

Agenda Item No 7

Planning and Development Board

12 December 2016

Report of the Assistant Chief Executive and Solicitor to the Council

Submission of Hartshill Neighbourhood Plan for Referendum

1 Summary

- 1.1 This report informs Members of the progress of the Hartshill Neighbourhood Plan and seeks approval for a formal referendum in accordance with section 16 of the Neighbourhood Planning (General) Regulations 2012 to be carried out.

Recommendation to the Board

That the Hartshill Neighbourhood Plan be taken forward to referendum.

2 Consultation

- 2.1 Councillors Bell and Henney have been sent a copy of this report for comments. 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. There are now 9 designated Neighbourhood Plan areas within the Borough.

4 Hartshill

- 4.1 Hartshill is the second Neighbourhood Plan that has been formally examined by an Independent Examiner. Jill Kingaby was appointed by North Warwickshire Borough Council in August 2016 with the approval of Hartshill Parish Council. The examiner produced a report with recommendations for changes to be made to the submitted Hartshill Neighbourhood Plan and its associated documents and if these changes were made then the Hartshill Neighbourhood Plan could go forward to referendum.

4.2 It is recommended that the Council is satisfied, in light of the modifications that the Hartshill Neighbourhood Plan, as revised, now complies with the legal requirements and basic conditions set out in the Localism Act 2011, and can therefore proceed to referendum.

4.3 Hartshill Parish Council had their designation approved at full council on 25th February 2015. The Parish Council undertook the statutory minimum 6 week consultation/publicity period associated with their draft Neighbourhood Plan between 26 October and 7 December 2015. North Warwickshire Borough Council formally consulted on the plan for 6 weeks until 4th August 2016. All comments from the NWBC consultation were then passed to the Independent Examiner.

5 Finance and Value for Money Implications

5.1 The Borough Council can claim 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.

5.2 Legal and Human Rights Implications

5.2.1 The process conforms to the legal requirements for Neighbourhood Plans.

5.3 Human Resources Implications

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

5.4 Environmental and Sustainability Implications

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

5.5 Links to Council's Priorities

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

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

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

Background Papers

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

Background Paper No	Author	Nature of Background Paper	Date
1	Hartshill NP Steering Group	Hartshill Neighbourhood Plan	December 2016
2	Hartshill NP Steering Group	Consultation Statement	April 2016
3	Hartshill NP Steering Group	Basic Conditions Statement	April 2016
4	Hartshill NP Steering Group	Environmental Report	April 2016



HARTSHILL

NEIGHBOURHOOD

DEVELOPMENT PLAN



REFERENDUM PLAN

December 2016

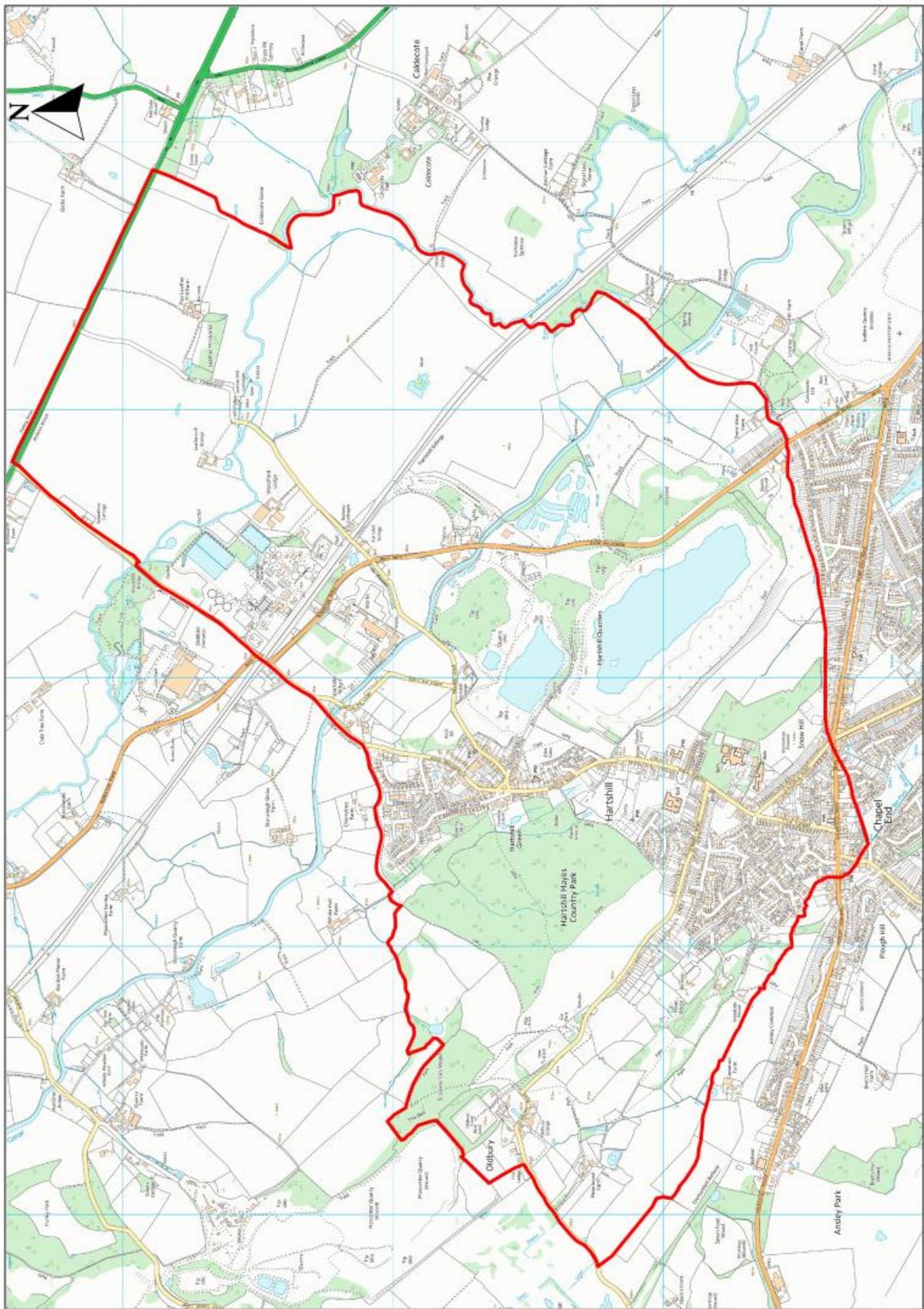


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Figure 1 – Hartshill Designated Neighbourhood Planning Area

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1 - Introduction and Background

Introduction

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

Background

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

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

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



Chapel, Chapel End

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

2.0 A Neighbourhood Plan for Hartshill

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

Figure 2 – Neighbourhood Plan Preparation Process



3.0 National and Local Planning Policy Context

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

National Planning Policy Framework (NPPF)¹ and National Planning Practice Guidance

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

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

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

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

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

3.5 When it comes to neighbourhood plans NPPF advises that:

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

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

3.6 And in para 184 goes on to state that:

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

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

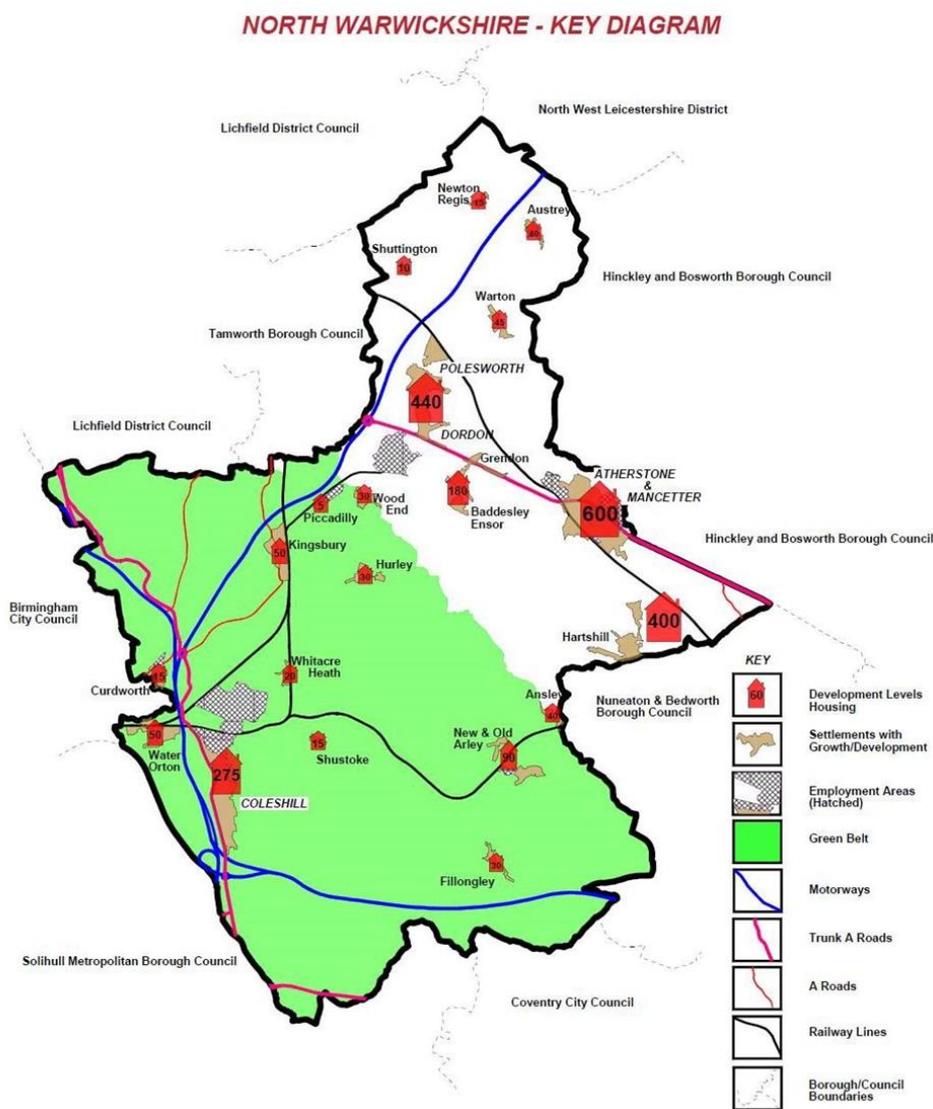
“able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for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

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

Strategic Planning Policy

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

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



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

Land off Church Road, Hartshill

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

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

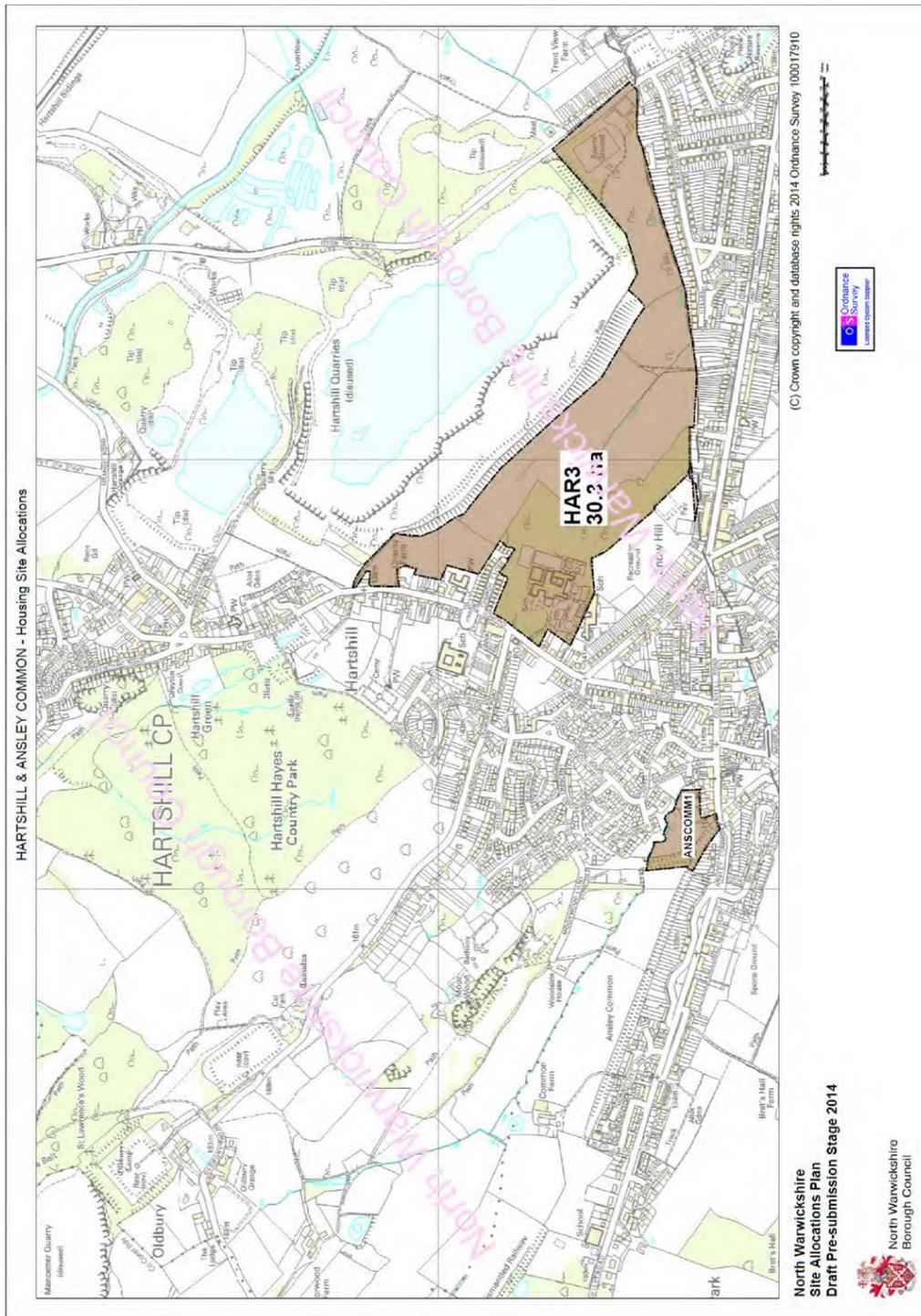
- A through road from Church Road to either Nuneaton Road or Camphill Road capable of buses, emergency vehicles and waste vehicles manoeuvring freely;
- Access and parking issues addressed;
- A range of house types to include housing for the elderly and young people; and
- A net improvement in educational,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

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

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

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

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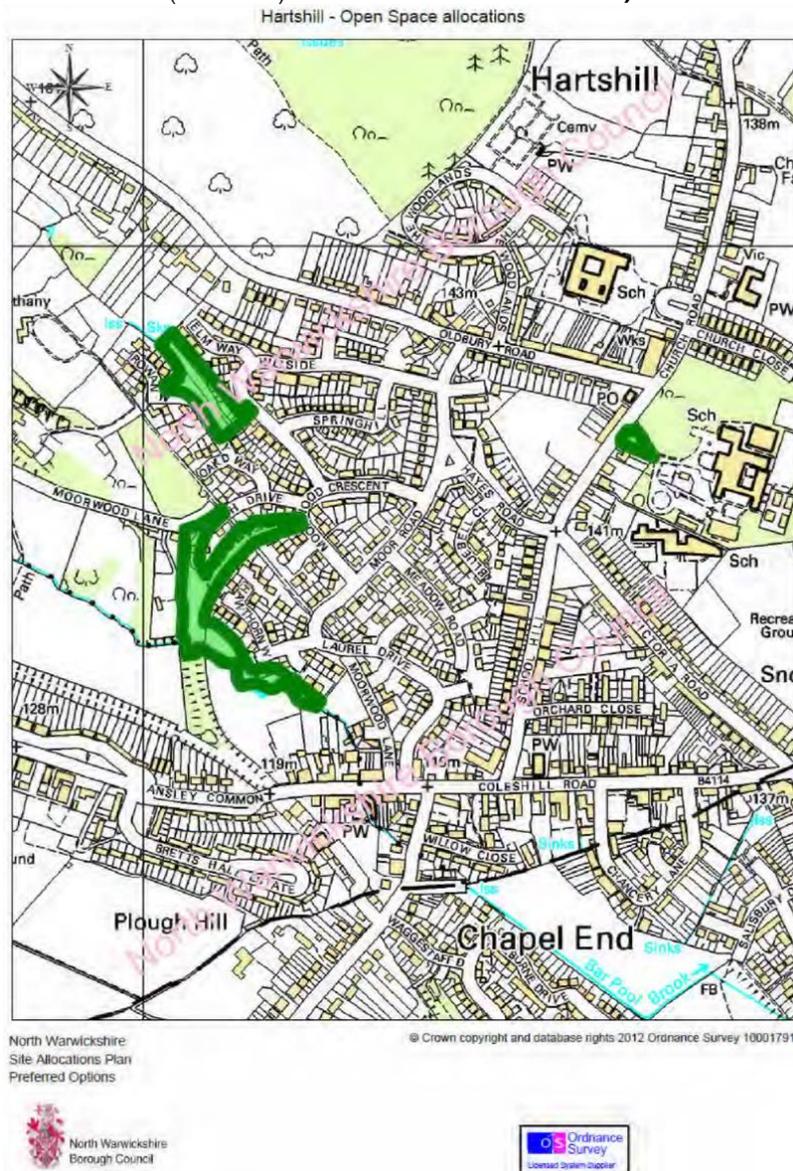
3.20 A number of site specific issues for site HAR3 were highlighted in the Site Allocations Plan and remain relevant including the:

- need to mitigate any impact;

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

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

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



4.0 Key Issues for Hartshill

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

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

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

Figure 6 – Hartshill Neighbourhood Plan Informal Consultation Responses

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

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

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

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

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

Why are you not building on the old annexe site?

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

Requirement for retirement apartments for ageing population

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

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

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

Traffic congestion through Hartshill

Infrastructure first, development second

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

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

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

Table 1 – Hartshill Neighbourhood Plan Timeline

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

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

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

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

5.0 Vision and Objectives

Vision

5.1 Our Vision for Hartshill is that in 2029:

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

Aims

5.2 Our aims for the Hartshill Neighbourhood Plan are:

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

Objectives

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

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

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

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

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

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

OBJECTIVE 6 - To minimise impact of through traffic;

OBJECTIVE 7 - To protect local wildlife;

OBJECTIVE 8 - To protect and improve local heritage;

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

OBJECTIVE 10 - To protect and enhance community facilities; and

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

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



War Memorial

6.0 Neighbourhood Plan Policies for Hartshill Parish

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

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

POLICY H1 – PROTECTING LOCAL GREEN SPACES

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

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



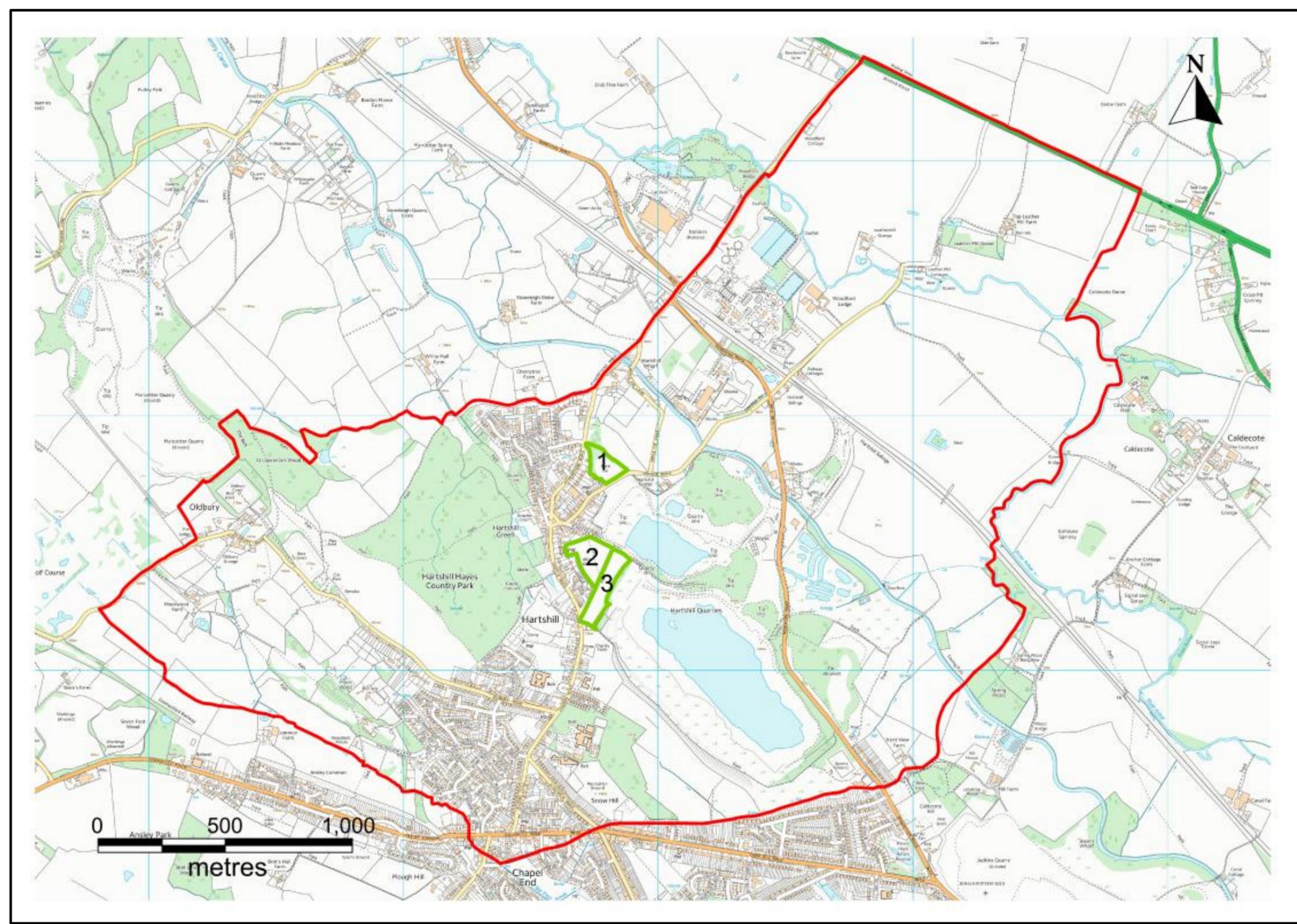
Nathaniel Newton Allotments

Background/Justification

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

Figure 7 – Local Green Spaces

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POLICY H2 – PROTECTING OPEN SPACES

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

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

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

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

OR

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

Background/Justification

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

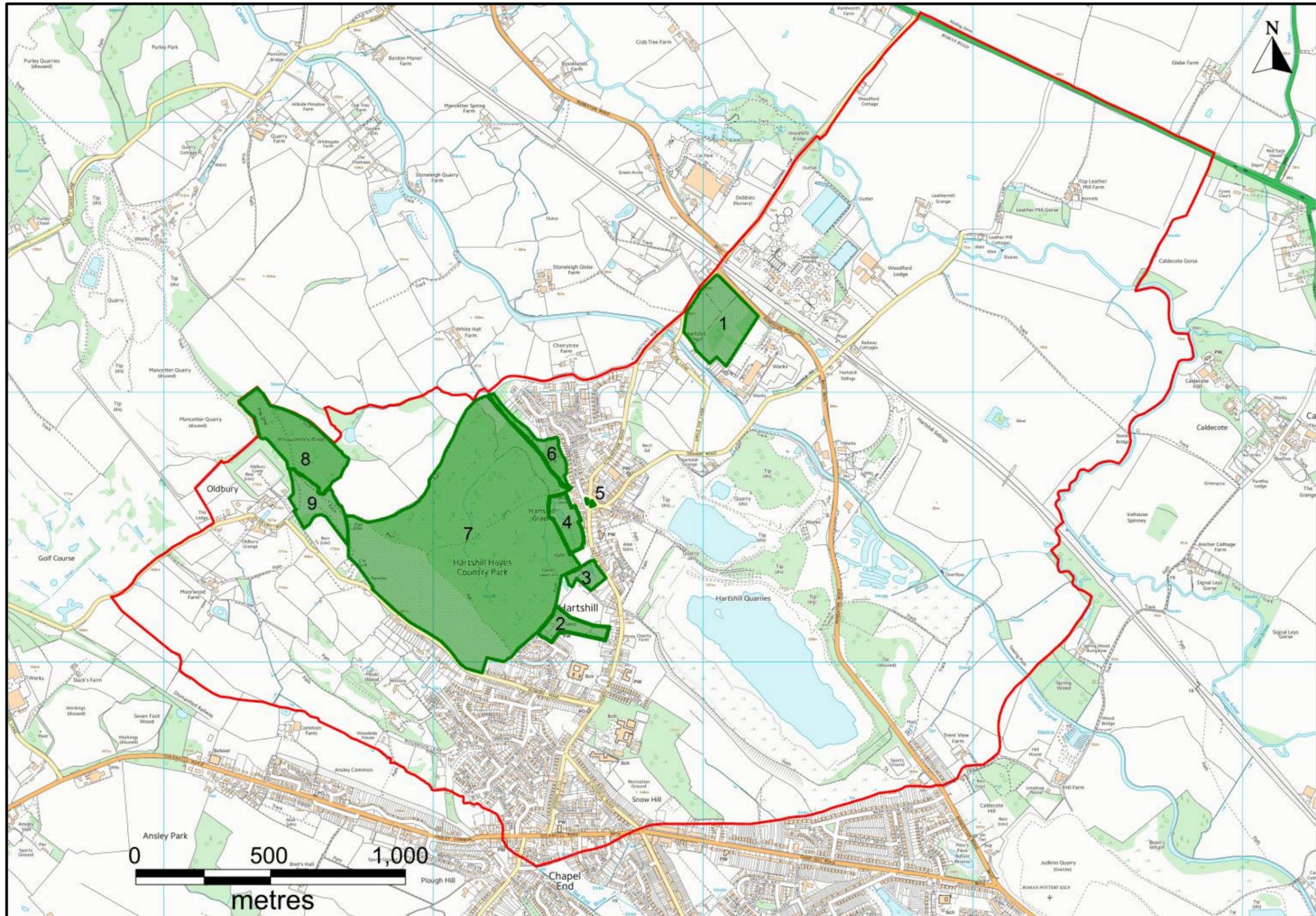
perform any of the functions listed in Policy H2; or if they do, only allowing their redevelopment, if equivalent, or better provision, can be made elsewhere in a location accessible to the Hartshill community.



Hartshill Green

Figure 8 – Protected Open Spaces

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

POLICY H3 – CAR PARKING AND ACCESS AT SCHOOLS AND NURSERIES

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

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

Background/Justification

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

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

POLICY H4 – GOOD QUALITY DESIGN IN HARTSHILL

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

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

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

Background/Justification

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

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

POLICY H5 – ENSURING NEW DEVELOPMENT PROVIDES APPROPRIATE INFRASTRUCTURE

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

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

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



Traffic congestion

Background/Justification

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

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

POLICY H6 – HOUSING MIX

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

Background/Justification

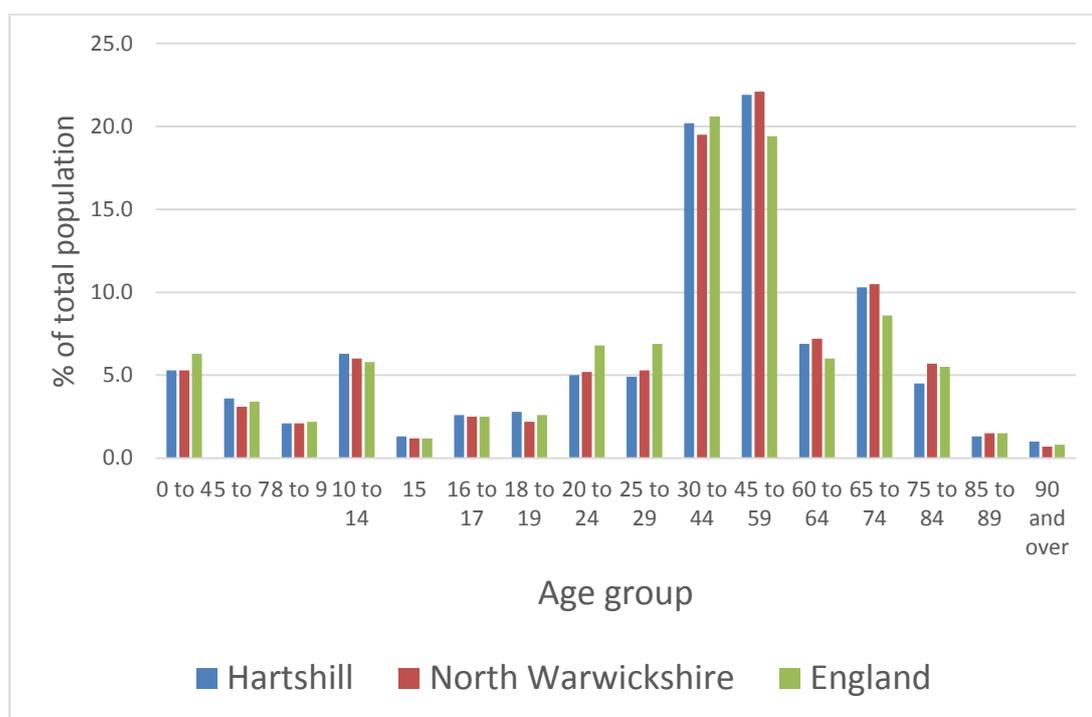
- 6.8 Policy NW6 of the North Warwickshire Core Strategy seeks on-site provision of 30% affordable housing, 40% on greenfield sites, on sites of 15 or more dwellings. On sites of 1 to 14 dwellings, 20% provision will be sought and this

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

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

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

Figure 9 - Hartshill Population Profile (2011 Census)



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

OBJECTIVE 6 - To minimise impact of through traffic.

POLICY H7 - TRAFFIC AND TRANSPORT IN THE VILLAGE

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

Background/Justification

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

OBJECTIVE 7 - To protect local wildlife.

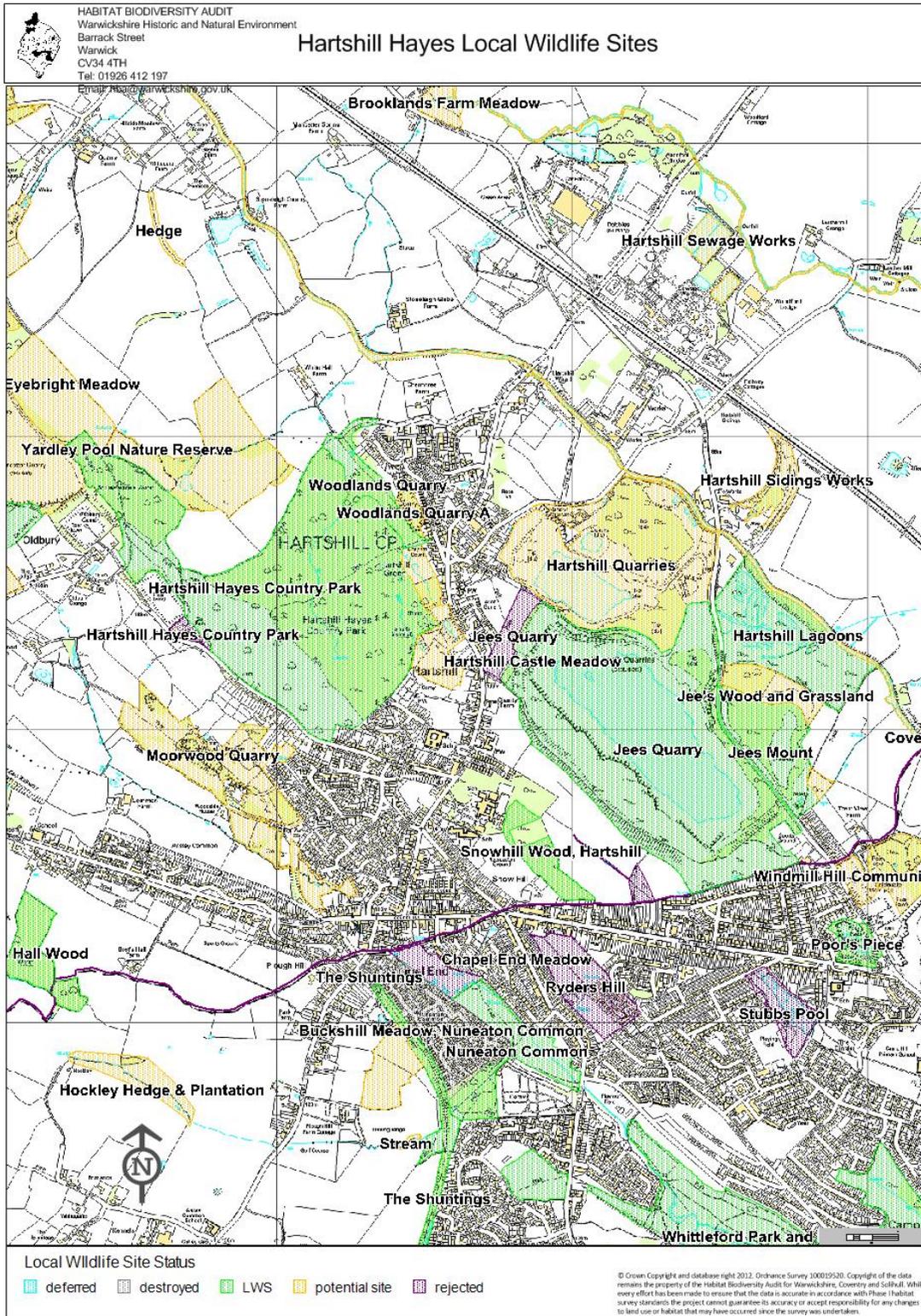
POLICY H8 – PRESERVING AND ENHANCING LOCAL WILDLIFE AND HABITATS

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

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

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

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



Background/Justification

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



Snowhill Wood

OBJECTIVE 8 - To protect and improve local heritage.

POLICY H9 – HERITAGE ASSETS AND SITES OF LOCAL INTEREST

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

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

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

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

Table 2. Sites of Local Interest

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

Background/Justification

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

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

Policy H10 – COMMUNITY INFRASTRUCTURE LEVY

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

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

Background/Justification

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

Objective 10 - To protect and enhance community facilities.

POLICY H11 – PROTECTING LOCAL COMMUNITY FACILITIES

The following community facilities will be enhanced and protected:

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

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

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

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



Society of Friends

Background/Justification

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

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

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

POLICY H12 – HARTSHILL RETAIL CENTRE

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

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



Hartshill Retail Centre

Background/Justification

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

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

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

POLICY H13 – HEALTH AND WELL-BEING

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

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

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



The Old School Site

Background/Justification

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

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

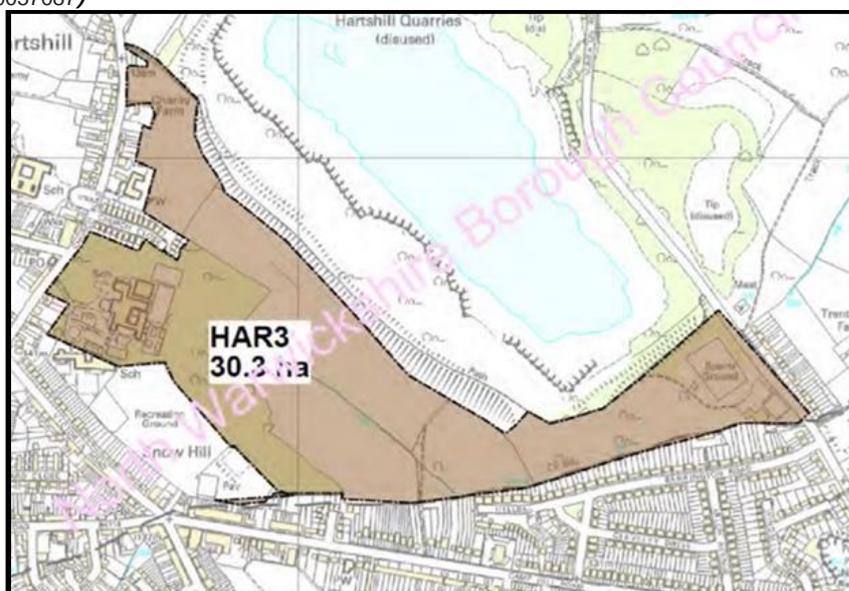
POLICY H14 – LAND AT HARTSHILL QUARRY - SITE DEVELOPMENT FRAMEWORK

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

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

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

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



Background/Justification

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



Land at Hartshill Quarry, looking east

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

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

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

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

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

POLICY H15 - LAND AT HARTSHILL QUARRY - DESIGN

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

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

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

Background/Justification

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

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

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

Background/Justification

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

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

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

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



Land at Hartshill Quarry, view of the parish church



Land at Hartshill Quarry, existing green infrastructure

Background/Justification

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

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



Idyllic setting of the parish church from Hartshill Quarry

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

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

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

Background/Justification

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

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



Maintaining community links

7.0 Monitoring and Review

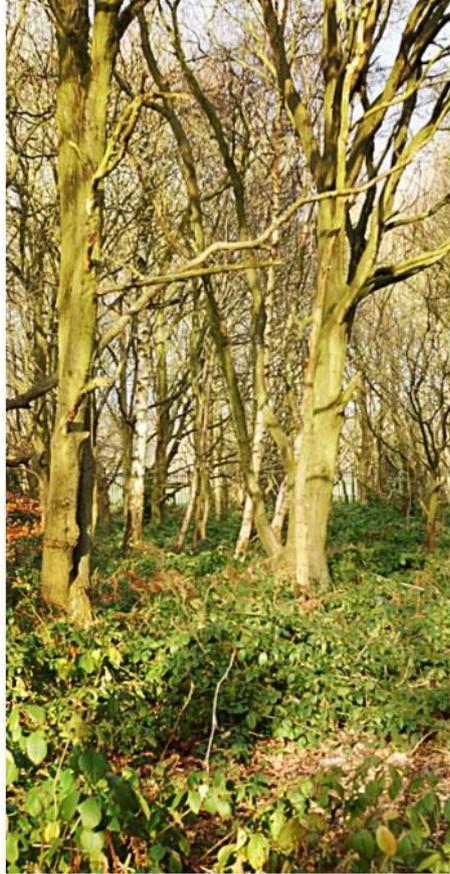
- 7.1 Neighbourhood development plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the Neighbourhood Plan on an annual basis.
- 7.2 Where the need for change is identified we will work with North Warwickshire Borough Council to produce updates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

Appendix 1

Assessment of Local Green Spaces and Open Spaces in Hartshill

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

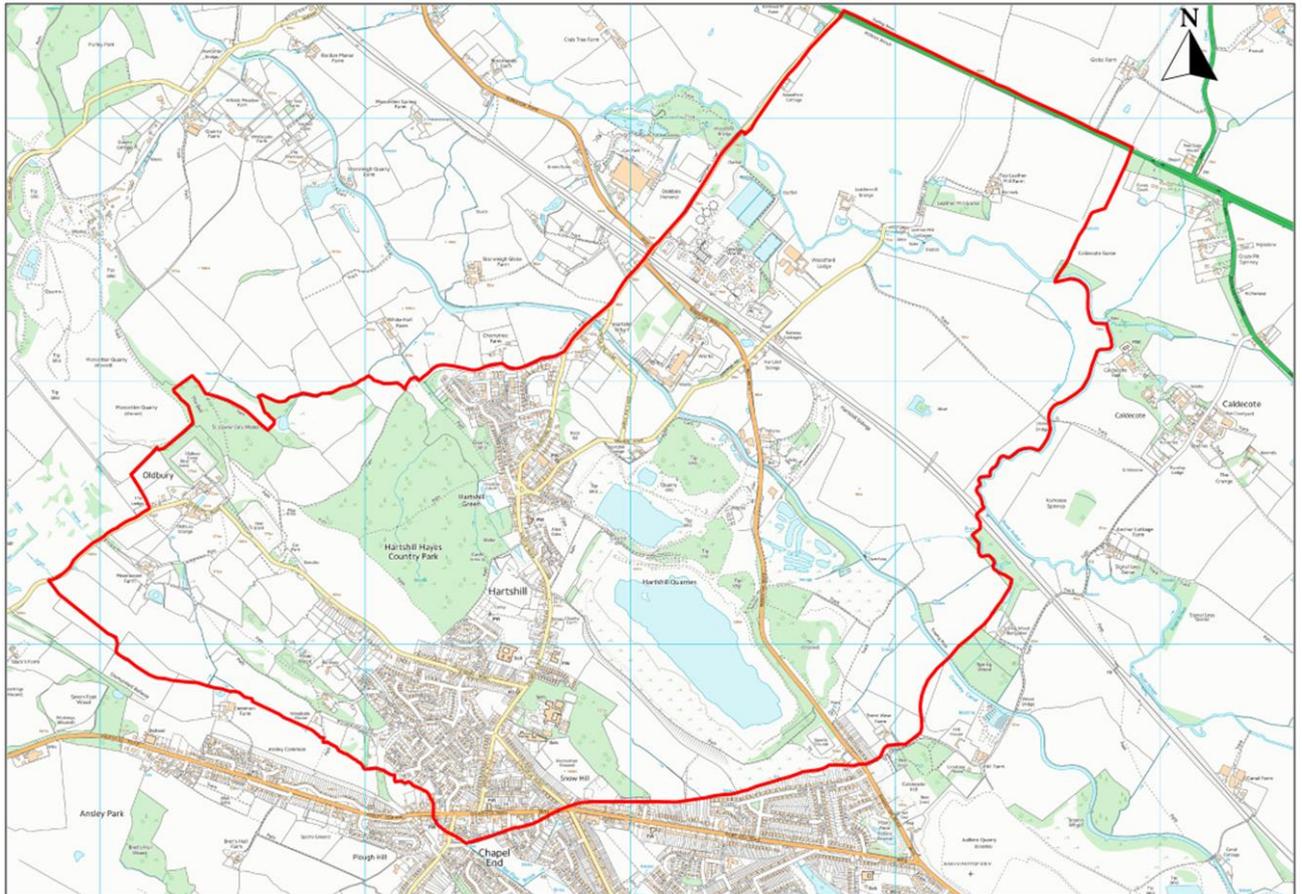
20	Blakemore's pools and fields (bottom of St Lawrence's to the Canal.	Wildlife, preserves rural character of Hayes.	✓	✓
21	Morewood – including quarries.	Historical, geological, footpaths, wildlife	✓	✓
22	Footpath from nursing home to Morewood	Character, footpath	✓	✓
23	Amenity land next to Saria	Community,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



**Hartshill Regulation 16 Submission
Neighbourhood Development Plan
Consultation Statement**

April 2016





1.0 Introduction and Background

1.1 This Consultation Statement has been prepared to accompany the Regulation 16 Submission Draft of the Hartshill Neighbourhood Development Plan (NDP). This Consultation Statement should be read alongside the Regulation 16 Submission Plan, the Basic Condition Statement and Environmental Report.

1.2 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which:*

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

1.3 The Hartshill NDP has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the

¹ <http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.

- 1.4 The neighbourhood plan area was formally designated by North Warwickshire Borough Council on 25 February 2015 and is shown in Map 1 above.

2.0 Draft Neighbourhood Plan Development and Informal Public Consultation

- 2.1 There is a long history of local planning and community engagement in the parish. A parish plan was completed in 2005 and is available from the Parish Council web site (<http://www.hartshill-pc.org.uk/page.php?id=283>).
- 2.2 The earliest stages of considering to prepare a neighbourhood plan go back to June 2104 when the Parish Council and the Hartshill and District Residents Group (H&DRA) met with North Warwickshire Borough Council to discuss the advantages and disadvantages of preparing a plan; the costs involved; and the process.
- 2.3 In July 2014, Hartshill Parish Council and H&DRA met with Ansley Parish Council to consider the benefits of preparing a joint neighbourhood plan. This would have had considerable rationale given that the Core Strategy's settlement hierarchy identified Hartshill and Ansley Common as a single group of settlements. Later that month, after Ansley indicated they did not wish to proceed at the moment with a neighbourhood plan, Hartshill Parish Council decided to prepare a plan of its own.
- 2.4 An application for neighbourhood area status was made on 9th July 2014 (Appendix 1), North Warwickshire advertised and consulted for the required period on this application until 6th November 2014. The application was approved by North Warwickshire Borough Council on 25th of February 2015 (Appendix 2). To raise awareness of the designation letters were hand delivered to all addresses in the parish (Appendix 3).

Figure 1 – Screenshot of Parish web site notifying of Letter Drop

Letter of Consultation - Important information

Residents will be receiving a hand delivered copy of the letter from North Warwickshire Borough Council advising of the intention of the Parish Council to be designated Neighbourhood Area.

Your letter will be hand delivered by a Parish Councillor or a member of the Hartshill & District Residents Association.

Copies are also available via the Chairman of the Parish Council, Councillor John Randle at the Community Centre, Church Road.

Copies are also on display in the Parish Notice Boards at Coleshill Road, The Post Office Church Road, Hartshill Cemetery and The Green

Dear Residents,

You should by now have received a letter from North Warwickshire Borough Council informing you that Hartshill Parish Council is developing a Neighbourhood Plan.

The objective of the Plan is to retain the rural identity of Hartshill as a village by influencing future developments within the Designated Area of the Parish Boundary.

If you would like to comment or make suggestions on the plan, which will last until 2029, you can contact the Parish Council in the following ways:

Online: via the contact form on this website

Email: clerk@hartshill-pc.org.uk

Post: Hartshill Parish Council PO Box 5036 Nuneaton CV11 9FN

Facebook: Hartshill Hub

Or call in at the Community Centre, Church Road, for a chat with Councillor John Randle, Chairman of Hartshill Parish Council during Library opening times

- 2.5 Due to other commitments at North Warwickshire the consultation on the area designation was delayed. However, the Parish Council and the newly formed Steering Group decided to press on with early work on the neighbourhood plan. A Supporting Communities in Neighbourhood Planning Grant was secured in August 2014 and a meeting held with the local MP in September of that year.

2.6 The first meeting of the Neighbourhood Plan Steering Group was held on 14th October 2014. This meeting discussed the key issues that could be considered in the Hartshill NDP and what could be done to address these issues. This was written up in a short report by our consultants Kirkwells and posted on the Parish Council web site (<http://www.hartshill-pc.org.uk/page.php?id=283>). In summary the issues were:

- a) Schools – the issue of what uses could go on the school site should they become available needs to be addressed. This should include examining options for co-location. There is a big issue with school catchment areas;
- b) Drainage problems, particularly those arising from land now part of HAR3, should be addressed;
- c) Housing;
- d) Traffic management issues need to be addressed;
- e) A safe network of footpaths and cycleways should be addressed;
- f) Greenspaces should be protected;
- g) Wildlife should be protected;
- h) Development should have appropriate infrastructure in place, and existing infrastructure should be upgraded to take account of the impact of new development;
- i) Village Green;
- j) Car parking issues need to be addressed;
- k) The village needs to retain its identity;
- l) Type and tenure of new housing needs to be addressed;
- m) HAR3 should include buffer zones and be well-designed.
- n) Sport and recreation facilities should be protected and improved;
- o) The need to protect local heritage and history e.g. Hartshill Hays.

2.7 From these issues the following draft objectives were identified:

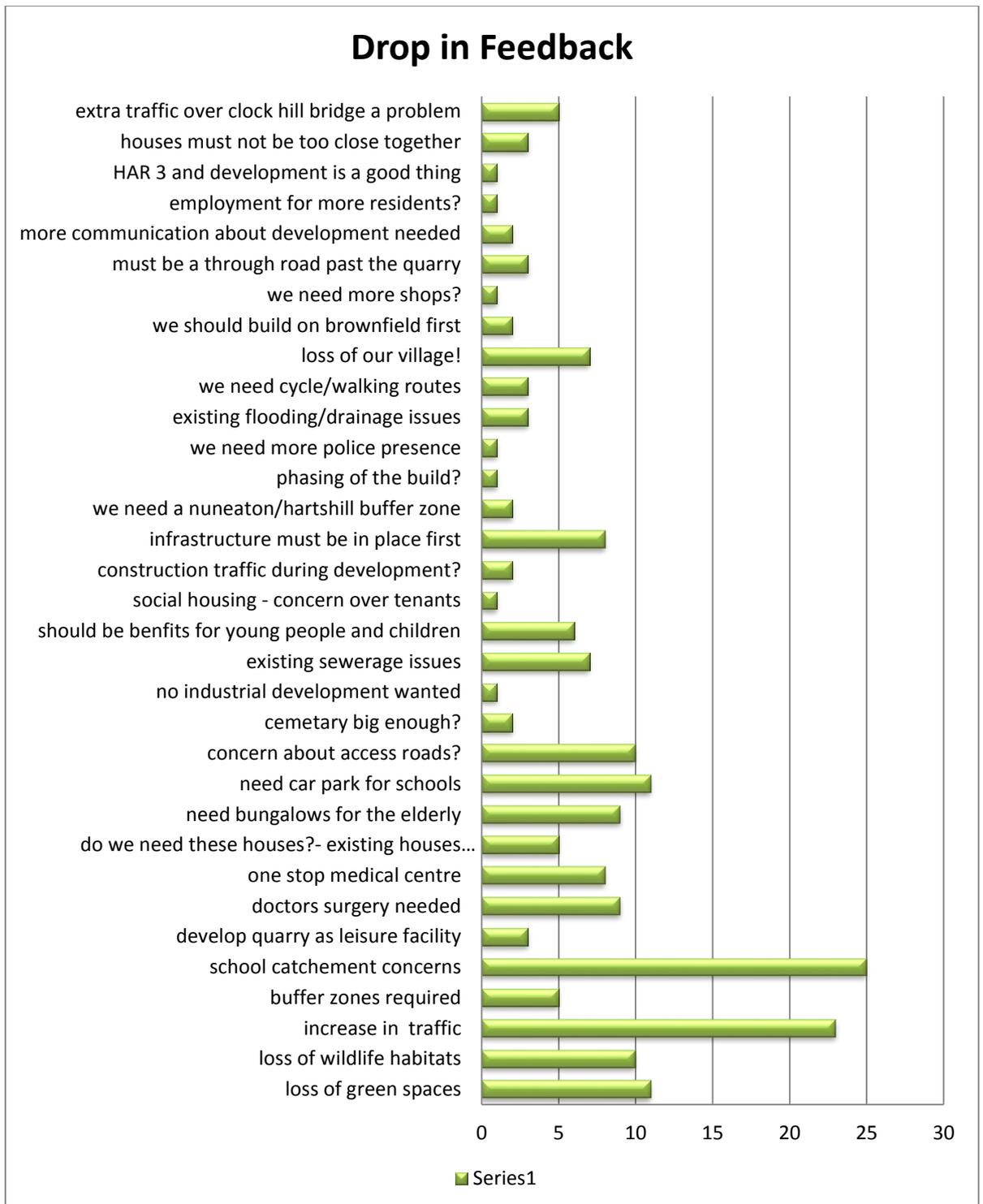
- a) To ensure that HAR3 is developed in way that minimises impact on the existing community whilst maximising the benefits. We would look to do this by setting out a detailed planning framework in our Neighbourhood Plan.
- b) To identify and protect the parish's key greenspaces.
- c) To improve access, car parking, and traffic issues at the schools.
- d) To ensure new development makes the area better not worse.
- e) To create a network of well used footpath and cycleways.
- f) To ensure infrastructure meets the needs of existing and new development;

- g) To ensure there is the right mix of new homes in terms of type, size and tenure;
 - h) To minimise impact of through traffic;
 - i) To protect local wildlife;
 - j) To protect local heritage;
 - k) To ensure development is phased appropriately;
 - l) To maximise the benefits of any Community Infrastructure Levy collected in the area;
 - m) To protect and enhance community facilities; and
 - n) To ensure the health and well-being of all.
- 2.8 In November 2014, the Steering Group considered the responses received on the neighbourhood plan designation that had closed on the 6th of November; received a report documenting the policies and evidence base that would help support the neighbourhood plan preparation.
- 2.9 Posters (Appendix 4) were also put around the parish in buildings and notice boards and on the Parish Council web site setting out the key issues identified by the Steering Group and seeking comments.
- 2.10 Following designation the Parish Council organised a drop-in session on March 25th 2015. This was publicised in a number of ways (Appendix 5 and 6). The event was well attended [numbers} and a number of comments were received, see Figure 2, 3 and Appendix 7. From these it can be seen that the views of residents confirmed all of the issues identified by the Steering Group as being relevant; it can also be seen from these comments that there is a clear thread leading from these informal consultations through to the content and policies of the Regulation 16 Draft Plan.
- 2.11 As well as open session for the local community and business meetings were held with local schools and students and other interested parties, such as Lafarge/Tarmac then owners of land at Hartshill Quarry (Appendix 8)
- 2.12 All of these informal consultations were feeding in to the drafting of the neighbourhood plan at the regular Steering Group meetings. The Group decided that the formal Regulation 14 consultation would begin in autumn 2015. Before this further informal consultation would be held on the emerging neighbourhood plan. As well as using the web and information distributed around the parish the focal points for these final informal consultations were a further neighbourhood plan drop-in session in July (Appendix 9) and August (Appendix 10) and the Hartshill Big Day Out in September 2015.
- 2.13 The Steering Group also sought informal comments from North Warwickshire Borough Council on the emerging draft plan (Appendix 11). Once again, it can be seen that the Regulation 14 and Regulation 16 drafts responded positively to these comments in an effort to ensure the plan met the basic conditions.

Figure 2 – Infographic summarising informal consultation responses



Figure 3 – Drop-in session comments summary



3.0 Regulation 14 Consultation on the Hartshill Draft Neighbourhood Development Plan - 26th October 2015 to 7th December 2015

- 3.1 The Regulation 14 consultation on the Hartshill NDP was held from 26th of October 2015 to 7th December 2015.
- 3.2 The plan consultation was publicised on the Parish Council web site (Appendix 12). This set out how copies could be obtained and how and who to respond to. Similar publicity material was placed on noticeboards and at appropriate places in the parish.
- 3.3 Using the parish councils own database and emailing list and consultation list supplied by North Warwickshire (Appendix 13) other relevant parties were sent letters/emails notifying them of the plans' publication for Regulation 14 consultation; how copies could be obtained; and how to respond.
- 3.4 Representations were requested to be sent to the Parish Clerk on a standard response form.
- 3.5 16 respondents submitted 42 separate representations on the NDP before the 7th deadline.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

4.1 Table 1 below summarises the responses submitted to the Regulation 14 Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan.

Table 1 Regulation 14 Responses Summary

Respondent	Summary	Parish Council Response
First City on behalf of Tarmac trading Ltd.	<p>Summary of Key Objections</p> <p>The Draft NP is inconsistent with the Core Strategy and Draft Site Allocations Plan allocation for a minimum 400 dwellings due to Policy H6 Open Spaces Green Infrastructure and Buffer Zones which are shown on Figure 9 on page 33. Under Policy H6 these are to be "preserved and enhanced" including the development land to the rear of Charity Farm. More particularly Policy H8 Protecting Local Green Spaces defines at 3. The land behind Charity Farm which is shown on Figure 10 on page 38 to be "protected" and only to be developed in "very special circumstances". This policy relates to NPPF (paragraph 77) category of protected land (Local Green Spaces" (LGSs). However, the NPPG makes it clear that such designations should not be used in such a</p>	<p>The plan supports the level of housing provision in the Core Strategy.</p> <p>Protected open spaces have been removed where they affect the strategic land allocation.</p> <p>Charity Farm site has been deleted.</p> <p>The distributor road is a key requirement for HAR3 of NWBC – no change.</p>

	<p>way that undermines the identification of sufficient land in suitable locations to meet identified development needs; and directly to paragraph 184 of the NPPF — the Neighborhood Plan should not promote less development than is set out in the Local Plan or undermine its strategic policies.</p> <p>Tarmac has commissioned external traffic and transportation assessments. Their report concludes that there are no significant highways benefit in providing such a distributor road and indeed local improvements may well offer greater benefits.</p> <p>The impact of the NP Open Green Spaces policies will mean the loss of around 170 dwellings and makes the proposal unviable. The NP is therefore on the one hand endorsing the Local Plan for "minimum of 400 dwellings" through Policy H2 and then by the back-door attempting to water down this number through the wording of Policies H8 and H9. To illustrate this point</p>	
Amanda Franklin	I have concerns about Policy H5 in relation to car parking for the new houses, which is also linked to policy H4 the	This is a detailed matter that will be dealt with at the development management stage. This may result in a mix of on- and off- street car

	<p>design of the houses. It appears from reading policy h4 that there is to be no off road parking and frontages for the new houses to use for this purpose. Clearly, this will lead to on road parking, which will no doubt lead to congestion. If Tarmac are also going to use the distributor road for their lorries, surely some consideration has to be given to allocating off road parking spaces per property, as other councils do when looking into plans for new homes. I have concerns that the distributor road and others leading from it will end up being congested with parked cars and this will also be true for the school end of this development where parking at school times is already a nightmare. There needs to be a rethink on allocating off road parking to each home - preferably at the front of the homes which will encourage residents to use it.</p>	<p>parking.</p>
<p>Amanda Franklin</p>	<p>Policy H5 - is not good enough to assess the impact on street</p>	<p>This is a detailed matter that will be dealt with at the development</p>

	<p>parking after phase 1 has been developed, it should be fully assessed prior to the development taking place. In other councils, e.g. Cornwall, where on street parking is such a big issue, every new property has to have designated parking spaces attached to the property to avoid making the situation worse. This needs to be considered and impact assessed prior to phase 1, not after it.</p>	<p>management stage.</p>
<p>Amanda Franklin</p>	<p>Policy H6 - how will the current wildlife which is within the current green infrastructure be protected during construction? There are no details of how this is going to happen and what specific measures are going to be put in place. If the idea is for wildlife corridors to be protected, then there needs to be an assessment of what species of wildlife, flora and fauna is going to be affected and a consultation with Warwickshire Wildlife Trust should take place so that they can identify specific actions which can be taken to minimise the destruction of habitats and to encourage</p>	<p>The Wildlife Trust has commented on the plan. The NDP seeks to protect wildlife, alongside other development plan policies. The policy framework would adequately protect wildlife during the development management process.</p>

	wildlife in the area to remain	
Amanda Franklin	Policy h8 refers to the protected green spaces only being developed under very special circumstances - what exactly are these circumstances? If the government comes back to North Warwickshire demanding yet more homes be built, do these spaces then become sacrificed?	Policy H8 (now H1) is in line with the NPPF. The plan has been changed to describe the “very special circumstances” test.
Amanda Franklin	Policy h10 - a Double bus layby on a road as narrow as church road is not a good idea. If the secondary school site is to be developed and if you could include all 3 schools on 1 site, why can't you actually run a bus service into the new site and ensure there is sufficient parking for buses there (as well as cars), which would assist those of us having to use Church Road to access our own roads or houses.	Concern noted. Policy H10 (now H3) deleted to take account of this point.
Amanda Franklin	Policy h11 - if solar panels are to be used on new housing, which isn't in keeping with the existing housing in the village, can you at least insist it isn't visible from the front	Comment noted. No change.

	elevations as it is so ugly and far from integrating with existing properties it will make the new properties stand out like a sore thumb	
Amanda Franklin	Policy h12 - ensure that any new walking paths are kept free of inconsiderate cyclists or split the paths in 2 so that those with limited mobility or small children who choose to walk are not mown down by cyclists treating these routes as substitute tour de France	This is a detailed matter that will be dealt with at the development management stage. No change.
Amanda Franklin	Policy h13 - so how are you going to provide sufficient school and health facilities for these new residents - you need some specifics here as this section is very weak and certainly doesn't allay my concerns. This policy is short on detail and needs to be fleshed out and committed to prior to any development starting. It already takes at least 2 weeks to get to see my GP - another 400 homes and no extra GP services are not going to help. So what specifically will you be doing to ensure I don't end up having to wait a month in	This policy seeks to support such improvement. A specific site has now been identified that should be considered for such uses at the Old School.

	future to see my GP	
Amanda Franklin	Again policy h16 - so what are you actually proposing to lessen the traffic problems? Again why should residents support this plan when you actually admit it could make matters worse, but you offer nothing concrete in the way of mitigations or adjustments? Another very weak section	Now Policy H7 – the policy seeks the improvements referred to and will be used in the development management process.
Amanda Franklin	Policy h22 - if the old school annexe is being proposed as the site of a new health centre, is this in addition to the GP surgeries on Chancery Lane & Coleshill road or instead of? In my view it needs to be as well as these other 2 surgeries. How can you ensure the local clinical commissioning group will be happy to open a 3rd GP surgery in the area? Are you actually going to ensure you have secured extra health and school facilities before pressing on and building hundreds of homes which cannot be supported by the current infrastructure	Now Policy H13 – discussions have taken place with the service providers. The NDP supports such a project but cannot compel providers to re-locate or expand services.
Amanda Franklin	On page 52 you refer to a	Now corrected and shown in Table

	Table 1 which is supposed to list the non-designated heritage assets. However, I couldn't locate this in the document - only Appendix 1. Do you actually mean Appendix 1	2 accompanying Policy H9.
Catherine Timms	Raises four issues on parking at Nathaniel Newton School, taking wood from Hartshill Hayes, bird boxes and dog walking on sports pitches.	No change. These are not issues for the NDP. The Parish Council will consider separately.
D King	Concerns about impact of future development on traffic at Tuttle Hill and Windmill Turn.	These issues will be considered using the policies in the NDP at the development plan at the development management stage.
D King	Concerns about naming of site 4 in Policy H8.	Now policy H2 that has been revised.
D Morgan	Policy H22 – concerned about traffic implications of use of Old School site.	This issues will be considered using the policies in the NDP at the development plan at the development management stage.
Wilbraham Associates on behalf of Hamlin Estates	Seeks allocation of a site south west of Oldbury Road for housing.	Noted. The NDP has not sought to allocate land for housing. This is a matter for the North Warwickshire Site Allocations Plan.
Highways Agency	Raises concerns about highways impact on A5 of the development at land at Hartshill Quarry.	Comment noted. This issue can be dealt with at the planning application stage.
Historic England	Historic England is supportive of the content of the document and we applaud the comprehensive approach	Supportive comments noted. Specific comment on H18 noted. Policy has been re-worded to reflect the way in which non-

	<p>taken to the historic and natural environment and the wide range of clearly justified policies that are clearly focused upon “constructive conservation”. We are particularly pleased to see the emphasis on design and local distinctiveness including non-designated heritage assets and the recognition that highly locally significant green spaces should be protected.</p> <p>We do have a minor comment in relation to Policy H18 Heritage Assets where we would suggest, in line with the NPPF, that all heritage assets should be conserved in a manner proportionate to their significance. The first sentence of the policy might, therefore, usefully be amended to read:</p> <p>“All new development proposals.....the need to conserve and enhance heritage assets and particularly</p>	<p>designated heritage assets should be dealt with.</p>
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J Blamire Brown	Specific mention should be made of community library and hub.	This has been added to Policy H11.
M Fletcher	Amend Policy H9 to show green buffer at rear of Hillside.	New Policy H17 is no longer site specific – criterion (d) will be used to deal with this at the development management stage.
M Fletcher	Similar comment to above.	See above.
M Pearson	Response refers to need for sheltered housing; use of community infrastructure levy; and need for joined up thinking with Nuneaton Council.	Policy H6 deals with housing mix. Other matters should be referred to NWBC.
M Pearson	As above	As above
G Wilkes	Agree with need for east west distributor at Hartshill Quarry.	Support noted.
G Wilkes	General support for NDP policies.	Support noted.
G Wilkes	Comments about bus shelters and youth club.	Noted.
G Wilkes	Comments about car parking and school drop-off	The NDP puts in place development management policies to deal with these.
G Wilkes	Policy H5 need for off-street car parking.	The NDP puts in place development management policies to deal with this.
G Wilkes	Policy H4 – no need for large buildings on corners.	Now policy H15. Criterion c now amended to specify 2 storeys the norm and landmark buildings may sometimes be larger.
G Wilkes	Policy H3 – questions phasing.	Now Policy H14 – deleted.

Natural England	Support for Policy H6. Comment on Policy H9 about ancient woodland Comment on H11 and design. Support for H17.	Policy H9 now H8 addresses point on ancient woodland. Comments on H6, H11 and H17 noted.
Pegasus on behalf of Westleigh Partnerships Ltd	Representation on site not in neighbourhood area.	Not a matter for the Hartshill NDP.
R J Cartwright	Page 11, para 3.8. Detailed wording changes “shall” to “should” and “will not be granted”	No change. Too prescriptive and not positively worded.
R J Cartwright	Delete word “should” from all policies	No change. Too prescriptive.
R J Cartwright	Page 9, para. 3.4. Supports protection of the Green Belt.	Noted.
R J Cartwright	Page 14, para. 3.21. Supports open space allocation.	Support noted.
R J Cartwright	Page 12, Para. 3.12. Questions the minimum 400 figure for Hartshill.	This is the adopted Core Strategy figure.
R J Cartwright	H1. Questions the minimum 400 figure for Hartshill.	This is the adopted Core Strategy figure.
R J Cartwright	Page 12, para 3.14. Question about necessary infrastructure.	Policy covers all relevant infrastructure.
R J Cartwright	H1 Questions who owns land at Hartshill Quarry.	NDP policy will apply to the plan area irrespective of who owns a site.
R J Cartwright	H3 Questions phasing at the Quarry.	Policy H3 now substantially amended and re-numbered.
R J Cartwright	H3 Seeks to impose timescale on development at Hartshill	Noted. No change.

	Quarry.	
R J Cartwright	H4 Questions who will arbitrate in development management process.	This will be dealt with through the planning application process.
R J Cartwright	H8 Questions “very special circumstances”.	This is defined in NPPF.
R J Cartwright	H8 Question about necessary infrastructure.	Policy covers all relevant infrastructure.
R J Cartwright	H8 Questions “very special circumstances”.	This is defined in NPPF.
R J Cartwright	H9 Question about necessary infrastructure.	Policy covers all relevant infrastructure.
R J Cartwright	H9 Who defines “equivalent or better standard”.	This will be dealt with through the planning application process.
R J Cartwright	H9 Who defines “equivalent or better standard”.	This will be dealt with through the planning application process.
R J Cartwright	H11 Add bungalows.	Noted. No change.
R J Cartwright	H13 Who defines “additional capacity”.	This will be dealt with through the planning application process.
R J Cartwright	H14 Suggests housing mix policy should say “will” not “will be expected”.	No change.
R J Cartwright	H18 Questions definition of access.	Policy covers all access.
R J Cartwright	H20. Who defines “equivalent or enhanced facility”.	This will be dealt with through the planning application process.
R J Cartwright	Suggested wording change to H22.	No change. Too prescriptive
Severn Trent Water	Standard response letter.	All matters noted and taken on board where relevant.
Coalfield Authority.	As you will be aware the western fringe of the	Noted. No change.

	<p>Neighbourhood Plan area lies within the current defined coalfield.</p> <p>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 and probable shallow underground coal workings on the western fringe of the NDP area.</p> <p>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.</p> <p>The NDP does not propose any sites within the Coal Authority Development High Risk Area therefore The Coal Authority has no specific</p>	
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	<p>comments to make on the Neighbourhood Plan.</p> <p>In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.</p>	
Warwickshire Wildlife Trust	H17 Some species on the NDP boundary are important at the County Level.	Noted. No change to policy.
Warwickshire County Council	<p>Policy H22 of the neighbourhood Plan (on pages 57/58) in particular identifying the former Michael Drayton School Annexe as a possible site for a new health centre.</p> <p>As you are aware this site has previously been allocated as a residential site and has indeed had planning consent for this use, although this has now lapsed. The site is</p>	Comment noted. The site has not come forward for housing and is considered more suitable for a community use. No change.

	<p>immediately available for redevelopment for residential use. The provision of new healthcare premises is an extensive process requiring collaboration between doctors and the NHS (and possibly other parties) as to size, type, location, service provision and funding. The requirement for new healthcare premises in the location is unproven and as with any healthcare development the doctor will need to justify the proposal to the NHS through a properly constituted business case and again this has so far not been carried out. Until such justification has been fully considered there is no certainty that a new healthcare development will be viable or sustainable or can or will be carried through. It is considered inappropriate that the site should be sterilised, in part or in whole, by a proposal which may never be delivered. It is contended</p>	
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	<p>therefore that the site should remain allocated for residential use in the Plan. An alternative site for healthcare could be made available on the larger development site nearby.</p> <p>Outside the Plan the Council will consider proposals put forward for new healthcare premises on the site where evidence can be shown of deliverability.</p>	
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Appendix 1

Neighbourhood Area Application Letter



Hartshill Parish Council PO Box 5036 Nuneaton CV11 9FN
hartshillparishcouncil@gmail.com

9th July 2014

Dorothy Barratt
North Warwickshire Borough Council
South Street
Atherstone
Warwickshire
CV9 1DE

Hartshill Neighbourhood Plan
Designation of Neighbourhood Area

Hartshill 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. Hartshill 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 Hartshill. It is wholly within the jurisdiction of Hartshill Parish Council and therefore is considered appropriate.

The reasons the Parish Council wish to designate the area are as follows:

- ③ Confidence that the designated area will not cause contention with surrounding parishes
- ③ Clarity with the groups as below, as to where responsibilities start and finish:
 - Neighbouring Parishes
 - County, Borough and Parish Councillors
 - Residents
 - Landowners
 - Any other relevant stakeholders on consultees

Yours faithfully,

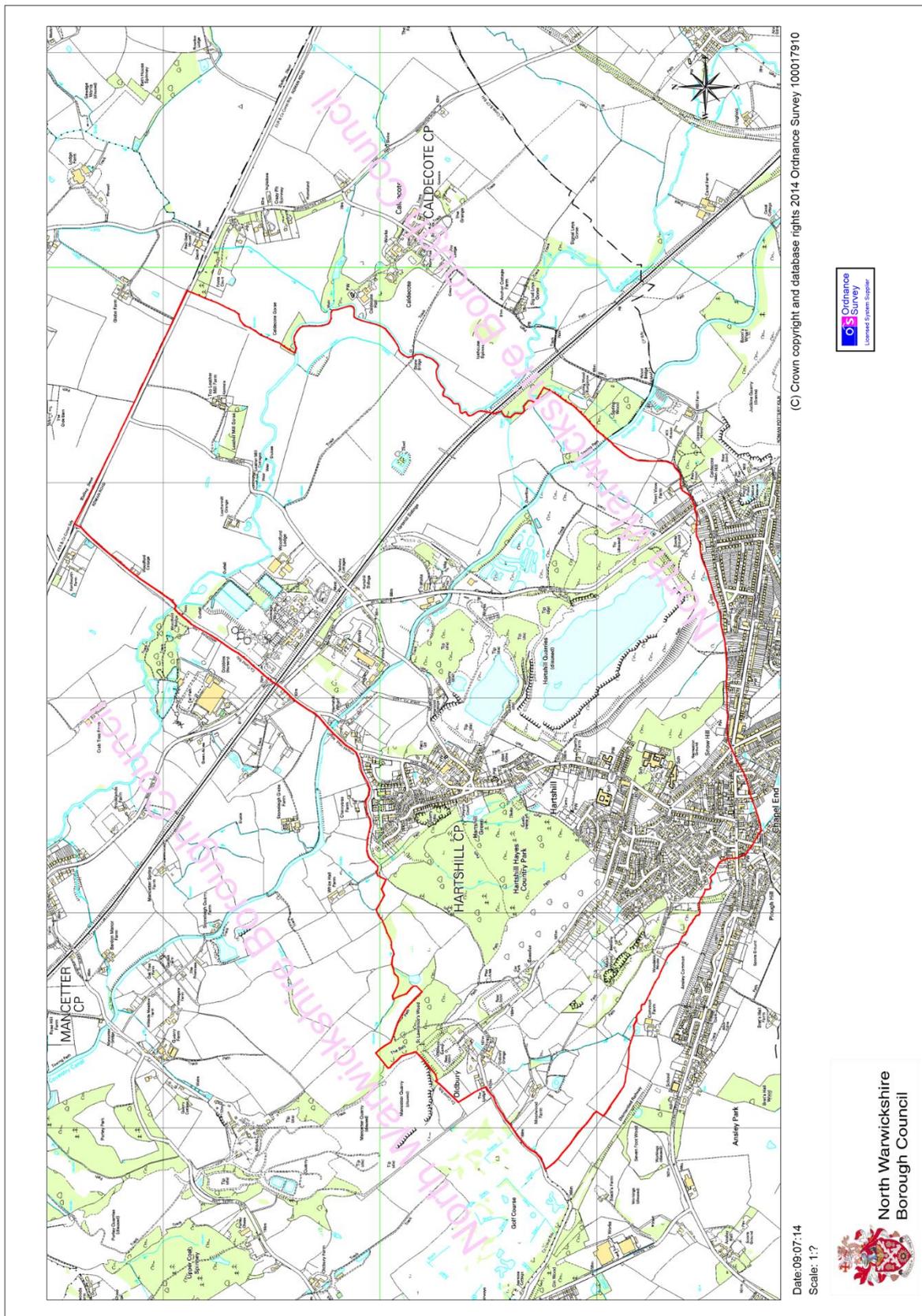
Brenda Spiers

Mrs B Spiers

Clerk to Hartshill Parish Council



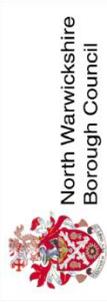
Hartshill Parish Council



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Date: 09.07.14
Scale: 1:7



Appendix 2

Designation Approval Letter



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
Fax : (01827) 719225
E Mail : planningpolicy@northwarks.gov.uk
Website : www.northwarks.gov.uk
This matter is being dealt with by
: Sue Wilson
Direct Dial : (01827) 719499
Your ref :
Our ref :
Date : 26th February 2015

Dear Hartshill Parish Council

**RE: DESIGNATION OF HARTSHILL 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 Hartshill, which was received 9th July 2014.

This confirms that North Warwickshire BC agreed, at FULL COUNCIL on 25th February 2015, to designate the area shown on the enclosed map as 'Hartshill Neighbourhood Area', for the purposes of preparing a Neighbourhood Development Plan by Hartshill 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 Hartshill. 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

Appendix 3 - Letter to all residents and businesses

Dear Residents,

You should have received a letter from North Warwickshire Borough Council informing you that Hartshill Parish Council are developing a Neighbourhood Plan.

The objective of the Plan is to retain the Rural Identity and Characteristics of Hartshill as a Village by influencing future developments within the Designated Area of the Parish Boundaries.

If you would like to comment or make suggestions on the Plan which will last until 2029 you can contact the Parish Council by the following methods:

On line at hartshill-pc.org.uk

Email clerk@hartshill-pc.org.uk

Post Hartshill Parish Council
PO Box 5036

Nuneaton CV11 9FN.

**Hartshill Hub on Facebook or call in at The
Community Centre for a chat with John
during Library opening times or call him on
07582 378 099**

Appendix 4 – Issues Poster

Hartshill Parish Council



HARTSHILL NEIGHBOURHOOD PLAN

We need your views on the Issues & Objectives of the Hartshill Neighbourhood Plan

If you would like to comment or make suggestions on the plan, you can contact the Parish Council in the following ways;

via the Contact form at www.hartshill-pc.org.uk

Email: clerk@hartshill-pc.org.uk

Post:
Hartshill Parish Council
PO Box 5036 Nuneaton
CV11 9FN
or
Or call in at the Community Centre,
Church Road,
for a chat with Councillor John Randle,
Chairman of Hartshill Parish Council
during Library opening times

ISSUES & OBJECTIVES

- To tackle the issues a number of initial key objectives were defined for the plan (in no particular order of preference)
- To ensure that HARS is developed on a way that minimises impact on the existing community whilst maximising the benefits. This can be achieved by setting out a detailed planning framework in our Neighbourhood Plan
- To identify and protect the key green spaces in the Parish
- To improve access and traffic issues at the schools
- To ensure new development makes the area better, not worse
- To create a network of well used footpaths and cycle ways
- To ensure infrastructure meets the needs of existing and new development
- To ensure there is the right mix of new homes in terms of type, size and tenure
- To minimise the impact of through traffic
- To protect local wildlife
- To protect local heritage
- To ensure development is phased appropriately
- To maximise the benefits of any community infrastructure levy collected in the area
- To protect and enhance community facilities
- To ensure the health and wellbeing of all

⇒ **WHAT HAPPENS NOW?**

This work will form the basis of the development plan
The aim is to create a mini-local plan covering all the key issues identified
The Steering Group will work up a vision for Hartshill in 2029

BASED ON THE OBJECTIVES ABOVE THE STEERING GROUP WILL START TO LOOK AT THE FOLLOWING;

- Local green spaces worthy of protection
- Green spaces that could be improved
- Areas of traffic congestion/problems
- Local community facilities to be protected and improved
- Wildlife areas for protection
- Heritage sites for protection including local sites that may not benefit from statutory protection
- Things that the community levy infrastructure could be spent on

Appendix 5 – Neighbourhood Plan Poster

**DID YOU KNOW,
HARTSHILL IS GOING TO
GROW**

400 NEW HOMES are to be built.....

**HARTSHILL PARISH COUNCIL
and RESIDENTS**

are putting together a

**NEIGHBOURHOOD
PLAN**

Appendix 6 – Neighbourhood Plan March Drop-in

THE NEIGHBOURHOOD PLAN STEERING GROUP
are holding

A DROP IN DAY

WEDNESDAY 25th MARCH 2015
2 – 8 pm

at the community centre, Hartshill

*so you can find out what's going on, and have some input
into the process.*

NEED MORE INFORMATION.....?

COME TO THE EVENT!

VISIT THE WEBSITE: www.hartshill-pc.org.uk
or www.abouthartshill.org.uk

EMAIL: hartshillparishcouncil@gmail.com
or abouthartshill@gmail.com

PHONE: 02476 387395

Appendix 7 – Summary of Drop-in session comments

Traffic and parking are issues NOW as are drainage and sewerage – old houses have small bore pipes.

Traffic flow should be via Mancetter Rd.

Unsafe entrance / exit to Har 3 Castle Rd / Church Rd.

Build more bungalows for ageing population.

One road will not cope with extra traffic.

More pressure on doctors, chemist, schools all will be unable to cope.

Water pressure already reduced to the extent that toilet does not always flush adequately, could result in health problems.

Infrastructure already struggles to cope, how will it cope.

If 400 homes are built on Lafarge Tarmac land then Hartshill will not be a village any more. A village has green land spaces.

Enough people already bringing Hartshill to a standstill at various times, what will happen to 500 + new homes.

Sewage problems, school places, old annexe site good place for OAP bungalows.

The history is getting swept away by all these buildings (11 yr old).

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

Is there assurance that our long established wild life sites will be respected.

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

Hartshill Hayes cannot exist as a wildlife area without green corridors.

Why are you not building on the old Annexe site.

Result will be too much traffic also sewerage already overflows under bridge.

Requirement for retirement apartments for ageing population.

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

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

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

Construction traffic through Hartshill.

Infrastructure first, development second.

Poor Hartshill! Too many building plans to congest the area ever more.

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

Issues. Improve school parking. Residency for elderly bungalows, elderly villages. Doctors surgery – difficult to get appointments. Highway issue, congestion.

Dordon and Grendon – it has been stated that a green buffer needs to be left between Dordon and Grendon to separate the two villages to keep them separated. Why can't that be so between Hartshill and Nuneaton otherwise we will become a suburb of Nuneaton.

Is the current infrastructure being upgraded to accommodate these extra proposed houses. The roads cannot cope now especially at school start / finish times.

More green spaces buffer zone.

Criteria for phasing and number of houses.

The woodland in Snowhill at the back of the school.

Concerns over school places. Local traffic concerns. Would like planned open places for children to play.

Preserve Hartshill wood.

What about parking, doctors, dentist and the other emergency services, are they going to have extra staff / places to cope with the extra demand these houses will place on the local area.

More housing for the elderly, infirm and disabled

Full schools – from a classroom assistant at Michael Drayton Junior school, current class size approx 32. Would there be help with costs to extend?

There are more than enough brown field sites to accommodate the numbers of new dwellings, why are we not pushing for brown field sites to be built on?

We need a sports and activity area

This will kill yet more of the natural beauty of the area

Schools? Doctors? Road system? Sewerage??

Traffic calming needed on the main road

We need a medical centre, with a doctors and a pharmacy

What about schools and child care provision needs?

We are trying to see a house on Church Road. The only 3 viewers have all left feedback that in view of the proposed development, they are not interested. The 'country views' put as an asset, clearly won't be.

The size of this development in proportion to other areas is a problem.

Will there be a village centre with shops or a leisure centre?

Concerned about the increase in traffic along Castle road.

Yes we need more housing, the population of the UK is growing. We also need the infrastructure to be able to cope with the increasing population. The schools will not cope with large scale housing developments.

We need a new link road past the quarry

Why is the development needed, on top of the Plough hill road development, turning the area into one massive housing estate?

Where is the councils consultation with the people who voted for them??

Infrastructure consideration – roads, surgeries, schools, canal bridge leading to Woodford lane and the A5.

Show us the evidence that there is any shortfall in private housing in this area?

Maintain the allotments

Entrance to development on Camphill road? Where are the extra school places coming from? What about the extra traffic? Camp hill estate is not finished? What about the chicken farm?

A short time after new tennis courts were built on Hartshill High school ground, the grassland between the courts and the main road began to get very wet over the whole surface. I spoke to the person in planning asking if drainage had been put in under the courts, the answer was 'no'. I asked for my concerns about possibility of future damage to our property from excess rainwater to be recorded, which was agreed to.

I live in Berrington road and we are concerned with wagons cutting through, causing a massive problem to residents and adding to an already existing problem.

We will need a doctors or a medical centre.

Must be green areas for dog walking

Quarries need to be made safe and developed to allow wildlife to develop and create a visually pleasing place to overlook.

We need a community centre with a youth group attached.

We need a new Hartshill Scout hut with better facilities.

Can we retain green spaces for children to play.

What about the impact on jobs in the area?

Accountability for the provision of infrastructure should be in place *before* building, especially sewerage.

Traffic issues, a road out onto Mancetter road would be dangerous.

In Hillside drive, we would rather a road at the back of our garden than houses, we do have foxes and Muntjac foraging around every evening.

Har 3 is a good place to build the houses, the land has not been used, and it will generate funding for school development,

Will the schools be enlarged to cope with all these new families?

Will doctors surgeries get bigger? What about parking issues?

Concerned about the effect on school places and the catchment area. Also about the loss of walking amenities. The houses shouldn't be too close together. What about the loss of wildlife habitats?

Clock hill bridge cannot stand much more traffic, it is already damaged and juggernauts are still using it

worried about the diversity of wildlife in Snow Hill wood.

I live on Hillside drive, the ground at the rear is a hill, I would not like to see houses that tower over our windows.

Has the enormous increase in traffic been suitably investigated for its true impact on the area?

Develop the quarry as a leisure facility

Our schools are already full to capacity, there aren't enough doctors surgeries now and you struggle to get an appointment. The NHS drop in centre is also closing or already closed. Traffic is already very congested going into town and very congested in Hartshill at school run time.

Could the local authorities issue detail of houses which are currently vacant, and suggest the proposed builders renovate or re build?

If building goes ahead we will need more single bedroom bungalows. Increased school capacity where everyone can park. I am concerned about increased capacity over clock hill bridge. Will the road surface in Castle road be improved? Where will the access roads to the new build be? Will there be more funding for health and welfare? For increased population? Will there be provision to make Hartshill cemetery bigger?

I have been a lolly pop lady for 21 years at Michael Drayton School (Mrs Hollins MBE) Hell of a traffic problem every day. When Hartshill high school have early closing every other Friday, there are 1000 cars less on the road.

No industrial development anywhere within the Parish boundary please.

Roads, schools, sewerage – issues.

There should be a survey to find out most important issues, on website or survey monkey.

What is included in the plan for children and young people?

Concern over private landlords and the standard of tenants they have. What provision is there for road improvements to access the main arterial routes out of Hartshill?

No traffic out on Castle road/ Church road. What about school places? We also need more of a police presence.

We are getting rid of too much greenery!

Are children born in Hartshill (who live here still) guaranteed a school place as they should be?

My garden already remains waterlogged for longer than is acceptable after a rainy day, as the drainage is not properly maintained. Is this going to be improved before any other housing is added to the infrastructure? This also relates to the (non) drainage next to Snow Hill.

We are over subscribed with cars now. It will be awful with all the cars from more housing!

Access onto site from Church Rd would be problematic WHO says its 'not' a problem?

Keep as much green space as possible. Houses not too close to existing houses, i.e. buffer zones, not overlooking people's gardens.

Not enough infrastructure to increase school capacity.

At Hartshill Hayes we should have somewhere where we can rent bikes, also somewhere that kids can get stuck in, like learning about insects, how to build dens, making recycled things, plants, trees etc.

We need a 'one stop' health centre, not currently available.

Concerns about safety issues of access at Castle Rd/Carves. It is a 'collision corner'!

I think we should have more community centres, so we can do more. Also we should have more cycle routes.

Appendix 8 – Minutes of meeting with Lafarge/Tarmac

Notes on meeting at Hartshill Community Centre

Wednesday 3rd June 2015

Present: Neil Beards (operations manager Lafarge Tarmac), Graham Fergus (planning consultant with First City Property Consultancy), Cllr Margaret Bell and Claire King (Hartshill and District Residents Association), John Randle and Glenys Roberts (Hartshill Parish Council).

The meeting was originally arranged to discuss progress with plans to develop the site known as HAR3 but after the Parish Council Annual Meeting with Parishioners it was decided to cancel, however, in the meantime JR had received an email from NB wishing to discuss other parish affairs so the meeting went ahead as planned.

It was established that land to the rear of Camp hill Rd with rubbish on it was owned by Lafarge and NB agreed to clear the rubbish and write to the 6 or 7 adjacent property owners. GF confirmed the wood will become subject to a management plan and become a public amenity should the HAR3 development go ahead.

Following contact with JR, Mr Barker has been in touch with NB regarding accessing the recreation ground over the new tarmac surface. NB has recommended that heavy vehicles such as those used by the fairground should not use the drive and suggested that Mr Barker may wish to approach the Windmill Sports and Social Club with view to using some land there.

During the rest of the meeting it became clear that Lafarge/Tarmac do not own all of the land in the plan HAR 3. Please see attached map (hard copy at meeting), the legend gives most of the land ownership but a slight discrepancy is still with the land outlined yellow (ref. First City submission, hard copy at meeting).

NB confirmed Lafarge have met with MAT who have asked how long it will take for funds to be available from development to contribute to school building. Lafarge could not say!

GF expects to have outline plans by end of 2015.

Severn Trent Water have completed their survey, however, GF was not aware of the extent of existing problems and said he would talk to STW again.

WCC are currently undertaking a traffic survey of the area for GF.

The second phase of the site investigation will involve finding a way to store/drain surface water after homes are built.

A public consultation could take place in approximately 6 months.

It is likely the outline application will be for 524 houses on the Lafarge owned land (471 on red, turquoise, and 53 on green) then 26 on Ochre edged land owned by Hanson making 550 in all.

It is also likely there will be only one access to the HAR3 site on the outline plan!!

Lafarge are not currently discussing the development with Hanson but Hanson is aware Lafarge are putting in a planning application which includes some of their landholding.

GR/HPC/03.06.15

JR and GR had a planned meeting with Evan Ross at NWBC in the afternoon following the above meeting and due to the information received took the opportunity to ask for an interview with Dorothy Barrett.

Dorothy was not entirely aware that Hanson owned a portion of HAR3 but as Lafarge were putting in an application for the entire plot who owns which bit is not an issue for NWBC.

Dorothy did make it clear that a through road is essential to the plan being accepted as is adequate sewage disposal. It was her intention to contact Lafarge and to reiterate this.

Appendix 9 – July 2015 Drop-in

Hartshill Neighbourhood Plan Steering Group

are holding a

**Public Consultation
Drop-in-Session**

on

Tuesday 21st July 2015

at

**Hartshill Community Centre
Church Road
Hartshill**

2.00 p.m. to 8.00 p.m.

**To find out more on the development of the
Hartshill Draft Plan please come along
and participate your views are needed!**



A further drop-in-session will be held on
Friday 14th August
10.00 a.m. to 6.00 p.m.
at Hartshill Community Centre

Appendix 10 – August 2015 Drop-in

Hartshill Neighbourhood Plan Steering Group

are holding a

Public Consultation
Drop-in-Session

on

Friday 14th August 2015

at

Hartshill Community Centre

Church Road

Hartshill

10.00 a.m. to 6.00 p.m.

To find out more on the development of the
Hartshill Draft Plan please come along
and participate your views are needed!



NOTES ON DROP – IN SESSION HELD ON FRIDAY AUGUST 14TH 10.00AM-6PM
AT HARTSHILL COMMUNITY CENTRE

Parish Councillors present – J Randle (Chair), C Sharp, D Ormerod

Hartshill and District Residents Association present – B Paintin, Cllr M Bell,

M Pearson, C King and P Wood.

This session not quite so well attended (10 individuals) even though it was well advertised in the press and throughout the village, the weather was very poor and the main village road was closed for resurfacing. There were however some very worthwhile comments and conversations as below –

- . Buffer zone essential for existing properties Hillside Drive as numbers 1 – 23 have small gardens and are level with potential development which would have an unacceptable impact
- . Provide separate access and parking for schools
- . One way system for School Hill and Victoria Rd
- . Improve junction at Coleshill Rd and Plough Hill
- . Improve junction at top of School Hill
- . Storm and foul drainage should fall away from Hartshill village and join drains on Camphill Rd
- . Green spaces in draft plan should not be built on in any circumstances
- . We need more schools for the proposed housing development
- . We need more accommodation for senior citizens possibly warden controlled
- . A double length bus lay by would definitely improve traffic flow at school in/out times
- . No through road preferred for new development, pathways and cycle ways to schools shops
- . Has there been a check for covenants on the land?
- . What will the CIL/106 contribution be and how will the residents decide what to spend it on
- . Support suggestions for footpaths and cycle ways through village
- . Support the idea of a lay by for school buses on Church Rd
- . Good idea for drainage from HAR3 to fall away to Camphill Rd
- . No through road because it will increase traffic through village, possible entrance/exits are blind spots and at heavy traffic times will cause accidents, will further degenerate Hartshill as a village

Appendix 11 – NWBC comment son emerging draft plan

Comments on Hartshill Draft Neighbourhood Plan

Many Thanks for sending us the draft version of the Neighbourhood Plan for Hartshill.

Please find our comments below. It is not our intention to ‘pick holes’ in the Plan and we do appreciate the work which has gone into its preparation – we are simply trying to assist in achieving a document that will pass the basic conditions at examination.

If you require anything further, please do not hesitate to contact us

PAGE	PARAGRAPH	RESPONSE	Steering Group Response
Front		Plan date needs changing – as it currently says 2011 - 2029	Technically 2011-2029 is the plan period it should follow the Core Strategy. But I would delete reference to 2011 and say “Hartshill Draft Neighbourhood Development Plan 2029”.
	General	Please refer to the Site Allocations Plan as “Draft Pre-submission Site Allocations” as this document is still subject to consultation and amendment	Make suggested change.
	General	The Policies need to be in a different text colour as it is hard to read them in a colour document and even harder in a black and white document	Make suggested change.
	General	Replace the word “must” throughout the document with the word “should”	Make suggested change.
	General	Policies H12 – H22 should all be put before Policy H1 as they are	Re-order the policies and where possible amalgamate the site specific policies.

		Strategic Policies, which affect the whole of the Neighbourhood Area not just site specific Policies. Policies H1 – H11 may already be covered by Policies H12- H22. Anything that is not specifically covered may be able to go into just one Site Specific Policy (so there is only one policy for the Hartshill site)	
2		Dates of consultation will need to be changed	Make suggested change when information available.
4		Need to Reference the fact that this is the approved designation Area for the NP.	Make suggested change.
7	2.3	Add page number after Figure 1	Make suggested change.
12	3.12	Reword slightly to include the word “minimum” before 400 will have to be built	Make suggested change.
12	3.17	Needs to mention that this Policy is subject to change due to further work and consultation on the plan	Make suggested change.
12	3.18	Reword slightly	Make suggested change.

		to include the word “a minimum of” before 400 will have to be built	
12	3.19	Add full stop after requirements. Capital A for Areas	Make suggested change.
16	Figure 6	Reword as the formal consultation hasn't yet taken place – perhaps “Hartshill neighbourhood Plan Issues Raised	Suggest amending end of para. 4.2 to read “including the following issues shown in Figure 6”.
20	June 18 th 2015	Update date of consultation	Make suggested change.
23	H1(a)	There is no masterplan approved by the Council and currently we are not doing one. The IDP is not including timescales as such and so reword the sentence to include “the infrastructure will be phased accordingly”	Re-word to “a) Prior to any development commencing the developer(s) of the site should have prepared, and agreed with the Borough Council and Parish Council, an overall masterplan and infrastructure plan for the site”.
23	H1(b)	Are you referring to works already carried out by NWBC/Tarmac? This will all be considered as part of the planning application. This paragraph mentions site access at	No. Whilst it <u>may</u> be considered as part of the planning application H1b as part of the development plan will ensure it <u>is</u> taken in to account. No change. Figure 10 shows green infrastructure. Church Road can be both the access and part of the green infrastructure network. For example a tree lined entrance to the site connecting to the wider

		Church Road yet this is not shown in Figure 10 as this area shows that it is greenspace. NWBC's plan shows this area as part of the development proposal.	green infrastructure network.
24	H1(f)	Reword to something like "The development should seek the retention and enhancement of existing sports facilities"	No change.
24	H1(h)	Add the words "if necessary" after should be undertaken. This will be considered at the planning application stage and may not be necessary.	No change.
24	Figure 6	NWBC is the Source not op.cit	<p>1. Op. cit. Op. cit. is an abbreviation of the Latin phrase <i>opere citato</i>, meaning "in the work cited". It is used in an endnote or footnote to refer the reader to a previously cited work, standing in for repetition of the full title of the work.</p> <p>2. Op. cit. - Wikipedia, the free encyclopedia https://en.wikipedia.org/wiki/Op._cit.</p> <p>But happy to change.</p>
25		Tarmac/Lafarge has now reverted back to	Make change. Apparently now under new ownership.

		just TARMAC	http://www.tarmac.com/news-and-media/news/2015/august/uk-construction-leader-tarmac-relaunches-under-crh-ownership/
26	H2(a)	There will be no masterplan. The criteria in this Policy are covered in others. This Policy could simply be the first two lines.	See comment on H1a above re: masterplan, Other criteria not dealt with elsewhere – no change.
26	H3	Delete this Policy as phasing will be agreed by the developer and the NP cannot state how this is done. A bullet point could be added into the overall specific Hartshill site Policy just stating “that phasing will be done in accordance with the approved plan”	We are not aware of any policy or guidance to say that this approach cannot be adopted. Para 10 of NPPG states “Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the ‘what, where, when and how’ questions).” No change
27	Figure 8	Delete this plan as explained above. The plan does not include the Charity farm site which is included in NWBC site	
28	H4	Again this could become of H12	Keep both policies – but remove any possible duplication of Policy

		<p>and any additional site specific requirements should be included in the site specific policy. Bullet point (a) would need to be reworded to say “ Typical suburban estate and cul-de-sacs will be avoided where possible”</p>	<p>H12 (after re-ordering) from Policy H4.</p> <p>Amend (a) as suggested.</p>
30	H5	<p>Again most of this could be added to Policy H15 and any additional site specific requirements should be included in the site specific policy. “Consider rewording to “Across the site overall affordable housing provision should be in accordance with NW6 of the Core strategy. The layout of the site should seek to avoid similar tenure and types all in one location.” The RSL’s do not usually like the houses to be located all around the site</p>	<p>Agree – amalgamate with H15.</p> <p>RSL’s may not like this – but it is better for site mix and avoids areas being private and areas being social rented.</p>

		as it is harder for them to be managed and could make the scheme unviable.	
32	H6	This could be added to the specific site Policy – although it is not clear what this Policy is trying to achieve	Ensure car parking is managed! Consider amalgamating with H1.
32	Background/justification	The second paragraph about different housing contradicts previous text	Delete this paragraph.
33	Figure 10	This contradicts the overall plan as the access will start in church road and this is shown as green infrastructure on the plan. The area that you are showing as developable is only 11.34ha which would deliver between 255 -340 at 30 dph. To achieve a minimum of 400 on that area the density would need to be 35-36dph.	See previous comment on Church Road/Green infrastructure. Density comment – no change – I am not aware of any density being set for the site through the Core Strategy or the Site Allocations Plan.
34	H8 (b)	Not sure what is meant by this and how would it be achieved?	Signage, footpaths, bus stops, notice boards etc. Add sentence in Background/Justification to clarify.
35	H9	Until these are shown on a map we will not be able to comment but we have	Noted

		been lead to believe that Saria maybe part of the site that we have allocated for development	
35	H10	Until these are shown on a map we will not be able to comment. Some of these sites will be outside of the development boundary and so will be protected anyway	Noted
37	H11	“When new development is proposed at local schools and nurseries” – should this be “near”? Is this a general policy that will be aimed at all development or is it specific to the Hartshill site? The Hartshill site will have a new access from Church Road which will serve the Secondary School.	Re-word preamble to “New development at local schools and nurseries should, where necessary, include...”
38	H12	See 4 th general comment above as this refers to this Policy. B)vi Consider rewording to “Reduced energy consumption that maximises	No change.

		passive solar gain and the potential to utilise solar energy”	
40	H14	See 4 th general comment above as this refers to this Policy.	Move policy.
41	H15	See 4 th general comment above as this refers to this Policy. The second paragraph is not needed as it is a repeat of NWBC Policy	Move policy and delete second paragraph.
41	H16	See 4 th general comment above as this refers to this. Have these proposals been assessed by WCC – if not how have they been assessed?	Specific proposals need adding and consulted on separately with WCC.
42	H17	See 4 th general comment above as this refers to this. 1 st paragraph needs rewording to say “.... Planning permission may be refused”	Move and amend first paragraph as suggested.
43	Heritage Assets	Where is the justification for all of these sites as they are not all classed as heritage assets so do not all have statutory protection? We would need evidence to support a local list	Add in justification.

45	Figure13	This is our map so cannot be reproduced with our logo on it and used to show your Heritage Assets (which it doesn't actually show at the minute). You need to use your own license number throughout.	Re-map and use licence number.
46	H19	See 4 th general comment above as this refers to this. Can you please confirm where Saria is as we believe it may be the land that is already included within the site plan.	Move policy.
46/47	H20	See 4 th general comment above as this refers to this. As far as we are aware we have not had any applications for Community Assets from Hartshill. Community Assets need to be submitted to and approved by NWBC. Please confirm whether you will be submitting applications to have them as Community Assets – if this is not the case – consider rewording to	Change “assets” to “facilities”.

		“Protecting Local Community Facilities”	
48	H22 (b-e)	See 4 th general comment above as this refers to this. Please confirm who will be providing signage and information	Move policy. Add in information on provision of signage and information to Background/Justification.
49	Next Steps (7.4)	NWBC will do a 6 week consultation following submission of Neighbourhood Plan to them.	Amend as suggested.
49	Next Steps (7.5)	Please reword “District” Council to Borough Council	Amend as suggested.

Appendix 12

Parish Council Web Site – Regulation 14 Consultation



Hartshill Neighbourhood Development Plan - Regulation 14 Consultation period 26th October to 5.00 p.m. 7th December 2015

Hartshill Neighbourhood Plan

Hartshill Pre-Submission Neighbourhood Plan Regulation 14 Consultation Neighbourhood Planning (General) Regulations, 2012

The Pre-Submission Draft Hartshill Neighbourhood Plan is available [here](#)

To comment on the Draft Plan please use the response form which is available [here](#)
please use one form for each comment you are submitting

From Monday 26th October 2015 the plan is subject to a six week period of consultation and will close at 5.00 p.m. Monday 7th December 2015

Copies of the plan and response forms are also available at the following locations;

Hartshill Community Centre, Church Road, Hartshill, Nuneaton, CV10 0LY
Hartshill Community Library, Church Road, Hartshill, Nuneaton, CV10 0LY
Clock Tower Tea Room, Atherstone Road, Hartshill, Nuneaton, CV10 0TB
A J Stores, The Green, Hartshill, Nuneaton, CV10 0SW
Susan's Salon, The Close, Atherstone Road, Hartshill, Nuneaton, CV10 0SP
Drayton Court, The Green, Hartshill, Nuneaton, CV10 0SL
Quaker's Religious Society of Friends, 112 Castle Road, Hartshill, CV10 0SG
Hartshill Post Office & News, 33 Church Road, Hartshill, CV10 0LT
Chapel End Post Office, 100-102 Coleshill Road, Chapel end, Nuneaton, CV10 0PH
Doctors Surgery, Chancery Lane, Chapel end, Nuneaton, CV10 0PB
Doctors Surgery, 10 Camphill Road, Chapel End, Nuneaton, CV10 0JH
Windmill Sports & Social Club, Mancetter Road, Nuneaton, CV10 0HW

You can send your comments on the draft plan to the Parish Council by using the feedback form on our Consultations page or in writing to
Hartshill Parish Council
PO Box 5036
Nuneaton
CV11 9FN

Thank you for your time and interest, Hartshill Parish Council looks forward to hearing from you

Appendix 13

List of consultees

Local Authorities/ Parish Councils that need consulting

Warwickshire County Council – pamneal@warwickshire.gov.uk

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

NWBC – planningpolicy@northwarks.gov.uk

Ansley Parish Council - jane.sands2@btinternet.com

Mancetter Parish Council– parishclerk@mancetter.org.uk

Statutory Consultees

Coal Authority – planningconsultation@coal.gov.uk

Homes and Communities Agency -

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 (formerly English Heritage) - e-wmids@HistoricEngland.org.uk

Network Rail - TownPlanningLNW@networkrail.co.uk

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

Severn Trent - growth.development@severntrent.co.uk

Non-statutory

Whitehorse Cottage and Shop

Hartshill Post Office & News

Chapel End Post Office

Handy Homestore

Triple A

New Oriental

Posh Paws

CV10 0NY

Butchers
Supermart
Press and Sew
The Salutation
Longshoot Properties
Jades Hair
Akis Fish Bar
Spellbound Gifts
Bunches florist
The Chase
The Plough Inn
Book makers
Dewis Hardware Store

Lloyds Chemist

Barbers

The Royal Oak
Liberal Club
Spectrum Hair Salon

Sammy-Jo's Hair Salon
The Stag & Pheasant

The Anchor Inn

AJ Stores

The Malt Shovel

Dental Surgery

Galley Common Medical Centre

GP Led Health Centre

Jesvk Convenience Store

Image Hair & Beauty

The Grand

Linden Care Home
Oldbury Grange Nursing Home
Hartshill school
Nathaniel Newton Infant School
The Links Club Nursery and
Nathaniel Newton Infant School
Michael Drayton Junior School
St Anne's Catholic Primary School
Nursery Hill Primary school
Galley Common School
Reverend Heather Barnes
Holy Trinity Church
St Anne Roman Catholic Church
Quaker's Religious Society of Friends
County Councillor Christopher Clark

Borough Councillor Margaret Bell

Borough Councillor Brian Henney

Hartshill & District Residents Association

Hartshill Community Library

Hartshill Community Centre
Users of Hartshill Community Centre

Hartshill Community Café

Appendix 14

Regulation 14 response Form

Office Use Only Consultee No: Representation No:

Hartshill Neighbourhood Plan

Pre-Submission Regulation 14 Consultation

Monday 26th October to Monday 7th December

ALL RESPONSES MUST BE RECEIVED BY

5.00 p.m. Monday 7th December 2015

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Name	
Organisation	
Address	
Email	
Tel. No.	

Please state to which part of the Draft Neighbourhood Plan your representation refers by entering a page number or policy number

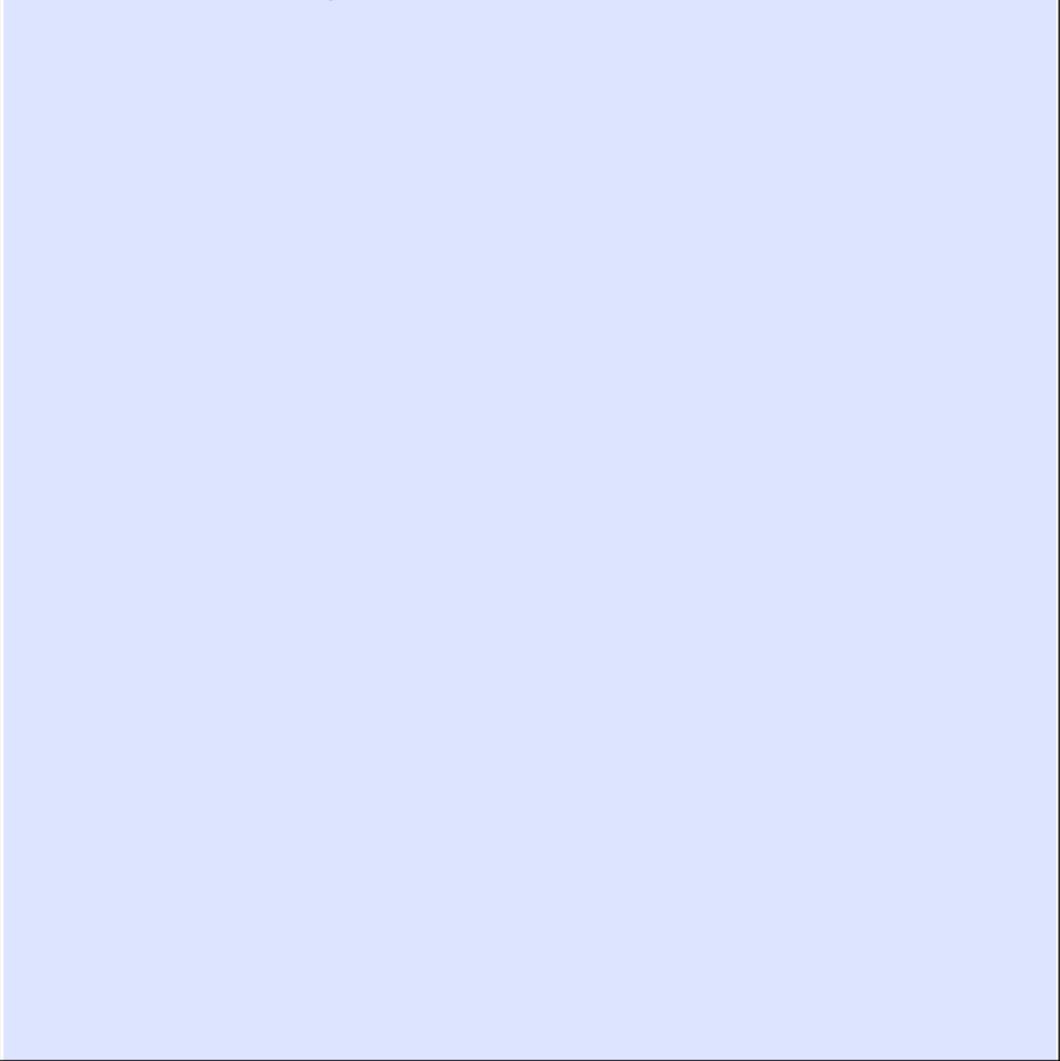
Page Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please indicate with X)

Support	
Object	
Making a Comment	

Please Turn Over

Please use this box for any comments



Please return this form to hartshillparishcouncil@gmail.com or by post to
Hartshill Parish Council PO Box 5036 Nuneaton CV11 9FN
or view and respond online at our website www.hartshill-pc.org.uk
by no later than 5.00 p.m. Monday 7th December 2015

Thank you for your time and interest

The Hartshill Neighbourhood Plan has been prepared by the Neighbourhood Plan Steering Group on
behalf of Hartshill Parish Council

Hartshill Regulation 16 Submission Neighbourhood Development Plan

Paragraph 8 of Schedule 4b

‘Basic Conditions’ Statement

Table of Contents

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1.0 Legal Requirements

The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Hartshill Parish Council.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) 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

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made (2016) up to 2029 (the same period as the North Warwickshire Borough Council Core Strategy).

The policies do not relate to excluded development

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

The Neighbourhood Plan proposal relates to the Hartshill Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

2.0 Basic Conditions

A draft neighbourhood Plan must meet a set of basic conditions before it can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. How the Hartshill Neighbourhood Development Plan (NDP) meets these basic conditions is set out below.

Have Appropriate Regard to National Policy

The Hartshill NDP has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the planning policies of North Warwickshire Borough Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Hartshill NDP does not undermine the strategic policies of North Warwickshire Borough Council; the Plan aims to support these policies by protecting local built and natural heritage assets from inappropriate new development whilst at the same time seeking to support and manage future housing growth.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Hartshill Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that the Hartshill NDP has to guidance
Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a	The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals, through both informal and formal consultation, the Hartshill NDP will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the NDP have been developed with a thorough

Hartshill Regulation 16 Submission Neighbourhood Development Plan – Basic Conditions Statement, April 2016

<p>practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>approach to engaging all those who live, work and carry out business in the area. The Plan sets out a positive vision for the area up to 2029. The NDP sets out a number of development management policies (18 in total) to guide, control and promote future development.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Hartshill Parish in a creative way, ensuring that the quality of the place is enhanced by including policies which protect green and open spaces (H1 and H2); seek to promote better design (H4); seek to influence housing mix (H6); protect wildlife (H8), heritage assets (H9), and community facilities (H11); seek to enhance local retail provision (H12); and includes a four policies to ensure that development at the largest site in the Parish (land at Hartshill Quarry) is carried out in a way that improves Hartshill as a place and the lives of people who will be affected by it (policies H14 to H18).</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>This Submission Neighbourhood Plan supports sustainable economic development and the strategic planning policies set out in the North Warwickshire Core Strategy. The Submission NDP supports development in Hartshill Retail Centre (H12) and development on the strategic development site at Hartshill Quarry (H14-H18);</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission NDP sets out policies to encourage high quality design in new development (Policies H4 and H15). These will ensure that amenity of existing and future residents is protected.</p>

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<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Submission NDP takes regard of this guidance fully in plan-making and decision- taking. The NDP includes policies to protect and enhance local green spaces (H1); open spaces (H2); and local wildlife and habitats (H8).</p>
<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The Submission NDP design policy (H4) encourage use of sustainable construction methods and use of materials that minimise resource use and carbon emissions.</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission NDP is fully consistent with this principle.</p> <p>The Plan provides a policy framework for the protection and enhancement of the neighbourhood plan area and its key environmental assets whilst supporting the strategic development needs of the area by setting a policy framework for previously developed land at Hartshill Quarry.</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>The Submission NDP supports the strategic development needs of the area by setting a policy framework for previously developed land at Hartshill Quarry.</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission NDP seeks to protect a number of open land areas that perform a wide range of functions in the neighbourhood plan area. Policy H1 protects local green spaces and H2 local open spaces.</p> <p>Policy H8 seeks to protect and enhance local wildlife and habitats.</p>

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<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>The Submission NDP is fully in line with this principle and policy H9 identifies a number of non-designated heritage assets for conservation and enhancement.</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>The Submission NDP seeks to promote sustainable use of transport in number of ways – through design (H4); car parking (H3); infrastructure provision (H5); traffic and transport in the village (H7); the Community Infrastructure Levy policy H10 that specifically identifies new bus shelters; policy H12 that seeks to promote the development of the retail centre; policy H13 “Health and Well-Being” seeks to promote healthier lifestyles, including through walking and cycling; and the development management policies for land at Hartshill Quarry also seek to promote more sustainable forms of transport.</p>
<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>The NDP is fully in accord with this principle. Policies in the plan seek to protect and enhance local community facilities (H11); Hartshill Retail Centre (H12); and policy H13 “Health and Well-Being” seeks to promote healthier lifestyles and promote a new health centre on the old School site, Church Road.</p>

Have Special Regard to the Desirability of Preserving any Listed Building or it’s Setting or any Features of Special Architectural or Historic Interest

The Submission NDP has special regard to the desirability of preserving features of architectural or historic interest within the Parish through Policy H9.

Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area has no Conservation Areas.

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).

The Neighbourhood Plan area does not include any European sites. Natural England have been consulted at the Strategic Environmental Assessment screening and have identified no issues on these matters.

Contribute to the Achievement of Sustainable Development

The Submission NDP contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government’s definition of sustainable development.

The UK Government’s interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs.’

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ “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 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 the 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.”

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

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Table 2 below summarises how the policies and allocations in the Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	The Submission Neighbourhood Plan seeks to support wider economic development needs through its support of growth at Hartshill Quarry. The NDP also supports more local economic development through the policy for Hartshill Retail Centre (H12).
Social	<p>The plan protects local community facilities (Policy H11) and seeks to promote health and well-being (H13) and seeks to ensure land at Hartshill Quarry is developed in a way that integrates with the wider area (H18).</p> <p>The Plan also seeks to support a mix of new housing (Policy H6).</p>
Environmental	<p>The Submission NDP sets out a policy for local wildlife and habitats (H8).</p> <p>The NDP seeks to promote more sustainable transport patterns through walking and cycling (H13)</p> <p>The NDP seeks to promote sustainable design and use of renewable and low carbon energy (H4).</p> <p>Policies seek to promote the local distinctiveness of the area (H4), and recognise the significance of locally important natural and built heritage assets to local residents, and visitors, as an important aspect of the Parish’s identity (H9).</p>

Be in General Conformity with Strategic Local Planning Policy

The Submission NDP is in general conformity with strategic Local Plan policies contained in the North Warwickshire Core Strategy, and, where relevant, the saved policies of the 2006 Local Plan.

Planning Practice Guidance 2014 para 009 advises that “*Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*”

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies contained in the North Warwickshire Core Strategy, and, where relevant any saved 2006 Local Plan policies.

Table 3 Conformity with Local Strategic Policy

<i>Hartshill Neighbourhood Development Plan</i>	<i>North Warwickshire Strategic Planning Policy.</i>
<p>POLICY H1 – PROTECTING LOCAL GREEN SPACES The local green spaces listed below and shown on Figure 7 will be protected from inappropriate development. Development of these spaces will only be permitted in very special circumstances where harm to the local green space, and any other harm, is clearly outweighed by other considerations.</p> <ol style="list-style-type: none"> 1. Grange Road Recreation Ground 2. Nathaniel Newton Trust Allotments 3. Field next to the Nathaniel Newton allotments 	<p>The Core Strategy does not have a strategic policy covering local green spaces. Policy NW13 seeks to protect and enhance the natural environment. Policy NW16 seeks to maintain and enhance the network of Green Infrastructure. Policy H1 of the NDP supports these policies and is in general conformity.</p> <p>There are no relevant saved Local Plan policies in relation to NDP Policy H1.</p> <p>Policy H1 has been prepared to take into account emerging policy in the emerging North Warwickshire Site Allocations Plan, in particular section 7 open space.</p>
<p>POLICY H2 – PROTECTING OPEN SPACES</p> <p>The open spaces listed below and shown in Figure 8 should be protected:</p> <ol style="list-style-type: none"> 1. Land next to the Canal Wharf 2. Community Orchard, opposite Sarval 3. Sidings land, opposite Sarval 4. Land east of Apple Pie Lane 5. Land west of Apple Pie Lane 	<p>The Core Strategy does not have a strategic policy covering local open spaces. Policy NW13 seeks to protect and enhance the natural environment. Policy NW16 seeks to maintain and enhance the network of Green Infrastructure. Policy H2 of the NDP supports these policies and is in general conformity.</p> <p>There are no relevant saved Local Plan policies in relation to NDP Policy H2.</p> <p>Policy H2 has been prepared to take into account emerging policy in the emerging North Warwickshire Site Allocations Plan, in particular section 7 open space; and the three open space allocations in Appendix E.</p>

<ol style="list-style-type: none">6. Cherry Fields Green7. Cemetery8. Castle9. Stoneleigh Road green space10. Charnwood Drive green space11. The Hollows12. Hartshill Green13. The Hollows14. Hartshill Hayes15. Bottom Meadow, Oldbury Hills16. Blakemore’s Fields and ponds17. St Lawrence’s Wood18. The Top Meadow, Oldbury Hills19. Riding School, Oldbury20. Morewood21. Turning circle, Michael Drayton School22. Coleshill Road Flats open space23. Coleshill Road Flats open space24. Randalls Estate Green	
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<p>25. Amenity land adjacent to Saria</p> <p>Development of these areas will only be supported in the following circumstances:</p> <p>a) When it can be clearly demonstrated that the open space no longer performs at least one of the following functions:</p> <ul style="list-style-type: none">i. Provides opportunities for formal recreation;ii. Provides opportunities for informal recreation;iii. Has wildlife value;iv. Has landscape or scenic value;v. Affords, or is part of, a significant view;vi. Is an essential link to other open spaces or green infrastructure; orvii. Enhances the setting of an asset of designated or non-designated importance. <p>OR</p> <p>b) When the space performs at least one of the functions listed in (a) i to vii and development is proposed that development includes a proposal</p>	
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<p>to replace the space to be lost to an equivalent, or better standard in a location that can be suitably accessed by the local community within or adjoin the parish.</p>	
<p>POLICY H3 – CAR PARKING AND ACCESS AT SCHOOLS AND NURSERIES</p> <p>New development at local schools and nurseries should, where necessary, include suitable measures to reduce the need to travel by private car and improve access and car parking provision at the establishment by including:</p> <ul style="list-style-type: none"> a) The provision of new car parking where it would not adversely affect residential amenity; b) Improved access and drop-off points; and c) Incorporating measures to improve walking, cycling and public transport to and from the sites. 	<p>Policy NW10 of the Core Strategy “Development Considerations” seeks to promote accessible and local community services; promote healthier lifestyles; encourage sustainable forms of transport; and provide proper vehicular access, sufficient car parking, and manoeuvring for vehicles in accordance with adopted standards. Policy H3 of the NDP supports all of these criteria and is in general conformity with Policy NW10.</p> <p>Saved Policy TPT3 - Access and Sustainable Travel and Transport of the 2006 Local Plan states:</p> <p>“Development will not be permitted unless its siting, layout and design makes provision for safe and convenient pedestrian and vehicular access and circulation, and maximises practicable opportunities for the use of sustainable means of travel and transport including walking, cycling, bus and train.” Policy H3 of the NDP is in general conformity with this policy.</p> <p>Saved Policy TPT6 – Vehicle Parking – seeks on-site parking of vehicles – Policy H3 is in general conformity with this policy.</p>
<p>POLICY H4 – GOOD QUALITY DESIGN IN HARTSHILL</p> <p>All new development should respond positively to local character and distinctiveness by:</p>	<p>Policy NW12 of the Core Strategy seeks to secure high quality design. Policy H4 of the NDP adds more specific detail to this higher level strategic planning policy and, is, therefore, in general conformity.</p> <p>Saved Local Plan policies:</p> <p>ENV10 Energy Generation and Energy Conservation</p>

<p>a) Preserving and enhancing the locally distinctive built, historic and natural environment;</p> <p>b) Designing to take account of site characteristics and surroundings, including:</p> <ul style="list-style-type: none"> i. Layout – the predominantly green appearance of the area should be maintained and enhanced with appropriate green space and planting of trees and shrubs; ii. Siting; iii. Scale; iv. Height to be compatible with the surrounding area; v. Proportions and massing; vi. Reduced energy consumption that maximises passive solar gain and the potential to utilise solar energy; vii. Architectural detailing; viii. Landscaping; ix. Materials; and 	<p>ENV11 Neighbour Amenities</p> <p>ENV12 Urban Design</p> <p>ENV13 Building Design</p> <p>ENV14 Access Design</p> <p>Are all relevant to NDP Policy H4. Policy H4 adds more specific local detail to these policies and is in general conformity.</p>
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<p>x. Domestic extensions to be designed to appear to be an integral part of the original design of the house.</p> <p>c) They have no significant adverse impact on residential amenity for existing and future residents;</p> <p>d) They do not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;</p> <p>e) They utilise sustainable construction methods, minimising the use of non-renewable resources and maximising the use of recycled and sustainably sourced materials;</p> <p>f) They minimise resource use towards zero carbon dioxide emissions;</p> <p>g) They provide easy access for all members of the community;</p> <p>h) They create safe environments that minimise opportunities for crime; and</p>	
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<p>i) They incorporate adaptable designs that can accommodate changing lifestyles/life stages and technologies.</p>	
<p>POLICY H5 – ENSURING NEW DEVELOPMENT PROVIDES APPROPRIATE INFRASTRUCTURE</p> <p>Any additional infrastructure needs generated by proposed new development should be taken in to consideration before planning approval is granted. Approvals will be conditioned so that necessary infrastructure is in place at appropriate times in the phasing of the development.</p> <p>In particular, the following will be taken in to account when assessing proposals:</p> <ul style="list-style-type: none"> a) Site access and the need for any additional road capacity, including on the A5, and public transport provision; b) New infrastructure to ensure the development is accessible by foot and by cycle; c) Surface water drainage by using, where appropriate, Sustainable Drainage Systems (SuDS); and 	<p>Policy NW10 of the Core Strategy sets criteria for certain types of infrastructure. Policy H5 of the NDP identifies and adds more specific detail to this strategic policy and is in general conformity with NW10.</p> <p>There are no relevant saved Local Plan policies in relation to Policy H5.</p>

<p>d) The need for any additional capacity in local services such as health and schools.</p>	
<p>POLICY H6 – HOUSING MIX</p> <p>All residential proposals will be expected to contain a suitable mix and variety of house types to meet the changing demands and needs of a changing and ageing population. This provision should include a proportion of bungalows, subject to site size, location and character of the surrounding residential area.</p>	<p>There is no relevant Core Strategy policy to H6.</p> <p>Saved Local Plan policies HSG2 Affordable Housing and HSG5 Special Needs Accommodation have been taken into account to ensure Policy H6 of the NDP is in general conformity with these.</p>
<p>POLICY H7 - TRAFFIC AND TRANSPORT IN THE VILLAGE</p> <p>Proposals to reduce vehicular traffic, improve the flow of traffic through the village and improve the overall provision of car parking in and around the village will be supported.</p>	<p>Policy NW10 of the Core Strategy “Development Considerations” seeks to promote accessible and local community services; promote healthier lifestyles; encourage sustainable forms of transport; and provide proper vehicular access, sufficient car parking, and manoeuvring for vehicles in accordance with adopted standards. Policy H7 of the NDP supports all of these criteria and is in general conformity with Policy NW10.</p> <p>Saved Policy TPT3 - Access and Sustainable Travel and Transport of the 2006 Local Plan states:</p> <p>“Development will not be permitted unless its siting, layout and design makes provision for safe and convenient pedestrian and vehicular access and circulation, and maximises practicable opportunities for the use of sustainable means of travel and transport including walking, cycling, bus and train.” Policy H7 of the NDP is in general conformity with this policy.</p> <p>Saved Policy TPT6 – Vehicle Parking – seeks on-site parking of vehicles – Policy H7 is in general conformity with this policy.</p>

<p>POLICY H8 – PRESERVING AND ENHANCING LOCAL WILDLIFE AND HABITATS</p> <p>Designated wildlife sites will be protected in accordance with their importance. Where significant harm to a designated wildlife site cannot be avoided without adequate mitigation measures, or offsetting contributions agreed, planning permission may be refused.</p> <p>To secure a net gain in biodiversity development proposals affecting local wildlife and habitat should, where possible, seek to retain and enhance such sites. To achieve this, proposals will be assessed against the following:</p> <ul style="list-style-type: none">a) That any identified harm to a designated or non-designated natural environment asset can be suitably mitigated;b) That the proposal includes features that would lead to a net increase in biodiversity;c) That, where practicable, the proposal enhances and adds to ecological and habitat networks such as wildlife corridors and stepping stones;d) The creation of new habitats;	<p>Policy NW13 seeks to protect and enhance the natural environment. Policy NW16 seeks to maintain and enhance the network of Green Infrastructure. Policy H8 of the NDP supports these policies and is in general conformity.</p> <p>Policy NW15 sets policy for designated sites, habitats and biodiversity. Policy H8 of the NDP seeks to protect sites in accordance with their importance and is in general conformity with Policy NW15.</p> <p>Policy ENV4 of the saved Local Plan policies seeks to protect trees, woodlands and hedgerows.</p> <p>In protecting sites and habitats Policy H8 of the NDP is in general conformity with this policy.</p>
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<p>e) The protection and recovery of priority species and other species populations; and</p> <p>f) The inclusion of features to support particular species, such as bat boxes.</p>	
<p>POLICY H9 – HERITAGE ASSETS</p> <p>All new development proposals should seek to conserve and enhance heritage assets and particularly those listed in Table 2, and shown in Figure 11 by ensuring that:</p> <p>a) Where proposals affect these heritage assets directly or indirectly, the harm or loss is out-weighed by the public benefit of this harm or loss; and</p> <p>b) New development affecting a heritage asset should enhance and reinforce the local distinctiveness and historic character of the area and proposals should show clearly how the general character, scale, mass and layout of the site, building or extension fits in with or enhances the heritage asset.</p>	<p>Policy NW14 of the Core Strategy seeks to conserve and enhance the historic environment, including non-designated assets as identified in the Hartshill NDP. The approach used in the Hartshill NDP adds neighbourhood plan specific detail to strategic planning policy and is in general conformity.</p> <p>Saved Local Plan Policy ENV16 seeks to protect non-listed buildings of local historic value:</p> <p>“Development will not be permitted if it would result in the demolition, loss or disfigurement of buildings that are of demonstrable local townscape, architectural or historic interest, unless:</p> <p>The building or structure is no longer capable of beneficial use, and its fabric is beyond repair; or</p> <p>The proposed replacement or altered building or structure would be of equal or greater townscape and architectural quality than the existing; and</p> <p>The proposed development cannot practicably be adapted to retain any historic interest that the building or structure possesses.</p> <p>In the event that demolition is permitted, a condition may be imposed requiring the existing building or structure to be fully recorded.”</p> <p>The approach set out in NDP Policy H9 is in general conformity with ENV16.</p>

<p>Policy H10 – COMMUNITY INFRASTRUCTURE LEVY</p> <p>The Community Infrastructure Levy raised in the area will be used to bring forward the following proposals:</p> <ul style="list-style-type: none"> a) A dedicated Youth Club; b) Redevelopment of Hartshill Wharf; c) Sport development at Snow Hill; d) Leisure related activities on land next to Saria; and e) Bus shelters. 	<p>Policy NW22 of the Core Strategy sets high level policy for infrastructure.</p> <p>Policy H10 of the NDP is in general conformity with Policy NW22. It identifies locally specific detail for the neighbourhood plan area should funding become available. The policy has given local people an opportunity to shape future development.</p> <p>There are no Saved Local Plan policies of relevance.</p>
<p>POLICY H11 – PROTECTING LOCAL COMMUNITY FACILITIES</p> <p>The following community facilities will be enhanced and protected:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Royal Oak Public House, Oldbury Road <input type="checkbox"/> Stag and Pheasant Inn, Hartshill Green <input type="checkbox"/> Malt Shovel Inn, Hartshill Green <input type="checkbox"/> The Chase Inn, Coleshill Road 	<p>Policy NW20 of the Core Strategy seeks to avoid the loss of existing services or facilities that contribute to the functioning of a settlement. Such loss would only be permitted if the facility is replaced elsewhere, or that its loss would not harm the vitality of the settlement.</p> <p>Policy H11 of the NDP is in general conformity with this policy and identifies the sites and properties to which it should be applied.</p> <p>Policy COM3 seeks to safeguard educational establishments. Policy H11 of the NDP identifies the relevant sites in Hartshill. The policy is in general conformity.</p>

<ul style="list-style-type: none">❑ The Conservative Club (now The Members Club), Victoria Road❑ The current Society of Friends Meeting House, Castle Road❑ The Methodist Chapel, Grange Road❑ The Community Hub and Library, Church Road❑ Links Nursery and Daycare Centre, Victoria Road❑ Nathaniel Newton Infant School, Victoria Road❑ Michael Drayton Junior School, Church Road❑ Hartshill Academy Senior School and Sports Hall, Church Road❑ Linden Care Home, Grange Road❑ The Stables Care Home, Castle Road❑ The Post Office, Oldbury Road	
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<p>The development or change of use of the identified community facilities to non-community uses will not be supported unless the following can be demonstrated:</p> <ul style="list-style-type: none"> a. The proposal includes alternative provision, on a site within the area, of an equivalent or enhanced facility. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or b. Satisfactory evidence is produced that there is no longer a need for the community facility. 	
<p>POLICY H12 – HARTSHILL RETAIL CENTRE</p> <p>To support and enhance the vitality of Hartshill Retail Centre (82-102 Coleshill Road) proposals to improve and expand retail uses (Class A1 in the Use Classes Order) will be supported.</p> <p>Within Hartshill Retail Centre, when planning permission is required, the loss of existing retail units to non-retail uses will only be supported when clear evidence is available justifying the loss and change of use of the retail unit and that the loss of the retail unit will have no adverse impact on the retail choice and overall viability of Hartshill Retail Centre.</p>	<p>Policy NW20 of the Core Strategy seeks to avoid the loss of existing services or facilities that contribute to the functioning of a settlement. Such loss would only be permitted if the facility is replaced elsewhere, or that its loss would not harm the vitality of the settlement.</p> <p>Policy H12 of the NDP is in general conformity with this policy and identifies the area to which it should be applied. It does not undermine strategic policy focus of town centres being the priority for retail development.</p> <p>The identified retail centre is the same as that identified in the emerging Site Allocations Plan – Proposal NC1 – Neighbourhood Centres. This is not a conformity issue. The NDP should carry out this allocation task rather than the Site Allocations Plan.</p> <p>There are no relevant saved Local Plan policies.</p>

<p>POLICY H13 – HEALTH AND WELL-BEING</p> <p>To promote healthier lifestyles new development, where appropriate, should seek to incorporate the following:</p> <ul style="list-style-type: none">a. Design features that promote walking and cycling, such as suitable siting of buildings and pedestrian and cyclist access points, including public transport;b. Clear signage to the existing cycle and footpath network;c. Provision of new links to the cycle and footpath network when these are necessary to make the development accessible to non-car users;d. A holistic approach, including co-operation and active involvement of the parish council in creating links to key open spaces, green infrastructure; schools, community facilities and public transport; ande. Provision of suitable information on footpaths, cycleways and public transport within the site and their maintenance.	<p>Policy H13 of the NDP is in general conformity with Core Strategy NW10 – Development Considerations – and, in particular, its aim of promoting healthier lifestyles.</p> <p>There are no relevant saved Local Plan policies.</p>
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<p>To support the health and well-being of the local community the Old School site, Church Road in Hartshill is identified as a suitable site for a new health centre. Such provision could be made as part of the wider redevelopment of the site.</p>	
<p>POLICY H14 – LAND AT HARTSHILL QUARRY - SITE DEVELOPMENT FRAMEWORK</p> <p>The long-term development of the land at Hartshill Quarry (Figure 13) should take place in accordance with the following overall site development framework set out below:</p> <p>a) Prior to any development commencing the developer(s) of the site should agree a Development Brief/Study, with the Borough Council and Parish Council, to show how the development of the site will be delivered and be in accordance with the agreed Brief/Study. Part of the Brief/Study should set out the necessary infrastructure provision needed to support, or mitigate the impact of development on the site. This should consider increased demand, on the adjoining secondary, infant, junior and nursery schools will be addressed. Together with any other adverse impacts on the wider area</p>	<p>Policy H14 of the NDP sets a detailed non-strategic planning framework for land at Hartshill Quarry and is in general conformity and fully supports the following Core Strategy policies:</p> <ul style="list-style-type: none"> - NW2 Settlement Hierarchy. This seeks to permit development in or adjacent to Hartshill Local Service centre. Policy H14 in identifying land at Hartshill Quarry is in general conformity with NW2; - NW3 Housing Development. Policy H14 will support the strategic policy aim of 3,650 new homes 2011-2029. - NW4 Split of Housing Numbers. Policy H14 will help deliver the 400 new homes Hartshill/Ansley Common, whilst giving local people the important opportunity to shape that development. <p>Land at Hartshill Quarry is identified in the emerging Site Allocations Plan – site HAR3. In accordance with guidance in the NPPG, the Parish Council have discussed the relationship of this policy with the emerging policies in the NDP. Policy H14 is the result of those discussions and formal comments received from North Warwickshire Borough Council at the Regulation 14 consultation stage. As can be seen in the accompanying Consultation Statement similar meetings have been held with the landowners.</p> <p>Policy H14 has given local people an opportunity to shape future development one of the key features of neighbourhood planning.</p> <p>There are no relevant Local Plan saved policies.</p>

<p>that need to be mitigated. The Brief/Study should include timescales for the implementation of this infrastructure;</p> <p>b) There is a fully funded transport and highway plan in place allowing for full vehicular movement west/east through the site. This should incorporate detailed proposals for site access at the west (Church Road) and east (Mancetter Road) entrances to the site, an east-west distributor road using these two access points, access to the schools, car parking and public transport improvements;</p> <p>c) The development is encouraged to adopt a phased approach, such that new housing development is not concentrated solely at either east or west access point to the exclusion of the other;</p> <p>d) Before any development commences an agreed plan of measures and mitigations should be in place to ensure designated and non-designated habitats are preserved and enhanced. Where this is not possible for non-</p>	
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<p>designated habitats, their loss should be offset elsewhere within the site, or in a suitable location within Hartshill parish;</p> <p>e) A design palette should be in place and agreed with the local planning authority and Parish Council. This will cover, amongst other things, overall design style and range of materials;</p> <p>f) The network of footpaths across the site should be retained, expanded and enhanced;</p> <p>g) The development should seek the retention and enhancement of existing sport and recreation facilities;</p> <p>h) An approved plan of measures will be sought before development commences to deal with sewerage and drainage, including off-site impacts. This plan should be reviewed regularly, and remedial measures identified and undertaken as the development progresses; and</p> <p>i) A full archaeological survey should be undertaken, if necessary, prior to</p>	
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<p>any development commencing. This should identify features for preservation <i>in situ</i>, with suitable measures to aid their interpretation by residents and visitors, and features suitable for preservation off-site or for recording.</p>	
<p>POLICY H15 - LAND AT HARTSHILL QUARRY - DESIGN</p> <p>The development at Hartshill Quarry should be of good quality design. To ensure this is achieved development on the site should take account of site characteristics and surroundings and meet the following criteria:</p> <p>a) Layout design should create a sense and appearance of incremental growth. Each phase should be comprised of a layout of legible streets that inter-connect with previous and subsequent phases. Typical, suburban estate type layouts with “loops and lollipops” should be avoided;</p> <p>b) Individual properties should be sited so as to provide strong, active frontages and to take advantage of the best position on the site to maximise</p>	<p>Policy H15 of the NDP sets a detailed non-strategic planning framework for land at Hartshill Quarry and is in general conformity and fully supports the following Core Strategy policies:</p> <ul style="list-style-type: none"> - NW2 Settlement Hierarchy. This seeks to permit development in or adjacent to Hartshill Local Service centre. Policy H15 in identifying land at Hartshill Quarry is in general conformity with NW2; - NW3 Housing Development. Policy H15 will support the strategic policy aim of 3,650 new homes 2011-2029. - NW4 Split of Housing Numbers. Policy H15 will help deliver the 400 new homes Hartshill/Ansley Common, whilst giving local people the important opportunity to shape that development. <p>Land at Hartshill Quarry is identified in the emerging Site Allocations Plan – site HAR3. In accordance with guidance in the NPPG, the Parish Council have discussed the relationship of this policy with the emerging policies in the NDP. Policy H15 is the result of those discussions and formal comments received from North Warwickshire Borough Council at the Regulation 14 consultation stage. As can be seen in the accompanying Consultation Statement similar meetings have been held with the landowners.</p> <p>Policy H15 has given local people an opportunity to shape future development one of the key features of neighbourhood planning.</p> <p>This policy is also in general conformity with Core Strategy policies on development principle and design; and the saved Local Plan policies on design.</p>

<p>environmental benefits and create opportunities for natural surveillance;</p> <p>c) Scale and height should vary across the site – with a maximum of two storeys to be the norm – with “landmark” buildings, sometimes being larger, occupying key positions on the site;</p> <p>d) Individual house designs, materials and architectural detailing should vary across the site, but have a coherence within each phase, and be consistent with the design palette set as part of the site development framework see Policy H1(d) above;</p> <p>e) Landscaping should be an integral part of the design, should take account of, and preserve, existing features and green areas on the site. Streets should include street trees, and other landscape features, and street furniture that create</p>	
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<p>green, walkable, multi-use thoroughfares; and</p> <p>f) The design should provide easy access for all members of the community and create a network of streets and other routes that allows significant movement around the site. Strong links should be created with the existing surrounding communities so that the site is fully integrated into the village.</p>	
<p>POLICY H16 – LAND AT HARTSHILL QUARRY - ACCESS AND CAR PARKING</p> <p>Car parking should be provided at a suitable level for each phase of development. Each dwelling should have a minimum of two off-road car parking spaces so that on-street parking by residents of the Quarry site is kept to an absolute minimum.</p>	<p>Policy H16 of the NDP sets a detailed non-strategic planning framework for land at Hartshill Quarry and is in general conformity and fully supports the following Core Strategy policies:</p> <ul style="list-style-type: none"> - NW2 Settlement Hierarchy. This seeks to permit development in or adjacent to Hartshill Local Service centre. Policy H16 in identifying land at Hartshill Quarry is in general conformity with NW2; - NW3 Housing Development. Policy H16 will support the strategic policy aim of 3,650 new homes 2011-2029. - NW4 Split of Housing Numbers. Policy H16 will help deliver the 400 new homes Hartshill/Ansley Common, whilst giving local people the important opportunity to shape that development. <p>Land at Hartshill Quarry is identified in the emerging Site Allocations Plan – site HAR3. In accordance with guidance in the NPPG, the Parish Council have discussed the relationship of this policy with the emerging policies in the NDP. Policy H16 is the result of those discussions and formal comments received from North Warwickshire Borough Council at the Regulation 14 consultation stage. As can be seen in the accompanying Consultation Statement similar meetings have been held with the landowners.</p>

	<p>Policy H16 has given local people an opportunity to shape future development one of the key features of neighbourhood planning.</p> <p>Policy H16 is also in general conformity with the Core Strategy transport policies and relevant Local Plan saved policies on these matters.</p>
<p>POLICY H17 – LAND AT HARTSHILL QUARRY - OPEN SPACES AND GREEN INFRASTRUCTURE</p> <p>Development of the Quarry site should take in to account the existing green infrastructure network on the site. In particular, where possible, the following should be incorporated in to the development of the site:</p> <ul style="list-style-type: none"> a) Inter-connecting networks of green infrastructure to act as wildlife corridors, footpaths, cycle and bridle routes; b) Preservation and enhancement of existing recreation and open spaces; c) Creation of a network of new, inter-connecting open spaces, including play areas. Play areas should have good natural surveillance and be within easily accessible distances by foot; and d) Use of the existing green infrastructure to provide screening 	<p>Policy H17 of the NDP sets a detailed non-strategic planning framework for land at Hartshill Quarry and is in general conformity and fully supports the following Core Strategy policies:</p> <ul style="list-style-type: none"> - NW2 Settlement Hierarchy. This seeks to permit development in or adjacent to Hartshill Local Service centre. Policy H15 in identifying land at Hartshill Quarry is in general conformity with NW2; - NW3 Housing Development. Policy H17 will support the strategic policy aim of 3,650 new homes 2011-2029. - NW4 Split of Housing Numbers. Policy H17 will help deliver the 400 new homes Hartshill/Ansley Common, whilst giving local people the important opportunity to shape that development. <p>Land at Hartshill Quarry is identified in the emerging Site Allocations Plan – site HAR3. In accordance with guidance in the NPPG, the Parish Council have discussed the relationship of this policy with the emerging policies in the NDP. Policy H17 is the result of those discussions and formal comments received from North Warwickshire Borough Council at the Regulation 14 consultation stage. As can be seen in the accompanying Consultation Statement similar meetings have been held with the landowners.</p> <p>Policy H17 has given local people an opportunity to shape future development one of the key features of neighbourhood planning.</p> <p>Policy H17 is also in general conformity with the Core Strategy natural environment and green infrastructure policies and relevant Local Plan saved policies on these matters.</p>

<p>opportunities between new development and existing communities and retention of the open space that protect the setting and views of the parish church.</p>	
<p>POLICY H18 – LAND AT HARTSHILL QUARRY – INTEGRATING WITH AND ENHANCING THE VITALITY OF THE WIDER AREA</p> <p>To ensure that the development of Hartshill Quarry is fully integrated and plays a full role in enhancing the vitality of Hartshill village the development should meet the following:</p> <ul style="list-style-type: none"> a) Use existing, or create new links to the surrounding community and adjoining development phases; b) Include measures such as cycleways, footpaths, bus routes and clear signage to promote the use of local services and facilities including the community centre, churches, shops, schools and pubs; and a) Include appropriate infrastructure for electronic communications networks, including 	<p>Policy H18 of the NDP sets a detailed non-strategic planning framework for land at Hartshill Quarry and is in general conformity and fully supports the following Core Strategy policies:</p> <ul style="list-style-type: none"> - NW2 Settlement Hierarchy. This seeks to permit development in or adjacent to Hartshill Local Service centre. Policy H15 in identifying land at Hartshill Quarry is in general conformity with NW2; - NW3 Housing Development. Policy H18 will support the strategic policy aim of 3,650 new homes 2011-2029. - NW4 Split of Housing Numbers. Policy H18 will help deliver the 400 new homes Hartshill/Ansley Common, whilst giving local people the important opportunity to shape that development. <p>Land at Hartshill Quarry is identified in the emerging Site Allocations Plan – site HAR3. In accordance with guidance in the NPPG, the Parish Council have discussed the relationship of this policy with the emerging policies in the NDP. Policy H18 is the result of those discussions and formal comments received from North Warwickshire Borough Council at the Regulation 14 consultation stage. As can be seen in the accompanying Consultation Statement similar meetings have been held with the landowners.</p> <p>Policy H18 has given local people an opportunity to shape future development one of the key features of neighbourhood planning.</p>

telecommunications and high speed broadband.	
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Be Compatible with EU Obligations

The Submission NDP is fully compatible with EU Obligations.

The NDP has been subjected to an SEA Screening Assessment undertaken by North Warwickshire Borough. This concluded that a full Strategic Environmental Assessment (Environmental Report) and Habitat Regulations Assessment was not required.

The Submission NDP is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” The Group Parish Council has developed the policies and proposals within the Plan in full consultation with the

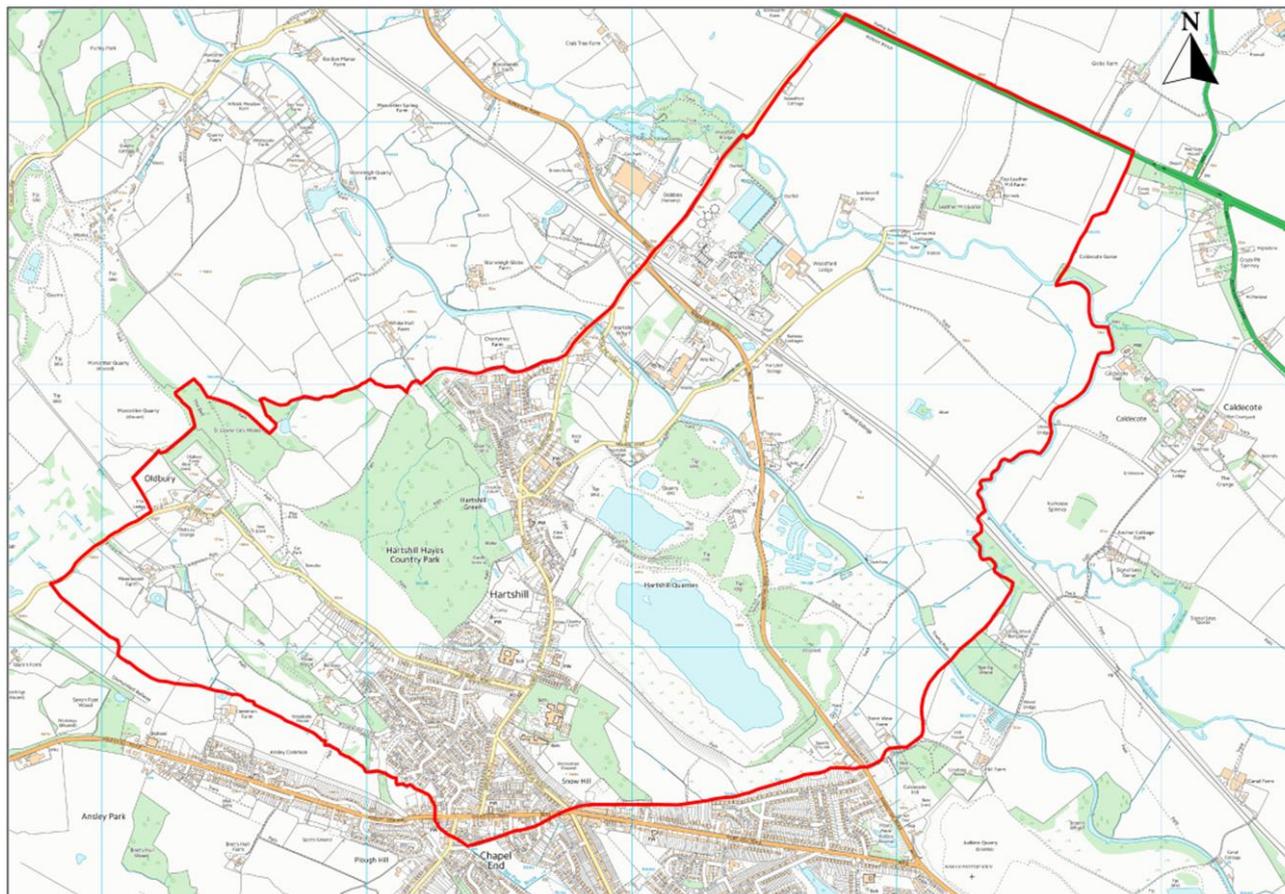
Hartshill Regulation 16 Submission Neighbourhood Development Plan – Basic Conditions Statement, April 2016

community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

Hartshill Regulation 16 Submission Neighbourhood Development Plan Environmental Report

April 2016

Map 1 Hartshill Designated Neighbourhood Area © Crown copyright and database rights [2015] Ordnance Survey 100055940
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1.0 Introduction and Background

- 1.1 This Environmental Report has been prepared to accompany the Regulation 16 Submission Draft of the Hartshill Neighbourhood Development Plan (NDP). This Environmental Report should be read alongside the Regulation 16 Submission Plan, the Basic Condition Statement and Environmental Report.
- 1.2 This Environmental Report has been prepared in accordance with The Neighbourhood Planning (General) Amendment Regulations 2015 (SI 2015 No. 20) that state:

“(e) (i) an environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004(a); or

(ii) where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination.”

- 1.3 This report sets out how North Warwickshire Borough Council and the three statutory bodies English Nature, Environment Agency and Historic England do not consider the Hartshill NDP to have any significant environmental effects and, accordingly, the plan does not require an environmental assessment.

2.0 Strategic Environmental Assessment Screening

2.1 North Warwickshire Borough Council contacted the three statutory bodies on the contents of the Hartshill NDP on 20th August 2015.

2.2 The responses of the three bodies are included at Appendix 1.

2.3 Historic England, based on the Draft Plan received, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations, stated that:

“a Strategic Environmental Assessment is currently unlikely to be necessary”

2.4 Natural England (NE) commented:

“on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.”

2.5 NE also noted the plan area did not affect any of the following:

- SSSI
- SAC
- SPA
- Ramsar Site
- National Park
- AONB
- Coast Heritage

2.6 The Environment Agency responded that the plan did not require its own appraisal and that land at Hartshill Quarry had already previously been assessed as part of the Site Allocations Plan.

2.7 Based on these responses and their own assessments North Warwickshire Borough Council concluded in October 2015 that the Hartshill NDP was unlikely to have significant environmental effects and did not require further Strategic Environmental Assessment.

2.8 The Regulation 14 plan was placed on consultation from 26th October 2015 to 7th December 2015. Historic England and Natural England responded to this consultation in a generally

supportive way. They did not identify anything that their views expressed in August/September 2015 on the SEA had changed (Appendix 2)

Appendix 1 – Response of Statutory Bodies

Ms Sue Wilson
North Warwickshire Borough Council
Planning Department
PO Box 6
Atherstone
Warwickshire
CV9 1BG

Our ref: UT/2009/106364/SE-03/SC1-L01

Your ref:

Date: 16 September 2015

Dear Ms Wilson

SEA Screening request for Hartshill Neighbourhood Plan

Thank you for your email which was received on 20 August 2015.

We do not consider that this plan requires support of its own Sustainability Appraisal as the sites proposed with in it have been previously assessed as part of the Site Allocations process.

We refer you to our letter dated: 20 August 2014 (UT/2009/106364/SL-02/P01-L01) which addresses these issues.

If you have any queries, please do not hesitate to contact us.

Yours sincerely

Ms Noreen Nargas
Planning Advisor

Direct dial 01543 404970

Direct fax 01543 444161

Direct e-mail noreen.nargas1@environment-agency.gov.uk

Ms Susan Wilson

Our ref: 1498

Forward Planning and Economic Strategy

Your ref:

North Warwickshire District Council

The Council House

Telephone

South Street

0121

Atherstone

6256887

Warwickshire

CV9 1DE

25 August 2015

Dear Ms Wilson

HARTSHILL DRAFT NEIGHBOURHOOD PLAN SEA/HRA CONSULTATION

Thank you for the above consultation.

For the purposes of consultations on SEA, Historic England confines its advice to the question, "Is the Plan or proposal likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied by the LPA in their consultation to us.

On the basis of the information supplied, including that set out in the draft plan, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England are of the opinion that the preparation of a Strategic Environmental Assessment is currently unlikely to be necessary.

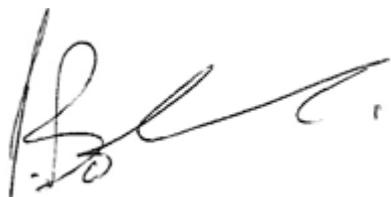
The views of the other statutory consultation bodies should be taken into account before

the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <http://www.english-heritage.org.uk/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/>.

As regards the HRA Assessment English Heritage does not wish to comment in detail and would defer to Natural England and other statutory consultees.

I hope this is helpful.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Boland', with a stylized flourish extending to the right.

Pete Boland

Historic Places Adviser

E-mail: peter.boland@HistoricEngland.org.uk

Date: 11 September 2015
Our ref: 163536
Your ref: Hartshill Neighbourhood Plan



SusanWilson@NorthWarks.gov.uk

BY EMAIL ONLY

Hombeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6JC

T 0300 060 3900

Planning consultation: Hartshill Neighbourhood Plan

Thank you for your consultation on the above dated 20 August 2015.

Strategic Environmental Assessment / Sustainability Appraisal

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

We have checked our records and based on the information provided, we can confirm that the development plan will not be in, adjacent to or in close proximity to the following site designations:

Site of Special Scientific Interest (SSSI)
Special Area of Conservation (SAC),
Special Protection Area (SPA)
Ramsar Site
National Park
Area of Outstanding Natural Beauty
Coast Heritage

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Page 1 of 2



Natural England is accredited to the Cabinet Office Service Excellence Standard

Yours faithfully

Stephanie Jones
Sustainable Development Team – South Mercia

Appendix 2 – Statutory Bodies Response on Regulation 14 Consultation



Hartshill Parish Council

Our ref: 1557

PO Box 5036

Your ref:

Nuneaton

CV11 9FN

Telephone

0121

6256887

01 December 2015

Dear Sirs

HARTSHILL DRAFT NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION

Thank you for the invitation to comment on the draft Neighbourhood Plan.

Historic England is supportive of the content of the document and we applaud the comprehensive approach taken to the historic and natural environment and the wide range of clearly justified policies that are clearly focused upon “constructive conservation”. We are particularly pleased to see the emphasis on design and local distinctiveness including non-designated heritage assets and the recognition that highly locally significant green spaces should be protected.

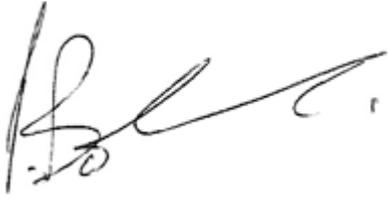
We do have a minor comment in relation to Policy H18 Heritage Assets where we would suggest, in line with the NPPF, that all heritage assets should be conserved in a manner proportionate to their significance. The first sentence of the policy might, therefore, usefully be amended to read:

"All new development proposals.....the need to conserve and enhance heritage assets and particularly those listed in Table 2....."

Beyond these observations we have no other substantive comments to make and overall Historic England considers that the Hartshill Draft Neighbourhood Plan is a well-considered, concise and fit for purpose document that takes a suitably proportionate approach and constitutes a very good example of community led planning.

I hope this is helpful.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Pete Boland', with a date '12/0' written below the first part of the signature.

Pete Boland

Historic Places Adviser

E-mail: peter.boland@HistoricEngland.org.uk

Date: 07 December 2015
Our ref: 169271
Your ref: Regulation 14 Hartshill Neighbourhood Plan



Hombeam House
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CW1 6JC

T 0300 060 3900

hartshillparishcouncil@gmail.com

BY EMAIL ONLY

Planning consultation: Hartshill Neighbourhood Development Plan
Location: Hartshill, Warwickshire

Thank you for your consultation on the above received by Natural England on 20 October 2015.

Introduction

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 be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required.

Natural England generally welcomes the draft neighbourhood plan which sets out policies that will guide the future sustainable development of Hartshill.

We would also like to take this opportunity to welcome the following policies (and have provided advice/supporting information where appropriate):

Policy H6

Natural England is generally supportive of open space policies as part of a wider Green Infrastructure approach. The incorporation of high quality, sustainable and multifunctional greenspace within built development can provide a range of economic, environmental and social benefits and is fundamental to the creation of sustainable communities.

Green infrastructure (GI) can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. GI can improve connectivity to other green spaces, provide opportunities for recreation, promote sustainable transport and enhance landscape character.

Natural England encourages GI that has been designed in response to the existing landscape features and aims to deliver biodiversity enhancement through the creation of new habitats that contribute to local biodiversity priorities identified in the local Biodiversity Action Plan.

GI can be designed to maximise the benefits needed for this development. Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England [Green Infrastructure web pages](#).

Policy H9

We note there are areas of Ancient Woodland within the plan area including land noted in this policy Hartshill Hayes. Section 118 of the [National Planning Policy Framework](#) states that:

“planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss”.

Policy H11

Natural England encourages landscape enhancement policies and proposals in Local Plans, including criteria based policies on *appropriate design* and *securing enhancement* to the landscape from development proposals.

We suggest consideration is given to including a reference within the supporting text for the policy to the Town and Country Planning Association’s ‘By Design’ series of guidance for sustainable communities, Climate Change Adaptation by Design and Biodiversity by Design are particularly relevant.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

<http://www.naturalengland.org.uk/publications/nca/default.aspx>

Policy H17

Natural England is very pleased to see this policy included in this Neighbourhood Plan. We advise the wording in policy H17 be strengthened to include the wording *existing habitat retained and enhanced where possible* with the supporting text amended accordingly. This will ensure new development is guided as per the duties placed upon (LPA) under the *Natural Environment and Rural Communities Act 2006* and the *National Planning Policy Framework* (paragraph 118).

General support available for Neighbourhood Plans

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 available at: <http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: <http://www.nbn-nfbr.org.uk/nfbr.php>

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the *Natural Environment and Rural Communities Act 2006*, Natural England should be consulted again at consultations@naturalengland.org.uk

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

Stephanie Jones
Sustainable Development Team – South Mercia