

**To: The Deputy Leader and Members of the
Planning and Development Board**

**(Councillors Simpson, Reilly, Bell, L Dirveiks,
Henney, Humphreys, Jarvis, Jenns, Jones,
Morson, Moss, Phillips, Smitten, Sweet and
A Wright)**

For the information of other Members of the Council

This document can be made available in large print and electronic accessible formats if requested.

For general enquiries please contact David Harris, Democratic Services Manager, on 01827 719222 or via e-mail - davidharris@northwarks.gov.uk.

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

PLANNING AND DEVELOPMENT BOARD AGENDA

8 AUGUST 2016

The Planning and Development Board will meet in The Council Chamber, The Council House, South Street, Atherstone, Warwickshire CV9 1DE on Monday 8 August 2016 at 6.30 pm.

AGENDA

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

**ITEMS FOR DISCUSSION AND DECISION
(WHITE PAPERS)**

- 4 **Planning Applications** – Report of the Head of Development Control.

Summary

Town and Country Planning Act 1990 – applications presented for determination

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

- 5 **HS2 – Planning Applications** – Report of the Head of Development Control.

Summary

The report sets out the consequences of the Council becoming a Qualifying Authority in respect of planning applications submitted consequential to the construction of the HS2 railway line.

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

- 6 **The North Warwickshire and Nuneaton and Bedworth Building Control Partnership** – Report of the Head of Development Control.

Summary

Last year the Council agreed to continue its partnership working with the Nuneaton and Bedworth Borough Council's in providing a Building Control service. That Agreement expires in October this year.

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

- 7 **Submission of Coleshill Neighbourhood Plan for public consultation** – Report of the Assistant Chief Executive and Solicitor to the Council.

Summary

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

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

- 8 **Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April - June 2016**– Report of the Chief Executive and the Deputy Chief Executive.

Summary

This report informs Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to June 2016.

The Contact Officer for this report is Robert Beggs (719238).

JERRY HUTCHINSON
Chief Executive

Agenda Item No 5

Planning and Development Board

8 August 2016

**Report of the
Head of Development Control**

HS2 – Planning Applications

1 Summary

- 1.1 The report sets out the consequences of the Council becoming a Qualifying Authority in respect of planning applications submitted consequential to the construction of the HS2 railway line.

Recommendation to the Board

That the report be noted and that Parish and Town Councils be notified of the consequences of the Borough Council's status as a Qualifying Authority in respect of the forthcoming planning applications for the consequential structures of the HS2 development.

2 Background

a) Procedures

The Executive Board recommended that the Borough Council become a qualifying Authority for the purposes of the planning application process involving the construction of HS2. At its meeting on 29th June, Council endorsed this recommendation.

Once it is enacted the HS2 Hybrid Bill will grant planning permission for the construction of this railway line. However by becoming a Qualifying Authority, the Borough Council will be able to issue consequential planning permissions in respect of the detailed design and appearance of the structures and other elements of the railway line. These would include buildings; cuttings, embankments, bridges, viaducts and fences etc. It does not extend to "borrow pits" and waste disposal sites which are the responsibility of the County Council as Waste Planning Authority.

There are two particular planning matters that arise as a consequence of the Council acting as a Qualifying Authority. The first is that our remit in dealing with the planning applications for these structures is limited. Our consideration of the proposals is limited to preserving the local environment or local amenity; reducing the prejudicial effects on road safety grounds or the free flow of traffic locally and to heritage impacts.

The second matter is that all these applications will have to be determined within eight weeks. If they are not, then permission is granted by default. In order to meet these timescales, Council has agreed that delegated authority be given to the Assistant Chief Executive and Solicitor to the Council together with the Head of Development Control, but in consultation with the Planning and Development Board's Chairman, Vice-Chairman, the Opposition Spokesperson and the relevant Ward Members. This may involve calling a meeting of these Members at short notice.

Given these timescales it is very important that affected communities are made aware of this procedure – particularly the eight week period. It is recommended that Parish and Town Councils are made aware of this immediately.

HS2 representatives have agreed with affected Local Planning Authorities that pre-application discussion is important in this process. It is recommended that these discussions take place at an early stage and if necessary involve Parish Council representatives. This might be via meetings or through public consultation events.

b) Resourcing

HS2 has proposed that the Council will either be reimbursed for the cost of dealing with the additional workload resulting from these applications by way of either payment of application fees, or the funding of temporary posts within the Council. Discussions on this matter are still on-going. At the present time HS2 has indicated informally that the Borough Council will be receiving around 164 applications. These would be spread over a number of years but the early indications are that the first would be received in the Spring of 2017. The phasing would be around 32 in 2017; 87 in 2018, 24 in 2019 and the remainder in 2020 and beyond. It will be no surprise that the first applications will be those affecting the Delta Interchange (Water Orton and Coleshill).

3 Report Implications

3.1 Financial and Value for Money Implications

3.1.1 Additional resources for the handling these applications is yet to be decided.

3.2 Environmental and Sustainability Implications

3.2.1 Environmental issues are one of the area where the Council can have an influence.

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

Agenda Item No 6

Planning and Development Board

8 August 2016

**Report of the
Head of Development Control**

**The North Warwickshire and
Nuneaton and Bedworth Building
Control Partnership**

1 Summary

- 1.1 Last year the Council agreed to continue its partnership working with the Nuneaton and Bedworth Borough Council's in providing a Building Control service. That Agreement expires in October this year.

Recommendation to the Board

That the Borough Council renews its membership of the Partnership and that the Agreement be extended for a further three years.

2 Background

- 2.1 This Partnership was set up in 2008 between the two Councils as a direct consequence of the capacity issues which our respective Authorities were experiencing in retaining staff because of the impact of Approved Inspectors being in direct competition. It was renewed in 2012 and again in 2015.

3 Observations

- 3.1 The last renewal was for a period of only twelve months because of the volatility of the construction industry and the impact of the loss of staff. The Council wished to keep other options open. However there has now been steady progress over the last few months with additional staff working in the service and new fees having been introduced. Business is improving and with the anticipated growth expected in the next few years, the future of the service is more optimistic than this time last year.
- 3.2 In these circumstances it is therefore recommended that the Agreement be extended for a further three years in order to provide some stability.
- 3.3 The Council has a statutory duty in respect of this service and thus there is no alternative but to extend the Agreement even for a shorter period, if the Council is to consider other options.

4 Report Implications

4.1 Finance and Value for Money Implications

4.1.1 The cost of the Partnership has fluctuated over the years due to market pressures and the time needed to implement actions to reduce costs. The annual contribution has ranged between £16,459 and £86,630, however the average annual cost equates to £54,823. The budget this year for North Warwickshire's share of the Partnership is £50,000 which should be sufficient if current forecasts continue.

4.1.2 If the Borough wished to opt out and set up its own service, it is anticipated that two building control officers would be required together with some clerical support. Costs on areas such as IT, telephones and travel would also be expected. In total expenditure in the region of £121,000 per annum is estimated. Adjusting the income in the Partnership to reflect North Warwickshire's potential share would suggest an income of around £89,000 giving a projected net cost of around £32,000. This does not include accommodation costs, management support or other overheads. However this option leaves the Council with the risks attached to being able to successfully recruit and retain building control staff and to income fluctuations.

4.2 Legal and Human Rights Implications

4.2.1 If the Council decides to provide an independent service it would have to meet statutory requirements under the Building Regulations as well as inspecting Dangerous Structures.

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

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

Agenda Item No 7

Planning and Development Board

8 August 2016

Report of the Assistant Chief Executive and Solicitor to the Council

Submission of Coleshill Neighbourhood Plan for public consultation

1 Summary

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

Recommendation to the Board

That the Coleshill Neighbourhood Plan be circulated for a 6 week public consultation.

2 Consultation

- 2.1 Councillors Farrell, Ferro, Ingram and Jones have been sent an advanced copy of this report for comment. Any comments received will be reported verbally at the meeting.

3 Background

- 3.1 The Localism Act 2011 introduced a mechanism for local communities to produce neighbourhood plans. Once a neighbourhood plan is 'made' it becomes part of the statutory development plan for that area and will be used, alongside local and national planning policy and guidance, to determine planning applications.

4 Coleshill

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

- whether the Town Council or Neighbourhood Forum is authorised to act
- whether the proposal and accompanying documents
 - a. comply with the rules for submission to the Council

- b. meet the 'definition of an Neighbourhood Plan ' and
- c. meet the 'scope of Neighbourhood Plan provisions'
- whether the Town Council or Neighbourhood Forum has undertaken the correct procedures in relation to consultation and publicity (see 'pre submission consultation by the Town Council or Neighbourhood Forum)

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

4.3 Coleshill Town Council applied to North Warwickshire Borough Council for designation of a Neighbourhood Plan Area and the designation was approved at Full Council on 26th June 2013.

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

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

4.6 The Town Council undertook the statutory minimum 6 week consultation/publicity period associated with their draft Neighbourhood Plan and this ended on 20th January 2016. They have now formally submitted the Plan to the Borough Council for its consideration and progression to Examination.

5 Finance and Value for Money Implications

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

6 Legal and Human Rights Implications

6.1 The process conforms to the legal requirements for Neighbourhood Plans

7 Human Resources Implications

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

8 Environmental and Sustainability Implications

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

9 Links to Council's Priorities

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

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

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

Background Papers

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

Background Paper No	Author	Nature of Background Paper	Date
1	Coleshill Neighbourhood Plan Steering Group	Coleshill Neighbourhood Plan	2016
2	Coleshill Neighbourhood Plan Steering Group	Basic Conditions Statement	July 2016
3	Coleshill Neighbourhood Plan Steering Group	Consultation Statement	2016



Coleshill
Neighbourhood
Plan

**SHAPING THE FUTURE OF COLESHILL
2015-2030**



FOREWORD

BY CHAIRMAN BILL RICHARDS

This document is Coleshill's first Neighbourhood Plan. It reflects the opinions of the people of Coleshill and sets out proposals to safeguard the future of our town. For the first time in Coleshill's history, residents will have had a real opportunity to guide the planning and development of the environment in which they live.

In 1207, the Town of Coleshill received a Royal Charter from King John. This gave authority for regular markets to be held in the parish. In September 2007 Coleshill residents and friends enjoyed a wonderful day of medieval celebration on the Croft to mark the 800th anniversary of that award.

Moving ahead to 2014, North Warwickshire - our planning authority - adopted a Core Strategy which set out planning policies for the next fifteen years. In that paper Coleshill is described as a 'Market Town in the Green Belt'. So, eight centuries after receiving its charter Coleshill is still recognisable as that same market town within clear historical boundaries.

National and local regulations do allow local residents to comment on planning applications where they live. However, it has always been much more difficult for communities to affect and direct broader policies of planning within their own locality. For the first time, the Localism Act 2011 gives local people an opportunity to have a real influence in shaping the place where they live and work for the next fifteen years. The decision to create a Coleshill Neighbourhood Plan was made precisely for that reason. It incorporates details of the type of development people would like to see in the town - and also which features and services should be protected.

Coleshill's Neighbourhood Plan has been constructed from the evidence base provided by local people when completing their questionnaires. The Steering Group's task has been to identify and include your proposals in a strategy, which will allow our community to develop in an individual and sustainable way.

Our surveys have shown that people like living in Coleshill because it does have a friendly atmosphere and unique identity - and they really want to retain that 'community feeling'. The Royal Charter will have its 900th anniversary in 2107. When that time arrives, let us hope that this and subsequent Neighbourhood Plans will have helped to protect Coleshill's historical boundaries and ensured that Coleshill is still recognisable as a 'Market Town in the Green Belt'.

**Bill Richards,
Chairman
Coleshill Neighbourhood Plan Steering Group**



CONTENT

COLESHILL NEIGHBOURHOOD PLAN

- 2) Foreword by Bill Richards
- 3) Content
- 5) User Guide
- 6) Timeline (Moments in Coleshill's History)
- 7) Introduction: a note from the Steering Group
- 8) Our Town: a brief introduction
- 10) Coleshill: the character of the town
- 16) Précis

- 17) Housing Section: our main issues and areas of focus**
- 18) HNP1: Support the minimum 275 new dwellings for the town as approved in the NWBC Core Strategy
- 22) HNP2: Integrate new housing into Coleshill
- 23) HNP3: Provide a greater range of social & shared ownership housing

- 24) Economy: our main issues and areas of focus**
- Town Centre Local Economy**
- 26) TCLENP1: Support Coleshill town centre
- 27) TCLENP2: Keep the traditional style and scale of shop fronts whilst allowing some flexibility in materials.
- 28) TCLENP3: Support a regular market day within the town, supporting the current localised markets, with an emphasis on the promotion of local producers and goods
- 28) TCLENP4: Support any plans for the conversion of upper floors of retail units into residential usage
- 29) TCLENP5: Seek and support the preservation and enhancement of public transport services from nearby towns and villages (covered in Transport section)

- 30) Economy: Industrial & Commercial Local Economy- Employment and Businesses within Coleshill.**
- 31) ICLENP1: Identify new employment opportunities and protect existing jobs
- 32) ICLENP2: Support the current Industrial Area
- 33) ICLENP3: Review of the office accommodation available against local need

CONTENT

COLESHILL NEIGHBOURHOOD PLAN

- 34) **Transport : our main issues and areas of focus Transport and Pedestrian Movement**
- 35) TPMNP1: Improving safety and reducing congestion formed on the High Street and crossroads.
- 36) TPMNP2: Improve parking facilities and regulations to support viability of Town Centre
- 37) TPMNP3: Improve pedestrian access and safety to/through High Street and new housing developments
- 37) TPMNP4: Improve vehicle movement across and in vicinity of Cole End Bridge
- 40) Environment: our main issues and areas of focus**
- 41) ENP1: Preservation of existing Conservation Area
- 42) ENP2: Preservation of Existing Green Open Spaces
- 47) ENP3: Creation of Cycle Parking Facilities and New Cycle Paths
- 48) ENP4: Preservation and Enhancement of Public Footpaths
- 49) ENP5: Land to be Reserved for Extension of Cemetery
- 50) ENP6: Preserve Current Flood Prevention Measures
- 51) ENP7: Support enhancements to Coleshill Memorial Park
- 52) ENP8: Replanting of the Coleshill corridor with natural woodland to enhance the natural buffer between the town and the national road network
- 52) ENP9: Protection of Views into Coleshill
- 53) HS2 Coleshill Corridor**
- 54) CIL: Community Infrastructure Levy**
- 55) Summary**
- 59) Photo Credits**
- 61) Final Statement**

The History of Coleshill Town Hall

Coleshill Town Hall was completed on 28th November 1925 by John Sumner and officially opened by newspaper magnate Sir Edward Iliffe MP on 17 June 1926. The hall was established partly from public subscription and had trusts in place to ensure its use for community purposes throughout its 20th century life.

The hall was used by the local magistrates, sitting for Petty Sessions. The magistrates had summary justice at their disposal, should they deem an offence not serious enough to refer to a higher court. Typically it would be applied in cases of drunkenness or vagrancy.

USERS GUIDE

COLESHILL NEIGHBOURHOOD PLAN

Key

We have tried to make Coleshill's Neighbourhood Plan as user friendly as possible. Quotes, facts and additional information have been colour coded as follows:



Have Your Say! Quotes taken directly from our questionnaires



Facts and historical information about Coleshill



Statistical information from the questionnaire responses



Supporting information from external bodies such as NWBC



Additional explanation from the steering group to support some proposals

Glossary

NWBC: North Warwickshire Borough Council

CNPSG: Coleshill Neighbourhood Plan Steering Group

NPQ: Neighbourhood Plan Questionnaire

CIL: Community Infrastructure Levy

CNPQ: Coleshill Neighbourhood Plan Questionnaire

WCC: Warwickshire County Council

NPPF: National Planning Policy Framework

Coleshill Neighbourhood Plan Steering Group.

Chairman: Bill Richards

Members: Derek Axe, Barry Gascoigne, Maureen Gascoigne, John Hoyle, David Simkin, Mike Walpole, Kirsteen Wootton.

Coleshill Town Cllr. Adam Richardson.

Administrator: Zoe Hillcox (Deputy Town Clerk, Coleshill) Kate Shtrezi

Town Planning Adviser: Dominic Moore (Ascension Planning)

Special thanks: Lorraine Fox (Meridian Travel), Stuart Tait (formerly Coleshill School), Richard Harwood and the Coleshill Post.

Contributions from: Cllr. Harry Taylor and Cllr. John Truman

TIMELINE

COLESHILL NEIGHBOURHOOD PLAN

Moments in Coleshill's History

BC Iron age community established

AD Roman Fort and temple on Grimstock Hill

1086 Domesday Book describes Coleshill as a Royal manor

1207 Royal market charter

1340 Parish Church now a substantial building on Church Hill

1520 Coleshill Grammar School founded

1600 Coleshill has a stone bridge over the River Cole

1743 Coleshill to Lichfield Turnpike opened

18th Century now a fashionable Georgian market town and stagecoach stop

19th Century railway by-passes Coleshill

1911 Population 2886

1950s Residential and industrial estate expansion

1969 Town Centre Conservation area established and expanded in 1980

1993 Power station closed and replaced with Hams Hall distribution centre

2003 M6(T) opened

2007 Coleshill Parkway station opened

2011 Population 6481 and 3019 dwellings

INTRODUCTION

A NOTE FROM THE STEERING GROUP

The Localism Act 2011 gave local authorities the option to develop a Neighbourhood Plan (NP). In 2012 the Government published a new National Planning Policy Framework (NPPF) which set out planning policies for NPs to follow. The Plan must reflect the views of the local community and will only be registered when it has passed public consultation and independent inspection. More importantly, a local referendum will be held and all people on Coleshill's electoral roll will be invited to vote.

Coleshill Town Council decided to accept this challenge and in 2012 a community wide steering group was established under the Chairmanship of Cllr. Bill Richards.

In 2013 leaflets and posters promoting a Coleshill NP were published and, in July 2013, questionnaires were delivered to every household and an on-line 'Survey Monkey' was made available. During June 2013 an exhibition was held in the town hall and an open invitation extended to all residents. The finale was a town-wide tour of an open-topped bus complete with members of the town band to promote the completion of the published questionnaire.

In 2015 the questionnaires were collated with the support of 'Ascension Planning,' paid for by Government grant. During 2015 and in liaison with NWBC, several drafts were produced before the publication of a consultation report within the pages of the local 'Coleshill Post' during November. This four-page insert invited residents to make comments on the key findings of the plan to date. In this way the NP does reflect the wishes of the people of the town and seeks to support a strong and healthy community with a planned longer-term housing policy and an appropriate level of local service support.

This is Coleshill's first NP. Following the approval of residents, it hopes to guide development here for some 15 years, subject to review when circumstances change.

OUR TOWN

A BRIEF INTRODUCTION

Coleshill is an Iron Age and Roman settlement at the heart of England, eight miles east of Birmingham city centre as the crow flies.

By the time of the Domesday Survey of 1086, the Manor of Coleshill was substantial. In 1207 the town received a charter from King John which granted market town status, probably recognition of significant economic activity already taking place in the village.

It runs north to south along the lines of its original medieval layout, separated from the West Midland conurbation on its west and north sides by a green corridor in which runs the River Cole, a band of meadowland, three motorways and part of the projected route for HS2.

To the east is the River Blythe and the North Warwickshire green belt.

Nearby, further north, lies Hams Hall, a national rail freight terminal and distribution park. Birmingham International Airport and the National Exhibition Centre lie to the south.

Architecturally, and despite the efforts of 1960s town planners, Coleshill still displays a variety of buildings which vary greatly in type, size and age. The centre is dominated by Georgian townhouses and a fine medieval church.

This historic inheritance is reflected in the many listed buildings and in the two conservation areas with the town boundaries.

Coleshill is still recognisable as a 'greenbelt market town' in the local plan: the High Street continues to service the locality with a range of small shops, businesses, a number of public houses, public and private sector service facilities, and two hotels.

The conservation area forms a small historic enclave within a larger linear settlement of mostly mid to late 20th century housing development - part of Birmingham's post-war overspill. To the north of the river at Cole End and Grimstock Hill, housing is accompanied by a large industrial estate.

2011 Census

Coleshill has 6481 residents and 3019 dwellings

Church Hill
Farmers'
Market





Coleshill in relation to North Warwickshire and the rest of the UK

COLESHILL

THE CHARACTER OF THE TOWN

Throughout the surveys a common theme was identified: Coleshill is a good place to live, still has a recognisable and individual identity, and is a friendly community.

These need to be protected and enhanced. The proposals set out here will achieve this and preserve the town's character.

Developments, particularly of housing, should enhance and sustain Coleshill's market town character, as well as being of good quality. More detail on this is provided in the housing section.

Design and development

Development must contribute to the character of Coleshill as a whole in order for the town to grow in a sustainable and recognisable manner, particularly in the conservation and established housing areas.

Traditional shop frontages on the High Street



Have your say!

“The town has an identity and those who live in the town have a sense of belonging. The centre has a number of buildings which give it a rich sense of past and add measurably to the environment of those who currently live there.”

Neighbourhood Plan Questionnaire Responses

Q: What do you like about Coleshill?

Of the 440 returned questionnaires:

37% liked the friendly people and community spirit

28% liked the history, architecture and character of the town

Each distinct part of Coleshill has its own strength and style. Design and Access Statements which accompany planning applications should take into account and encourage a site appraisal which identifies opportunities and constraints for development and design.

Development must also support the town centre as the focus of activity and the location which attracts residents and visitors. This reflects the concerns of residents about the quality and design of new developments, the density of future housing, car parking facilities and impact on the landscape. These are picked up later in this plan.

These concerns are not limited to residents. The National Planning Policy Framework and the core strategy of North Warwickshire Borough Council (NWBC) contain guidance on good design. The design of any future developments as amended by the plan should be taken into account by NWBC and the Town Council in determining planning applications.

Most of Coleshill's history and character is concentrated in the conservation area introduced in 1969 and extended in 1980. The character of the town is one of our most important and protected assets. The boundary of the current conservation area broadly corresponds with the extent of built development as it existed in the late 19th and early 20th century.

Have your say!

"It is my hometown and oozes with historical meaning."



The stocks on Church Hill

The History of Coleshill

Coleshill was granted a market charter by King John in 1207, alongside Liverpool, Leek and Great Yarmouth.

During the era of coaching and the turnpike trusts, Coleshill became important as a major staging post on the coaching roads from London to Chester, Liverpool and Holyhead. At one point there were over twenty inns in the town. The Coleshill to Lichfield Turnpike dates from 1743.

Source: Coleshill Town Council website

It forms a small historic conclave with a large number of listed buildings within a larger linear settlement comprising mostly mid-late 20th-century housing development. To the north of the River Cole, housing is adjacent to a large industrial estate.



Cole End Bridge

Development proposals which may affect a listed building or its surroundings must be given very careful consideration at the design stage. Historically correct materials and proportions should be an intrinsic condition of any such design and where appropriate new buildings must contribute positively to the historic character of the area.

Countryside Boundaries

Coleshill has amazing views of open countryside, particularly at the eastern and southern boundaries. We value this. NWBC is undertaking a Green Belt review in partnership with other Warwickshire authorities which will ensure a consistent approach to any Green Belt release in the future.

Development should ensure that the historic views into the town from the neighbouring countryside are maintained. Developments which can be seen from approaches to the town should be in scale with surrounding buildings.

Have your say!

What do you like about Coleshill?

“The town is not too large so there is a good sense of community. It is separated from the urban sprawl of Birmingham by fields and the motorways. It has a town centre with most of the necessities for everyday living and attractive buildings. This makes it a pleasant place to live.”



Cottages and the site of the old mortuary on Parkfield Road/Sumner Road junction

Georgian Coleshill

It is essential that development within or surrounding the town should be carried out in a manner not detrimental to the historic values of the area and does not impact on our heritage.

The centre of Coleshill, at the heart of the conservation area, is Church Hill. Historically this has been the most prestigious part of the town - and by definition the area most in need of protection. There are a number of featured buildings.

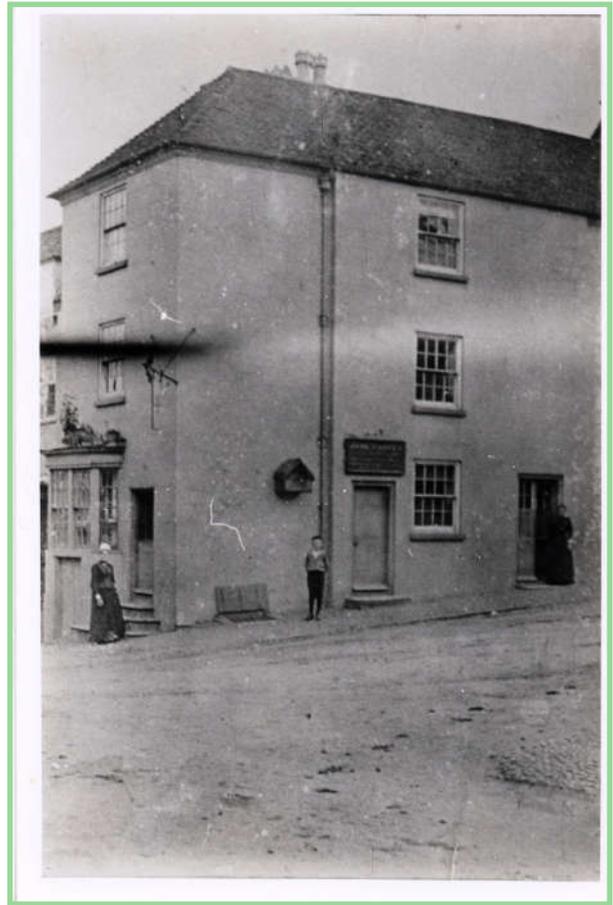
The original Market Hall was converted to its present use by the Digby family in the latter part of the 19th century. It is a great asset to the town and home to the Coleshill's Civic Society, it also houses the Heritage Centre and archive room, while Coleshill's pillory is displayed on the front of the building.

The Old House is a small Georgian town house attached to the Market Hall. It is a three storeyed building with a stucco façade. It is very plain in appearance, but internally there are many fine Georgian features. It is currently home to EDS Solicitors.

Have your say!

Q: What do you like about Coleshill?

“The Georgian 'feel' to the place. To keep the High Street as an example of Georgian architecture [and before] and use facades if needed for future development to retain its 'look'. The wall around the church and the gravestones in the immediate vicinity of the church.”



The Star Inn, now HSBC

Devereux House is a fine town house built at the beginning of the 18th century. It was occupied by six generations of the Barker family, who practised medicine until 1884.

Old Bank House is rare in style in Coleshill. It has a large number of architectural features and was always the home of notable townsfolk. The Coleshill Civic Society was formed to ensure the future of this impressive three-storey building.

The Old Grammar School is an imposing 18th century building adjoining the churchyard, looking down Church Hill. The school was closed in 1956, and is currently used as office accommodation.

St. Peter and St Paul's Church is at the top of Church Hill. Its steeple stands high against the sky line and is the most notable symbol of our town. There is a much-loved war memorial adjacent to the road and the stone wall marking the boundary of the churchyard is weathered and splendid. Entrance to the church is from Church Hill and lines of cars for weddings and funerals regularly take advantage of the wider, safe access to the church.

The Swan Hotel is on the High Street, facing up Church Hill. A fine Georgian building in the heart of the town built at the beginning of the 18th century, it played an important part in Coleshill's coaching history. A large front door has replaced the arch which originally gave coaches access to the stabling yard behind.

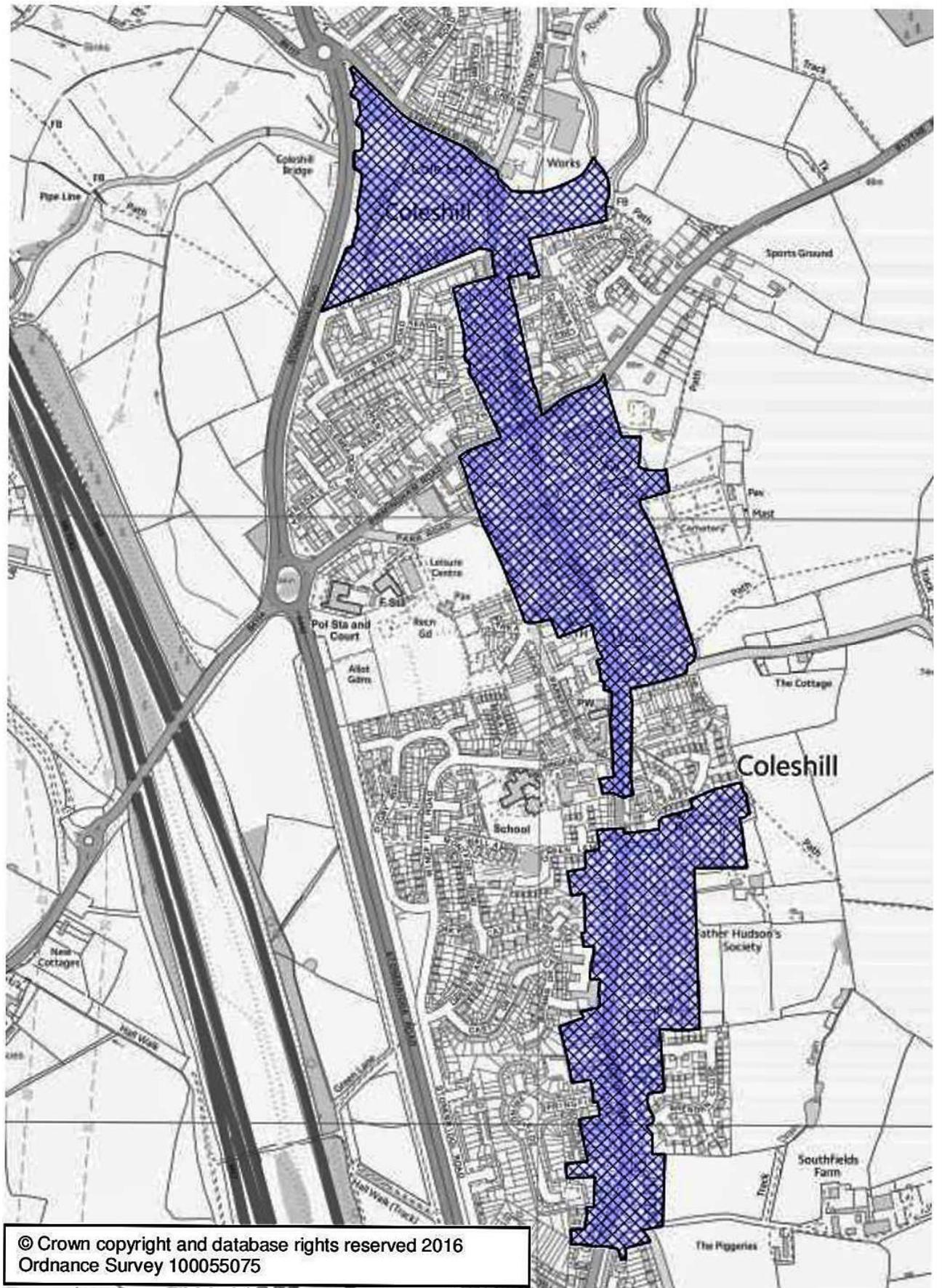
The access to the High Street from Church Hill allows little space for manoeuvre. Currently vehicles from Church Hill are only permitted to turn left onto the High Street. Larger vehicles have to wait until both sides of the High Street are free from traffic before attempting the turn.

Have your say!

"Preserve the green areas and historical buildings in the High Street and surrounding roads, such as the beautiful Georgian Houses."



Old Bank House as it stands in Church Hill now



Coleshill's conservation area map, the conservation area is marked in blue.

COLESHILL

OUR MAIN ISSUES AND AREAS OF FOCUS

Coleshill Neighbourhood Plan – Précis

Our overall aim is to ensure the sustainable growth of Coleshill while protecting our historic assets and ensuring the town is a safe and attractive place to live. Following extensive consultations, the plan identifies four main areas of enhancement and protection for the town and its residents.

Economy

A strong local economy is essential to preserve and enhance Coleshill as a focal point for business activity and employment in the area. This applies to the High Street and the industrial estate. The variety of local shops and amenities were consistently high on the list of why people liked living in Coleshill. However, our commercial community is having to contend with competition from the internet and large stores. In order to promote and enhance the local economy a number of proposals have been developed, including attraction of new retail offerings into the town, maintaining our historic shop frontages providing additional parking within the High Street area and promotion of development / diversity of the industrial estate.

Transport

A good transport system is key to sustaining the economic growth of Coleshill. It will ensure that the town continues to act as a business and employment hub for the surrounding area as well as provide a safe environment for local residents and visitors. The proposals focus on the development of strategies to combat the increasing traffic numbers, especially on the High Street and Green Man crossroads, and increase pedestrian safety in and around the town.

Environment

Residents are very proud of the town's parks and open spaces. There are also a number of public footpaths and the area around the River Cole which need to be inspected and maintained. The proposals aim to preserve and enhance these precious areas and where possible ensure a legacy for future generations, while maintaining the historic importance of the town.

Housing

NWBC has been set a target of new homes to achieve over a 15 year period by the Government. The total figure put forward and approved by NWBC for Coleshill is a minimum of 275 new dwellings. The proposals set out in the housing section will ensure that the right mix and quality of dwellings are brought forward, local residents and their families are given the opportunity to access any affordable housing, and any future housing needs are on sites identified by the town.

HOUSING

OUR MAIN ISSUES AND AREAS OF FOCUS

Housing Data for Coleshill

At present there are 3019 dwellings (March 2015) within the town boundaries this comprises:

137 Local authority

113 Housing association

2769 Private properties

Source: NWBC See appendix 3a



New housing in Stanhope Way



New Housing at the old Father Hudson's Home site

This section explains the housing policies that will apply to Coleshill for the period of the housing allocations in NWBC's Core Strategy.

The number of new housing for the town fulfils that required by NWBC Core Strategy. However, NWBC says this figure could be revised. If so, additional housing sites should be discussed with Coleshill Town Council.

Current Position

NWBC has already given planning permission for 186 new homes in Coleshill (as of March 2015). Planning permission is expected for the remaining 89 dwellings within the town on the preferred sites as stated in their Core Strategy (see page 20)

Objective

This chapter supports the allocation of land for NWBC's plans for a minimum of 275 new dwellings (set in 2014), and wants to ensure that the current housing needs within Coleshill are realised. They would be spread over a number of sites and support the continued sustainable growth of the town.

The following proposals set out to achieve this:

HNP1: Support the minimum 275 new dwellings as approved in the NWBC Core Strategy

Current housing data (see page 17) shows there is a high level of home ownership and correspondingly low proportion of social and privately rented accommodation. See appendix 3b for more information.

There is a shortage of one and two bedroom properties within the town and concerns have been raised about the affordability of housing, especially for young families and younger single occupiers.

The latest housing developments within the town have focused on larger family homes and have ignored the requirements of local residents and their families. There appears to be little concern to cater for local demand, however it is hoped the other proposals in this section address this issue.

Neighbourhood Plan

Questionnaire responses

When asked for thoughts on NWBC's target for housing (275 properties), of those who responded:

32% thought that this figure was too high

31% thought the figure was about right or too low

NWBC Site Allocations point 5.30

Since the 1st of April 2011 there are currently 186 units with valid extant planning consent or allocated within Coleshill.

There is a need to identify a minimum of approximately 100 units, with some flexibility of delivery built into reflect the settlements primary position in the settlement hierarchy. The town is tightly constrained by the current Green Belt boundary and opportunities for further redevelopment of sites within the current development boundary are limited. Nevertheless, the potential of further redevelopment sites coming forward is expected to deliver the housing needed.



Recent housing development on Birmingham Road

Coleshill as outlined in NWBC site allocations document 2014

Coleshill is one of the three market towns (within North Warwickshire) and lies to the west of the borough surrounded by green belt.

It's historic core continues to reflect its medieval plan form, whilst architecturally the town displays a considerable variety of buildings varying in size, type and date. The built character of the historic core is dominated by town and three storey Georgian townhouses and its fine medieval church.

This rich inheritance is reflected in the many listed buildings and two conservation areas within the town. Since 2008 it has had its own railway station with a bus interchange.

The town has a reasonable choice of service and facilities with recent development of a new retail store on land off Park Road, providing additional retail facilities. The site is close to but outside of the town centre boundary. A site off Coventry Road, Coleshill owned by the Father Hudson's Society, is one of the key development sites in Coleshill and is currently under construction.

A number of other brownfield redevelopment opportunities are available to address the housing need and further opportunities may also arise as a result of permitted development right changes for commercial office space to residential.

This will need to be monitored in order to ensure loss of commercial office space in the town centre does not have an adverse economic impact on the vitality and viability of the town centre or its character.

Total amount of housing units to be provided = 275 (minimum)

Since 1 April 2011 there are currently 186 units with valid extant planning consent or allocated within Coleshill, of which 17 have so far been completed and others under construction.

The town is tightly constrained by the current green belt boundary. Opportunities for further redevelopment of sites within the current development boundary are limited. Nevertheless, the potential of further redevelopment sites coming forward is expected to deliver the housing needed. There is a small shortfall of sites within Coleshill to deliver the housing requirement. There are a number of small brownfield redevelopment options available as 'reasonable alternatives' that could come forward over the plan period and address that, but currently have constraints that preclude their allocation. It is expected that a level of windfall development will also come forward and help address the shortfall.

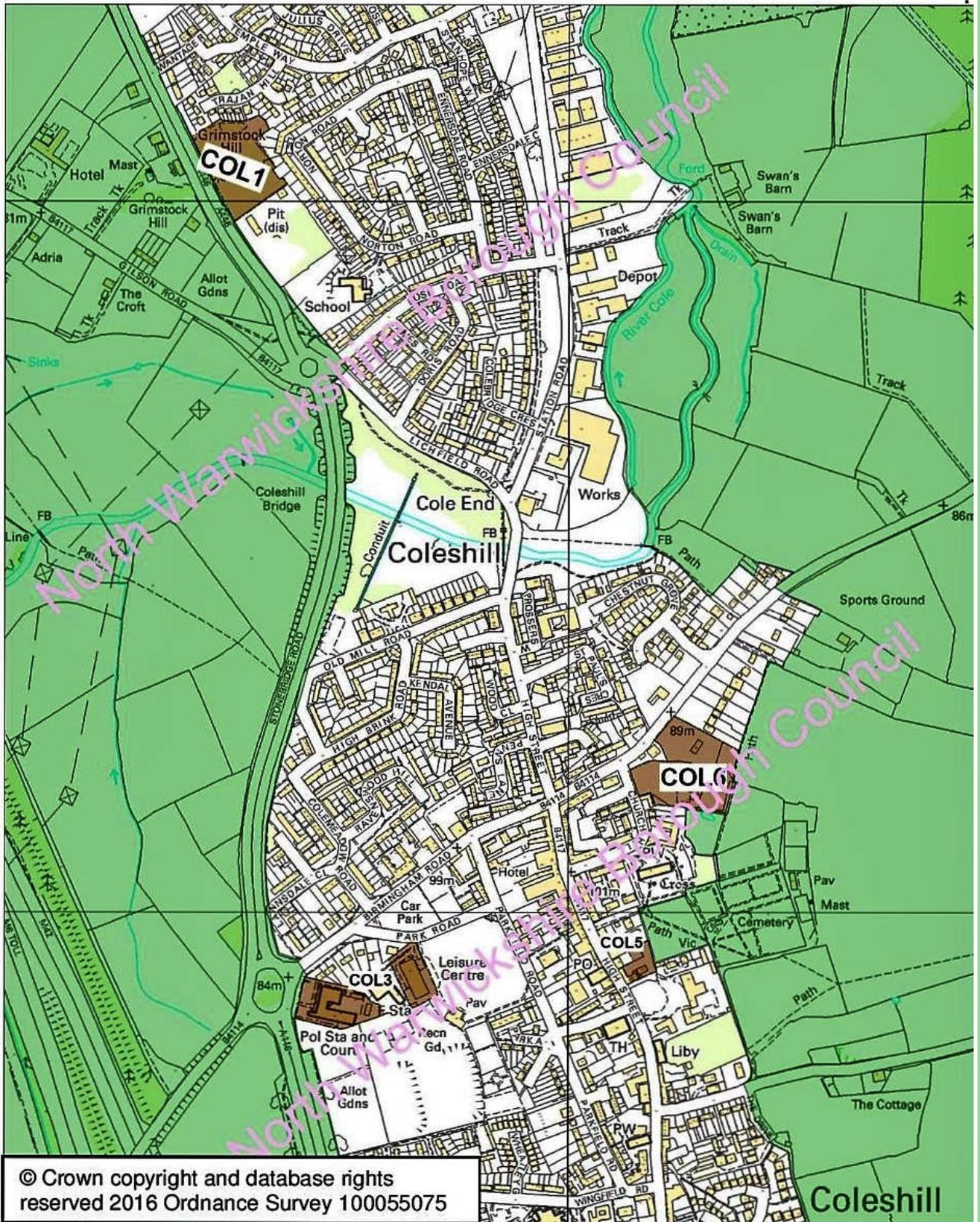
Coleshill - Site Allocations as outlined in NWBC Site Allocation Plan 2014

The following are the sites the Borough Council propose as allocations.

These figures are subject to review.

Site allocation code	ADDRESS	Size (ha)	NET HOUSING FIGURES	ISSUES & SITE REQUIREMENTS IDENTIFIED
COL1	Land at Grimstock Hill, Lichfield Road, Coleshill	2.13	15	Highway oppose access off A446. Site topography will limit housing potential. Maintain subject to access off Trajan Hill/Norton Road only. Trial trenching for archaeological impact recommended.
COL3	Land off Park Road, Coleshill	0.93	25	Only Leisure Centre and Police station confirmed as available in near/mid future.
COL5	Land off High Street, Coleshill	0.16	3	Site has partial consent. Although no STA objection, parking issue and access to rear of existing properties will need to be addressed. No.PAP/2012/0547 3 units. Agent has indicated potential for redevelopment of whole site may be forthcoming.
COL6	Land at Blythways, Coleshill	1.30	39	Not available at this moment in time. Longer term potential. Use higher density as edge of town centre site at 40 per ha. Sensitive design solution will be required to address proximity with the conservation area. Trial trenching for archaeological impact is also recommended.
TOTAL OF PROPOSED SITES			82	

Coleshill - Site Allocations Map as outlined in NWBC Site Allocation Plan 2014



HNP2: Integrate new housing into Coleshill

A housing design guide will ensure that proposals for new housing are well integrated, with good quality design complimenting the immediate environment and the character of Coleshill.

It would give a mix of housing types and appropriate densities, drive imaginative use of open space connecting new development with existing housing sites and, where possible, access to public transport.

It would also provide a range of types of housing across all tenures including more affordable housing, such as three-bed houses and more affordable starter homes.

New dwellings may cause additional demand on local services such as education and health services. Therefore, any new developments should provide sufficient financial benefits to support any additional demands on local services through S.106 and/or the Community Infrastructure Levy (CIL) see page 54.

Have your say!

“I have been trying to purchase a house for the last year in Coleshill but prices are too high and there are not enough homes suitable for first time buyers especially now you need such a big deposit. This is a shame as I have grown up in Coleshill and would like to stay here.”

Neighbourhood Plan

Questionnaire Responses

The most popular sites put forward for housing developments Coleshill were:

Father Hudson's (allocated)

Police Station & Leisure Centre

Brownfield/industrial sites on Station Road.

A total of 51% of respondents wanted these sites built upon.

A Note from the Steering Group

In any future relaxation of the Green Belt, the preservation of Coleshill as a medieval hill-top linear market town must be given high priority. In order to preserve its historic footprint any future significant development should have a focus in south east Coleshill, which is already well served by an academy, primary school and leisure centre but has little housing.

HNP3: Provide a greater range of social and shared ownership housing

The level of affordable and or social housing should be in line with NW6 of the NWBC Core Strategy.

This category of housing should be well integrated with market housing and be visually indistinguishable from that, and of a type, size and tenure that meets specific local needs.

The Neighbourhood Plan Steering Group Committee hopes all allocation of social housing is first be offered to existing residents of Coleshill followed by those with a clear link to the town.

While the wider need for social housing across North Warwickshire is accepted, the needs of the Coleshill residents should also be taken into account.

Have your say!

“We need more accommodation for older people as people live longer but find it hard to look after (their) house because of its size...by moving out of the house it allows Coleshill to keep evolving.”

Neighbourhood Plan Questionnaire Responses

43% of questionnaire respondents thought that 40% affordable housing was about right for new developments within Coleshill or too low with only 20% believing this figure was too high.

New housing developments at the old father Hudson’s Homes, Coleshill



ECONOMY

OUR MAIN ISSUES AND AREAS OF FOCUS

Town Centre Local Economy

This section focuses on the town's local economy, and puts forward proposals to support local businesses, current employment areas and future employment opportunities. A strong economy is a key factor for the preservation and enhancement of Coleshill and surrounding areas.

Objective:

To explore ways in which Coleshill can maintain and enhance a vibrant local economy, focused on the High Street and industrial area.

Proposals have been developed to ensure the continued growth of the town.

The High Street is key to supporting and enhancing the local economy.

Once High Street shops provided the day to day needs for the local community and included several butchers, bakers, greengrocers and two small supermarkets. With the decline in public transport, especially from the outlying villages, and an increase in car ownership, shopping habits have changed.

Love Coleshill

“Love Coleshill was formed to combat the effects of the arrival of Morrison's supermarket on the High Street shops. Competition potentially meant a reduction in income for these businesses and could even have spelt closure for some so we decided to launch a campaign to promote local loyalty in the hope that the High Street would remain popular and well used, promoting our members and organising events that would bring people to the town”.

Marie Stephenson from Love Coleshill.
Please see appendix 4a.

Have your say!

“Coleshill High Street is a jewel worth preserving...”



Coleshill High Street circa 1958

The emergence of out-of-town shopping centres, internet shopping and large superstores within a 10 mile radius has resulted in a decline in the number of independent shops.

Yet the amount and variety of local amenities were top reasons why people like living here.

Residents supported the preservation and the character of the High Street. In particular there was support for the protection of independent retailers and a better mix of eateries, but the lack of suitable parking is impacting on the economy of the area.

Love Coleshill was formed to bring shops and businesses together to promote the town and organise events to encourage people to shop locally.

Neighbourhood Plan

Questionnaire responses

44% of Coleshill's residents are concerned about lack of parking access to the High Street in in Coleshill.

45% want better parking.

40% feel that there is insufficient car parking with 15% wanting the former leisure centre land to be used as a car park.

Have your say!

When asked if Coleshill has sufficient car parking:

"Sore subject... there used to be! This is one of the reasons my employer is moving."



Love Coleshill French Market

TCLNP1: Support Coleshill town centre

The best way to maintain the health of the shopping centre is to encourage new retail development on the High Street. It is important to make sure that people live and work in the town centre and this can be assisted by promoting residential usage, especially above shops as long as it does not adversely affect the viability of ground floor shop use.

Its setting makes it virtually impossible to accommodate larger shopping units and there are few opportunities to extend existing shops. Coleshill is a small town and developments outside the centre might be seen as a threat to the vitality of the High Street.

To retain the shopping function of the retail frontages on the High Street, the introduction of non-retail uses such as offices, building societies and restaurants should be controlled. The quality of the town centre is dependent on retail frontages so it is important to retain and enhance them.



Signposts
in
Coleshill

Coleshill Community Partnership

The Coleshill Community Partnership is a local charity that supports many aspects of life in and around Coleshill.

The aims of the partnership are:

- To provide the general public with access to services, information and advice
- To work with local people and businesses to improve the local skills base and access to the local employment market.
- To promote and improve the local population's health and wellbeing.
- To support business to grow and develop to create a vibrant economy, based on a broad range of industries, to create high quality and well-paid jobs for local people.

Helen Whittaker, Development Manager, Coleshill Community Partnership.
Please see appendix 4b.

TCLENP2: Keep the traditional style and scale of shop fronts, whilst allowing some flexibility in materials

Alterations to buildings within the town centre / High Street must take into consideration the sensitive nature of the area and be in keeping with its character and distinctiveness. All planning applications dealing with any alterations to buildings within the conservation area and/or new developments must also take into account the traditional style and historic character of the town.

Planning decisions made by NWBC should respect the historic importance of the style of the town centre and should also give appropriate consideration to current and future uses and their requirements. Decisions should also take into account the NWBC Shop Front Design Guide (2003).



Traditional shop frontages on Coleshill High Street

Neighbourhood Plan
Questionnaire responses

48% want to protect the historic and natural features of Coleshill

42% Want to maintain the traditional shop frontages

40% Want to protect the High Street Shops

30% want to protect the buildings/ High Street and historical architecture

Have your say!

“Specifically we would like to see the area along the banks of the River Cole, the church, croft, the Memorial Park area and the farm land to the east of Coleshill protected. In terms of buildings, the whole of the character of the High Street and Coventry Road should be protected.”.

TCLENP3: Support a regular market day within the town, supporting the current localised markets, with an emphasis on the promotion of local producers and goods

Re-establishing the market day would draw more people from neighbouring areas and thus could increase the economic viability of the High Street and local retail facilities.

Providing better footfall along the High Street will ensure the protection of existing retail uses and restrict further loss to non-retail uses such as hot food takeaways. Future development which could have a detrimental impact on the vitality and viability of the town centre will not be permitted.

TCLENP4: Support any plans for the conversion of upper floors of retail units into residential usage

High Street retail units have first or second floor areas, used for either storage or ancillary uses. Proposals to develop these upper floor spaces into appropriate residential uses should be supported and encouraged. An increased residential offer and subsequent presence of residents along the High Street will increase the use of local businesses and the prospects of the High Street.

Coleshill's Markets

Regular markets are still held in Coleshill 800 years after it was granted market status.

Country Markets are in the Parish Rooms every Friday.

An antiques fair is held in the Town Hall monthly (every 3rd Saturday).

A Farmers Market is held monthly (every 4th Friday).

NWBC Site Allocations Plan

R1: RETAIL POLICY

Protect existing/current retail uses within the Core Shopping frontages and Neighbourhood Centre shopping parades to restrict further loss to non-retail uses such as hot food takeaway, estate agents or other A2 (Non Deposit-taker) and A3 uses unless clear evidence is available justifying the loss and change of use and that there will be no adverse impact on the retail choice and availability in the frontage/centre.

NWBC Site Allocations draft submission June 2015

However, it should be noted that any such development proposals should include suitable access and not compromise the viability of existing uses. This idea was supported by NWBC and the Neighbourhood Plan steering group at a joint meeting on 7 May 2015 (appendix 4c). This proposal would support the High Street and create more vibrancy, especially after normal business hours.

TCLENP5: Seek and support the preservation and enhancement of public transport services from nearby towns and villages.

This Neighbourhood Plan supports the continuation and enhancement of local public transport services. They provide essential links to and from Coleshill to neighbouring towns and villages. Coleshill is seen as a retail and service centre for smaller outlying villages. The preservation and enhancement of public transport supports the vitality of the High Street and allows people to move with ease without relying on private motor vehicles.

Appendix 4d gives an explanation from Warwickshire County Council for the cancellation of bus service 115.

Retail to residential

On the conversion of upper retail floors for residential use:

Good idea but consider where the residents would enter the building, if you are protecting the shop fronts you do not want to create another entrance at the front, will they have to enter through the shop or from a back entrance?

NWBC meeting 7th May 2015
See appendix 4c

A Note from the Steering Group

We would like to encourage the use of empty space above retail units to provide additional residential accommodation. This would help bring life into the centre of the town, particularly in the evenings and at weekends.

October 2015



Offices and Accommodation in Coleshill High Street

Industrial and commercial local economy– employment and businesses within Coleshill

One of the main areas of local economic activity and thus employment is the industrial estate. It is serviced by Coleshill Parkway rail station and provides the majority of employment within the town. The success or failure of this area has major knock-on effects for Coleshill and this plan seeks to support the area while taking into account the impacts on the local roads.

Objective

This plan seeks to ensure that current and future employment and business opportunities are supported.

Have your say!

What could be done to improve Coleshill's public transport and encourage people to use it?

“That all bus companies are covered by one of the National Express Travelcards. I recently considered giving up my car and travelling to work bus bus. The quickest route is 777 and 900 however, it would have involved buying 2 bus passes and made it too expensive. Additionally the 777 stops running at 7.00 from (Birmingham) International. This bus also serves several major employers - the NEC, the Airport, Birmingham Business Park and Hams Hall and these run operations which either run 24hrs a day, or have early/late shift which can't be accessed.”



Coleshill Parkway

ICLENP1: Identify new employment opportunities and protect existing jobs

Current employment sites will be protected and supported by the Neighbourhood Plan. Sites outside the town centre – mainly on the industrial estate – should remain in employment use. Proposals to upgrade or redevelop existing employment buildings will be supported as long as there are no adverse impacts on the amenities of surrounding areas, and that pedestrian, public transport and vehicle access are not compromised.

Many of the town’s working population commute to the larger, adjacent employment centres. Likewise, a large percentage of the people employed in Coleshill travel in from the surrounding area. Unless there is more social and affordable housing in the town, this balance is unlikely to be affected.

Coleshill’s Parkway rail station has made the town more attractive to people who commute to Birmingham in particular.

This proposal is support by Policy NW9 in the NWBC Core Strategy.

Have Your Say!

Which areas are best suited to business development in Coleshill?

“Areas bordering the current industrial estate and abandoned farm buildings e.g. on the way to Bacon’s End island.”

**Neighbourhood Plan
Questionnaire responses:**

The Neighbourhood Plan should encourage employment within:

Shops & retail	45%
Community Services & recreation	37%
Light industrial & manufacturing	29%



Coleshill’s Industrial Estate from St. Peters and St. Pauls Church Tower circa 1960

ICLENP2: Support the current industrial area

The main employment hub within the town is the industrial estate, a mix of office (B1), general industrial (B2) and warehouse / distribution (B8) uses. It is essential for the viability of the town that growth here is supported, so long as it does not aggravate existing issues (like increased HGV traffic along the High Street). The area should continue in its current format for employment opportunities, and future enhancements to current industrial units supported where the impact on local traffic issues is limited.

Have Your Say!

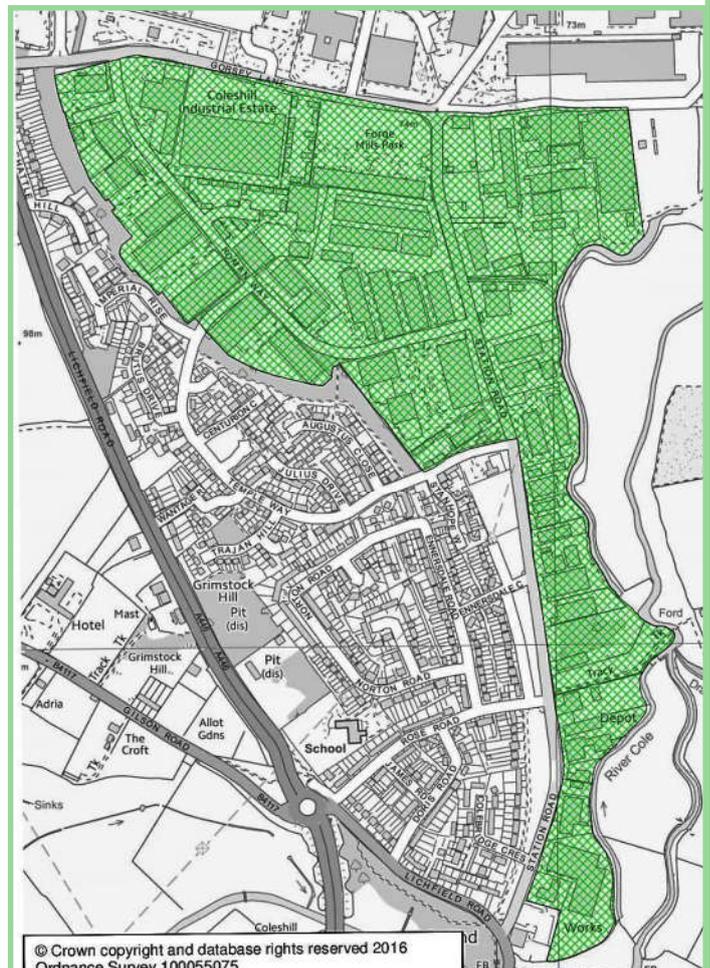
When asked about local rail service:

Overall a reliable service at a premium price, offset by no parking charges, poor facilities at the station particularly in the cold weather. Due to the overcrowding in Coleshill and Water Orton, I have seen a number of people pass out on the train, personally I'm not too fussed about a seat but being carted like cattle isn't a great start to the day. What's needed a ticket price freeze, improvements to the "metal shelter" for the bad weather and finally extra carriages.

Response from a commuter at Coleshill Parkway, see 4e.



Coleshill's Industrial Estate from St. Peter's and St. Paul's Church Tower 2015



© Crown copyright and database rights reserved 2016
Ordnance Survey 100055075

Coleshill's Industrial Estate

ICLENP3: Review of the office accommodation available against local need

Most office space is situated in the town centre and on the industrial estate. Some units are purpose-built, others are based in converted buildings. There is no shortage of office accommodation, with some space already being considered for conversion to residential use. Where appropriate this should be supported. Proposals for development of office accommodation into residential use will need to include clear evidence of both local need for the proposed residential use against the need for employment / economic use. There are permitted development rights for a change of use from B1 office accommodation into residential uses.



NWBC on the redevelopment of office spaces

“Have a policy of “we actively encourage the redevelopment of office space back to residential”. Look closely at parking, amenities and if the empty shops are suitable for residential. However be aware that if you are converting office space to residential will local shops lose out on business i.e. the office workers who buy lunch every day.”

NWBC 7th May joint meeting. Please see appendix 4c

Neighbourhood Plan Questionnaire Responses:

What types of sites should be allocated to develop business and employment opportunities?

Brown Field (industrial)	41%
Existing buildings	26%
Greenfield (undeveloped land)	1%

TRANSPORT

OUR MAIN ISSUES AND AREAS OF FOCUS

Transport and Pedestrian Movement.

A good local transport network is vital in supporting and encouraging sustainable growth and ensuring that the town continues to act as a local hub for the surrounding area. This section of the plan sets proposals to improve local transport and pedestrian links, improve their safety and provide options for moving in and around the town for both residents and visitors.

Your responses highlighted a number of issues, focussing on reduction of congestion, improved parking, greater public transport options and better sustainable methods of transport.

A Note from the Steering Group

It is a widely held belief in Coleshill that through east – west traffic volumes are increasing and that ideas are needed to resolve this.

One idea worthy of consideration is the proposal for a by-pass to make use of Faraday Avenue at Hams Hall. Faraday Avenue could be continued, skirting to the north of Shustoke Reservoir and the adjacent railway line, before joining the B4098 Nuneaton Road. This route would not only avoid Shustoke village and the notorious Coleshill High Street cross-roads, it could also remove traffic from other local villages and provide more direct access to the motorway system at Dunton Island.

July 2015



Articulated lorries, trucks and vans over 7.5 tonnes use Coleshill's ancient bridge illegally to access the industrial estate

TPMNP1: Improving safety and reducing congestion formed on the High Street and crossroads

This proposal addresses issues about:

- the reduction of the volume of traffic within the town, especially at peak times
- pedestrian safety
- appropriate traffic flow through the town

Discussions with relevant strategic and local highways authorities and North Warwickshire Borough Council have ensured that the following local policies are in line with, and support, the NWBC Core Strategy and future highway plans.

- Impose restrictions on HGV use on cross roads, Blythe Road, Birmingham Road, High Street and Church Hill during peak travel hours
- Construct more pedestrian crossings
- Feasibility study for the construction of Eastern By pass via Faraday Avenue in Hams Hall (linked to future HS2 development).

It is vital that no future developments in Coleshill or the surrounding areas should have an adverse impact on the crossroads or associated local roads.

NWBC Core Strategy—NW21 Transport

Opportunities for securing improvements will be sought, particularly through the A5 Strategy and the re-use of redundant railway lines/corridors where appropriate.

The traffic implications and impact of growth in adjoining area and from development related to High Speed rail will need to be addressed and mitigated through encouraging sustainable transport solutions and measures, including traffic calming and access constraints on the rural road network.

NWBC Core Strategy 2014

Coleshill's 'Green Man' crossroads and confusing road signs



TPMNP2: Improve parking facilities and regulations to support viability of Town

Centre

Parking featured highly in the responses, and is seen by many as a block towards improving the viability of the High Street and the town as a whole.

- Parking is located in wrong areas (access to and viability of High Street)
- There is limited availability of long stay parking (no regulation)
- There should be more weekend parking spaces
- Safety in and around the secondary school should be enhanced

Solutions have been identified:

- Introduce a one way system on Sumner Road with echelon parking
- Introduce parking enforcement officers for the town
- Construct pick up/drop off point on Packington Lane for school use

Further discussions with WCC Highways are required to review these solutions and investigate their viability. The Neighbourhood Plan would like any viable solutions to be included in the Local Transport Plan.

Neighbourhood Plan

Questionnaire Responses

What areas of traffic cause you concern?

44% Parking access to the High Street

31% Volume of traffic especially at peak times

30% Traffic Management on High Street & HGV's on Station Road

29% Traffic speed by schools

Love Coleshill

The High Street faces lots of difficulties but the main one is parking.

Marie Stephenson, Love Coleshill
See Appendix 4a.

TPMNP3: Improve pedestrian access and safety to/through High Street and new housing developments

This can be achieved by:

- Increasing crossing options on main roads (in addition to the new crossing on the Coventry Road)
- Improving signage and lighting
- Increasing safety of children attending local schools

Solutions put forward by residents to tackle these issues include

- Add a pedestrian crossing either side of Chamberlain Walk
- Improve the pedestrian route from Morrison's to the High Street:
- Lower walls along Chamberlain Walk
- Introduction of increased lighting
- Introduction of clear signage to High Street from Morrison's and creation of 'gateway' access to High Street via Chamberlain Walk
- Consider making available a new parking area close to the A446 and Stonebridge allotments to link in with the future plans for the Memorial Park with specific access to the town centre

Each option has been reviewed by the Coleshill Neighbourhood Plan Transportation Working Group, referenced against the appropriate policy in the NWBC Core Strategy.

TPMNP4: Improve vehicle movement across and in vicinity of Cole End Bridge

Residents said there was:

- Increased difficulty in crossing the bridge
- Confusion on right of way
- Damage and inconvenience by HGVs turning on Station Road
- HGVs illegally using the bridge

Neighbourhood Plan

Questionnaire Responses

44% are concerned about lack of parking access to the High Street.

31% want improved pedestrian and cycle routes

56% want to protect and enhance green areas and footpaths

Solutions put forward were:

- priority signs for bridge crossing (within an appropriate scale to protect the historic setting of the bridge)
- Traffic calming measures
- Redirection of HGVs to avoid High Street and Cole End bridge.

Each option has been reviewed by the Coleshill Neighbourhood Plan Transportation Working Group and will be forwarded to the newly emerging traffic management group when it is formed. The Neighbourhood Plan would like the viability of these solutions to be further investigated and discussed with Warwickshire County Council Highways Department. Funding options would also need to be further investigated.

HGV traffic is a constant problem. Signage has been placed on A446 and B4117 to direct heavy vehicles to Birmingham Road roundabout for east-bound traffic and to Gorse Lane for traffic to access the Station Road industrial estate. Other signs show a route to Hams Hall for HGV traffic approaching the town from Shustoke. The only possible route is to continue forward onto the Birmingham Road the A446 and B4117 to Birmingham.

Love Coleshill

The High Street depends on locals, visitors and passing trade and with effective signage everyone is aware of the things that we have to offer. If people do not know what is available they may pass by without having set foot on the High Street.

Marie Stephenson, Love Coleshill. Please see appendix 4a.

Have Your Say!

“The crossroads has always created an issue and continues to be a massive problem for safety and traffic congestion. Lights would resolve some of the problems but may cause tailbacks now that Morrison's has access points on the same road. There is (sic) few disabled parking bays, and those we have are more often than not occupied by cars not displaying a disabled badge. Therefore disabled drivers tend to park on the double yellow lines on the High Street and cause congestion. It is too late to keep OUR car park, but parking does need to be a strong consideration in any future developments that are allowed.”

HGV traffic at the Green Man crossroads creates long tailbacks and must be prohibited from turning up the High Street to access the A446. The High Street is not wide enough. Even normal car traffic flow is difficult to maintain, particularly at peak hours.

HGV traffic would result in gridlock.

HGV traffic should not be allowed to turn into the lower High Street.

HGVs trying to leave Station Road in the direction of Lichfield Road have damaged the bridge because they have been unable to make the turn. The only exit from Station Road is onto Gorsey Lane.

The imminent arrival of a supermarket on Station Road is a welcome development and opens up the possibility of replacing additional industrial units, when they are vacated, with houses.

Such change to residential use on the east side of Station Road as far as Temple Way would further relieve this section of Station Road and Cole End bridge from HGV movements.

A Note from the Steering Group

The issue of HGVs leaving the A446 onto the Birmingham Road to access the industrial estate via the crossroads and Cole End Bridge is a problem. Signage on the A446 should reinforce that there is no through route to the industrial estate for HGVs in Coleshill.

Current signage is not sufficient to get this message across to HGV drivers who often find themselves on the Birmingham Road with nowhere to turn around and are forced to access the industrial estate via the Cross Roads and illegally use Cole End Bridge.

Businesses on Station Road need to educate their HGV drivers on the restrictions to stop the use of the Lichfield Road, Cole End Bridge and the Cross Roads.



Articulated lorries, trucks and vans over 7.5 tonnes use Coleshill's ancient bridge illegally to access the industrial estate

ENVIRONMENT

OUR MAIN ISSUES AND AREAS OF FOCUS

This section covers the environmental proposals, and includes ecological features, public open space, sustainable movement options and conservation area.



Coleshill's Cricket Pitch on Memorial Park

All proposals are supported by residents.

Coleshill is proud of its heritage. There is much that is valued in its landscape and buildings that must be preserved and enhanced in the future. The conservation area contains much of the character of the town which includes a number of listed buildings.

The town is located in a ecologically diverse area which contributes to the wider environmentally sensitive hinterland of North Warwickshire.

It has numerous public open spaces (including playing fields) which are seen as vitality important for both recreation and the maintenance of the open feel to the town. They reinforce the links with the surrounding countryside.

Residents said that all current public open space (including playing fields) should be protected. Where possible they should be enhanced or expanded to further preserve the character of the town and to reinforce the town boundaries.

They also highlighted the importance of the historic environment (listed buildings and conservation area) in keeping the character of the town and preserving them for future generations.

Objective:

The main objective of this section is the preservation and enhancement of the local environment including green open spaces and historic core. The proposals set out hope to achieve this while still providing flexibility for sustainable growth within the town.

Residents are committed to the protection and enhancement of their existing environment and champion its improvement. Of particular concern is the preservation of historic buildings, the High Street and the conservation area together with the open and public green spaces that are the hallmarks of the town's character.

Residents want appropriate mitigating factors to be the focus of any decision making process about development, especially that involving transport issues.

Specific proposals were highlighted in the responses and are detailed below:

ENP1: Preservation of existing Conservation Area

The Coleshill conservation area is one of our main features. The majority of the historic and listed buildings are situated within it. To ensure the heritage of the town is protected, and where possible enhanced, the current conservation area should be preserved.

This will ensure that the town:

- Maintains its historic character
- Protects all existing historic buildings
- Protects all historic views across and into the town

Solutions have been developed to take this proposal forward

- Update the list of all historic buildings within the conservation area
- Ensure new development is in line with the character of the area
- Undertake a local review of which buildings should be listed within the conservation area

This proposal is supported by the NWBC Core Strategy Policy NW14. Continuing discussions with Natural England and Historic England will continue to ensure the support for the current conservation area.



NWBC Cole End Park and Nature Reserve

ENP2: Preservation of Existing Green Open Space

Our green and open spaces (see p43) are some of our the most valuable assets. They provide valuable leisure and recreational space for the community and visitors. They also act as natural boundaries. It is essential that they are protected and maintained.

The main sites are:

- (1) Memorial Park (details in separate proposal)
- (2,3,4,5) Allotments
- (6) Community Centre Park
- (7) Cole End Park
- (8) Brendan Close Park
- (9) Coleshill Town Football Club

In addition, the following open space will also be protected from future development:

- (10) Wingfield Road
- (11) Coventry Road (horse paddock)
- (12) Green Lane
- (13) Station Road
- (14) Temple Way
- (15) Chestnut Grove



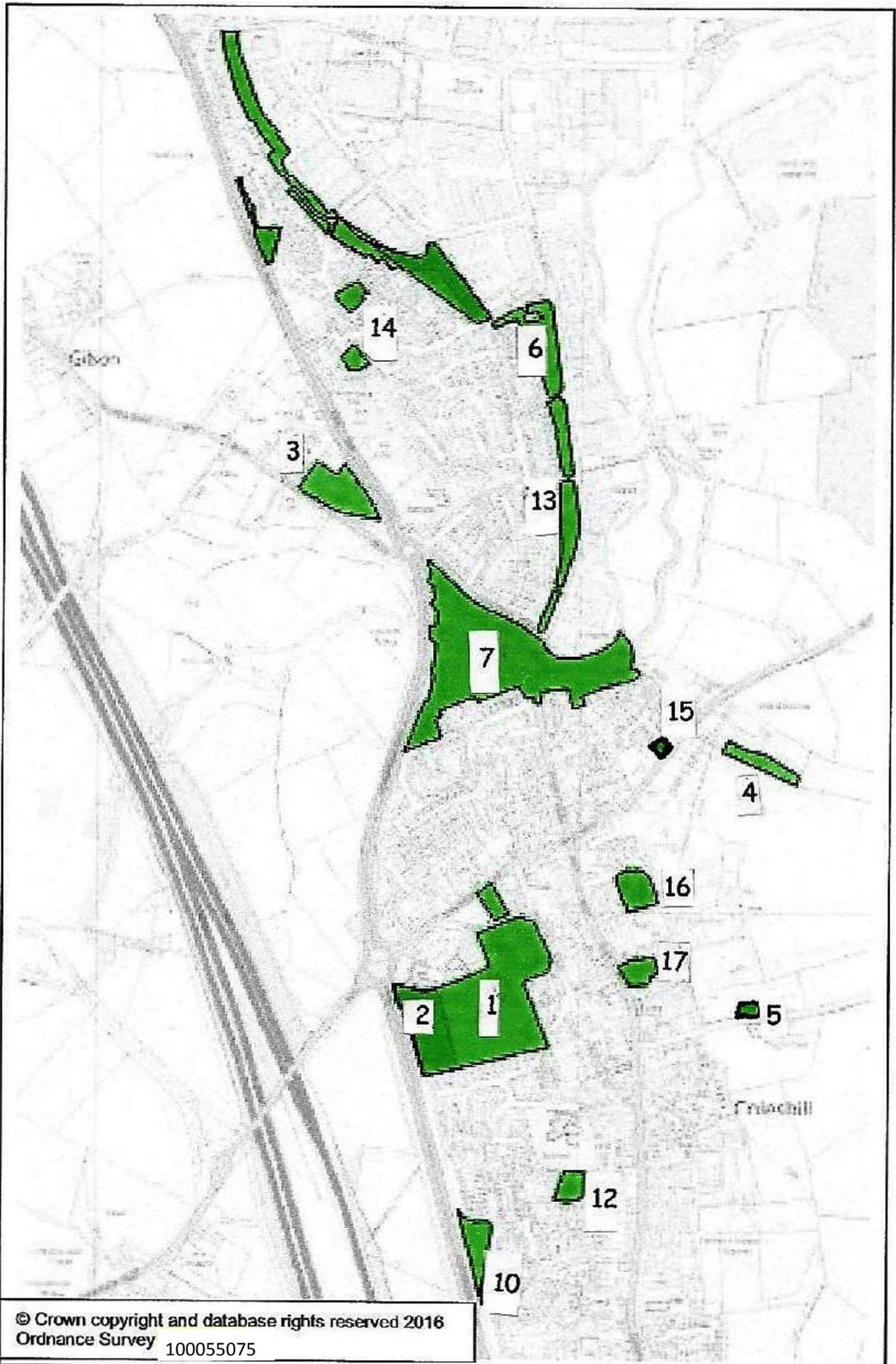
Coleshill's
conservati
on area
High Street
South

NWBC Core Strategy 2015 **NW13 & 14 Natural & Historic** **Environment**

The quality, character, diversity and local distinctiveness of the natural and historic environment will be protected and enhanced. In particular:

- Within identified landscape character areas development will conserve, enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific landscape, geo-diversity, wildlife and historic features which contribute to local character will be protected and enhanced;
- The quality of the historic environment, including archaeological features, will be protected and enhanced, and wherever possible, a sustainable reuse of the historic building will be sought.

Existing Green Space and Allotments

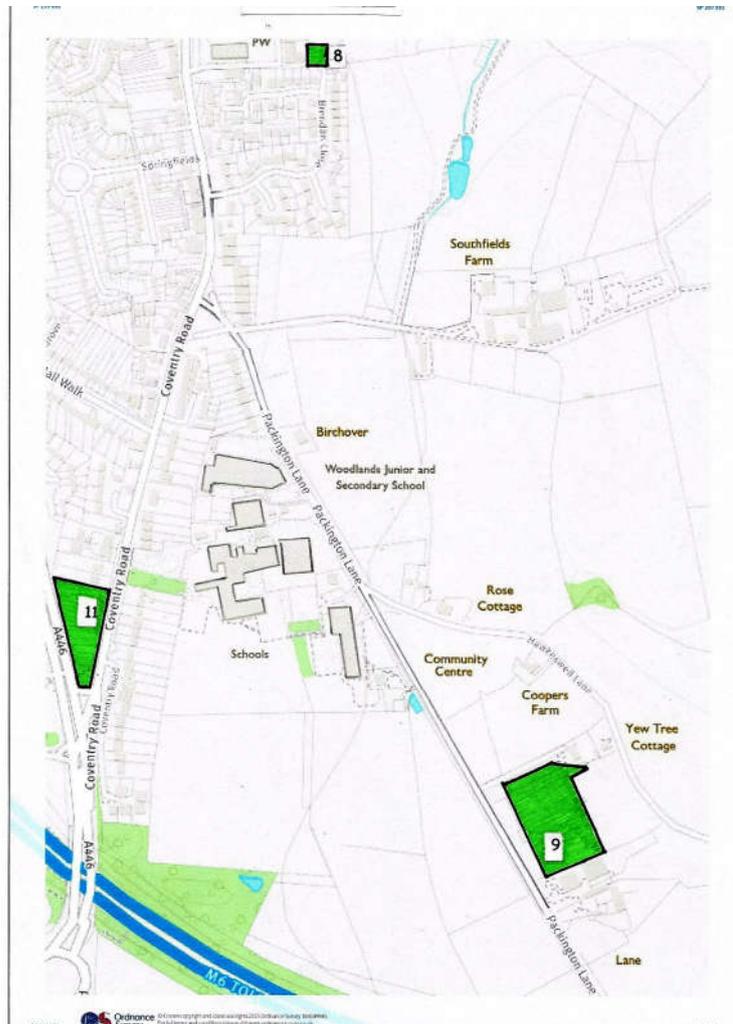


Leisure and Recreational Areas in Coleshill

Site Code	Address	Area	Description
1	Memorial Park, Park Road Coleshill B46 3LD	South	West of Coleshill the park comprises of Coleshill Cricket Club, two football pitches, skate park, basketball court and children's play area. Coleshill Town Council are currently regenerating the area.
2	Stonebridge Allotment B46 3HA	South	West of Memorial Park and bordering the A446, the plot contains approximately 40 allotments and is administered by Coleshill Town Council.
3	Gilson, Grimstock and Beggars Well Allotments B46 1LJ	North	Three interconnecting allotment sites between Coleshill and Gilson and bordered by the A446 the plots contains approximately 60 allotments that are administered by Coleshill Town Council.
4	Blythe Allotments B46 1AF	South	Small allotment site bordering farmers fields down towards the Blythe Valley, the plots contain approximately 10 allotments and is administered by Coleshill Town Council,
5	Maxstoke Lane Allotments	South	Small allotment site comprising of approximately 10 allotments.
6	Community Centre Park and play area Temple Way B46 1HN	North	Play area and field servicing the north of Coleshill and administered by Coleshill Town Council.
7	Cole End Park, play area and Nature Reserve (known locally as the rocket park) B46 1BG	North	Administered by NWBC Cole End park has just been upgraded to a nature reserve and now includes a walk from the river to the rocket park, the park is also included in the wider Tame Valley Wetlands initiative.
8	Brendan Close Play Area B46 3EF	South	Administered by NWBC, created to service the new housing areas in the south of Coleshill.
9	Coleshill Town FC, Packington Lane B46 3JE	South	Home to Coleshill Town Football Club, a successful and popular lower league team.
10	Wingfield/Digby Road B46 3LP	South	Open space administered by NWBC, used by local residents for leisure.

Open Spaces in Coleshill

Site Code	Address	Area	Description
11	Coventry Road/ Packington Lane B46 3EL	South	Open space Administered by NWBC, used by local residents for leisure.
12	Green Lane B46 3NE	South	Open area administered by Coleshill Town Council, a popular dog walking route.
13	Station Road B46 1HE	North	Open space administered by NWBC, the ground suffers from its close proximity to the industrial estate and HGV's turning in the ar-
14	Temple Way B46 1HN	North	Open space Administered by NWBC, used by local residents for leisure.
15	Chestnut Grove B46 1AD	North	Open space as part of the housing development including a copse of trees, land adopted by WCC



All current school fields will continue to be protected.

Proposed development that neighbours those above sites will need to take consideration of their importance. By protecting them the Neighbourhood Plan is ensuring their usage for future generations.

NWBC's Core Strategy Policy NW16 (Green Infrastructure) supports that, saying that any new developments should contribute to maintaining and enhancing any strategically planned green infrastructure.

The spaces are a haven for local wildlife (further information in appendix 7a)



Cole End Park

NWBC Core Strategy 2015
NW16 Green Infrastructure

Throughout the borough a comprehensive network of high quality, multifunctional, green spaces, corridors and other historic and natural environmental features will be maintained, enhanced and created for flora, fauna and humans, which link into the sub-regional green infrastructure networks. Development proposals must demonstrate how they contribute to maintaining and enhancing a comprehensive and strategically planned green infrastructure network, where appropriate.

Neighbourhood Plan
Questionnaire Responses

Do you use any of the following?

The Memorial Park 34%

The Croft 33%

Cole End Park 31%

Old Mill Road Park 18%

ENP3: Creation of Cycle parking facilities and new cycle paths

Preservation and enhancement of public footpaths in the previous proposal should be accompanied by improved cycle options through the creation of cycle parking facilities and new cycle paths linking the following areas:

- Town Centre with Coleshill Parkway rail station
- Town Centre with Coleshill Secondary School and Leisure Centre
- Cycle paths within Coleshill with the national Sustrans Cycle Network—Route 53 (Coventry to Birmingham). See appendix 5a.

Locations for the proposed cycle park currently being considered include Coleshill Town Hall, Coleshill Parkway rail station and the leisure centre

Dedicated cycle paths and the cycle park will increase established transport links within the parish, increase links with the wider area and provide a sustainable transport option for residents and visitors. The provision of new cycle facilities would provide positive health benefits.

Funding should be sought from major developments including High Speed 2 (HS2), as part of community gain for the benefit of the town and residents.

In May 2015 Coleshill Town Council applied for funding through the HS2 community fund to support this proposal.

See appendix 5a & 5b for map and HS2 application.

Neighbourhood Plan Questionnaire Responses

31% Want improved pedestrian and cycle routes

16% Want additional cycle lanes in Coleshill

12% Want extended cycle paths

9% Want additional cycle racks and better promotion of cycle routes

Have Your Say!

“Develop a strategy for long distance cycle and footpaths without using roads, that circle the town, using existing public rights of way, encouraging farmers to open up permitted footpaths. Try and develop cycle/foot paths to attractions e.g. Kingsbury Water Park using the same.”

ENP4: Preservation and Enhancement of Public Footpaths

Responses highlighted that current public footpaths should be protected and, where possible, enhanced. These include:

- Public footpaths affected by future developments (including HS2) to be diverted to create a new and full pathway, and green mitigation measures introduced. Notification of any alterations to footpaths from development should be presented to Coleshill Town Council before work starts.
- Connection of Cole End Walk to the proposed cycle route (see appendix 5b)
- Ensure all existing public footpaths are preserved, easy to negotiate and well directed (to / from town centre)
- New signage to be developed to highlight existing footpaths linking the town centre to other areas such as Coleshill Parkway rail station.
- Investigate health benefits

See appendix C&D for footpath maps & HS2 funding.

Other ideas include:

- Annual Coleshill Town Council reviews of pedestrian safety on all walkways
- Make the High Street a 20mph zone
- Town Council review of signage welcoming people into Coleshill. New signage should say something along the lines of “Welcome to Coleshill, a pedestrian and cycle friendly town”

Our public footpaths provide essential connections to all areas of the town and to vital public transport links to and from Coleshill which can also be linked to increased local economic opportunities.



NWBC Cole End Park and Nature Reserve

Neighbourhood Plan **Questionnaire Responses**

56% Want the upkeep of all green areas and footpaths

31% Want improved pedestrian and cycle routes

ENP5: Land to be reserved for extension of cemetery

The current cemetery is nearing capacity, with burial space to last until about 2020, and therefore land is required for expansion.

Coleshill Town Council is looking at options which include:

- Purchase of land neighbouring the current cemetery.
- Purchase of land elsewhere in the town.

The expansion would provide the required space in the short and medium term, and future-proof the demand for burial space in the long term.

St. Peter and St. Paul's churchyard and the cemetery are maintained by Coleshill Town Council. The Town Clerk is also the cemetery superintendent.

Coleshill Neighbourhood Plan Steering Group look to NWBC to discuss cemetery provision with Coleshill Town Council.



Coleshill's Cemetery and its views of the Blythe Valley

Coleshill Town Council

“Coleshill Town Council is looking to expand its cemetery provision. The Authority has a reserve fund available for land purchase and is adding to this each year. It is ready to acquire a site as soon as suitable land becomes available, so finding a site is a very current objective.”

Neighbourhood Plan Questionnaire Responses

26% of returned questionnaires wanted to protect Coleshill's Cemetery and the Croft

ENP6: Preserve current flood prevention measures

The Environment Agency (EA) introduced flood risk management plans (FRMPs) for the Coleshill area. They highlight the hazards and risks of flooding from rivers, surface water, groundwater and reservoirs, and set out how Risk Management Authorities (RMAs) work together with communities to manage flood risk.

The National Planning Policy Framework (NPPF) requires that Local Plans should be supported by a Strategic Flood Risk Assessment (SFRA). The SFRA identifies areas that may flood, taking into account all potential sources of flooding. It is used to inform planning policies and assist Local Planning Authorities in directing new development to areas of lower flood risk and ensure that new development helps to manage flood risk.

The SFRA is an important document that underpins Warwickshire County Council's Minerals and Waste Development Framework.

You wanted these measures preserved. Preserving the current flood plains was one of the top responses in this category. The Neighbourhood Plan supports all future FRMPs. See appendix 5e for flood plain map.

Have Your Say!

"The River Cole should be looked after more, I often see volunteers helping to clean it up after it has been left for a while. I would help with this but never see the adverts for help."

Neighbourhood Plan Questionnaire Responses

24% of residents wanted to protect the River Cole Bridge area and flood plain

23% wanted to protect current flood prevention measures



Coleshill's ancient bridge across the River Cole

ENP7: Support enhancements to Coleshill Memorial Park

In July 2015, Coleshill Town Council approved a masterplan and schedule of works for the upgrading of facilities at the Memorial Park as they did not meet modern standards and there had been a steady decline in its use.

The Memorial Park is about 7.5 hectares of green space at the heart of Coleshill. It has reportedly been used for cricket since 1854 (under the former name of the Swan Field) and for football since 1885. The park was brought with money gifted to the town by the Digby family in 1951, under covenant that it shall only be used for sport and recreational purposes, and has been used successfully for many of these activities since.

Some of the footpaths and gateways are unsuitable for providing inclusive access to all members of the community, sporting facilities are in need of refurbishment, there are derelict and underused areas and some of the boundaries need to be strengthened and improved.

The proposals will provide residents with a high-class facility that will serve current and future generations and preserve an important and historic green open space. See appendix 5f & 5g for Memorial Park project maps.

The Memorial Park Project

In 2014 Coleshill Town Council conducted a public consultation on plans to develop its Memorial Park Area of the residents that responded:

434 said they would welcome developments to the Memorial Park area

23 said 'no' to the redevelopment of the area

Figures taken from Moore Environments' "Improvements to Memorial Park Coleshill Report of 2014 Public Consultation No 1410/RT2

Coleshill Town Council

The Town Council is committed to protecting and improving the Memorial Park as an outdoor area for sports and recreation. The Council has recently invested in the current children's play area and has now commissioned a local landscape architect to plan and implement a complete renovation. The project will see current facilities brought up to standard and new sports equipment added, in an effort to make the area a more enjoyable place to play sport and to relax with family and friends. The Council hopes the investment made in the park will result in its increased use and a rise in the number of local people enjoying sport. This should help to contribute to creating a healthy society that can come together through sport and a love of the outdoors.

ENP8: Replanting of the Coleshill corridor with natural woodland to enhance the natural buffer between the town and the national road network

The identity and independence of Coleshill is one of its most endearing aspects. One of the aims of the Neighbourhood Plan is to ensure that it is still recognisable in this state when it celebrates its 900th anniversary in 2107.

One way to ensure this would be the replanting of the Coleshill corridor, an area between the A446 and the motorway network, with natural woodland. This would also provide a buffer to muffle the noise of local and future transport connections. It would have a positive visual impact upon the boundaries of the town and would provide enhanced wildlife habitats.

In May 2015 Coleshill Town Council applied for funding through the HS2 community fund to support this proposal. See appendix 5h for the HS2 application.

ENP9: Protection of views into Coleshill

It is essential that these cherished views are protected, so development proposals that could impact these vistas should be carefully considered by NWBC and be in scale with surrounding development. Development will need to be in character with its local environment and not have a significant impact on important historic views.

Have Your Say!

“Obviously the town is bordered by motorways, environmentally I wish that there was more "soundproofing". Aircraft noise is not a problem, but constant motorway drone is a major nuisance.”

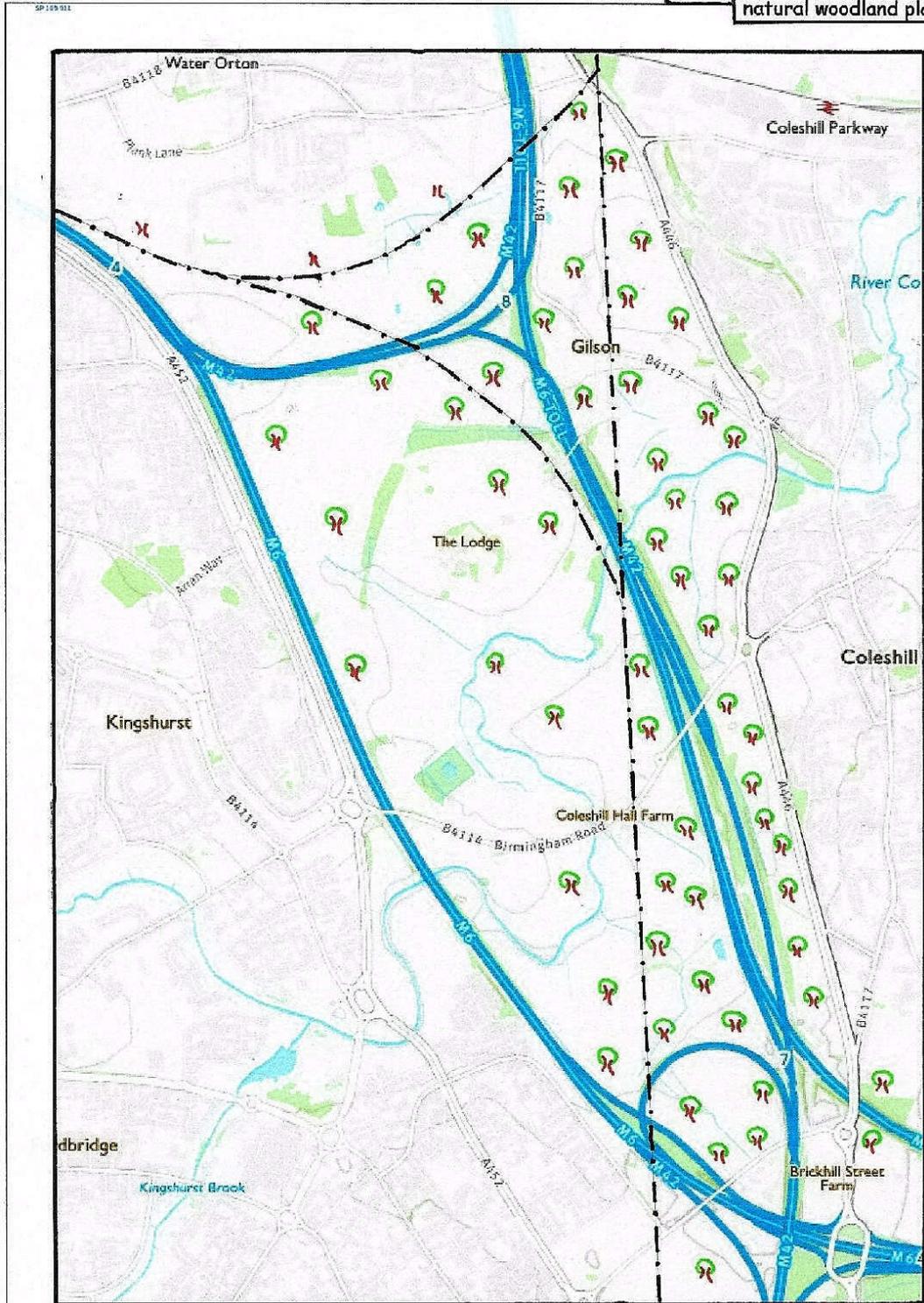
Have Your Say!

We would like to see the continued separation of Coleshill from Birmingham protected, along with the attractive buildings on the High Street and Coventry Road. Also the green belt area to the east of the town must be protected from development to continue to provide space, scenery and footpaths.



Blythe Valley

	Proposed line of HS2
	Proposed 'Coleshill Corridor' natural woodland planting



COMMUNITY INFRASTRUCTURE LEVY

OUR MAIN ISSUES AND AREAS OF FOCUS

In March 2015, North Warwickshire Borough Council undertook a public consultation on the adoption of the Community Infrastructure Levy (CIL) schedule of charges for all appropriate development within the borough.

The CIL is a mechanism for securing contributions for new or enhanced infrastructure where development has an impact on the local area, such as large scale housing developments or national infrastructure projects.

If the Neighbourhood Plan is adopted,

Coleshill Town Council will be able to access 25% of the available CIL.

Coleshill Town Council supports the proposed CIL schedule of charges, but wish details to be provided on how NWBC would propose to allocate the CIL funds generated by developments within Coleshill. It is vital that any funds allocated through CIL benefit the town.

Initial ideas for allocation of CIL funds could focus on the following:

- New or enhanced road crossing
- New or enhanced children's play areas
- Greening / environmental projects
- Additional parking provision
- New or enhanced cycle routes

Neighbourhood Plan **Questionnaire Responses**

28% Want improvements to Coleshill's services for children and the elderly

27% Want improvements to leisure and recreational services

CIL contributions will be based on a set charge per square metre of floor space for all new developments (excluding single dwellings) with payments delivered prior to the completion of the development.

This will provide NWBC with the opportunity to develop or enhance the required infrastructure to support new development.

The Town Council should review the need for future infrastructure requirements and confirm them with North Warwickshire Borough Council. Coleshill Neighbourhood Plan Steering Group would like NWBC to consider school and medical provision.

The Neighbourhood Plan welcomes the opportunities presented by the introduction of a revised CIL by NWBC. The process of securing CIL funding for Coleshill will be managed by NWBC with representation from Coleshill Town Council which will have the added advantage of an approved Neighbourhood Plan.

SUMMARY

OUR MAIN ISSUES AND AREAS OF FOCUS

This first Neighbourhood Plan for Coleshill is the direct product of responses to the questionnaire which was distributed to all households in the town. It is a summary of all the evidence submitted by people who live and work in Coleshill, and from students who attended the Sixth Form at Coleshill School. While it has been designed to meet the legal requirements and format of the National Planning Policy Framework (NPPF) and the NWBC Core Strategy, the primary objectives throughout the document are implacably focused on specific details which will allow our town to develop, while retaining its unique identity, characteristics and boundaries. The lists of recommendations in the Coleshill Neighbourhood Plan range from the protection of existing, valued and productive assets, to addressing shortfalls in provision which merit more immediate attention and longer-term planning. It is intended that the Neighbourhood Plan will guide planning over the next 15 years, although it will be subject to review. This summary gives insight into the main points.

Housing

Our planning authority, NWBC, is required by regulation to meet a housing development target for North Warwickshire over a 15 year period. It is, however, up to the Borough Council to break down this total figure and ascribe targets to individual town and parish councils. Setting 'total targets' can be a lengthy process and a complex equation if it includes cross-boundary negotiations with adjoining authorities who are assessed as having greater need. In such cases, borough targets can be increased and may still be subject to later review.

Coleshill is categorised as a market town in the green belt. Coleshill's current construction target for new dwellings is a minimum of 275. The NWBC Site Allocation Plan indicates that this is an achievable target. It is also anticipated that some 'windfall sites' will emerge to meet any shortfall. These developments must take place within the boundaries of our town – the surrounding green belt is protected.

While this embargo is currently absolute, it is always possible for the Government to amend this law. Whenever possible, brownfield sites should be used. Housing design should blend into the immediate environment. A mix of housing should be planned with a focus on social housing and affordable starter homes. There should also be opportunities for down-sizing. The allocation of social housing, additional priority should be given to applicants who have grown up or work in Coleshill.

Economy

A strong local economy is key for the preservation and enhancement of Coleshill as a centre of business life and employment, both in the town itself, the industrial estates and for the surrounding villages. The number and variety of local amenities were high on the list of why people liked living here. Responses showed a high level of support for independent traders and the character of the High Street. However, our commercial community is having to contend with competition from the internet, large superstores and out-of-town shopping centres.

- It is essential to maintain the retail frontages on the High Street wherever possible. The proliferation of office accommodation into former shopping premises will have a catastrophic effect.
- Where the design allows, it is possible to make shopping premises more economically viable by using upper floor levels as residential accommodation.
- Market forces will have a huge bearing on which retail outlets are attracted to Coleshill. This does not mean that efforts can't be made to attract diverse new businesses to the town. Look at opportunities for Community Infrastructure Levy (CIL) funding.
- Address the shortage of suitable parking so shoppers can access the High Street easily.
- Promote more market outlets for local producers.
- Parkway rail station has made the town more accessible to potential commuting employees. It's important that local bus services also enable access for people from the surrounding area.
- The main area of employment is located to the north of the town on the industrial estate. It's essential for the economic viability of the town that there is potential for growth and diversity.
- Care must be taken to keep all HGV traffic well away from the High Street and the Cole End bridge.
- Where appropriate, consideration may be given for superfluous office space to be converted for residential use.

Transport

A good local transport network is vital to support and encourage sustainable growth. It will help to ensure that the town continues to act as a local hub for the surrounding area.

- Improve pedestrian access and safety – especially around the schools.
- Improved parking with access to High Street. Strategies to improve the traffic flow and reduce the heavy volume of traffic in the town – especially at peak times on the High Street and the Green Man crossroads.
- Ongoing feasibility study for the construction of an Eastern By-pass via Faraday Avenue, Hams Hall. (Linked to future HS2 development).
- Parking enforcement to become the responsibility of North Warwickshire Borough Council – especially targeting abuse of disabled parking spaces.
- Re-direction of all HGVs to avoid High Street and the Cole End bridge – which has already sustained damage.

- Priority signs for bridge crossing.
- Management of HGV movements on Station Road to a Gorsey Lane exit route.

Environment

Coleshill is an historic market town and residents are proud of its heritage. There are many features of its landscape and buildings which people wish to see preserved and enhanced in the future. The conservation area, especially, contains much of the character of the town and listed buildings.

Coleshill has a number of public open spaces – and school playing fields, essential for recreation and leisure. They also help to maintain an open feel to the town and reinforce links with the surrounding countryside.

Coleshill's public footpaths need to be maintained and protected. New cycle paths could link the town centre with Parkway Station, schools and leisure centre.

Coleshill Town Council is a burial authority.

The River Cole is subject to flood prevention measures.

- Update the list of all important buildings within the current conservation area.
- Ensure that any new developments are compatible with the historic character of the area.
- Protect historic views in the town and on the approaches.
- Protect the green open spaces. The Town Council is responsible for the Croft and the Memorial Park. There are exciting plans to improve facilities for park users in the immediate future.
- The Old Mill Road and Cole End Park are the responsibility of NWBC who have developed a nature reserve.
- Protect the current school playing fields.
- Coleshill is virtually surrounded by green belt land and any future development must demonstrate that it is compatible with the current green infrastructure.
- Protect the system of public footpaths, especially those which may be affected by the construction of the planned HS2 railway link. Consider new signage highlighting links to town centre.
- New cycle paths within the town to improve access to key areas – and provision of secure cycle parking facilities.
- If Coleshill Town Council is to continue to be a burial authority, plans need to be made to acquire additional land.

- Coleshill to follow the recommendations of the current Flood Risk Management Plan.
- Consider the planting of natural woodland in the Coleshill corridor to reduce noise and improve the visual impact between the town, the motorway system and HS2 and enhance the ecological benefits of the area,

Community, Leisure and Wellbeing

Consultation with Coleshill residents confirmed the view that there is an active community life in the town. This refers both to statutory services – education, health and leisure - and to the activities of many groups and organisations. They respond to the needs of individuals and families in the town and are often a vital ingredient to the feeling that they do belong within that community.

- Coleshill has two primary schools which are church-aided. A further primary school is for infants only.
- The Coleshill School is a community secondary academy which is a part of the Arthur Terry Learning Partnership.
- The Woodlands School is situated in Coleshill but meets the needs of pupils from a wider catchment area. Admission is only for children referred by the local authority's Assessment, Statementing and Reviewing Service.
- The primary and secondary schools are confident that they can respond to requests for places for children from Coleshill families.
- Hazelwood Group Practice responds to the needs of patients from a wider catchment area than just Coleshill. The GP's have adjusted their referral strategy and feel they can cope with an anticipated rise in patient numbers.
- Coleshill's new leisure centre opened on The Coleshill School site in November 2014. Facilities are modern and flexible. Some areas are used by students during school hours. The centre can be difficult to access by public transport.
- The Town Council allotments continue to be popular.
- The town hall and community centre have been modernised and the result has been an increase in use by the community. The community centre play area has been a focus for persistent vandalism - possible future CIL investment may assist.
- On a spiritual and a practical level, churches in Coleshill and Maxstoke co-operate with each other. Coleshill Churches Together aim to promote fellowship and unity between the congregations.

PHOTO CREDITS

Front Cover Clockwise from top left

1. St Peter and St Pauls Church and War Memorial: Karen Barrow - North Talk
2. Cole End Bridge: Karen Barrow - North Talk
3. Bank House: Karen Barrow - North Talk
4. Coleshill Town Hall: Dominic Moore – Ascension Planning

Main Document

- P2: Bill Richards: Coleshill Town Council
- P5: Coleshill Neighbourhood Plan Steering Group
- P8: Church Hill Farmers Market: Mike Walpole
- P9: Map of the United Kingdom: <http://www.picturesofengland.com/images/mapofengland/england-counties.gif> North Warwickshire map: <https://thecastlelady.files.wordpress.com/2011/12/warwickshire.jpg>
Coleshill Map: www.streetmap.co.uk
- P10: Coleshill High Street: Karen Barrow – North Talk
- P11: Coleshill Stocks: Dominic Moore – Ascension Planning
- P12: Parkfield Road: Dominic Moore – Ascension Planning
- P13: The Star Inn: Courtesy of John Hoyle Coleshill Civic Society
- P14: Old Bank House, Church Hill: Karen Barrow – North Talk
- P15: Conservation Area maps courtesy of NWBC
- P16: Coleshill Town Hall: Helen Moore – Ascension Planning
- P17: Stanhope Way: Dominic Moore – Ascension Planning
- Belway Homes, Father Hudson's site development: http://media.rightmove.co.uk/dir/109k/108281/53161946/108281_The_Droitwich_July_15_IMG_00_0000_max_656x437.jpg
- P18: <http://www.zoopla.co.uk/for-sale/property/west-midlands/coleshill/birmingham-road/b46-1as/#expired>
- P21: Site Allocations map courtesy of NWBC
- P23: Father Hudson's Bellway Development: http://www.bellway.co.uk/Publish/DevelopmentPlan/fa1f765e-90c9-4766-bbab-a284010f493a/dev_fa1f765e-90c9-4766-bbab-a284010f493a_siteplan_20151913497.jpg

- P24: Coleshill High Street North: Courtesy of John Hoyle, Coleshill Civic Society
- P25: Love Coleshill French Market Photo courtesy of Marie Stephens of Love Coleshill
- P26: Coleshill Sign Posts, Parkfield Road: Dominic Moore – Ascension Planning
- P27: Penny Johnsons Florist: Karen Barrow – North Talk
- P29: High Street North Offices: Dominic Moore – Ascension Planning
- P30: Coleshill Parkway: http://s0.geograph.org.uk/photos/90/52/905274_893c3469.jpg
- P31: The view from St Peter and St Pauls church tower photo courtesy of John Hoyle, Coleshill Civic Society - circa 1960
- P32: The view from St Peter and St Pauls church tower photo courtesy of Mike Walpole 2015
- P32: Coleshill Industrial Estate Map courtesy of NWBC
- P33: Coleshill House, Station Road: Dominic Moore – Ascension Planning
- P34: Cole End Bridge: Zoe Hillcox – Coleshill Town Council
- P35: Coleshill Crossroads: Dominic Moore – Ascension Planning
- P39: Cole End Bridge: Zoe Hillcox – Coleshill Town Council
- P40: Coleshill Memorial Park: Karen Barrow – North Talk
- P41: Cole End Park Nature Reserve: Dominic Moore – Ascension Planning
- P42: Coleshill's Conservation Area, South High Street: Dominic Moore – Ascension Planning
- P43: Coleshill's Green Spaces Map courtesy of NWBC
- P46: Cole End Bridge: Karen Barrow – North Talk
- P48: Cole End Park Nature Reserve: Dominic Moore – Ascension Planning
- P49: Coleshill Cemetery: Photo courtesy of Coleshill Town Council
- P50: The River Cole / Cole End Bridge: Karen Barrow – North Talk
- P52: Coleshill Blythe Valley: <http://www.bbc.co.uk/history/domesday/dblock/GB-420000-288000/picture/3>
- P54: The Coleshill School: <http://www.tamwortherald.co.uk/images/localworld/ugc-images/276332/Article/images/22732123/6756879-large.jpg>
- P56: Coleshill's United Church: John Hoyle Coleshill Civic Society

FINAL STATEMENT

COLESHILL'S NEIGHBOURHOOD PLAN

When Coleshill Town Council decided to authorise the setting up of a steering group to create a Neighbourhood Plan for our town, it was realised that its success would be dependent on the co-operation of individuals, families, community groups and organisations. That's because such a plan must reflect comments from the community. We had confidence that we would receive a positive response to our written and on-line questionnaires and that proved to be the case.

Regulations seem to change quickly and often. County Council electoral boundaries have changed. Numbers of MP's are to be reduced. It seems likely that there will be a West Midlands Combined Authority which brings together seven of the largest councils in our region from Coventry to Wolverhampton. The High Speed rail link will also pass very close to our town.

NWBC has now decided to join this consortium. However, for the foreseeable future Coleshill will continue to function within the borough authority.

The NWBC Local Plan describes Coleshill as a market town within the green belt.

Our historic parish boundaries remain intact and projected future development plans are containable within the town's limits.

Responses from the local residents to the steering group have overwhelmingly shown that Coleshill has a clear community identity which is viewed as supportive and friendly. There are issues which need attention but, on balance, people do like living here - it's seen as a good place to raise a family.

If the Neighbourhood Plan is accepted by local referendum, it will become an official planning document which must be consulted when considering planning applications in our town.

It is relevant and local and has been created thanks to the responses of people who live and work here.



Coleshill Neighbourhood Plan

The Consultation Statement

July 2016

Coleshill Neighbourhood Plan

Consultation Statement

Document One

Creation of Steering Group, stimulating local involvement, collecting community information and feedback, creating the plan, statutory consultation.

Document Two

Complete diary of contact with local community from start through to final consultation. Local events, contact with Individuals, every household, local groups and statutory bodies.

Document Three

The Consultation Process – November 2015 to January 2016. The draft Neighbourhood Plan - information sharing with every household in Coleshill – requesting feedback.

Document Four

Draft Neighbourhood Plan shared with Consultees:

Local Councils, Coleshill Town, Borough and County Councillors.

Statutory consultees. Also Coleshill schools, churches, local organisations and groups.

Document Five

Responses received and action taken.

COLESHILL NEIGHBOURHOOD PLAN

THE CONSULTATION STRATEGY

1. Establish a representative Steering Group

When Coleshill Town Council made the decision that there should be a Neighbourhood Plan for Coleshill, five Town Councillors were assigned to the task of establishing a Steering Group. It's important to remember that at the end of 2012 there was very little public knowledge of the Localism Act 2011 - its implications and perceived benefits - and how an actual neighbourhood plan could be created.

From the outset there were several objectives which were essential to the exercise. That a Steering Group be formed which would be representative of local people across a wide range of experience and interests. The first task of the Steering Group would be to make residents, organisations and businesses in Coleshill aware of the concept of localism and the opportunities for them to be involved in the process.

In September 2012, a meeting was held in the Town Hall with representatives of all organisations in the Town. Following a presentation, and a question-and-answer session, people were invited to put themselves forward to be members of the Steering Group.

A month later, the inaugural meeting took place with representatives of local businesses, local organisations, Coleshill School and a number of interested Coleshill residents.

2. Liaison with other Authorities

Coleshill Steering Group arranged two meetings with other North Warks parishes who had decided to follow Coleshill's NP initiative – Baddesley Ensor, Austry and Arley.

There were several meetings and regular lines of communication established with the Forward Planning Section of NWBC. This included an 'away day' with other parish councils.

Meetings were held with our allocated representative of DCLG – Rachel Beard. Rachel arranged for a group of her DCLG colleagues from the Midlands and the North to spend a day in Coleshill to see how we had approached the task of consultation, involvement and inclusion.

We also reported on our progress to the NWBC Area Forum on two occasions.

3. Publicity – Neighbourhood Planning – Spreading the News

- Local Press – Coleshill Herald and Gazette – agreed to carry regular information on the development of a Neighbourhood Plan for the Town.
- Coleshill Town Council to include NP information and regular up-dates on their websites. This soon to be complemented by a dedicated Coleshill NP website – including Facebook and Twitter.
- Leaflets and posters about Neighbourhood Planning placed in Town Hall, Library and in shops on Coleshill’s High Street.
- Coleshill School Newsletter published each term to include information about Neighbourhood Planning.
- Father Hudson’s Society - who were holding regular public meetings about planned housing developments on their site – agreed to distribute our Neighbourhood Plan leaflets.
- The Love Coleshill Marketing Group of local businesses to include the NP as a recurring item on their meeting agendas – and a member of the Steering Group invited to attend their meetings.
- Coleshill’s Youth Town Council designed a logo for the Town’s Neighbourhood Plan which would be used on stationery and special stickers to be distributed.

4. Presentations and involvement with local groups

Steering Group members gave a number of formal presentations to local organisations, which were subsequently up-dated –

Coleshill Women’s Institute members

Coleshill Civic Society

Love Coleshill Business Group

B46 Business Group

Orchard Blythe Residential Home

St. Joseph’s Residential Home (Father Hudson’s Society)

Youth Town Council

5. Other methods of attracting local interest

- Steering Group members spent a day on an open-topped bus – accompanied by musicians from Coleshill's Town Band ! The bus stopped at key points in the town – inviting local people, including supervised children, to ask questions about Neighbourhood Planning and to look at the items displayed.
- There was a public exhibition on Neighbourhood Planning for two days in the Town Hall, attended by Steering Group members to answer questions.
- Steering Group members organised NP stalls at popular local events which residents of Coleshill visited in large numbers.
 - Annual French Markets
 - Event in Memorial Park to celebrate the installation of new play equipment.
 - Annual Christmas Fairs in Town Hall.

6. The Formal Consultation Process – the Questionnaire.

Copies were hand-delivered to every household in Coleshill

- The Steering Group developed a printed questionnaire which contained key issues relating to Coleshill – containing topics which had been raised consistently in our contact with local people.
- The questionnaire was designed to encourage people to comment – briefly by multiple choice or with written comments.
- Assistance with design, and with the actual printing of the finished item, came from the Reprographics Section of Coleshill School.
- The full questionnaire could also be accessed, and responded to on-line.
- All 6th Formers at Coleshill School were given the opportunity to respond on-line by their senior tutor. As far as we can tell, we had 100% response.
- Companies on the Industrial estate were sent an amended version of the questionnaire on line and invited to respond electronically.

- The Coleshill Post included a comprehensive four-page, NP pull-out supplement which also invited readers to respond to the questionnaire. The Coleshill Post is delivered to every household in the Coleshill area.

7. The Response

The next task for the Steering Group was to collate the information it had received from the consultation process. This was going to be a considerable task in view of the amount of feedback from all the exercise. We tried but were unable to recruit professional guidance from local universities, but in April 2014 we did manage to engage the services of an experienced Town Planner.

8. The Final Draft

It took eighteen months of monthly meetings to achieve a final draft plan, which the Steering Group believed did include all of the major recommendations contained in the consultation exercise – and which satisfied the conditions of the NWBC Core Strategy and the NPPF.

9. The Statutory 6 week Consultation Period

There were many episodes of fine-tuning, of re-editing and design, until the final draft was agreed. The statutory period of public consultation ended on 23 January 2016 with a public exhibition at the Town Hall.

An individual letter was sent to all agencies and organisations in the Town, thanking them for their support and asking them to consider the final draft of neighbourhood plan and to forward any comments to the Town Hall by 23 January.

The Coleshill Post printed another four-page, pull-out supplement – again delivered to all homes in Coleshill. Requests were made for comment and reminded people of the process which would culminate in a referendum.

The Steering Group now feel that this Neighbourhood Plan is a true reflection of the wishes of the people of the Town in relation to planning issues in the Parish of Coleshill over the next fifteen years.

COLESHILL NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT – Diary of contact with the Coleshill community.

2012

10 July

Coleshill Town Council Planning Committee Sub-Group – five Town Councillors – first meeting.

18 September

Presentation to members of local organisations in Town Hall inviting them to put forward representatives to be involved on the Steering Group. List of invitees attached.

13 November

Coleshill Herald and Coleshill Gazette to carry introductory articles on NP.

Coleshill School to include information in their next newsletter to students and families.

Father Hudson's Society to include in their two-day presentation on site development.

Love Coleshill Group to include on agenda of their next meeting.

Coleshill Youth Town Council to design a Coleshill NP logo.

11 December

NP leaflet produced for distribution at Father Hudson's Society's two-day presentation.

NP details included on Town Council's website.

2013

29 January

Leaflets and posters produced promoting NP placed in library and shops along High Street.

26 March

Details of NP placed on Facebook and twitter as well as Town Council website.

NP logo from Youth Town Council adopted.

9 April

Presentation to Coleshill WI members.

30 April

More posters and stickers produced displaying new NP logo.

NP stall booked for French Market on the Croft.

4 June

Interview with Bobby Bridge from Coleshill Herald – article to update on NP progress.

20 June am & 21 June pm

NP EXHIBITION - public drop-in sessions in Town Hall.

JUNE & JULY

QUESTIONNAIRES DELIVERED TO EVERY HOUSEHOLD IN COLESHILL.

Questionnaires printed by Coleshill School Reprographics.

On-line version also available (Survey Monkey).

14 July

NP stand at public opening of new play equipment in Memorial Park.

17 August (whole day)

OPEN-TOPPED BUS – toured the town with Members of COLESHILL TOWN BAND – Steering Group members encouraging residents to complete their questionnaires. Posters and stickers for children.

September & October

Presentations to residents and staff at Orchard Blythe and St. Joseph's residential homes – collect feedback and later by e-mail.

Local businesses up-dated by e-mail.

COLESHILL POST – FOUR PAGE CENTRE PULL-OUT.

26 November

Representatives from Youth Town Council attended Steering Group meeting.

3 December

NP presentation at Love Coleshill Group meeting.

7 December

NP stall at CTC Christmas Fair in Town Hall.

2014

23 January

Updated WI Group on NP progression.

30 January

Meeting with Stuart Tait, Coleshill School to promote 6th Form involvement on line.

18 March

60 Coleshill school 6th Form students have responded to on-line questionnaire.

9 April

Presentation to B46 Business Group.

14 September

NP stall at French market on the Croft.

24 September

NP presentation to Youth Town Council

2015

26 February

Coleshill NP presentation to NWBC Area Forum.

11 March

DCLG STAFF GROUP visited Coleshill for NP whole day presentation and observation exercise.

14 May

NP presentation to Coleshill Civic Society

December

COLESHILL POST – FOUR PAGE INSERT.

Details of statutory consultation period with pull-out response page.

Copies of draft plan for perusal at Town hall and Library – also copies of summary to take.

2016

December

COLESHILL POST

Further details of consultation period and invitation to public drop-in exhibition at Town Hall on Saturday 23rd January – members of Steering group in attendance.

The Consultation Process

25 November 2015 to 23 January 2016

In the weeks leading up to this phase, information on the draft Neighbourhood Plan was publicised in a number of ways.

- This included information about the reason for and importance of the Consultation Phase.
- Opportunities on how to find further information and advice.
- To facilitate feedback, responses could be made on printed forms or electronically.

Methods by which local residents were informed about the Consultation Process

1. Information was placed on the Town Council's website.
2. Information was included on the Neighbourhood Plan Facebook Page.
3. Details appeared in an electronic edition of the Coleshill Post of 15 November 2015.

- 4. A four-page pull-out supplement (including a response page) printed in the December 2015 edition of the Coleshill Post – delivered to every household in Coleshill.**

- 5. A Neighbourhood Plan table display placed in the Town Hall and the Town Library throughout this period.**

- 6. A Neighbourhood Plan stand at the Town's Christmas Fair on 28 November 2015.**

- 7. A half-page update on the Neighbourhood Plan appeared in the early January edition of the Coleshill Post. This included an invitation to a public exhibition in the Town Hall on 23 January 2016. Again, delivered to every household in Coleshill.**

Coleshill's Neighbourhood Plan

The Consultation Phase

25 November 2015-6 January 2016

COLESHILL'S first ever Neighbourhood Plan has now reached the consultation phase. It's important that you read the summary of the Plan on pages two and three.

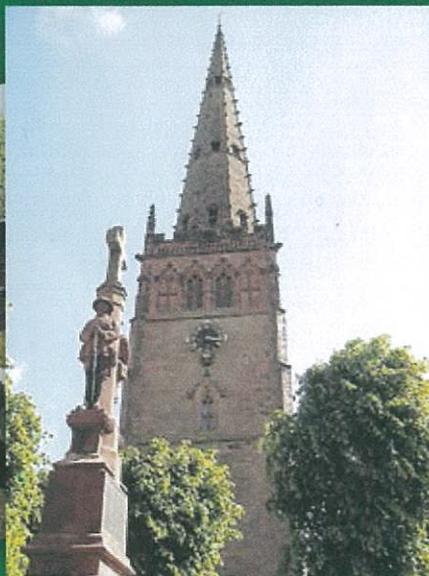
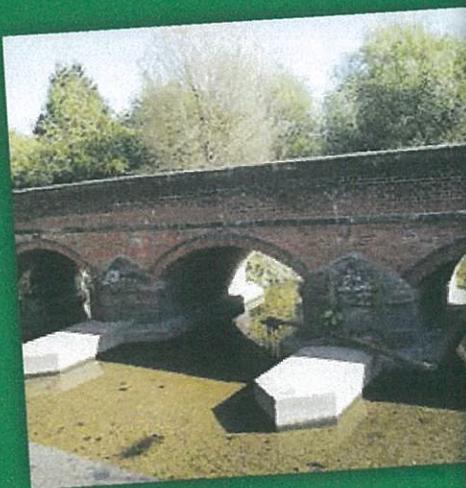
Please make comments on the pro-forma on page 4 and return to Coleshill Neighbourhood Plan Steering Group, Coleshill Town Hall, High Street Coleshill. The plan is relevant until 2030 - although it is subject to local review.

In recent months, members of the Steering Group have been looking at document design issues and refining the huge amount of evidence which we received from the Coleshill community to our questionnaires and on-line survey. The Neighbourhood Plan is a reflection of those responses from people who live and work in Coleshill - both individuals and groups and also from students who attended the Sixth Form

at the Coleshill School.

The Neighbourhood Plan is primarily a planning document which gives local communities more influence over the type of development which takes place in their town. It's about achieving sustainable planning and desirable growth for present and future generations. This doesn't just apply to plans for new building but to our whole historic and natural environment - from the protection of Green Belt land, to buildings and town features that we cherish.

Our Neighbourhood Plan still has to work within national and local planning frameworks, but regional planning committees have been dismantled. As a consequence, the focus should no longer be on targets set by specialists and groups remote from the communities they affect. It's the Localism Act 2011 that has made this happen - 'Localism' being the key word.



Np Neighbourhood Plan
www.coleshilltowncouncil.gov.uk

This is your opportunity to HAVE YOUR SAY!

The following brief summaries outline the core issues and areas of focus that are discussed in greater depth in the Neighbourhood Plan document. If you would like to read the document in its entirety please visit Coleshill Town Hall, Coleshill Library or look on line www.coleshilltowncouncil.gov.uk or visit us on Facebook/Coleshill Neighbourhood Plan.



Housing (proposals HNP1-3)

NWBC is the Planning Authority which has responsibility for Coleshill. It is set a target of new homes to achieve over a fifteen year period by the Government. The Borough Council then has to break down this total figure and set targets for individual Town and Parish Councils in their area. These targets can be subject to Government review.

Planning Authority targets are not always straight forward and they can be required to negotiate with adjoining Authorities who may be seen as having

greater needs. This has been the case with NWBC and Tamworth.

NWBC have categorised Coleshill as a Market Town in the Green Belt and the target for new dwellings within the fifteen year time frame is set for 275.

Of this total, approx. 186 have already been built or planning permission has been given.

A list of nominated preferred projects are within the boundaries of the Town on brownfield sites.

It is anticipated that a number of windfall sites will meet any shortfall.

Housing development must blend with immediate environment.

While a mix of housing is planned, special regard should be given to starter homes and social housing. There should also be opportunities for down-sizing.

In the allocation of social housing, priority should be given to applicants who have grown up or work in Coleshill.

If the ban on development in the Green Belt is ever relaxed, then land to the south-east of the Town should be considered.

Economy (proposals TCLENP1-5 / ICLENP1-3)

A strong local economy is essential to preserve and enhance Coleshill as a focal point for business activity and employment in the area. This applies to the High Street and the Industrial Estate. The variety of local shops and amenities were consistently high on the list of why people liked living in Coleshill. However,

our commercial community are having to contend with competition from the internet and large stores - in and out of town.

It is essential to maintain retail frontages on the High Street - their traditional style and scale.

Allowing shops to change function e.g. into offices, will have a catastrophic effect.

Where design allows, accommodation on upper floors of shops could become

residential provision.

Efforts should be made to attract new retail outlets to Coleshill. Encourage local organisations like 'Love Coleshill' to promote this. Also encourage local producers to utilise market outlets.

Address shortage of parking space for High Street customers.

Promote development and diversity of the Industrial Estate.



Transport (proposals TPMNP1-4)

A good transport system is essential to support and encourage the sustainable economic growth of Coleshill. It will ensure that Coleshill continues to act as a business and employment hub for the surrounding area.

Strategies to improve the flow and the

density of traffic in Coleshill - especially at peak times - and especially on the High Street and Green Man crossroads.

Improve pedestrian access and safety - especially around the Coleshill schools.

Set up a feasibility study for the construction of an Eastern by-pass via Faraday Avenue, Hams Hall (Linked to future HS2 scheme).

More parking for Coleshill. Better enforcement of parking in Coleshill - especially disabled-user spaces.

Re-direct all HGV's to avoid High Street and Cole End bridge.

Priority signs for Cole End bridge crossing.

Ensure that all HGV's on Station Road exit via Gorsey Lane.



Environment (proposals ENP1-9)

Coleshill is an historic Market Town and residents are very proud of its heritage. There is much to protect and preserve - especially with many listed buildings in the Conservation Area.

The same can be said about the Town's parks and open spaces - and with the playing fields attached to schools. There are also a number of public footpaths which need to be inspected and maintained. An area around the River Cole is also subject to flood prevention measures.

Coleshill is also a Burial Authority.

Update the list of all important and significant buildings - especially in the Conservation Area.

Ensure new developments match the historic nature of the Town.

Protect historic views - including approaches to Coleshill.

Protect the green open spaces in Coleshill. Develop recreational and leisure facilities in the Memorial Park in keeping with the terms of the covenant. Plan to improve Cole End Park with NWBC - who are responsible.

Protect school playing fields.

Protect the integrity of the Green Belt and ensure that any legal development in

the future is compatible with the green infrastructure.

Protect the system of footpaths especially those threatened by the HS2 project.

Look at ways of funding new cycle paths to allow ease of access within the town - provision of secure cycle parking facilities.

Look for more land if Coleshill is to continue as a Burial Authority.

Monitor the recommendations of the current Flood Risk Management Plan.

Consider planting of natural woodland in the Coleshill corridor to reduce noise and improve visual impact between town and proposed HS2 line.

Coleshill's Neighbourhood Plan also discusses the Community and its Leisure and Wellbeing

Consultation with Coleshill residents, confirms the view that there is an active community life in the Town. This refers to both statutory services - education, health and leisure - but also to the activities of many interest groups and organisations. They respond to the needs and choices of many individuals and families in the town and this is often a vital ingredient to the feeling that they belong and identify with their community.

Coleshill has two primary schools which take children to secondary school transfer

age. They are church-aided - Coleshill CE School and St. Edward's RC School. Coleshill also has an Infants' School, Highmeadow, which transfers children at age seven. These three schools have excellent reputations and are high achievers. Between them they are able to meet the admission needs of primary school children who live in Coleshill.

The Coleshill School is a community secondary school which has academy status. The Coleshill School has a thriving sixth form and is a member of the Arthur Terry Learning Partnership. Coleshill School can meet the admission needs of Coleshill children and has improving examination performances. The School also had a new leisure centre constructed on site - facilities are shared with

the community.

The Woodlands School meets the needs of pupils from a wider catchment area. Admission is only for children referred by the local Authority's Assessment, Statementing and Reviewing Service.

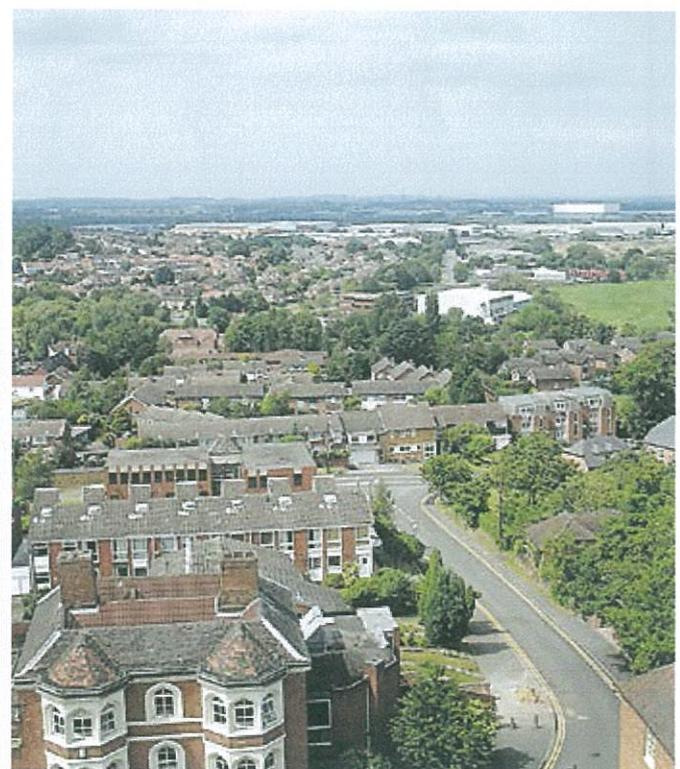
Coleshill's Health Services are based at the Hazelwood Group Practice. The surgery meets the needs of patients from a wider catchment area than just Coleshill. Response strategies within the Practice have adjusted to meet the needs of the pressure on resources. Nevertheless they are confident that they can meet the needs of future referrals, as the number of households in Coleshill rise.

In November 2014 our new leisure centre opened on the Coleshill School site. The

facilities are flexible and state-of-the-art. The sports hall is used by school students through part of each day, so access to members of the community has been curtailed slightly. Nevertheless it is a wonderful facility for Coleshill. For people without their own transport, it can be difficult to access by public transport.

The Town Council has allotments for public hire on four sites. They continue to be popular and an allotment project on the Memorial Park site is stimulating interest.

The Town Hall and Community Centre have been modernised. The result has been positive and there is increased interest in hiring the venues, which has improved income



Coleshill Neighbourhood Plan Consultation Response Form



Neighbourhood Plan
www.coleshilltowncouncil.gov.uk

THE Coleshill Neighbourhood Plan reflects the comments made by people who live and work in Coleshill in response to the questionnaire sent to each household.

This includes people who responded to the electronic survey. It is primarily a planning document. If you wish to comment please return the consultation form or write separately to the steering group at Coleshill Town Hall, High Street, Coleshill, B46 3BG.

After this 6 week consultation, the amended plan will go for independent inspection. Once that stage is passed it will go to a local referendum for approval. When it is accepted, it will then become a formal part of the future planning regulations for building applications in Coleshill.

Please print clearly. Comments cannot be used in the consultation process unless personal details are included.

Name:

Address:

Postcode:

Telephone:

Email:

Q1. What do you think about the proposals for the future of Coleshill

.....
.....
.....
.....
.....
.....

Q2. Are you aware of any other local environmental issues that we haven't already taken into account?

.....
.....
.....
.....
.....
.....

Q3. Do you have any other comments?

.....
.....
.....
.....
.....
.....

In order to formally consider your comments during the consultation your personal details are required. Your comments will be analysed by the Coleshill Neighbourhood Plan Steering Group. In due course, copies of this questionnaire may be made available to North Warwickshire Borough Council. However, in such circumstances we will ask that your personal details are not placed on the public record they will be used solely in connection to the Coleshill Neighbourhood Plan consultation. Other than as noted above, no personal information will be passed on to third parties.

Document four

Coleshill Councillors

During the Consultation Period (December 2015 to January 2016), local Councillors representing Coleshill each received a copy of the full draft Neighbourhood Plan and were invited to comment.

- Ten Town Councillors
- Four North Warwickshire Borough Councillors
(Farrell*, Ferro, Ingram, Jones*)
*currently also Town Councillors
- One Warwickshire County Councillor
(Fowler)

Adjacent Councils

The representatives of adjacent Councils were sent summaries of the Neighbourhood Plan and were invited to comment. They were also advised that they could inspect the full Plan on the Coleshill Town Council website. As the Planning Authority, NWBC was sent a full copy of the draft plan for comment.

Warwickshire County Council

North Warwickshire Borough Council

Water Orton PC

Lea Marston PC

Shustoke PC

Curdworth PC

Maxstoke PC

Packington PC

Statutory Consultees contacted individually – comments invited.

Coal Authority

HCA

Natural England

Environment Agency

Historic England

Network Rail

Highways Agency

Severn Trent

Schools, Churches and Local Organisations and Groups were also contacted individually and invited to comment:

List attached with contact details



Coleshill Neighbourhood Plan Steering Group

Town Hall, High Street, Coleshill,
Warwickshire, B46 3BG
Tel: 01675 463326

email: kate@coleshilltowncouncil.gov.uk
Chairman: Bill Richards
Administrator: Kate Shtrezi

Coleshill Neighbourhood Plan
The Community Consultation Phase
25th November 2015 to 6th January 2016

You and your staff or group members may have already seen in the Coleshill Post, information relating to this latest stage in the process of establishing a neighbourhood plan for our Town. I am enclosing a paper which summarises the main points and objectives of the neighbourhood plan in a little more detail. The full draft of the neighbourhood plan can be seen online at www.coleshilltowncouncil.gov.uk or paper copies are available to view at the Town Hall or in the Coleshill Library.

The Steering Group has worked hard to ensure that this draft neighbourhood plan reflects the views of local residents. This information was taken from the questionnaires completed and returned to the Steering Group - both as paper versions and electronically, on-line. We also received written responses from local groups such as yourselves. All these responses have to be recorded in our evidence file, which will be crucial in proving the validity of the plan.

At the end of the consultation period, the Steering Group will be able to make amendments to the draft plan before it is submitted to a Government Inspector. The Inspector's job it is to ensure that the Coleshill Plan does really reflect the views of the community and that it also satisfies the parameters set out in the Localism Act 2011.

We can only say again that this plan gives the people of Coleshill an opportunity to say how they want their Town to develop over the next fifteen years. In this instance, the term 'development' includes the quality of planning and those aspects of Coleshill which we feel merit protection from development.

Following this consultation phase, the plan will go to North Warwickshire Borough Council and on for formal Government inspection. Having successfully passed those requirements, there will be a local referendum and all people on the electoral roll in Coleshill will be invited to vote to say if they approve of the plan. It's that important!

On behalf of the Steering Group can I thank you for the help you have already given and ask that you record any comments on the page provided and return it to the Town Hall. If you do agree with the objectives set out in the draft plan, it would be helpful if you could indicate that too - in writing.

Yours sincerely,

Bill Richards
Chair of NP Steering Group

Document five

Responses to the Consultation Exercise

December 2015 – January 2016

(Correspondence attached)

The number of written responses received from this period of consultation was lower than anticipated , but they were important and resulted in significant amendments to the content and design of the Neighbourhood Plan.

Natural England

Further Habitats Regulations Assessment not required.

Strategic Environment Assessment not required.

Ensure that the boundaries of the neighbourhood plan area are clearly delineated.

Recommend that a plan of the 'Coleshill Corridor' be included – recommendation accepted.

Highways England

Welcome that the Plan recognises the three key motorways which border the Town.

The opportunity to consider the draft Plan is regarded as appropriate consultation.

Severn Trent Water

No immediate objections - once detailed plans for any future developments in specific areas are available, further comments on water supplies can be provided.

North Warwickshire Borough Council

Numerous recommendations were received from Forward Planning Section of the Borough Council – the latest being in their document of May 2016.

- A significant amount of information relating to the history of Coleshill was removed from the draft Plan – some items were deleted and others transferred to the appendices.
- The whole design of the document from two columns to a swingle column was implemented.
- The quality of the maps in the Plan were revised and made much more relevant and clearer – with appropriate OS reference number.
- Each of the individual recommendations were discussed in detail with Borough Council officers and responded to. Where alterations were not followed to the letter, the Borough Council accepted some 'editorial' differences. There were no 'planning issues' which remained unresolved, in assessing the joint acceptability of the whole document.

Borough & Town Councillor Adam Farrell

Councillor Farrell submitted a very detailed response to the draft Neighbourhood Plan. He was very supportive in relation to all the recommendations and comments made in the Plan and felt they reflected many of the issues which are raised with him in his local surgeries. He did raise personal concerns about the housing development plan - referred to as COL 1 in NWBC's Site Allocations Plan.

This was raised with NWBC Future Planning Section who defended its inclusion and stated that no actual work could commence on any site until after full public consultation. For that reason COL 1 was retained.

General Comments from Coleshill residents

A summary of general comments from the local people who did respond is attached. Most of the issues raised are covered in the Plan and the majority of comments acknowledged this fact.

Comments on Coleshill Consultation Neighbourhood Plan (May 2016)

Bill / Dominic

Many Thanks for sending us the updated version of the Neighbourhood Plan for Coleshill.

We have the following comments to make, most of which are still outstanding from our previous comments

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

PAGE	PARAGRAPH	RESPONSE
	General	The document in its present form is really hard to read as some of the words are wrapped round on to the next line – it would be a much easier read if you got rid of the columns altogether.
	General	There still remains an overload of history and a fair amount of repetition throughout the document. Setting the scene is fine but the history should be grouped together and not dotted throughout the document where repetition then occurs
	General	Any maps that are reproduced from original NWBC maps need Coleshills License Number on them
	General	Throughout the document – there are mentions of Appendices – yet there are no Appendices with this document
7	Introduction	The paragraph on the National Policy is not needed – refer to it by all means but in its present state this is unnecessary detail and not related to the NP
11	The History of Coleshill	Again this is a repeat of earlier text – if this is to remain then it would be wise to delete it from the previous repeat
11	2 nd paragraph after the yellow text box	Please reword to read “These concerns are not limited to residents. National Planning Policy Framework and the NWBC Core Strategy contain some guidance
13	Georgian Coleshill	Again is this needed? It is very disjointed and if it is to be kept then it could be shortened and needs to be put before the page on Countryside Boundaries in the Coleshill Chapter to allow the reading to flow easier
15	Map	This needs to be made darker – the conservation area is not clear. Coleshills License Number also needs to be on the map
17	Current Position	It is the Draft Site Allocations Plan that has the preferred sites in and not the Core Strategy

20/21		What purpose does this serve as the Site Allocations is ongoing and subject to change so it would be better to delete both pages and just refer to the Site Allocations Plan. Also there is a current planning application in for the site named COL1 for 30 dwellings where as the SA plan allocates 15 dwellings which could cause confusion for residents. The reference on page 18 (in green) is all that is needed
26	TCLNP1	Not really sure what this Policy is trying to achieve. Perhaps bullet points are needed for clarity. See Policy RC1 in the Site Allocations Plan as this may cover what you are trying to achieve so this Policy may not be needed
26	Last paragraph	Add at the end of the sentence “to ensure future viability and vitality”
28	TCLNP4	There are some retail to flats that can be changed through permitted development, which needs to be mentioned
31	Last sentence	Change support to “supported”
32	ICLCNP2	Should this be ICLENP2 ? Consider rewording the second paragraph. Cannot use NWBC plan with our logos on etc – it does not serve any purpose so it would be best to delete it
42	ENP2	Why are these not numbered in order – 1,2,3,4 etc
43	Map	Needs correcting – there are some numbers on their own without any greenspace and then there is greenspace with no numbers on – again you cannot use our logos on a map that you are reproducing your own things on
52	ENP8	The second paragraph talks about replanting of the Coleshill Corridor – this will not mean anything to most people so perhaps it would be better shown on a map
54	Coleshill Services	If this is going to be put in the document then it should be part of an Appendix as it is just information/setting the scene
54	Coleshill Schools	The text about Parkfield school is irrelevant – consider deletion
58	Summary	The bullet points are actually a repeat of previous chapters rather than a summary

Our ref: SHARE
Your ref: Coleshill Neighbourhood Plan Consultation
Document

Ms Zoe Hillcox
Deputy Town Clerk
Coleshill Town Council

via Email: zoe@coleshilltowncouncil.gov.uk

Adrian Johnson
Asset Manager
Coventry & Warwickshire
Network Delivery and Development

The Cube
199 Wharfside Street
Birmingham B1 1RN

Direct Line: 0121 678 2583

8 January 2016

Dear Ms Hillcox

RESPONSE TO COLESHILL NEIGHBOURHOOD PLAN CONSULTATION DOCUMENT

Thank you for forwarding me details of the above referenced draft Neighbourhood Plan received on 18 December 2015.

Highways England is responsible for the operation and maintenance of the Strategic Road Network (SRN) in England having been appointed by the Secretary of State for Transport from 1 April 2015 as the successor to the Highways Agency. The SRN includes all major motorways and key trunk roads. The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Coleshill is bounded by the M42 and M6 Toll to the west, and the M6 Toll and M6 to the south. Junction 4 of the M6 lies 0.5km to the south of the town. In addition to these the A446 connects M6 Junction 4 with Stonebridge Roundabout which provides links to the A45 and the M42. We welcome that the Plan recognises the three key motorways (listed above) which border the Town.

The Plan recognises the need to conform to the policies set out within the North Warwickshire Local Plan (Core Strategy) adopted in 2014, which identifies the need for 275 houses in the town. The Plan advises this number could be revised.

No major new employment sites have been designated within the Plan. However, the Plan recognises that any future proposals for new sites, or to upgrade or redevelop existing sites will be supported as long as there are no adverse impacts on the amenities of surrounding areas (in line with National Planning Guidance). Impacts on the SRN should be considered where appropriate.

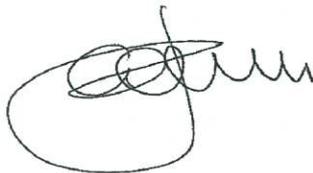
Whilst understanding the SRN does not have a direct impact on the town, Highways England believes consideration should be given to referencing key strategic routes within the Transport Section given their close proximity and interaction with key routes through the town and the A446 bypassing the town.

Policy TPMNP1 states that local policies have been discussed “with relevant Highways Agencies and North Warwickshire Borough Council”. It is currently unclear whether Highways England has been part of these discussions.

Notwithstanding this, as we have now been consulted on the draft Plan we suggest that you consider replacing the term ‘relevant Highways Agencies’ with the term ‘relevant strategic and local highway authorities’.

I trust you find these comments helpful. Please feel free to contact me if you wish to discuss this response in more detail.

Yours sincerely



Adrian Johnson
NDD Midlands
Email: Adrian.Johnson@highwaysengland.co.uk

cc: Lisa Maric (Highways England)
Area 9 Development Control
Paul Cawthorne (JMP)

Date: 19 January 2016
Our ref: 174086 SM 190116 Coleshill NP
Your ref: Coleshill Neighbourhood Plan



FAO Susan Wilson (North Warwickshire Borough Council) via
SusanWilson@NorthWarks.gov.uk
cc. Bill Richards (Chair of Coleshill NP Steering Group) via
wquielmus@btinternet.com

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Susan and Bill

Planning consultation: Coleshill Neighbourhood Plan 2015-2030, Draft document, HRA and SEA screening

Location: North Warwickshire Borough

Thank you for your consultations in respect of the above document.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Habitats Regulations Assessment (HRA) screening – HRA not required

Where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations.

In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on European protected sites. This will be particularly important if a neighbourhood plan is to progress **before** a local plan has been adopted and/or the neighbourhood plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the local plan.

Natural England welcomes the consideration given to the Habitats Regulations. We are satisfied that there are no likely significant effects on European sites, and therefore advise that **further Habitats Regulations Assessment is not required.**

Strategic Environmental Assessment (SEA) screening – SEA not required

Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and



- Summary 'Community Leisure and Wellbeing' section: Main Issues and Areas of Focus (Page 60) – NE advises that the provision of multi-functional green infrastructure (GI) also offers benefits to the community, leisure, health and well-being. Multi-functional GI ensures open spaces are able to provide for both people and wildlife, able to provide a wide range of functions of benefit to the development and community. Such functions include improved flood risk management, provision of accessible green spaces, climate change adaptation, biodiversity and landscape enhancement (including better functionality of local ecological networks) as well as quality of life benefits for the local community (including health and economic well-being and access to wildlife). The provision of GI is supported by the National Planning Policy Framework (NPPF, DCLG March 2012). Advise inclusion of existing and new GI under this section.

Other Advice

The following is offered as general advice to assist the Steering Group:

Guidance

We would like to draw your attention to the joint guidance issued by Environment Agency, English Heritage, Forestry Commission and Natural England which can be found at http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

Sites of Special Scientific Interest (SSSIs)

The River Blythe SSSI is located to east of Coleshill, at its nearest 350m away from the built up form of the town. Natural England has assumed this is located outside of the Coleshill Neighbourhood Plan area, however, the Neighbourhood Plan as it progresses should ensure that any proposal or activity that would be likely to damage or destroy the interest features of this nationally designated site is avoided.

Protected species

We recommend that reference is made to the Natural England Standing Advice for Protected Species which is available on the gov.uk website. It helps local planning authorities better understand the impact of development on protected or priority species should they be identified as an issue at particular developments. This also sets out when, following receipt of survey information, the authority should undertake further consultation with Natural England.

Local Sites

From our understanding of the likely Plan Area, there is one Local Site of ecological importance designated within your area (i.e. Cole End Local Nature Reserve). There are more within the locality of the town. You will be able to obtain information on non-statutory sites and species records from the Warwickshire Wildlife Trust and/or the Local Biological Records Centre. Such information should be considered when assessing sites for development.

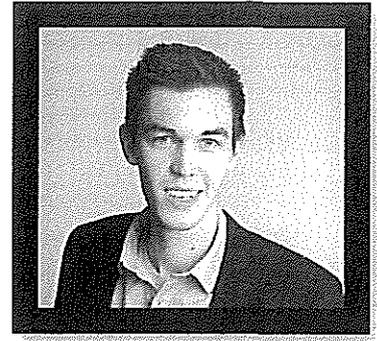
Other opportunities for enhancing the natural environment

Neighbourhood plans may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal, and this could be written into policy in the neighbourhood plan.

We would be happy to comment further should the need arise but if in the meantime for any queries relating to the specific advice in this letter only please contact Susan Murray on 0300 060 2967. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.



North Warwickshire
Borough Council



Councillor Adam Farrell
Coleshill North Ward
Members' Room
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

Monday 30th October 2015

Bill Richards
Chairman, Coleshill Neighbourhood Plan
Coleshill Town Hall
High Street
Coleshill
B46 3BG

Dear Bill,

I wanted to write to you to say thank you for all your efforts in driving forward the neighbourhood plan process. I have no doubt that the work of the Neighbourhood Plan Steering Group, Zoe Hillcox and Dominic Moore will be a huge asset to our town in terms of planning and development.

I have now had the chance to read through the draft plan you presented to the Town Council on 25th November and I am fully supportive of its overall aims but do have some comments to make which I have listed in this letter.

I am not supportive of NWBC including the COL1 site in an allocation plan for housing land. I am concerned about the access to the site as well as the detrimental impact any development would have on neighbouring properties in Trajan Hill and Tiberius Close. Can the neighbourhood plan have any influence over allocated sites? I have made representations to the Planning Department setting out my concerns over this site.

I am very supportive of HNP2 to integrate new housing into Coleshill and in particular the aim of providing a much wider range of properties so that our housing market is more affordable for young people and families. I'm very pleased to see that the plan includes a reference to ensuring any s.106 agreements or CIL agreements provide sufficient finance to enable local service provision to be expanded where required.

As well as providing more affordable homes for those looking to enter the property market, I am just as supportive of HNP3 so that we have a much greater range of social and shared ownership housing. Buying a property is something that some people will never be able to afford so it is only right that Coleshill is a place where those unable to buy, have the opportunity to rent at affordable prices. I am

Finally and maybe most importantly, I am extremely supportive of the items included in the plan that relate to our environment. Our green belt and conservation area must always remain in place to protect our heritage. This however does not mean we cannot make improvements to our town and I think the environment section carefully balances the need to protect our identity with supporting improvements that enhance our town and the quality of life of local residents.

I hope that you can include this letter as my response to the official consultation on the draft plan. I apologise for such a lengthy response but I felt it only right to express my thoughts in some detail as a mark of respect for the time and effort you and the steering group have put in to this draft. I very much hope the residents of Coleshill respond positively to this draft plan and I am sure that when the referendum takes place, the final plan will become a useful tool for the future of Coleshill.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Adam Farrell', with a long horizontal flourish extending to the right.

Adam Farrell

Coleshill North Borough & Town Councillor

04 January 2016

Our ref: Coleshill 1

Coleshill Neighbourhood Plan

Thank you for giving Severn Trent Water the opportunity to comment on your Neighbourhood Plan.

We have no specific comments but set out some general information and advice below.

Position statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is therefore important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and geographically site specific location are decided by local councils we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues; however where we consider there may be an issue we would discuss in further detail with the local planning authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments so as to minimise customer bills.

Sewage Strategy

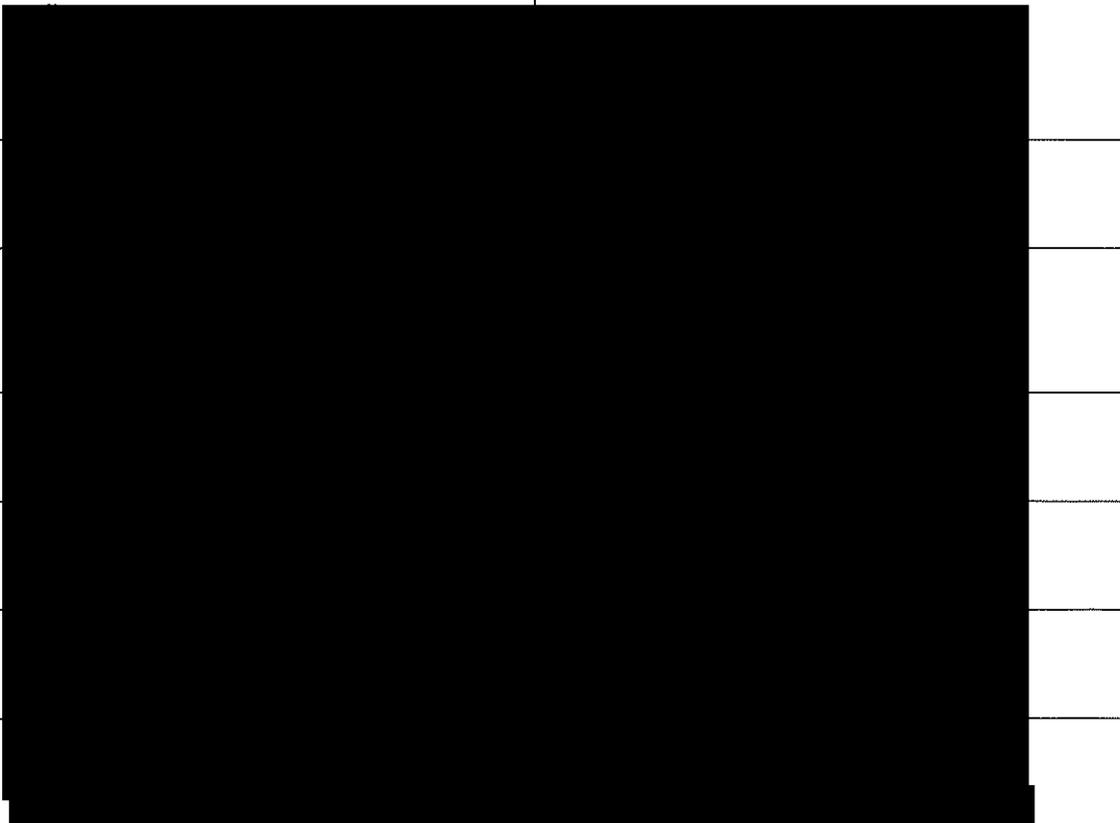
Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water, which sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We would request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

Consultation Responses

Name	Address	Tel / E-mail
Sue Wilson – Planning Policy Assistant	North Warwickshire Borough Council The Council House South Street Atherstone Warwickshire CV9 1DE	01827 719 499 susanwilson@northwarks.gov.uk
Natural England	Customer Services, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ	0300 060 3900 susan.murray@naturalengland.co.uk
Councillor Adam Farrell	North Warwickshire Borough Council, Coleshill North Ward Members' Room The Council House South Street Atherstone Warwickshire CV9 1DE	adamfarrell@northwarks.gov.uk
Highways England	The Cube 199 Wharfside Street Birmingham B1 1RN	0121 678 2583 Adrian.Johnson@highwaysengland.co.uk
Severn Trent Water		growth.development@severntrent.co.uk
Mrs R Whitehead		
Graham Perry		
Tony White		
Clare Dale		
Pamela Moat		
John Truman		
J Cheshire		

COLESHILL NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT

2016

Coleshill Neighbourhood Plan

The Environmental Assessment of Plans and Programme Regulations 2004

SEA Screening

Introduction:

The requirement for a Strategic Environmental Assessment to be undertaken on development plans and programmes that may have a significant environmental effect is outlined in the European Union Directive 2001/42/EC. The Environmental Assessment of Plans and Programmes Regulations 2004 state that this is a screening process, utilising a specific set of criteria which is outlined in Schedule 1 of the Regulations. The results of this process must be set out in an SEA Screening Statement, which must be publicly available.

As the responsible authority under Regulation 9 of the SEA Regulations 2004, North Warwickshire Borough Council have produced this Screening Assessment and consequentially do not believe that the Coleshill Neighbourhood Plan (2015 – 2030) in its current form will have significant negative effects on the environment. This view has also been upheld by the Environment Agency.

We are therefore of the belief that a full environmental assessment is not required. This determination has been reached by assessing the full content of the Coleshill Neighbourhood Plan against the criteria set out in Schedule 1 of the 2004 Regulations.

Coleshill Neighbourhood Plan:

The Coleshill Neighbourhood Plan has been produced by the Coleshill Town Council Neighbourhood Plan Steering Group using local knowledge and extensive public consultation with the aim of developing a robust sustainable plan to protect and help shape the future of Coleshill as an independent Market Town. It's the intention that the plan run till 2030 however, the plan can be updated by appropriate bodies as and when required.

As stated in the Neighbourhood Plan, the document covers the Parish of Coleshill as does in impact any areas outside of the parish boundaries.

The objectives and vision for the plan are set out in the opening chapters of the plan and the separate proposals are detailed in five policy chapters (pages 17 – 40), these being:

- Housing
- Economy
- Town Centre
- Transport
- Environmental

Due to the pressures of development in the town and surrounding areas, Coleshill is facing a number of issues, detailed in the plan, that the production and approval of the Neighbourhood Plan will assist with, while protecting the core historic elements of the town and its status as a standalone market town.

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Will the NDP have significant environmental effects?	Will the NDP have significant environmental effects?
<p>1a The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>No.</p>	<p>The Coleshill Neighbourhood Plan (CNP) sets out a vision for the town of Coleshill and provides a framework for future development within the town. A key aspect of the CNP is the protection and where possible enhancement of the local environment for present and future local communities by supporting the required number of new houses for the area and encouraging good quality design and the improvement to the local infrastructure.</p> <p>The CNP is considered to be in general conformity with the North Warwickshire Local Plan Core Strategy (2015). The CNP is also considered to be in conformity with the National Planning Policy Framework (NPPF).</p>
<p>1b The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.</p>	<p>No.</p>	<p>It is the intention of the CNP to respond to the development of future plans rather than influence their development.</p> <p>The CNP can only provide policies with the designated Neighbourhood Plan area but can provide policies to assist future development control on / with planning applications within the context of the North Warwickshire Borough Council (NWBC) Local Plan.</p> <p>None of the policies in the CNP have a direct impact on other plans in the NP</p>

		area.
1c The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	No.	<p>The CNP sets out and promotes, where possible, sustainable development within the NP area whilst balancing the required environmental, economic and social needs of the local community. Responses from the CNP consultations by local communities have highlighted the importance of Coleshill retaining its historic core but allowing appropriate development to safe guard the future of the town,</p> <p>The CNP will have a positive impact on the local environment and associated community assets, highlighted by the consultation responses from the local community and will contribute to the promotion of sustainable development within the NP area.</p>
1d Environmental problems relevant to the plan or programme	No.	Any impacts that the CNP will have on the environment will be positive. This is due to a number of policies within the plan that sets out protection and enhancement of the local environment.
1e The relevance of the plan or programme for the implementation of Community legislation on the environment	No.	The CNP is in compliance with the NWBC Local Plan which has taken into account the existing European and National legislation framework for environmental protection; The CNP will therefore have a positive impact on compliance with regards to relevant legislation and programmes.

<p>2a The probability, duration, frequency and reversibility of the effects</p>	<p>No.</p>	<p>There will be no irreversible damaging environmental impacts associated with the CNP. The policies stated within the CNP seek to ensure that any new development is developed in a sustainable way and enhances the local environment.</p> <p>The timescales of the CNP is intended to be the same as the NWBC Local Plan, up to and including 2030.</p> <p>It is the intension that the CNP is reviewed every 5 years, therefore should there be any negative impacts these can be addressed in the review process.</p>
<p>2b The cumulative nature of the effects.</p>	<p>No.</p>	<p>It is considered that the policies stated within the CNP will have no negative effects on the local environment in the NP area. All impacts of the CNP policies will be of a positive nature.</p>
<p>2c The trans boundary nature of the effects</p>	<p>No.</p>	<p>The CNP will only impact the stated NP area and will not have any impacts on neighbouring areas.</p> <p>The proposed High Speed 2 rail network will pass through the parish boundary and will impact upon neighbouring areas.</p>
<p>2d The risks to human health or the environment</p>	<p>No.</p>	<p>There are no obvious risks that have been identified that could impact on human health.</p>

(for example, due to accidents)		Proposals in the CNP support a healthier lifestyle for current and future residents of the town through protection of green open spaces and enhancement to cycle and walking paths.
2e The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No.	The CNP relates to the area described in the Neighbourhood Plan with a population of 6481.
<p>2f The value and vulnerability of the area likely to be affected due to:</p> <p>(i) Special natural characteristics or cultural heritage;</p> <p>(ii) exceeded environmental quality standards or limit values; or</p> <p>(iii) Intensive land-use</p>	No.	<p>The CNP will not have any adverse impacts on the value and vulnerability of the area stated.</p> <p>The CNP sets out a vision for the protection and where appropriate enhancement of all the towns' cultural and historic assets.</p> <p>In addition, the CNP supports sustainable development within the NP area, including enhancements to locally important green open spaces and sets out good design guides for any new residential development.</p> <p>The CNP sets out high level land use guidelines for the neighbourhood plan area to ensure sustainable and appropriate development for the town.</p>

<p>2g The effects on areas or landscapes that have a recognised national, Community or international protection status.</p>	<p>No.</p>	<p>The policies stated in the CNP seek to preserve and enhance the areas of landscape with the NP area and thus will have no detrimental impact on landscapes that have a recognised national, Community or international protection status.</p>
--	------------	--

As a result of this assessment, it is North Warwickshire Borough Council's opinion that there are no clear, significant negative impacts on the environment as a result of the contents contained in the Coleshill Neighbourhood Plan. Therefore it is considered that a full SEA is not required.

Coleshill Neighbourhood Plan

Basic Conditions Statement

Introduction:

This basic conditions statement has been written and presented to conform that the Coleshill Neighbourhood Plan confirms to all required local, regional, national and international regulations, which are set out below:

The draft Neighbourhood Plan (NP) is being submitted by a qualifying body:

The qualifying body is Coleshill Town Council.

What is being proposed is a neighbourhood plan:

The purpose of the plan is to ensure the safeguarding of the town of Coleshill as a standalone market town with valuable historic assets. The proposed NP has been prepared in accordance with the statutory requirements and procedures set out in the Localism Act 2011 and the Neighbourhood Plan Regulations 2012.

What is the proposed Neighbourhood Plan time period which it is to effect?

The Neighbourhood Plan will run from 2015 – 2030

The policies do not relate to excluded development:

The neighbourhood plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in S.61k of the 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 proposed relates to the parish of Coleshill and to no other area. There are no other neighbourhood plans relating to the parish.

The Coleshill Neighbourhood Plan has the appropriate regard to national policy:

The Coleshill Neighbourhood Plan has been written in accordance with the National Planning Policy Framework (NPPF). The NPPF provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs, priorities as aspirations of their local communities (NPPF Intro. 1).

The Coleshill Neighbourhood Plan (CNP) has been developed following extensive consultation with the local community and appropriate regional bodies. Details of which can be found in the CNP Consultation Statement.

The NPPF must be taken into account in the preparation of the local and neighbourhood plans, and is a material consideration in planning decisions taken by North Warwickshire Borough Council. The CNP has been written in the context of the NPPF and the North Warwickshire Local Plan, and has been checked to ensure that it complies with the policies of the Local Plan.

The neighbourhood plan area is impacted by the proposed High Speed 2 rail network, however, the proposal is not dealt with within the neighbourhood plan due to the involvement of North Warwickshire Borough Council.

The CNP has been developed through a community plan lead process with the twin aim of empowering local people to shape and protect their local area and fulfilling the requirements of the Core Planning Principles set out in the NPPF.

The CNP Steering Group have consulted with the local community at every stage of the development of the CNP and kept continuous dialog with the Local Authority through the development process.

The CNP Steering Group have also consulted with all required Statutory Stakeholders as advised by North Warwickshire Borough Council.

The main aims of the CNP are:

- Protection of Coleshill's historic elements for future generations
- Support for sustainable and appropriate development to support the future of the town
- Protection of the allocated Green Belt areas
- Support for the allocated number of new housing in the town through the NWBC Core Strategy.

The CNP takes account the need for sustainability in regard to current and future transport links into and through the town. A number of policies for the improvement of transport links through sustainable means, such as cycle and walking paths, have been included in the CNP.

The development and protection of community assets and facilities, such as green open spaces, feature strongly in the CNP as a way of ensuring that the town has the appropriate infrastructure to meet the current local needs and to meet future challenges that may occur.

Contribution to the achievement of sustainable development:

The NPPF defines sustainability as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The CNP sets out a vision for the town for a period of 15 years till 2030 and the improvements that the local community consider are needed to achieve this vision. The overarching element is the preservation and where appropriate development of the town to ensure that Coleshill is still recognisable as a standalone market town that caters for local needs.

The NPPF states that in order for sustainable development to take place three elements are required:

- Economic growth
- Social mobility
- Environmental consideration

Growth in these elements will ensure that an area will continue to prosper and improve the lives of local communities.

The CNP encourages the growth of all three elements through the policies included in the plan and while the importance of the green belt and historic aspects of the town are given protection that appropriate development is encouraged to allow the town to grow for future generations.

Be in general conformity with Strategic Local Policy:

The CNP has been developed and presented within the context of the North Warwickshire Local Plan and has been reviewed by the appropriate council officer to ensure it complies with the Local Plan and that there are no conflicting policies.

Be Compatible with EU Obligations:

The CNP has been developed and presented to be compatible with EU obligations around human rights, habitat protection and environmental impacts.

Agenda Item No 8

Planning and Development Board

8 August 2016

Report of the Chief Executive and the Deputy Chief Executive

Progress Report on Achievement of Corporate Plan and Performance Indicator Targets April - June 2016

1 Summary

- 1.1 This report informs Members of the progress with the achievement of the Corporate Plan and Performance Indicator targets relevant to the Planning and Development Board for April to June 2016.

Recommendation to the Board

That Members consider the performance achieved and highlight any areas for further investigation.

2 Consultation

- 2.1 Consultation has taken place with the relevant Members and any comments received will be reported at the meeting.

3 Background

- 3.1 This report shows the first quarter position with the achievement of the Corporate Plan and Performance Indicator targets for 2016/17. This is the first report showing the progress achieved so far during this year.

4 Progress achieved during 2016/17

- 4.1 Attached at Appendices A and B are reports outlining the progress achieved for all the Corporate Plan targets and the agreed local performance indicators during April to June 2016/17 for the Planning and Development Board.

- 4.2 Members will recall the use of a traffic light indicator for the monitoring of the performance achieved.

Red – target not being achieved (shown as a red triangle)

Amber – target currently behind schedule and requires remedial action to be achieved (shown as an amber circle)

Green – target currently on schedule to be achieved (shown as a green star)

5 Performance Indicators

- 5.1 The current performance indicators have been reviewed by each division and Management Team for monitoring for the 2016/17 year.

6 Overall Performance

- 6.1 The Corporate Plan performance report shows that 100% of the Corporate Plan targets and 100% of the performance indicator targets are currently on schedule to be achieved. The report shows the individual targets that have been classified as red, amber or green. Individual comments from the relevant division have been included where appropriate. The table below shows the following status in terms of the traffic light indicator status:

Corporate Plan

Status	Number	Percentage
Green	6	100%
Amber	0	0%
Red	0	0%
Total	6	100%

Performance Indicators

Status	Number	Percentage
Green	3	100%
Amber	0	0%
Red	0	0%
Total	3	100%

7 Summary

- 7.1 Members may wish to identify any areas that require further consideration where targets are not currently being achieved.

8 Report Implications

8.1 Safer Communities Implications

- 8.1.1 Major applications are considered by the Police Architectural Liaison Officer who is looking to ensure that Secure by Design principles are applied for new developments.

8.2 Legal and Human Rights Implications

8.2.1 The national indicators were specified by the Secretary of State for Communities and Local Government. They were replaced by a single list of data returns to Central Government from April 2011.

8.3 Environment and Sustainability Implications

8.3.1 Improvements in the performance and quality of services will contribute to improving the quality of life within the community. The actions to improve apprenticeships, training and employment opportunities and transport links for local residents is contributing towards the raising aspirations, educational attainment and skills priority of the North Warwickshire Sustainable Community Strategy 2009 – 2026.

8.4 Risk Management Implications

8.4.1 Effective performance monitoring will enable the Council to minimise associated risks with the failure to achieve targets and deliver services at the required performance level.

8.5 Equality Implications

8.5.1 The action to improve employment opportunities for local residents is contributing to equality objectives and is a positive impact in terms of the protected characteristics for age through the young people employment programme.

8.6 Links to Council's Priorities

8.6.1 There are a number of targets and performance indicators included relating to supporting employment and business, protecting countryside and heritage, and promoting sustainable and vibrant communities.

The Contact Officer for this report is Robert Beggs (719238).

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

NWCP Planning and Development Board 16/17

	Action	Priority	Reporting Officer	Update	Status	Direction
NWCP 012	Manage development so as to deliver the priorities on the Council's Corporate Plan and in the Sustainable Community Strategy and report by March 2017	Protecting our Countryside & Heritage	Jeff Brown	To be reported in March 2017	 Green	
NWCP 013	To report on Growth pressures on the Borough and how to protect the Green Belt as far as possible by February 2017 and at least annually thereafter	Protecting our Countryside & Heritage	Jeff Brown	To be reported in March 2017	 Green	
NWCP 014	Use the Design Champions to ensure the best achievable designs are implemented and developed and report by March 2017	Protecting our Countryside & Heritage	Jeff Brown	To be reported in March 2017	 Green	
NWCP 111	To seek to secure the protection of the best of the Borough's built and rural heritage	Protecting our Countryside & Heritage	Jeff Brown	To be reported in March 2017	 Green	
NWCP 051	a) Work with the County Council, Job CentrePlus and other partners to provide apprenticeships/training, including reporting by December 2016 on the feasibility and cost of directly employing more apprentices; and b) administer funding provided by the developers and through other funding sources to maximise opportunities for employment of local people including employment engagement activity, development of work clubs and bespoke training	Supporting Employment & Business	Steve Maxey/Bob Trahern	The remaining balance of s.106 funding is being held pending a County wide bid for European funding for increasing employment prospects. Further s.106 funding is anticipated in the short term	 Green	
NWCP 070	Looking to improve transport links to the local employment and report on progress by March 2017	Supporting Employment & Business	Jeff Brown	We are always looking to do this with all large scale commercial developments	 Green	

NWPI Planning Board 16/17

Ref	Description	Section	Priority	Year End Target 2016/17	Outturn 2015/16	April - Jun Performance	Traffic Light	Direction of Travel	Comments
@NW:NI157a	Processing of planning applications in 13 weeks for major application types	Development Control	Countryside and Heritage	60%	96.00%	100.00%	★ Green	➡	Good performance
@NW:NI157b	Processing of planning applications in 8 weeks for minor application types	Development Control	Countryside and Heritage	80%	95.00%	92.00%	★ Green	➡	Good performance
@NW:NI157c	Processing of planning applications in 8 weeks for other application types	Development Control	Countryside and Heritage	90%	98.00%	97.00%	★ Green	➡	Good performance