



Intelligent Plans
and examinations

Report on Hartshill Neighbourhood Development Plan 2016 - 2029

**An Examination undertaken for North Warwickshire Borough Council
with the support of the Hartshill Parish Council, on the April 2016
submission version of the Plan.**

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Date of Report: 21 October 2016

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Main Findings - Executive Summary

From my examination of the Hartshill Neighbourhood Development Plan and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the plan meets the Basic Conditions.

I have also concluded that:

- The plan has been prepared and submitted for examination by a qualifying body – the Parish Council;
- The plan has been prepared for an area properly designated – the Parish Council area as illustrated in Figure 1;
- The plan specifies the period to which it is to take effect – from 2016 to 2029; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the plan, once modified, proceeds to Referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the plan relates and have concluded that it should not.

1. Introduction and Background

Hartshill Neighbourhood Development Plan 2016-2029

1.1 As the Foreword to the Hartshill Neighbourhood Development Plan 2016 – 2029 (Regulation 16 Submission Draft, April 2016) explains, work on the Neighbourhood Plan began in mid-2014. The Plan relates to the whole parish and has been prepared by a steering group of Parish Councillors and local residents. Figure 2 on Page 7 of the Plan helpfully sets out the plan preparation process.

The Independent Examiner

1.2 The Plan has now reached the Examination stage, and I have been appointed as its examiner by North Warwickshire Borough Council, with the agreement of Hartshill Parish Council.

1.3 I am a chartered town planner with more than 15 years experience inspecting and examining development plans as a Government Planning Inspector. I am an independent examiner, and do not have an interest in any of the land that may be affected by the draft plan.

The Scope of the Examination

1.4 As the independent examiner I am required to produce this report and recommend either:

(a) that the neighbourhood plan is submitted to a referendum without changes; or

(b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or

(c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.

1.5 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The examiner must consider:

- Whether the plan meets the Basic Conditions;

- Whether the plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the Local Planning Authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;

 - it does not include provisions and policies for 'excluded development';

 - it is the only Neighbourhood Plan for the area and does not relate to land outside the designated neighbourhood area;
 - whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum; and

- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 ('the 2012 Regulations').

1.6 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended), with one exception. That is the requirement that the Plan is compatible with the

Human Rights Convention.

The Basic Conditions

- 1.7 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). In order to meet the Basic Conditions, the Neighbourhood Plan must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies of the development plan for the area;
 - Be compatible with and not breach European Union (EU) obligations; and
 - Meet prescribed conditions and comply with prescribed matters.
- 1.8 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a Neighbourhood Plan. This requires that the Neighbourhood Plan should not be likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European Offshore Marine Site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007), either alone or in combination with other plans or projects.

2. Approach to the Examination

Planning Policy Context

- 2.1 The Basic Conditions for neighbourhood plans require general conformity with strategic policies in the development plan for the area. The development plan for this area, not including policy for minerals extraction and waste development, comprises the North Warwickshire Borough Council Core Strategy 2011-29, which was adopted in October 2014.
- 2.2 The Borough Council has recently (in August 2016) published for consultation a Draft Local Plan which has brought together the Draft Site Allocations Plan, Draft Development Management Plan and the Core

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Strategy, with updates to the last document. National Planning Practice Guidance (PPG) provides guidance on the weight to be attached to emerging development plans in neighbourhood planning. Reference ID: 41-009-20160211 states that neighbourhood plans can be prepared and adopted before or at the same time as an emerging Local Plan. I comment below on the implications for the Hartshill Neighbourhood Development Plan of the emerging North Warwickshire Local Plan.

Submitted Documents

- 2.3 I have considered all policy, guidance and other reference documents relevant to the examination, including the following submitted documents:
- Hartshill Neighbourhood Development Plan 2029 (Regulation 16 Submission Draft April 2016);
 - Figure 1 of the Plan which is a map showing the designated neighbourhood planning area;
 - The Consultation Statement April 2016;
 - The 'Basic Conditions' Statement April 2016;
 - All the representations made in accordance with the Regulation 16 consultation; and
 - The Environmental Report April 2016 which contains a Strategic Environmental Assessment (SEA) screening opinion.

Site Visit

- 2.4 I made an unaccompanied site visit to Hartshill on Thursday 25th August 2016, to familiarise myself with the area covered by the Neighbourhood Plan, and to visit relevant sites and localities referenced in the Plan and the supporting evidence documents.

Written Representations or Public Hearing

- 2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan. I requested further information from the Parish Council, and its responses have been most helpful in enabling me to reach my conclusions on the Plan.

Modifications

- 2.6 Where necessary, I have recommended modifications to the plan (PMs) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have also listed the modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Hartshill Neighbourhood Development Plan has been prepared and [Intelligent Plans and Examinations \(IPE\) Ltd, Regency Offices, 3 Portwall Lane, Bristol BS1 6NB](#)
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submitted for examination by the Parish Council which is a qualifying body, for an area equivalent to the whole parish council area. Approval of the designated area for the Neighbourhood Plan was granted by North Warwickshire Borough Council in February 2015.

- 3.2 It is the only neighbourhood plan for Hartshill Parish, and does not relate to land outside the designated neighbourhood area.

Plan Period

- 3.3 The plan specifies clearly the period to which it is to take effect, which is from 2016 to 2029.

Neighbourhood Plan Preparation and Consultation

- 3.4 Table 1 of the Neighbourhood Plan and the submitted Consultation Statement (April 2016) provide detail of the extensive public engagement that has taken place in the evolution of Hartshill Neighbourhood Plan. Following the application to North Warwickshire Borough Council by the Parish Council in July 2014 for a Neighbourhood Planning Area to be designated, public consultation on the application was carried out ending 6th November 2014. Hand delivered letters to local residents and businesses, meetings with the local MP and with local school leaders were among the actions taken to inform and consult with local people.
- 3.5 The Parish Council held a drop-in session in March 2015 which elicited a range of comments on the draft Plan (see Appendices 6 and 7 of the Consultation Statement). These have influenced its content and policies. In addition to meetings with local schools and students, meetings with other interested parties including Lafarge/Tarmac then owners of the proposed development site on land at Hartshill Quarry, were held. A second drop-in session took place in August 2015 and the Hartshill Big Day Out in September 2015, along with informal comments from the Borough Council on the emerging Draft Neighbourhood Plan also informed the Steering Group (see Appendices 9-11 of the Consultation Statement).
- 3.6 Regulation 14 consultation on the emerging Hartshill Plan was held from 26th October to 7th December 2015. Appendices 12 and 13 of the Consultation Statement demonstrate that the exercise was appropriately advertised on the Parish Council website and that an extensive range of local authorities, neighbouring parish councils, statutory consultees and non-statutory local interests were consulted. Sixteen respondents submitted 42 representations on the Neighbourhood Plan at the Regulation 14 stage, as recorded in section 4 of the Consultation Statement.
- 3.7 Consultation in accordance with Regulation 16, when the plan was submitted to North Warwickshire Borough Council, was carried out between June and August 2016, and 11 responses were received. I am satisfied that a transparent, fair and inclusive consultation process has been followed for this neighbourhood plan, in accordance with the legal

requirements.

Development and Use of Land

3.8 The plan sets out policies in relation to the development and use of land in accordance with s.38A of the Town and Country Planning Act 1990.

Excluded Development

3.9 I am satisfied that the plan does not include provisions and policies for 'excluded development'.

Human Rights

3.10 The 'Basic Conditions' statement for the Hartshill Neighbourhood Development Plan includes an assessment of the Neighbourhood Plan's compliance with European Union Obligations, including the European Convention's provisions for Human Rights. The assessment concludes that the plan does not breach Human Rights (within the meaning of the Human Rights Act 1998). I see no reason to disagree with this conclusion.

4. Compliance with the Basic Conditions

EU Obligations

4.1 The Environmental Report, April 2016, was prepared to accompany Hartshill Neighbourhood Development Plan. It noted that Neighbourhood Planning Regulations require assessment as to whether the Plan might have significant environmental impacts and whether SEA would be necessary. Based on responses from the relevant statutory bodies, ie. Historic England, Natural England and the Environment Agency, North Warwickshire Borough Council's screening assessment concluded in October 2015 that the Neighbourhood Plan was unlikely to have significant environmental effects. Therefore, a full SEA and Habitat Regulations assessment were not required. I support this conclusion.

Main Issues

4.2 Taking account of the Hartshill Neighbourhood Development Plan, the consultation responses and all other evidence, I consider that there are three main issues for this examination. These are:

- Whether the policies for the protection and improvement of the parish's green spaces have regard to national planning policy for conserving and enhancing the natural and historic environment as well as achieving sustainable development, and are in general conformity with the strategic policies of the development plan for North Warwickshire;

- Whether the Plan supports new development, especially proposed new housing on land at Hartshill Quarry, having regard to national policy and in general conformity with the strategic policies of the development plan for North Warwickshire; and
- Whether the Plan provides an appropriate framework to shape and direct sustainable development, supporting an integrated community and maintaining its facilities and services.

Introduction

- 4.3 The Hartshill Neighbourhood Development Plan begins with a brief description of Hartshill village, its origin, history, location and current size. It then explains how the neighbourhood planning process has been followed, helpfully explaining the requirements for neighbourhood plans to be have regard to national policy (with relevant quotations from the NPPF) and be in general conformity with the local development plan. Chapter 3 of the Neighbourhood Plan refers to policies within the adopted North Warwickshire Core Strategy which have particular significance for Hartshill.
- 4.4 Even though the Draft North Warwickshire Local Plan is not yet adopted, and may be amended before it achieves that status, I agree with the Borough Council that the Neighbourhood Plan should refer to it. PPG, Reference ID: 41-009-20160211 states that the reasoning and evidence informing the emerging Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. I support the proposed changes which the Borough Council seeks, to paragraphs on Page 12, so that the Neighbourhood Plan will reflect the current stage of planning at the strategic level (**PM1** in the Appendix is discussed further under the second issue below).
- 4.5 Chapter 4 of the Neighbourhood Plan lists a number of key planning issues which have emerged from consultation exercises. These well-articulated issues are then used in Chapter 5 to define a vision for Hartshill in 2029, with four aims and 12 objectives for the Neighbourhood Plan. These introductory chapters set out a clear and robust structure for planning the area over the next 13 years, stemming from consultation with the local population and having regard for national and local authority planning policy. I consider the approach to be highly suitable. The following paragraphs address each of my three main issues in turn.

Issue 1 - Protecting and improving local green and open spaces

- 4.6 Policy H1 names three green spaces used for recreational purposes and as allotments, which are located adjacent to built-up parts of the village. The supporting text in paragraph 6.3 states that, when assessed against the criteria in the NPPF, these are considered to be local green spaces that warrant the highest level of protection. It is surprising to me that Hartshill Hayes Country Park was not also identified as demonstrably

special to the parish, but I am satisfied that the named areas in Policy H1 have significance and are used by local people, thereby meeting the criteria in paragraph 77 of the NPPF.

- 4.7 I have considered whether Policy H1 and the supporting text in paragraph 6.3 should refer to “very special circumstances”, which is the test to be applied when inappropriate development is proposed on Green Belt land. The proposed green spaces in Hartshill are not part of a Green Belt. However, as NPPF paragraph 78 states that local policy for managing development within a local green space should be consistent with policy for Green Belts, the wording in this case is acceptable. Overall, Policy H1 meets the Basic Conditions, but I recommend a modification to Appendix 1 so that its connection with Policy H1 is clearer. Appendix 1 is mentioned in paragraph 6.3 of the Neighbourhood Plan. **PM11 is necessary so that the three local green spaces are named in the Appendix in the same way as they are in Policy H1 (eg. as “Nathaniel Newton Trust Allotments” not just as “Allotments”).**
- 4.8 Policy H2 seeks to protect some 25 open spaces and restrict development on them. Paragraph 6.4 explains that these spaces form a number of functions and are located both within and surrounding the village. In my letter of 18th August 2016 to North Warwickshire Borough Council and the Parish Council, I requested additional information as to the evidence base and justification for defining these open spaces. The Borough Council had already queried Policy H2 in its response at the Regulation 16 consultation stage, stating “These are not all open spaces – some of them are agricultural fields (4 & 5) and others have no public access (1-only has partial 25)”.
- 4.9 I am grateful to the authorities for their response to my letter, clarifying that paragraph 77 of the NPPF was the basis for assessing the open spaces, and that Appendix 1 of the Neighbourhood Plan summarised its findings. However, there is no evidence that an indepth and objective assessment of landscape character and significant viewpoints across the Parish was undertaken to inform the selection of the 25 sites. Appendix 1 describes some of the open spaces as “historical”, “geological” or having “wildlife”, but there is insufficient information as to precisely what and how significant these features were, nor why individual sites were selected. Figure 10 of the Plan helpfully maps local wildlife sites, but it is not obvious how this has informed the selection of sites in Policy H2.
- 4.10 I consider that the Neighbourhood Plan should not include all the 25 named sites as protected open space. Even though I was advised that the sites in Policy H2 would be offered a lower degree of protection as open spaces than the three green spaces in Policy H1, the NPPF is clear that a Local Green Space designation will not be appropriate for most green areas **or open space** (my emphasis). With reference to the supplementary information from North Warwickshire and my site visit, I consider that sites 1 – land next to the Canal Wharf, 7 - Cemetery, 8 – Castle, 11 - The Hollows, 13 – The Hollows, 14 – Hartshill Hayes, 17 - St

Lawrence's Wood, and 18 – The Top Meadow, Oldbury Hills, should be included in Policy H2, being attractive or historically significant areas of open space on the edge of the built-up area of Hartshill. I have had regard for the evidence that land south of Oldbury Road (site 19) is being considered for development, and that the emerging new Local Plan has identified a wider area for potential development that includes site 20 – Moorwood. The NPPF, paragraph 184, indicates that the ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Having regard for national planning policy, the character and appearance of these two sites is not so special that they should be included in Policy H2, in my opinion.

- 4.11 Within the village itself, I recognise that site 12 – Hartshill Green provides an important and distinctive area of open space at the heart of the village. Its inclusion in Policy H2 is justified. However, insufficient evidence has been provided to demonstrate that the other sites, for example the turning circle at Michael Drayton School, merit designation as open space. I conclude that Policy H2 and Figure 8 should be modified so that a reduced number of areas are shown as protected open space (**PM2 & PM2(a)**). In addition, it should be clarified that criterion vii of the policy refers to heritage assets, as follows:

Policy H2 – PROTECTING OPEN SPACES

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

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

Development of these areas

vii. Enhances the setting of an heritage asset of designated or non-designated importance. Or

.....within or adjoining the parish.

- 4.12 Policy H8 – Preserving and enhancing local wildlife and habitats - makes clear that designated wildlife sites will be protected in accordance with their importance. It sets out useful criteria against which development proposals will be assessed, is supported by Figure 10 showing local wildlife sites, and by paragraph 6.11 which confirms that the policy accords with policies in the Core Strategy. Natural England made no criticism of the Neighbourhood Plan, and I consider that Policy H8 meets

the Basic Conditions.

- 4.13 Historic England expressed support for the Neighbourhood Plan and applauded the comprehensive approach taken to the historic and natural environment. It was particularly pleased to see the emphasis on design and local distinctiveness including non-designated heritage assets. Regarding Policy H9 – Heritage Assets, however, North Warwickshire Borough Council was more critical. It pointed out that the items listed in Table 2 should not be described as non-designated heritage assets as they are not included in a local list. PPG, Reference ID: 18a-039-20140306 states that only a minority of buildings have enough heritage interest for their significance to be a material consideration in the planning process. Local lists incorporated into Local Plans can be a positive way for a local planning authority to identify non-designated heritage assets against consistent criteria. I am aware that Policy LP15 in the Draft Local Plan refers to North Warwickshire’s Historic Environment Record containing buildings, monuments, archaeological sites etc. which have been positively identified as having a degree of significance meriting consideration in planning decisions. I consider that the identification of non-designated assets should follow a due process to assess the particular significance of each feature.
- 4.14 I have seen no evidence that such a process has been followed for the buildings and sites in Table 2, nor that any are included in North Warwickshire’s Record. The local planning authority suggested that the items in Table 2 should be included in a list of “sites of local interest” and not described as non-designated heritage assets. I agree with North Warwickshire that Policy H9 and Table 2 be modified accordingly. If the Parish Council wishes to have sites, buildings or monuments assessed for inclusion in the Borough’s Historic Environment Record as non-designated assets, which would give them higher status when planning decisions are made, this is a matter which should be addressed through the local list process.
- 4.15 Policy H9 and paragraph 6.12 should be modified as set out below (**PM5**). Providing all the modifications are made, I conclude that the Neighbourhood Plan’s policies for the protection and enhancement of green spaces have regard to national policy and are in general conformity with the development plan for North Warwickshire.

Policy H9 – HERITAGE ASSETS AND SITES OF LOCAL INTEREST

All new development should seek to conserve and enhance heritage assets ~~and particularly those listed in Table 2~~ by ensuring that:

- a) Where proposals**
 - b) New development enhances the heritage asset.**
- Sites of Local Interest in Table 2 should also be conserved and enhanced as far as possible.**

Table 2. List of non-designated heritage assets in Hartshill Sites of Local Interest

- Michael Drayton links
- The Methodist Chapel – Grange Road, Hartshill.

Background/Justification

6.12 As well as the statutorily protected heritage sites in the neighbourhood plan area, such as listed buildings, there are a number of non-designated heritage assets which have not been designated but are of local, historic interest to the parish of Hartshill. These are identified in Table 2 and will be protected appropriately for their status having regard for the principles of the NPPF and policy H9.

Issue 2 - Supporting new development especially proposed new housing development on land at Hartshill Quarry

- 4.16 Chapter 3 of the Plan correctly identifies the importance which the NPPF attaches to delivering sustainable development, and explains the role which neighbourhood plans will play in securing the right types of development for their community.
- 4.17 The Core Strategy which provides the strategic local planning policy for North Warwickshire defined Hartshill with Ansley Common as a Local Service Centre, where development in or adjacent to development boundaries would be permitted, at a level appropriate to its place in the settlement hierarchy. The Core Strategy set out how a minimum of 3,650 dwellings needed to be built across the Borough by 2029, with a minimum of 400 new homes in Hartshill with Ansley Common. A draft Site Allocations Plan identified Proposal HAR3 for land at Hartshill Quarry in its Policy HS2. This is a substantial site of just over 30 hectares and is referenced in the Neighbourhood Plan.
- 4.18 The Borough Council sought amendments to Chapter 3 of the Neighbourhood Plan to reflect the fact that a new North Warwickshire Local Plan (draft version July 2016) is now being prepared to bring together the draft Site Allocations Plan, the draft Development Management Plan and the Core Strategy, with updates where necessary. The submitted Neighbourhood Plan contains a reference to the fact that North Warwickshire has revised its planning targets upwards to 5,280 dwellings for 2029. I support this statement but consider that the Neighbourhood Plan should confirm that this is a minimum figure. It should also change paragraphs 3.16 and 3.17, 3.20 and 3.21, to reflect the local planning authority's current progress on plan-making. **PM1** would achieve this, as follows:

3.12 Policy NW5 of the Core Strategy sets out ~~It should be noted that due to development pressure, North Warwickshire are working to a higher figure of 5,280 dwellings up to 2029. It~~

should be noted that the new Draft Local Plan August 2016 states in Policy LP6 that there will be a minimum of 5,280 dwellings (net) built between 2011 and 2031. There is an aspiration to deliver a further 3,790 dwellings giving a total new housing figure of 9,070 dwellings. Policy LP39 of the emerging Draft Local Plan seeks more than 1,000 new dwellings in Hartshill and Ansley Common with sites north and south of Coleshill Road, Ansley Common supplementing the site for 400 dwellings off Church Road, Hartshill.

3.16 As well as the Core Strategy, North Warwickshire are ~~preparing a Site Allocations Plan (SAP). This has reached Draft Pre-Submission stage but has significant implications for our Neighbourhood Plan.~~ currently preparing a Local Plan to merge their Core Strategy, Site Allocations and Development Management documents into one single plan. The August 2016 version of this new Draft Local Plan is expected to go out for consultation in November 2016. It has significant implications for our Neighbourhood Plan.

3.17 The most significant of these is ~~Policy HS2 and the associated~~ the policy following paragraph 15.55 for Land off Church Road, Hartshill, site allocation HAR3. This is reproduced in full below, although could be subject to change as consultations ~~are ongoing on the SAP.~~ have not yet taken place on the Draft Local Plan.

Delete Policy HS2 and substitute:

Land off Church Road, Hartshill

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

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

- *A through road from Church Road to either Nuneaton Road or Camphill Road capable of buses, emergency vehicles and waste vehicles manoeuvring freely;*
- *Access and parking issues addressed;*
- *A range of house types to include housing for the elderly and young people; and*
- *A net improvement in educational, sport and recreation facilities within and adjoining the site to include educational infrastructure to assist the adjoining secondary*

school and nearby primary schools as well as the retention and long term management of designated Local Wildlife sites.

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

3.21 As well as HAR3, ~~the Site Allocations plan~~ the emerging Local Plan identifies

4.19 The new draft Local Plan explains in paragraph 2.13 that its latest objective assessment of need and the requirement to consider delivering further growth for neighbouring local authorities mean that the forecasts for new housing need are much greater than ever experienced in the Borough before. The majority of new development will be focussed on the Borough's three market towns and its five local service centres, one of which is Hartshill with Ansley Common. The draft Local Plan puts forward new sites for housing development in the south-west of Hartshill Parish and just outside it, at Moor Wood and Plough Hill with a "reserve site" at Ansley Common.

4.20 The Hartshill Neighbourhood Plan does not refer to these potential development sites. The draft Local Plan is at an early stage of preparation and may therefore be amended prior to adoption. In the context of development management it carries less weight than the Core Strategy, which provided for less development in these locations than the emerging draft Local Plan and is the adopted local plan for the area for the purposes of Paragraph 8(2)(e) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The Government's PPG, as referenced in paragraphs 2.2 and 4.4 above, is clear that neighbourhood plans should not be held back by emerging Local Plans. I have considered the argument that land at Oldbury Road would be an ideal and sustainable location for redevelopment, at least in part for housing. However, Policy H2 of the Neighbourhood Plan included sites 19 and 20 at Oldbury and Moorwood, indicating a different opinion as to the suitability of this area for development/ redevelopment. Given the strict remit of the Basic Condition requiring general conformity with the strategic policies of the adopted plan, ie. the Core Strategy, I am satisfied that the absence from the Hartshill Neighbourhood Plan of the sites shown in the emerging Local Plan, or references to them, do not mean that it fails the Basic Conditions.

4.21 Policy H14 sets out a Site Development Framework for "Land at Hartshill Quarry". On behalf of Tarmac Trading Limited, it is argued that this name could be misleading. Hartshill Quarry, or Jeas Quarry as it is known locally, is not in Tarmac's ownership. The emerging Draft Local Plan refers to the site as "Land at Church Road, Hartshill" and it is requested that the Neighbourhood Plan should use the same wording. It seems to me that the site extends some distance away from Church

Road to Nuneaton Road, and re-naming it as requested may not be supported by all. Figure 11 of the Neighbourhood Plan sets out the site's location clearly and its title need not be changed. However, I consider that some additional text in the interests of clarity could be added to paragraph 6.23 to address Tarmac's concerns and confirm that the site is separate from the disused quarry site, as proposed in **PM8**.

4.22 Tarmac also raised concerns that the Neighbourhood Plan includes details over the future development of site HAR3 which could add to the complexity of securing planning permission. Paragraphs 173-177 of the NPPF state that pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Sites identified in a plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. Policy H14(a) and (e) expect agreement with the Parish Council as well as the Borough Council over a development brief/study and a design palette. Paragraph 6.26 implies that the Neighbourhood Plan Steering Group and Parish Council should shape future development rather than a development brief or development plan document. However, the Borough Council will be the determining authority for any planning application from developers and not the Parish Council, so that the policy wording should be modified to make this clear, albeit to ensure that the Parish Council is properly consulted on both the development brief and design palette. **PM7** should be made to secure this.

4.23 Tarmac also criticised Policy H14(f) contending that there is not a network of footpaths, only one footpath beyond the northern site boundary. Also, Policy H14(b), regarding the provision of access to and roads on the site is said to be outdated and in need of change. I recommend a modification to its wording, and to paragraphs 6.28 and 6.29. Policy H14(a) does not expect a rigid timeline to be followed and the reference to "timescales for the implementation of this infrastructure" is appropriate. In order to ensure that the Neighbourhood Plan is not too prescriptive or does not add too many policy burdens which would delay the sustainable development of the site, the policy and supporting text should be modified, as in **PM7&PM8**:

Policy H14 – LAND AT HARTSHILL QUARRY – SITE DEVELOPMENT FRAMEWORK

The long-term developmentset out below:

- a) **Prior to any development commencing the developer(s) of the site should agree liaise with the Parish Council prior to agreeing a Development Brief /Study with the Borough Council ~~and Parish Council~~, to show how**
- b) **A Transport Statement or Transport Assessment should be prepared which includes an assessment of impact on access to the A5 trunk road. There ~~is~~ should be a fully funded transport and highway plan in place allowing for ~~full~~ appropriate**

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vehicular movement west/east through the site. This should incorporate detailed proposals for site access at the west (~~Church Road~~) and east (~~Mancetta Road~~) entrances to the site, an east-west distributor road ~~using these two access points~~, access to the schools, car parking and public transport improvements;

- c) The development ...
- d) Before any ...
- e) A design palette should be in place and agreed with the local planning authority, following discussion with and the Parish Council.
- f) ~~The network of~~ Existing footpath(s) across the site

6.23 Given the rural nature of the settlements

~~The emerging North Warwickshire Draft Pre-Submission Site Allocations Plan ... a degree of flexibility.~~ The Draft North Warwickshire Local Plan identifies land off Church Road, extending to Nuneaton Road in the east and Camp Hill Road in the south, and adjacent to the disused Hartshill Quarry, as an allocation suitable for a minimum of 400 dwellings with associated infrastructure (HAR3).

6.24 ~~The Site Allocations Plan identifies that the site provides the opportunity to provide a new senior school or targeted contributions towards its improvement and expansion:~~

The emerging Local Plan also identifies that development of the site will include educational infrastructure to assist the adjoining secondary school and nearby primary schools.

6.26 Community engagement on the Hartshill Neighbourhood Plan.... by allowing local people to assist in shapeing the development of the site, ~~rather than use a~~ and have an influence on the development brief or other development plan document.

6.27 Policy H14 They are in line with the ~~North Warwickshire Site Allocations Plan~~ emerging North Warwickshire Local Plan and address

6.28 North Warwickshire are proposing that s106Community Infrastructure Levy. The draft CIL Charging Schedule identifiesd the following:

Hartshill - Site Proposal HAR3 New Distributor Road from Church Road to Mancetter Road or Camp Hill Road, together with Education Contributions towards secondary school and managed Local

Wildlife Site (Snow Hill Wood).

6.29 The new development is encouraged to be phased: ~~This should take the form of seeking to ensure that development takes place at both east and west access points. This will in part to~~ alleviate any initial pressures on the existing communities adjoining the site. In principle, Tarmac have no objections to such phasing.

4.24 Highways England drew attention to the likely effect of new development at the Hartshill Quarry site on the strategic road network, notably the A5. It pointed out that any planning application for the site should be supported by a Transport Assessment. The Introduction to the Neighbourhood Plan recognises the importance of the busy A5 trunk road on the Parish's north-eastern boundary, and Policy H5 references the need for new development to assess likely impact on the A5. However, I consider that Policy H14 should also refer to the A5 and the need for Transport Assessment consistent with paragraph 32 of the NPPF. **PM7** addresses these matters.

4.25 I appreciate the concerns of existing local residents about the possible effects of developing the HAR3 site: land at Hartshill Quarry on their way of life, including the outlook and privacy for occupiers of the homes on Hillside Drive. I consider that Policy H15 should include an additional criterion to ensure that the layout of new housing, as well as the scale and height of buildings, take account of existing development close to its borders, avoiding any harmful effects such as being overbearing, overlooking private space, or causing the loss of sunlight and daylight. Having regard for paragraphs 58 and 61 of the NPPF, **PM9** should be made:

g) The layout and form of new development should ensure that the privacy, outlook, sunlight and daylight of existing residents on the site's boundaries are not adversely affected.

4.26 I have examined Policies H4 to H9 and H15 to H18, as these will all be relevant to the assessment of any proposed development on land at Hartshill Quarry, in the light of Tarmac's concerns that the Neighbourhood Plan may be too onerous. Policies H4 and H5 which seek good quality design and the provision of appropriate infrastructure should contribute to the achievement of sustainable development on land at Hartshill Quarry; in broad terms, they meet the Basic Conditions for neighbourhood plans, in my opinion. North Warwickshire Borough Council and the Parish Council suggested an amendment to the wording of the last sentence of Policy H5 which would provide more flexibility for developers, and I support it. **PM3** is as follows:

Policy H5 - ENSURING NEW DEVELOPMENT PROVIDES APPROPRIATE INFRASTRUCTURE

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Any additional infrastructure.... Approvals ~~will~~ where appropriate should be conditioned so that the necessary infrastructure is in place at appropriate times in the phasing of the development.....

4.27 Policy H6 in line with the NPPF, particularly paragraph 50, seeks a mix and variety of housing. The policy rightly allows for flexibility in terms of types, size and tenure recognising that the demands and needs of the population will change over time. The supporting text in paragraph 6.8 describes the current expectations for affordable housing provision as set out in the Core Strategy. There is a typing error here ("205" rather than "20%") which should be corrected to ensure that policy is applied correctly. In addition, I consider that the demand for affordable housing to be pepper-potted across the site may need to be tempered. Whilst I support the avoidance of readily-identified affordable housing estates or segregated quarters, affordable housing providers frequently argue that some concentration of such dwellings is necessary for their effective management. Proposed modification, **PM4**, making pepper-potting a desirable rather than an essential feature, would allow for some flexibility and address this concern:

6.8 Policy NW6 of the North Warwickshire Core Strategy seeks on-site provision of 30% affordable housing, 40% on greenfield sites, on sites of 15 or more dwellings. On sites of 1 to 14 dwellings, ~~205~~ 20% provision

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

4.28 I support Policies H7 and H8 as contributing to the achievement of sustainable development. They should assist in minimising any adverse impacts on traffic and transport and local wildlife which the development of land at Hartshill Quarry might generate. I also support Policy H9, subject to modification **PM5** as set out above.

4.29 Providing the modification, **PM9**, recommended in paragraph 4.25 above is made, Policy H15 presents clear principles for the design of new development on land at Hartshill Quarry. The NPPF requires good design, stating that this is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people. The rationale for the criteria in Policy H15 is summarised in paragraph 6.33, and I support the approach. The reference to 'long term' development in paragraph 6.30 should not justify any delay in implementation.

4.30 I support the aim of Policy H16 to avoid car parking problems which may range from risks to highway safety to harm to the appearance of the village. However, I consider the requirement that each new dwelling should have a minimum of two off-road car parking spaces to be too

prescriptive and potentially inappropriate in some cases. For example, paragraph 6.9 states that there is a growing need for housing for elderly persons in one bedroom bungalows and sheltered accommodation in Hartshill. Such units are unlikely to all require two car parking spaces.

- 4.31 I recognise that restrictions on car parking spaces in residential areas do not necessarily result in the greater use of more sustainable travel modes. However, the NPPF paragraphs 29-41 support measures to maximise the use of sustainable transport modes, ie. pedestrian, cycling and bus travel by the use of Transport Statements or Transport Assessments, where a significant amount of transport movement would be generated, and by the use of Travel Plans (NPPF, paragraphs 32 and 36). I consider that the Neighbourhood Plan should refer to these mechanisms for the achievement of more sustainable travel and the appropriate level of car parking for new housing on the H14 site (see **PM7**). Proposed modification to Policy H16, **PM10**, should also help contribute to the achievement of sustainable development:

Policy H16 – LAND AT HARTSHILL QUARRY – ACCESS AND CAR PARKING

Car parking should be provided ... Each dwelling should have a ~~minimum of two off-road~~ sufficient off-road car parking spaces

.....

- 4.32 The land at Hartshill Quarry site includes a network of green infrastructure, part of which is protected as a local wildlife site. Policy H17 aims to incorporate this into the proposed future development where possible, which I support in the interests of promoting healthy communities and conserving and enhancing the natural environment. I also consider that Policy H18, seeking to integrate the proposed new development at Hartshill Quarry with Hartshill village, is highly desirable and contributes to the achievement of sustainable development. Providing the above mentioned modifications to the Plan are made, I conclude that it supports new development, especially on land at Hartshill Quarry, having regard to national policy and in general conformity with strategic policies of the development plan for North Warwickshire.

Issue 3 - Framework to shape and direct sustainable development to 2029 supporting an integrated community and maintaining its facilities and services.

- 4.33 Paragraph 6.5 of the Plan, states that the schools and nurseries in Hartshill provide 1,800 places. With this level of provision, it is unsurprising that problems arise surrounding the high levels of traffic, congestion and car parking which schools generate in the morning and afternoon. Policy H3, supporting the objective to improve access, car parking and traffic issues at schools, is in my view appropriate for the circumstances in Hartshill, and has regard to national policy for the promotion of sustainable transport.

- 4.34 The retail and community facilities provide essential services to local

people and contribute significantly to the character and vitality of Hartshill. Objective 10 of the Neighbourhood Plan is to protect and enhance community facilities. This should be achieved by Policy H11, which identifies a range of public houses, nursery and school buildings, the Methodist Chapel and post office, among other facilities, to be protected from change of use as far as possible. The support and enhancement of Hartshill Retail Centre is promoted by Policy H12 in line with the emerging North Warwickshire Local Plan. Paragraph 6.17 should refer to the new emerging Local Plan rather than the earlier Site Allocations Plan, as I recommend in **PM6**:

6.17 Proposal NC1 of the Site Allocations Plan Policy LP21 of the Draft North Warwickshire Local Plan identifies 82-102 Coleshill Road

- 4.35 Policy H13 addresses health and wellbeing reinforcing the requirement for design to encourage more sustainable transport by walking and cycling, with better links to key open spaces, schools, community facilities and public transport, and good information. It also supports a new health centre on the Old School Site, Church Road. The Consultation Statement provides details of responses at Regulation 14 stage and more informally at Drop-in Centre sessions which show that there is concern locally about the sufficiency of doctors' surgeries and healthcare provision, especially with proposed new housing development in the future. The Neighbourhood Plan cannot guarantee such provision by the healthcare providers, but I am satisfied that Policy H13 is an appropriate land use policy for Hartshill.
- 4.36 Policy H10 is a commitment to use any funds raised in the area by the Borough Council's Community Infrastructure Levy to secure benefits for the community in Hartshill as listed. I consider that this transparent approach to itemising the preferred schemes is consistent with good planning. Chapter 8 of the Neighbourhood Plan which sets out policy to monitor it on an annual basis, and review when significant changes become necessary, is also consistent with good and effective planning.
- 4.37 On the third issue, overall I conclude that the Hartshill Neighbourhood Plan provides a suitable framework to shape and direct sustainable development to 2029, supporting an integrated community and maintaining its facilities and services.

5. Conclusions

Summary

- 5.1 The Hartshill Neighbourhood Development Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the
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responses made following consultation on the neighbourhood plan, and the evidence documents submitted with it.

- 5.2 I have made recommendations to modify a number of policies and text to ensure the plan meets the Basic Conditions and other legal requirements. I recommend that the plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the plan relates. The Hartshill Neighbourhood Development Plan as modified has no policy or proposals which I consider likely to have an impact beyond the designated neighbourhood plan boundary, requiring the referendum to extend to areas beyond the plan boundary. I recommend that the boundary for the purposes of any future referendum on the plan should be the boundary of the designated neighbourhood plan area.

- 5.4 I appreciate the significant amount of hard work which the Parish Council and its Steering Group have undertaken over more than two years to prepare a Neighbourhood Plan that will reflect local opinion, and influence the development of the area in a positive way. The submitted Plan has many good features, setting out its vision, objectives and policies clearly, embracing the proposed new development on land at Hartshill Quarry whilst seeking to protect and enhance the environmental and historic assets of this essentially rural parish. I commend the Parish Council and Steering Group for producing this plan which, subject to some modifications, should facilitate sustainable development over the next thirteen years.

Jill Kingaby

Examiner

Appendix: Modifications

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Page 12, paragraphs 3.12, 3.16 and 3.17, 3.20 and 3.21	<p>3.12 Policy NW5 of the Core Strategy sets out It should be noted that due to development pressure, North Warwickshire are working to a higher figure of 5,280 dwellings up to 2029. It should be noted that <u>the new Draft Local Plan August 2016 states in Policy LP6 that there will be a minimum of 5,280 dwellings (net) built between 2011 and 2031. There is an aspiration to deliver a further 3,790 dwellings giving a total new housing figure of 9,070 dwellings. Policy LP39 of the emerging Draft Local Plan seeks more than 1,000 new dwellings in Hartshill and Ansley Common with sites north and south of Coleshill Road, Ansley Common supplementing the site for 400 dwellings off Church Road, Hartshill.</u></p> <p>3.16 As well as the Core Strategy, North Warwickshire are preparing a Site Allocations Plan (SAP). This has reached Draft Pre-Submission stage but has significant implications for our Neighbourhood Plan. <u>currently preparing a Local Plan to merge their Core Strategy, Site Allocations and Development Management documents into one single plan. The August 2016 version of this new Draft Local Plan is expected to go out for consultation in November 2016.</u> It has significant implications for our Neighbourhood Plan.</p> <p>3.17 The most significant of these is Policy HS2 and the associated <u>the policy following paragraph 15.55 for Land off Church Road, Hartshill, site allocation HAR3.</u> This is reproduced in</p>

		<p>full below, although could be subject to change as consultations are ongoing on the SAP. <u>have not yet taken place on the Draft Local Plan.</u></p> <p><i>Delete Policy HS2 and substitute:</i></p> <p><u>Land off Church Road, Hartshill</u></p> <p><u>Some 30.6 hectares of land off Church Road, Hartshill is allocated for a minimum of 400 dwellings with associated infrastructure.</u></p> <p><u>Development will be undertaken with a Concept and Master Plan agreed with the Borough Council. The document will be prepared to assist with the development of the site. Development of the site will include:</u></p> <ul style="list-style-type: none"> • <u>A through road from Church Road to either Nuneaton Road or Camphill Road capable of buses, emergency vehicles and waste vehicles manoeuvring freely;</u> • <u>Access and parking issues addressed;</u> • <u>A range of house types to include housing for the elderly and young people; and</u> • <u>A net improvement in educational, sport and recreation facilities within and adjoining the site to include educational infrastructure to assist the adjoining secondary school and nearby primary schools as well as the retention and long term management of designated Local Wildlife sites.</u> <p>3.20 A number of site specific issues for site HAR3 were <u>are</u> highlighted in the Site Allocations Plan <u>and remain relevant</u> including the:</p> <p>3.21 As well as HAR3, the Site</p>
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		Allocations plan the emerging Local Plan identifies
PM2	Page 27, Policy H2 – Protecting Open Spaces	<p>Policy H2- PROTECTING OPEN SPACES</p> <p>The open spaces listed below and shown in Figure 8 should be protected:</p> <ol style="list-style-type: none"> 1. Land next to the Canal Wharf 2. Community Orchard, opposite Sarvat 3. Sidings Lane, opposite Sarvat 4. Land east of Apple Pie Lane 5. Land west of Apple Pie Lane 6. Cherry Fields Green 7. Cemetery 8. Castle 9. Stoneleigh Road green space 10. Charnwod Drive green space 11. The Hollows 12. Hartshill Green 13. The Hollows 14. Hartshill Hayes 15. Bottom Meadow, Oldbury Hills 16. Blakemore's Fields and ponds 17. St Lawrence's Wood 18. The Top Meadow, Oldbury Hills 19. Riding School, Oldbury 20. Morewood 21. Turning circle, Michael Drayton School 22. Coleshill Road Flats open space 23. Coleshill Road Flats open space 24. Randalls Estate Green

		<p>25. Amenity land adjacent to Saria Development of these areas.....</p> <p>vii. Enhances the setting of <u>an heritage</u> asset of designated or non-designated importance. OR ...</p> <p>....within or <u>adjoining</u> the parish.</p>
PM2(a)	Page 29, Figure 8 – Protected Open Spaces	<i>Modify the map so that it shows only the 9 open spaces listed under PM2 and accords with the modified Policy H2.</i>
PM3	Page 32, Policy H5	<p>Policy H5 - ENSURING NEW DEVELOPMENT PROVIDES APPROPRIATE INFRASTRUCTURE</p> <p>Any additional infrastructure....</p> <p>Approvals will <u>where appropriate should</u> be conditioned so that <u>the</u> necessary infrastructure is in place at appropriate times in the phasing of the development.....</p>
PM4	Pages 33-34, paragraph 6.8	<p>6.8 Policy NW6 of the North Warwickshire Core Strategy seeks on-site provision of 30% affordable housing, 40% on greenfield sites, on sites of 15 or more dwellings. On sites of 1 to 14 dwellings, 20% <u>20%</u> provision</p> <p>Such homes should be provided across the Land at Hartshill Quarry (HAR3) site. As far as possible, they should not be in <u>sizeable</u> groups or clusters but should be pepper-potted throughout the site and should be indistinguishable in design and materials from homes for sale.</p>
PM5	Pages 37-38, Policy H9 – Heritage Assets, Table 2 and paragraph 6.12	<p>Policy H9 – <u>HERITAGE ASSETS AND SITES OF LOCAL INTEREST</u></p> <p>All new development should seek to conserve and enhance heritage assets and particularly those listed in Table 2 by ensuring that:</p> <p>a) Where proposals</p> <p>b) New development</p>

		<p>enhances the heritage asset. <u>Sites of Local Interest in Table 2 should also be conserved and enhanced as far as possible.</u></p> <p><u>Table 2. List of Non-Designated Heritage Assets in Hartshill Sites of Local Interest</u></p> <ul style="list-style-type: none"> • Michael Drayton links • The Methodist Chapel – Grange Road, Hartshill. <p>Background/Justification 6.12 As well as the statutorily protected heritage sites in the neighbourhood plan area, such as listed buildings, there are a number of non-designated heritage assets <u>which have not been designated but are of local, historic interest to the parish of Hartshill.</u> These are identified in Table 2 and will be protected appropriately for their status having regard for the principles of the NPPF and policy H9.</p>
PM6	Page 41, paragraph 6.17	<p>6.17 Proposal NC1 of the Site Allocations Plan <u>Policy LP21 of the Draft North Warwickshire Local Plan identifies 82-102 Coleshill Road</u></p>
PM7	Pages 44-45, Policy H14 – Land at Hartshill Quarry – Site Development Framework	<p>Policy H14 – LAND AT HARTSHILL QUARRY – SITE DEVELOPMENT FRAMEWORK</p> <p>The long-term developmentset out below:</p> <ul style="list-style-type: none"> a) Prior to any development commencing the developer(s) of the site should agree <u>liaise with the Parish Council prior to agreeing</u> a Development Brief /Study with the Borough Council and Parish Council, to show how b) <u>A Transport Statement or Transport Assessment should be prepared which includes an</u>

		<p><u>assessment of impact on access to the A5 trunk road.</u> There is <u>should be</u> a fully funded transport and highway plan in place allowing for full <u>appropriate</u> vehicular movement west/east through the site. This should include detailed proposals for site access at the west (Church Road) and east (Mancetta Road) entrances to the site, an east-west distributor road using these two access points, access to the schools, car parking and public transport improvements;</p> <p>c) The development ...</p> <p>d) Before any ...</p> <p>e) A design palette should be in place and agreed with the local planning authority, <u>following discussion with</u> and the Parish Council.</p> <p>f) The network of <u>Existing</u> footpath(s) across the site</p>
PM8	Page 46, paragraphs 6.23-6.29	<p>6.23 Given the rural nature of the settlements</p> <p>The emerging North Warwickshire Draft Pre-Submission Site Allocations Plan ... a degree of flexibility.</p> <p><u>The Draft North Warwickshire Local Plan identifies land off Church Road, extending to Nuneaton Road in the east and Camp Hill Road in the south, and adjacent to the disused Hartshill Quarry, as a site allocation suitable for a minimum of 400 dwellings with associated infrastructure (HAR3).</u></p> <p>6.24</p> <p>The emerging Site Allocations Plan also identifies that the site provides the</p>

		<p>opportunity to provide a new senior school or targeted contributions towards its improvement and expansion.</p> <p><u>The emerging Local Plan also identifies that development of the site will include educational infrastructure to assist the adjoining secondary school and nearby primary schools.</u></p> <p>6.26 Community engagement on the Hartshill Neighbourhood Plan.... by allowing local people to assist in shapeing the development of the site, rather than use a and have an influence on the development brief or other development plan document.</p> <p>6.27 Policy H14 They are in line with the North Warwickshire Site Allocations Plan <u>emerging North Warwickshire Local Plan</u> and address</p> <p>6.28 North Warwickshire are proposing that s106Community Infrastructure Levy. The draft CIL Charging Schedule identifies d the following:</p> <p>Hartshill - Site Proposal HAR3 New Distributor Road from Church Road to Mancetter Road or Camp Hill Road, <u>together with</u> Education Contributions towards secondary school and managed Local Wildlife Site (Snow Hill Wood).</p> <p>6.29 The new development is encouraged to be phased. This should take the form of seeking to ensure that development takes place at both east and west access points. This will in part <u>to</u> alleviate any initial pressures on the existing communities <u>adjoining</u> the site. In principle, Tarmac have no objections to such phasing.</p>
PM9	Page 47, Policy H15 – Land at Hartshill Quarry - Design	<p><i>Add:</i></p> <p>g) The layout and form of new development should ensure that the privacy, outlook, sunlight and</p>

		daylight of existing residents on the site's boundaries are not adversely affected.
PM10	Page 49, Policy H16 – Land at Hartshill Quarry – Access and Car Parking	Policy H16 – LAND AT HARTSHILL QUARRY – ACCESS AND CAR PARKING Car parking should be provided ... Each dwelling should have a minimum of two off-road <u>sufficient</u> off-road car parking spaces
PM11	Page 55, Appendix 1 Local Green Spaces and Open Spaces in Hartshill	Re-name the spaces in the Appendix where necessary to give consistency with those in Policies H1 and H2 as modified.