

# **Wilmcote and Pathlow Regulation 16 Submission Neighbourhood Development Plan**

## **Consultation Statement**

**February 2017**



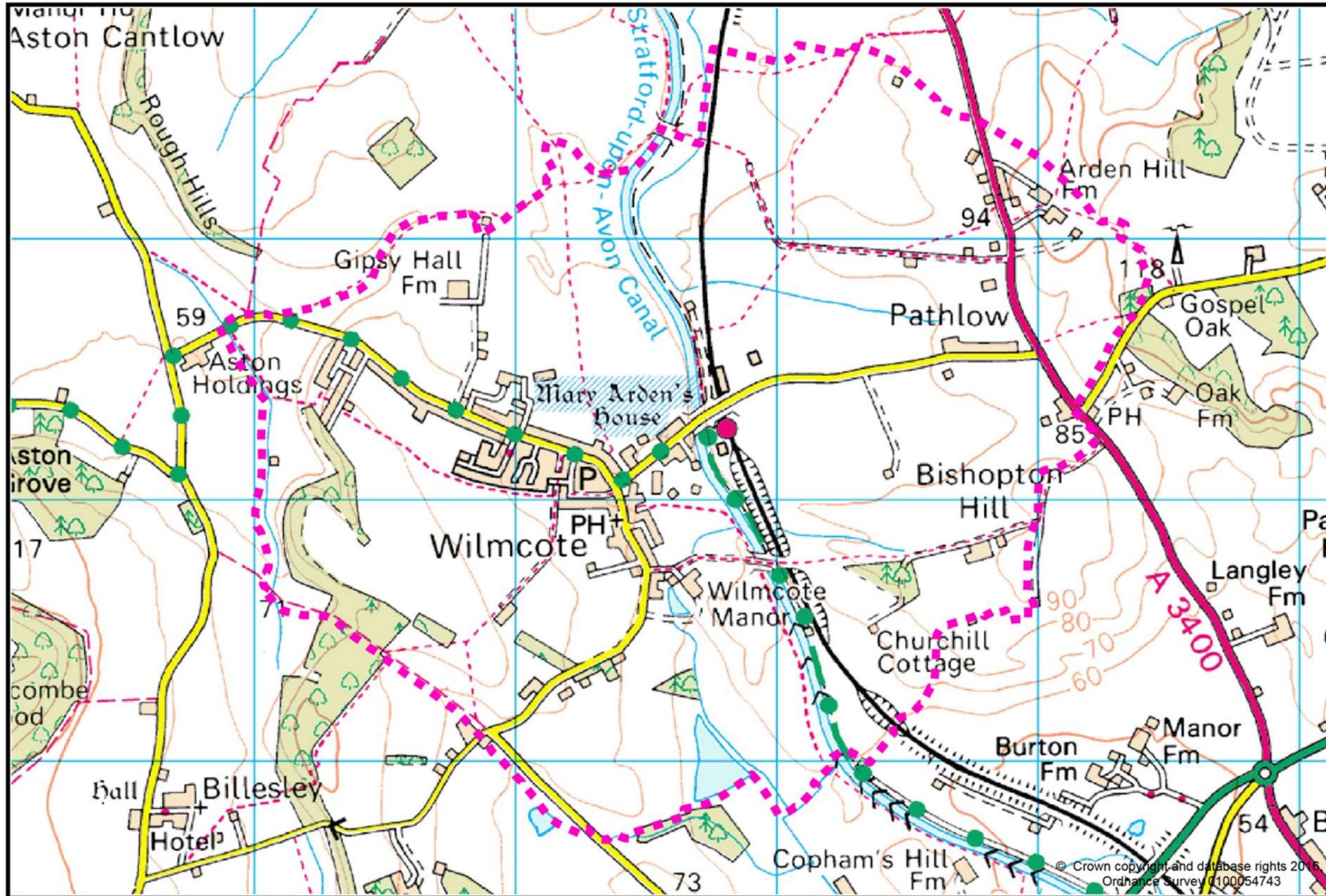
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Figure 1. Wilmcote and Pathlow Neighbourhood Development Plan Area

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## 1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared to accompany the revised Regulation 16 Submission Draft of the Wilmcote and Pathlow Neighbourhood Development Plan. This Consultation Statement should be read alongside the Plan, the Basic Condition Statement and Environmental Report.
- 1.2 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)<sup>1</sup> which defines a “consultation statement” as *a document which:*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
  - (b) explains how they were consulted;*
  - (c) summarises the main issues and concerns raised by the persons consulted; and*
  - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.3 The Wilmcote and Pathlow Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare Neighbourhood Development Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.4 In October 2013 Wilmcote Parish Council (WPC) presented this potential opportunity to local residents at a public meeting held on 21<sup>st</sup> of October 2013. It was unanimously decided at this meeting that it was essential to use this new power.

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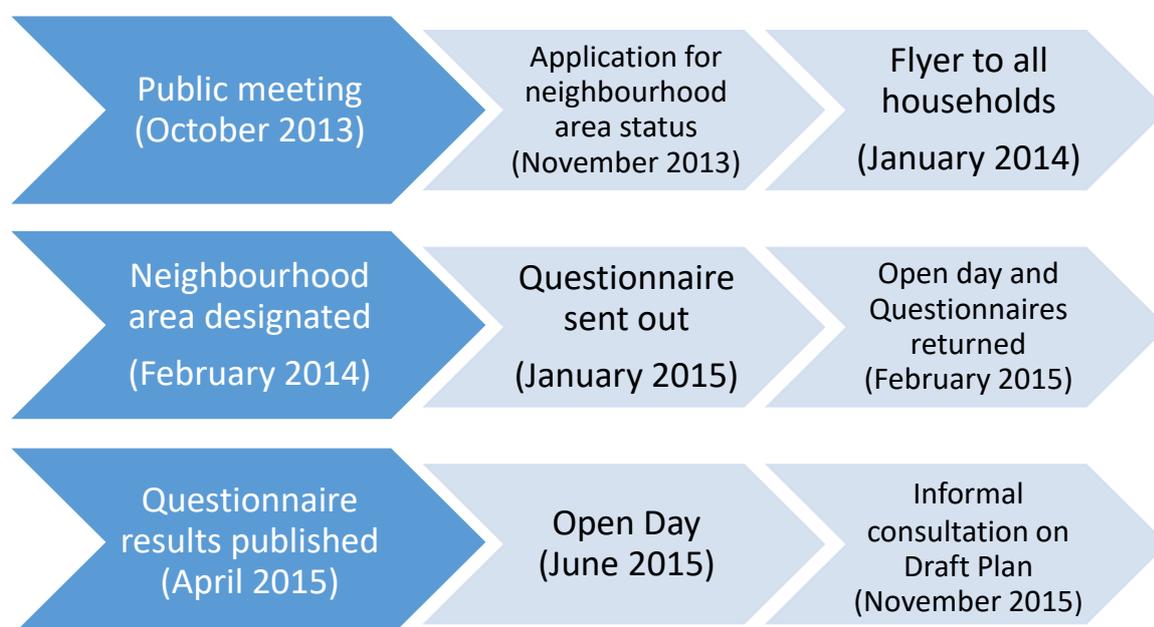
<sup>1</sup> <http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

- 1.5 The Parish Council, therefore, applied to be designated a neighbourhood planning body for the whole parish (Appendix 1). Wilmcote was approved as a neighbourhood planning area by Stratford-on-Avon District Council on 10<sup>th</sup> of February 2014 (Appendix 2). The neighbourhood plan area covers the villages of Wilmcote and Pathlow and the surrounding countryside.
- 1.6 At the first examination in to the NDP it became apparent that the neighbourhood plan area was different to that that had been designated in 2013 due to parish boundary changes. The Parish Council submitted a new application for designation (Appendix 3) and the Wilmcote & Pathlow NDP was, therefore, re-designated a neighbourhood plan area by the District Council on 3 November 2016 (Appendix 3). Figure 1 shows this area.

## 2.0 Developing the Wilmcote and Pathlow Neighbourhood Development Plan (NDP) and Community Consultation

2.1 The Wilmcote and Pathlow NDP has been prepared following a significant amount of consultation with local residents, those who work and carry out business in the area. Figure 2, taken from the Regulation 16 NDP summarises this activity prior to the first formal Regulation 14 consultation, what follows is a more detailed description of this work: how it was undertaken; what was said; and what the Parish Council decided to do about it.

**Figure 2. Consultation on the Wilmcote and Pathlow NDP**



2.2 Following the public meeting in October 2013, notice of the intention to produce a neighbourhood plan was published in the *Village Vine* and a flyer was sent to all households in the Parish. This sought to raise awareness about the intention to prepare an NDP, the creation of a Neighbourhood Plan Committee and its members, an opportunity for people to find out more and a link to Facebook, Figure 3.

### Figure 3. January 2014 Flyer to all Households



Wilmcote Neighbourhood Planning Group

## How Important is your Village?

As you will be aware Stratford District Council is charged with developing **11,800 homes** in the region between now and 2021.

### **Where do you want new homes to be built in the village?**

The Parish of Wilmcote, incorporating Pathlow, have a great opportunity to develop a Plan for the future.

As a result, Wilmcote Parish Council convened an open meeting in the Village Hall on Monday 21<sup>st</sup> October last year, with the purpose of outlining the opportunity residents have in developing a 'Neighbourhood Plan' for the Parish. This has come about as a result of government empowerment policies for local communities.

The Plan is not just about increasing housing in a structured way, but also the amenities, businesses, and leisure facilities. In other words, everything that is important to a thriving village, whether it be shops, transport, schools, church, open spaces etc.

If you are a resident, the process will be critical to ensuring the quality of life is maintained and, more importantly, improved where possible as the Parish expands.

A new steering committee was appointed following the meeting on 21<sup>st</sup> October, reportable to the Parish Council and will need your help during the process, as you will all be consulted.

In addition the current committee will need support during the process, which will be interesting and informative, in developing the Neighbourhood Plan. This will eventually control the future development of the Village up until 2021.

**Committee members will need support during the process. If you are interested in supporting the committee please contact:**

Alan Griffith	Chairperson	01789 294776
Roger Harrison	Treasurer	01789 298009

**Remember the Neighbourhood Plan will control the environment of the village and therefore the quality of your life. If you have any queries please feel free to ring Alan or Roger.**

Date 12<sup>th</sup> January 2014



Follow us on facebook

Wilmcote Neighbourhood Planning Group

## **Wilmcote and Pathlow Neighbourhood Plan Questionnaire, January 2015**

- 2.3 The first major step in establishing the views of local residents about key planning issues and what could be done about them was the Wilmcote and Pathlow Neighbourhood Plan Questionnaire.
- 2.4 The questionnaire sought views on a number of subjects and is included as Appendix 4.
- 2.5 The neighbourhood plan questionnaire survey was delivered to 513 households. The parish was split into 18 separate areas and members of the Steering Group and the Parish Council took on the responsibility to ensure each household was visited and given a questionnaire. In total, 351 questionnaires were completed for an overall response rate of 73%. All of the 18 separate areas had responses over 50%. Only 1 response was received from the Travellers' site.
- 2.6 A full set of results from the questionnaire is available in the [full questionnaire report](#), a summary of the results is set out below.

### **Housing**

- 85% of respondents agreed with “Limited Infilling” when asked what form future proposed housing should take. 79% agreed that there should be “Limited Affordable Housing” for local community needs and 78% felt there should be redevelopment of previously developed sites.
- 33% of respondents stated 2015-2020 when asked their views on the rate at which development of new properties should take place; 30% felt development should take place between 2021 and 2025; and 37% between 2026 and 2031.
- When asked whether building the allocated number of new dwellings sooner would support local facilities, 68% said no as they do not want houses built at a quicker rate.
- Respondents were asked if they would like to see more than 75 new dwellings built in the period 2011-2031 and 91% stated no.
- When asked what size of individual developments they would prefer, 54% of respondents stated 1-5 dwellings, 44% wished for 6 to 10 new dwellings and 23% 11-15 new dwellings. More than one option could be ticked.
- 78% of respondents stated that they would prefer 35% of new housing to be affordable.

- When asked what mix of properties residents would like to see in Wilmcote, 36% stated 3 bedroom houses, 27% two bedroom houses and 23% four bedroom homes. One bedroom flats were the least desirable at 13%.
- Almost six in ten (57%) stated new dwellings should be for children of parents in the village with 41% saying they should be for the elderly. 38% stated no preference - the mix should be driven by market needs.
- When asked if respondents would support single dwellings being built as infill or on garden sites, 58% stated they would support this practice.
- 83% of those surveyed would support the conversion or replacement of barns or buildings not currently used for housing as new dwellings.
- Respondents were asked whether they supported the demolition of a larger house and its replacement by one or more smaller dwellings, 9% were fully supportive, 36% supportive whilst 20% were against and 12% totally against.
- 63% stated that they would not be interested in self-build housing compared to 20% who are interested and 17% who did not know.
- Just under half of respondents (45%) stated that they believe it is important to build affordable houses, with only 6% stating that it is not at all important.
- When asked the importance of providing social housing in Wilmcote & Pathlow, 42% of respondents stated that it is very important or important, compared to 30% who said it was unimportant/not at all important.
- When asked what appropriate social housing is needed for Wilmcote & Pathlow, 52% stated rented property compared to the 84% who went for shared ownership.
- 92% stated no when asked if someone in your household or an individual family member might be looking for social housing in Wilmcote and Pathlow in the next 20 years.
- When asked how many bedrooms would be required were a family member to be looking for a home in Wilmcote in the next 20 years - six in ten (57%) stated two bedrooms, with one and three bedrooms both receiving a score of 22%.
- When asked if there should be a minimum distance from the front or rear of an existing dwelling to the building line of a new building or row of buildings, 85% of respondents stated yes.
- Of those saying yes about a minimum distance, 40% felt it should be 10 metres or under, 30% felt it should be between 10 and 20 metres, with 13% preferring 21 to 30 metres.

- Asked if all new dwellings should have on-site parking for two cars, exactly nine in ten respondents stated they should.
- When asked whether garden size is important in new housing developments, over three quarters (76%) stated it is.
- For those who felt garden sizes were important, these respondents were asked what their preferred minimum length for a garden was. 62% of respondents stated 10-20 metres; compared to the 17% saying over 20 metres and 21% felt it should be about 10 metres.
- Respondents were asked if they would support another travellers' site in the Parish: 98% stated no.
- 83% of respondents stated that they would not support an increase in the existing traveller's site in Pathlow.
- 54% would support an increase in the number of dwellings of the three park home sites at Woodcot Park, Willowdene or Edkins Park.
- When respondents were shown a statement with criteria about what made for good housing design, 93% supported the statement, with only 7% saying no.
- 99% of respondents agreed that privacy, security and safety are very important with no one stating that it is unimportant.

### **Non-Housing**

- When asked the importance of protecting the features of Wilmcote and Pathlow, privacy, security and safety were the most important (99%). This was followed by historic buildings and their surroundings (92%), next were open views across the countryside (86%), open views when approaching and leaving the village (75%), and front gardens for new dwellings (64%).
- The amenities that were thought to be the most essential were the shop (70%) and the School (56%).
- The amenities deemed to be not so important were the Social Club (35%), the Scout Hut (33%) and the Village Church (24%).
- 98% of respondents stated that they would be happy to take action to retain a shop somewhere in the community, if there was a likelihood of losing the existing shop.
- Nine in ten respondents (88%) said that they do not run a company or practice/service from their premises or home in the parish.
- Effectively there was a 50/50 split over the support residents would give to a small business area within the Parish.
- Over three quarters (77%) stated that there is a problem with speeding through Wilmcote & Pathlow.

- When asked if respondents would support traffic calming measures in the parish, 70% responded yes.
- When asked if respondents consider sustainable development to be important within the context of housing, business, amenities and infrastructure, 66% stated yes.
- Three quarters of respondents (74%) agreed with not building new housing on rural land, compared with 13% who disagreed and 12% who had no strong view.
- Residents were asked where they wished to see future funding with parking for the station and canal the highest rated. This was followed by better bus services and parking for the school and church. The least important were the scout's facilities and village furniture.

### **Village Vine and Quarterly Update: Keeping People Informed**

- 2.7 An update on progress on the questionnaire was published in Village Vine in April 2015, this included the following:

*“The questionnaires are now being analysed by an independent data processing agency and we are hoping to have the first sight of the results in April. We will distribute a summary of the main results to every household as soon as we can. Afterwards a detailed report will be prepared and once we have this we will hold a meeting in the Village Hall to present the findings, probably in May or June.”*

- 2.8 Also in April 2015 the Neighbourhood Planning Group produced a more detailed Quarterly Update on progressing the neighbourhood plan (Appendix 5).

### **Public Meeting 26<sup>th</sup> June 2014**

- 2.9 The Public Meeting in June 2014 was attended by 82 people. The meeting included the following:
- a. The Chairman gave a 30-minute presentation on progress to date and the reasoning behind developing a Neighbourhood Plan.
  - b. Attendees were given the opportunity to identify 3 locations, in order of preference, where they felt new housing could be built. Though this exercise is not part of the formal process it helps the NPG assess a good number of individual's views.

- c. Parking was debated at length. The majority of those who attended felt there is an urgent need for better parking in areas such as the station, for canal users, by the school and the church. The Chairman confirmed that parking forms part of the questionnaire.
- d. Concern was raised about speeding in the village. Together with the parking problems this constitutes a major safety problem. The Chairman advised that this is not a matter for the NPG, however, as there was 100% support for the problem, the questionnaire will raise the issue. The Parish Council members in attendance noted these concerns and the residents' views on traffic calming.

The minutes of the meeting can be found on the web-site and in the Village Shop.

- 2.10 Following the public meeting, Quarterly Update No. 2 was published in July 2014 (Appendix 6). This summarised what was discussed at the public meeting and highlighted the work of the Neighbourhood Plan Theme Groups. All the work of the latter being published and available for scrutiny on the web site.

### **Local Groups and Businesses**

- 2.11 As well as engaging local residents the neighbourhood plan has been subject to a broad range of activity to engage local groups, those who work and carry out business in the area. The following summarises this activity
- 2.12 During the spring and summer of 2014 Interviews were carried out with specific parties to establish their future plans over the next 10 to 20 years. Individual reports can be seen on the website. Those interviewed included:

#### (i) Commercial /Industrial /retail interests

Businesses interviewed and dates are detailed below:

1. The Village Stores - 28/5/2014
2. Edward Brain and Sons – 12/6/2014
3. Masons Arms/Enterprise Inns – 12/6/2014
4. Mary Arden Inn/Greene King – 12/6/2014
5. Shakespeare Trust - 25/6/2014
6. Bishopton Hill Farm - 1/7/2014

7. Moor Farm Stud/King/Murphy - 11/7/2014

8. Moor Farm Stud/King/Murphy (2) – 23/8/2014

(ii) Amenities within Village/Parish

Church - discussions and meetings with various village residents and with children at the school who use the church for a “messy church” activity.

Primary School - meeting with Mrs Banyard 16/5/14, Dep. Head of Wilmcote C of E Primary School.

Village Hall - conversations with Mrs Deacon 25/5/14, Chair of Village Hall Committee.

Scout Hut and Grounds - discussions with Akela Paul.

Play Areas - met with Mother and Toddler Group (Little Minnows).

Social Club - information has been provided by the committee of the social club.

Village Green - general opinion is that people like the village green as it is, particularly for the Christmas carol service and Nativity display.

Car Parking - general opinion is that parking in the village in some areas is difficult and dangerous.

Canal and associated areas - the canal is regularly used by cyclists and walkers.

Health care - have discussed with local GPs the provision of healthcare in Wilmcote. The village is too small to support a GP surgery but we do have access to a prescription drop off service.

(iii) Infrastructure and Utilities

BT Openreach                      Email and Email response from Bill Murphy

Virgin Media                      Email but no response from Duncan Watts

Talk                      Email but no response from John Rees

Vodafone                      Email and phone response from Richard Perry

West Mercia Police letter

Environment Agency groundwater map

Severn Trust map request

Canal & River Trust comments

SDC Water Cycle letter

London Midland Railways

Leamington & Stratford Lines

Network Rail

Land Drainage

Coal Authority

Western Power Distribution

(iv) Housing

Ten businesses in Stratford, which deal with the sale and rental of private domestic property, were visited, to try and get some feel for the demand for new property in the parish.

(v) Environmental

Meeting with Shakespeare Birthplace Trust (Alan Griffith and Abi Moore), 25th June 2014 at Mary Arden's House

Meeting between Deanna Fernie and Alan Bailey (Chair, Billesley Conservation Society) August 27, 2014

Email correspondence and phone conversations with Nicholas Butler, Volunteer Planning Officer for the Council for the Protection of Rural England, Warwick Office, August/September 2014

Email correspondence between David Lowe (Chief Ecologist, WCC Ecology Unit) and Jamie Perry, 29 August/8 Sept 2014

Email correspondence between Katherine Burnett (Canals and Rivers Trust) and Jamie Perry/Alan Griffith, 4-12 Sept 2014

Email correspondence between Alistair Welch (Natural England) and Jamie Perry, 29 August and 10 September 2014

Email correspondence between Ben Wallace, HER, Warwick and Deanna Fernie, July and 5 September 2014

Email correspondence between Peter Boland, Historic England and Deanna Fernie, 7 August, 18 September 2014

Peter Boland, Historic England: telephone conversation with Deanna Fernie, October 2, 2014.

Environment Presentations by Peter Boland, Ben Wallace and David Lowe were attended at the SDC May 15 2015 (Colin Ray and Deanna Fernie)

Peter Boland, Historic England email correspondence with Deanna Fernie following submission of Environment Sector report to the above three presenters, 5 July, 16 July and 13 August, 2015.

Meeting between David Lowe (Principal Ecologist, Warwickshire Ecology Unit) August 19, 2015 and email on Aug 19, and August 28 following submission of draft Environment Sector report.

### **Theme Groups and Survey Results**

- 2.13 Work continued throughout 2014 in the various theme groups and analysing the survey data. Residents and others were kept informed of progress with publication of a further Quarterly Update in November 2014
- 2.14 The survey results were finally published in May 2015. These were publicised in Quarterly Update No. 4 (Appendix 7) and at a second public meeting in June 2015.

### **Preparing the Draft Plan**

- 2.15 The information collected through the survey, public meetings and theme group work was then used by the Neighbourhood Planning Group to help develop the initial drafts of the NDP.
- 2.16 This included identifying the key issues, the plan's draft objectives, proposed Vision Statement and, finally, policies in the emerging NDP.



*Presenting the survey results, June 2015*

### **Informal Plan Consultation, 23<sup>rd</sup> October 2015 to 30<sup>th</sup> November 2015**

- 2.17 This emerging NDP was agreed by the Neighbourhood Planning Group and Parish Council and published for informal consultation over the period 23<sup>rd</sup> October to 30<sup>th</sup> November 2015.
- 2.18 This draft plan was widely publicised e.g. on the web site, Quarterly Update and at various meetings, including two further public meetings in the Village Hall on Friday 30<sup>th</sup> October 2015 and Friday 20<sup>th</sup> November 2015 both at 19.30 to 21.00, but no further comments were received. This was taken as indicating that there was broad agreement that the direction of the plan was reasonable.
- 2.19 Following this consultation the plan was revised to take account of new information e.g. the housing needs survey and finalised for Regulation 14 consultation.
- 2.20 Copies of all the relevant documents in preparing the plan, including the informal consultation draft, evidence base and other materials are kept for future reference for all on the Neighbourhood Plan web page.

### **Keeping People informed**

- 2.21 To ensure that people were kept up to date and could communicate with the Neighbourhood Planning Group established media links were used and regularly updated, these included:

1. Facebook Page
2. Web pages within website of Wilmcote Parish Council.

All minutes and reports associated with actions taken by the NPG can be found at [www.wilmcotepc.co.uk/neighbourhooddevelopmentplan](http://www.wilmcotepc.co.uk/neighbourhooddevelopmentplan). Within these webpages is a 'Contact us' link. Flyers were distributed to each household; copies were also pinned on all 3 notice boards in the parish. For Residents with no have access to email a contact address was included on correspondence.

### **Liaison with Stratford-on-Avon District Council**

- 2.22 Throughout the preparation of the NDP the help, support and assistance of Stratford-on-Avon District Council has been sought and welcomed.

### **3.0 Regulation 14 Consultation on the Wilmcote and Pathlow Neighbourhood Development Plan – 1<sup>st</sup> March to 12<sup>th</sup> April 2016**

3.1 The formal Regulation 14 public consultation on the Wilmcote and Pathlow Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

*Before submitting a plan proposal to the local planning authority, a qualifying body must—*

- (a) publicise, 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*
  - (i) details of the proposals for a neighbourhood development plan;*
  - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
  - (iii) details of how to make representations; and*
  - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

3.2 The Regulation 14 draft Wilmcote and Pathlow Neighbourhood Development Plan was published for 6 Weeks formal public consultation from 1<sup>st</sup> March to 12<sup>th</sup> April 2016. The Draft Plan was available for viewing and downloading from the Parish Council website. Hard copies of the Draft Plan were available for viewing and could be obtained on request from the Parish Council. Three copies were placed in the village shop.

3.3 There was a further opportunity to talk to members of the Parish Council and Neighbourhood Plan Group at a public open day held in the Village Hall on Saturday 19<sup>th</sup> March 2016 10.00 to 16.00 hrs.

3.4 Residents, business, and relevant bodies in Schedule 1 of the Regulations were notified by various means including a further Quarterly Update, letters and email

of the consultation and how to respond and by what date. For the various bodies consulted see Appendix 8.

- 3.5 If possible, respondents were asked to reply using the comment form supplied (Appendix 9).
- 3.5 A copy of the neighbourhood plan was sent to Stratford-on-Avon District Council.

## **4.0 Summary of Consultation Responses to the Draft Neighbourhood Development Plan**

- 4.1 In total, six responses were received on the Regulation 14 Draft Neighbourhood Development Plan. These are summarised in Table with the Parish Council consideration and response.

**Table 1. WILMCOTE AND PATHLOW NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION RESPONSES**

Respondent	Policy/Section	Comments received	Parish Council Consideration and response
Coal Authority	Plan in general	Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted. <b>No action required.</b>
Natural England	Policy WP1 - Biodiversity	We are pleased to see the inclusion of this policy which supports Copmill Hill Site of Special Scientific Interest (SSSI). This site is significant due to fragments of species rich calcareous grassland and assemblages of butterflies and moths.	Supporting comment noted. <b>No action required.</b>
Natural England	Policy WP4 – Green Infrastructure	We are pleased to see the integration of green infrastructure within your neighbourhood plan. Green infrastructure (GI) can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. GI can be designed to	Supporting comment noted. <b>No action required.</b>

Respondent	Policy/Section	Comments received	Parish Council Consideration and response
		<p>maximise the benefits needed for development, such as promoting opportunities for recreation, improving links between communities and promoting sustainable transport, such as walking and cycling routes.</p>	
<p>Natural England</p>	<p>Policy WP5 – Landscape Character</p>	<p>We are pleased to see you plan integrates the wider landscape in its design principles. Please be aware that Wilmcote and Pathlow fall into two National Character Areas (NCA) - <a href="#">NCA Profile: 97 Arden</a> and <a href="#">NCA Profile:106 Severn and Avon Vales</a>. Each NCA is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries.</p>	<p>Supporting comment noted. <b>Action: information on NCAs added to Background/Justification section of WP5.</b></p>
<p>Natural England</p>	<p>Policy WP9 – New Housing Development in Wilmcote Village</p>	<p>We are partly supportive of this policy but would like to see additional criteria that iterates that future development</p>	<p>Comment noted. The NDP is to be read as a whole and the SSSI will be considered under</p>

Respondent	Policy/Section	Comments received	Parish Council Consideration and response
		will not impact upon Copmill Hill SSSI and its notified features.	Policy WP1. <b>No action required.</b>
Mr and Mrs Stacey, residents	None referred to.	Concerned about car parking, particularly at the station. Consideration should be given to a new station car park.	Comment noted. Consideration was given to traffic issues in the plan and is specifically addressed in Policy WP13 and Supporting Actions 1 to 4. <b>Action: contact the Staceys about these sections of the plan.</b>
John Singleton, resident	Policy WP6 – Prominent Public Views, Figure 8	Since most of the residents who live on Featherbed Lane live at the Birmingham Road end, I think the arrow, number 8 on the map on page 33, should be at that end of the lane. Better still would be to have two arrows, one at each end; this would require “8.” on page 31 to start “Views.....” rather than “View”. I attach a photograph taken from this end of the lane, facing south, in case	Agreed to take on board. <b>Action: add in additional view.</b>

Respondent	Policy/Section	Comments received	Parish Council Consideration and response
		<p>this can also be added in a suitable location.</p> <p>Congratulations to the Neighbourhood Planning Group for a very good plan.</p>	
Michael Hayes, resident	Policy WP1 - Biodiversity	Objects to inclusion of “the Field” as a potential Local Wildlife Site.	<p>Specific reference to potential Local Wildlife Sites to be removed from plan.</p> <p><b>Action: Remove potential Local Wildlife Sites and delete Figure 6.</b></p>
Michael Hayes, resident	Policy WP3 – Non-Designated Heritage Assets	Objects to inclusion of sites 1, 4 and 5.	<p>Policy to be re-worded to rely on Historic Environment Record as this is definitive list and will change over time.</p> <p><b>Action: delete list of non-designated heritage assets and accompanying Figure. Amend Background/Justification to take account of this change.</b></p>

Respondent	Policy/Section	Comments received	Parish Council Consideration and response
Stratford-on-Avon District Council	General comment on plan.	Policies should be distinguished more clearly from other text, e.g. within a box or shaded.	Suggestion agreed. <b>Action: Put policy in bold and colour.</b>
Stratford-on-Avon District Council	Policy WP1 – Biodiversity (p.22)	Second paragraph - given the status of the SSSI, should consideration be given to any exception being appropriate in terms of potentially developing this site?	Comment considered. Policy WP1 is in line with PPF paragraph 118 and no objection from Natural England. <b>No action required.</b>
Stratford-on-Avon District Council	Policy WP1 – Biodiversity (p.22)	The final sentence may need to be applied more flexibly as a suitable form of compensation may not always be available in the parish itself – suggest it reads ‘within or in close proximity to Wilmcote Parish’.	Agreed to make change. <b>Action: add “or in close proximity to Wilmcote parish”.</b>
Stratford-on-Avon District Council	Policy WP1 – Biodiversity Background/Justification (p.23)	Suggest adding some text to explain to the reader the difference between identified Local Wildlife Sites and potential Local Wildlife Sites, particularly in terms of designation or status.	Agreed to remove reference to potential Local Wildlife Sites. <b>Action potential Local Wildlife Sites reference deleted.</b>

Respondent	Policy/Section	Comments received	Parish Council Consideration and response
Stratford-on-Avon District Council	Policy WP1 - Biodiversity Figure 6 (p.24)	Stratford-upon-Avon Canal is not shown as a Potential LWS although it is listed on previous page.	See above. <b>Action: reference to potential sites and Figure 6 deleted.</b>
Stratford-on-Avon District Council	Policy WP2 - Geodiversity	Paragraph 2 – How will potential applicants know whether the development site could potentially impact on important geology? Are you expecting relevant surveys to be submitted with planning applications? Given the relatively small-scale nature of development that will be achieved in the village in accordance with para 89 of the NPPF, it is considered too onerous to insist on the inclusion of such reports for individual applications of a minor nature.	Policy says “may be required” to undertake such surveys. This is not considered too onerous and, where appropriate, minor applications would not have to undertake such surveys. <b>No action required.</b>
Stratford-on-Avon District Council	Policy WP3 – Non-Designated Heritage Assets (p.26)	Criterion (b) – replace the word ‘permitted’ with ‘supported’ for consistency with the other policies within the Plan. Additionally, it is unclear what is meant by the phrase “when development is permitted, this	Amend to say “supported”. Rest of criterion is clear. <b>Action replace “permitted” with “supported”.</b>

Respondent	Policy/Section	Comments received	Parish Council Consideration and response
		will be conditioned in such a way so to ensure the development takes place after the loss or harm has occurred". This requires clarification.	
Stratford-on-Avon District Council	Policy WP5 – Landscape Character Background/Justification (p.30)	The subject covered by this policy is not specifically related to Green Belt designation and its purposes as identified in para. 80 in the NPPF. Green Belt is not a landscape designation per se. Basis of policy should be landscape character/quality/sensitivity and this should be set out in the supporting text.	Comment accepted. <b>Action Landscape evidence added to Background/Justification.</b>
Stratford-on-Avon District Council	Policy WP6 – Prominent Public Views, Figure 8 (p.32)	Reference numbers on the map don't always correlate with the list of views set out in the policy text, e.g. 13 (view from the railway station footbridge).	Comment accepted. <b>Action: Figure 8 to be revised.</b>
Stratford-on-Avon District Council	Policy WP7 – Protecting and Enhancing Community Facilities (p.33)	It is suggested replacing the paragraph beginning "Development proposals for non-community uses..." with the following: "The loss of	Comment accepted: <b>Action: Amended as suggested.</b>

Respondent	Policy/Section	Comments received	Parish Council Consideration and response
		existing community facilities will be resisted unless it can be demonstrated that the current use is no longer viable or that the facility is no longer in active use and has no prospect of being brought back into active community use” for clarification purposes.	
Stratford-on-Avon District Council	Policy WP9 – New Housing Development in Wilmcote Village (P.39)	A settlement boundary for Wilmcote has not been defined to establish where this policy would be applicable. The District Council’s Site Allocations Plan can do this but it is considered more appropriate for the NDP to do so, in order to tie in with the policies, set out in the Plan.	Comment noted and considered. Wilmcote is washed over by the Green Belt and this should remain the situation in the future. <b>No action to be taken through NDP.</b>
Stratford-on-Avon District Council	Policy WP9 - New Housing Development in Wilmcote Village (P.39)	Criterion (f): there is no reference to harm to the visual amenity of the Green Belt in national policy. Suggest ‘of the Green Belt’ is deleted or (f) is reworded to read ‘would not harm the openness of the Green Belt’.	Comment partly accepted. <b>Action: Amend to “would retain and enhance the visual amenity of the Green Belt” – this is in line with para. 81 of NPPF.</b>

Respondent	Policy/Section	Comments received	Parish Council Consideration and response
Stratford-on-Avon District Council	Policy WP11 – Promoting Good Design (p.41)	It is considered that criterion b) is at the same time too vague and too lengthy. The criterion should simply read “design that takes into account site characteristics and surroundings”. The 12 sub-points could then be listed somewhere in the explanatory text. It should also be noted that these criteria are all material considerations in the determining of planning applications.	Comment considered by Parish Council. <b>Action: No change. The sub-points may be taken in to account as material considerations – but this policy ensures they will be.</b>
Stratford-on-Avon District Council	Policy WP11 - Promoting Good Design (p.42)	Criterion (m): there is no reference to harm to the visual amenity of the Green Belt in national policy. Suggest ‘of the Green Belt’ is deleted or (m) is reworded to read ‘would not harm the openness of the Green Belt’.	Comment partly accepted. <b>Action: Amend to “would retain and enhance the visual amenity of the Green Belt” – this is in line with para. 81 of NPPF.</b>
Stratford-on-Avon District Council	Policy WP12 – Leisure and Recreation Development (p.43)	Criterion (d): there is no reference to harm to the visual amenity of the Green Belt in national policy. Suggest ‘of the Green Belt’ is deleted or (d) is reworded to read ‘...do not have an	Accepted. <b>Action: Amend to: “d) They do not have an adverse impact on the openness and they retain</b>

Respondent	Policy/Section	Comments received	Parish Council Consideration and response
		adverse impact on the openness of the Green Belt’.	<b>and enhance the visual amenity of the Green Belt.”</b>
Stratford-on-Avon District Council	Policy WP14 – Footpaths, Pavements and Street Lighting (p.46)	New footpaths etc. could only be requested via appropriate legal agreements, given that the land in question would invariably lay outside the application site (i.e. in the public highway).	Noted. Policy only seeks to encourage this. <b>No action required.</b>

## **5.0 Strategic Environmental Assessment/Habitat Regulations Assessment**

- 5.1 Neighbourhood Plans are covered by the Strategic Environmental Assessment Regulations and the Habitat Regulations Assessment process. Stratford on Avon District Council prepared an SEA Screening Report to determine whether the Wilmcote and Pathlow Neighbourhood Development Plan should be subject to a Strategic Environmental Assessment (SEA), in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).
- 5.2 The Screening Report concluded that neither SEA nor HRA was required. It was subsequently sent to the relevant statutory bodies: Natural England, Historic England and the Environment Agency to clarify whether they agreed with Stratford on Avon District Council's findings as to whether the plan requires a full SEA and/or HRA assessment. These bodies agreed with the conclusions of the Screening Report. For further details, see the Environment Report that has been submitted alongside this Consultation Statement.
- 5.3 **Following the second Regulation 14 consultation (see below), and in the light of no significant amendment to the original plan, Stratford-on-Avon sought advice on the need for an updated SEA/HRA screening. It was concluded that given the limited changes to the plan and the previous conclusion reached on this matter that this was not necessary.**

## **6.0 Additional Consultation**

- 6.1 The Examiner of the Wilmcote & Pathlow NDP asked the Council to carry out a further 2-week targeted consultation with anyone who made representations at the original Regulation 16 consultation stage. This is due to the fact that the Wilmcote & Pathlow Neighbourhood Plan's Formal Submission consultation period (30 June – 12 August 2016) coincided with the adoption of the District Council's Core Strategy on 11 July 2016. This represented a material change in circumstances. The Core Strategy now forms part of the Development Plan for Stratford-on-Avon District. The consultation closed on Friday 23 September, no revised or additional comments were received and the Examiner was informed.

## **7.0 Second Regulation 14 Consultation on the Wilmcote and Pathlow Neighbourhood Development Plan – 11<sup>th</sup> November 2016 to 5<sup>th</sup> January 2017**

7.1 The second formal Regulation 14 public consultation on the Wilmcote and Pathlow Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

*Before submitting a plan proposal to the local planning authority, a qualifying body must—*

- (a) publicise, 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*
  - (i) details of the proposals for a neighbourhood development plan;*
  - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
  - (iii) details of how to make representations; and*
  - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

7.2 The second Regulation 14 draft Wilmcote and Pathlow Neighbourhood Development Plan was published for formal public consultation from 11<sup>th</sup> November 2016 to 5<sup>th</sup> January 2017. The Draft Plan was available for viewing and downloading from the Parish Council website. Hard copies of the Draft Plan were available for viewing and could be obtained on request from the Parish Council. Three copies were placed in the village shop.

7.3 Residents, business, and relevant bodies in Schedule 1 of the Regulations were notified by various means including a further Quarterly Update, letters and email of the consultation and how to respond and by what date. For the various bodies consulted see Appendix 8, these were the same as at the first Regulation 14 consultation.

- 7.4 If possible, respondents were asked to reply using the comment form supplied (the same as used in the original Regulation 14 consultation and included at Appendix 9).
- 7.5 A copy of the neighbourhood plan was sent to Stratford-on-Avon District Council and a Neighbourhood Plan Update was produced and distributed throughout the parish explain the situation (Appendix 10).
- 7.6 This second Regulation 14 consultation generated five responses. These are set out in Table 2 along with the consideration of the Parish Council and any suggested amendment to the second Regulation 14 NDP.

**Table 2. WILMCOTE AND PATHLOW NEIGHBOURHOOD PLAN SECOND REGULATION 14 CONSULTATION RESPONSES**

Respondent	Comment	Parish Council Response and suggested action
<b>Warwickshire County Council</b>	Comments are provided on the financial implications of neighbourhood plans and financial matters. The County Council supports the emphasis has been placed on increasing public footpaths and cycle routes. We would recommend that projects such as car share schemes or car clubs be considered for further investigation in order to reduce car usage in the area covered by the Neighbourhood Plan.	The comments on transport and financial matters are noted. No changes to the plan result from these comments.
<b>Warwickshire County Council</b>	<p>WCC make comments on three specific policies.</p> <p><b>Policy WP4 – Green infrastructure</b></p> <ul style="list-style-type: none"> <li>• The County Council supports that emphasis has been placed on expanding the green infrastructure network which exists in the area.</li> <li>• We would require further information on any schemes before commenting on any details.</li> </ul>	Supporting comment noted. Also noted need for further information as, and when, schemes are brought forward.
<b>Warwickshire County Council</b>	<p><b>Policy WP9 (d and e) – New housing development in Wilmcote village</b></p> <ul style="list-style-type: none"> <li>• The County Council along with many other parts of the country has sought to control the amount of parking provision within new developments in recent years. The generally low provision is to make sure that new</li> </ul>	The comments on WP9 are noted. No changes to the plan result from these comments.

Respondent	Comment	Parish Council Response and suggested action
	<p>developments are: sustainable and make best use of the land available; they do not encourage additional car trips; and trips that are to be made are done so through non-car based modes where possible. Warwickshire supports new developments providing adequate amounts of parking subject to the criteria set out in the Local Transport Plan (2011-2026).</p> <ul style="list-style-type: none"> <li>• We note that parking standards contained within neighbourhood plans are subject to those set by district councils, in this case Stratford-on-Avon District. Therefore, the parking standards set out in the Wilmcote and Pathlow Neighbourhood Development Plan will be subject to those set out by the Stratford-on-Avon District Council's Supplementary Planning Document.</li> </ul>	
<p><b>Warwickshire County Council</b></p>	<p><b>Policy WP13 – Safer travel and traffic</b></p> <ul style="list-style-type: none"> <li>• The County Council is satisfied that the Neighbourhood Plan encourages sustainable modes of travel.</li> <li>• Any new developments are subject to Warwickshire County Council's approval which includes any impact to the existing transport network.</li> </ul>	<p>The comments on WP13 are noted. No changes to the plan result from these comments.</p>
<p><b>Warwickshire County Council</b></p>	<p>Paras. 3.1. 9.1, 9.2 &amp; 9.4 insert dates.</p>	<p>The revised Regulation 14 plan included the consultation dates. New dates will be inserted for the Submission consultation.</p>

Respondent	Comment	Parish Council Response and suggested action
<b>Warwickshire County Council</b>	Policy WP4 Could ‘, water management’ be added between ‘tourism’ and ‘and ecological’ in the third line of this paragraph?	Amend WP4 as suggested.
<b>Warwickshire County Council</b>	Page 24, Green Infrastructure. Could the ‘Background / Justification’ section refer to ‘blue-green infrastructure’? Whilst Green Infrastructure is a planning term (and should be the title of the policy) blue-green infrastructure is a term which includes for making space for water within developments. This can be critical in locations where there is a risk from flooding (specifically surface water) in that over land and exceedance flow roots are considered during design.	Amend Background/Justification to include reference to blue-green infrastructure.
<b>Warwickshire County Council</b>	WP9. Could a point ‘g’ be added to the effect ‘It utilises Sustainable Drainage System (SuDS) principles in the management of its surface water and does not increase flooding to neighbouring properties.’?	Amend WP9 as suggested.
<b>Warwickshire County Council</b>	WP11e. Could ‘, utilises SuDs principals in managing its surface water’ be added before the ‘;’?	Amend WP11e as suggested.
<b>Warwickshire County Council</b>	Page 6, para. 1.2 The sentence ending ‘Stratford-upon-Avon’ (about the midpoint of the paragraph) has both a comma and a full stop at the end of it.	Amend.
<b>Warwickshire County Council</b>	Paras. 5.14 and 5.15. These paragraphs (as elsewhere in the report) contain the word ‘also’ a number of times when it is not required.	Amend.

Respondent	Comment	Parish Council Response and suggested action
<b>Warwickshire County Council</b>	Should 'church' be added into the final sentence as it is listed as a community elsewhere in the NDP but not in this sentence?	Amend.
<b>Warwickshire County Council</b>	May need to add a blank page here? As the current back page of the document displays on the inside of the last page when printing double sided, as there are an odd number of pages in the document.	Amend.
<b>Coal Authority</b>	No specific comments on the plan.	Noted.
<b>Sport England</b>	<p>Thank you for consulting Sport England on the above Neighbourhood Consultation.</p> <p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p>	Information noted. No change to the plan.

Respondent	Comment	Parish Council Response and suggested action
	<p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England’s role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, ‘A Sporting Future for the Playing Fields of England – Planning Policy Statement’.</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/">http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</a></p> <p>Sport England provides guidance on developing policy for sport and further information can be found following the link below:  <a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a></p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p>	

Respondent	Comment	Parish Council Response and suggested action
	<p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/">http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</a></p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p> <p><a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p>	
<b>Homes and Communities</b>	Email notifying Parish Council a formal response will not be made.	Noted.
<b>The Canal and River Trust</b>	Welcome recognition given to Stratford Canal in the plan. No further comments to those already made previously.	Support noted.

## APPENDIX 1

### Wilmcote and Pathlow Neighbourhood Plan Designation Application Letter

sw Snip Ctrl+N

WILMCOTE PARISH COUNCIL

Clerk to the Council: Mrs Liz Butterworth

Telephone: 01789 268998

13<sup>th</sup> November 2013

The Policy Manager  
Stratford on Avon District Council  
Elizabeth House  
Church Street  
Stratford Upon Avon  
CV37 6HX

Neighbourhood Area Application

This is a formal application from the Neighbourhood Plan Committee of the Wilmcote Parish Council to Stratford on Avon District Council to have our Parish formally designated as a Neighbourhood Plan Area under Part 2, Regulation 5, of the Neighbourhood Planning (General) Regulations 2012. The regulation states that an application submitted to the local planning authority must include:

- (a) a map which identifies the area to which the area application relates;
- (b) a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- (c) a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990 (as amended).

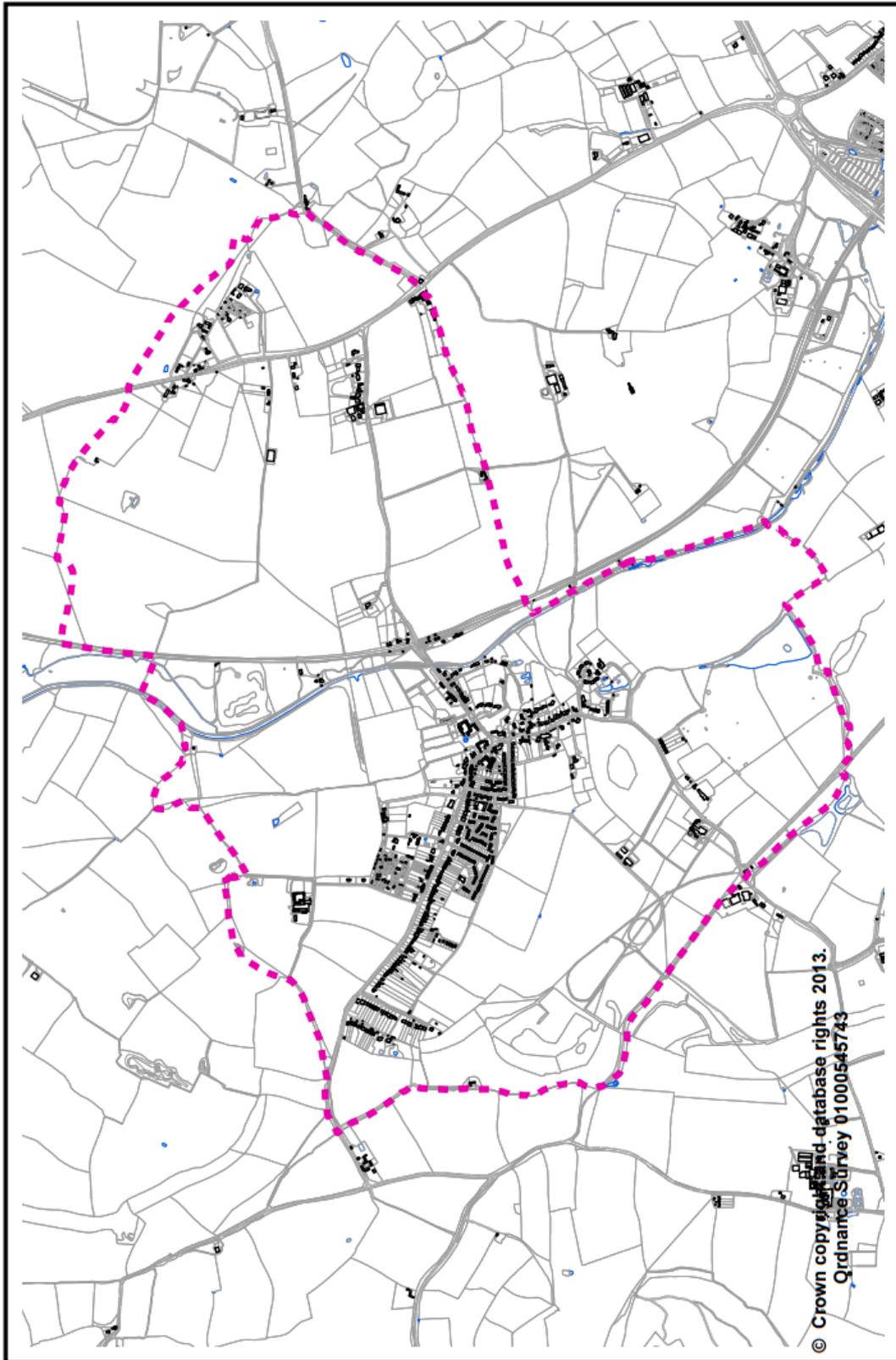
The following is submitted:

(a) A map showing the area delineated by the boundary of the Parish attached

(b) We consider our Parish boundary to be appropriate to define the Neighbourhood Plan Area as this encompasses the village of Wilmcote and its environs, and is the area that is relevant to our local community for neighbourhood planning.

(c) Under Section 61G (2) of the Town and Country Planning Act 1990, a relevant body is defined as a parish council or an organisation or body which is, or is capable of being designated as a neighbourhood forum. This application is submitted by Wilmcote Parish Council which is considered to be a relevant body for the purposes of this application and is, therefore, authorised under Section 61G (2).

Liz Butterworth  
Clerk to Wilmcote Parish Council



Wilmcote Parish Council



## APPENDIX 2

### Stratford-on-Avon Minute Approving Neighbourhood Area, Cabinet 10<sup>th</sup> February 2014

## **691. Wilmcote Neighbourhood Plan Area Application**

*Councillor Saint – Leader of the Council*

In accordance with the Neighbourhood Planning (General) Regulations 2012, The Cabinet was invited to agree the designation of the Wilmcote Neighbourhood Plan Area that included:

- a map identifying the area to which the area application related;
- a statement explaining why the area was considered appropriate to be designated as a neighbourhood area, and
- a statement that the organisation or body making the area application was a relevant body for the purposes of Section 61G of the Town and Country Planning Act 1990 (as Amended).

The options open to The Cabinet were to either:

- approve the Wilmcote Neighbourhood Plan area so that it would be designated as such, and enable the further development of the Wilmcote Neighbourhood Plan; or
- refuse the Wilmcote Neighbourhood Plan area designation and to publish a notice of its refusal on the Council's website in line with the Neighbourhood Planning (General) Regulations 2012.

In considering the options, The Cabinet acknowledged that:

- the application contained a map showing the proposed neighbourhood plan area;
- Wilmcote Parish Council qualified as a relevant body to submit an area application to the District Council;
- the area application included a statement that 'that the Parish boundary be appropriate to define the Neighbourhood Plan Area as this encompasses the village and its environs and is the area that is relevant to our local community for neighbourhood planning' as an explanation why the area was considered appropriate as a neighbourhood area; and
- consultation has been carried out on the proposed area application in line with the Regulations during the period 28 November 2013 and 17 January 2014.

Having regard to the above, The Cabinet accepted that the application, if approved, would be the first formal stage in the neighbourhood planning process and would enable further development of the Wilmcote Neighbourhood Plan.

Accordingly, it was

### **RESOLVED:**

That the Wilmcote Neighbourhood Plan Area be designated in accordance with the Map submitted as Appendix 1 to the report.

## APPENDIX 3

### Wilmcote and Pathlow Neighbourhood Plan Application for Re-Designation and Designation Decision, November 2016

## *WILMCOTE PARISH COUNCIL*

*Mrs. E. Butterworth*

*Clerk*

*"Alne View"*

*Pathlow,  
Stratford on Avon*

*CV37 OES*

*Tel: 01789 268998*

[lizbutterworth1@btinternet.com](mailto:lizbutterworth1@btinternet.com)

Mr. M. Neal

Neighbourhood Planning Officer

Stratford on Avon District Council

Elizabeth House

Church Street

Stratford on Avon

CV37 6HX

1<sup>st</sup> November 2016

Dear Mr. Neal

Neighbourhood Area Application

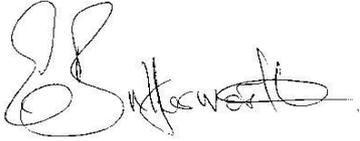
This is a formal application from the Neighbourhood Plan Committee of the Wilmcote Parish Council to Stratford on Avon District Council to have our Parish formally designated as a Neighbourhood Plan Area under Part 2, Regulation 5, of the Neighbourhood Planning (General) Regulations 2012. The regulation states that an application submitted to the local planning authority must include:

- (a) a map which identifies the area to which the area application relates;
- (b) a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- (c) a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990 (as amended).

The following is submitted:

- (a) A map showing the area delineated by the boundary of the Parish attached
- (b) We consider our Parish boundary to be appropriate to define the Neighbourhood Plan Area as this encompasses the village of Wilmcote and its environs, and is the area that is relevant to our local community for neighbourhood planning.
- (c) Under Section 61G (2) of the Town and Country Act 1990, a relevant body is defined as a parish council or an organisation or body which is, or is capable of being designated as a neighbourhood forum. This application is submitted by Wilmcote Parish Council which is considered to be a relevant body for the purposes of this application and is, therefore, authorised under Section 61G (2).

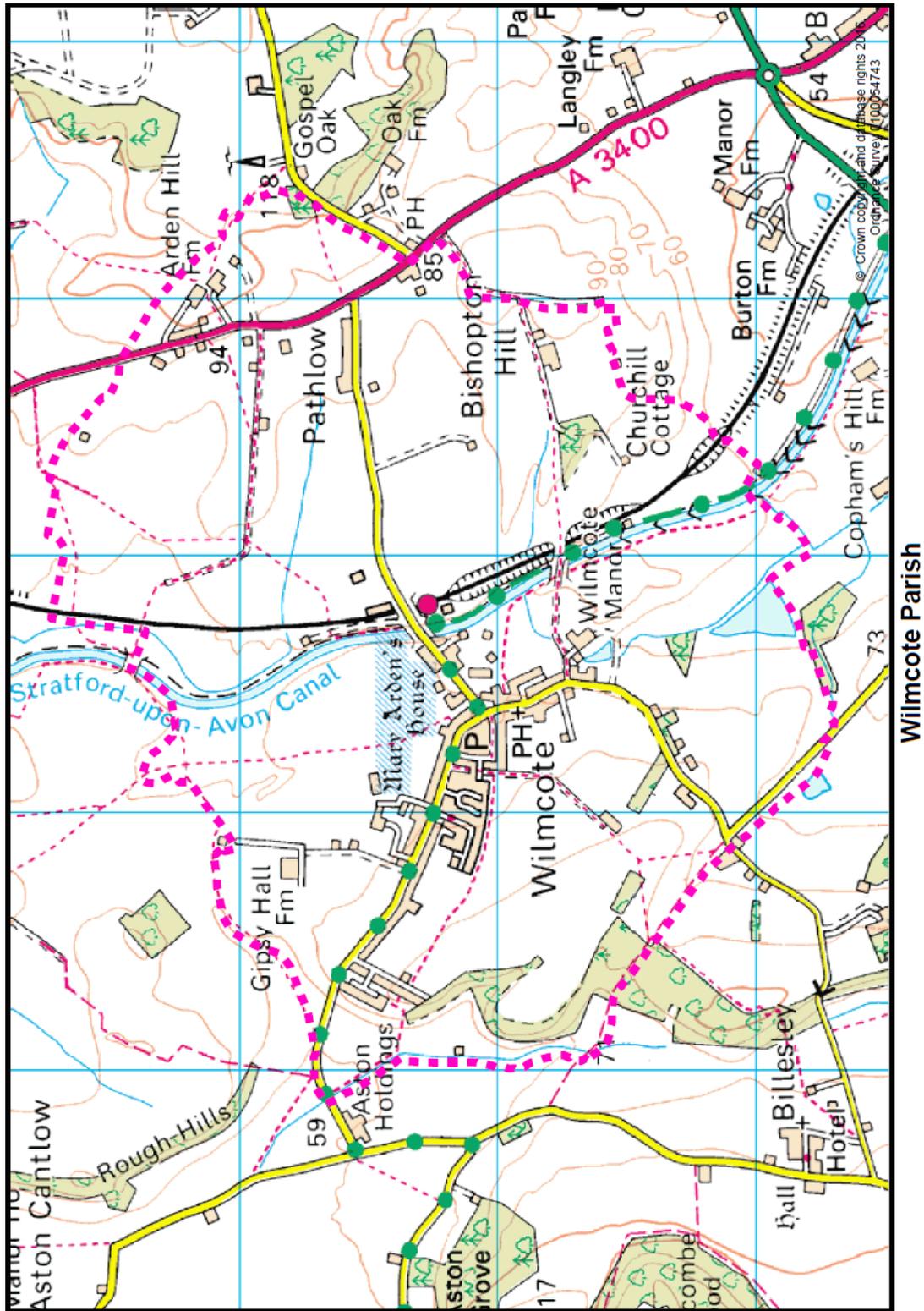
Yours sincerely,

A handwritten signature in black ink, appearing to read 'E. Butterworth'. The signature is written in a cursive style with a large initial 'E'.

Mrs. E. Butterworth

Clerk

Enc.



Wilmcote Parish

Direct: [01789 260320](tel:01789260320)  
E-mail: [Matthew.nash@stratford-on-avon.gov.uk](mailto:Matthew.nash@stratford-on-avon.gov.uk)  
M/F: [01789 260320](tel:01789260320)  
Year: [01789 260320](tel:01789260320)

3 November 2016

Mrs Liz Butterworth  
Clerk to ~~Wilmcote~~ Parish Council

By e-mail only



**Dave Webb**  
Executive Director

Dear Mrs Butterworth

**DECISION REGARDING DESIGNATION OF WILMCOTE & PATHLOW  
NEIGHBOURHOOD AREA UNDER SECTION 61G (1) OF THE TOWN AND  
COUNTRY PLANNING ACT 1990 AS AMENDED**

This letter confirms that Stratford-on-Avon District Council has agreed, under delegated powers of the Leader of the Council, to designate the area shown on Map 1 below as the revised '~~Wilmcote & Pathlow~~ Neighbourhood Area' for the purposes of preparing a Neighbourhood Development Plan by ~~Wilmcote~~ Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended.

It was decided not to designate the area as a business area under section 61H (1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of Neighbourhood Area: ~~Wilmcote & Pathlow~~
- b) Map of Neighbourhood Area: see attached
- c) Relevant Body: ~~Wilmcote~~ Parish Council

Yours sincerely

Handwritten signature of John Carsford in black ink.

John Carsford  
Acting Policy Manager (Planning and Housing)

---

Stratford-on-Avon District Council

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0000031 STRATFORD-ON-AVON 1



## APPENDIX 4

### Wilmcote and Pathlow Neighbourhood Plan Questionnaire

## Wilmcote and Pathlow Neighbourhood Plan

### Questionnaire

This questionnaire is part of the second stage of the process for the Parish of Wilmcote & Pathlow to develop a neighbourhood plan for the next 20 years. This plan will seek to achieve a balance between preserving the distinctive character of Wilmcote & Pathlow and developing the community, its amenities, housing, infrastructure and image. Stratford District Council has submitted a Local Plan/Core Strategy to the Planning Inspectorate that involves building 10,800 new dwellings in the District between 2011 and 2031. As part of this objective, the Parish of Wilmcote and Pathlow will need to have built between 51 and 75 new dwellings in the period from 2011 to 2031. It should be noted that 7 of these houses have either been built or are under construction.



Wilmcote Neighbourhood Planning Group

Your response is essential and will help identify where future housing could be placed, its size and appearance, the sustainability of new development and any investment that may be needed in the infrastructure and amenities of the Parish. Together, your responses will be critical in shaping the future of Wilmcote & Pathlow, whilst maintaining their special qualities. This will be reflected in the Final Plan which your committee will prepare. Further consultation will take place during this process.

Please look on the Parish Web Site [www.wilmcotepc.co.uk/neighbourhoodplanninggroup](http://www.wilmcotepc.co.uk/neighbourhoodplanninggroup) or Facebook/Twitter or the folder in the Village Shop for further details, including the Control Plan.

Please note the following abbreviations and definitions have been used;

NPG - Neighbourhood Planning Group, acting on behalf of your elected Parish Council

SDC - Stratford District Council

NPPF - National Planning Policy Framework (see page 3 for further details)

*The NPG has developed this questionnaire after undertaking research and taking professional advice from planning consultants. The questions were formulated after listening*

to your comments at public meetings. Your answers will enable us to prepare a plan based on the views of all residents.

**After completing the questionnaire the next steps are explained on the last page.**

## Understanding your household

<b>Q1</b> I am answering (please tick a box) as an Individual <input type="checkbox"/>	or for our Household <input type="checkbox"/>
--	---

*If you would like additional copies for other adults in your household, please get in touch with one of the contacts shown on the last page of this questionnaire or download from [www.wilmcotepc.co.uk/neighbourhoodplanninggroup](http://www.wilmcotepc.co.uk/neighbourhoodplanninggroup)*

*The person completing this questionnaire must be a resident of Wilmcote & Pathlow Parish.*

<b>Q2</b> Your Post Code <input type="text"/>
---

<b>Q3</b> Age Profile of yourself/household (please indicate number of people in each age group)						
11 or under <input type="text"/>	12-17 <input type="text"/>	18-24 <input type="text"/>	25-44 <input type="text"/>	45-64 <input type="text"/>	65-84 <input type="text"/>	85+ <input type="text"/>

<b>Q4</b> Do you own your house or are you a tenant (please tick a box)? Own <input type="checkbox"/>	Tenant <input type="checkbox"/>
---	---------------------------------

**Q5**

What do you think is unique or distinctive about Wilmcote & Pathlow, and what aspects would you like to protect?

## **Housing**

*New Housing is split into 3 specific categories for the purpose of this questionnaire, they are:*

- a. Private Housing - Dwellings built by developers for purchase to meet market demand.*
- b. Affordable Housing - Affordable housing is defined by the National Planning Policy Framework as social, affordable, rented and intermediate housing to be provided for eligible households whose needs are not met by the market. Affordable housing as identified by the Government is NOT low cost market housing. New build sites of 5 or more dwellings must deliver a minimum of 35% of the proposed total residential floor space as affordable housing.*
- c. Social Housing - Social housing is homes that are available through another form of ownership, eg: a rented tenancy, however some can be through shared ownership or staircase purchase (where the occupier rents but can purchase in stages). Social Housing can help those individuals and families who cannot raise the initial deposit to buy a house.*

## **General Housing**

**Q6**

The Parish of Wilmcote (including Pathlow) is within the Green Belt and the Government National Planning Policy Framework (NPPF) governs development in Green Belt areas. The relevant clause in the NPPF is summarised below.

Do you agree that all the proposed housing in Wilmcote should take the form of the following? *(Please tick a box for each category)*

Limited Infilling	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Limited Affordable Housing for local community needs	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Redevelopment of previously developed sites	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

#### Extract from NPPF Section 9: Protecting Green Belt Land

- ***89 A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:***
- *Buildings for agriculture and forestry;*
- *Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- *The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

**Q7**

What is your view of the rate at which the development of new properties should take place? *Please state the percentage of total new dwellings in each time period and ensure they total 100%.*

2015 to 2020 %    2021 to 2025 %    2026 to 2031 %

**Q8**

Do you believe that building the allocated number of new dwellings sooner would help support the shop, school and local clubs *(please tick a box)*?

Yes, I would support a quicker rate of building new dwellings

No, I would not support a quicker rate of building new dwellings

**Q9**

Would you like to see more than 75 new dwellings built in Wilmcote & Pathlow in the period 2011-2031 *(please tick a box)*?

Yes     No

If 'yes', what number would be acceptable to you?

## Development Size

To improve the amenities, infrastructure and environment in Wilmcote & Pathlow, a Community Infrastructure Levy or Section 106 investment is required. Usually this only applies to developments of more than 10 dwellings. This sum of money is paid by the developer to SDC for improving the infrastructure or amenities in Wilmcote & Pathlow.

### Q10

What size of individual developments would you prefer (please tick one or more boxes as appropriate)?

1-5 new dwellings on each location	<input type="checkbox"/>	21-25 new dwellings on each location	<input type="checkbox"/>
6-10 new dwellings on each location	<input type="checkbox"/>	26-30 new dwellings on each location	<input type="checkbox"/>
11-15 new dwellings on each location	<input type="checkbox"/>	30+ new dwellings on each location	<input type="checkbox"/>
16-20 new dwellings on each location	<input type="checkbox"/>		

### Q11

What percentage of Affordable Houses would you prefer as a percentage of total new dwellings on each location (please tick a box)? Sites where an application is made to build 5 or more dwellings must include some affordable housing.

35% (recommended minimum)  More than 35%

### Q12

What mix of new properties would you like to see in Wilmcote & Pathlow? Please indicate the percentage that you would prefer in each category. Please ensure they add up to 100%

1 Bedroom Flat	<input type="checkbox"/>	2 Bedroom Flat	
2 Bedroom House	<input type="checkbox"/>	3 Bedroom House	
4 Bedroom House	<input type="checkbox"/>	5 Bedroom House	

*Note: Houses can be detached, semi-detached, terraced or bungalows.*

**Q13**

Would you like new dwellings to be provided for a particular group or groups? *Please tick as many as you think are appropriate*

Sheltered	<input type="checkbox"/>	Elderly (excluding Sheltered Housing)	<input type="checkbox"/>
Disabled	<input type="checkbox"/>	Children of Parents in the Village	<input type="checkbox"/>
Single individuals	<input type="checkbox"/>	No preference (driven by market needs)	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		

**Q14** A significant number of single dwellings could be built as in-fill or on garden sites. Would you support this practice (*please tick a box*)?

Yes  No

---

**Q15** Would you support the conversion of buildings not currently used for housing, as a new dwelling (*please tick a box*)?

Yes  No

---

**Q16** Please rate, on the scale below, how much you would support the demolition of a larger house and its replacement by one or more smaller dwellings (*please tick a box*).

Fully supportive  Supportive  Neither supportive  Against  Totally against

nor against

**Q17** Would you or someone in your household be interested in self-build housing (*please tick a box*)? *This is where a number of individuals or families get together as a legal consortium or group to develop their own dwellings on land to be purchased, using their own skills/labour to build the houses with the help of specialist sub contractors.*

Yes  No  Don't Know

### Affordable Housing.

**Q18** Please rate, on the scale below, the importance of building affordable houses (as defined on page 2) in Wilmcote & Pathlow (*please tick a box*).  
Please define

Very important      Important      Neither important      Unimportant      Not at all nor  
unimportant      important

### Social Housing

*Please see the definition of Social Housing on page 2.*

**Q19** Please rate, on the scale below, the importance of providing social housing in Wilmcote & Pathlow (*please tick a box*).

Very important      Important      Neither important      Unimportant      Not at all nor  
unimportant      important

**Q20**

There are two principal options available for social housing, please indicate which are appropriate for Wilmcote & Pathlow *(both boxes may be ticked)*?

Rented Property (Housing Association or SDC houses)

Shared Ownership

**Q21**

Is your household, or an individual family member, likely to be looking for a social housing home in Wilmcote & Pathlow *(please tick a box)*?

Yes  No

If 'yes', please indicate the number of bedrooms likely to be required?

### Quality of Development

*The aim is to minimise the impact of new dwellings on existing homes and to ensure, as far as possible, that the design of future housing protects and enhances our natural, built and historic environment.*

**Q22** Should there be a minimum distance from the front or rear of an existing dwelling to the building line of a new building or row of buildings *(please tick a box)*?

Yes  No

If 'yes', what distance would you suggest?  Metres

**Q23**

Should all new dwellings have on-site, off-road parking for 2 cars *(please tick a box)*?

Yes  No

**Q24** Are garden sizes important in new housing developments *(please tick a box)*?

Yes  No

If 'yes', what is your preferred minimum length for a garden *(please tick a box)*?

About 10 metres  10 – 20 metres  Over 20 metres

**Other Housing**

**Q25** Would you support another travellers' site in the Parish *(please tick a box)*?

Yes  No

Would you support an increase in the existing site in Pathlow *(please tick a box)*?

Yes  No

**Q26**

Would you support an increase in the number of dwellings on the three Park home sites - Woodcot Park, Willowdene or Edkins Park (*please tick a box*)?

Yes  No

## Housing Design

*The Parish has a very diverse mix of properties. The aim of future developments, irrespective of size, should be to blend with the existing dwellings and be sympathetically designed to the highest environmental standards.*

**Q27** Housing Design and external appearance are very important. The design is led by the developer and it would be inappropriate to dictate the detailed design of new houses, except to state that they should not be a basic box, lacking in character and that the main elevations must be of a high standard using a variety of materials. The number of dwellings on a site is usually a key financial issue. Specifying the garden size and parking requirements will help control the density of new housing developments. Would you support this statement (*please tick a box*)?

Yes  No

If 'no', please say where you agree and disagree.

**Q28** Do you agree that privacy, security and safety are important (*please tick a box*)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very important unimportant	Important important	Neither important	Unimportant	Not at all nor

### Funding

*When planning permission is granted, Community Infrastructure Levies (CIL)/Section Notices are issued as part of the approval process. These Notices are financial contributions paid by the developers to SDC to invest in the infrastructure of the Parish. In addition, SDC Planning may insist on works undertaken off the development site to help with issues that are caused by the new homes, (junction improvements, street lighting, footpaths and walkways etc.).*

*It is also likely that many of the amenities could be affected which may result in the contractor undertaking works to ensure the amenity can continue to operate or be improved to meet the increase in population.*

#### Q29

When there are funds available, where would you like the Parish Council to use the funds? Please choose the 5 most important funding areas and rank them in order of priority (1 is your highest priority).

Allotment Facilities

Bus Services (service continuity, improvement)

Children's Play Area (maintenance of existing area)

Footpath Improvements

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Footpath/Cycle path linking Pathlow & Wilmcote	
Gas Main Extension	
Parking for Station and Canal	
Parking for the School and Church	
Parking for the Shop	
Public Toilets at the Station	
School Facilities (incl. Sports field)	
Scouts Facilities	
Street Lighting	
Village Hall Parking	
Village Hall Facilities	
Village furniture (benches/bins etc.)	
Wildlife Habitats	
Youth Club Facilities	

Other (please specify)	
------------------------	--

**Q30**

Please state the importance to you or your household of the following amenities?  
*(Please tick one box for each amenity)*

	Essential	Very Important	Important	Not so Important	Not Necessary
Village Church	<input type="checkbox"/>				
Village Hall	<input type="checkbox"/>				

Village Green							
Scout Hut							
School							
Shop							
Social Club							
Public Houses							
Willow Wood Playground							
Willow Wood Recreation Field							
Glebe Recreation Field							
Canal							

**Commercial/Industrial/Retail**

*The Neighbourhood Planning Group is not charged with reviewing Business Activities but they will need to be reviewed in the event that they affect housing needs, demand or location.*

*Wilmcote & Pathlow has several key businesses, such as the shop, public houses and Mary Arden's House & Farm, as well as more than 40 other registered businesses based in the Parish.*

**Q31**

Would you support action being taken to retain a shop somewhere in the community if there was ever a likelihood of losing the existing shop *(please tick a box)*?

Yes  No

**Q32** Do you run a company or practice/service from your premises or home in the Parish *(please tick a box)*?

Yes  No

**Q33** If one of the companies based in the Parish wished to develop a small business unit, (commercial or light industrial) in which location would you support such development?

\_\_\_\_\_

**Q34** Would you support a small business area within Wilmcote & Pathlow *(please tick a box)*?

Yes  No

\_\_\_\_\_

If Yes, where would you like to see it? \_\_\_\_\_

### Highways/Parking

**Q35** Do you believe there is a problem with traffic speeding through Wilmcote & Pathlow (please tick a box)?

Yes  No

\_\_\_\_\_

If 'yes', please indicate where this is a problem? \_\_\_\_\_

**Q36** Would you support traffic calming measures in Wilmcote & Pathlow (please tick a box)?

Yes  No

\_\_\_\_\_

If 'yes', please indicate where you think these should be? \_\_\_\_\_

## Sustainability and Local Environment

Any planned development now has to be sustainable. The government defines sustainable development within the planning context through the National Planning Policy Framework as having:

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

**Q37** Within the context of housing, business, amenities and infrastructure do you consider sustainable development to be important?

Yes  No

If 'yes', how you would like to see sustainable development implemented?

**Q38**

Do you agree with the principle of not building new housing on rural land?  
*(Please tick a box)*

Agree  Do not agree  No strong view

**Q39**

In your opinion, how important is it to protect the following features of Wilmcote & Pathlow *(please tick as many boxes as you think are appropriate)?*

Wildlife and fauna

Front gardens for new dwellings

Green corridor alongside the canal

Historic buildings and their surroundings

Open views across the countryside

Open views when approaching and leaving the village

Other (please specify)

**Q40**

Please give your views on the environmental activities that should be adopted in the Parish to contribute to the sustainability of Wilmcote & Pathlow.

**Q41**

Please write below if you have any general comments on the future of Wilmcote & Pathlow, or if there are other issues that you believe should be taken into consideration, or other areas of land for development that we have overlooked.

**Thank you for your replies to the questions. Your views are most important.**

**Here are the next steps in the Neighbourhood Plan process.**

A. This questionnaire will have been delivered to your house by a committee member or volunteer. This person is: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Address \_\_\_\_\_

B. If you have a problem filling in the questionnaire, or require additional copies for other adults in your household, please advise your contact person or come along to the meeting in the Village Hall, the details of which are given in the covering

letter. Otherwise, you can contact the NPG using the contact details at the bottom of this page.

C. When you have completed the questionnaire please place it in the envelope provided and hand it to the person named above.

D. PLEASE NOTE, to ensure complete confidentiality and impartiality, your responses will be analysed by an independent consultant, acting on behalf of Wilmcote & Pathlow Parish Council and Stratford District Council. This consultant will be the only person to see the individual completed questionnaires.

E. The independent consultant will send a report to Wilmcote Parish Council and the Wilmcote & Pathlow Neighbourhood Plan Group and this will form the basis of the final Neighbourhood Plan. Individual responses will be treated in complete confidence by the consultant. An open meeting will be held to report on the findings.

If you have any queries please contact the person in A above, or email [wnpg@wilmcotepc.co.uk](mailto:wnpg@wilmcotepc.co.uk) or write to the Clerk to the Parish Council [lizbutterworth1@btinternet.com](mailto:lizbutterworth1@btinternet.com)

## APPENDIX 5

### Neighbourhood Planning Group Quarterly Update, April 2014

## Wilmcote Neighbourhood Planning Group

### Quarterly Update No 1

April 2014

#### General

As you will all know, following an introductory meeting convened by the Parish Council on 21<sup>st</sup> October 2013, the first meeting of the WNPG was held on 12<sup>th</sup> November.

Since then your committee has met monthly and we have an extended committee list of 26 members.

The Parish Council submitted a formal application to Stratford District Council on 13<sup>th</sup> November 2013 for the Parish to be designated area status under Part 2, Regulation 5, of the Neighbourhood Planning (General) Regulations 2012.

Formal notice from SDC was received by the Parish Council on 24<sup>th</sup> February, confirming the Designation of Wilmcote Neighbourhood Area under Section 61G (1) of the Town and Planning Act 1990 as amended.

The committee is preparing a list of the issues that are important to the people of Wilmcote and your next opportunity to give your views will be as follows:-

**An Open Meeting for all residents will be held in the**

**Village Hall on Thursday 26<sup>th</sup> June 2014 at 7.00pm.**

**Put the date in your diary, this is your plan for the future of Wilmcote**

#### The Team

The committee has to consider the interests of all households, amenities, institutions, infrastructure providers and commercial activities in the Parish. To that end the committee has established separate sector heads. They are:

John Singleton	Private Housing
Jill and John Philps	Social Housing
Richard Hoskin	Commercial, Industrial and Retail

Emma and Peter Ward

Amenities

Stuart Taylor

Infrastructure and Utilities

In support of the sector leaders we have Lisa Plumb (Communications), Roger Harrison (Treasurer), Pam Reynolds (Archivist) and Alan Griffith (Chair).

As Chair, I would like to thank all those who have volunteered and who are spending time undertaking this time consuming activity.

## **The Process**

The sector leaders are currently in the process of undertaking research, to establish statistics on the housing stock, the type and occupancy. They are also reviewing the needs of the various amenities, whether it is the village hall, network rail or the school. A full list of areas being reviewed is in the team's control plan which can be viewed on the Parish Council website [www.wilmcotepc.co.uk](http://www.wilmcotepc.co.uk) or in the folder in the village shop.

At the open meeting on 26<sup>th</sup> June, the team will be outlining its findings so far and debating the issues that attendees feel should be considered.

The aim of the meeting will be to refine a list of issues that will determine the questions posed in the public questionnaire, to be sent to all households later in the summer. This questionnaire will be sent out by Stratford District Council and we will consider holding another public meeting to address questions and assist with completing the questionnaire.

Once almost every Wilmcote household has completed the questionnaire, the results will be analysed independently by a consultant appointed by your committee.

When the results are received, a draft Neighbourhood Plan for Wilmcote will be prepared and examined independently before the final plan is submitted to Stratford District Council.

## **Where to find information**

It is very important that we keep you fully informed of what your committee is doing. To that end you can find all the main correspondence on the new Parish Council Web site [www.wilmcotepc.co.uk/neighbourhoodplanninggroup](http://www.wilmcotepc.co.uk/neighbourhoodplanninggroup) or alternatively there is a hard copy in the village shop.

On the web site you will also find the Control Plan, which outlines the process for the development of the Neighbourhood Plan. This is a live document so it is updated occasionally.

If you wish to contact the committee you can do so on Facebook or via twitter  
[www.facebook.com/wioldmcoteneighbourhoodplanninggroup](http://www.facebook.com/wioldmcoteneighbourhoodplanninggroup) , or writing directly to Alan Griffith,  
The Wharf, Wharf Lane, Wilmcote, CV37 9UR.

**PLEASE PUT THE 26<sup>th</sup> JUNE IN YOUR DIARY.**

**WE LOOK FORWARD TO WELCOMING YOU AT THE VILLAGE HALL**

## APPENDIX 6

### Neighbourhood Planning Group Quarterly Update, July 2014

## Quarterly Update No 2

July 2014

### General

As you will all know, the planning process started at the end of the last year and the first formal meeting was held on 12<sup>th</sup> November. Since then the Neighbourhood Planning Group (NPG) have held regular monthly meetings and the sector members have been very active in undertaking research, all in accordance with the Control Plan which can be found on the Parish Council web-site or a paper copy in the Village Shop.

During the last 3 months we held the Second Public Meeting (see notes later) on 26<sup>th</sup> June, and were most encouraged by the good attendance and participation, with over 80 residents present.

We are now reaching the stage where we will be asking all of you to complete a questionnaire.

**Your response to the Questionnaire will be used by an Independent Consultant to assess the wishes of Households and Residents in the Parish of Wilmcote and Pathlow. Your response will be critical in identifying where 75 new homes should be built in the next 20 years and improvements to the village amenities.**

### Actions since Last Update

The following represents the key actions undertaken during the last quarter:

- a. The principal event was the Public Meeting held on 26<sup>th</sup> June. This was attended by 82 residents, many thanks to those who attended. The committee gratefully appreciated your feedback and input.
- b. As noted, research has continued to take place by all sector leaders. This has meant meeting institutions and owners of all the key businesses and amenities in the village. From these meetings we have been able to assess their future intentions with regard to development and any restrictions which may affect the selection of new housing sites.
- c. Meetings have also identified areas of concern, where investment may be required to ensure our amenities meet future demands. These issues will be addressed in the questionnaire.
- d. An Environmental sector has been set up and we would like to thank Jamie Perry for taking the lead and Deanna Fernie for offering to help. This sector will cover:
  - Ecology Review
  - English Heritage
  - Natural England
  - Archaeological Review
  - Environment Agency
  - Flood Plains
  - Green Corridors

#### Warwickshire Direct

- e. Grant application has been made for £7,000. This has been approved and the first instalment of £4,253 has been received for our work in 2014.
- f. Selection of the Independent Consultants has been made, they are:
  - a. David Holmes, Planning Consultant  
David will be reviewing the potential sites for new homes in the village and advising which meet the National Planning Guide Lines. The sites that meet these requirements will then be included in the questionnaire.
  - b. Simon Purfield, Independent Assessor  
Simon is reviewing the draft Questionnaire. He will receive and evaluate your completed Questionnaires on behalf of the NPG.

### **Public Meeting 26<sup>th</sup> June**

The following are key issues that were discussed at the meeting.

- e. The Chairman gave a 30 minute presentation on progress to date and the reasoning behind developing a Neighbourhood Plan.
- f. Attendees were given the opportunity to identify 3 locations, in order of preference, where they felt new housing could be built. Though this exercise is not part of the formal process it helps the NPG assess a good number of individual's views.
- g. Parking was debated at length. The majority of those who attended felt there is an urgent need for better parking in areas such as the station, for canal users, by the school and the church. The Chairman confirmed that parking forms part of the questionnaire.
- h. Concern was raised about speeding in the village. Together with the parking problems this constitutes a major safety problem. The Chairman advised that this is not a matter for the NPG, however, as there was 100% support for the problem, the questionnaire will raise the issue. The Parish Council members in attendance noted these concerns and the residents' views on traffic calming.

The minutes of the meeting can be found on the web-site or in the Village Shop.

Further open meetings will be held once the questionnaire has been reviewed and the findings assessed.

### **Where to find information**

Remember you can find all the information on the Parish web site [www.wilmcote.co.uk/neighbourhoodplanninggroup](http://www.wilmcote.co.uk/neighbourhoodplanninggroup) or alternatively there is a hard copy in the Village Shop.

On the web site you will find all the key documents including the minutes from the public meetings.

If you wish to contact us you can go to Facebook or twitter  
[www.facebook.co/wilmcoteneighbourhoodplanninggroup](http://www.facebook.co/wilmcoteneighbourhoodplanninggroup) , or write directly to Alan Griffith, The  
Wharf, Wharf Lane, Wilmcote, CV37 9UR or email [wnpg@wilmcotepc.co.uk](mailto:wnpg@wilmcotepc.co.uk)

## APPENDIX 7

### Neighbourhood Planning Group Quarterly Update, July 2014



Wilmcote Neighbourhood Planning Group

## **Wilmcote & Pathlow Neighbourhood Plan – Survey Results – May 2015**

The planning group, which comprises Parish Councillors and other residents who volunteer their time, was delighted with the response to the survey carried out earlier this year. Thank you for your commitment. More than 70% of households completed the questionnaire and your responses will provide a clear picture of how the majority of residents would like to see Wilmcote and Pathlow develop in the next 20 years.

The importance of Wilmcote having a Neighbourhood Plan was strengthened by a recent legal test case in which the residents of Winslow, Buckinghamshire, resisted an unwanted new housing development because of their neighbourhood plan.

This survey is part of the second stage to develop a neighbourhood plan, which will seek to achieve a balance between preserving the distinctive character of Wilmcote and Pathlow and developing the community, its amenities, housing, infrastructure and image. *Here is a summary of the main results.*

Respondents would like the rate of building new properties to be evenly spread during the period 2011-2031, and less than 75 new dwellings in this period.

85% of respondents favoured limited infilling for new housing developments and 78% favoured redevelopment of previously developed sites. 54% would like the number of dwellings on each site to be 5 houses or less, 44% would like 6 to 10 dwellings and only 12% want more than 20 houses on a new development.

79% agreed that there should be Limited Affordable housing for local community needs and 78% would like a third of new dwellings to be affordable housing.

42% think it is important or very important to provide new Social housing and 52% think this should be rented property, whereas 84% prefer shared ownership.

Almost six in ten respondents (57%) stated that new dwellings should be for children of parents in the village and 41% think they should be for the elderly.

74% of respondents think that there should not be new housing built on rural land.

When asked what mix of properties residents would like to see, 36% stated three bedroom houses, 27% two bedroom houses and 23% four bedrooms. One bedroom flats were the least preferred at 13%.

90% of respondents would like all new dwellings to have on-site, off-road parking. When asked if there should be a minimum distance from the front and rear of an existing dwelling to the building line of a new building or row of buildings, 40% felt the distance should be 10 metres or under, 30% said between 10 and 20 metres, with 13% saying 21-30 metres.

Three quarters of respondents think that the garden size for new dwellings is important and of these 62% think it should be 10-20 metres, 21% said it should be less than 10 metres, whilst 17% said over 20 metres.

98% of respondents would not support another travellers' site in the Parish and 83% would not support an increase in the existing site in Pathlow.

54% would support an increase in the number of dwellings on the three park home sites at Edkins Park, Woodcot Park and Willowdene.

93% agreed with the statement in the questionnaire about housing design and 66% believe that sustainable development is important.

### **Non-Housing results**

The amenities thought by respondents to be most essential are the Shop (70% essential + 28% very important or important) and the School (56% essential +34% very important or important).

Next in importance is the Canal (37% essential +55% very important or important). 30% said the Village Hall is essential +59% said very important or important.

92% think it is important to protect our historic buildings and their surroundings.

86% think it is important to protect the open views across the countryside.

85% think it is important to protect the wildlife and fauna.

82% think it is important to protect the green corridor alongside the canal.

98% of respondents said they would support action being taken to retain a shop if there was ever a likelihood of losing the existing shop.

77% think there is a problem with speeding traffic in the Parish and 70% would support traffic calming measures in the Parish.

12% of respondents run a company or practice/service from their premises/home. Responses for a small business area within the Parish were evenly split, yes and no.

Residents were asked where they wished to see future funding committed. Parking for the station and canal were rated highest, followed by better bus services and parking for the School and Church.

**On Saturday 27<sup>th</sup> June** there will be an open meeting in the Village Hall from 10.30am to 4.00pm, with a short presentation of the results at 11.30am and 3.00pm.

## APPENDIX 8

### Regulation 14 Consultation List of Groups and Bodies

Akins Ltd  
ancient monuments society  
arqiva  
Birmingham International Airport  
BT Group PLC  
CABE  
CABE  
Canal and River Trust  
Capital and Property Projects  
Coal Authority  
Council for British Archaeology  
Council for British Archaeology  
Cotswold Conservation Board  
Cov & Leics Diocesan Advisory Ctte  
Civil Aviation Authority  
Coventry Airport  
CTC - National Cycling Charity  
CTC - National Cycling Charity  
Historic England  
Historic England  
English Heritage Parks and Gardens  
Environment Agency  
Environment Agency  
Everything Everywhere  
Force Crime Prevention Design Advisor  
Forestry Commission  
Garden History Society  
Georgian Group  
Glide Sport UK  
Homes and Communities Agency  
Highways Agency (east mids)  
Highways Agency (west mids)  
Inland Waterways Association  
Inland Waterways Association  
Joint Radio company  
Kernon Countryside Consultants  
London Oxford Airport  
MBNL(Acting for Everything Everywhere)  
MBNL(Acting for Everything Everywhere)  
Ministry of Defence  
Accessible Stratford  
Mobile Phone Operators  
Mr Butler (CPRE)  
CPRE  
National Air Traffic Services  
National Grid Gas Distribution  
National Grid UK Transmission  
National Planning Casework Service  
National Trust

National Trust  
Natural England  
Natural England  
Network Rail  
Ofcom  
Off Route Airspace  
Off Route Airspace  
SDC Conservation  
WCC Principle Highway Control Officer  
Ramblers Association  
Ramblers Association  
SDC Planning and Environment  
Royal Agricultural Society of England  
RSPB  
Severn Trent Water  
Sport England West Midlands  
Sport England West Midlands  
Stratford-on-Avon Gliding Club  
Stratford-on-Avon Gliding Club  
Sustrans  
Thames Water Utilities  
The Design Council  
Theatres Trust  
Upper Avon Navigation Trust Ltd  
Victorian Society  
Warwickshire Badger Group  
Warwickshire Bat Group  
Warwickshire Police  
Warwickshire Police  
Warwickshire Police Road Safety  
Warks Primary Care Trust  
Warks Primary Care Trust  
NHS Property Services Ltd  
NHS Property Services Ltd  
Warwickshire Rural Housing Association  
Warwickshire Wildlife Trust  
Warks Wildlife Trust  
WCC - planning  
WCC Archaeology  
WCC Capital & Property Projects Officer  
WCC Extra Care Housing  
WCC Flood Risk  
WCC Ecology  
WCC Forestry  
WCC Fire & Rescue Service  
WCC Gypsy & Traveller Officer  
WCC Health & Communities  
WCC Highways  
WCC Land Registry

WCC Libraries	
WCC Rights of Way	
WCC Stratford Cycle Forum	
Wellesbourne Airfield	
Wellesbourne Airfield	
Western Power Distribution	
Woodland Trust	
Warwickshire Rural Community Council	
Warwickshire Amphibian and Reptile Team	
Coventry and Warwickshire Partnership NHS Trust	
South Warwickshire Critical Commissioning Group	
Community Forum - Stratford area	
Stratford Business Forum	
Billesley PM	
Aston Cantlow PC	
Bearley PC	
Snitterfield Parish PC	
Stratford-upon-Avon TC	
Cllr Horner - County Councillor	
Warwick District Council	
	Ward
	Member
	Wootton
Simon Lawton	Wawen
	Ward
	Member
Peter Richards	Snitterfield
	Ward
	Member
Maurice Howse	Avenue
	Ward
	Member
Robert Vaudry	Bishopton
	Ward
	Member
Peter Moorese	Hathaway
	Ward
	Member
	Alcester &
Sue Adams	rural
	Ward
	Member
Mike Gittus	Kinwarton
	Ward
	Member
	Studley/Mapp
Justin Kerridge	Green
	Ward
	Member
	Henley-in-
Stephen Thirlwell	Arden

## APPENDIX 9

### Regulation 14 Consultation Comment Form

# Wilmcote and Pathlow Neighbourhood Development Plan

## Pre-Submission Regulation 14 Consultation 1<sup>st</sup> March to 12<sup>th</sup> April 2016

ALL RESPONSES MUST BE RECEIVED BY 12th April 2016 at 17.00 hours

### Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Name	
Organisation	
Address	
Email	
Tel. No.	

Please state to which part of the Draft Neighbourhood Plan your representation refers. (Please indicate)

Page Number	
Policy Number	

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

Support	
Object	
Making a Comment	

Please Turn Over

Please use the box below for any comments.

**Thank you for your time and interest. Please return this form to [lizbutterworth1@btinternet.com](mailto:lizbutterworth1@btinternet.com)**

**or by post to: Liz Butterworth, The Clerk to the Parish Council, Alne View, Pathlow, CV37 0ES by no later than 12th April 2016 at 17.00 hours.**

**The Wilmcote and Pathlow Neighbourhood Development Plan has been prepared by on behalf the Parish Council by the Neighbourhood Plan Working Group.**

## APPENDIX 10

### Neighbourhood Plan Update, November 2016

## **Wilmcote Neighbourhood Planning Group**

### **Update no.8 November 2016**

At the beginning of the project to prepare our Neighbourhood Development Plan (NDP) the first step was to get neighbourhood plan area designation from Stratford District Council (SDC). Based on the Parish boundary at that time, the area designation application was approved by SDC in February 2014. In May 2015 a new Parish boundary came into force and the NDP was prepared based on this new and current boundary. SDC never updated the area designation approved in 2014.

Earlier this year we conducted the Regulation 14 formal consultation in which our NDP was available for you to comment on and was also sent to a number of statutory bodies advised by SDC. Following this consultation a few changes were made to the NDP in response to comments received and the Regulation 16 document produced and submitted to SDC in June 2016 for them to progress.

One step that SDC conduct is a review of the NDP by an independent examiner. During the Examination of the NDP in October 2016, the Examiner discovered that due to the Parish boundary change that came into force in May 2015, the NDP had been prepared on an area that differed to the boundary area designation approved by SDC in February 2014.

This meant that the Plan had been prepared for an area which had not been designated as a neighbourhood plan area. The Examiner informed SDC that the NDP as submitted for examination was not legally compliant. It became necessary to rectify the area application designation to match the new boundary. This has now been done.

As a result we need to rerun the consultation conducted earlier this year and following this resubmit the Regulation 16 NDP. No changes have been made to the Plan or any of the associated documentation in the intervening period. The consultation period will be from 11<sup>th</sup> November 2016 to 5<sup>th</sup> January 2017.

A copy of the plan and supporting documents can be viewed online in section 3 'Consultation Documents' - on the Parish website:

<http://www.wilmcotepc.co.uk/parish-council/neighbourhood-development-plan/>

Should you wish to make comments on the plan this should be done using the representation form available from online (at the web site above) or by requesting a copy from the Parish Council Clerk, Liz Butterworth.

Email: [lizbutterworth1@btinternet.com](mailto:lizbutterworth1@btinternet.com) or by post to: The Clerk of the Parish Council, Liz Butterworth, Alne View, Pathlow, CV37 0ES and once completed return to The Clerk of the Parish Council.



**Prepared on behalf of Wilmcote Parish Council by:**

**Kirkwells**

**Lancashire Digital Technology Centre**

**Bancroft Road,**

**Burnley,**

**Lancashire,**

**BB10 2TP.**