

CONSULTATION STATEMENT

June 2021

Tanworth Neighbourhood Development Plan

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1. Introduction and Legislative Requirements

- 1.1. This Consultation Statement has been prepared in support of Tanworth Parish Council's submission of the Tanworth Neighbourhood Development Plan (NDP) to the Local Planning Authority (LPA). It has been prepared with the aim of fulfilling the legal obligations of the Neighbourhood Planning Regulations 2012, as amended, which are set out below.
- 1.2. Section 15 (2) of Part 5 of the Regulations sets out that a Consultation Statement should be a document containing the following:
 - Details of the person and the bodies who were consulted about the proposed NDP
 - An explanation of how they were consulted
 - A summary of the main issues and concerns raised by those consulted
 - A description of how these issues and concerns were considered and, where relevant, addressed in the proposed NDP
- 1.3. A comprehensive level of consultation, with both the community and appropriate statutory bodies, has been undertaken by the Parish Council throughout the preparation of the plan. While the pre submission consultation has been important earlier consultative steps have been critical in shaping the eventual NDP and so this statement covers all the actions taken to involve the community from the outset, in 2014.

2. Background to the Preparation of the NDP

- 2.1. The Parish Council sought interest from residents to join a Steering Group that would prepare a Plan and the first meeting took place in February 2014. Over 40 residents joined the Steering Group and it was agreed that it should be open to any resident to join in the future.
- 2.2. This, however, proved to be a cumbersome arrangement. By 2016 it became clear that the draft Local plan would not include housing targets for villages in the Green Belt and that the NPPF policies on the Green Belt would prevail. This reduced residents' concerns about the future and the need for a NDP. In response to these two factors work on the Tanworth Neighbourhood Development Plan (TNDP) was led by a small group of residents, including Parish Councillors, and working directly to the Parish Council. This group reported regularly to the Parish Council and the Council took the lead in the arrangements for consultation with the community during the rest of the period of preparation of the TNDP.
- 2.3. The following consultants were used, paid for by a number of grants;
 - a) Locus Consultants Limited who advised on the general approach and prepared landscape and village character assessments.
 - b) Ashcroft Associates Design Consultancy Ltd for help on the 2015 household survey:
 - c) Warwickshire Rural Community Council to carry out a Housing Needs Survey
- 2.4. Tanworth in Arden Parish Council website has a dedicated page for the Neighbourhood Development Plan. It is accessible from the homepage of the site. The website contains a brief summary of the history of the NDP but is primarily used as a source of information on the process. The page shows the timeline ending with the present stage that the Parish Council are working on. It is also used as one way to access surveys or response forms. Any new information that was or will be added to the NDP page is highlighted on the news section on the home page too.

3. The Key Stages

- 3.1. The key stages in the preparation of the NDP were

- a) Initial Questionnaire Surveys of Households and Businesses (2015)
- b) Research and analysis of the issues (2016 -2017) including
 - i. A report on a Survey of Local Housing Needs in the Parish prepared by the Warwickshire Rural Community Council.
 - ii. Analysis of recent development trends using the District Council's planning records.
 - iii. Analysis of the Census data for the Parish from the 1991, 2001 and 2011 Censuses.
 - iv. Assessment of the character of the countryside and main settlements carried out by local residents with the help of planning consultants, Locus Consultants.
 - v. A careful assessment of all possible sites for housing development within or on the edges of the three villages, Tanworth, Earlswood and Wood End. Each site was assessed against criteria which emphasised the fundamental aims of the Green Belt, including the avoidance of urban sprawl and coalescence of settlements.
- c) Extensive Consultation with residents and businesses on the issues raised by the work described above and on the possible policies and proposals to deal with them. (May – June 2018)
- d) Consideration of results of the consultation referred to above and preparation of a Draft NDP for submission to the District Council for Strategic Environmental Assessment and Habitats Regulations Assessment (SEA Screening).
- e) SEA Screening (August – December 2019)
- f) Parish Council approve the draft NDP for pre submission Regulation 14 Consultation (December 2019)
- g) Pre submission Consultation (February – March 2020).

3.2. The views of residents and businesses have been sought at three key stages:

- a) At the outset, in 2015, through questionnaires sent to all households and to businesses in the Parish
- b) In 2018, a major consultation exercise on possible policies and proposals for inclusion in the NDP. This involved questionnaires delivered to every household and most businesses, open days and public meetings
- c) Pre-submission consultation on a full draft of the NDP in accordance with provisions of Regulation 14 Neighbourhood planning (General) Regulations 2012

3.3. The following sections of this statement summarize the above and explain how the results influenced the NDP now formally submitted to Stratford District Council (SDC).

4. The Initial Household and Business Surveys

4.1. In April 2015, volunteers delivered enough questionnaires to every household so that each member of the household on the electoral roll could complete their own questionnaire. A total of 870 questionnaires were completed and returned which represents 34% of the electoral roll. The full results are included in Appendix 1.

4.2. The key findings which have influenced the NDP are:

- a) The attributes and features of the Parish that residents particularly value and want protecting through the NDP. This has fed into the vision for the plan and many of the policies
- b) Residents' views on the sort of housing development they would support and this has been decisive in the formulation of the NDP housing policies. In particular that steps to meet local housing needs need to be balanced with the constraints of Green Belt policies
- c) Residents' views on measures for better managing traffic speeds and flows that would be supported and those that would not be supported.

- 4.3. A total of 88 businesses were identified in the parish and a questionnaire was sent to each together with a prepaid envelope to return the questionnaires. A sample of farmers were also sent a questionnaire. The response rate was approximately 25%.
- 4.4. Overall few respondents identified any planning issues that they felt impacted on their businesses and which they would like to see addressed in the NDP. The most significant finding was the need for improved telephonic and broadband connectivity. There was general support for a policy that allowed some expansion of existing business sites. The report on the results of the questionnaire is in Appendix 2.

5. The 2018 Consultation

- 5.1. In April 2018 the Parish Council approved a paper for consulting residents and businesses on possible proposals and policies for inclusion in the NDP. The aim was to set out the issues arising from the work that had been done on the NDP and to check the level of support for possible proposals and policies for tackling these. In particular the Parish Council wanted, before preparing a detailed NDP, to understand residents' views on the housing issues identified and the possible housing policies for dealing with these.
- 5.2. The Consultation Paper was 20 pages including a two page executive summary. The latter was sent to every household and to 100 businesses in the Parish together with a covering letter explaining the purpose of the consultation, a questionnaire and a prepaid envelope for returning the completed questionnaire. The consultation paper, together with questionnaire and covering letter are at Appendix 3. The letter explained that the full Consultation paper (and supporting documents) were on the Council's website and how paper copies could be found. The letter told residents and businesses details of two open days that would be held, one in Tanworth and one in Earlswood, to provide an opportunity for discussion of the proposals with Councillors and the members of the small working group.
- 5.3. Visitors to the open days were given the opportunity to write their views on each possible policy on large wall charts. These were helpful in interpreting the numerical results from the questionnaire which are summarised in Appendix 4.
- 5.4. Two well attended public meetings were also organised by the two Residents' Associations in the Parish, attended by 60 residents at each.
- 5.5. There are 1300 households in the Parish and 260 returned completed questionnaire - a response rate of 20%. The response rate from businesses was only 3% and possibly reflected the finding from the initial survey that businesses do not have any significant concerns about the future planning of the Parish.
- 5.6. The main points drawn from the consultation exercise which are reflected in the pre- submission NDP are
 - a) There is general agreement that there is a need for more affordable and smaller homes;
 - b) Three of the four possible sites for the development of new homes identified in the Consultation paper to contribute to meeting the housing need were supported. There was concern about the fourth site (in Tanworth) and this has not been included in the NDP;
 - c) Two sites, in Earlswood were presented as alternatives. One is currently used as allotments and although replacement allotments would have been provided there was concern from most allotment holders about this and accordingly the alternative site has been included in the NDP.
 - d) Very strong support for the policies outlined in the Consultation paper for protecting and enhancing the built environment and the natural environment.

6. Pre-Submission Consultation

- 6.1. The official six-week consultation period on the Pre-Submission Tanworth Neighbourhood Plan ran from Monday 10 February 2020 to 5pm on Friday 27 March 2020. It had been intended that the consultation period should run from Monday 27th January 2020 to 13th March 2020 and notice to that effect had been given as below, including notices in the local newspapers on 23rd January 2020. Minor errors on the NDP document required amendments and it was decided to re-run the notices. The practical effect was that for

residents and other parties the consultation period ran for more than 8 weeks.

- 6.2. A formal notice that the draft Neighbourhood Plan was available for consultation; the period of consultation, where the Plan could be inspected and how to respond was placed:
 - a) On the Parish Council website
 - b) In two local newspapers: the Stratford Herald and the Solihull Observer. The notice appeared in the respective editions on 6th February 2020
 - c) On each of the four Parish Council Notice Boards
 - d) In the Tanworth Parish magazine which is read by approximately half of the households in the Parish
- 6.3. The notice was in the prescribed form under the Town & Country Planning Act 1980 Neighbourhood Planning (General) Planning Regulations 2012 – as amended and under Regulation 14 - Pre-Submission Consultation & Publicity. A copy of the press advert is shown in Appendix 5.
- 6.4. Written notice of the consultation was sent to many local and statutory bodies. The full list can be found in Appendix 6.
- 6.5. A copy of the Plan was available for inspection on the website, at the Parish Council offices and in the foyer to Tanworth Church.
- 6.6. The Stratford District Council later advised that written notice of the consultation should be given to a wider number of local bodies and this was done on 14th January 2021 as part of a supplementary consultation. Recipients were given 6 weeks to respond. At the same time, the opportunity was taken to notify owners of individual properties affected by proposed policies on non-designated heritage assets and Local Green spaces. This had not been done in the earlier consultation.
- 6.7. A detailed response was received from Stratford District Council, the Local Planning Authority. There were 32 responses from local residents and organisations, of these 15 were concerned with one specific detail of the proposed Built up Area boundary for Earlswood. All responses to the Pre-submission Tanworth Neighbourhood Plan have been given full consideration by the Parish Council. Where possible and providing the response was relevant and appropriate, changes have been made to the Plan submitted to Stratford DC under Regulation 15.
- 6.8. Appendices 7 and 8 detail respectively the responses received from local residents and organisations and from the District Council and how these responses have been addressed in the plan.

Appendix 1

Report on the Tanworth Household Survey 2015

Attached to this report is a marked up version of the questionnaire and an analysis of the text answers to Q 15. There are text comments to other questions which we have yet to analyse. This is therefore a preliminary report.

Response rates

Overall the response rate at 35% is very good bearing in mind that every adult over 18 received a questionnaire (rather than one questionnaire for each household) and parts of the parish are some distance from Tanworth, Earlswood and the other communities and may look to places outside the parish such as Henley and Hockley Heath. Looking at response rates by area there is a wide variation from 13% in Forshaw Heath to 62% in Tanworth. The table below sets out the figures.

Area	No Distributed	No from survey	% response rate
Aspley Heath	348	92	26
Wood End	367	120	33
Tanworth	344	213	62
Danzey	93	25	27
Forshaw Heath	249	33	13
Earlswood	961	357	37
Outlying areas – Hockley Heath, Gorcott and Mouse Hill	226	Not known	
Responses with no area		30	
Total	2588	870	34

In terms of the constituent parts of the parish, Tanworth is over-represented and Forshaw Heath under-represented. The reason for the former may be that residents in areas near Tanworth see themselves as living in Tanworth. The latter may be attributable to the large mobile home park. Generally speaking, except where the questions are about specific local factors, there would seem to be little variation across the Parish. In particular the results for Earlswood and Tanworth, the principle villages are very similar.

The numbers in the survey from Forshaw Heath and Danzey are so small that we cannot draw any conclusions where the results for these hamlets suggest they are different.

The respondents are not completely representative of the population. In respect of age, 57% of the respondents to the survey are 60 or over, whereas the equivalent figure for the population as a whole is 44%. Conversely the proportion of survey respondents under 45 is only 14% whereas the actual population is 26%, so there is a noticeable bias towards the elderly.

Environment and Quality of Life

The elements most valued (over 80% rating as very important) are

- Being in or near open countryside, protected by Green Belt (89% of whole Parish)
- Earlswood Lakes (88% of Earlswood respondents)
- Tanworth Conservation Area (82% of Tanworth respondents)

Next in order of value at over 70% rating as very important

- Woodlands, footpaths and bridleways (73% of whole Parish)

At over 60% very important

- Earlswood Lakes (64% of whole Parish)

- Sites of Special Scientific Interest (60% of whole parish)
- Preservation of Historic Buildings

At over 50%

- Narrow lanes and hedgerows (52% of whole parish)
- Tanworth churchyard and views from it (53% of whole parish)

Apart from the specific local elements, these results are very similar to the findings of NDP surveys in rural areas, including those not in the Green Belt. Perhaps the most significant finding is the importance attached to Tanworth Village Conservation Area and Earlswood Lakes by the irrespective local residents. Respondents were asked if there are additional features important to them. There was very little mention of other places or features.

Quality of Life

Most valued at over 60% very important

- Store and Post Office (68% of Earlswood respondents – 59% for Parish as a whole)
- Sense of community (56% of Tanworth respondents – 45% for Parish as a whole)

Next at over 50%

- Local Pubs (58% of Tanworth respondents – 42 % for parish as a whole)
- Local Convenience store and Post Office (59% of parish as a whole)

Trains are more important (43%) than access to motorways (27%)

Because the questions are differently worded it is not possible to assess the relative importance of environmental factors compared to the quality of life factors.

Nuisance

Factors causing most nuisance are fly-tipping, pet waste and noise (with around 10% of respondents greatly affected – approx. 80 residents). Can we identify causes and do anything about these?

Satisfaction with local services

The wrong wording of the question may have distorted the results. Looking at the scores at face value the greatest dissatisfaction is with the broadband and mobile telephone network. This is not surprising and is supported by the answers to Q15.

Other services where there may be significant dissatisfaction is with Allotments provision, road maintenance, gritting and pre-school nursery provision. We need to check the actual questionnaire to form a view on whether we can rely on the results.

Housing

51% think 45 new homes is about right.

45% think it is too many.

5% think it is too few.

In terms of size of sites for new housing it is clear that a very significant majority want sites of less than 5 houses.

In terms of type of housing, there are preferences for family homes (3 bedroom), small/starter homes and retirement housing. No appetite at all for flats (the level of dislike is surprising when there is strong support for retirement housing) and not much support for affordable housing. These findings are supported by the answers to Q15 where there are lots of comment that there is enough large house and we don't need any more.

9% claim that someone in the household had left the Parish because there was no affordable housing. 4% claim to have someone in housing need. Of the latter, most want to buy rather than rent.

Scaling up to the population as a whole there may be 10-15 households in need of social housing living in the village.

These results will be given to the District Council for their comment.

Transport

High level of satisfaction (53%) with train service and only (15%) dissatisfied, but significant dissatisfaction (60%) with bus services. This is reflected in answers to Q15. We will need to be satisfied that improvements to the bus service really are impractical and the finding about train services suggests little appetite for improvements.

Traffic and Safety Issues

73% think that traffic is too fast

First and most important to note is that at none of the locations identified in the questionnaire is there a majority in favour of taking any action. Opinions, however, are more evenly divided in the case of Earlswood crossroads, Tanworth centre and to a lesser extent the approach roads to Earlswood.

Although the comments to Q12 have not been analysed, the answers to Q15 support the above. Four issues of possible significance in order of numbers supporting are

- More off-street car parking in Tanworth
- Pedestrian crossing at Earlswood Centre crossroads and/or traffic lights
- Speed cameras in Broad Lane
- Speed bumps on entry roads to Earlswood

Business

Slightly more people think supporting business is unimportant (41%) than those who think it is important (32%).

There is no support at all for allocating extra land and there is not a majority allowing small scale expansion of existing businesses or change of use to a business use, but the issue is more balanced–

- 40+% against compared to 31% in favour

Q15 If you could change or improve one aspect ...?

320 respondents answered this question and almost all limited their answer to just one aspect. A few (3%) said they wanted nothing to change.

Those who mentioned specific issues are, in order of popularity, as follows:

- Reduce speed/too many HGV's etc (12%)
- A shop in Tanworth (8%)
- Improve car parking/congestion in Tanworth (6%)
- Improved Broadband (5%)
- Earlswood Lakes (5%)
- More affordable housing(5%)
- Improved bus service(4%)
- More pavements (3%)
- Changes to the traffic arrangements for the Causeway (3%)
- Better street lighting (2%)
- Improved train services(2%)

Q16 – Any other comment

Approximately 120 respondents made additional comments. Over 80 of these were about the Green Belt or the need for more houses or the type of houses that should be built. Of these, 28 emphasised the importance of preserving the Green Belt. 16 on the other hand suggested a more relaxed approach in order to provide more affordable housing. 38 were a mix of comments about individual sites or the preferred type of housing. Most of the rest were about transport and traffic issues.

Appendix 2

Report on the Business Survey 2015

A survey of 88 businesses within the Parish was undertaken between October and December 2015. The survey sought the views of relevant organisations listed by Stratford DC as registered for business rates, plus others found as businesses within the parish and with a presence as such on the internet along with a sample of farms. In all 88 surveys were posted along with reply paid envelopes. 3 were returned as 'not known' by Royal Mail and of the remaining 85, 22 were returned completed (26%). Responses were received from across the parish with 45% of respondents in Earlswood, 41% in Tanworth, 9% from Wood End and 5% from Forshaw Heath.

We also received views from a diverse sample of businesses by size (excluding the proprietor), including several of the Parish's largest employers, such that 14% of the sample was from businesses with employee numbers above 25; 18% with employees numbering between 10 and 24; 41% with employees numbering between 5 and 9; 23% with employees numbering between 1 and 4; and 4% a sole proprietor. Based upon a straight average of respondents' responses – 25% of those employees are part-time.

Of those businesses who replied - 18% were started within 5 years; 23% 5-10 years ago; 32% 10-25 years; and 27% >25 years ago. Of the 9 businesses that were started in the last 10 years, reasons that were given are again diverse without any overwhelming reasons obvious:

- Bought business in Parish
- Nice area
- Close to motorway
- Relocation
- Suitable business premises
- Where I live

Based upon a straight average of respondents' answers – 17% of employees live within the Parish; 37% lived within 5 miles of the Parish; and 46% lived further than 5 miles from the Parish.

Similarly, on a straight average of respondents' answers – 25% of business is done locally within the Parish; 25% within 15 miles of the Parish; 49% National; and 1% International.

One of the key questions posed in the survey was question 10 – "*What are the advantages or disadvantages for your business being located in the Tanworth Parish?*" – provides the following conclusions (using a score of +2 where a factor was considered as a big advantage, +1 were identified as some advantage, 0 as neither an advantage nor disadvantage, -1 where some disadvantage, and -2 where a strong disadvantage)

+1.36	Close to a motorway
+1.09	Countryside setting
+0.82	Being where I live
+0.77	Close to Birmingham
+0.14	Rent prices
+0.05	Train services
0.00	Local services for the business
- 0.36	Local planning policies
-0.36	Staff Recruitment
-0.55	Mobile phone services

In question 11, businesses were asked to highlight areas that currently constrained their business and the following factors were highlighted:

- 7x Broadband strength
- 2x Public Transport
- Unplanned roadworks
- Power outages
- Staff Recruitment
- Mobile phone strength
- Use of Village Green
- Ageing society

- Lack of investment
- Refusal to redevelop on greenbelt
- Space / parking

In answering question 12 – whether businesses think the NDP should support businesses and local services by including additional land for more housing – the answer was relatively balanced in that 41% of businesses thought the NDP should include more land for additional housing; 23% of businesses didn't agree; 32% didn't know and 1(4%) didn't answer.

In question 13 – Should the NDP allow for the expansion of business/employment by allowing change of use of existing premises; development of brownfield sites or development of Greenfield sites:

- 77% of businesses supported change of use; 9% didn't and 5% didn't know (2 didn't answer)
- 64% of businesses supported brownfield development; 5% didn't and 15% didn't know(3 didn't answer)
- 35%of businesses supported development on Greenfield; 45%didn't support the greenbelt development and 18% didn't know (1 didn't answer)
- Other policies - 1 business supported infill development; 1 suggested a common sense approach to development; 1 supported a reduction in business rates and 1 didn't know (18 didn't answer)

Question 14 asked whether the NDP should include policies that supported the expansion of business or location of new businesses in the Parish –32% said yes; 14% No and 50% didn't know(1 didn't answer).

Where businesses did support the NDP including such policies not all offered up any suggestions with those suggested being:

- Active marketing of parish mindful of parking in Tanworth
- Reduce small company business rates and improve Broadband
- Expand golf club to include par 3 for use by juniors and older people
- Greater understanding of Business needs for investment and refurbishment
- Trading without nuisance for several years should imply an acceptability to expand

The final question (15) allowed for respondents to provide any other comments and was only completed by a minority:

- “We are one of largest employer of ‘locals’ in the Parish often supporting local and national charities and organisations but we never feel reciprocation from Parish, District or County Councils with exception of our District and County Councillors”
- “Parish needs to decide whether continue moving to single employee residential businesses or include employee based businesses. Needs to stop decay and support investment in badly needed refurbishment of infrastructure to which parish constantly asks for. Public money has boundaries but private money knows none but needs management in policy” Redevelopment of existing buildings should be supported for the benefit of business expansion and more housing

Appendix 3

Neighbourhood Development Plan Consultation



Purpose

- 1.1 The Parish of Tanworth-in Arden lies entirely within the West Midlands Green Belt. Two features - Earlswood Lakes and Tanworth Conservation Area - are particularly valued by local residents and visitors alike. The adjacent conurbations of Redditch, Birmingham and Solihull mean that the parish is under constant planning pressure. The Neighbourhood Development Plan (NDP) is a community-led framework for guiding the future development and growth of the Parish up to 2031. It contains a vision, aims, planning policies and proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.
- 1.2 This document seeks views on possible planning policies, including possible sites for development, for inclusion in our NDP as well as possible actions by the Parish Council and others to support those policies. The eventual NDP will play a key role in controlling future development in the Parish. This consultation paper has been prepared by a small group of residents under the auspices of the Parish Council.

Summary of consultation

- 1.3 The NDP is important. Its key aim is to protect the special attributes and facilities of the Parish that residents value and ensure any future development is undertaken in a way which enhances the character of the Parish and respects the Green Belt.
- 1.4 The NDP forms part of the statutory planning framework for the Parish, and the policies and proposals contained within it will be used in the determination of planning applications. An NDP has to support the strategic development needs of the wider area outlined in Stratford District Council's (SDC's) Core Strategy (CS). However, it can shape and influence where any development will go and what it will look like and will last until 2031.
- 1.5 In the last 25 years some 90, mostly larger, new homes have been built in the Parish. In addition, many smaller houses have been extended or replaced with the loss of over 150 smaller homes out of a total stock of 1300 homes. Consequently, the Parish's housing is highly skewed towards the 4 plus bedroom homes with limited and diminishing opportunities for younger families and for those on lower incomes to live in the Parish. It also reduces the opportunities for older householders in the Parish to downsize and remain in the Parish.
- 1.6 The CS makes no specific housing allocation for the Parish or any part of it. The CS confirms that national Green Belt policies apply which means that unless there are very special circumstances, development should be confined to limited infill in villages, brownfield sites or community led housing schemes.
- 1.7 A survey of residents identified the environmental and social features of life in the Parish which they want protected and where possible enhanced.
- 1.8 **The key planning proposals for consultation are:**
 1. **To strengthen the protection of the built and natural environment by:**
 - **Requiring new development to comply with local landscape and historic character statements to help ensure that new development respects the distinctive character of the Parish;**
 - **Identifying local views, wildlife sites and buildings of importance that should be protected;**
 - **Maintaining tight control of development in the Green Belt and protection of Earlswood Lakes and Tanworth Conservation Area from development that would**

damage their special qualities.

2. As far as possible, that any future housing developments should be confined to providing more affordable homes to help offset the significant and continuing loss of smaller and more affordable homes, including a 'Local Housing Needs Scheme' restricted to families with a local connection;
3. There is no requirement for the NDP to put forward sites for development but three possible development sites, specifically for smaller and more affordable homes for families and those looking to downsize, have been identified which would respect the openness of the Green Belt and not lead to any merging of the main villages and settlements. Full details of these sites are included in the consultation paper on the NDP website:
 - Allotments in Earlswood OR land adjoining 141 The Common, Earlswood (development of the allotment site would require the allotments to be relocated, possibly to the land adjacent to 141 The Common in Earlswood)
 - Land behind the Warwickshire Lad on Broad Lane
 - Butts Lane, Tanworth

Views are invited on whether any sites for smaller and more affordable homes should be included in the NDP and if so whether any of the three possible sites would be suitable;

4. No new sites for business development should be included in the NDP: however, it should allow appropriate extension of existing businesses;
5. Support for appropriate small-scale expansion with regards to local tourism; and
6. Respect the rural nature of the parish's road network and as necessary adopt an approach to speed and traffic flow management that reinforces this enduring character.

1.9 In support of the above and to help tackle issues that are not strictly planning issues for the NDP but have arisen during its preparation, action will be required by the Parish Council. Views are invited on the following possible actions by the Parish Council:

1. Consider promoting a Local Housing Needs Scheme on one of the sites identified above;
2. To work with the District and County Councils and service providers to address the quality of broadband and mobile phone services as a matter of priority;
3. Work with the District and County Council to minimise the traffic impact of planned developments outside the Parish on roads in the Parish;
4. Initiate a study of traffic and parking in Tanworth village to assess the causes and extent of existing problems and provide suggested solutions; and
5. Investigate the possibility of some or all the railway stations in the Parish being adopted by the local community with a view to securing Sunday services and removing the "request stop" status of some of the stations.

1.10 Following this period of consultation, the views received will be carefully considered and the Parish Council will publish a draft formal NDP for residents to comment on. The final NDP will be subject to consideration by the District Council and an external examiner before being put to a referendum.

Purpose and Aims of a Neighbourhood Development Plan for Tanworth Parish

2.1 The NDP will set out our vision for the Parish and establish future planning policies for the use and development of land. It forms part of the statutory planning framework for the Parish and the policies and proposals contained within it will be used in the determination of planning applications. The NDP has to support the strategic development needs of the wider area outlined in Stratford District Council (SDC)'s Core Strategy. Once adopted by SDC, it will shape and influence where development will go and what it will look like.

2.2 The key aim of the Tanworth Parish NDP is to protect the special attributes and facilities of the Parish that residents value and ensure any future development is undertaken in a way which enhances the character of the Parish and protects the Green Belt. A survey of residents' views, in 2015, identified the special attributes as:

- Two long established villages (Tanworth and Earlswood), and other smaller settlements, set within a rural landscape characterised by:
 - narrow lanes bounded by hedges;
 - undulating landscapes with attractive views;
 - scattered farms and houses in red brick vernacular; andodistinctive field patterns and ancient woodlands associated with the former Arden forest.
- Strong sense of community with active societies and institutions;
- Local services – schools, medical centre, pubs, garages and repair workshops, limited shops, and sport facilities and several railway stations;
- Sense of history defined by the Tanworth Conservation Area, the historic landscape character, and the Parish's architectural vernacular; and
- Earlswood Lakes, an asset valued for its heritage, natural beauty, wildlife and tranquillity.

2.3 Changes over the last 25 years have, however, begun to erode some of these attributes:

- Replacement of, and extensions to, existing buildings, particularly in the countryside, leading to the emergence of a suburban style that sits at odds with the prevailing rural character of the Parish;
- Replacement of, and extensions to, existing buildings, together with the creation of larger new homes, leading to a housing stock now heavily skewed to large/very large houses. This has precipitated demographic changes which, together with social trends, put at risk the sustainability of local services and the vitality of the community; and
- Increased highway usage, in part generated by developments outside the Parish, leading to higher levels of traffic and risks to the safety and well-being of people in the Parish.

The aim of the NDP is to protect the features and attributes of the Parish that we value and, as far as it is able, to tackle the issues referred to above within the context of the Green Belt.

The Policy framework

3.1 The NDP must be consistent with national and local policy framework. The key documents are the National Planning Policy Framework and the District Council's approved CS. The policies relevant to Tanworth are summarised later in this document.

3.2 Of particular and general importance is the fact that the Parish is in the West Midlands Green Belt. The CS makes no specific housing allocation for the Parish or any part of it and confirms that national Green Belt policies apply which means that unless there are very special circumstances new building is not appropriate. Exceptions would include:

- Limited infilling in villages (which for the Parish means Earlswood, Tanworth and Wood End);
- Limited affordable housing for local community needs (otherwise referred to as Local Housing Needs Schemes); and
- Development of brownfield sites provided the openness of the area is not diminished.

Basis of the Plan

4.1 The draft proposals set out below for consultation are based on:

- The Household Survey 2015: In 2015 a questionnaire was delivered to every household in the Parish aimed at identifying residents' views on the features that need protecting and priorities for the future;
- The Survey of local businesses: In 2016 a questionnaire was sent to all known businesses in the Parish aimed at understanding the basis of the local economy and identifying future needs;
- A report on a Survey of Local Housing Needs in the Parish prepared by the Warwickshire Rural Community Council;
- Analysis of recent trends using the District Council's planning records;
- Analysis the Census data for the Parish from the 1991, 2001 and 2011 Censuses; and
- Assessment of the character of the countryside and main settlements carried out by local residents with help of planning consultants, Locus Consultants.

4.2 A careful assessment was carried out of all possible sites for housing development within or on the edge of the three villages, Tanworth, Earlswood and Wood End. Each site was assessed against criteria which emphasised the fundamental aims of the Green Belt, including the avoidance of urban sprawl and coalescence of settlements in the Parish. Details of all the above can be found on the Tanworth Parish Council and the Tanworth NDP websites

Proposals for Consultation

Natural and Historic Environment

5.1 The CS includes the following relevant policies summarised below:

- **Landscape (CS 5)** – The character and distinctiveness of the Parish landscape should be maintained and where possible enhanced. Development should only be permitted where it has regard to the local distinctiveness and historic character of the landscape. Proposals should also protect and enhance the local character with regards to trees, woodlands (especially ancient woodlands) and hedgerows;
- **The Natural Environment (CS 6)** – Development will be expected to contribute to a resilient natural environment and protect Sites of Special Scientific Interest, designated Wild Life Sites and wildlife sites not yet designated but which are known to make a positive contribution to biodiversity;
- **The Historic Environment (CS 8)** – The historic environment including buildings and local character will be protected and where possible enhanced for the enjoyment of present and future residents and visitors; and
- **Special Landscape Areas (SLA) (CS 12)** – The Parish sits within the Arden SLA and as such the high landscape quality of the area including historic and cultural features should be protected by resisting development that would have a harmful impact on its distinctive character and appearance.

5.2 We consider that the NDP should set out the way in which the policies above should be applied to the Parish, providing clarity for developers and residents alike.

NDP Proposal 1 Landscape - *The views shown on the village plans in Appendix A should be protected from development by the strict interpretation of Policy CS 5, which means development proposals that adversely impact on these views will not be supported;*

NDP Proposal 2 Natural environment - *The SSSI's, and Wildlife sites shown on plans in*

Appendix A, should be subject to the protection of CS Policy CS 6, which means that development will only be permitted where the benefits clearly outweigh the likely impact on these sites and where mitigation measures are proposed; and

NDP Proposal 3 Historic heritage - *The protection afforded to listed buildings will be extended to the heritage assets listed in Appendix B. which means development proposals involving harm or loss to these assets will only be permitted in exceptional circumstances.*

Design of New Development

- 5.3 The CS (CS9 and AS10) requires new development to be of high quality design and sets out general principles. It explains that NDPs can have more detailed policies, reflecting the distinctive character of their areas.
- 5.4 We have made a careful assessment of what defines the character, sense of place and local distinctiveness of the Parish, in particular the three Local Services Villages (LSVs) and the overall landscape character. Any future development should show how it complies with this observed character, the key elements of which are summarised in appendix C of this document.

NDP Proposal 4 Design of new development - *The NDP should include the Historic Character Statements and Landscape Character Assessment as a Local Design Guide for new development to ensure that future development is in harmony with the character of the existing built and landscape environment. Proposed development will not be supported unless the applicant can show compliance with the relevant aspects of these documents.*

Housing

- 5.5 The CS makes no specific housing allocation for the Parish or any part of it. Instead, Policy CS16 confirms that national Green Belt policies apply which means that unless there are very special circumstances, development is confined to limited infill in villages, brownfield sites or limited affordable housing schemes for local community needs under policies set out in the Local Plan (i.e. the District Council's CS). In this context villages are the Local Service Villages (LSVs) identified by the District Council in the CS. LSVs are the villages which the District Council considers should be the focus of future development in the rural areas because they have a degree of local services. There are three LSVs in Tanworth Parish: Tanworth, Earlswood and Wood End.
- 5.6 In order to improve the affordability of housing across the district Policy CS18 requires that where a development scheme is for 11 or more homes 35% shall be affordable homes. In this context "affordable" means subsidised renting or shared ownership. The policy however, allows alternative requirements where site specific circumstances cause viability issues.
- 5.7 The 1991 Census recorded 1200 homes in the Parish. In the 25 years since then some 90 new homes have been added as a result of infilling, the development of small sites and conversion of redundant farm buildings to residential use. Most of these new homes have been large houses. In addition, many smaller houses have been extended or replaced with the loss over the last 20 years of some 150 smaller homes out of a total stock of 1300 homes. The consequence is a housing stock highly skewed to the 4 plus bedroom homes with limited and diminishing opportunities for younger families to live in the Parish (and even less for those on low incomes) and limited opportunities for older households in the Parish to downsize. The impact on the age and social structure of the local population puts at risk the social vitality of the Parish and local services.
- 5.8 The 2015 Household Survey indicated that residents consider:
- developments of 10 or more houses would be less suitable than those with 5-9 houses. The most suitable were viewed as being developments of fewer than 5 houses; and
 - smaller homes (3 bedroom or less) would be more suitable than large homes, and flats would not be suitable.

- 5.9 In 2016 the Parish Council also commissioned a survey of housing needs in the Parish which confirmed that there are a small number [42] of families either currently living in the Parish or with other local connections (such as working in the Parish or with dependents in the Parish) who would like to live in the Parish. For many of these the only realistic option is affordable housing.
- 5.10 Many Parish Councils in the District, faced with similar issues, have taken steps, with the help of the Warwickshire Rural Community Council to secure modest housing schemes to help meet the needs of those with local connections. The schemes, known as Local Housing Need Schemes, are a mix of affordable and market housing and are consistent with Green Belt policy provided the sites are adjacent to, or within, the village boundary.
- 5.11 There is an outstanding outline planning permission, granted in 2014, for 18 homes at Cank Farm in Tanworth, and, in accordance with CS policy CS 18 the owner is required, if the development proceeds, to provide 6 affordable homes to be occupied by households with a local connection. When the Full application is eventually submitted SDC should insist that these 6 affordable homes are accommodated on the Cank Farm site in accordance with the previous undertakings given by the owner.
- 5.12 The scope for new development is severely limited by compliance with Green Belt policies and ensuring the quality of the Parish's natural and built environment is maintained. Whilst there is no requirement for the NDP to put forward sites for development, the NDP could identify sites for more affordable homes that meet local needs. We have therefore sought to identify a small number of possible sites which could be considered to be broadly consistent with the Green Belt policies; which could contribute to a more diverse housing stock; and where development could also provide opportunities to improve local facilities. Details of all the sites considered and the criteria applied can be found on the Parish Council and NDP web sites.

The possible sites which are identified on the village plans in Appendix A are:

Site A: The allotments on the Common, Earlswood or No. 141 Earlswood Common

- 5.13 The site is owned by the Tanworth in Arden Parish Enclosure Award 1857 Trust and under the terms of the Trust is used as active allotments. The site could not be developed without alternative allotments being provided but the Trust owns land adjacent to 141 The Common which could be developed over time as replacement allotments. The site could be suitable for a Local Housing Needs Scheme, but the impact on the lakes would need very careful consideration and may limit the number of new homes. An alternative would be to develop the land adjoining 141 the Common but this is not as close to the Earlswood village centre.

Site B Land behind the Warwickshire Lad on Broad Lane, Wood End

- 5.14 The site is triangular in shape bounded by the railway on one side and Wood End Lane on the other. The boundary with the railway is a potential Local Wildlife Site but recent surveys indicate this not an issue. Possibly suitable for 10 or more smaller houses, possibly including affordable homes, subject to access issues being resolved. As part of any development, the site provides an opportunity to incorporate additional car parking and further improvements to Wood End station.

Site C Butts Lane, Tanworth

- 5.15 A small site fronting the west side of Butts lane between the houses at Mile End and the entrance to the school. Development of the site could depend on the use of part of the site to improve the access and car parking arrangements for the school which in turn could help mitigate congestion in the village centre at school opening and closing times. Care would be needed in the design and site levels to avoid any adverse impact on views of the church. Scope for 4/5 new affordable homes.
- 5.16 In addition to the above possible sites, there may be development on existing very large plots within the built-up areas of the three LSVs (for example Poolhead Lane and Broad Lane) but developers are unlikely to consider them suitable for smaller homes. There will also be some

addition to the housing stock from the conversion of redundant farm buildings where owners enjoy permitted development rights to convert up to three redundant buildings provided the buildings lend themselves to conversion. Again however, such conversion works are unlikely to provide smaller homes close to local amenities and transport. In both cases such developments will need to comply with the Design Guide.

- 5.17 Apart from any of the three sites referred to above, no further specific sites for development will be identified in the NDP. Instead, in accordance with the District Council's requirements, a Built-up Area Boundary (BUAB) defined for each of the three principal settlements will restrict infill to within these boundaries in line with Green Belt policy, protecting the rural character and openness of the Parish and preventing further coalescence of the three settlements.
- 5.18 The proposals set out below for consultation are aimed at making a modest contribution to a more diverse housing stock, possibly including a site for a Local Housing Needs Scheme, while at the same time protecting the special qualities of the Parish environment and maintaining the Green Belt.

NDP Proposal 5 Housing - Any sites identified for new housing in the NDP should be confined to one or more of the following purposes:

- Affordable housing for rental or shared ownership by those with a local connection;
- Smaller homes to meet the needs of first time buyers and young families; or
- Properties designed to be suitable for the elderly which are located close to key facilities.

Steps will be taken to ensure that such new homes continue to meet those purposes through ownership controls, design, or planning conditions limiting changes in the future.

Possible supportive Action by the Parish Council: to consider promoting a Local Housing Needs Scheme

NDP Proposal 6 Housing - The following sites should be considered further for inclusion in the NDP as sites for new housing development to meet the purposes in Proposal 5 above:

Site A: The allotments on the Common, Earlswood (or land adjacent to 141, The Common;

Site B: Land behind the Warwickshire Lad, between Wood End lane and the railway;

Site C: Butts Lane, Tanworth.

NDP Proposal 7 Housing - Apart from any sites identified in the NDP for housing, proposed development will not be supported except in line with Green Belt policy i.e. where considered 'limited infill' within the Built-up Area Boundaries; appropriate brown field sites; and suitable conversion of redundant farm buildings to residential use. This is necessary to protect the rural and unique character of the Parish and so that the openness associated with the Green Belt can be maintained.

In the case of brownfield sites on land in or adjacent to existing settlements, development will be supported where there is an economic, social and environmental benefit. Proposals for the redevelopment of remote brownfield sites will need to demonstrate sustainable positive benefits to overcome the disadvantages of the location.

Local Economy

- 5.19 The key policies in the CS (CS 22 and AS 10) regarding economic development for rural areas such as Tanworth Parish are:
- Support proposals for essentially small-scale expansion or redevelopment of existing businesses;
 - Encourage the provision of workspace in residential development to assist home working; and
 - Oppose redevelopment, or conversion, of existing employment sites to non- business

uses.

- 5.20 The largest employers in the Parish are the primary school; the medical centre; the Golf Club, two hotels and a large nursery/garden centre. In addition, there is a diverse range of small businesses including manufacturing, services, and leisure (mainly pubs, riding stables and Umberslade Farm). The majority of businesses are based at single site premises specific to their business or on one of several small industrial or commercial sites scattered around the Parish, often in former agricultural buildings. There are significant number of unidentifiable micro and single proprietor, home based businesses based in the Parish, and in a rural community, farming is important.
- 5.21 There has been very little business and commercial development in the last 25 years except for the conversion of some farm buildings and, probably, unidentifiable modifications to people's houses to accommodate home working. There is no evidence of any significant unmet demand for business premises, requiring the development of green field sites. And it is clear that both businesses and residents would be opposed to the development of green field sites for further business use. In particular local people would continue to oppose any development at Portway (Junction 3 of the M42) and along our side of the A435 and the A3400.
- 5.22 Businesses do cite the poor quality of broadband and mobile phone services as the biggest disadvantages of being located in the Parish.

NDP Proposal 8 Business expansion - *Greenfield sites for business expansion will not be allowed in the NDP, but where business is looking to expand through small scale expansion or conversion of existing buildings then this will be supported provided it is in line with policy AS 10 in the SDC CS.*

NDP Proposal 9 Broadband and mobile telephony - *Support the siting and installation of infrastructure to deliver improved services in a manner which best maintains the rural character of the Parish.*

Possible supporting action by the Parish Council: To work with the District and County Councils and service providers to address the quality of broadband and mobile phone services as a matter of priority.

Tourism and Leisure

- 5.23 Given CS Policy CS10 (Green Belt) large scale new developments or extensions are unlikely to be acceptable within the Parish. However, Policy CS24 supports small scale developments and extensions, including visitor accommodation, where in character and in the context of the size and role of the settlement and nature of the development location.
- 5.24 Residents attach importance to local stores and services in the Parish. Whilst there is no appetite to support significant expansion of business in the Parish, a growth in tourism and leisure would help maintain these shops and services. The main attractions for visitors are Earlswood Lakes, Tanworth village centre, a Conservation Area, and Umberslade Children's Farm.
- 5.25 Earlswood Lakes is a regionally significant site that is important for wild life. One lake is designated solely for fishing, used by a large number of anglers. One lake is designated fishing and sailing. The third lake is primarily designated for wild life conservation with very limited fishing.
- 5.26 The Lakes are highly valued by the local community for its tranquillity and a place to walk. Responsibility for the lakes rests with the Canal and River Trust. However, this responsibility is split. One arm of CRT manages the land and non-fishing issues and another, the fishing issues. This arrangement leads to confusion and duplication.
- 5.27 Developing the land adjoining the lakes would remove the attraction of the lakes to dog

walkers, anglers and hikers. It would create a suburban environment that would destroy the rural aspects of the lakes and be detrimental to the use of the lakes by the many diverse and plentiful numbers of wild fowl and other wild life around the lakes. More houses, tarmac and other hard surfaces would cause faster run off and a risk of flooding.

- 5.28 Other effects of development include the loss of trees bordering the lakes and feeder channels, which are used by various species, and the loss of grassland used for grazing by some waterfowl. The land as it is acts as a corridor for wildlife moving around the lakes, and some species such as hedgehogs and deer could be prevented from moving around if garden boundaries were present. The land also serves as a buffer reducing disturbance to wildlife caused by people in gardens. Houses next to the lakes would make the lakes feel more enclosed, which some species may not favour.

NDP Proposal 10 Tourism - *In line with the CS, small scale expansion and refurbishment of buildings in connection with local tourism and leisure should be supported, including the provision of car parking and associated landscaping, where it is of appropriate scale and can be shown to maintain or enhance the character of the Parish and the immediate surroundings.*

NDP Proposal 11 Earlswood Lakes - *The NDP would not support the development of any buildings on the land adjoining the lakes or changes to the site which would have a detrimental impact on its character and that of the surrounding area.*

Infrastructure & Transport

- 5.29 The main policy framework is the Warwickshire Local Transport Plan. There are no specific proposals affecting Tanworth other than the general aim of securing greater use of more sustainable forms of transport.

Earlswood Village Centre

- 5.30 Earlswood village centre, near the Reservoir Public House, suffers from a number of drawbacks. It is essentially a busy crossroads with increasing traffic problems, especially at rush hour, identified by residents in the household survey and a history of vehicular incidents, although there have been no incidents since the recent changes to the junction. The village store, a valued facility, has no scope for expansion and there is inadequate carparking.

There were suggestions in the past to use a small part of the land opposite the store to provide better parking arrangements and possibly to provide a larger store. This was not progressed apparently because the land is owned by the National Trust who did not respond.

Public Transport Services

- 5.31 The Parish has 4 railway stations on or within its boundary but they are not well used or well served with only an hourly service. Usage figures have been supplied by London Midland Trains. Danzey, Wood End and The Lakes are request stops with around 10,000 passengers each per year and on the whole the stations and approaches are in rural settings and are not well lit. Only The Lakes has a Sunday service. In comparison Earlswood and Whitlocks End further up the line and in the Metropolitan Borough of Solihull are better served and respectively have over 50,000 and 200,000 passengers annually.
- 5.32 Whitlocks End Station has seen significant investment in car parking and runs more frequent services to Birmingham. Most people using Whitlocks End appear not to live locally but travel from further afield, including Tanworth Parish, to take advantage of the frequent service and free parking. Developing our stations and expanding the parking may lead to a better service but risks drawing in people from outside the Parish with consequent increased traffic flows on roads in the Parish. There are in any event constraints (poor access, and limited scope for expanding car parking) on developing some of the stations. Discussions with Midland Rail suggest that more frequent train services are more likely to happen because of development along the whole line than improvements in parking or more housing at individual stations.
- 5.33 It is important however, that there is appropriate level of car parking for the frequency of

service, and this is not the case currently at Wood End and The Lakes stations.

- 5.34 The service at each station can be improved in association with the Train Operator through greater local commitment and adoption of a station by the local community and businesses. This could be via the Parish Council or a Residents Association (or other community organisation and/or local business). Improvements could include the lighting; the look and feel of the station; the station becoming a firm stop; and instigating a Sunday service.
- 5.35 There is a high level of dissatisfaction with the bus services. However, previous attempts to improve the service have not been supported by potential users.

NDP Proposal 12 Development of Local Stations - *Modest proposals to improve car parking at any of the stations will be supported but we should not seek to replicate the car parking arrangements at Whitlocks End at any of the stations in the Parish due to their rural setting and draw of passengers from the surrounding area with resulting increased traffic on predominantly rural roads.*

Possible Supportive action by the Parish council: The Parish Council should investigate the possibility of some or all the stations in the Parish being adopted by the local community with a view to securing a Sunday service at all the stations and removing the "request stop" status.

Roads and Traffic

- 5.36 Residents have concerns about the volumes and speeds of traffic on certain roads in the Parish, much of it passing through the Parish. Planned significant development of land neighbouring the Parish, particularly in Solihull Borough, will lead to more traffic on these roads. The risk is that the M42 motorway and junctions 3 and 4 become more congested, along with the A435 and A3400, and that motorists, particularly at peak times, will seek to avoid congestion hotspots and use the Parish's rural road network as an alternative.
- 5.37 The residents' survey indicates that people value the rural feel of the Parish and generally do not support traffic management and calming measures such as traffic lights, roundabouts, speed bumps or chicanes. They would prefer more sympathetic solutions to traffic flow and speed issues.

NDP Proposal 13 Roads - *The rural nature of the Parish should be respected and the inclusion of modern traffic management solutions such as traffic lights, roundabouts, speed bumps and chicanes should be avoided unless mandated by explicit safety concerns and accepted by local people. Where practicable, more sympathetic solutions to traffic flow and speed should be employed to narrow the road and slow the traffic which would also remove the attraction of neighbouring communities using the Parish's rural road network as a cut through.*

Possible supportive action by the Parish council: The Parish, District and County Councils should co-operate and ensure that significant new housing developments also have within their plans developments to the road infrastructure. These must be capable of handling the additional traffic at key junctions and main arterial routes onto the motorways to avoid more through traffic using local rural roads.

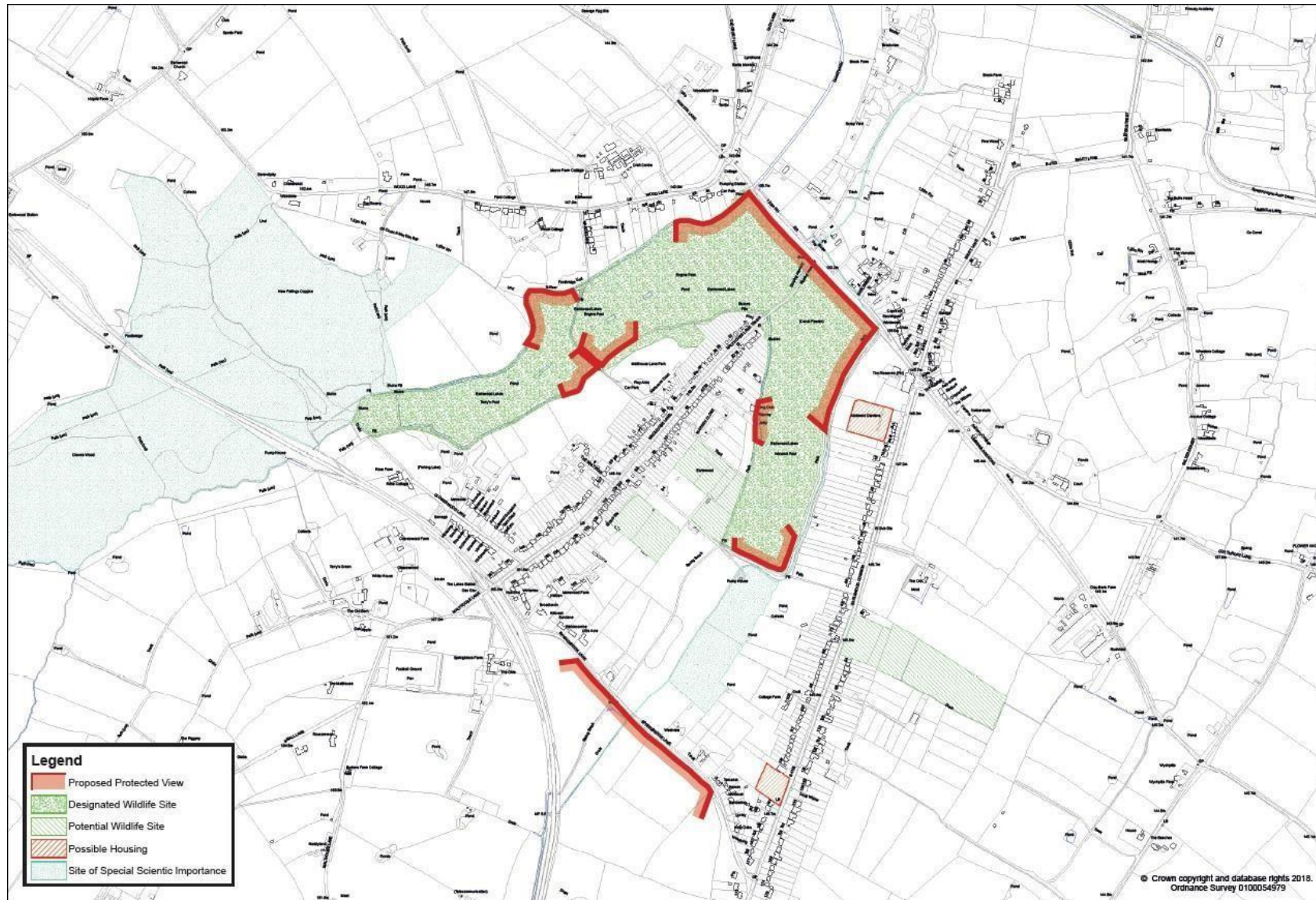
Parking

- 5.38 The heart of Tanworth village, a Conservation Area, much valued by residents, suffers from periodic congestion because of the demands of the primary school, the Church, the pub and the local garage. There is very limited off-street car parking. The precise balance of contributory factors is not well understood and nor are the possible solutions. Additional off-street parking would clearly be important, but other steps might also be helpful such as a one-way traffic system and parking restrictions, although residents in the past have indicated an unwillingness to accept them because they would inconvenience them more than visitors and

would disfigure the village.

Possible Supportive action by the Parish Council: The Parish Council should instigate a study to look at ways of improving the traffic and parking situation in Tanworth and which will enhance the Conservation Area.

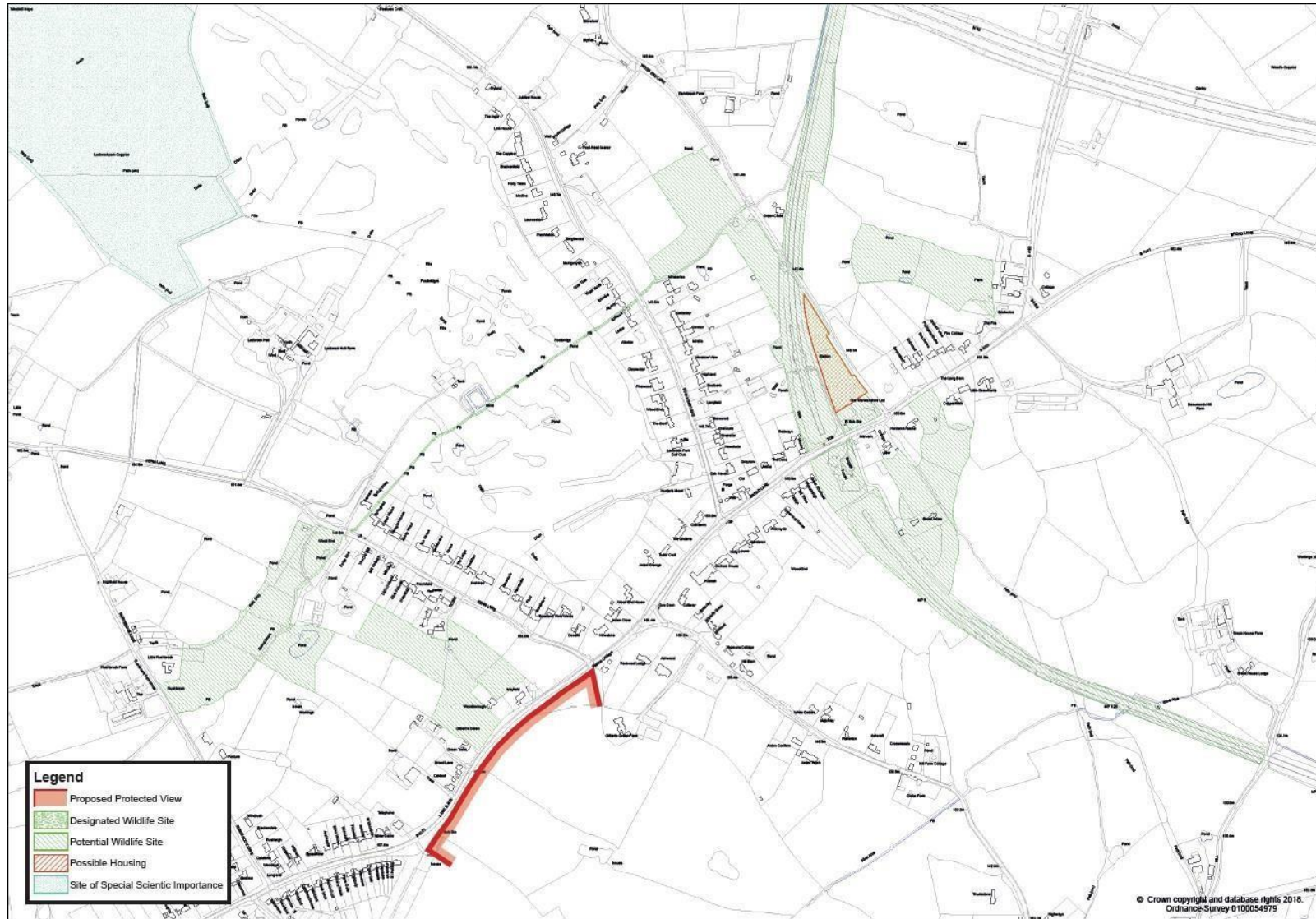
Appendix A Village Plans - Earlswood



Appendix A Village Plans - Tanworth-in-Arden



Appendix A Village Plans – Wood End



Appendix B List of Heritage Buildings

Proposal 3 would extend the protection that is enjoyed by Listed Buildings to other buildings that are of local significance in the Parish environment.

The following list of buildings is compiled from surveys of the Parish and would be affected by proposal 3:

Survey area	
Earlswood (Malthouse Lane)	Railway Bridge The Causeway
Earlswood (Malthouse Lane)	Florence Cottages Sailing Club Engine House White House Farmhouse
Earlswood (The Common)	Reservoir Pub
Earlswood (The Common)	Village Hall Cottage Farm Swallow Cottage/Abbey Cottage Arden Cottage
Tanworth	Whalebone Cottage (c 1800) Tanworth Garage (shown as smithy on 1905 OS map) (c 1900) The Butts (pre-1905) The Whitehead Almshouses (c1873) The Lodge (c1900) Far Leys (c1900) The Old Vicarage (c1850) Vicarage Coach House, Vicarage Hill (c1850) The Old Workhouse (c1837) Village Hall (1920) The School House (c1880) Oxstalls, The Green (c1850) War Memorial Cross (c1920) The Malt Shovel (c1850) The Homestead
Wood End	Royal Oak Inn (Warwickshire Lad)

Heritage List (outside LSVs)

Survey area	
Aspley Heath	Telephone Exchange
Aspley Heath	White Cottage Rose Cottage Moat House
Danzey	Robin Hood Farm Station Master's House & Railway Cottages
Forshaw Heath	The Bungalow, Juggins Lane
Hockley Heath	The Obelisk
Hockley Heath	Wayside Cottage Rose Cottage Nuthurst Grange Umberslade Baptist Church

Purpose

It is proposed to adopt ongoing design guidance that future developers should comply with in respect of the sort of development that is likely to take place in the Parish over the next 15 years. These are likely to be small scale developments; replacement buildings; and extensions to existing buildings.

It will be for any development to show how they have complied with:

- (a) published statutory Design Guidance;
- (b) the Historic Character Statements of the three main villages;
- (c) the Landscape Character Assessment.

The latter two documents were commissioned by the Parish Council as part of the NDP process and define the observable characteristics of the Parish. These documents are intended to be published as appendices to the eventual NDP as a means of defining the key characteristics that new development should be shown to comply with and enhance and reinforce. Part of any planning application should clearly show in a Design and Access Statements submitted how the proposed development integrates with the character of the surrounding area as defined, and how it complies with following principles.

Principles

- *New development should be of a scale mass and built form which responds to the characteristics of the site and its surroundings. The height scale and form, including rooflines, should not disrupt the visual amenities of the street scene or impact on any significant wider landscape views.*
- *New buildings should follow a consistent design approach in terms of materials, and fenestration materials should complement materials used in surrounding development.*
- *Mature broadleaf trees and field hedgerows that survive from the enclosure of the former common land should wherever possible be retained.*
- *Building alterations or extensions in the Tanworth Conservation Area should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. This applies to those areas which although not strictly within the Conservation Area are closely linked visually to it.*
- *Redevelopment, alteration or extension of historic farm buildings should be sensitive to their distinctive character materials and form.*

Character statements

Tanworth-in-Arden

- *The village itself is a conservation area and is built around a near circular road, which includes the village green and former market place*
- *Its prominent position is muted with much of the built fringes of the village obscured by dense tree and vegetation cover*
- *Narrow sunken lanes radiate from the village with deep and broad verges*

- *Traditional hedgerows featuring native species are a key feature of the approaches into the village and of the lanes within the village*
- *Ridgelines run parallel to the road with few exceptions including the church and school building, the prominent gables of which, facing the road, set them apart within the broader streetscene*
- *Within the village's historic core, houses are tightly packed leading to strong building lines, establishing a well-defined sense of enclosure*
- *Buildings vary from one to two and a half storeys in height and have modest decoration, distinguishing features being limited to a handful of individual buildings including the church, school and almshouses and the former vicarage. Storm porches and small paned windows are a particular feature of the cottages in the village*

Earlswood

- *A village consisting of two discrete and unconnected ribbon developments of mainly residential buildings with the intersections forming the village centre*
- *The lakes and open views of wooded rolling countryside beyond them to the west dominate the character of the area*
- *Buildings along the roads surrounding the reservoir rarely engage with the water directly but offer up their rear garden plots, choosing instead to locate closer to the roadside. As a result, the lakes retain a sense of being a public open space with many areas not overlooked or claimed by adjacent housing*
- *Linear development consists of tightly packed houses arranged in a series of narrow and deep plots lying perpendicular in coherent lines running parallel to the roadside. The public/private boundary of house plots is defined in a variety of ways including low hedgerows, brick walling or lawn.*
- *Properties are a mixture of semi-detached and detached buildings between one and two storeys in height and development units typically consist of one individual house or small groups of between two and four houses, with very few exceptions*
- *The palette of building materials is limited and the use of stone is rare if not entirely absent. The use of small scale decoration is infrequent, with properties often choosing to differentiate themselves through changes in form, fenestration and larger scale decoration.*

Wood End

- *The village is based loosely along Broad Lane and a series of rural roads and lanes running perpendicular to it and consisting of ribbon development*
- *The majority of houses are generally an eclectic mix of larger individual properties from the early 20th century which sit on large plots.*
- *The overall sense of spaciousness is a key characteristic emphasised by grassed roadside verges but the sense of enclosure remains high due to the large scale of trees*
- *Properties are mainly two storeys in height interspersed with bungalows and are arranged in coherent building lines, with only small variances in setbacks. Ridgelines run parallel to the road and roofs are hipped or gabled*
- *The palette of building materials is limited and includes brick, tile roofs and render with the use of stone being highly rare and limited to a handful of features. The use of small scale decoration is infrequent, with properties often choosing to differentiate themselves through changes in form, fenestration and larger scale decoration.*

- *Views are typically short vistas along the street channelled by houses and trees with broader views to open countryside found to the rear of houses*

Rural landscape character

- *An undulating landscape, restricting long views and creating a strong sense of intimacy. The historic settlements and some higher-status farmsteads are commonly located in topographically prominent locations.*
- *Prevailing post-medieval rural landscape character, though remnants of medieval activity and 19th and 20th century infrastructure and residential development add to a broad sense of 'time depth' (or 'phasing').*
- *Strong settlement patterns, including the historic nucleated village of Tanworth-in-Arden, dispersed small hamlets such as Danzey Green and Forshaw Heath, and the linearity of ribbon developments of Earlswood and Wood End. These patterns are relatively well contained to their respective areas, creating a strong sense of distinctiveness between the Parish's individual settlements.*
- *Small to medium scale largely post-medieval enclosure systems, formed of a patchwork of 'piecemeal' and rectilinear enclosures, which respectively dominate the south-and-east, and north-and-west areas of the Parish.*
- *Dense network of sinuous hedgerow boundaries subdivides the landscape, richly furnished with hedgerow trees creating a wooded landscape character. Very low proportions of field amalgamation and boundary-removal.*
- *Dispersed blocks of deciduous ancient woodland and semi-natural ancient woodland of irregular morphology (in the south and east), loose-geometric morphology (north and west), or as components of formal planting schemes (Umberslade Park, as screening for infrastructure, and in private gardens).*
- *Distinctive network of historic rural lanes winding sinuously through the landscape. These are frequently sunken and are strongly defined by adjacent earthwork banks and tree-lined hedgerows, filtering views and creating intimate corridors of movement.*
- *Expansive 19th and 20th century transport corridors in the form of canal, rail and road networks which transect the Parish. Their landscape impact has been mitigated through planting schemes and communications responding to Parish's natural landforms.*
- *Distinct points of 'transition' between different areas of the Parish, created by the winding lanes, tree-lined hedgerows and undulating topography.*
- *Lack of industrialised characteristics away from the canal reservoirs and communications infrastructure.*
- *An array of species rich habitats, including waterbodies, woodlands, grasslands, and a dense network of wildlife corridors formed of the Parish's ancient hedgerow networks.*
- *Dispersed archaeological remnants of the medieval landscape, including earthwork of moated sites, ridge and furrow, fishponds, and deserted medieval settlements.*
- *Filtered and intimate views formed from the undulating wooded landscape, which emphasise the vernacular characteristics of the landscape.*
- *Rare, but significant open views providing brief but expansive vistas.*
- *Strong sense of rural tranquillity, punctuated by local bursts of activity relating to rural land-use and the transport-infrastructure of the Parish.*

Appendix 4

Results of the 2018 Consultation

Dear Resident



We have reached an important stage in producing the Neighbourhood Development Plan (NDP) for Tanworth Parish. Significant amounts of evidence gathering and effort has gone in to getting us this far and we now need residents' views on the main issues and proposals before we can proceed to writing a draft NDP document capable of being adopted.

As you may know NDPs were introduced in 2011 and for the first time local communities can decide the future of the place where they live and/or work. Once approved, they will run to 2031 and often be decisive in how future planning applications are decided. Planning Applications will no longer be matters for the District Council alone.

This has been a protracted process and hence we now feel it appropriate to set out the main issues and proposals in a Consultation Paper. We enclose with this letter a copy of the Executive Summary to the Consultation Paper so that you can see the key points easily. A full copy of the paper and evidence gathered is available on the NDP web site (<http://tanworthndp.org/>) and paper copies can be obtained from the Parish Council office at no charge.

We are holding two open days to give you the opportunity to ask questions on the matters raised and to help you to formulate your views. The dates for these are

- 5th May Earlswood Village Hall – 12 - 4pm with introductions made at 12 and 2pm
- 14th May Tanworth Village Hall – 10am – 12pm; 2 – 4pm; and 6 – 8pm

It is likely that the two Residents Associations will also hold meetings to discuss the Consultation Paper.

Because the Parish is wholly covered by the Green Belt the choices open to us in the future are limited. The most important issues are likely to be around whether people believe there exists a housing need, particularly for lower cost homes for **local** people (younger families or older households wanting to downsize and remain in the parish), and we would particularly like to hear views on this and whether there are any suitable sites that can contribute to meeting that need. The full consultation document includes full details of three possible sites that could be considered appropriate for such small-scale development.

We enclose a questionnaire which we would be grateful if you could complete it and inform us of your views and more are available on the NDP website. We enclose a prepaid and addressed envelope to return your completed questionnaire. The responses to the questionnaire will be crucial in deciding the way forward and the closing date for receipt of completed questionnaires will be Monday 4th June.

Many thanks in advance for taking the time to complete a questionnaire and attending the open days.

Tanworth-in-Arden Parish Council



Neighbourhood Development Plan Consultation – Questionnaire

To help the Parish Council understand residents' views on the matters raised in the NDP Consultation, we are grateful if you could complete the following questionnaire and add any other comments you may have.

Proposal	Agree strongly	Agree	Neutral	Disagree	Disagree strongly
Environment					
Proposal 1 – Landscape (Page 5 NDP) The Views shown on Plans A, B and C should be protected from the impact of development					
Proposal 2 – Natural Environment (Page 5 NDP) The wildlife sites shown on Plans A, B and C should be protected as appropriate					
Proposal 3 – Historic Environment (Page 5 NDP) The heritage buildings listed in appendix C should be subject to added 'listed' protection					
Proposal 4 – Design Guide (Page 5 NDP) The NDP should include a design guide to ensure all future development maintains the current character of the Parish					
	Agree strongly	Agree	Neutral	Disagree	Disagree strongly
Housing					
Proposal 5 – Housing (Page 7 NDP) There is a local housing need for need for more affordable homes, especially for families and those looking to downsize and therefore any specific sites identified for housing should only be for that purposes					
Proposal 6 – Housing Sites (Page 7 NDP) Which, if any, of the following sites should be considered further to meet local housing needs:					
Site A – The Common, Earlswood					
Site B – Broad Lane, Wood End					
Site C – Butts Lane, Tanworth					
Proposal 7 – Other Housing Development (Page 7 NDP) Apart from the specific sites identified – development of any other individual site should be strictly in line with Green Belt policy and the design statement.					
	Agree strongly	Agree	Neutral	Disagree	Disagree strongly
Business and Infrastructure					
Proposal 8 – Local Economy (Page 9 NDP) No new sites for business development will be proposed but appropriate small-scale expansion or conversion of existing buildings for local business need should be supported					
Proposal 9 – Broadband and Telephony (Page 9 NDP) The appropriate siting and installation of infrastructure to improve services should be supported					
Proposal 10 – Tourism (Page 10 NDP) Small scale refurbishment and expansion of building involved in tourism and hence support local businesses, amenities and services should be considered					
Proposal 11 – Earlswood lakes (Page 10 NDP) No new development around the Lakes or changes detrimental to the character of the site itself would be supported					

Proposal	Agree strongly	Agree	Neutral	Disagree	Disagree strongly
Proposal 12 - Parking at Stations (Page 10 NDP) Modest improvements to car parking at the stations in the Parish should be supported, particularly where part of wider development of an adjoining site					
	Agree strongly	Agree	Neutral	Disagree	Disagree strongly
Overall, I would support the adoption of an NDP that includes the proposals within the consultation document					
Comment on any specific proposal or suggest other proposals or sites suitable for a local housing need:					
	Agree strongly	Agree	Neutral	Disagree	Disagree strongly
Proposed Parish Council Actions There are a number of steps the Parish Council could take to support the aims of the proposals set out above. Do you agree with each of the following?					
Promote a possible Local Housing Needs scheme on one of the specified sites					
Work with the District Council and providers to improve mobile and broadband					
Promote one or more stations in the Parish to be adopted by the local community to potentially achieve a better service					
Undertake a study to look at parking and traffic flow through Tanworth					
To influence planning development at the boundary of the Parish to minimise impact of additional traffic on our roads					
Additional Comments on Parish Council Actions:					
Name:	<i>Optional</i>			Address:	

Results of NDP 2018 Consultation.

In April 2018 the Parish Council published a Consultation Paper inviting views on possible policies and sites for development for inclusion in a Neighbourhood Development Plan. Every household was sent a summary of the Consultation Paper and a questionnaire with a prepaid envelope to return the questionnaire. The Parish Council organised two open days – one in Tanworth and one in Earlswood – at which residents could ask questions and discuss the issues. In addition the two Residents Associations held public meetings.

A copy of the questionnaire, and covering letter, are attached

Questionnaires; Households

289 questionnaires were returned. One was not completed and simply criticised the process

25 households returned 28 extra questionnaires. The Parish Council had anticipated that households containing different views might want an extra questionnaire and could ask for them. However, the extra completed questionnaires are often identical and do not show noticeably different views. For this reason, and because the views of the extra 28 questionnaires broadly reflect the overall results, we have concluded that it is simplest to analyse the results on the basis of one questionnaire per household.

So, 260 completed questionnaires which is 20% of all households in the Parish. All except 19 respondents provided their addresses so that we can analyse the responses by area. Generally speaking views on the issues did not vary much across the Parish

	Earlswood	Tanworth	Wood End	Rest of Parish	No address
Returned Questionnaires	106	40	42	44	28

Very strong response rate from Earlswood

Questionnaires: Businesses

There was a very poor response – only three completed questionnaires were received from nearly a 100 sent out.

Results

The results are set out in detail in Appendix B broken down by village and other settlements. The questionnaire invited comments and Appendix C summarises these..

Respondents were also invited to suggest other sites that should be considered for housing development. Appendix C lists these

Overall views

The questionnaire asked whether respondents agreed with the statement “*Overall I would support the adoption of an NDP that includes the proposals within the Consultation document.*”

The results were extremely positive, with the possible exception of Tanworth, but even here only 22% disagreed.

	Agree Strongly/Agree	%	Neutral	%	Disagree/Disagree strongly	%	
Earlswood	73	69	18	17	15	14	
Tanworth	23	58	8	20	9	22	
Wood End	30	71	7	17	5	13	
Rest of Parish	32	71	8	18	4	9	
No Address	19	68	4	14	5	18	
Total	177	68	45	17	38	15	

Environment : Proposals 1 to 4

There was overwhelming support for these proposals.

Business and Infrastructure: Proposals 8 to 12.

There was overwhelming support for these proposals.

Housing: Proposals 5 to 7

This was expected to be the contentious issue and to some extent it is but there is nevertheless strong support for the general thrust of giving priority to more affordable homes. The issue becomes a bit more contentious when individual sites are considered and there is an element of respondents being less supportive of the development of a local site than of other sites further away.

65% of respondents agree *“that there is a local housing need for more affordable homes in the Parish with only 19% disagreeing and 17% being neutral.”*

	Agree/Agree Strongly	%	Neutral	%	Disagree/Disagree strongly	%
Earlswood	68	64	14	13	24	23
Tanworth	24	60	8	20	8	20
Wood End	27	64	8	19	7	17
Rest of Parish	31	69	6	13	8	18
No Address	18	64	5	18	5	18
Total	168	65	41	16	50	19

Consistent with this 55% of respondents consider that *“the Parish Council should promote a Local Housing Needs scheme on one of the three sites”*.

Of the three possible sites identified the views about their suitability for development were as follows:

Site A: The Common			Site B: Broad lane			Site C: The Butts		
Agree	Neutral	Disagree	Agree	Neutral	Disagree	Agree	Neutral	Disagree
112	61	87	133	65	62	94	73	93

The site behind the Warwickshire Lad would seem to be the most acceptable. The main reasons for considering this site unsuitable would appear to be concerns over access to Broad Lane and traffic. Unfortunately the questionnaire did not distinguish between the alternative sites in The Common and therefore did not allow respondents to distinguish between the two sites in their responses. It would seem however from some of the comments that opposition is focused on the loss of the existing allotments site. There were several letters to the Parish Council from allotment holders expressing concern that they would have to start all over again. A number of respondents commented that housing on the allotments would not be suitable because of proximity to the Reservoir Pub. Notwithstanding a majority consider a site in the Common to be suitable.

Predictably the Butts lane site is considered least suitable. In part this is due to the outstanding permission for housing on Cank farm, including six affordable homes, and a sense that this is enough for Tanworth. There was also confusion between the very limited possible housing identified as a possibility in the Consultation paper and the Duchy Homes proposals for the site and adjoining land which are much more extensive and which became known during the consultation period. They were invited to speak at the Tanworth Residents Association and it was clear that the opposition to their proposals spilled over onto the much more modest possibility identified in the Consultation paper. There was strong support for the NDP applying Green Belt policies to development outside the three LSVs.

Possible Supportive Actions by the Parish Council

Residents were asked about possible actions the Parish Council could take in support of the NDP.

	Agree	Neutral	Disagree
Promote Local Housing Needs Scheme	141	53	66
Work with District Council to improve mobile and broadband	225	33	2
Promote one or more stations to achieve better service	179	64	17
Carry out a study of parking and traffic flows in Tanworth	190	60	10
Influence development on borders to minimize traffic impact on parish	240	16	4

Summary of Written Comments.

The questionnaire issued to every household as part of the consultation exercise invited written comments. The following summarises the comments made. The number in brackets refers to the number of respondents making the same comment.

Housing

Housing Need

- Need smaller houses for downsizing in the area close to parish with better facilities & services
- Need more smaller properties for locals to downsize, (small properties run by a trust) (6)
- Review infill perhaps for smaller dwellings (for downsizing) instead of one/two large properties.
- No support for any housing being built in a Green Belt/rural area. (11)
- No, local housing need should be met by new developments just over the border. (11)
- Local housing needs affordable for local young people/families to stay in the area (with priority for locals (15)
- No social housing. (2)
- Concern about building by the pub and associated security.
- Affordable homes referred to as developers charter. (3)
- Consider smaller plots for housing
- Disagree with Orbit selling off local properties
- We need a mix of affordable/market rate housing

Possible Sites for Housing

Allotments or land adjacent to 141 The Common

- Allotment land should be used for affordable family homes/downsizing, and relocate allotments to land next to 141 The Common. It is best for smaller homes as amenities close by. (4)
- Building on land next to 141 The Common would impact wildlife and rural life also risk of backland development behind 133 The Common. (2)
- Build on land adjacent to 141 The Common rather than the allotment site. (4)
- Allotment land would be backland development* and impact the “protected view” of the lake boundary. (4)
- Allotment land is trust land, the terms being no housing development
- Allotment holders have spent time and money developing plots. (3) [and many allotment holders wrote individually making the same point]
- Allotments part of village life.

Land behind the Warwickshire Lad

- Wood End site least intrusive on the Green Belt, local services around, for affordable lower cost housing. (8)
- Site unsuitable because traffic on Broad lane at saturation point. (3)
- More suitable for station car park
- Wood End Lane very narrow, poor access onto Broad Lane, wild landscape damaged if widened. (2)

Butts Lane, Tanworth

- Positive impact on village, assuming onsite parking & walk to school. (4)
- Village cannot take any more traffic. (3)
- Disagree with building here. (11)
- Depends on what affordable housing is delivered at Cank farm.(3)
- Affordable homes on Cank farm site outline permission. (2)
- Further diminish the character of the village. (3)
- Any houses should not spoil the views from the churchyard. (4)
- Development here could meet the need for downsizers

Other Sites were suggested

- Danzey Green Lane has houses after the station and towards Tanworth. The other side has only Robin Hood Farm. Fields there should be opened up for development as an extend “in-fill” project.
- Two plots either side of Abbey Farm, the Common
- Land at Tithe Barn Lane (Wych Wood, Butterfield Farm)
- Re-consider Copes site at Forshaw Heath
- National Trust land opposite The Reservoir- National Trust say no
- Build in areas of lower density of population- Wood End/ Butts Lane
- What happened to proposal to use land behind the co-op?
- Develop the site in Valley Road
- Land opposite Rose Cottage in Apsley Heath Lane/Blind lane
- Brownfield site adjacent to Danzey Green station *
- Field below the school
- The triangle between Broad lane/Blind Lane/Arden Leys
- Garden development sites- affordable housing (family members) and design to area
- Paddock by New Cottage, Forshaw Heath Lane (2-3 homes)

Design Guide

- New building design in keeping with existing properties
- Concern on design guidelines as not using modern materials, techniques may result in developments fitting in resulting in poor pastiche rather than progressive attractive development.
- Do not need design guide because Conservation Area is protected and the rest of the Parish is mixed

Transport and Infrastructure

- Parking at Whitlocks End and Wood End) is inadequate.
- No need for increasing parking at stations as would be taken by outsiders.
- Increase parking at Wood End station & stations generally remove request stops (3)
- Traffic volume on the Common, and the junction by the Reservoir has frequent accidents so extra traffic a problem if building at allotments. (7)
- No suitable sites in the area. Roads cannot sustain further traffic.(5)
- Traffic volume and speed a problem. (5)
- Parking at Danzey station fine
- Improve rail services especially at Earlswood. (5)
- Improve bus services
- Many new housing sites in the area with no new infrastructure to cope with increased demand. (2)
- Need to develop infrastructure- schools, roads, medical services.
- Lack of local amenities & services.
- Improve broadband.(2)

Environmental Issues

- Protect the Greenbelt and woodland. (8)
- Concerns about housing and light pollution

Business and Local economy

- Businesses to be owned only by parish residents
- Encourage, demand for local business in the area

Other

- De-list the village halls and the telephone exchange so improvements to the building isn't prevented- historic environment
- Historic environment- include Glebe Farm, Vicarage Hill former country vet premises

SUPPORTIVE ACTIONS BY THE PC

Residents were invited to comment on things the parish Could do to support the NDP

- Tackle traffic issues on the Causeway issues. (4)
- Pay for private security patrols
- Parking issues (2)
- Extra parking at Earlswood Centre crossroads.
- Action on drugs in Earlswood/Anti Social Behaviour. (5)
- More active role with neighbouring authorities concerning housing/infrastructure
- Speeding and traffic/ traffic flow/road safety in Earlswood, Wood End & Tanworth village (speed humps)Forshaw Heath (14)
- Enlarge Tanworth Village School car park
- One way system down Well Lane, along Butts lane & up Doctors Hill. (5)
- Stop WCC painting white lines on the side of road as in Dyers Lane
- Keeping Tanworth a village and not becoming a suburb of Solihull
- Stop parking on the pavements in Tanworth
- Residents parking permits for The Green in Tanworth
- No more parking, speed signs in Tanworth village
- Traffic calming Poolhead Lane.
- Lorry traffic on lanes / damage to lanes & verges
- Maintain the status quo. (2)
- Develop M40 south junction with A3400 to reduce traffic through HockleyHeath
- Extend average speed camera sites in Hockley Heath to the parish
- M42 J3 road markings to discourage lorries using Poolhead lane. (2)
- Relocate Tanworth school to a new site on east side of Butts Lane. This would relieve traffic issues in the village and site could be used for housing.

Appendix C

Other Sites suggested for housing Development

Residents were invited to identify other possible sites for housing. The following suggestions were made

Vicarage Hill Mr Truslove (owner) Considered and rejected by NDP team because of damage to openness of Green Belt

Doctors Hill Mr Truslove (owner) Considered and rejected by NDP team because of damage to openness of Green Belt

Copes Scrap yard Not within built up areas of the three main settlements

Merewood Bank Owner. Special circumstances best dealt with as a planning application

Land opposite Rose Cottage, Aspley Heath Resident. Not considered so far – is outside an LSV



Tanworth in Arden Neighbourhood Development Plan Regulation 14 Public Re-Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission **public consultation** on the **Draft Tanworth in Arden Neighbourhood Development Plan** will start at **10.00am on Monday 10th February 2020** for a period of 6 weeks ending at **5pm on Friday 27th March 2020**.

The Parish Council is going out to re-consultation due to some minor changes on the original document ie

- In Appendix C (Page 27) – The labelling of the Views has been amended to tie in with the Inset Proposals Maps (Pages 6 & 7)
- Policy NE2 (Page 22) reference to Inset Proposals Maps added
- Paragraph 2.9a (Page 9) reference to Inset Proposals Maps added
- Paragraph 2.23 (Page12) minor revision of wording

Once approved the Tanworth in Arden Parish Neighbourhood Development Plan (the NDP) will become part of the statutory planning framework alongside Stratford on Avon District Council's (SDC) Core Strategy and therefore must be taken into account by SDC when determining planning applications and planning policy. It is therefore an important opportunity for residents to help shape the future.

The draft Plan has been developed in close consultation with residents through household questionnaires, public meetings and inviting views on possible proposals and policies. Before submitting the Plan to (SDC) Tanworth Parish Council invites comments on the draft NDP to check that the Plan reflects residents' views.

All responses received will be considered by the Parish Council to inform a revised version of the NDP. The revised version of the NDP will then be submitted to SDC, as the local Planning authority, for consideration by them and then examination by an independent examiner.

The draft NDP may be viewed online at www.tanworth-pc.org.uk or e-mailed to residents on request to Mrs Julie White, Parish Clerk either by telephoning 01564 703200 or emailing office@tanworth-pc.org.uk. Paper copies may be viewed at the Parish Office (rear of Earlswood Village Hall, Shutt Lane, Earlswood) or St Mary Magdalene Church, Tanworth.

If you want to comment you will need to do so via a "response form". These will be available at the above locations or can be downloaded from the web site or sent to you by the Parish Clerk on request.

All the information that has shaped the NDP, including results of earlier consultation can be viewed online at www.tanworth-pc.org.uk. Paper copies can also be obtained from the Parish Office.

Response forms should be posted to: Parish Clerk, Tanworth in Arden Parish Council, Rear of Earlswood Village Hall, Shutt Lane, Earlswood, B94 6BZ or scanned or emailed to office@tanworth-pc.org.uk

Please note in accordance with GDPR, all responses will be forwarded as part of the submission process to SDC, this will include the forwarding of personal data, such as email address, names, addresses and telephone numbers.

All comments must be received by 5.00pm on Friday 27th March 2020

Appendix 6

Consultees to Regulation 14 consultation

a) Local bodies

Tanworth Residents' Association
Earlswood and Forshaw Heath Residents' Association
Tanworth in Arden Church of England Primary School
Tanworth Women's Institute
St Mary Magdalene Church
The Canal and River Trust
Earlswood Village Hall
Tanworth Village Hall
Tanworth in Arden Medical Practice
County Councillor John Horner
District Councillor Tony Dixon

b) Statutory Consultees

Akins Ltd	Mr Butler (CPRE)
Ancient Monuments Society	CPRE
Arqiva	National Air Traffic Services
Birmingham International Airport	National Grid Gas Distribution
CABE	National Grid UK Transmission
Capital and Property Projects	National Planning Casework Service
Coal Authority	National Trust
Council for British Archaeology	Natural England
Cotswold Conservation Board	Network Rail
Coventry Diocese DAC Secretary	Ofcom
Civil Aviation Authority	Off Route Airspace
Coventry Airport	WCC Principle Highway Control Officer
CTC - National Cycling Charity	Ramblers Association
Historic England	Royal Agricultural Society of England
English Heritage Parks and Gardens	RSPB
Force Crime Prevention Design Advisor	Severn Trent Water
Forestry Commission	Sport England West Midlands
Garden History Society	Stratford-on-Avon Gliding Club
Georgian Group	Sustrans
Glide Sport UK	Thames Water Utilities
Homes England	The Design Council
Highways Agency (Midlands)	Theatres Trust
Inland Waterways Association	Upper Avon Navigation Trust Ltd
Joint Radio company	Victorian Society
Kernon Countryside Consultants	Warwickshire Badger Group
London Oxford Airport	Warwickshire Bat Group
MBNL(Acting for Everything Everywhere)	Warwickshire Police

Ministry of Defence
Accessible Stratford
NHS Property Services Ltd
Warwickshire Rural Housing Association
WCC - Planning
WCC - Archaeology
WCC - Extra Care Housing
WCC - NDP Liaison Officer
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
Wellesbourne Airfield
Western Power Distribution
Woodland Trust
Warwickshire Rural Community Council
Warwickshire Amphibian and Reptile Team

Stansgate Planning
Coventry and Warwickshire Partnership NHS
Trust
South Warwickshire Clinical Commissioning
Group

Warwickshire Police Road Safety
Warks Primary Care Trust
Community Forum - Stratford area
Stratford Business Forum
Strutt and Parker
Bromford Housing Group
Stonewater Housing Association
Fortis Living Housing Association
Warwickshire Rural Housing Association
Orbit Group
Waterloo Housing Group
Shakespeares England
SSA Planning, Nottingham

Bromsgrove DC
Warwick DC
Solihull MBC
Ullenhall PC
Oldberrow PC
Mappleborough Green PC
BeaudesertPC
Ward Member Henley-in-Arden
Ward Member Studley with Mappleborough
Green
The Environment Agency
Warwickshire Wildlife Trust

Appendix 7

Schedule of Responses to the Pre-Submission Plan from residents, statutory consultees and local organisations and how they have been addressed

	Objection/Comment	Parish Council Response
1	<p>Andrew Camelon Resident</p> <p>Policy NE2</p> <p>Objects to classification of part of his property as a potential wild life site</p>	<p>Mr Camelon, has since obtained planning permission for two houses subject to a condition to ensure precautionary measures are in place for a protected species. The classification as a potential wild life site was justified but it has not prevented development.</p>
2	<p>Mr and Mrs Legg Residents</p> <p>Built Environment Policy BE 1 Responding to Local Character and Design Principles</p> <p>The Parish Council should rigorously enforce these statements and stop SDC Planning from passing plans like the three prison blocks erected in Poolhead Lane which do not reflect the local character. They should also reject the building of garages in front of the building line.</p>	<p>Noted and agreed</p>
3	<p>Matthew Griffiths Resident</p> <p>Natural Environment Policy NE2</p> <p>The Earlswood Proposals map does not include all the Potential Wildlife Sites which adjoin or are close to the built up area boundary and details of the omission are supplied.</p>	<p>Proposals Map amended to include the site along the railway, the site south of Windmill Pool and the site adjoining Umberslade Road</p>
4	<p>Elizabeth Clarke Resident</p> <p>Housing Policy H2</p> <p>Objects to this policy on the following grounds</p> <p>(a) "the building of a further estate on this land would make this strip of the road even more dangerous". Increase in traffic in recent years causing problems in rush hour for children crossing the road to catch a bus and for residents to pull out of their drives.</p> <p>(b) "The Warwickshire Lad pub is popular because it is seen as a country pub overlooking a lovely area. This will now overlook a housing estate"</p>	<p>It is not considered that the development of this site for 10 or less homes would add materially to traffic flows in Broad Lane</p> <p>This is a matter for design and layout but it is not considered that the views from the pub's garden will be unduly harmed</p>

5	<p>Shaun Hussey Kingswood Homes</p> <p>Housing Policy H3 Built up Area Boundaries</p> <p>The Earlswood BUAB should include land at the rear of Westbrook, Valley Road because it has planning permission for 3 houses.</p>	<p>Agreed . Boundary has been amended</p>
	<p>Housing Policy H6</p> <p>The restriction of GDPO rights is not reasonable or necessary and is contrary to the spirit of national policy</p>	<p>Policy H6 has been amended and now makes no reference to the removal of GDPO rights</p>
6	<p>John Lane Resident</p> <p>Housing Policy H1</p> <p>Qualified agreement to development of land adjacent to 141 The Common but objects to any development of the allotments.</p>	<p>Development of the allotments is not proposed</p>
7	<p>Sarah Hoadley and Dave Allen Residents</p> <p>Housing H3 Built up Area Boundaries</p> <p>In respect of the Earlswood BUAB the boundary should include Merewood Farm</p>	<p>The proposed BUAB has been amended to include the site.</p>

8	<p>Mr and Mrs Crowther All Residents Cynthia Hughes Laura Fenton JE Britton Trudy Carter Brian Hoadley Richard Grosvenor Bernard Douglas Lynval Mellor Mr and Mrs Taylor Ann Trevor Sarah and Andy Locke Ross and Kimberly Oakey John and Lynda Slater Mr Bernard – West Mr Ian Green</p> <p>Housing H3 Built Up area Boundaries</p> <p>All of the above support the inclusion of Merewood Farm within the Earlswood BUAB. Some give reasons which are that the site is small and unsightly being currently occupied by derelict barns and hard standing. Some suggest that the site should be developed for bungalows in keeping with surrounding dwellings.</p>	<p>The proposed BUAB has been amended to include the site.</p>
9	<p>Mrs Julie Harvey Resident</p> <p>Built Environment Policy BE3</p> <p>We request that information on the criteria used to select non designated heritage assets is made available to the public. We would suggest a review of the proposed non designated heritage assets in the light of the updated Historic Environment PPG, particularly paragraphs 39 and 40. If sound evidence cannot be provided, we request the removal of Rose Cottage, Aspley Heath lane from the proposed non-designated assets identified in Appendix B in the NDP.</p>	<p>The list has been carefully reviewed in the light of recent PPG advice and a number of properties have been removed, including Rose Cottage.</p>
10	<p>Earlswood and Forshaw Heath Residents Association</p> <p>Support the whole Plan . “We have scrutinised it (the Plan) and believe that it correctly reflects and represents the points raised during its creation and the ensuing development, vision, criteria and objectives resulting therefrom.”</p>	<p>Noted</p>

11	<p>Councillor Tony Dixon Ward District Councillor</p> <p>Housing Policy H1</p> <p>Properties should be described as houses or bungalows as the latter are more in demand.</p> <p>Delete the reference to 6-8 dwellings and leave the number of dwellings to be decided by the provider subject to other planning considerations</p> <p>Permissions for redevelopment in infill sites should be subject to a condition that the carbon footprint should be no greater than the existing buildings.</p>	<p>Agreed. Text amended to refer to dwellings only</p> <p>Agreed. Text amended</p> <p>Noted. This is a matter for the Local Plan</p>
12	<p>Historic England</p> <p>Built Environment Policy BE3 and Appendix A</p> <p>Those who have worked hard to draft the Plan are to be congratulated</p>	<p>Thankyou</p>
13	<p>Severn Trent</p> <p>General Comment</p> <p>Policies should be included requiring Sustainable Drainage Systems are put in place to manage surface water discharges from development and where possible to avoid discharges to combined sewers.</p> <p>A Policy should be included requiring development proposals incorporate the use of water efficient fittings to meet a higher standard than that required by the Building Regulations</p>	<p>This matter is fully covered by Local Plan policies and to include the suggested policies would be unnecessary duplication.</p> <p>It is not appropriate for an NDP to require a higher standard than that required by the Building Regulations</p>
14	<p>Warwickshire Police</p> <p>A Future Vision for the Parish. Para 1.16.</p> <p>This should include “any future development creates safe secure and crime free environments and where necessary inclusion of emergency services infrastructure”</p>	<p>The scale of development proposed in the Plan is too limited to justify including this as an aim.</p>

15	<p>Stansgate Planning Consultants (on behalf of John Summers)</p> <p>Local Green Spaces Policy NE3</p> <p>The Plans are not clear suggesting that LGS 5 (now LGS 4) incorporates adjoining school playing fields.</p> <p>Object to a field of 4.0 hectares, adjacent to the churchyard, owned by John Summer being designated as a Local Green Space The grounds of objection are that it does not meet the criteria for designation set out in para 100 of the NPPF and the advice in Planning Practice Guidance. In particular that: It is not demonstrably special to the local community and that it is an extensive tract of land .</p>	<p>Agreed. Plans have been amended to identify clearly the boundary of LGS 5 (now LGS 4).</p> <p>The field is important to the setting of the Church and the Conservation Area, through which runs a significant footpath.</p> <p>Accepted, however, that the shape of the field means that part of it contributes less to its local significance and this has been removed from the designation.</p> <p>At less than 3,5 hectares the site cannot be seen as an extensive tract of land.</p>
16	<p>Warwickshire County council</p> <p>Suggestion that more should be said about flood risk management and in particular the use of sustainable drainage systems SuDSs</p>	<p>The Local Plan deals with these issues and it would be unnecessary duplication for the NDP to do so.</p>
17	<p>Duchy Homes</p> <p>Have several objections which all relate to land on the western side of Butts Lane (part is north of the school entrance and part is south) in respect of which the Duchy Homes have an option to buy. In essence they want the NDP to allow the development of this land for housing. They argue that such development could" a key role in the delivery of high quality housing for local need, which will include the provision of 35% affordable housing for the local population. "</p> <p>As part of their argument they object:</p> <p>to inclusion of the Potential Wild Life site along Butts lane</p> <p>to the inclusion of Valued Views 2 and 3.</p> <p>To the proposed Local Green Space 4.which affects part of the land the subject of their objection</p>	<p>The northern part of this site was considered for development, and consulted on, but it was concluded that it would have an adverse impact on the rural character and openness of this part of Tanworth. These reasons apply even more strongly to the southern the land the subject of the objection.</p>

Appendix 8.

Schedule of responses to the Pre-Submission from Stratford-on-Avon District Council and how they have been addressed.

Major Comments

Section	Reference/ page	Comment	Response
General	-	It is noted that the Plan is currently limited in addressing issues of sustainability and climate change. Stratford-on-Avon District is currently preparing a new Part V: Climate Change Adaptation and Mitigation of the adopted Development Requirements SPD, to introduce guidance on how development proposals can adapt to and mitigate the effects of climate change. This is as a Climate Change Emergency has been declared by Stratford-on-Avon District Council. As such, it is suggested that the NDP could also consider introducing further policies to address and encourage climate change adaptation and mitigation measures, for example by considering renewable energy, managing flood risk, sustainable transport, etc.	New EV policy added. See Policy BE2 (2). The Parish council does not have expertise to add to, or elaborate on, the Local Plan policies in the DRSPD document.
Introduction	Paragraph 1.6 (p. 4)	Given the time it has taken to progress the NDP, there are concerns that the Household Survey (2015), Business Survey (2016) and Local Housing Needs Survey (2016) will become out of date. By the time the NDP is 'made', the evidence will be 5+ years old. As such, the Parish Council should be aware that this evidence base will likely need revising within the next 2-3 years.	Accepted, and a fresh Household Survey has been commissioned.
Introduction	Paragraph 1.9 (p. 4)	Suggest that this paragraph should note that the Parish is located within the designated Arden Special Landscape Area.	Amended
Introduction	Paragraph 1.16 (p. 5 – now p. 6)	To only list a 'protective' key aim of the Plan sells the Plan short (given the housing policies promoting local needs housing and windfall development). This should be re-drafted to promote other 'proactive' elements of the Plan.	Paras 1.16 to 1.18 revised
Introduction	Paragraph 1.19 (p. 6)	There are a number of differences between the BUABs being promoted through the NDP and the BUABs outlined in the SAP. It is not clear how the BUABs in the NDP have been arrived at (i.e. no published methodology). It is considered that you will need to set out what criteria you have used, particularly since you appear to have treated some garden land differently (i.e. excluded it from the BUAB). This raises a question of consistency of approach.	Para 2.23 amended to better explain the methodology used in the NDP. Most of the differences have been removed and where there are differences the text explains the reasons.
Housing	Paragraph 2.9 (p. 9 – now p. 11)	This paragraph does not list the full and accurate definitions as set out in Policy AS.10 of the Core Strategy. If they are to be included in the NDP, they need to be copied over fully since some important elements of the policy have been left out.	Text revised
Housing	Paragraph 2.14 (p. 9 – now p. 11)	It is unclear whether other sites had been identified and rejected. Were landowners invited to submit sites for consideration? Evidence of the process needs to be made available.	Text amended to include methodology. There is a report on the web site
Housing	Policy H1 (Meeting Local Housing Needs (1) p. 10 (now p. 12)	Criterion(1) - the phrase 'exclusively or predominantly affordable housing' is not clear In the interests of clarity, it is suggested to amend criterion (2) to read "The development itself, along with the tenure and occupancy of the properties ..."	The last sentence of the explanation explains the need for the phrase. Amended

Section	Reference/ page	Comment	Response
		<p>Criterion (2)c) looks to restrict subsequent extensions/modifications to the properties. This does not look to prevent an/all enlargement. However, it does not state how this would be restricted, or what future increases would be appropriate and how they would be assessed. Would Article 4 directions be considered to remove some/all Permitted Development rights? If via the removal of PD rights, recent appeals have shown that this is not reasonable in many cases. Has consideration been given to what an ‘appropriate’ future extension might be? It must be remembered that whatever is decided, this policy must comply with national and District Green Belt Policy.</p> <p>Again, in the interests of clarity, criterion (3) should preferably be deleted and consolidated within criterion (2) or, as a minimum, be amended by deletion of the words “... for rent ...” (this is in order to make it clear that all properties – including those for sale – will be subject to local occupancy restrictions).</p> <p>If criterion (3) is to be deleted, as recommended, it would be further recommended to include the addition of a further sub-clause (2) d as follows:</p> <p>“d. the occupancy of all properties is restricted to households with a qualifying local connection in accordance with the principles outlined in paragraph 2.17 below.”</p>	<p>Criterion (3) revised to be specific about extent of restriction of PD rights</p> <p>Amended</p> <p>Amended</p>
Housing	Paragraph 2.17 (p. 10 – now p. 13)	<p>This provides supporting text to both Policies H1 and H2, and outlines the nature of the local occupancy restrictions that will apply to any properties developed under those policies. Whilst the principles are well-established and unlikely to change, the fine detail of planning obligations is subject to periodic review and change. For this reason, there are dangers in attempting to summarise the detail of what are actually quite sophisticated arrangements when those details could change over time to reflect current best practice. It also makes no explicit mention of the need for local occupancy ‘cascade’ mechanisms, without which housing associations would not be prepared to develop. Although this is perhaps implicit in the use of the words “first instance” in (2)a. there is an element of ambiguity. Also, since the time comments were provided on the pre-publication draft of the Plan, the District Council has adopted Supplementary Planning Guidance on this matter, and it would be preferable to refer to that Guidance in the supporting text. As this text is also applicable to Policy H2 there is also a need to ensure the two align.</p> <p>It is therefore recommend that para. 2.17 be deleted and replaced as follows: “To ensure that all development under Policy H1 or H2 contributes directly to resolving local housing need, appropriate tenures and occupancy controls will be secured under a planning obligation (‘Section 106 Agreement’). Such obligations will regulate the letting and sale of the properties in question, in order to ensure that households with a qualifying local connection to the Parish of Tanworth-in-Arden</p>	<p>Amended and made clear that criteria outlined are ‘current’ criteria</p>

Section	Reference/ page	Comment	Response
		are always given first preference to live in those properties. Further guidance on this matter is provided in Part S of the District Council's Development Requirements Supplementary Planning Document, to which regard will be had when drawing up the necessary obligations."	
Housing	Policy H2 (Meeting Local Housing Needs (2) p. 11 (now p. 13)	<p>It is not clear why this policy does not have clause 4 of Policy H1 (density and layout etc.) since they are very similar in all other respects.</p> <p>Criterion (1) refers to "... and other housing needs referred to in this Plan. It is taken that this means need for smaller local market properties as summarised at para. 2.8. Clarity on this point is important.</p> <p>As per Policy H1, Criterion (2)c) looks to restrict subsequent extensions/modifications to the properties. This does not look to prevent an/all enlargement. However, it does not state how this would be restricted, or what future increases would be appropriate and how they would be assessed. Would Article 4 directions be considered to remove some/all Permitted Development rights? If via the removal of PD rights, recent appeals have shown that this is not reasonable in many cases. Has consideration been given to what an 'appropriate' future extension might be? It must be remembered that whatever is decided, this policy must comply with national and District Green Belt Policy.</p> <p>Not convinced that para (3) for additional off-street parking for the adjacent train station can be insisted upon – what is the basis for this and how could it be ensured?</p>	<p>Amended</p> <p>Amended to include reference to Para 2.8</p> <p>Amended to make clear that PD rights would be limited.</p> <p>Point about insistence is accepted. Amended</p>
Housing	Para. 2.20, 2nd sentence. (p. 11 – now p.14)	Consistency with criterion 2c. of Policy H2, as well as criterion (2)c. in Policy H1 is important. One refers to "conveyancing arrangements" (presumably, restrictive covenants); the other to planning conditions. Further discussion on the best approach would be useful before the wording of both policies and this text is finalised.	Amended
Housing	Policy H3 (Village Boundaries) p. 11 (now p. 14)	<p>Suggest amending first sentence of policy to read "Proposals for new dwellings within the village Built up Area Boundaries (BUABs), as defined in the three Inset Proposals Maps under paragraph 1.19, will be supported in principle subject to Core Strategy Policy CS10, Green Belt policy and other policies in the Plan." As several policies are relevant to the policy.</p> <p>Second sentence of policy, it is recommended to change NPPF year to 2019 and remove "criterion (i)" since the entire policy is relevant. It is also suggested to expand upon the meaning of NPPF para 145, and also to say any Act or policy which supersedes to the same effect.</p>	<p>Amended</p> <p>Amended</p>
Housing	Policy H4 (Brownfield Sites) p.12 (now p.14)	<p>Suggest amending criterion b) to read "Any remedial works to remove contaminants, <u>as previously agreed by the Local Planning Authority</u>, are satisfactorily dealt with"</p> <p>Suggest new criterion d) 'safe and suitable access and parking arrangements would be provided to the new site' and re-assign criterion d) as e).</p>	<p>Amended</p> <p>Amended</p>

Section	Reference/ page	Comment	Response
		Suggest amending final para to read: "The re-development of brownfield land will be restricted to the area occupied by permanent buildings and structures only and not its wider undeveloped curtilage" in order to ensure greenfield land is not included.	Amended
Housing	Policy H5 (Use of Garden Land) p. 12 (now p. 15)	<p>Criterion (2) would preclude garden land development in the majority of cases (was that the intention?).</p> <p>Criterion (5) of the policy is unnecessary as all policies should be read as a whole with other policies in the Plan. Recommend this point is deleted.</p> <p>Consideration is needed as to whether this Policy is fully consistent with Policy H4.</p>	<p>It is appreciated that this criterion may preclude some garden development but protecting local character is an important element of the NDP</p> <p>Deleted</p> <p>There is no inconsistency. Brownfield land does not include gardens in built up areas whereas Policy H5 is concerned only with garden land in built up areas.</p>
Housing (now p.15)	Policy H5 (Use of Garden Land) p. 12 (now p.15)	It is not considered that Criterion (4), regarding the requirement to not result in additional off road parking, is a reasonable requirement. It is not clear why off-road parking would seemingly be less acceptable than on-road parking.	Wording amended to ensure additional car parking is consistent with existing settlement patterns
Housing	Policy H5 (Use of Garden Land) p. 12 (now p. 15)	Explanatory text – not all gardens have been included within the BUABs in the NDP. An explanation is required as to why some are 'exceptional cases' (see comment on BUABs above).	Para 2.23 amended to explain rationale for BUABs. The BUABs no longer divide gardens
Housing	Policy H6 (Management of change in the housing stock) p.13 (now pages 15 and 16)	<p>The underlying justification for this Policy is supported, especially as a means of reducing pressures on limited affordable housing stock. However, the issue of 'acceptable' scale of extensions and modifications is a way of assessing whether or not development is appropriate or inappropriate in the Green Belt, not a measure of controlling housing stock in terms of the number of bedrooms a dwelling has.</p> <p>More fundamentally, this policy appears to be looking to restrict an owner's right to do what they wish with their own property [subject to the necessary approvals]. How does this comply with national and District policy on such matters? It is also not clear how policy H6 interacts with the other housing policies. It is considered that this policy would require fully justified local evidence in order to meet the Basic Conditions test at Examination.</p> <p>The following additional observations are made:</p> <p>Criterion 1) – It is unclear if this is intended to new or replacement dwellings, or both. It would be appropriate to</p>	<p>The policy has been substantially revised together with the supporting text in the introduction and the subsequent explanation.</p> <p>No longer an issue because of the revision</p>

Section	Reference/ page	Comment	Response
		<p>cover replacement dwellings, as well as extensions.</p> <p>Additionally, it is considered that there must already be a large number of existing dwellings in the Neighbourhood Area that have more than 3 bedrooms. How does this policy consider larger dwellings in the existing housing stock? It is also unclear what is meant by the term 'or the equivalent'. The way Paragraph (1) is worded, it seems to be providing a 'get out clause' in that if it can be argued by an applicant that a 3 bedroom property would appear incongruous close to larger properties since it would 'damage the character of the local area', then the policy creates the caveat that potentially larger dwellings may be appropriate if they do not damage the character of the local area. Therefore, the policy would not achieve its intentions.</p> <p>Criterion (2) – the reference to “suburban” sites is questionable.</p> <p>Criterion (3) - appeals demonstrate this is not reasonable or necessary in many cases, and national legislation does not differentiate between Green Belt/non-Green Belt land in this regard. It is essential that explanatory text is included to explain what regard has been had to national guidance on this matter.</p> <p>Criterion (4) – concern is raised over this criterion - this wording has been used in other NDPs that are washed over by the Green Belt (Snitterfield, Policy BE3 for example) but has been incorporated within a policy that deals specifically with design and character matters. It is debateable whether this can be justified as a reasoned justification for attempting to control the stock of housing in the neighbourhood area. It is considered the local justification for the 30% volume limit stated within this criterion should be made clear. This volumetric 'cap' is not in conformity with the Core Strategy or NPPF which refer to development being appropriate if extensions do not result in 'disproportionate additions' over and above the original dwelling, thus having a less restrictive and more flexible interpretation to the Policy in the NDP.</p>	<p>to the policy.</p> <p>This criterion is removed by the revision to the policy</p> <p>This criterion is removed by the revision to the policy</p> <p>The justification is argued in new paras 2.33 and 2.34. The criterion is in conformity with the NPPF's emphasis on sustainability and the “Social Objective”.</p>
Housing	Paragraph 2.30 (p. 13, now p. 16)	This paragraph should be re-considered, as it could be considered self-defeating and restrict considerably the scope of the policy.	It is accepted that it may restrict the scope of the policy , but not “considerably”
Economy	Policy E1 (Existing Business) p. 14 (now p 17)	First sentence of policy – suggest also including “providing it complies with Green Belt policy”	Amended
Economy	Policy E2 (Loss of local services) p. 15 (now p.18)	This policy refer to local services but there is no clear explanation or definition of what such local services are or include. The policy appears to address local employment sites and uses. For clarity, it is suggested to amend the policy to refer to local employment sites/uses rather than local	Local Services now defined and differentiated from Local employment Sites. The text is amended to make

Section	Reference/ page	Comment	Response
		<p>services. The following amendments are therefore suggested:</p> <p>Amend the policy title to read: “Loss of Local Employment Sites”.</p> <p>In the first paragraph of the policy, replace “services” with “employment opportunities” and replace “permitted” with “supported”.</p> <p>Criterion (1) amend to read: “There is a sufficient supply of sites within the Parish to meet current and future local employment needs”</p> <p>Criterion (2) replace “providing the service for which it is used” with “meeting employment needs”</p> <p>Amend explanatory text to replace “local shops and services” with “local employment uses” on first sentence. Last sentence – replace “service” with “employment use”.</p>	<p>clear that the policy is not aimed at local employment sites. The suggested amendments are therefore not required</p>
Economy	Policy E2 (Loss of local services) p. 15 (now p.18)	<p>The Explanation states that marketing results could be used to assess proposals that fall under the policy criteria, but does not specify how these should be undertaken or a length of time such marketing should be undertaken for. It is suggested to include marketing criteria to support this policy so that Planning Officers can consistently assess applications that fall under this policy.</p>	<p>Amended to make clear site specific</p>
Economy	Policy E3 (Home working) p. 15 (now p. 18)	<p>Point 1 of the policy requires an ‘appropriate level of off-street parking to support both purposes’, but it is not clear what would consist of an ‘appropriate level’. Suggest the policy provides clarification of what is meant by this.</p>	<p>Amended to align with Core Strategy</p>
Economy	Policy E3 (Home working) p. 15 (now p.18)	<p>This policy should acknowledge that such adaptations usually don’t need planning permission. Suggest inserting “Where planning permission is required...” at the start of the first paragraph, since internal adaptations will not require consent and cannot be affected by the policy.</p> <p>It is also noted that there is no policy encouraging new dwellings to provide space to support homeworking – is this an omission?</p>	<p>Amended</p> <p>Policy has been added (13) requiring new dwellings to have infrastructure to access high speed broadband. Beyond this we do not think we can prescribe the sort of space needed.</p>
Economy	Policy E3 (Home working) p. 15 (now p.18)	<p>Suggest adding to point 3) ‘and comply with Green Belt policy’</p>	<p>Amended</p>
Economy	Policy E4 (Sustainable local tourism and leisure) p. 15 (now p.18)	<p>Suggest amending policy to read: “Small scale expansion and enhancement of buildings in connection with local tourism and leisure uses will be supported where they are compatible with neighbouring uses and can be shown to maintain or enhance the character and appearance of the immediate surroundings, and comply with Green Belt policy”</p>	<p>Amended</p>

Section	Reference/ page	Comment	Response
Infrastructure	Supporting Actions p. 17	The Supporting Actions should be clearly separated from the policies so as to make it clear that these are not land-use planning policies. It is suggested to place these within a separate Appendix to the NDP for clarity, or to place these within separate boxes outside of, and clearly subordinate to, the main policies so that they cannot be confused with the Neighbourhood Plan land-use planning policies.	Reordered and added in italics – not put in Appendix as would isolate actions from justification/context. See pages 21 and 22
Infrastructure	Policy I1 (Local Railway Stations) p. 17 (now p.21)	<p>It is unclear how this policy could be insisted upon. Specifying ‘up to a dozen additional spaces’ has not been justified and should be deleted. There is also no reference to Green Belt Policy. Have the Parish identified areas which they consider would be suitable for car park expansion?</p> <p>It is also unclear why the policy title is in larger/different font to other policy titles in the Plan. For clarity, all policy title should be in the same font/size and clearly defined from the main policy wording.</p>	<p>Policy revised to say NDP would simply support extra parking at stations.</p> <p>Formatting error – now amended</p>
Infrastructure	Policy I2 (Improving broadband and mobile telephony service) p. 17 (now p. 21)	<p>The policy wording is unclear in whether it is requiring or just encouraging the delivery of improved telecommunications and broadband services. Additionally, some telecommunication development may fall under Permitted</p> <p>Development rights. As a suggestion, should all new residential or commercial development within the Neighbourhood Area be expected to include the necessary infrastructure to allow future connectivity to high speed broadband/internet?</p> <p>It is suggested that you consider policies E4 and E5 in the ‘made’ Claverdon NDP should you wish to consider alternative policies to achieve the same ends.</p>	<p>Amended. The aim of the policy is to support proposals for infrastructure aimed at improving the services where these require planning permission.</p> <p>Amended. New policy I3</p> <p>Policies I2 and I3 follow the Claverdon model</p>
Infrastructure	Paragraph 4.11 (p. 18)	This paragraph reads more as a ‘Supporting Action’ rather than explanatory text. Suggest it is moved accordingly to a separate ‘Supporting Action’ section/Appendix. Additionally, the second sentence of this paragraph should refer only to the Parish Council as a Neighbourhood Plan could not require the District Council to take action in this way.	Amended as suggested and moved to supporting text under Policy I3 on p.21
Built Environment	Policy BE1 (Responding to Local character and Design Principles) p. 19 (now p.23)	<p>Although the factors identified are generally relevant, most forms of development schemes do not require Design and Access Statements. Suggest revised wording changed to acknowledge this, as follows:</p> <p>First paragraph: Delete “in Design and Access Statements submitted with applications” and also delete “in particular”.</p> <p>Add a new second paragraph: “The following important design principles should be addressed by all development proposals:”</p> <p>Criterion 1: delete “prevailing general” and replace “setting” with “environment”</p> <p>Criterion 2: replace “structure” with “hierarchy”</p>	<p>Amended</p> <p>Amended</p> <p>Amended</p> <p>Amended</p>

Section	Reference/ page	Comment	Response
		<p>Criterion 4: this specifies particular materials that would be supported: this can be dangerous as an otherwise poor scheme, with these materials included, could still be seen to meet this policy.</p> <p>Criterion 6: replace “the effect on street views” with “their settings”. Should add words to the effect of “... in-line with national criteria”.</p> <p>Criterion 7: deleted “such as windows”. Should add words to the effect of “... in-line with national criteria”</p> <p>Criterion 8: delete “to”</p> <p>Final paragraph – add “criteria” after “above” and add “or discourage” after “preclude”</p> <p>There is also no mention within the policy of the impact of proposals on the openness of Green Belt and the purpose of the Green Belt – it is suggested that this should be included within the policy wording. It is also suggested that reference to the Special Landscape Area should be included within the policy.</p>	<p>Amended. Removed examples of materials</p> <p>Amended</p> <p>Amended</p> <p>Amended</p> <p>Amended</p> <p>This policy is concerned with the specifics of local character which embraces openness and features of the local landscape. The NDP already emphasises the Green belt and the Special Landscape Area</p>
<p>Built Environment</p>	<p>Policy BE 2 (Car parking) p. 20</p>	<p>It is noted that the car parking standards within this policy differ to those within the adopted SDC Development Requirements SPD (Part O). The Development Requirements SPD states that houses with 4+ beds should provide at least 3 allocated spaces. Standards are also provided for non-residential developments and visitor spaces within the SPD. In general, justification for this policy needs to be provided as to why different standards to the SDC Development Requirements SPD are proposed in the draft NDP. Local evidence needs to be provided as to why different standards are appropriate.</p> <p>Bullet point No. 1 appears to be endorsing the use of car ports, suggest rewording to clarify. Bullet point No.3 needs to be revised or deleted as it is too vague - all schemes are looked at on their own merits and in the context of the site, residential or non-residential. It is suggested non-residential development should adhere to the adopted Development Requirements SPD standards, or alternative standards should be provided supported by appropriate local evidence and justification.</p> <p>It is also suggested that an additional provision could be made for support for the provision of Electric Vehicle Charging Points (EVCPs).</p>	<p>Amended to align with Development Requirements SPD</p> <p>Amended to remove reference to car ports</p> <p>Added</p>

Section	Reference/ page	Comment	Response
Built Environment	Policy BE3 (Preservation of Historic Heritage) p. 20	'Less than substantial harm' may also be relevant. The wording of the policy is more simplistic than the NPPF (see paras 195/6 in particular) and should be reworded accordingly.	Amended
Natural Environment	Policy NE1 (Landscape and Valued Views) p. 21, 1st para	<p>It is considered that the policy should also refer to the Arden Special Landscape Area, as the Neighbourhood Area is entirely located within this designated SLA and will be an important consideration.</p> <p>Development proposals should demonstrate more than 'regard to the local landscape character'. Suggest phrase is replaced with 'taken fully into account'.</p> <p>It is suggested that the policy could include a requirement for the impact on the views to be identified and addressed by the applicant in the form of appropriate landscape and visual impact assessments and, where necessary, accompanied by mitigation proposals – particularly as the Neighbourhood Area is entirely located within a Special Landscape Area.</p> <p>It is noted that the explanatory text refers to CS.5 but not CS.12. It is considered that CS.12 should also be discussed in the context of this policy, as it relates to development proposals within the Special Landscape Area.</p>	<p>Amended</p> <p>Amended</p> <p>Policy amended to include suggested requirement</p> <p>Amended</p>
Natural Environment	Policy NE2 (Protection of Local Wildlife Sites) p. 22	<p>It is queried whether this policy is necessary - the policy merely duplicates CS.6 of the Core Strategy, and Neighbourhood Plan policies should not seek to duplicate existing Local Plan policies.</p> <p>If it is desired to retain the policy, it is suggested that the following amendments are made:</p> <p>The policy heading does not cover all matters listed within the policy, therefore the policy heading should be revised.</p> <p>In 1) and 2) replace 'permitted' with 'supported' as the Parish Council is not the determining authority for planning applications.</p> <p>In 3) it is not certain that potential Local Wildlife Sites and other undesignated local sites can be safeguarded as they have no status, although it is appropriate for their biodiversity value to be taken into account.</p> <p>In addition, the wording of the policy should make some reference to protection and enhancement of natural environment as a whole within the NDP area. The policy safeguards existing sites, however does not particularly encourage new ecological habitats and networks.</p>	<p>Noted. Detailing the sites gives them a higher profile.</p> <p>Amended</p> <p>Amended</p> <p>Amended</p> <p>Amended. Text added to para 6.1</p>
Natural Environment	Policy NE3 (Local Green Spaces) p. 22	The policy should also state that development proposals within a Local Green Space will be managed in accordance with those in Green Belts, as per para 101 of the NPPF.	Text added
Natural Environment	Policy NE3 (Local Green Spaces) p. 22	Large, detailed maps of the proposed LGS sites should be included under this policy so that their proposed extent and location is clear.	Agreed

Section	Reference/ page	Comment	Response
Natural Environment	Policy NE3 (Local Green Spaces) Paragraph 6.11 (p. 22)	This paragraph does not refer to all the criteria within para 100 of the NPPF used to assess Local Green Spaces and justify their designation. It is essential that this section should make clear that all of the proposed LGS sites have been assessed and comply with the relevant NPPF criteria for LGS designation.	Amended
Appendix A - Character & Landscape Assessment Statements	p. 23	Line 6 states that planning applications should be accompanied by a Design and Access Statement. As within the SDC comment relating to Policy BE1, this reference to Design and Access Statements should be deleted/amended as not all applications require Design and Access Statements, nor could it be insisted upon within the Neighbourhood Plan.	Amended to say developers should demonstrate compliance
Appendix B – List of Non-Designated Heritage Assets	p. 25	Paragraph 1 states that: "Policy BE 3 extends the protection that is enjoyed by Listed Buildings to the buildings that are of local significance in the Parish environment, and are listed below.". This is incorrect as the protection of non-designated assets differs to that of designated assets, as prescribed in the NPPF (para. 197). It also does not reflect the wording of policy BE3. This paragraph should be amended accordingly to reflect national policy guidance.	Amended
Appendix B - List of Non-Designated Heritage Assets	p. 25	The second paragraph states that the list of buildings is compiled from surveys of the Parish. It is considered that details of how these surveys were undertaken and how to view these surveys should be included in this section.	The list has been thoroughly reviewed against clear criteria. The result is a much shorter list.
Appendix C – Valued Views	p. 27	This Appendix does not make any reference to the Green Belt or SLA designation within the Neighbourhood Area.	The purpose is to describe and justify these views as being especially valued. The Plan says repeatedly that the Plan area is entirely covered by the Green Belt and SLA

Minor comments:

Section	Reference/ page	Comment	Response
Front Cover	-	Should the Plan period be 2011 to 2031 to match the Core Strategy?	Yes amended
Table of Contents	Page 2	Amend to 'The Parish of Tanworth-in-Arden' near the top of the page	Amended
General OK	-	All maps and figures should be labelled with Figure numbers. A table of figures, with associated page numbers, should be included within the Table of Contents.	Amended
General	General	Policies (general) – suggest putting the policy wording in shaded boxes in order for it to stand out from remaining text. Also, make the policy numbers/titles more prominent and clearly defined from the policy wording.	Amended to give greater prominence
Introduction	Map – p. 3	The map should be made bigger so as to be more easily comprehensible. It should take up one A4 side. The Green Belt and Special Landscape Area should also be shown.	Noted
Introduction	Inset Proposals Maps p. 6-7	The maps should be made bigger so as to be more easily comprehensible. Each map should take up one A4 side. It is also suggested to produce separate maps for 'Valued Views' and 'LGS sites' since some overlap and it is difficult to see the full extent of each site and the LGS numbers are not currently legible.	Proposals Maps are now A4 and separate maps are included for LGS
Introduction / Housing OK to do	Sections 1 and 2 Introduction/ Housing	Sections 1 and 2 provide a very clear and lucid explanation of the context of the Parish. However, it might be useful to include within this part of the Plan a brief discussion of the relationship between the parish and surrounding towns and villages <ul style="list-style-type: none"> This matter has important implications for the range of infrastructure available and requirements in terms of connectivity, and hence the way the housing needs of the parish might best be met. The role of nearby towns such as Solihull, Hockley Heath, Holywood, Redditch and Henley-in-Arden must surely be important in terms of meeting higher-order needs of the parish (e.g. secondary education). 	See added text to para 1.15.
Introduction	Paragraph 1.5 p. 3	The Core Strategy period is 2011-2031, not 2016-2031. It was adopted in 2016, which may have caused the confusion.	Amended
Introduction	Paragraph 1.5 p. 3	Sentence 3 should be amended to read "This Plan is in <u>general</u> conformity with both the NPPF and the Core Strategy".	Amended as suggested
Introduction	Paragraph 1.9 p. 4	Suggest writing MBC, DC and BC in full.	Amended
Introduction	Paragraph 1.10 p. 4	Begin the paragraph with 'Tanworth-in-Arden village is...' Second sentence – consider replacing with: "The heart of the village is located within a Conservation Area which includes many listed buildings, including the Grade I listed Parish Church of St. Mary Magdalene". It is unclear what the sentences beginning "Narrow lanes..." and	Amended as suggested

Section	Reference/ page	Comment	Response
		<p>“On ascent...” mean or what they are trying to describe.</p> <p>It is considered that it would be helpful/appropriate to include a map of the village showing the heritage assets.</p>	Not essential to explain/support the policies in the Plan and practical difficulties.
Introduction	Paragraph 1.13 p. 5	It is unclear what the sentence beginning “Development units typically...” means or what it is trying to describe.	Text revised
Introduction	Paragraph 1.14, p. 5	Specifies Wood End as being a Local Service Village, but Earlswood and Tanworth-in-Arden are as well. Suggest amending the beginning of the paragraph to read: “Wood End is the third settlement within the Parish and lies midway between Tanworth-in-Arden and Earlswood. Wood End includes a railway station...”	Amended as suggested
Introduction	Paragraph 1.15, p. 5	After para 1.15 it may be worth adding a paragraph explaining that all three settlements are classed as Local Service Villages in the Core Strategy and another paragraph confirming that the entire Parish is washed over by the West Midlands Green Belt (for context).	This covered in 2.11
Introduction	Paragraph 1.17 p. 5	First bullet point – there are three villages, not two.	We do not consider Wood End to be a village in the sense meant here.
Introduction	Paragraph 1.18 p. 6	<p>First bullet point is a bit of a ‘sweeping statement’ without any evidence or examples to back up such a claim.</p> <p>Second bullet point – replace ‘buildings’ with ‘dwellings’ on the first line.</p> <p>Final paragraph (re: aim of the NDP) is a duplication of para 1.16 on p.5.</p>	<p>Noted</p> <p>Amended</p> <p>Para 1.16 has been removed</p>
Housing	Paragraph 2.12 p. 9 (now p. 11)	<p>Suggest replacing ‘outstanding’ with ‘extant’</p> <p>There is a typo here. The reference to “19 homes” should in fact be to “18 homes”.</p> <p>The Parish Council may wish to consider expanding this paragraph to refer to the fact that the conditions attached to this outline permission (as varied on appeal) require the development to begin no later than two years from the date of Reserved Matters approval: which in this case means by 26 April 2021.</p>	<p>Amended</p> <p>No. Permission has been granted for 1 new dwelling to be incorporated into the development.</p> <p>Noted Doesn’t add anything material</p>
Housing	Policy H6 (Management of change in the housing stock) p. 13 (now p.15) Paragraph 2	Suggest replacing “road structure...or on back land” with “settlement pattern”.	Not needed. Policy has been amended substantially.
Economy	Policy E1 (Existing	The explanatory text should note that the development of greenfield land for new business	Amended

Section	Reference/ page	Comment	Response
	Business) p. 14	development would generally be inappropriate in any event due to Green Belt policy.	
Economy	Policy E1 (Existing Business) p. 14 (now p. 17)	Replace “however be resisted” with “not be supported”	Amended
Infrastructure	Policy I1 (Local Railway Stations) p. 17 (now p. 21)	Attention is drawn to the possible overlap with criterion (3) of Policy H2.	There is an overlap but I1 is a general policy whereas H2 is specific.
Built Environment	Policy BE1 (Responding to Local character and Design Principles) Paragraph 5.5, p. 19	Explanation para 5.5. appears to have some grammatical errors.	Corrected
Built Environment	Policy BE 2 (Car parking) p. 20	Point 4 relates to extra vehicles not extra capacity.	Policy has been revised
Built Environment	Policy BE 2 (Car parking) p. 20 Paragraph 5.8	Paragraph 5.8 refers to additional car parking requirements, not capacity. In addition, this paragraph appears to have some grammatical errors.	Amended and corrected
Appendix C	View 4, p. 27	There is a typographical error - it should be “ <u>the</u> Mile Walk” not “he Mile Walk”	Corrected
Appendix D	p.29	It is suggested to include photographs of the proposed LGS sites to illustrate the sites and their qualities.	Noted