

Tanworth-in-Arden Neighbourhood Development Plan Final Submission Consultation

Representation Form

Tanworth-in-Arden Parish Council has prepared a final submission Neighbourhood Development Plan for the Tanworth Area and is inviting you to comment by **FRIDAY 10TH SEPTEMBER 2021**.

In order for your remarks to be taken into account when the Neighbourhood Plan goes to Independent Examination and to keep you informed of the future progress of the Neighbourhood Plan, your contact details are needed.

All comments will be publicly available on the Stratford-on-Avon District Council website once they have been analysed, but will not be identifiable by name and/or organisation. Please note that any personal information provided will be processed in line with the General Data Protection Regulation 2018 and not made available on the website.

As the consultation is long, you can at any time save up to the point you have completed the questionnaire. You will be prompted with a screen allowing you to cut and paste the URL created to the point you have reached to bookmark or have the saved link emailed to yourself.

Personal Details

Please fill in your contact details below:

Q1 Full Name

Q2 Capacity in which commenting on Plan.

- Resident
- Business/Work in area
- Resident's Association Representative
- Statutory Consultee
- Other

Q3 Organisation represented (where relevant)

Q4 Address

Q5 Post Code

Q6 Telephone Number

Q7 Email Address

[Housing Policy](#)

[Policy H1 - Meeting Local Housing Needs \(1\)](#)

This Plan supports the development of land adjoining 141 The Common, Earlswood (as defined on the Earlswood Inset Proposals Map) for a small-scale community led Housing Needs Scheme where all the following criteria are met:

(1) The scheme will provide exclusively or predominantly affordable housing to contribute towards meeting the local housing needs identified in the Tanworth Housing Needs Survey 2016 or any subsequent update commissioned by the Parish Council;

(2) The development itself and the tenure and occupancy of the properties is regulated via a planning obligation including provisions that ensures the following;

- a. Any properties for sale are marketed in accordance with arrangements intended to prioritise lettings or sale and resale, in perpetuity, to households with a qualifying local connection to the parish as defined in para 2.17 below in the first instance;**
- b. Occupancy of the properties is restricted to households occupying the properties as their sole or principle residence; and**
- c. The occupancy of all properties will be regulated via a planning obligation to ensure a local connection in perpetuity as specified in paragraph 2.17;**

(3) The development is subject to a condition that limits permitted development rights under the General Development Order by excluding Parts A and B.

(4) The density, layout and construction of housing is compatible with the character of the area as defined within this NDP.

Q8 Do you support or object to Policy H1?

- Support
- Object

Q9 Please make any comment you have in relation to Policy H1 below

Policy H2 - Meeting Local Housing Needs (2)

Development of land to the north of The Warwickshire Lad Public House, Wood End (as defined on the Wood End Inset Proposals Map) for a small-scale Local Need housing scheme of 10 or less 2 and 3-bedroom dwellings will be supported where all the following criteria are met:

1) The scheme will contribute towards meeting the local housing needs identified in the Tanworth 2016 Housing Needs Survey (or any subsequent update commissioned by the Parish Council) and other housing needs for smaller homes identified in this Plan (see para 2.9);

2) The development itself and the occupancy of the properties is regulated via a planning obligation including provisions that ensure the following:

a. all properties for sale are marketed, in perpetuity, in accordance with arrangements intended to prioritise sale and resale to households with a qualifying local connection to the parish as defined in para 2.17 above in the first instance;

b. occupancy of the properties is restricted to households occupying the properties as their sole or principle residence;

3) The development is subject to a condition that limits permitted development rights under the General Development Order by excluding Parts A and B.

4) The density, layout and construction of housing is compatible with the character of the area as defined within this NDP.

Q10 Do you support or object to Policy H2?

Support

Object

Q11 Please make any comment you have in relation to Policy H2 below

Policy H3 - Village Boundaries

Proposals for new dwellings within the village Built up Area Boundaries (BUABs), as defined in the three Inset Proposals Maps under paragraph 1.18, will be supported in principle subject to the proposals set out in this plan. Proposals for housing will not be supported outside the BUABs except the schemes allocated under Policies H1 and H2 above, or under the special circumstance allowed under paragraph 145 of the National Planning Policy Framework (2019) and Policy AS10 of the Core Strategy.

Q12 Do you support or object to Policy H3?

Support

Object

Q13 Please make any comment you have in relation to Policy H3 below

Policy H4 - Brownfield Sites

The redevelopment of previously developed (brownfield) land will be supported subject to the following criteria:

- a) The new use would be compatible with the surrounding uses;**
- b) Any remedial works to remove contaminants as previously agreed by the Local Planning Authority, are satisfactorily dealt with;**
- c) The proposal would lead to an enhancement in the character and appearance of the site and surrounding area and would not result in the loss of any land of high environmental value;**
- d) Safe and suitable access and parking arrangements would be provided to the new site; and**
- e) The proposal would not otherwise conflict with national Green Belt policy.**

Q14 Do you support or object to Policy H4?

- Support
- Object

Q15 Please make any comment you have in relation to Policy H4 below

Policy H5 - Use of Garden Land

Development of garden land within the defined BUABs, as defined in the Inset Proposals maps under paragraph 1.18, will only be supported if it can be demonstrated that proposals:

- 1) Preserve or enhance the character of the area;**
- 2) Do not introduce a form of development which is at odds with the existing settlement character or pattern;**
- 3) Preserve the amenities of neighbouring properties;**
- 4) Provide satisfactory arrangements for access and parking.**

Q16 Do you support or object to Policy H5?

- Support
- Object

Q17 Please make any comment you have in relation to Policy H5 below

[Policy H6 – Management of change in the housing stock](#)

In order that future development of the housing stock of the Parish best meets the specific needs of the local community, the following approach will be taken:

- 1) Smaller dwellings on infill sites will be supported where the design and layout is compatible with the character of the local area (see Policy BE 1);**
- 2) Extensions to, or replacement of, existing dwellings will normally only be supported where the volume of the extension is no more than 30% of the dwelling as it existed in 1975 or when built if that is after 1975.**

Q18 Do you support or object to Policy H6?

- Support
- Object

Q19 Please make any comment you have in relation to Policy H6 below

Economic Policy

Policy E1 Existing Business

Proposals for small scale expansion or redevelopment of existing business premises will be supported provided that they comply with green belt policy; do not have a detrimental impact on the local character or neighbouring residential amenity; and do not adversely impact on the operation and capacity of the local highway network. The development of greenfield land for business uses will however not be supported.

Q20 Do you support or object to Policy E1?

Support

Object

Q21 Please make any comment you have in relation to Policy E1 below

Policy E2 Loss of local services

Proposals for the change of use or redevelopment of land or premises providing Local Services will be supported provided the applicant can demonstrate that:

- 1) There is a sufficient alternative supply of services within the Parish to meet local needs;**
- 2) The site is no longer capable of providing the service for which it is used**
- 3) Redevelopment of the site will facilitate the relocation of the business within the parish to a more suitable site; and**
- 4) There is no reasonable economic or physical prospect of the site being used for its existing purpose**

Q22 Do you support or object to Policy E2?

Support

Object

Q23 Please make any comment you have in relation to Policy E2 below

Policy E3 Home working

Where planning permission is required, proposals for the small-scale adaptation of homes for the benefit of home working will be supported subject to the following criteria:

- 1) Provision of an appropriate level of off-street parking to align with domestic provisions set out within the Core Strategy, and to cater for perceived additional business need;**
- 2) Any changes will not have a detrimental impact on the rural character of the Parish or neighbouring residential amenity; and**
- 3) In the case of a conversion of an existing building, that building should be of a permanent or substantial construction and capable of conversion without major rebuild or extension. It should also comply with Green Belt policy.**

Q24 Do you support or object to Policy E3?

- Support
- Object

Q25 Please make any comment you have in relation to Policy E3 below

Policy E4 Sustainable local tourism and leisure

Small scale expansion and enhancement of buildings, including the provision of additional car parking and associated landscaping, 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.

Q26 Do you support or object to Policy E4?

- Support
- Object

Q27 Please make any comment you have in relation to Policy E4 below

Infrastructure

Policy I1 Parking Provision at Railway Stations

Proposals for modest additional car parking to serve the requirements of the railway stations in the Parish will be supported.

Q28 Do you support or object to Policy I1?

Support

Object

Q29 Please make any comment you have in relation to Policy I1 below

[Policy I2 Improving broadband and mobile telephone service](#)

New or enhanced telecommunications development will be supported subject to the following factors:

1) The operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus;

2) The need to comply with the most up-to-date guidelines in place at the time of the application for safe emissions to be met;

3) The need to avoid interference with existing electrical equipment and air traffic services;

4) Consideration of the potential for sharing existing masts, buildings and other structures. Such evidence and justification for any new site should accompany any application; and

5) The impact of the development on its surroundings with particular regard to the siting and appearance of the proposed apparatus and associated structures and the need to minimise the impact on the visual amenity, character or appearance of the surrounding area. If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the building.

Q30 Do you support or object to Policy I2?

Support

Object

Q31 Please make any comment you have in relation to Policy I2 below

[Policy I3 Access to high speed broadband](#)

All new residential and commercial development must, subject to viability considerations, include the necessary infrastructure to allow future connectivity to high speed broadband.

Q32 Do you support or object to Policy I3?

Support

Object

Q33 Please make any comment you have in relation to Policy I3 below

The Built Environment

Policy BE1 Responding to Local Character and Design Principles

Proposed development will be supported provided that it can be demonstrated that appropriate account has been taken of the local character as described in the Character Assessments summarised in Appendix A. This is in addition to the requirements set out within the planning framework to protect the Green Belt and the Arden Special Landscape Area. The following important design principles should be addressed by all development proposals.

- 1. The retention or provision of space between buildings or groups of buildings to preserve the rural nature of the environment and to protect public views of open land beyond;**
- 2. Buildings follow the established building lines and the nature of the road hierarchy;**
- 3. They reflect traditional building form with roof pitches of generally 40° or more with varied ridge and eaves lines and heights;**
- 4. They use local materials;**
- 5. Incorporate traditional brick detailing to eaves, verges and window and door surrounds;**
- 6. Are sensitive to listed buildings and their settings and vistas into and out of the Conservation Area in line with national criteria;**
- 7. Any proposed building within or adjacent to the Tanworth Conservation Area must be sympathetic in its style, details and materials used in line with national criteria;**
- 8. Sensitive siting of PV and Solar panels; and**
- 9. Retain where possible mature broadleaf trees and field hedgerows that survive from the enclosure of the former common land.**

None of the above criteria should necessarily preclude or discourage high quality modern design.

Q34 Do you support or object to Policy BE1?

- Support
 Object

Q35 Please make any comment you have in relation to Policy BE1 below

Policy BE2 Car Parking

All new developments should demonstrate that there is adequate provision for off-road parking in line with the District Council's Development Requirements Supplementary Planning Documents. In addition:

- 1) New residential developments should provide secure storage space for cycles; and**
- 2) New developments should also include provision for Electric Vehicle charging through the inclusion of adequate charging points**

Additional development which creates extra capacity will be expected to demonstrate the adequacy of existing off-road parking provision and any additional requirement should not be to the detriment of the amenity of neighbouring properties.

Q36 Do you support or object to Policy BE2?

- Support
- Object

Q37 Please make any comment you have in relation to Policy BE2 below

Policy BE3 Preservation of Historic Heritage

Where a proposal directly or indirectly affects a non-designated heritage asset, listed in Appendix B, support for that proposal will depend on a balanced judgement of the scale of any harm or loss, and the significance of the asset and compliance with Policy CS8.

Q38 Do you support or object to Policy BE3?

Support

Object

Q39 Please make any comment you have in relation to Policy BE3 below

Natural Environment

Policy NE1 Landscape, and Valued Views

Development proposals will be supported, provided that they take full account of the local landscape character summarised in Appendix 1 and published on the Parish council website. Applicants will be expected to identify the impact of their proposals on the landscape and where necessary put forward mitigation proposals.

Proposals which will have a significant adverse impact on the valued views shown in the Inset Proposals Maps will not be supported.

Q40 Do you support or object to Policy NE1?

Support

Object

Q41 Please make any comment you have in relation to Policy NE1 below

[Policy NE2 Protection of Local Wildlife Sites and Local Nature Reserves](#)

The Wildlife sites shown on the Inset Proposals Maps for Earlswood, Tanworth and Wood End, see paragraph 1.18, will be subject to the protection of Policy CS6, which means that:

6.7.1 Development adversely affecting a Local Site (designated Local Wildlife Sites and Local Nature Reserves) will only be supported where the benefits clearly outweigh the impact or where it is possible to secure an equivalent habitat elsewhere.

6.7.2 The biodiversity value of sites not yet formally designated, but which are believed to make a positive contribution to biodiversity, must be assessed and the outcome taken into account when considering any future development.

Q42 Do you support or object to Policy NE2?

Support

Object

Q43 Please make any comment you have in relation to Policy NE2 below

Policy NE3 Local Green Spaces

The Plan designates the following areas as Local Green Spaces, as defined in figures 5 and 6, where development will not be supported other than in very special circumstances:

- 6.9.1 Tanworth School Playing fields;**
- 6.9.2 Muntz Recreation Ground off Bates Lane;**
- 6.9.3 Tanworth Village Green;**
- 6.9.4 Field adjacent to the Tanworth- in-Churchyard; and**
- 6.9.5 Earlswood leisure park in Malthouse Lane.**

Q44 Do you support or object to Policy NE3?

- Support
- Object

Q45 Please make any comment you have in relation to Policy NE3 below

Thank you for completing this consultation.

Please return this in the FREEPOST envelope provided. If you have mislaid the envelope, please send to (no stamp required): Freepost RTJX-GHEE-ZUCS, Stratford-on-Avon District Council, Consultation Unit, Elizabeth House, Church Street, Stratford-upon-Avon CV37 6HX.