

Tanworth-In-Arden Neighbourhood Development Plan

Regulation 16 Representations: By Contributor

Rep.No.	Name	Policy/Section	Representation
TA01	Landowner	General	<p>Clients own the two parcels of land at Butts lane (please see attached plans).</p> <p>One of the parcels of land was previously included in a previous SHLAA for residential development. I would politely request that this site should be allocated for residential development in the Tanworth in Arden Neighbourhood Plan. No detailed justification has been included as to why this designation has been removed.</p> <p>I would also request, on behalf of my clients, that the BUAB is extended to include both parcels of land.</p>
TA02	Landowner	Policy H3	<p>The Clients are the owners of Merewood Farm (“the Site”) , Malthouse Lane, Earlswood and I am specifically asked to make representation in relation the Site.</p> <p>The Site was included within the BUAB of Earlswood through the 2019 Stratford on Avon Site Allocation Plan consultation. The site was also included within the NDP BUAB in 2020. The inclusion within the BUAB and more recently the NDP is welcomed.</p> <p>Since the inclusion within the BUAB in both the SAP and the NDP, planning permission 21/00409/FUL has been approved for 2 detached dormer bungalows on the site. The red line site boundary for that applications is identical to our suggested change to the BUAB. A copy of the proposed site plan is attached as Appendix 1. This representation relates solely to where the boundary has been drawn and requests that the line is relooked at and redrawn to follow the physical features of the site and the approved red line site under application 21/00409/FUL.</p> <p>Site Description</p>

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			<p>The Site is a former Poultry Farm, although has not been used for such purposes since 1969. The last known use being workshop and storage purposes.</p> <p>The Site lies to the south and rear of properties fronting Malthouse Lane. The Site comprises four main buildings together with a smaller structure towards the north eastern boundary. Bases of other buildings and areas of hardstanding and gravel are also visible on the site. Access is off an existing shared drive with 146 and 148 Malthouse Lane. A location plan attached as Appendix 2.</p> <p>The Site is split into two distinct character areas. The front of the Site (much of which has been included within the BUAB) being occupied by the former poultry buildings; and the rear of the Site, which falls away to the south and has the appearance of a well-manicured paddock.</p> <p>Issue with BUAB and Suggested Amendment</p> <p>The BUAB does not follow a straight line across the site but instead is staggered. We consider this should be revised in order that it can follow the rear line of the existing buildings and follow the site boundary approved as part of application 21/00409/FUL.</p> <p>The photos attached as Appendix 3 show the barns, the foundations of part of an old barn, gravelled areas and the remnants of the old post and wire fence. These are also identified on the topo survey attached as Appendix 4.</p> <p>We believe that in order to ensure an accurate line that can easily be adhered to and be followed on the ground, the boundary should follow physical features on site (the same approach taken in the approved application 21/00409/FUL). It seems illogical to follow a staggered line which does not appear to follow any physical features. Left unchanged it would be very difficult to accurately define where the BUAB should be on the ground.</p> <p>Whilst there are physical features which extend beyond the rear of first barn ("Barn 1") i.e. areas of hardstanding, we consider the BUAB should follow the rear of Barn 1 and extend across the site in a</p>

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			<p>straight line. We have drawn our proposed alternative boundary on an arial photo of the Site attached as Appendix 5.</p> <p>We request a formal site visit be carried out, as we believe it would be beneficial to view the situation on the ground.</p> <p>NPPF – Green Belt Boundaries</p> <p>The NPPF at Para.139(f) states that Local Planning Authorities should:</p> <p>“define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. “</p> <p>Following the physical feature i.e. Barn 1, would comply with NPPF policy</p> <p>Methodology for Defining Built-Up Area Boundaries</p> <p>It is further considered that following the physical features on site complies with the methodology for defining built up area boundaries as set out at bullet point 5 of the criteria:</p> <p><i>“Agricultural buildings and their immediate curtilage (such as aprons or hardstanding), when located on the edge of a settlement [this specifically excludes associated agricultural land]”</i></p> <p>As advised above at para 10 we do not propose to include all areas/aprons of hardstanding but simply to follow the rear wall of Barn 1.</p> <p>Purposes of Green Belt (“GB”)</p> <p>Changing the BUAB would not impact on any of the purposes of including land within the GB as set out at para 135 of the NPPF and include:</p> <ul style="list-style-type: none"> • To check the unrestricted sprawl of large built up areas;

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			<ul style="list-style-type: none"> • To prevent neighbouring towns merging into one another; • To assist in safeguarding the countryside from encroachment; • To preserve the setting and special character of historic towns; and • To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. <p>When assessing the proposed change to the BUAB set against the five purposes of the Green Belt it can only be concluded it does not offend any of the purposes as set out above.</p> <p>This would remove any ambiguity going forward as to where the Site boundary should be.</p> <p>I would therefore ask that should the Site be included within the NDP that it follows the line suggested on the attached plan at appendix 6.</p> <p>Conclusion</p> <p>The Site has already been included within the BUAB having been assessed to be within the physical confines of the village. Furthermore planning approval 21/00409/FUL accepted our suggested boundary line as the development site boundary. In assessing the application the officer found no harm to the Green belt and the purposes of including land within it. It would seem perverse, having made that assessment in the planning application to come to an alternative conclusion as part of the NDP.</p> <p>Altering the boundary as proposed in these reps, to follow physical features on site and in line with the red line boundary of the approved planning application, will remove any ambiguity going forward as to where the Site boundary should be.</p> <p>You are respectfully asked to alter the BUAB as set out within these Reps.</p> <p>(Appendices 1-6 included)</p>

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TA03	National Grid	General	<p>An assessment has been carried out with respect to National Grid’s electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>
TA04	Canal and River Trust	General	<p>Having reviewed the Plan, I can confirm that the Trust has no comments to make.</p>
TA05	Highways England	General	<p>Thank you for consulting Highways England on the Tanworth in Arden Neighbourhood Plan.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In responding to Local Plan consultations, we have regard to DfT Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development (‘the Circular’). This sets out how interactions with the Strategic Road Network should be considered in the making of local plans. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.</p> <p>We note that the SRN in closest proximity to the plan area is the M40 and M42 motorways, parts of which, sit within the neighbourhood plan area.</p> <p>We have considered the contents of the Neighbourhood Plan and as the plan does not introduce any new development sites or transport related policies that are likely to impact upon our network, we consider that the contents of the plan are for local determination, and we have no further comments to make.</p>

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TA06	Sports England	General	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to</p>

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			<p>see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any</p>

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			<p>assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p>
TA07	Warwickshire County Council	General	<p>The County Council welcomes communities proposing Neighbourhood Plans that shape and direct future development. The County Council manages a number of services including highways and transport, education, social care, recycling and waste centres and the environment. This list is not exhaustive and all service areas within the County Council have been given an opportunity to comment.</p> <p>As with all Public Sector organisations, the County Council has the responsibility to deliver its services as effectively and efficiently as possible. It is important that I stress that the County Council cannot commit to any financial implications from any proposals emanating Neighbourhood Plans and as such</p>

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			<p>Plans should not identify capital or revenue schemes that rely on funding from the Council. The County Council will, however, be happy to assist communities in delivering infrastructure providing they receive any funding that may arise from Developer Contributions or any other sources. It must also be noted that with regards to the road safety comments, any changes to the highway i.e. speed limits, traffic calming measures will need to meet the relevant criteria and receive any required consultation. In addition, funding will also need to be sought.</p> <p>I have attached detailed comments in respect of the flood risk team.</p>
		<p>Paragraph 2.14</p> <p>What is the scope for meeting the identified housing needs?</p>	<p>In this section you mention that the Tanworth residents would prefer small scale developments (10 or less homes on each site). If the development is for 10 homes or more then it is classed as a major planning application, therefore in line with the National Planning Policy Framework, a site-specific Flood Risk Assessment must be submitted to the Lead Local Flood Authority for review.</p>
		<p>Policy H2: Meeting Local Housing Needs</p>	<p>You could add to your objective a specific point about new developments needing to consider their flood risk and sustainable drainage systems when building on Greenfield and brownfield sites.</p>
		<p>Paragraph 2.23</p> <p>Policy H3 – Village Boundaries</p>	<p>We support the protection of open spaces and river corridors – this could be developed to mention the benefits of open space as flood risk management to retain water. Above ground SuDS (Sustainable Drainage Systems) could be utilised in open spaces.</p>

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		Policy H4 Brownfield Sites	You could add to your objective a specific point about new developments needing to consider their flood risk and sustainable drainage systems when building on brownfield sites.
		Policy E1 Existing Business	You have mentioned that small scale expansion or redevelopment of existing business premises will be supported. If a site is over 1ha it is classed as a major planning application, therefore in line with the National Planning Policy Framework, a site specific Flood Risk Assessment must be submitted to the Lead Local Flood Authority for review.
		Policy I1 Local Railway Stations	The document suggests that a new car park might be developed at some stage. Depending on the size and type of drainage, there is an opportunity to introduce SuDS and adequate treatment for flows, to ensure that discharge/run off flows leaving the car park site do not degrade the quality of accepting water bodies, providing greater amenity.
		Paragraph 5.1 The Built Environment	You could add to your objective a specific point about new developments needing to consider their flood risk and sustainable drainage systems when building on Greenfield and brownfield sites.
		Paragraph 5.3	All developments will be expected to include sustainable drainage systems.
		Paragraph 6.1	We support the protection of open spaces and river corridors – this could be developed to mention

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		<p>Natural Environment</p> <p>Policy NE 2 Protection of Local Wildlife Sites</p> <p>Policy NE3 Local Green Spaces</p> <p>General</p>	<p>the benefits of open space as flood risk management to retain water. Above ground SuDS could be utilised in open spaces.</p> <p>There is no section in this NDP dedicated to flooding despite there being mention of the Rivers Blythe and Alne flowing in opposite directions out of the Parish. We would welcome a section on how development around these rivers will be managed.</p> <p>FRM have checked our historic flood records and have a number of reports of flooding over the past couple of years. It may be worth mentioning in the NDP any significant flood events Tanworth-In-Arden have previously experienced.</p>
TA08	Historic England	General	<p>Thank you for the invitation to comment on the Submission Neighbourhood Plan.</p> <p>Our previous comments on the Regulation 14 Plan remain entirely relevant that is:</p> <p>“Historic England is extremely supportive of both the content of the document and the vision and objectives set out in it. We particularly commend the use of historic characterization to provide a context and a sound evidence base for well thought out Plan policies for the historic environment. The Character and Landscape Assessment Statements in Appendix A will no doubt prove invaluable</p>

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			<p>in guiding the design proposals of intending developers. In this and other respects Historic England considers that the Plan takes an exemplary approach.</p> <p>The recognition in the Plan of the importance of the local historic environment and the need to retain and enhance heritage assets and Tanworth's sense of place is highly commendable and Historic England strongly support that view. The emphasis on the conservation of local distinctiveness and the protection of locally significant buildings and landscape character including important views is equally to be applauded".</p> <p>Overall Historic England considers that the Tanworth in Arden draft Neighbourhood Plan is a well-considered, concise and fit for purpose document that constitutes a very good example of community led planning. All those who have clearly worked extremely hard in drafting the Plan are to be congratulated.</p>
TA09	Coal Authority	General	Having reviewed your document, I confirm that we have no specific comments to make on it.
TA10	Natural England	General	Natural England does not have any specific comments on the Tanworth-in-Arden Neighbourhood Development Plan.
TA11	Landowner	Policy NE2	<p>I understand that the field to the rear of numbers 62 to 78 Malthouse Lane, Earlswood, is to be designated as a Wildlife Site:</p> <ol style="list-style-type: none"> 1. The field belongs to my late father and I do not believe that we have been approached regarding this proposal. I object strongly to a 'change of use' being imposed on someone's land, without them being consulted. My father died in July 2018 and we are still waiting for probate. I am executor of my father's will. 2. I understand that the field is not currently registered to my father (purchased in 1972 from Mr Kenneth Alan Pratt of 94 Malthouse Lane); however, a visit to the field would have shown

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			<p>there to be activity on the land. A note could easily have been attached to the gate or a neighbour would have been able to guide a council representative to the family. I am hopefully wrong in suggesting that a piece of apparently unregistered land has been targeted as a 'soft touch'.</p> <p>3. Having looked at the definition of a Wildlife Site I do not feel that the land fits the criteria. I therefore deduce that a council representative has not even visited the land. There is no evidence to suggest that it is a habitat for any particular animals/insects and I am not aware of any criteria being met or survey carried out in respect of this. In fact, the land is grazed short by a horse, sometimes part is cut and baled as hay, and a 4x4 vehicle and quad bike are also driven over it. It is not a meadow and there is no forestry.</p> <p>Could I please ask that you halt the process in respect of designating my late father's land (land to the rear of 62 to 78 Malthouse Lane Earlswood, adjacent to the Lake) as a Wildlife Site immediately. This has neither been discussed nor agreed. Please let me know if you require a solicitor's letter in respect of this.</p>
TA12	Resident	General	<p>Do you support or object to Policy H1?</p> <p>Support</p> <p>Do you support or object to Policy H2?</p> <p>Support</p> <p>Do you support or object to Policy H3?</p> <p>Support</p> <p>Do you support or object to Policy H4?</p>

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			Support
			Do you support or object to Policy H5?
			Support
			Do you support or object to Policy H6?
			Support
			Do you support or object to Policy E1?
			Support
			Do you support or object to Policy E2?
			Support
			Do you support or object to Policy E3?
			Support
			Do you support or object to Policy E4?
			Support
			Do you support or object to Policy I1?
			Support
			Do you support or object to Policy I2?
			Support

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			<p>Do you support or object to Policy I3?</p> <p>Support</p> <p>Do you support or object to Policy BE1?</p> <p>Support</p> <p>Do you support or object to Policy BE2?</p> <p>Support</p> <p>Do you support or object to Policy BE3?</p> <p>Support</p> <p>Do you support or object to Policy NE1?</p> <p>Support</p> <p>Do you support or object to Policy NE2?</p> <p>Support</p> <p>Do you support or object to Policy NE3?</p> <p>Support</p>
TA13	Resident	General	<p>Do you support or object to Policy H1?</p> <p>Support</p> <p>Do you support or object to Policy H2?</p>

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			<p>Object - We have lived in Redways for 6 years and have seen an increase in traffic and speed down Broad Lane over this time. There have been accidents and many near-misses due to traffic (including school buses) pulling in and out of the railway layby, turning into and out of the surgery and the pub and traffic using Wood End Lane. Building a further possible 10 houses accessed via Wood End Lane plus extra car parking for the station is just going to make these problems worse. I see no mention of any extra road changes in place? There is a sign on this stretch of Broad Lane saying Speed cameras, in all my time here I have never seen any speed cameras used. I think it will take a major accident before this happens. I am also very surprised that the Warwickshire Lad has not objected to this proposal as the reason many come to this pub is the nice country views behind it that will now become a housing estate. It seems strange to me that no land has been allocated in Tanworth In Arden itself? There are many larger areas of land further along Broad Lane towards A435 where traffic is less congested, why have these not been identified? Why choose an area that is already very busy with people attending the amenities (surgery, pub) from outside the area?</p> <p>Do you support or object to Policy H3?</p> <p>Support</p> <p>Do you support or object to Policy H4?</p> <p>Support</p> <p>Do you support or object to Policy H5?</p> <p>Support</p> <p>Do you support or object to Policy H6?</p> <p>Support</p> <p>Do you support or object to Policy E1?</p>

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			<p>Support</p> <p>Do you support or object to Policy E2?</p> <p>Support</p> <p>Do you support or object to Policy E3?</p> <p>Support</p> <p>Do you support or object to Policy E4?</p> <p>Support</p> <p>Do you support or object to Policy I1?</p> <p>Object - It depends where and how specifically to Wood End. Rubbish bins should be added to these areas, currently none in Wood End layby.</p> <p>Do you support or object to Policy I2?</p> <p>Support</p> <p>Do you support or object to Policy I3?</p> <p>Support</p> <p>Do you support or object to Policy BE1?</p> <p>Support</p> <p>Do you support or object to Policy BE2?</p> <p>Support</p>

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			<p>Do you support or object to Policy BE3?</p> <p>Support</p> <p>Do you support or object to Policy NE1?</p> <p>Support</p> <p>Do you support or object to Policy NE2?</p> <p>Support</p> <p>Do you support or object to Policy NE3?</p> <p>Support</p>
TA14	Resident	General	<p>Do you support or object to Policy H1?</p> <p>Support</p> <p>Do you support or object to Policy H2?</p> <p>Support</p> <p>Do you support or object to Policy H3?</p> <p>Support</p> <p>Do you support or object to Policy H4?</p> <p>Support</p>

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			<p>Do you support or object to Policy H5?</p> <p>Support - Just to need to be cautious that they are out of proportion to surrounding properties. ie No 12 Bellfield Bungalow Application</p> <p>Do you support or object to Policy H6?</p> <p>Support</p> <p>Do you support or object to Policy E1?</p> <p>Support</p> <p>Do you support or object to Policy E2?</p> <p>Support</p> <p>Do you support or object to Policy E3?</p> <p>Support</p> <p>Do you support or object to Policy E4?</p> <p>Support</p> <p>Do you support or object to Policy I1?</p> <p>Support</p> <p>Do you support or object to Policy I2?</p> <p>Support</p> <p>Do you support or object to Policy I3?</p>

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			<p>Support</p> <p>Do you support or object to Policy BE1?</p> <p>Support</p> <p>Do you support or object to Policy BE2?</p> <p>Support - Consider if existing parking is already bad.</p> <p>Do you support or object to Policy BE3?</p> <p>Support</p> <p>Do you support or object to Policy NE1?</p> <p>Support</p> <p>Do you support or object to Policy NE2?</p> <p>Support</p> <p>Do you support or object to Policy NE3?</p> <p>Support</p> <p>No space for it but well done for the People on the PC and Residents Association for all their hard work preparing this huge Document. Good luck and hope it is Approved soon.</p>
TA15	Resident	General	<p>Do you support or object to Policy H1?</p> <p>Support</p> <p>Do you support or object to Policy H2?</p>

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			<p>Support - I support this Policy as I believe that 10 houses as proposed would make use of poor land in a sustainable location, particularly as they are adjacent to Wood End. The more the station is used, the more likely it will have a long term future. Also, the proposal would fit well into the built environment and not impose on the countryside.</p> <p>Do you support or object to Policy H3?</p> <p>Object - I believe that the Policy boundary is too restrictive and should allow for some small other Development opportunities. Wood End is sustainably well located near the A435 and J3/M42, plus Wood End Station. However, I stress that I would not support major development.</p> <p>Do you support or object to Policy H4?</p> <p>Support</p> <p>Do you support or object to Policy H5?</p> <p>Support</p> <p>Do you support or object to Policy H6?</p> <p>Object - This is an overly restrictive policy. Each plot should be considered on its merits.</p> <p>Do you support or object to Policy E1?</p> <p>Support</p> <p>Do you support or object to Policy E2?</p> <p>Support</p> <p>Do you support or object to Policy E3?</p>

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			<p>Support</p> <p>Do you support or object to Policy E4?</p> <p>Support</p> <p>Do you support or object to Policy I1?</p> <p>Support</p> <p>Do you support or object to Policy I2?</p> <p>Support</p> <p>Do you support or object to Policy I3?</p> <p>Support</p> <p>Do you support or object to Policy BE1?</p> <p>Object - On the whole I support the motive however, each plot should be taken on its merits and character.</p> <p>Do you support or object to Policy BE2?</p> <p>Object - Again this could be too extreme in all cases. For example, single plots may not be able to deliver off site parking, yet can provide adequate on site provision. Therefore I fear the Policy may be too prescriptive.</p> <p>Do you support or object to Policy BE3?</p> <p>Support</p> <p>Do you support or object to Policy NE1?</p>

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TA16	Resident	General	<p>Do you support or object to Policy H1?</p> <p>Support - I understand the land in question is held by a charitable trust and change of use from allotments for the poor would require the consent of the charities which may not be easily obtained. The Parish Councillors are trustees of the trust so I hope this is not a case of putting forward a land holding to comply with some suggestion that sites for development ought to be included in any plan in the knowledge that such development may not be deliverable.</p> <p>Do you support or object to Policy H2?</p> <p>Support - Not too sure if there may be more opportunities to comment as this form so far is prescriptive to actual policies and not general aspects. So my comment here, which may be repeated in a future box, is that only very limited opportunity has been taken to address the in-balance of housing within the parish. The desire to increase the number of 2 or 3 bedroom properties requires to my mind a far more pro-active approach and one way would have been to review the Built up area boundary of Wood End, The NDP initially followed a line drawn some 20 years earlier by SDC in a previous local planning draft. Wood End is described within the NDP as ribbon development along Broad Lane and lanes leading off yet no land on Broad Lane west of Penn Lane appears to have been considered, ribbon development could have closed some gaps.</p>

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			<p>Do you support or object to Policy H3?</p> <p>Object - Given my comments in the last box I think a chance to expand the BUAB of Wood End has been missed therefore whilst supporting the two developments outlined in the plan, albeit that I suspect one will be hard to deliver, I remain of the opinion that an opportunity to adjust the housing balance, a major aim of the plan, has been missed.</p> <p>Do you support or object to Policy H4?</p> <p>Support</p> <p>Do you support or object to Policy H5?</p> <p>Support</p> <p>Do you support or object to Policy H6?</p> <p>Object - the inclusion of a specific percentage was removed from the SDC local plans at the last review because it was too restrictive when applications were submitted for say 'the modernization of Victorian two bedroom farm workers cottage', the figure of 30% not giving planning teams any opportunities to exercise independent professional judgement. NDP's can have a very restrictive impact upon planning applications when plans for instance indicate that 'bungalows' are supported when perhaps they should read bungalows are preferred. The specific text ought to allow planners room for flexibility. The recent changes to Permitted Development Rights may also make such a limit of 30% totally unachievable when a bungalow built between 1948 and 2018 can be turned into a house subject to no detrimental impacts upon neighbours etc.</p> <p>Do you support or object to Policy E1?</p> <p>Support</p>

Rep.No.	Name	Policy/Section	Representation
			<p>Do you support or object to Policy E2?</p> <p>Support</p> <p>Do you support or object to Policy E3?</p> <p>Support - BUT, I think there could be a conflict with another policy, namely the proposed restriction of extensions to 30%, and the inability to ensure that in the future what is used as office space today to comply with this proposed policy, will not be used in the future as additional domestic (eg. bedroom) space thus this could easily create a situation where the main aim of the NDP policy is to re-balance the housing supply this could provide a back door to facilitate ever larger dwellings.</p> <p>Do you support or object to Policy E4?</p> <p>Support</p> <p>Do you support or object to Policy I1?</p> <p>Support</p> <p>Do you support or object to Policy I2?</p> <p>Support</p> <p>Do you support or object to Policy I3?</p> <p>Support</p> <p>Do you support or object to Policy BE1?</p> <p>Support - However, clause Number one above should not be allowed to prevent every proposed extension which is requested to the side of a building when there is a nearby property, provided there remains an open aspect, it is essential that such clauses do not prevent what in every other</p>

Rep.No.	Name	Policy/Section	Representation
			<p>aspect are perfectly reasonable side extensions, just because there is a wish to keep a public view beyond, such views should still be seen but perhaps not to such an extent. Planners need to be able to use their judgement.</p> <p>Do you support or object to Policy BE2?</p> <p>Support</p> <p>Do you support or object to Policy BE3?</p> <p>Support</p> <p>Do you support or object to Policy NE1?</p> <p>Support</p> <p>Do you support or object to Policy NE2?</p> <p>Support</p> <p>Do you support or object to Policy NE3?</p> <p>Support - BUT, I believe there could be a conflict between maps. In respect of the Muntz Field the building ie the Hall and the developed land is included within the BUAB for Tanworth in Arden while the sports field is excluded, which to me seems to be correct but the Local Green space map includes the building within the green space making no distinction between the sports field and the Hall. The NDP lists the above green spaces all of which are in or near the three LSV, there is however, no mention within the plan of the cricket ground, I appreciate this is not within or adjacent to any of the LSV's but perhaps it ought to get a mention as a green space to be protected.</p>

Rep.No.	Name	Policy/Section	Representation
TA17	Landowner	General	<p>Do you support or object to Policy NE3?</p> <p>Objection is made to the identification of LGS 4: 6.9.4 “Field adjacent to Tanworth-in-Arden Churchyard” as a Local Green Space. NP Appendix D describes the land in more detail. An extensive tract of land? There are many examples of Neighbourhood Plan Examiners rejecting Local Green Spaces on grounds of size; sites that are similar in size to LGS4 (4.0 hectares). Alrewas Neighbourhood Plan - Examiner’s Report dated August 2015. The Examiner removed the proposed LGS designations affecting two sites of 2.5 and 3.9 hectares respectively, having found these to constitute extensive tracts of land by virtue of their size and there being no compelling evidence to demonstrate why the sites were demonstrably special to the local community. Sedlescombe Neighbourhood Plan - Examiner’s Report dated January 2015. The Examiner found a proposed LGS of 4.6 hectares at Street Farm to be extensive in size and therefore contrary to national planning policy. Tatenhill Neighbourhood Plan - Examiner’s Report dated November 2015. The Examiner considered that at 9.2 and 4.3 hectares respectively, LGS sites to the north and south of Branston Road constituted extensive tracts of land and instructed their removal from the draft NP. Oakley and Deane Neighbourhood Plan - Examiner’s Report dated December 2015. The Examiner considered a LGS site of just over 5 hectares: “I note that B5 is some considerable distance from, rather than within reasonably close proximity to, the community it serves. Furthermore, it comprises an extensive tract of land. On further assessment of B5, I note that large areas of farmland are included in the proposed designation, as well as a cricket ground..... The designation of B5 as Local Green Space does not meet the basic conditions.” In this case, LGS4 should be regarded as an “an extensive tract of land.” Its designation as Local Green Space fails for reason of extensiveness alone. NPPF paragraph 102 – other matters NP Appendix 4 states “It provides a restful and tranquil outlook for the users of, and visitors to, the church and the graveyard. There are several seats donated by families of those buried, or interred in the churchyard, which look out over the field.” However, public access to the land and its amenity and recreation value is highly limited. There is only one public footpath through LGS4 and a potential permitted footpath (in the event of future residential development of Cank Farm). There are no seats in the field and any outlook is limited to standing on</p>

Rep.No.	Name	Policy/Section	Representation
			<p>the public footpath. There are indeed pleasant views from the public footpath, as there are from many public footpaths that radiate from the village. However, the view (of other land) from this linear path does not justify the blanket designation of 4 hectares of open countryside. Views from the public footpath will not be affected by LGS designation. The field does not have ecological or historic significance. It is not within the Conservation Area or the curtilage of the church (or any other heritage asset). The justification given by NP Appendix 4 for LGS designation is akin to seeking a landscape designation, which is not an appropriate use of LGS policy. Moreover, regardless of views from the public footpath, the land itself is not demonstrably special in terms of its beauty. It is ordinary farmland, like many other parcels of agricultural land around the village. Part of the evidence base of the Stratford-on-Avon District Core Strategy is the 2012 White Consultants Landscape Sensitivity Report. With regard to "sensitivity to housing development", LGS4 is located within the lower category (high/medium) of the two categories that surround the village (the other being "high" sensitivity). This objective report counters any claim that the land is demonstrably special in terms of its beauty. In conclusion, LGS4 6.9.4 should be removed as a Local Green Space designation from the Neighbourhood Plan.</p>
TA18	Landowner	General	<p>Do you support or object to Policy H1?</p> <p>Support - I would also request that the Housing Policy also allocated additional land for residential development at my clients land at Butts Lane in Tanworth in Arden. I have sent in a separate red line plan of my clients land. One of the parcels was previously identified within a previous SHLAA as suitable for residential development, I would request that that designation is re instated within this neighbourhood plan.</p> <p>Do you support or object to Policy H2?</p> <p>Support - As per my previous comments, my clients land at Tanworth in Arden should be allocated within this Neighbourhood plan for residential led development.</p>

Rep.No.	Name	Policy/Section	Representation
			<p>Do you support or object to Policy H3?</p> <p>Object - We would respectfully request that the BUAB of Tanworth in Arden should include my clients land at Butts lane.</p> <p>Do you support or object to Policy H4?</p> <p>Support - We support this policy, however part e should either be deleted or amended as it is not clear or specific enough</p> <p>Do you support or object to Policy H5?</p> <p>Object</p> <p>Do you support or object to Policy H6?</p> <p>Object - We have a concern with part 1 of this policy, why should the policy specify that smaller dwellings will be supported. We request the deletion of the word smaller in part 1</p> <p>Do you support or object to Policy E1?</p> <p>Object - We firmly believe that as the country recovers from the Covid pandemic, development of greenfield land, as long as it complies with green belt policy should be supported.</p> <p>Do you support or object to Policy E2?</p> <p>Support</p> <p>Do you support or object to Policy E3?</p> <p>Support</p> <p>Do you support or object to Policy E4?</p>

Rep.No.	Name	Policy/Section	Representation
			Support Do you support or object to Policy I1? Support Do you support or object to Policy I2? Support Do you support or object to Policy I3? Support Do you support or object to Policy BE1? Support Do you support or object to Policy BE2? Support Do you support or object to Policy BE3? Object Do you support or object to Policy NE1? Object Do you support or object to Policy NE2? Support

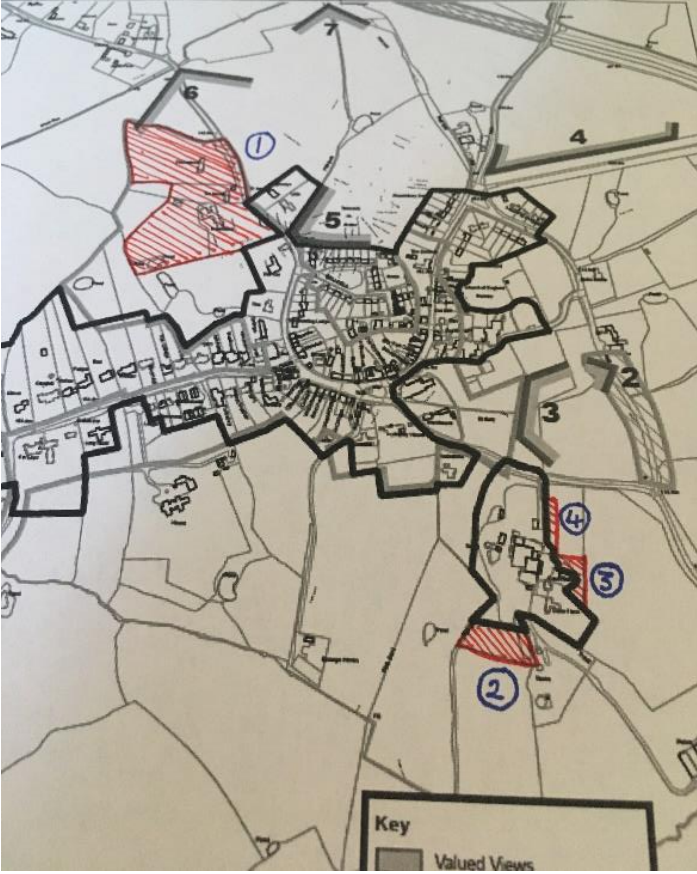
Rep.No.	Name	Policy/Section	Representation
			<p>Do you support or object to Policy NE3?</p> <p>Object - We object to LGS 4</p>
TA19	Stratford on Avon District Council	General	Some photographs throughout the document would be helpful in illustrating the character of the area and various features within it.
TA19	Stratford on Avon District Council	General - policies	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.
TA19	Stratford on Avon District Council	Paragraph 1.2	<p>Reference should also be made to the Site Allocations Plan also forming part of the Development Plan when it is adopted.</p> <p>It should also be noted that work has commenced on the South Warwickshire Local Plan which will replace the strategic policies of the Core Strategy once adopted. Reference to the South Warwickshire Local Plan should therefore be included here.</p>
TA19	Stratford on Avon District Council	Paragraph 1.5	A new version of the NPPF (2021) has now been adopted. The NDP therefore needs to be updated to reflect the revised 2021 NPPF.
TA19	Stratford on Avon District Council	Paragraph 1.6	Given the time it has taken to progress the NDP, the Household Survey (2015), Business Survey (2016) and Local Housing Needs Survey (2016) are already out of date. At examination, the evidence will be 5+ years old and the Parish Council should be aware that it will likely need to be updated in the next 2-3 years.
TA19	Stratford on Avon District Council	Paragraph 1.9	The heading for paragraph 1.9 should read 'The Parish of Tanworth-in-Arden'

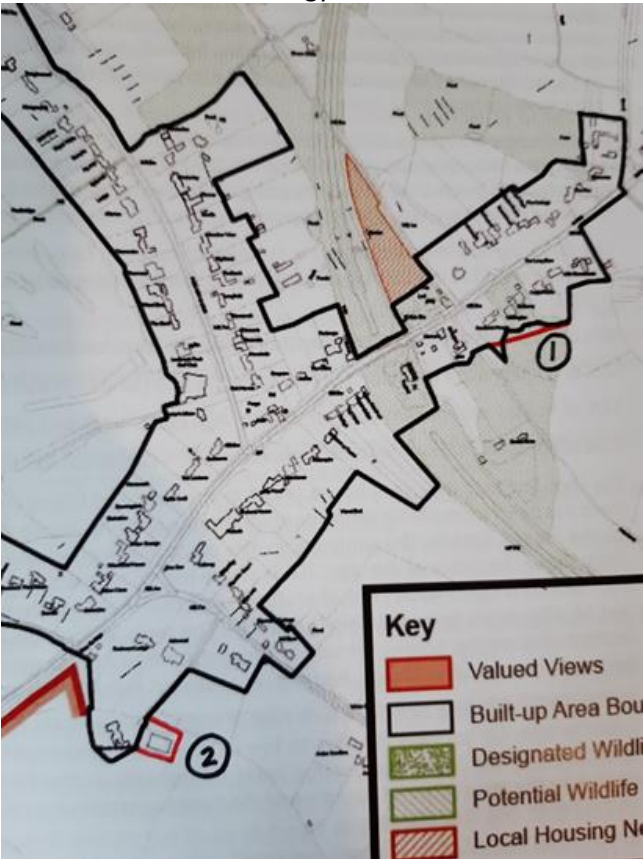
Rep.No.	Name	Policy/Section	Representation
	Stratford on Avon District Council	Paragraph 1.10	<p>Second sentence – consider replacing with: “The heart of the village is located within a Conservation Area which includes many listed buildings, including the Grade I listed Parish Church of St. Mary Magdalene”. It is unclear what the sentence beginning “Narrow lanes...” means or what it is trying to describe.</p> <p>It is considered it would be helpful/appropriate to include a map of the village showing the heritage assets.</p>
TA19	Stratford on Avon District Council	Paragraph 1.15	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).
TA19	Stratford on Avon District Council	Paragraph 1.16	First bullet point – there are three villages, not two.
TA19	Stratford on Avon District Council	Figures 2 & 4	<p>For avoidance of doubt, suggest key reads ‘Local Housing Needs site’ as there is only one of them identified on each map.</p> <p>Figure 4 – the notations on the map are not the same colours as the key.</p>
TA19	Stratford on Avon District Council	Paragraph 2.10	This paragraph should reference NPPF Para 149 not 145. Criterion (g) should begin with “Limited infilling or...” as per the NPPF.
TA19	Stratford on Avon District Council	Paragraph 2.12	It is not clear what is meant by “there are outstanding planning permissions for...”. Does this mean they have consent but are yet to be constructed/completed on site? If so, this should be re-drafted as “extant planning permission” for clarity.
TA19	Stratford on Avon District Council	Policy H1	The positive approach to the identification of a specific site for such a scheme together with clear criteria to guide delivery is most welcome and to be commended. It is understood initial discussions have already taken place with Warwickshire Rural Housing Association (WRHA).

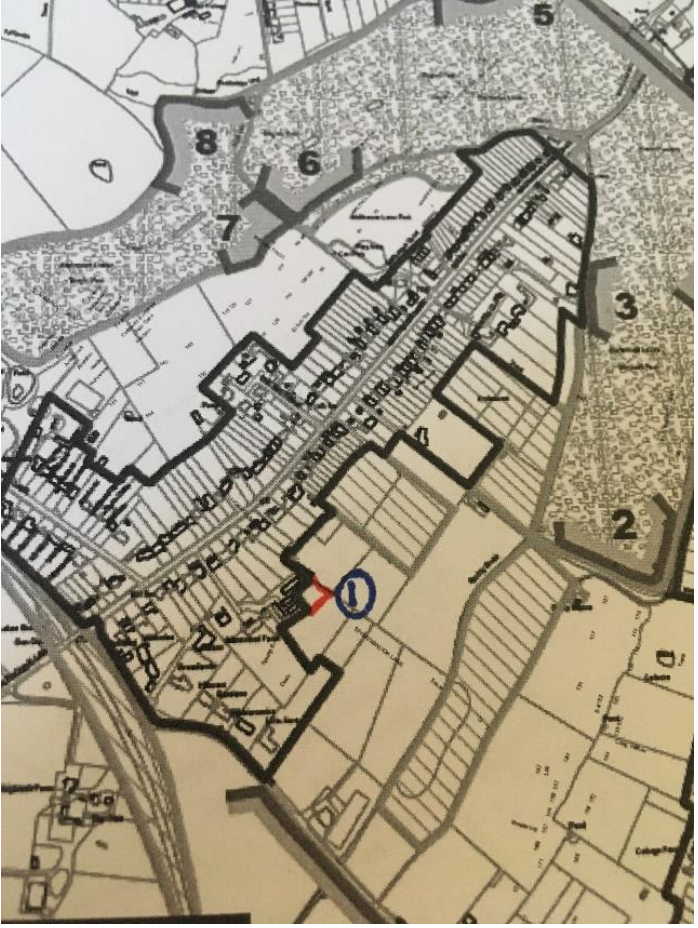
Rep.No.	Name	Policy/Section	Representation
			<p>On a point of detail, it is understood the site comprises a larger field. It is unclear as to how the rear boundary of the allocated site has been determined. It may therefore be useful to consider whether the policy criteria should be extended to include reference to a scheme layout facilitating future development of the (unallocated) remainder of the field.</p> <p>Criterion (3) - The attempt to limit Permitted Development rights is questionable – what justification is there for such a blanket limitation? It is not consistent with recent appeal decisions or the direction of government thinking.</p> <p>Paragraph 2.17 of the explanatory text references the local occupancy restrictions to be sought and applied via a S106 Agreement. This approach is broadly welcomed and supported.</p>
TA19	Stratford on Avon District Council	Paragraph 2.17	Suggest this paragraph in the NDP would be better situated underneath Policy H2.
TA19	Stratford on Avon District Council	Policy H2	<p>The positive approach to the identification of a specific site for such a scheme together with clear criteria to guide delivery is welcome. This scheme is most likely to comprise ‘local market’ dwellings in response to an identified local need, prioritising the provision of smaller homes. It is unclear as to whether any recent discussions have taken place between the Parish Council and prospective developers, but it is advised that the Rural Housing Enabler may be able to assist in facilitating such a dialogue.</p> <p>Criterion (3) - The attempt to limit Permitted Development rights is questionable – what justification is there for such a blanket limitation? It is not consistent with recent appeal decisions or the direction of government thinking.</p>

Rep.No.	Name	Policy/Section	Representation
TA19	Stratford on Avon District Council	Policies H1 & H2	It is not clear why different approaches are proposed for each of the allocated Local Housing Needs sites under Criterion (1) and (2) – this will need to be made clear and justified.
TA19	Stratford on Avon District Council	Policy H3	<p>The policy has the effect of defining Built Up Area Boundaries (BUABs) for the settlements of Earlswood, Tanworth-in-Arden and Wood End respectively, and for defining the more limited range of residential development acceptable outside those boundaries (including, in particular, development under Policies H1 and H2).</p> <p>This policy needs to refer to what is now paragraph 149 in the latest version of the NPPF (July 2021). Reference should also be made to Policy CS.10 in the Core Strategy.</p> <p>The Parish Council do not make it clear how they arrived at the BUABs in the NDP as there is no published methodology. Paragraph 2.23 does not clarify why the BUAB departs from the Site Allocation Plan (SAP) BUABs in some instances. It is considered that the NDP need to set out what criteria has been used, particularly since the BUABs appear to treat some garden land differently as some areas of garden land have been excluded from the BUAB. This raises a question of consistency of approach.</p> <p>There are also a number of differences between the BUABs being promoted through the NDP and the BUABs outlined in the SAP Preferred Options document (October 2020). Please find below 3 photos showing a number of areas where the NDP versions differ from the SAP 2020 versions, in addition to a recent planning permission in Earlswood which should be included in the BUAB. The differences are as follows:</p> <ol style="list-style-type: none"> 1. Tanworth-in-Arden – <ul style="list-style-type: none"> (1) Three dwellings with large gardens; (2) Additional land associated with extant planning consent for the re-development of Cank Farm for housing (Planning ref: 14/02144/OUT; Appeal ref: APP/J3720/W/16/3144057).

Rep.No.	Name	Policy/Section	Representation
			<p>The land would form rear gardens to three dwellings and should be included within the 'island' BUAB.</p> <p>(3) Additional land associated with planning permission ref: 19/00169/FUL for a replacement dwelling.</p> <p>(4) Additional land associated with the re-development of Cank Farm for housing (Planning ref: 14/02144/OUT/ Appeal ref: APP/J3720/W/16/3144057).</p>

Rep.No.	Name	Policy/Section	Representation
			<p data-bbox="943 352 1294 368">Figure 3. Tanworth-in-Arden - Inset Proposals Map</p>  <p data-bbox="1308 1193 1352 1217">Key</p> <p data-bbox="1368 1233 1480 1257">Valued Views</p> <p>The map displays a central town area with several numbered regions (1-7) and shaded areas (2, 4, 5) indicating Valued Views. Region 1 is a large area to the north, while regions 2, 4, and 5 are smaller areas to the south and east. Region 3 is a large area to the east, and region 6 is a small area to the north. Region 7 is a small area to the north. The shaded areas are marked with circled numbers: 2, 4, and 5. A key in the bottom right corner identifies the shaded areas as 'Valued Views'.</p>

Rep.No.	Name	Policy/Section	Representation
			<p>2. Wood End – (1) revised, corrected boundary following research of planning history for 4 dwellings; (2) inclusion of agricultural barn for consistency of approach with other settlements and BUAB methodology.</p> 

Rep.No.	Name	Policy/Section	Representation
			<p data-bbox="891 323 2018 387">1. Earlswood – (1) land to be added due to approval of application ref: 21/00409/FUL for two dwellings so now part of ‘residential curtilage’</p> 

Rep.No.	Name	Policy/Section	Representation
TA19	Stratford on Avon District Council	Policy H4	<p>It should be made clear that this policy applies to sites within and outside the BUABs.</p> <p>Suggest a final paragraph 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.</p>
TA19	Stratford on Avon District Council	Policy H4, para 2.25	<p>Annex 2 of the NPPF details other types of land that do not constitute previously developed land. It is considered that this paragraph should include all of these types of land for completeness.</p>
TA19	Stratford on Avon District Council	Policy H5, para 2.28	<p>Criterion (2) would preclude garden land development in the majority of cases due to the settlement character of the Parish (as outlined in paragraph 2.30).</p> <p>Paragraph 2.28 - Some forms of development on garden land, such as additional car parking, outbuildings, etc. may be appropriate within the Green Belt. It should be clarified in the policy that not all garden development in the Green Belt would be inappropriate.</p> <p>Explanatory text – not all gardens have been included within the BUABs in the NDP. An explanation is required why some are ‘exceptional cases’ (see comment on BUABs above).</p>
TA19	Stratford on Avon District Council	Policy H6	<p>It is estimated that only approximately 4% of the total existing housing stock of Tanworth-in-Arden Parish comprises affordable homes. There is therefore a strong argument for including a policy that may assist to at least some degree in heading-off further avoidable pressure on the Parish’s already limited affordable housing stock.</p> <p>However, there are concerns with Criterion (2) - 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 questionable that this can be justified as a reasoned justification for attempting to control the stock of housing in the neighbourhood area. 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</p>

Rep.No.	Name	Policy/Section	Representation
			<p>measure of controlling housing stock in terms of the number of bedrooms a dwelling has. Concerns are raised as to how this policy complies with national and District level policy. Neither the NPPF nor the Core Strategy stipulate such a figure – see paragraph 4.1.9 in the latter which explains why. The policy would require fully justified local evidence.</p> <p>If criterion (2) is retained, it also appears to says that you could have an extension as long as it is no more than 30% of the house as originally built. So for example, you could have a 30% extension this year, 30% next year and 30% the following year making a total of 90%. The wording would need clarifying to prevent incremental additions to dwellings year-on-year.</p>
TA19	Stratford on Avon District Council	Policy E1	<p>It should be made clear that this policy applies to sites within and outside the BUABs.</p> <p>The final line of the policy should omit the word “however” as it is not required.</p>
TA19	Stratford on Avon District Council	Policy E2	<p>NDPs tend to list the local services that such a policy would apply to. They are not specifically identified in this NDP, which makes it unclear to which local services the policy would apply. For example, what is meant by personal services referred to in paragraph 3.7?</p> <p>Criterion (3) – If a business says they need planning permission for houses on their site to relocate their business elsewhere in the village would that be sufficient? Or would they have to have secured permission to relocate and demonstrate that there is a reasonable prospect of them actually moving? This policy needs clarifying.</p>
TA19	Stratford on Avon District Council	Policy E3	<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 as to what is meant by this.</p>
TA19	Stratford on Avon District Council	Policy E4	<p>It is suggested that it should be made clear that this policy applies to sites within and outside the BUABs.</p> <p>Is this policy trying to allow additional parking or require additional parking? As read it appears the policy allows parking but does not require it. The policy wording should clarify this.</p>

Rep.No.	Name	Policy/Section	Representation
TA19	Stratford on Avon District Council	Policy I1	Suggest including wording to the effect that the additional parking will require additional planting and screening to ameliorate the impact on the Green Belt.
TA19	Stratford on Avon District Council	Policy I2	<p>Whilst it is noted that this policy is based on Policy E5 of the made Claverdon NDP, Development Management have confirmed that they do not and cannot evaluate emissions or air traffic conflicts. As such, it is considered that Criteria (2) and (3) should therefore be deleted from the policy.</p> <p>Criterion (5) could also be improved as it is a bit unclear – it appears to be accepting that improving broadband may have an impact on appearance and character. However, it needs to clarify how to balance the benefits of improved broadband against the harm to the openness/character/appearance of the surrounding area. Otherwise the first part of the policy will be used to prevent all broadband improvements that are visible.</p>
TA19	Stratford on Avon District Council	Policy I3	The policy states that all new residential and commercial development must provide high speed broadband. Are there any constraints on this, such as harm to the Green Belt? If so, it should be explained what these are and how benefits should be balanced against harms.
TA19	Stratford on Avon District Council	Paragraph 5.2	The NPPF paragraph should be 127 not 125.
TA19	Stratford on Avon District Council	Policy BE1	Criterion (1) - No reduction in the space between buildings will mean no infill development– is that the intention?
TA19	Stratford on Avon District Council	Policy BE2	<p>Suggested new wording for first paragraph: “All new developments should demonstrate that there is adequate provision for off-road parking in accordance line with Part O of the District Council’s Development Requirements Supplementary Planning Documents.”</p> <p>Criterion (2) – what does ‘adequate’ mean? Suggest this should be in accordance with the EV charging point requirements of Part R (Air Quality) of the Development Requirements SPD.</p>

Rep.No.	Name	Policy/Section	Representation
			Last paragraph of policy - what does “which creates extra capacity” mean?
TA19	Stratford on Avon District Council	Policy BE3	<p>The last line ought to clarify that Policy CS8 is in the Core Strategy.</p> <p>The wording of this policy should be amended to recognised the possibility that there are other non-designated heritage assets in the area other than those listed in Appendix B.</p>
TA19	Stratford on Avon District Council	Policy NE2	<p>This policy reiterates Policy CS.6, is there any added value to the Neighbourhood Plan through the inclusion of this policy?</p> <p>This policy refers to the protection of Local Wildlife Sites and potential Local Wildlife Sites on the Proposals Maps for Tanworth, Earlswood and Wood End, however there are other LWS in the Neighbourhood Area that are not shown in the three Proposals Maps. Is it the intention for the policy to only refer to those sites shown in the three Proposals Maps?</p> <p>It is presumed that the two paragraphs 6.7.1 and 6.7.2 should be bullet points 1) and 2)</p>
TA19	Stratford on Avon District Council	Policy NE3	<p>The proposed LGS site 1 on Fig.6 includes several buildings and hardstanding – this map will need to be refined and re-drawn.</p> <p>It is assumed the two inset paragraphs should just be numbered 1 to 5 in accordance with the Local Green Space numbering.</p>
TA19	Stratford on Avon District Council	Figure 5	The LGS should be numbered on this figure for clarity.