

**Arley
Neighbourhood
Plan**



ARLEY NEIGHBOURHOOD PLAN

Consultation Statement

October 2015

Plan Preparation

WHO	HOW	WHEN	DATE/S
Arley Parish Council	Parish Council Meetings	Monthly	With effect from May 2013
The villagers of Arley	Consultation Survey	May - July 2014	May - July 2014
The villagers of Arley	Public Meetings	2013, 2015	17th /19th Sept 2013 17th/18th March 2015
The villagers of Arley	Arley News	Quarterly	March, June, Sept and December annually
The villagers of Arley	Arley Web Site	Continuous	Wef June 2013
Focus Group of villagers	e mail	Continuous	
NWBC	Meetings and e mail	Occasionally	Wef May 2013

Draft Plan Consultation.

WHO	HOW	WHEN	DATE/S
Arley Parish Council	Parish Council Meetings	Monthly	July – Oct 2015
The villagers of Arley	Posters displayed plus paper copies made available at 16 venues throughout Arley	14th August to 28th September 2015	14th August to 28th September 2015
The villagers of Arley	Arley News	Quarterly	September 2015
The villagers of Arley	Arley Web Site	Continuous	From August 2015
11 additional individual paper copies requested from villagers	By Telephone	August/September 2015	August/September 2015
NWBC	Draft Plan circulation	August 2015	August/September 2015
Natural England	Draft Plan circulation	August 2015	August/September 2015
Environment Agency	Draft Plan circulation	August 2015	August/September 2015
Historic England	Draft Plan circulation	August 2015	August/September 2015
Network Rail	Draft Plan circulation	August 2015	August/September 2015
Highways England	Draft Plan circulation	August 2015	August/September 2015
Jim Rowe	Draft Plan circulation	August 2015	August/September 2015

Narrative of responses received to the Draft Plan Consultation.

North Warwickshire Borough Council See Pages 4 and 5

Natural England. See pages 6 and 7

Natural England re Arley Neighbourhood Plan SEA. See Pages 8 and 9

Environment Agency

SEA Screening request for Arley Neighborhood Plan

Subject: Environment Agency Response to: UT/2009/106364/SE-02/DS1-L01

We agree with the report's conclusions and do not consider further work on the SEA and HRA necessary for the plan to progress as it is unlikely to have any significant environmental impacts that have not been previously assessed as part of the SA for the site allocations DPD.

Yours sincerely

**Ms Noreen Nargas
Planning Advisor**

Historic England. See Pages 10 and 11

Network Rail

Network Rail has no comments to make
Diane Clarke TechRTPI
Town Planning Technician LNW
Network Rail
Town Planning Team LNW

Highways England

We have reviewed the Plan and are content that the proposals will not have a detrimental impact on our asset, principally the M6 motorway. Consequently I confirm that we have no objections and are satisfied for the consultation to continue without further comment being necessary.

Jim Rowe. See page 12

North Warwickshire Borough Council

Comments on Arley Neighbourhood Plan

PAGE	PARAGRAPH	Action	NWBC RESPONSE
	General	√	All maps should have the copyright on with Arley's own license number on (PSMA Agreement) – this is important as Arley could be get fined by OS
	General	√	Suggest that paragraphs are numbered – it makes things easier when people are commenting on the plan and can just refer to a paragraph number
4	3	√	Change the date of submission
4	4	√	Reword as by the time it is submitted to NWBC there will be a Screening Report submitted with the plan – a SEA/HRA is not needed
5		√	Remove the word “must” and replace with “should”
7	Key	√	The development boundary is shown as red – the key colour is black/grey
12	4th	√	...Housing gives way green spaces (word missing). Reword the second sentence as it refers to open countryside and outside the development boundaries which is true but it is actually Green Belt
13/14		√	With reference to the greenspaces we suggest that they are numbered and then shown as numbers on the plan on page 14 as it is hard to distinguish where they actually are from the map provided
16	ANP3	√	Have they consulted WCC highways on the proposed footpath on the road under the bridge – Policy ANP3? If WCC don't agree it is unlikely that the policy will be delivered
17	ANP4	√	Consider rewording as it makes it sound like it is NWBC's policy and some part of it isn't clear as to what it means. Affordable housing is still the exception and can be built in the green belt if there is a proven need. You cannot restrict development to brown field sites within the development boundary
17	Preferred Housing Sites	√	Are these the NP's favoured sites? – A and B have permission and are not NWBC allocated sites
17/18	Map/ANP5	√	The map shows 4 sites with recent new building yet the text on page 18 refers to an extra 2 sites
18	ANP5	√	The text refers to only being 2 NWBC Preferred sites that will accommodate more than one house which is incorrect as there are

			3 sites
18	ANP6	√	Delete the word "MUST" and replace with "SHOULD"
18/19	Criteria	√	The criteria are not simply copied from the "Building for Life 12 Design Council" so it would be advisable to remove the reference at the bottom and simply add a sentence at the start of the criteria saying that the criteria are adapted from the Building for Life
19	Paragraph after criteria	√	Delete the word "MUST" and replace with "SHOULD"
20	Number 1	√	Delete the word "MUST" and replace with "SHOULD"
20	Number 2	√	Delete the word "that"
22	ANP9	√	Confused as to what is meant by the 3 rd paragraph

Notes

As a result of the inspectors report ANP3 has been renumbered ANP9. thus ANPs 4,5 and 6 become ANPs 3,4 and 5 respectively. ANP9 is now ANP8

Date: 25 September 2015
Our ref: 159372
Your ref: Arley Neighbourhood Plan



birchjohn@yahoo.co.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6JC

T 0300 060 3900

Planning consultation: Arley Neighbourhood Plan
Location: Arley, North Warwickshire

Thank you for your consultation on the above dated 23 July 2015

Introduction

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have the resources to get involved in all neighbourhood plans and will prioritise our detailed engagement to those plans that may impact on internationally or nationally designated nature conservation sites, and/or require Strategic Environmental Assessment or screening for Habitats Regulations Assessment.

We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required.

Natural England generally welcomes the draft neighbourhood plan which sets out policies that will guide the future sustainable development of Arley.

We would also like to take this opportunity to welcome the following policies (and have provided advice/supporting information where appropriate):

ANP2: Green Space Strategy.

ANP4: Maintain the balance between the natural and built environment that has evolved to give us Arley as it is today.

Green Space Policies

Natural England consider the incorporation of high quality, sustainable and multifunctional greenspace within built development can provide a range of economic, environmental and social benefits and is fundamental to the creation of sustainable communities.

Green infrastructure (GI) can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. GI can

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improve connectivity to other green spaces, provide opportunities for recreation, promote sustainable transport and enhance landscape character.

We are pleased the proposed plan embraces the principles of green infrastructure by incorporating provision of green space, formed from a network of key open spaces and green corridors. This GI offers the potential to deliver multiple benefits for both people and wildlife providing opportunities for recreation, biodiversity enhancement and access to nature.

Natural England encourages GI that has been designed in response to the existing landscape features and aims to deliver biodiversity enhancement through the creation of new habitats that contribute to local biodiversity priorities identified in the local Biodiversity Action Plan.

GI can be designed to maximise the benefits needed for this development. Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England [Green Infrastructure web pages](#).

Local Sites

There are a number of locally designated sites within the neighbourhood boundary. We recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document) in order to ensure you have sufficient information to fully understand features of interest.

General support available for Neighbourhood Plans

Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: <http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: <http://www.nbn-nfbr.org.uk/nfbr.php>

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at consultations@naturalengland.org.uk

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

Stephanie Jones
Sustainable Development Team – South Mercia



Date: 13 August 2015
Our ref: 162314
Your ref: Arley Neighbourhood Plan SEA



Ms S Wilson
Planning Control
The Council House,
South Street,
Atherstone,
Warwickshire,
CV9 1DE

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Wilson

Planning consultation: Arley Neighbourhood Plan SEA

Thank you for your consultation on the above dated and received by Natural England on 13 July 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

We have checked our records and based on the information provided, we can confirm that in our view the allocations contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

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In relation to the Habitats Regulations, a Neighbourhood Plan cannot progress if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out (see Schedule 2, The Neighbourhood Planning (General) Regulations 2012). Therefore measures may need to be incorporated into the Neighbourhood Plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the Plan on European protected sites. This will be particularly important if a Neighbourhood Plan is to progress before a Local Plan has been adopted and/or the Neighbourhood Plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the Local Plan.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Kayleigh Cheese on 0300 060 1411. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Miss Kayleigh Cheese
Sustainable Development Team
South Mercia Area





Historic England

Ms Dorothy Barratt
Forward Planning and Economic Strategy Manager
North Warwickshire District Council
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

Our ref: 1460

Your ref:

Telephone 0121
6256887

06 August 2015

Dear Ms Barratt

ARLEY DRAFT NEIGHBOURHOOD PLAN CONSULTATION

Thank you for consulting Historic England on the above Plan.

We consider that as currently constituted the plan sets out a quite comprehensive outline of the issues and options for Arley and an outline of policy considerations. We assume that this will be followed by a more detailed draft with specific policies designed to address the issues identified.

In this respect we note that much emphasis is placed upon the maintenance of the rural character of the Parish and we unequivocally support that in principle. However, in our view the current landscape context of New and Old Arley owes much to the urban form of the mining settlements themselves and the industries that supported them.

We consider that the evolutionary change evident in the urban development of Old Arley and the “model village” aspect of the miner’s accommodation in New Arley are of considerable historic environment significance in their own right. This would include the townscape of the settlements and the individual heritage assets that are components of that.

Currently the value that the community places in the fabric of the settlements in which they live and work is obliquely referred to and may be implicit in the draft plan but in the view of historic England there is every justification for this aspect to be given much more explicit definition and for policy to be developed to conserve it. This approach is given direct support in the National Planning Policy Framework (NPPF).

A core planning principle set out in paragraph 17 of the NPPF is to:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;”

“Heritage asset” is precisely defined in the glossary of the National Planning Policy Framework (NPPF) as set out below:

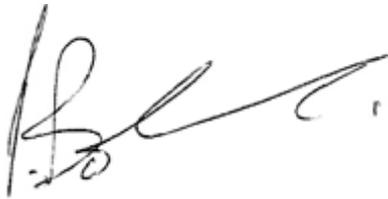
“Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

Historic England therefore strongly recommends that in producing detailed policies in the next iteration of the Neighbourhood Plan consideration is given to addressing the following **historic environment policy aim** viz:

To ensure that development protects, enhances and promotes the special qualities, historic character and local distinctiveness of Old and New Arley and the distinctive semi-rural character of surrounding areas in order to help maintain its cultural identity and strong sense of place.

I hope this is helpful to you and please do not hesitate to contact me if you would like clarification or to discuss this further.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Boland', with a stylized flourish at the end.

Pete Boland
Historic Places Adviser
E-mail: peter.boland@HistoricEngland.org.uk

<u>COMMENT</u>	<u>ACTION</u>
<p>Page 9 – can you change the description of Daffern’s Wood to be an ancient woodland rather than old woodland as the use of the term ancient means that the area of woodland is at least 400 years old. It was also recently designated as the first official Local Nature Reserve in North Warwickshire, perhaps this could be added to Map 7.</p>	<p>Description change made.</p> <p>No change made to OS map designation</p>
<p>Page 13 – the final Informal amenity / open space is given as around the Methodist Hall’ it should be around the Old Barn. There is no green space around the Methodist Hall as far as I am aware.</p>	<p>Change made</p>
<p>Page 14 – the map shows the Methodist Hall in Old Arley at the junction with Oak Avenue, I think this should be renamed as the Old Barn. Meadow Croft and Rowland court are in the wrong order – Meadow Croft is north of Rowland Court.</p>	<p>Change Made</p>
<p>Page 18 – the 42 houses are shown as Ransome Road but are referred to as Colliers Green in other parts of the document, perhaps the reference in the table should be New Arley- Colliers Green (off Ransome Road) 42 houses to avoid confusion.</p>	<p>Change made</p>
<p>Page 21 – in the list of Community Rooms is references Stuart Court I think this should be Stewart Court. Similarly should it be Meadow Croft not Meadowcroft. Also nature reserves should be plural as there are several in the villages.</p>	<p>Change made</p>

Jim Rowe

Comments raised during consultation phases.
Addressed by ANP 1
Sense of community spirit.
Folk (neighbours) look out for each other.
The whole aspect of countryside living. We do not want this to be threatened by the building of more new housing. It's a lovely place to live but if it to be enlarged with more houses do it discretely.
The semi rural location. The fact that it is semi rural NOT a suburb of a town.
To make more access for people to park when they are dropping their children off + picking them up from school so they don't park on the main road.
People are friendly.
Quiet environment most of the time.
A feeling of belonging to a strong community.
Taking pride in where you live.
Village life.
Country village atmosphere + friendliness.
Being a good and helpful neighbour.
Having respect for others.
Many local amenities available but still a semi rural location.
The sense of closeness and long term family feeling that a lot of us have.
I am a third generation and passionate about where I live. Arley has had some bad times and good. We need to preserve our village and keep its identity.
To allow my grandchildren the enjoyment of the countryside that we have had.
Lived here for 76 years – have lots of friends.
Addressed by ANP 2
Brownfield sites only should be developed.
Keep the green belt green.
We love the open spaces and that the houses are not too close to each other and the gardens of a nice size. We do not feel cramped in.
We love living next to Dafferns Wood
The country views. The open view + easy access to countryside.
Beautiful countryside that surrounds our village- This has to be protected.
I like the play area in Old Arley. It is clean & quiet.
Keep the greenery round us.
More open (unblocked) footpaths.
In this world of technology it is important to involve children with the countryside around them. Walks and talks organised and conservation groups – we have so many areas. Dafferns Wood, Arley Woods etc. to encourage children to enjoy and learn. If they don't get enthusiastic what will the future be/
To keep the village as so and stop the amount of new houses being built.

Addressed by ANP 3
Brownfield sites only should be developed.
No new housing developments ruining the village feel.
Please don't allow any more building. Old Arley is already built up enough and any further development would result in a small town rather than a village.
All building sites should provide parking areas on the development so any employees are not blocking houses.
The building of houses at the former welfare site has caused major disruptions in the village with cars & lorries parking both sides of Ransome Road daily. NO consideration has been given to residents and pedestrians who have had to walk on the road at times in order to get past these obstructions. Complaints to both the council and builders fell on deaf ears. These issues should be considered in the future.
Developers should be encouraged to respect and contribute but not as a dictate. Any development will cause some disruption – you can't make an omelette without cracking a few eggs. However this should be mitigated where possible- keeping access clear, site work times etc.
What I do not like to see derelict sites I would not like overdevelopment to ruin this village. Social areas are needed & should be encouraged safely.
Too much building at one time causes a lot of disruption to the village.
Developments must be phased to minimise & avoid congestion & traffic chaos.
Only build on brownfield sites. Leave green belt and woodland alone.
Addressed by ANP 4
The new school is a good improvement.
Verges footpaths kerbs need cleaning to make the village cleaner. Needs flower beds also nothing like this at all.
Village growth kept to a minimum
Development should be limited to high quality replacement of existing facilities only.
There is too much emphasis on shared ownership and social housing. For a village to remain vibrant it should be diverse and not become a dumping ground for those on benefit or who do not respect their surroundings. Significant development of private housing would attract a wider socio- economic group
Addressed by ANP 5
Solar power and other renewable energy sources should be included.
New houses should be ecological, environmentally friendly. Fit for life takes into consideration technological advances.
What we need are more eco homes – modern designed for community housing.
Tiny houses and gardens mean that people are on top of each other. Houses need to be more suitable to families in the size built, Putting too many houses on a site will create problems in the long run.
House must be spacious and not crammed together. People need space.
Although I strongly agree with any new development people should be consulted before any planning is considered. Villagers opinions should be taken into consideration and if opposed be listened to.
Provision of infrastructure + improvements prior to construction of development should be mandatory condition to grant of planning approvals.
Addressed by ANP 6
Developers should pay for their own building project and immediate vicinity to be landscaped and pathways and roads returned to an excellent condition.

Addressed by ANP 7
Nature reserve should be open. I have walked past the one at the bottom of the hill and thought how lovely it would be to take a wonder when I would like it seems silly to hide it.
I feel that all the above to be important and dedicated people helping to make Arley a stronger community. Butchers provide a mobile service for the elderly and a strong family business that supports the village well.
Sports Centre + field + woods + kids playground.
All support from the church to Community Centres and people who volunteer to go on the Parish Council work hard on our behalf for the wider community.
Maintaining a school with high Ofsted standing would be a big draw for aspiring parents. Local shops provide an essential service; particularly to those without access to transport. Having a wide range of amenities demonstrates a developing and vibrant community
Addressed by ANP 8
If businesses want to set up on our industrial estate it should be work for local people. Not to bring their own workforce with them.
Addressed by ANP 9
There is no pedestrian acces to the Doctors from New Arley. Dangerous for people with buggies
Not addressed by the Plan
Keep Arley farming.
Should give the old residents first choice to sell or move into bungalows where they need to.
Love Arley but about school times the traffic completely blocks Gun hill and cars are being left everywhere blocking drives and properties.
Important buffer for major cities and potential great resource.
Not allow commercial development on previous farm sites.
A children's art group would be good as it is no longer a priority in schools etc. New skills and talents will be discovered. Also garden and allotments could inspire and offer job opportunities.
Educating people in how village life is so special, people moving into the village be proud of where they live and not abuse it, after all if only for our children and grandchildren.
Rights of way & footpaths to be made universally accessible where possible. Where plan for maintenance & improvement for local areas?
Rights of way are not kept in good order & are impossible to use when overgrown as no one seems to take responsibility for their upkeep.
I always feel that if houses are maintained and gardens tidy it inspires people to up standards and make more of an effort. For example the new houses in Sycamore are lovely with hanging baskets etc and the tenants appreciate what they have.
Parking along Gun hill opposite rec and traffic congestion outside Co-op.
Also to leave some funds in trust to the village for maintenance.
Shops needed in both villages.
Improvements on existing with better links by bus and rail.
Improve recreation area in New Arley. The one in Old Arley is much better. Not muddy after rain, well maintained and better activities.
Shops needed in both villages.
The backs are in great need of repair. It is verging on the absurd that nothing has been done because of some legal problems. It's been over 30 years!! Since they were last repaired. Also some of the backs are used as dumping grounds and this lets the area and community down.