

# HARTSHILL



DRAFT

NEIGHBOURHOOD

DEVELOPMENT PLAN



2011-2029

July 2015



## FOREWORD

It would be true to say from mid 2014 to now has been a big learning curve for those of use involved in writing the Hartshill Neighbourhood Plan. Most had barely heard of one and initial estimates of costs to the Parish were formidable, however, it was decided to go ahead and funding was applied for from 'Supporting Communities in Neighbourhood Planning' luckily we were successful.

The process of writing the Plan has been greatly eased by our advisers who have always urged us to 'take control' of the Plan and 'make it ours', this we have done.

It has been a very worthwhile exercise and has brought together many local people and organisations and has encouraged them to think about how they want to see Hartshill develop in the coming decade and beyond.

The Plan is about the whole parish and all aspects of how future development affects the surrounding areas. Although the impetus for starting was definitely the proposed development of 360 houses on the site known as HAR3 (Land at Hartshill Quarry) and 40 on the site known as ANS1 (Figure 4). It has become clear during discussions with North Warwickshire Borough Council since our Steering Group was formed that these numbers have increased dramatically.

At first we consulted with Ansley Parish Council on a joint Plan as the ANS1 development is in their area but they decided not to proceed so we went ahead ourselves. Reading the timeline, page... will show we have talked with our MP Marcus Jones, our local Borough Council, on several occasions, met with local schools and with the landowners of HAR3 but most importantly we have consulted the people who live and work in Hartshill and will do so again with another leaflet drop throughout the village advertising a second and third drop in session at our Community Centre, using the Parish Council web site and the Hartshill and District Residents Association web site and our local Library to gather more information.

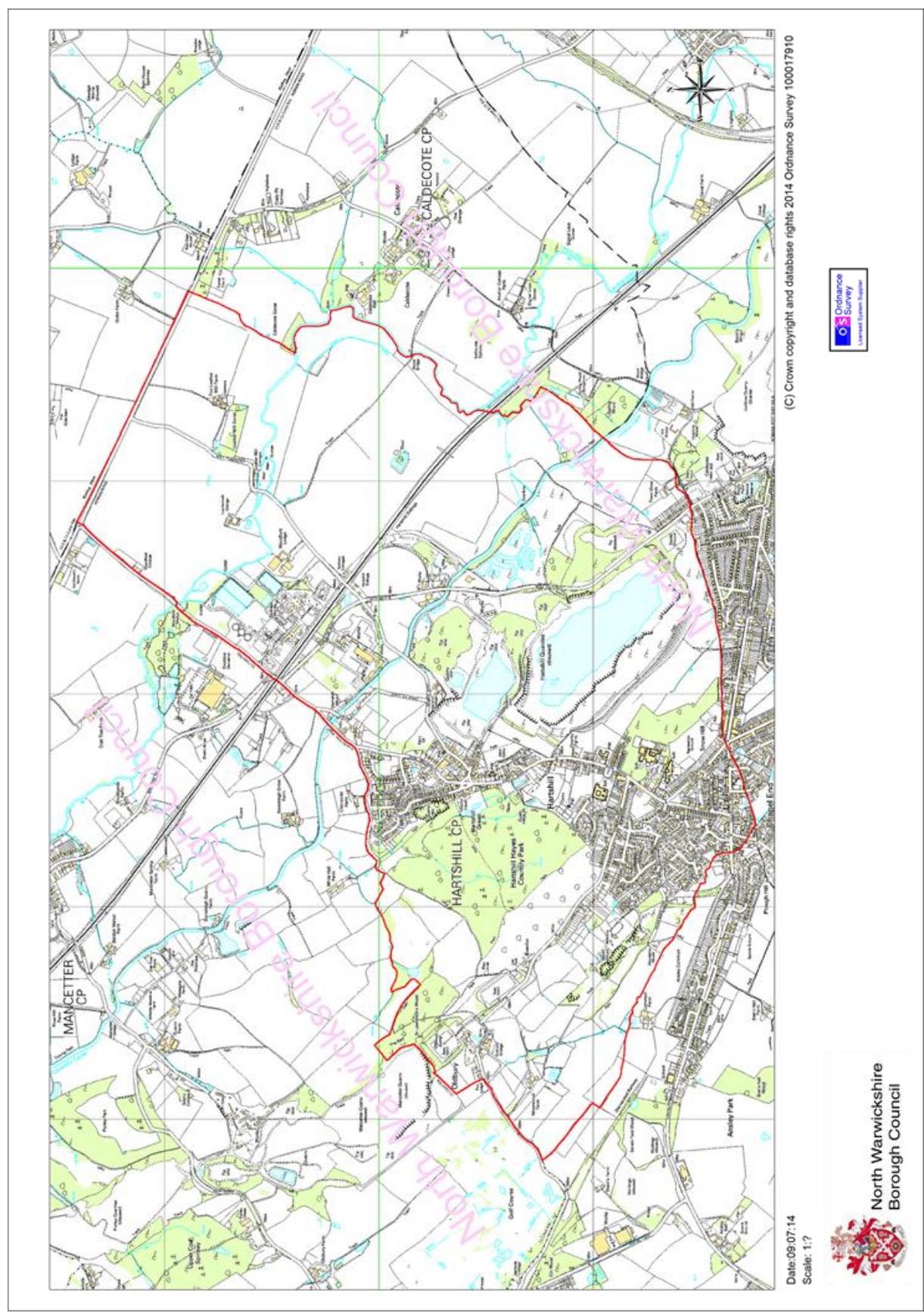
We intend to allow 8 weeks for our first formal consultation as it will take place during the holiday period. After this consultation, Hartshill Parish Council will review any changes and then submit a revised version of this Plan subject to North Warwickshire Borough Council. They will consult the public for a second time before the plan is put to a vote in a local referendum.

John Randle

## Table of Contents

Chapter	Page Number
1.0 Introduction and Background	
2.0 A Neighbourhood Plan for Hartshill Parish	
3.0 National and Local Planning Policy Context	
4.0 Key Issues for Hartshill	
5.0 Vision and Objectives	
6.0 Neighbourhood Plan Policies	
7.0 Next Steps	
8.0 Monitoring and Review	

Figure 1 – Hartshill Neighbourhood Plan Area



# 1 - Introduction and Background

## Introduction

- 1.1 Hartshill is a village, albeit a large one, of 1,500 homes, about three miles north-west of Nuneaton town centre, situated between this large modern town and the smaller more rural market town of Atherstone. The community here consider themselves to live in a rural village, despite its close proximity to Nuneaton. Hartshill also has strong links with Atherstone as both fall within the boundaries of North Warwickshire Borough Council.

## Background

- 1.2 There have been settlements in this village since prehistory; the village's significant heritage boasts a Bronze Age and Anglo Saxon burial site, an Iron Age hill fort, numerous Roman kilns, site of a motte and bailey and also the remains of a Norman castle.
- 1.3 A motivating factor in drawing people to this area for the past 5000 years has been its unique geology, Hartshill's rich resources resulted in this area continuously being the focus of quarrying and mining activity; from coal and manganese in Roman times through to the quartzite and diorite still being quarried locally in Mancetter today. The work generated from mining and quarrying has not only shaped the population here, but also the landscape, and although the quarries while working may have been an eyesore, when decommissioned they have been taken over by flora and fauna, leaving large areas of protected local wildlife sites.
- 1.4 George Fox, the founder of Quakerism, used the barn of The Grange, a Tudor building which still stands, to start the Quaker movement as a reaction against the corruption of mainstream religion, and this area has been a melting pot of non-conformism from the 1700's. Chapel End was once, as its name suggests, the 'chapel' end of Hartshill, with non-conformist Congregationalists and Methodists. The Church of England establishment was a latecomer with Holy Trinity Church not being completed until 1848.
- 1.5 Although it is important to we must be aware of the past, the village should not be seen as a museum, and the community has grown to include new estates, which in turn brings Hartshill closer to the neighbouring villages of Ansley Common, Galley Common and the Camp Hill area of Nuneaton. Despite being geographically close to these communities, they all retain their unique identities, and Hartshill is now probably best known for its extensive woodland known as the Hayes, its heritage, its excellent schools

and the very modern Saria Group Ltd factory which is the second largest employer in the village.

- 1.6 The chapels at Chapel End may no longer be used for worship but this area is still a dynamic busy part of the village, and is now the 'retail end' of Hartshill with two local small supermarkets, cafe, florist, post office and other local businesses, clubs, and a doctors surgery. Hartshill is also able to maintain a post office closer to the centre of the village, three pubs, several hairdressers and a thriving community centre, library and HUB.
- 1.7 The busy A5 trunk road provides our north eastern boundary which in turn gives residents easy access to the M42, M69 and M1.
- 1.8 In the current climate of rapid expansion, the challenge for the village is to retain a sense of community, generated by the people who live there building a strong foundation for the future.

## 2.0 A Neighbourhood Plan for Hartshill

- 2.1 The Localism Act 2011 gives Parish Councils the power to prepare a statutory Neighbourhood Development Plan. Such a plan will be used to help promote, guide and control development in the local area.
- 2.2 These new powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework.
- 2.3 Hartshill Parish Council applied to North Warwickshire Borough Council for designation as a Neighbourhood Planning Area. This designation was approved on 25<sup>th</sup> of February 2015 for the whole of the parish council area, see Figure 1.
- 2.4 This Draft Neighbourhood Plan has been prepared by a Steering Group of Parish Councillors and local residents. The Plan identifies a number of key issues which are considered significant to Hartshill, and these have been used to inform the content of the Draft Neighbourhood Plan.
- 2.5 To prepare our Neighbourhood Plan we must follow a set process. This is important if we want a plan that can be used to help determine planning applications. The process also gives people who live, work and do business in the area plenty of opportunities to help shape the plan. Figure 2 shows the process and where we are now.

**Figure 2 – Neighbourhood Plan Preparation Process**



## 3.0 National and Local Planning Policy Context

3.1 Neighbourhood Plans are required to sit within the framework of national and local planning policies, and to be in general conformity with those policies. This section summarises the principal national and local planning policies which provide the planning framework for Hartshill Draft Neighbourhood Plan.

### **National Planning Policy Framework (NPPF)<sup>1</sup> and National Planning Practice Guidance**

3.2 The NPPF sets out the national planning framework for England. The purpose of the planning system is to contribute towards sustainable development and to perform an economic, social and environmental role.

3.3 Our neighbourhood plan takes full account of the NPPF. Key paragraphs of relevance to the Hartshill Neighbourhood Plan include the need to deliver sustainable development.

3.4 Para 7 of NPPF states that there are three dimensions to sustainable development: economic, social and environmental. To deliver such development plans should do this by:

1. Building a strong, competitive economy.
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring Good Design
8. Promoting healthy communities
9. Protecting green belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3.5 When it comes to neighbourhood plans NPPF advises that:

*“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.” (NPPF, para. 183).*

3.6 And in para 184 goes on to state that:

*“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.”*

3.7 But outside of these strategic elements set out in North Warwickshire’s Core Strategy neighbourhood plans will be:

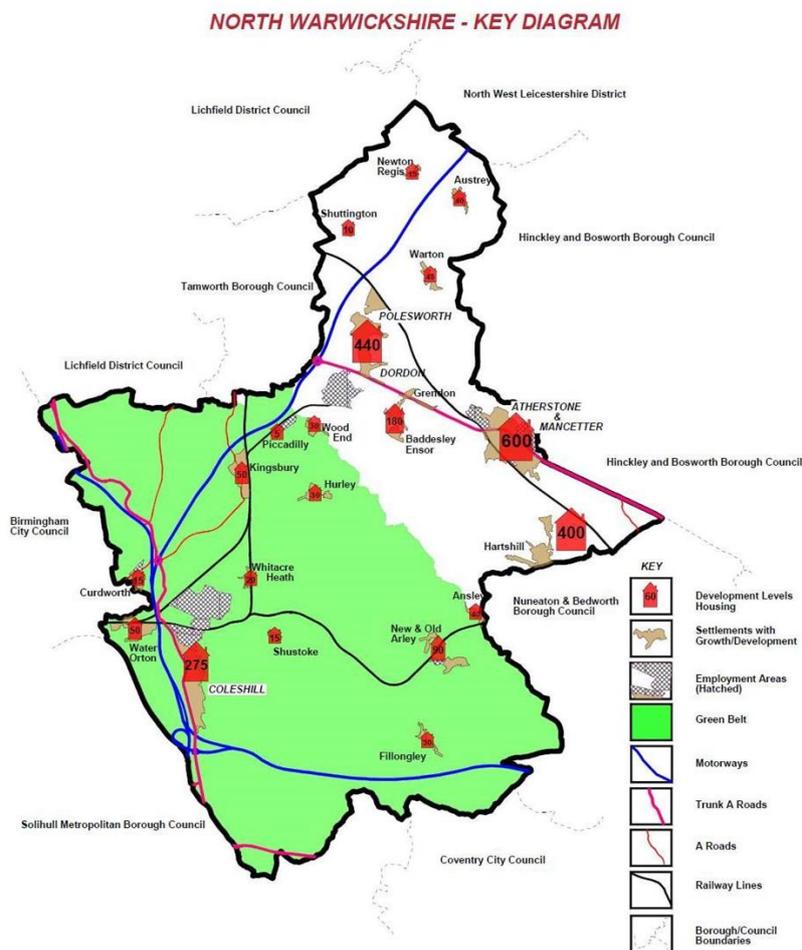
*“able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.” (NPPF, para. 185).*

- 3.8 Significantly, paragraph 198 of NPPF states that **“where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted”**.
- 3.9 Government also produces planning guidance this is contained in the National Planning Practice Guidance and the Hartshill Neighbourhood Plan has been prepared to take full account of this guidance.

### Strategic Planning Policy

- 3.10 Our Neighbourhood Plan must be in “general conformity” with the adopted planning policies for North Warwickshire. At the moment, these are policies in the North Warwickshire Core Strategy, adopted in October 2014. Our neighbourhood plan must be in general conformity with the policies of the Core Strategy.

**Figure 3 – North Warwickshire Core Strategy – Key Diagram** (Source: North Warwickshire Core Strategy)

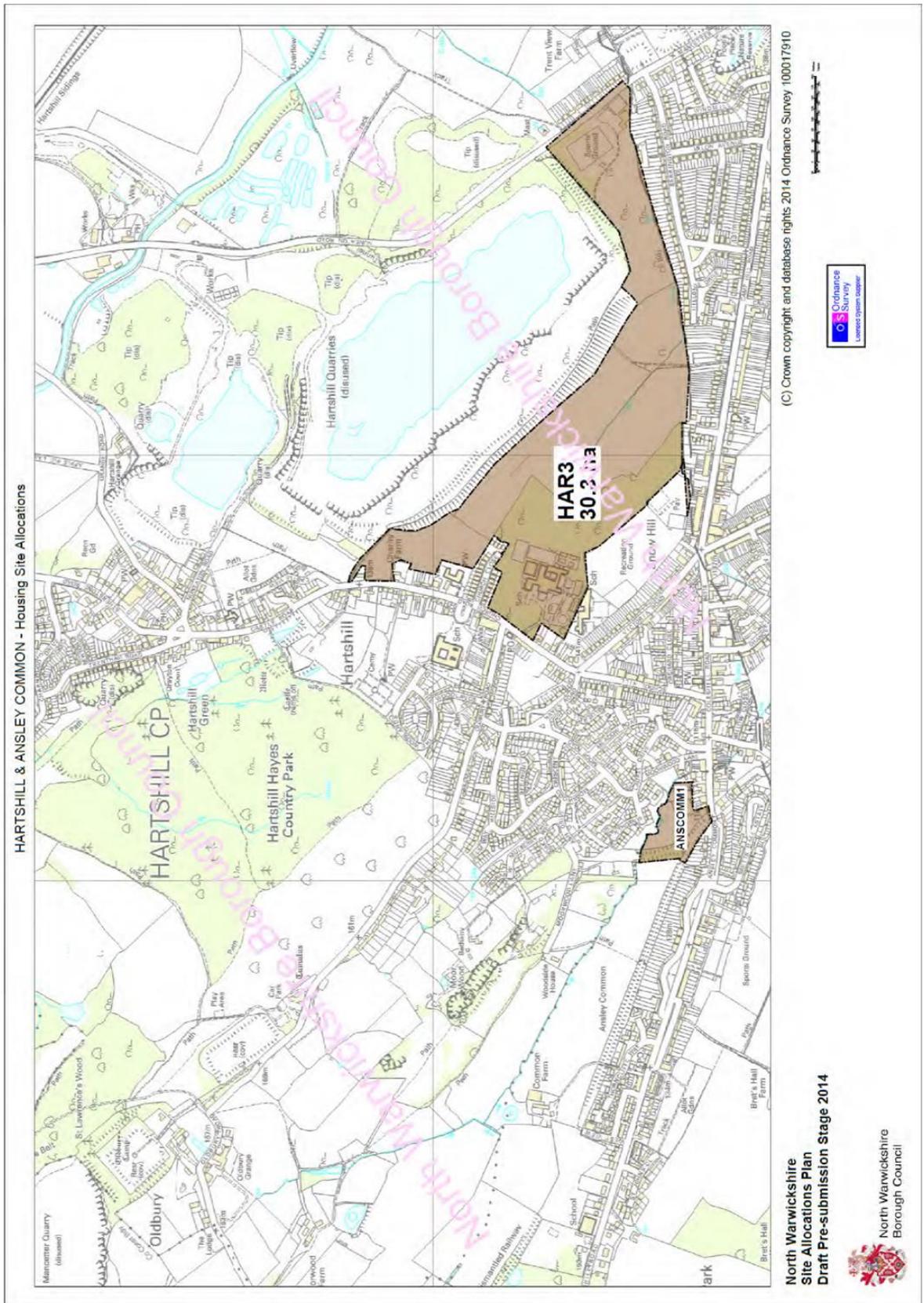


- 3.11 Policy NW2 of the Core Strategy identifies Harshill with Ansley Common as a Local Service Centre (a category 3a settlement). Within such settlements development will be permitted in or adjacent to development boundaries that is considered "appropriate to its place in the settlement hierarchy.
- 3.12 Policy NW5 of the Core Strategy sets out how the 3,650 dwellings that need to be built in North Warwickshire, 2011-2029, will be split between the various settlements. Taking Hartshill and Ansley Common together as a single settlement 400 will have to be built.
- 3.13 Policy NW6 identifies the level of affordable housing. This will be 30%, on site provisions, on sites of 15 or more dwellings; and 20% on sites of 1 to 14 dwellings, this could be on site, or a financial contribution to off-site provision.
- 3.14 Policy NW20 Services and Facilities says new schools will be pursued including redevelopment at Hartshill. Policy NW22 seeks the provision of "necessary services, facilities and infrastructure.
- 3.15 There are a number of other policies relevant to our Neighbourhood Plan and these are referred to where appropriate.
- 3.16 As well as the Core Strategy, North Warwickshire are preparing a Site Allocations Plan. This has reached Draft Pre-Submission stage, but has significant implications for our Neighbourhood Plan.
- 3.17 The most significant of these is Policy HS2 and the associated site allocation HAR3. This is reproduced in full below:

**POLICY HS2**  
**Proposal HAR3**  
 Land at Hartshill will be allocated for development over the long term. The development will come forward through a Development Brief or similar development plan document, which will need to address the educational infrastructure needs in the adjoining Secondary school and nearby Primary school. Opportunities to address access and parking issues should also be included as part of any Brief/Study and the retention and long term management of designated Local Wildlife sites need to be incorporated into the brief/Study and any subsequent development proposals. The development should ensure a net improvement in educational, sport and recreation facilities within and adjoining the site.

- 3.18 Site HAR3 is shown in Figure 4. This 30.3 hectare site, including the school is considered suitable for new housing development for 400 homes.
- 3.19 The site is to meet longer-term housing requirements, areas to the north west of the site are potentially operational for mineral extraction. The owner is keen to secure the site and the quarry's long-term use and release land for housing.

**Figure 4 – HAR3 – Land at Hartshill Quarry (Source: North Warwickshire Site Allocations DPD)**

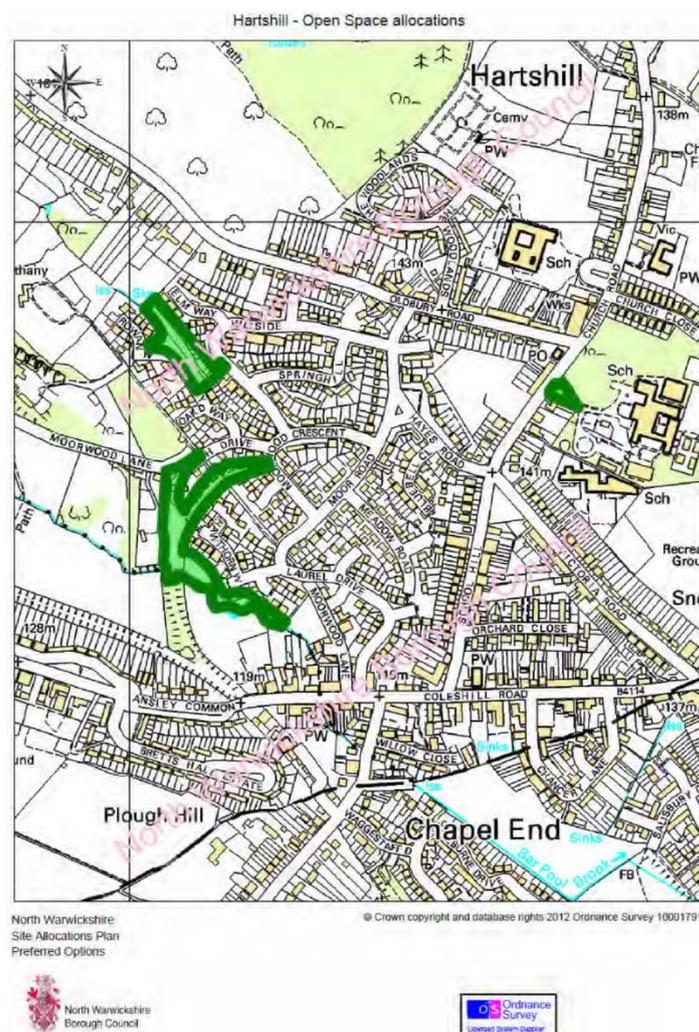


3.20 A number of issues are highlighted in the Site Allocations Plan:

- need to mitigate any impact;
- need for older peoples housing identified in Hartshill Parish Plan;
- potential funding contribution to new school;
- potential archaeological significance;
- potential sewerage and drainage issues; and
- potential for more development long-term if infrastructure issues can be dealt with

3.21 As well as HAR3 the Site Allocations plan identifies 82-102 Coleshill Road, Chapel End as Neighbourhood Centre; and three open space allocation, see Figure 5.

**Figure 5 – Hartshill Open Space Allocations** (Source: North Warwickshire Site Allocations DPD)



## 4.0 Key Issues for Hartshill

4.1 A number of key planning issues have been identified for the Hartshill Neighbourhood Plan to address:

- a) Schools – the issue of what uses could go on the school site should they become available needs to be addressed. This should include examining options for co-location. There is a big issue with school catchment areas;
- b) Drainage problems, particularly those arising from land now part of HAR3, should be addressed;
- c) Housing;
- d) Traffic management issues need to be addressed. In particular, by creating a new through route across Land at Hartshill Quarry (Site Allocations Proposal HAR3);
- e) A safe network of footpaths and cycleways should be addressed;
- f) Greenspaces should be protected and new ones formed;
- g) Wildlife should be protected;
- h) Development should have appropriate infrastructure in place, and existing infrastructure should be upgraded to take account of the impact of new development, including a new health centre;
- i) Village Green;
- j) Car parking issues need to be addressed, in particular by providing adequate car parking provision at the senior school and in any development of Land at Hartshill Quarry (Site Allocations Proposal HAR3);
- k) The village needs to retain its identity;
- l) Type and tenure of new housing needs to be addressed;
- m) HAR3 should include buffer zones and be well-designed.
- n) Sport and recreation facilities should be protected and improved. And, to meet the area's growing population additional provision should be made when necessary;
- o) The need to protect local heritage and history e.g. Hartshill Hayes.

4.2 These issues were identified by the Steering Group through a variety of consultations [include full details], including a drop-in session on 25<sup>th</sup> of March. At this meeting many issues were raised including the following<sup>2</sup>:

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<sup>2</sup> A full summary of the feedback from the Drop-in is available on the Parish Council web site.

Figure 6 – Hartshill Neighbourhood Plan Consultation Responses



- 4.3 We have also carried out consultation with local schools. Consultation with the local junior school about how they would like Hartshill to develop in the future gave the following results:
- In terms of activities, the pupils would like a sports hall, gym, cycle lanes/paths, and some sort of facility for older children
  - The pupils were interested in working in places such as car/bike repairers, gyms/dance studios, food factories, cafes and as beauticians.
  - They would like to travel in more eco-friendly ways and for Hartshill to have better access to buses, trams and trains and more cycle lanes
  - They would like a mix of sustainable housing ranging from flats to larger houses, and a much larger school that would cater for 4-18 year olds.
  - About half of the children would like to remain in Hartshill as adults, the rest wishing to move to bigger towns and cities.
- 4.4 Whilst our work with the senior school revealed, in contrast to the Junior School students, that, perhaps unsurprisingly, senior school students wanted to buy their own homes, would like to work within the area but wanted to use their own transport to access their workplace. Walking was preferred to cycling and they wanted to see more varied sports activities offered locally. They highlighted that career demands would make them leave the area. A large majority would like to see more varied sports activities available locally.
- 4.5 We have also engaged actively with the local planning authority and have been in close contact with Lafarge/Tarmac owners of the largest development site in the area in the development of this neighbourhood plan.
- 4.6 The complete timeline for preparing the Hartshill Neighbourhood Plan is shown in Table 1.

**Table 1 – Hartshill Neighbourhood Plan Timeline**

<b>June 23<sup>rd</sup> 2014</b>	<b>Hartshill Parish Council/Hartshill &amp; District Residents Association meet with North Warwickshire Borough Council</b>
<b>July 1<sup>st</sup> 2014</b>	Inception/Steering Group Meeting at Community Centre
<b>July 4<sup>th</sup> 2014</b>	Consultation meeting with Ansley Parish Council, Hartshill Parish Council, H&DRA and Kirkwells Planning Consultancy. HPC need to decide at next meeting whether to go ahead with a NP either as one council or jointly with Ansley PC.
<b>July 9<sup>th</sup> 2014</b>	Hartshill Parish Council apply to North Warwickshire Borough Council for Designation of a Neighbourhood Area Comments on application to be made by 6 <sup>th</sup> November 2014
<b>August 7<sup>th</sup> 2014</b>	NWBC due to other consultations, is unable to commence consultation until September 2014
<b>August 2014</b>	Hand delivered letters to all residents informing them of Parish Councils application for the Designation of a Neighbourhood Area.
<b>August 28<sup>th</sup> 2014</b>	Supporting Communities in Neighbourhood Planning - Grant Support Offer Letter Grant applied for: £7,000.00 Grant offer: £4,400.00
<b>September 17<sup>th</sup> 2014</b>	Meeting with Marcus Jones MP at Hartshill School
<b>October 14<sup>th</sup> 2014</b>	Inception/Steering Group Meeting at Community Centre

<b>October 14<sup>th</sup> 2014</b>	H&DRA Summary of Inception/Steering Group Meeting
<b>October 2014</b>	Kirkwells produce Issue & Objectives
<b>November 2014</b>	Kirkwells – Key Issues, Objectives, Policy Options, and 1 <sup>st</sup> Discussion Draft of Hartshill Neighbourhood Plan
<b>November 2014</b>	Kirkwells produce National & Local Planning Policy Assessment
<b>November 12<sup>th</sup> 2014</b>	Responses received via NWBC to Hartshill Designation
<b>November 13<sup>th</sup> 2014</b>	Meeting organised by Marcus Jones MP with senior staff at H/hill Senior School, Head teacher and Executive Teacher Junior School, H&DRA and HPC. MDJS confirmed they have a full roll and wanted to stay on their current site, unlike MJDS, H/hill senior school buildings are in a very poor condition and have a life expectancy of 5 to 10 years, they are full to capacity. Both schools want to see a resolution to the traffic congestion in the village.
<b>November 20<sup>th</sup> 2014</b>	Steering Group meeting at Community Centre
<b>November 2014</b>	Parish Council/Posters/Hand delivered to local business premises
<b>December 5<sup>th</sup> 2014</b>	Hartshill Parish Council meets with Lafarge Tarmac and Marcus Jones MP
<b>December 2014 to January 2015</b>	Chairman Councillor John Randle, Councillor Christine Sharp, Mr Bernard Paintin, Claire King, Michael Drayton Junior School

<b>January 2015</b>	H&DRA /HER Maps
<b>February 2015</b> 25 <sup>th</sup>	Amended Pen Portrait of Hartshill – Claire King
<b>February 2015</b> 26 <sup>th</sup>	Steering Group Meeting – 2 <sup>nd</sup> draft discussion
<b>February 2015</b> 26 <sup>th</sup>	NWBC - Approval of Designation Area for Neighbourhood Plan
<b>March 2015</b> Leaflet Drop	H&DRA/Parish Council
<b>March 25<sup>th</sup> 2015</b>	Open day/Drop in Session at Community Centre
<b>April 8<sup>th</sup> 2015</b>	Meeting with Dorothy Barratt & Sue Wilson at office of NWBC – Parish Councillors, Members of H&DRA and Michael Wellock
<b>April 10<sup>th</sup> 2015</b>	Collate feedback from Open day/Drop in Session at Community Centre held 25 <sup>th</sup> March 2015
<b>April 15<sup>th</sup> 2015</b>	Steering Group meeting at Community Centre
<b>April 17<sup>th</sup> 2015</b>	Community Rights Programme, funded by the Department for Communities and Local Government – Grant Award £3,572.00
<b>June 3<sup>rd</sup> 2015</b>	HPC and HRDA meet with Neil Beards (Lafarge) and Graham Fergus (First City Property Consultant). Outline plans for HAR 3 expected by end of 2015 for 550 houses. Some HAR3 owned by Hanson. Public consultation by Lafarge in 6 months' time.
<b>June 18<sup>th</sup> 2015</b>	Steering Group meets to discuss draft NP. Agree to begin consultation on draft in Summer 2015.

## 5.0 Vision and Objectives

### Vision

5.1 Our Vision for Hartshill is that in 2029:

**The natural historical landscape of Hartshill will have been protected and positively enhanced by new development. Everyone will have worked together with awareness in order to preserve the rural identity of Hartshill and to create a sustainable community of which we are all proud.**

### Aims

5.2 Our aims for the Hartshill Neighbourhood Plan are:

- ❑ **The need to preserve Hartshill's village identity.**
- ❑ **The need to ensure appropriate infrastructure is provided in any future development.**
- ❑ **The need to ensure future development of HAR3 is handled in way that any impacts on the existing village are minimised and any benefits maximised.**
- ❑ **The need to ensure that the future planning of the schools sites is handled appropriately should they come forward for redevelopment.**

### Objectives

5.3 To achieve this vision our neighbourhood plan will work to the following objectives:

**OBJECTIVE 1** - To ensure that Land at Hartshill Quarry (HAR3) is developed in a way that minimises impact on the existing community whilst maximising the benefits. We will do this by setting out a detailed planning framework in our Neighbourhood Plan.

**OBJECTIVE 2** - To identify and protect the parish's key greenspaces.

**OBJECTIVE 3** - To improve access, car parking, and traffic issues at the schools.

**OBJECTIVE 4** - To ensure new development makes the area better not worse.

**OBJECTIVE 5** - To create a network of well used footpath and cycleways.

**OBJECTIVE 6** - To ensure infrastructure meets the needs of existing and new development;

**OBJECTIVE 7** - To ensure there is the right mix of new homes in terms of type, size and tenure;

**OBJECTIVE 8** - To minimise impact of through traffic;

**OBJECTIVE 9** - To protect local wildlife;

**OBJECTIVE 10** - To protect local heritage;

**OBJECTIVE 11** - To maximise the benefits of any Community Infrastructure Levy collected in the area;

**OBJECTIVE 12** - To protect and enhance community facilities; and

**OBJECTIVE 13** - To ensure the health and well-being of all.

## 6.0 Neighbourhood Plan Policies for Hartshill Parish

- 6.1 This section sets out the planning policies of the Hartshill Draft Neighbourhood Plan. These will be used to help determine planning applications in the Parish and to help shape the future of the Parish as a place to live, work and visit. Each policy is listed under the appropriate objective so that you can see how the Neighbourhood Plan will deliver the change we want.

**OBJECTIVE 1 – To ensure that Land at Hartshill Quarry (HAR3) is developed in way that minimises impact on the existing community whilst maximising the benefits. We will do this by setting out a detailed planning framework in our Neighbourhood Plan.**

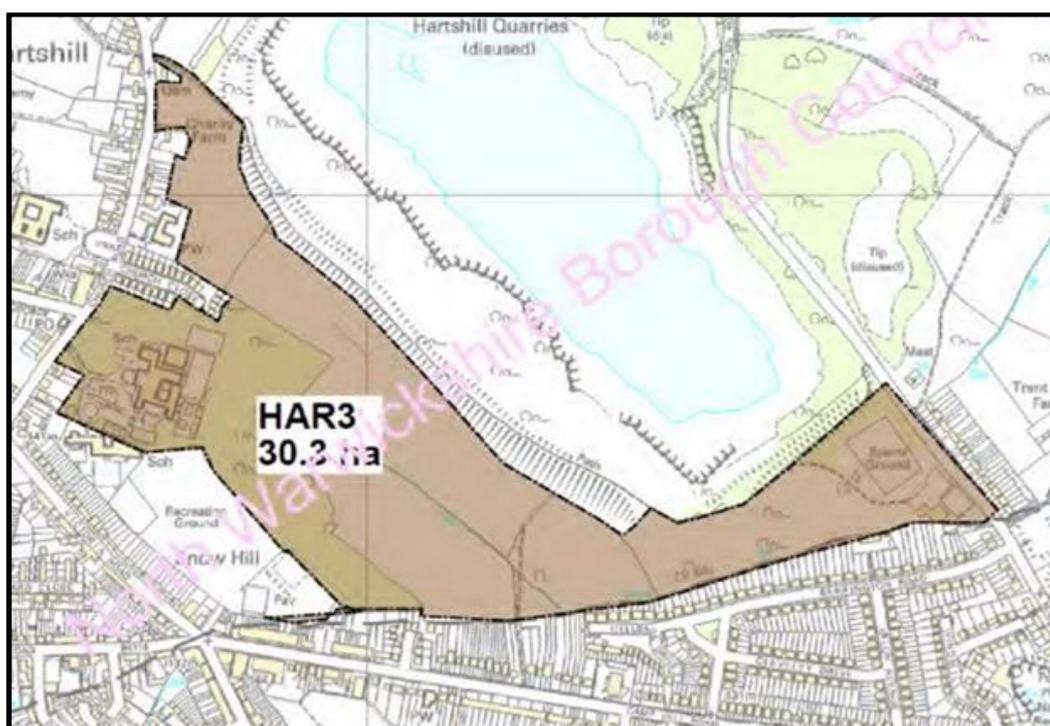
### POLICY H1 – LAND AT HARTSHILL QUARRY - SITE DEVELOPMENT FRAMEWORK

The long-term development of the land at Hartshill Quarry (Figure 7) must take place in accordance with the following overall site development framework set out below:

- a) A masterplan and an infrastructure delivery plan (IDP), approved by the Borough Council and Parish Council, have been put in place. The IDP should set out the necessary infrastructure provision needed to support development on the site. Including how any impacts, including increased demand, on the adjoining secondary, infant, junior and nursery schools will be addressed, together with any other adverse impacts on the wider area that need to be mitigated. The IDP must include timescales for the implementation of this infrastructure;
- b) A fully funded transport and highway plan is in place allowing for full vehicular movement west to east through the site. This should incorporate detailed proposals for site access at the west (Church Road) and east (Mancetter Road) entrances to the site, an east-west distributor road using these two access points and car parking and public transport improvements;
- c) Before any development commences an agreed plan of measures and mitigations must be in place to ensure designated and non-designated habitats are preserved and enhanced. Where this is not

- possible for non-designated habitats, their loss should be offset elsewhere within the site, or in a suitable location within Hartshill parish;
- d) A design palette must be in place and agreed with the local planning authority and Parish Council. This will cover, amongst other things, overall design style and range of materials;
  - e) The network of footpaths across the site should be retained, expanded and enhanced;
  - f) There should be no loss of existing sport and recreation facilities within the site and suitable additional provision and enhancements should be identified to meet the needs of the additional new households arising as a result of the housing development of the site;
  - g) An approved plan of measures to deal with sewerage and drainage, including off-site impacts, must be in place before development commences. This plan should be reviewed regularly, and remedial measures identified and undertaken as the development progresses; and
  - h) A full archaeological survey must be undertaken prior to any development commencing. This should identify features for preservation *in situ*, with suitable measures to aid their interpretation by residents and visitors, and features suitable for preservation off-site or for recording.

**Figure 6 – Land at Hartshill Quarry** (Source: *op.cit.*)



## Background/Justification

Policy NW5 of the *North Warwickshire Core Strategy* identifies Hartshill with Ansley Common as a Local Service Centre. Policy NW5 also sets the housing distribution in North Warwickshire up to 2029 and identifies that a minimum of 400 new homes should be built across the “single network of villages” of Hartshill and Ansley Common.

Given the rural nature of the settlements, the topography and other constraints there are limited opportunities to identify sites to meet this minimum target.

The emerging *North Warwickshire Sites Allocations Plan* (June 2014) identifies land at Hartshill Quarry (HAR3, Figure 7) as the key means of achieving this minimum target of 400 new homes and also as a way to provide the *Core Strategy* with a degree of flexibility.

The emerging *Site Allocations Plan* also identifies that the site provides the opportunity to provide a new senior school or targeted contributions towards its improvement and expansion.

Tarmac/Lafarge own the majority of the site and they are keen to secure the site so that its development can assist in the continued vitality of the village.

Community engagement on the Hartshill Neighbourhood Plan has raised significant issues, both in detailed comments about the future development of the site, and in the number of responses, to the development of this site. However, the Neighbourhood Plan Steering Group and Parish Council believe the best way to move forward is through this Neighbourhood Plan by allowing local people to shape the future development of the site; rather than use a development brief or other development plan document.

Policy H1, therefore, sets out a planning framework against which any planning applications should be assessed. These are considered to be the minimum measures that need to be in place before any development commences. They are in line with the *North Warwickshire Site Allocations Plan* and address some of the concerns of the local community. If approvals are granted in accordance with this framework, and the more detailed site specific policies included below as policies H2 to H8, the site’s impact on the existing community, local assets, infrastructure and resources can be minimised whilst delivering wider benefits to the Borough and the vitality of the village.

North Warwickshire are proposing that section 106 or other undertakings will be used at Land at Hartshill rather than Community Infrastructure Levy. The draft CIL Charging Schedule identifies the following:

Hartshill – Site Proposal HAR3 New Distributor Road from Church Road to Mancetter Road, Education Contributions towards secondary School and Managed Local Wildlife Site (Snow Hill Wood).

## **POLICY H2 – LAND AT HARTSHILL QUARRY - HOUSING NUMBERS**

Land at Hartshill Quarry will provide for a minimum of 400 new homes by 2029. The development of these new homes will be phased in accordance with policy H3 of the Hartshill Neighbourhood Plan. Each phase will be permitted when:

- a) It is in accordance with the agreed masterplan for the site;
- b) The impact of each particular phase on the wider area has been fully assessed, both individually, and cumulatively, and mitigation measures and needed infrastructure have been identified and a programme is in place to carry out these works;
- c) Each individual phase is designed to complement, connect to, and enhance, previous and subsequent phases of development; and
- d) All necessary infrastructure identified for previous phases is in place, functioning appropriately and has no identified problems, or potential future problems, with under-capacity.

### **Background/Justification**

Land at Hartshill Quarry will help meet the long-term strategic housing needs in the Borough but this should not be at the expense of the quality of life of residents in the area or the local environment.

A key concern of local people has been that the impact of the development will not be addressed at an early enough point in the development process, or, if it is, that it will not be addressed until too late i.e. after development has taken place. Policy H2 will ensure that each phase of development at Hartshill Quarry takes place in accordance within the overall plan for the site; in a phased manner; with each phase integrating with that that precedes or comes after it; and with infrastructure from previous phases working appropriately, without capacity issues and with the next phase of infrastructure planned and programmed to take place.

## **POLICY H3 – LAND AT HARTSHILL QUARRY - PHASING**

Development over the longer term at Hartshill Quarry will be permitted when it is in accordance with the phasing plan set out in the Hartshill



Neighbourhood Plan, see Figure 8. Development of the later phases will be conditioned in such a way that development of these phases, can only commence, as and when, previous phases have been completed to the satisfaction of the local planning authority and all identified impacts of the previous phase have been mitigated and the previous phases' infrastructure is in place and functioning appropriately.

Development not in accordance with Figure 8 will only be permitted when:

- a) By way of site constraints e.g. wildlife, or archaeology, a particular phase can no longer be developed; and
- b) The applicant can clearly demonstrate to the satisfaction of the local planning authority and the Parish Council that a particular phase is not viable at the present time.

### **Background/Justification**

Hartshill Quarry is a long term development site. Policy H3 will ensure that the development is phased in an appropriate way. This will allow any impacts to be mitigated and overcome in an incremental way. It will allow the local community time to respond and adjust. It will avoid the site being developed in one "big hit" estate type approach.

Criteria (a) and (b) of the policy will allow a degree of flexibility in the phasing should a particular phase be shown to be undevelopable because of on-site constraints or because of short-term viability issues.

### **POLICY H4 - LAND AT HARTSHILL QUARRY - DESIGN**

The development at Hartshill Quarry should be of good quality design. To ensure this is achieved development on the site should take account of site characteristics and surroundings and meet the following criteria:

- a) Layout design creates a sense and appearance of incremental growth. Each phase should create a grid like layout of streets that connects with previous and subsequent phases. Blocks of streets within each grid layout should have strong frontages and avoid large areas of gardens and car parking to the front of properties. Typical, suburban estate type layouts with "loops and lollipops" and *cul-des-sacs* will not be permitted;
- b) Individual properties should be sited so as to provide strong, active frontages and to take advantage of the best position on

- the site to maximise environmental benefits and create opportunities for natural surveillance;
- c) Scale and height should vary across the site – with a maximum of two storeys to be the norm – but with larger buildings occupying key positions on the site, such as corners to create “landmark” buildings;
  - d) Individual house designs, materials and architectural detailing should vary across the site, but have a coherence within each phase, and be consistent with the design palette set as part of the site development framework see Policy H1(d) above;
  - e) Landscaping should be an integral part of the design, should take account of, and preserve, existing features and green areas on the site. Streets should include street trees, and other landscape features, and street furniture that create green, walkable, multi-use thoroughfares. Areas of landscaping that are simply afterthoughts or leftovers from the design process should be avoided;
  - f) Design should ensure there is no significant adverse impact on the residential amenity of existing and future residents both on the site and neighbouring the site;
  - g) Development across the site should utilise sustainable construction methods, minimising the use of non-renewable resources and maximising the use of recycled and sustainably sourced materials;
  - h) The design should provide easy access for all members of the community and create a network of streets and other routes that allows significant movement around the site. Strong links should be created with the existing surrounding communities so that the site is fully integrated into the village; and
  - i) The design should be adaptable so that it is resilient to future changes such as changing lifestyles, life stages and technologies.

### **Background/Justification**

The Quarry will be developed over the long-term. This policy seeks to ensure that the development is in line with national planning policy by promoting good quality design, and Policy NW12 of the Core Strategy that promotes quality development.

Following community engagement on the Hartshill Neighbourhood Plan it is clear that local people are of the view that the Quarry should be designed in

such a way that it is fully integrated with the wider community and, when complete, adds to, and complements, Hartshill as a village.

Policy H4 will ensure that this comes about by setting a detailed set of design criteria for the long-term development of the site.

These criteria will ensure the following:

- ❑ That the site is designed to create a sense, and have an appearance of, incremental, organic growth, typical of a village. The creation of a suburban estate, with standard layout and house types must be avoided;
- ❑ A development that has a layout of streets on a grid pattern that maximise activity and movement around the site. Again avoiding suburban features with cul-de-sacs and loop and lollipop layouts that favour cars rather than pedestrians;
- ❑ There should be room for variety across the site, but this should also have a degree of coherence so that jarring juxtapositions of different developers' housing is not created;
- ❑ Landscaping should be an integral part of the design, rather than an afterthought; and
- ❑ Design should be sustainable, to ensure there is no adverse impact on residential amenity and that it is resilient to future change.

#### **POLICY H5 – LAND AT HARTSHILL QUARRY - HOUSING MIX**

**Across the site overall affordable housing provision should be 40%. These homes should be pepper-potted across the site, in a range of tenures and should be indistinguishable in terms of design and materials from homes for sale.**

**A range and mix of house types and sizes should be provided across the site. To meet the different needs of the population (including the elderly and people with mobility problems) all homes should be Lifetime Homes. To meet the specific needs of the elderly 1 bed bungalows and sheltered accommodation should be provided on the site.**

#### **Background/Justification**

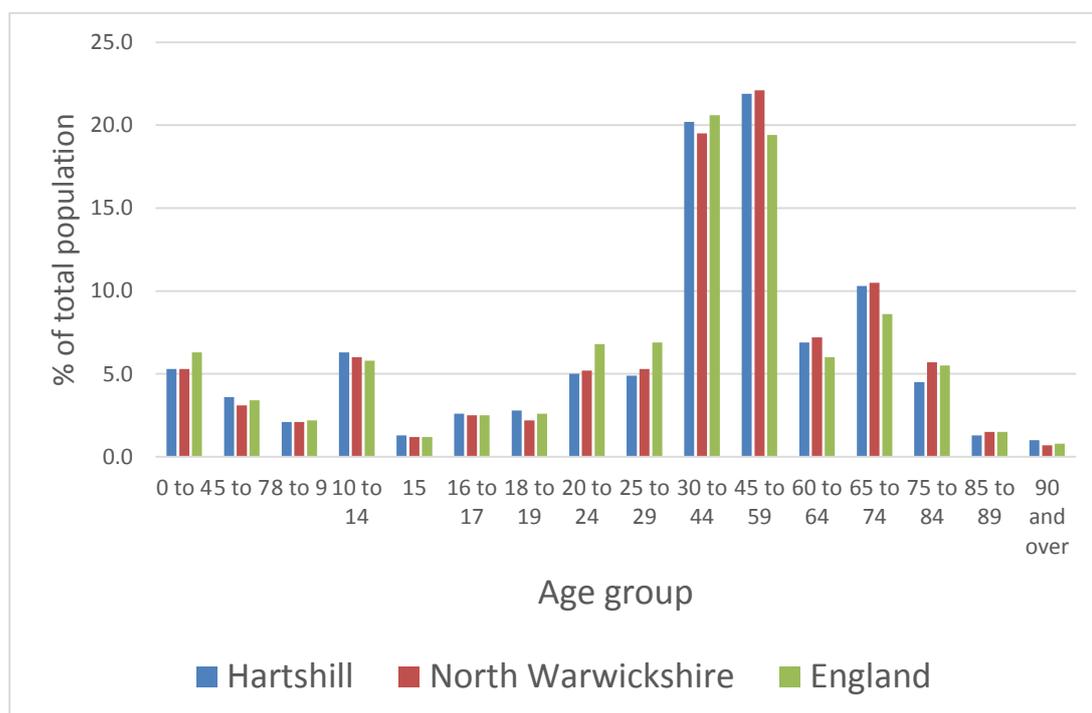
Policy NW6 of the North Warwickshire Core Strategy seeks provision of 40% affordable housing on greenfield sites. Affordable homes are defined in national planning policy as:

*“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is*

*determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.”*

Such homes should be provided across the Land at Hartshill Quarry (HAR3) site. They should not be in groups or clusters but should be pepper-potted throughout the site and should be indistinguishable in design and materials from homes for sale.

**Figure 9 - Hartshill Population Profile (2011 Census)**



To meet the differing needs of the local community a range and mix of house types and sizes should be provided across the site the population. All homes should be Lifetime Homes, in particular to meet the needs of the elderly and people with mobility problems. Hartshill’s population like that of North Warwickshire as a whole and England continues to age: in 2011, 23% of the population in Hartshill parish was over 60 years of age. Over the plan period the number of over 60s will increase substantially (Figure 9). To meet the specific needs of the ageing population 1 bed bungalows and sheltered accommodation should be provided on the site.

**POLICY H6 – LAND AT HARTSHILL QUARRY - ACCESS AND CAR PARKING**

Car parking should be provided at a suitable level for each phase of development. Each dwelling should have sufficient car parking so that on-street parking by residents of the Quarry site is kept to an absolute minimum.

**Background/Justification**

It is important to ensure that the development of the Quarry site takes place in such a way that car parking problems are avoided both on and off site. This policy will ensure each phase of development provides suitable levels of off-street car parking. Such parking must be designed in accordance with the design policies of this plan.

Different levels of off-street car parking may be appropriate for different phases of development, e.g. due to different mixes and types of housing.

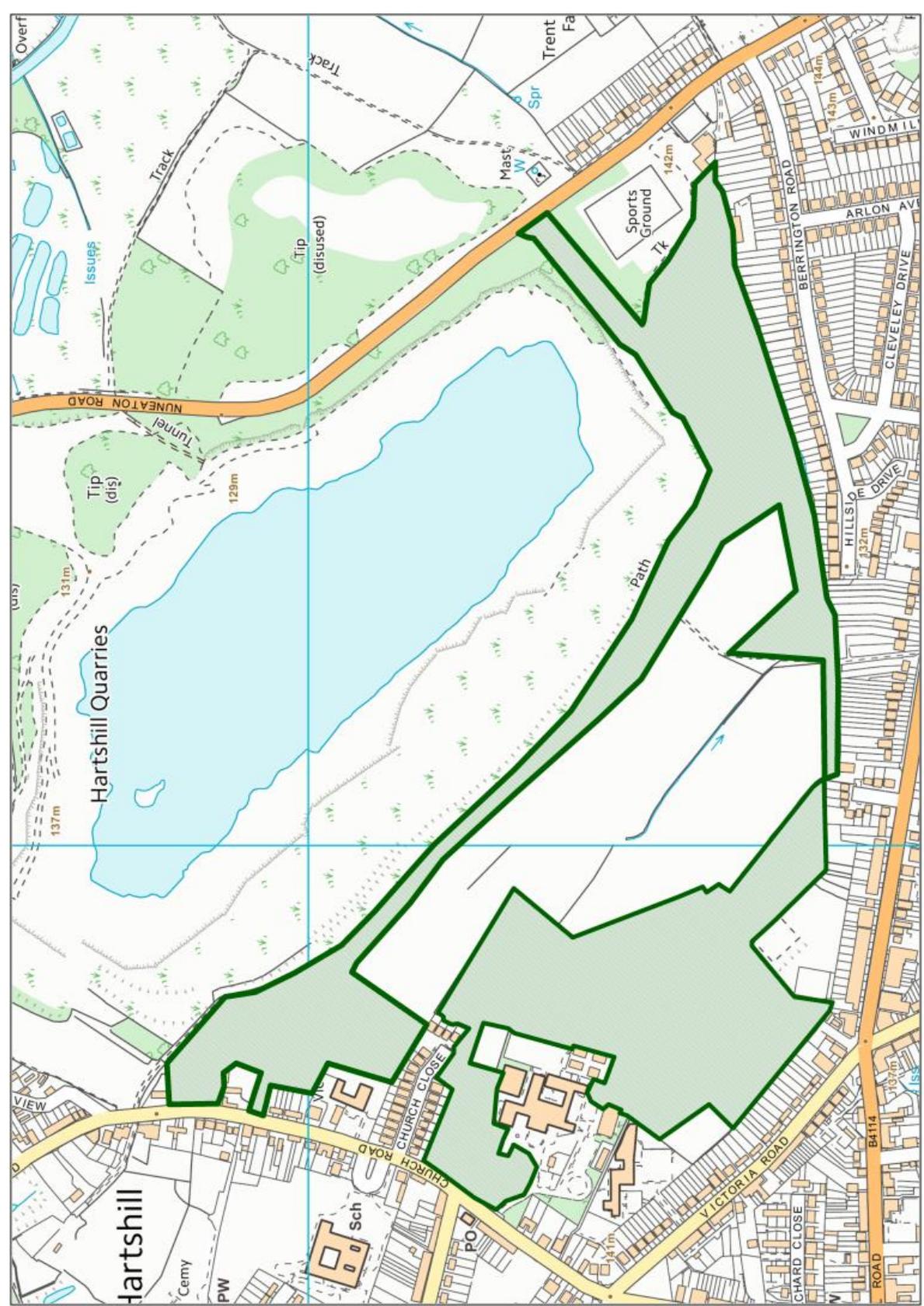
Development of individual phases will be monitored to assess the level of on-street car parking. If problems arise this may indicate the need for higher car parking standards in later phases of the development.

**POLICY H7 – LAND AT HARTSHILL QUARRY - OPEN SPACES AND GREEN INFRASTRUCTURE AND BUFFER ZONES**

Development of Hartshill Quarry should ensure that the identified network of green infrastructure shown on Figure 10 is preserved and enhanced as an integral part of the design of each phase of development. In particular the following should be incorporated in to the development of the site:

- a) Inter-connecting networks of green infrastructure to act as wildlife corridors, footpaths, cycle and bridle routes;
- b) Preservation and enhancement of existing recreation and open spaces;
- c) Creation of a network of new, inter-connecting open spaces, including pocket parks and play areas. Play areas should have good natural surveillance and be within easily accessible distances by foot; and
- d) Retention of buffer zones between new on-site development and existing communities and retention of the open space that provides the setting and views of the parish church.

Figure 10 – Land at Hartshill Quarry, Green Infrastructure Network



### **Background/Justification**

The Quarry site has a strong network of existing green infrastructure, some of which is protected as a Local Wildlife Site. This existing network of green infrastructure should be preserved and enhanced for its own inherent value, and for the value it has in being able to shape the phases of new development, particularly in generating a sense of place and organic growth.

As well as retaining the network of existing green infrastructure the size of the site presents numerous opportunities to create new spaces and new green infrastructure. Overall the potential is there to create a rich site with a hierarchy of inter-connected open spaces that provide opportunities for play, rest, relaxation and wildlife.

### **POLICY H8 – LAND AT HARTSHILL QUARRY – INTEGRATING WITH AND ENHANCING THE VITALITY OF THE WIDER AREA**

**To ensure that the development of Hartshill Quarry is fully integrated and plays a full role in enhancing the vitality of Hartshill village each phase of development should meet the following:**

- a) Use existing, or create new links to the surrounding community and adjoining development phases;**
- b) Include measures to promote the use of local services and facilities including the community centre, churches, shops, schools and pubs; and**
- a) Include appropriate infrastructure for electronic communications networks, including telecommunications and high speed broadband.**

### **Background/Justification**

The Quarry site will play a significant role in meeting the housing needs of a much wider area than Hartshill, but meeting this objective should not be at the expense of the quality of life of the wider community. Policy H8 will be used to ensure that any development at the Quarry site integrates with, and enhances the vitality of the existing surrounding area and its communities.

**OBJECTIVE 2 – To identify and protect the parish’s key greenspaces.****POLICY H9 – PROTECTING LOCAL GREEN SPACES**

The local green spaces listed below and shown on Figure 11 [map to be inserted] will be protected. Development of these spaces will only be permitted in very special circumstances.

- ❑ Footpath and field leading down to Whitehall Farm
- ❑ The Crarves
- ❑ Footpath and copse between Snowhill Wood and the Quarry bank
- ❑ Field next to Charity Farm, including mature tree
- ❑ Acid Grassland near the Windmill club
- ❑ Grange Road Park
- ❑ Allotments [Note: insert address]
- ❑ Chestnut trees and green area at the front of the High School
- ❑ Moor wood, including quarries
- ❑ Footpath from nursing home to Moor wood.
- ❑ The common land next to Saria

**[Insert Figure 11]**

**[Note: maps needed of these sites]**

**Background/Justification**

National planning policy allows local communities to identify local green spaces. These spaces should be:

- ❑ in reasonably close proximity to the community it serves;
- ❑ demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- ❑ where the green area concerned is local in character and is not an extensive tract of land.

Once identified such areas should only be developed in “very special circumstances”. All of the open spaces in Hartshill have been assessed against the criteria in the NPPF, see Appendix 1, and those identified in Policy H9 are considered to be local green spaces that warrant this highest level of protection.

**POLICY H10 – PROTECTING OPEN SPACES**

The following open spaces listed below and shown in Figure 12 will be protected:

- ❑ Hartshill Hayes
- ❑ St Lawrences Wood
- ❑ Snowhill Recreation Ground
- ❑ Snowhill Wood
- ❑ Field next to Charity Farm, including mature tree.
- ❑ Quarry Banks, Inc. Quarrymans Walk
- ❑ Hartshill Green
- ❑ Randles Estate Green
- ❑ Trentham Road Green spaces
- ❑ Turning circle – Michael Drayton
- ❑ Blakemores pools and fields (bottom of St Lawrences to the Canal.
- ❑ Footpath from nursing home to Moorwood
- ❑ Sidings land
- ❑ Community orchard
- ❑ Castle fields
- ❑ The Hollows
- ❑ The Meadow
- ❑ Cherry Fields
- ❑ Riding School
- ❑ Part of Field behind Snowhill
- ❑ Field by Apple Pie lane
- ❑ Line of trees on Coleshill Road
- ❑ Hedge and ditch on HAR 3
- ❑ Coleshill Road flats green space
- ❑ Hartshill Quarry mound
- ❑ Land next to wharf, Canal
- ❑ Old Nuneaton Road, formerly Cut Throat Lane

**[insert Figure 12]**

Development of these areas will only be permitted in the following circumstances:

- a) When it can be clearly demonstrated that the open space no longer performs at least one of the following functions:
  - i. Provides opportunities for formal recreation;
  - ii. Provides opportunities for informal recreation;
  - iii. Has wildlife value;
  - iv. Has landscape or scenic value;
  - v. Affords, or is part of, a significant view;
  - vi. Is an essential link to other open spaces or green infrastructure; or

- vii. Enhances the setting of an asset of designated or non-designated importance.

OR

- b) When the space performs at least one of the functions listed in (a) i to vii and development is proposed that development includes a proposal to replace the space to be lost to an equivalent, or better standard in a location that can be suitably accessed by the local community.

### **Background/Justification**

Hartshill is fortunate due to its history and location to have a number of open spaces, both within, and surrounding the village. These spaces perform a number of functions: opportunities for formal and informal recreation; affording or being part of significant views; being havens for wildlife; or linking one green space to another as part of the green infrastructure network of the parish. This policy seeks to protect these open spaces unless they no longer perform any of the functions listed in Policy H3; or if they do, only allowing their redevelopment, if equivalent, or better provision, can be made elsewhere in a location accessible to the Hartshill community.

### **OBJECTIVE 3 - To improve access, car parking, and traffic issues at the schools.**

#### **POLICY H11 – CAR PARKING AND ACCESS AT SCHOOLS AND NURSERIES**

When new development is proposed at local schools and nurseries, including redevelopment, all proposals, where necessary, should include suitable measures to reduce the need to travel by private car, improve access and car parking provision at the establishment by including:

- a) The provision of new car parking where it would not adversely affect residential amenity;
- b) Improved access and drop-off points; and
- c) Incorporating measures to improve walking, cycling and public transport to and from the sites.

### **Background/Justification**

The nursery, infant, junior and senior schools have a combined total of 1,800 places. This generates a significant number of journeys by private car in the morning and early afternoon. All of this traffic uses Church Road within a

short timeframe causing congestion, road safety issues and problems for local residents. Local roads and footways were not designed for this level of traffic. When new development is proposed at such establishments it will be assessed for any impact it may have on local roads and the need for improvements to car parking, access, drop-off points, and measures to reduce reliance on the private car by parents and teachers. When adverse impacts are identified the development proposal should include suitable measures to reduce these impacts.

**OBJECTIVE 4 - To ensure new development makes the area better not worse.**

**POLICY H12 – GOOD QUALITY DESIGN IN HARTSHILL**

All new development proposals will be permitted when they are of good quality design that responds positively to the local character and distinctiveness of the surroundings. To ensure proposals achieve this they will be assessed against the following:

- a) They preserve and enhance the locally distinctive built, historic and natural environment;
- b) They are designed to take account of site characteristics and surroundings, including:
  - i. Layout – the predominantly green appearance of the area should be maintained and enhanced with appropriate green space and planting of trees and shrubs;
  - ii. Siting;
  - iii. Scale;
  - iv. Height – two storey buildings to be the norm;
  - v. Proportions and massing;
  - vi. Reduced energy consumption, including ensuring that the orientation of buildings maximises passive solar gain and the potential to utilise solar energy;
  - vii. Architectural detailing;
  - viii. Landscaping;
  - ix. Materials; and

- x. Domestic extensions to be designed to appear to be an integral part of the original design of the house.
- c) They have no significant adverse impact on residential amenity for existing and future residents;
- d) They do not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- e) They utilise sustainable construction methods, minimising the use of non-renewable resources and maximising the use of recycled and sustainably sourced materials;
- f) They minimise resource use towards zero carbon dioxide emissions;
- g) They provide easy access for all members of the community;
- h) They create safe environments that minimise opportunities for crime; and
- i) They incorporate adaptable designs that can accommodate changing lifestyles/life stages and technologies.

### **Background/Justification**

Promoting good design is a key aspect of the planning system. This policy sets out how planning applications will be assessed. It sets more detailed criteria than those in *Core Strategy* Policies NW10 and NW12. Promoting good design is one of the objectives of national planning policy.

### **OBJECTIVE 5 - To create a network of well used footpath and cycleways.**

#### **POLICY H13 – WALKING AND CYCLING**

Proposals to improve and enhance the existing network of walking and cycling routes will be supported.

New development proposals should be located so that they can make best use of the existing network of walking and cycling routes. Where this is not the case they should include new connections to the existing network of such routes. These new connections should be of reasonable length, have clear access points (with clear but unobtrusive signage if necessary) be designed to be safe, convenient and use suitable materials.

### **Background/Justification**

Walking and cycling have a number of benefits including reducing car travel, health benefits and providing opportunities for outdoor recreation.

Hartshill benefits from its rural location and network of existing routes and inter-connecting green spaces.

This policy will support development proposals that will improve or enhance the network of walking and cycling routes. The policy will also be used to assess the location of new development proposals in relation to the network of footpath and cycle routes, and where this is deficient will seek suitable connections to the existing footpath and cycle network.

Where possible such routes should be used to develop the Safe Route to School network and to provide local viewing points, including views for bird watches over the Quarry.

### **OBJECTIVE 6 - To ensure infrastructure meets the needs of existing and new development.**

#### **POLICY H14 – ENSURING NEW DEVELOPMENT PROVIDES APPROPRIATE INFRASTRUCTURE**

**Any additional infrastructure needs generated by proposed new development must be addressed before planning approval is granted. Approvals will be conditioned so that necessary infrastructure is in place at appropriate times in the phasing of the development.**

**In particular, the following will be taken in to account when assessing proposals:**

- a) Site access and the need for any additional road capacity and public transport provision;**
- b) New infrastructure to ensure the development is accessible by foot and by cycle;**
- c) Surface water drainage by using Sustainable Drainage Systems (SuDS); and**
- d) The need for any additional capacity in local services such as health and schools.**

### **Background/Justification**

One of the key issues raised throughout consultation on the Hartshill Neighbourhood Plan (Figure 6) has been the need to ensure that new development takes place with the necessary infrastructure in place to support the development and to mitigate any adverse impact that the development may have on existing infrastructure. This policy will be used to assess new development and will seek to ensure that residents' concerns and fears are not realised.

**OBJECTIVE 7 - To ensure there is the right mix of new homes in terms of type, size and tenure**

**POLICY H15 – HOUSING MIX**

All residential proposals will be expected to contain a suitable mix and variety of house types to meet the changing demands and needs of a changing and ageing population. This provision should include a proportion of bungalows, subject to site size, location and character of the surrounding residential area.

In developments of 11 or more dwellings a minimum of 30% of homes should be affordable on previously developed land and 40% on greenfield sites. A suitable proportion of this affordable housing should be for first time buyers.

**Background/Justification**

The North Warwickshire Core Strategy seeks a minimum of 30% affordable housing on brownfield sites (previously developed land) and 40% on greenfield sites. This policy sets out how this contribution should be met in Hartshill on larger sites and is in line with latest government guidance.

**OBJECTIVE 8 - To minimise impact of through traffic.**

**POLICY H16 - TRAFFIC AND TRANSPORT IN THE VILLAGE**

Proposals to improve the flow of traffic and the provision of car parking in and the Village will be encouraged.

In particular the following proposals will be supported:

[List of proposals to be inserted]

[Note: to make this meaningful I think you need to identify specific measures that you would to highlight as proposals in the neighbourhood

plan e.g. traffic calming, junction improvements, access improvements. Speed restrictions, one ways etc. are not planning matters.]

#### Background/Justification

[To be inserted once specific proposals identified]

### **OBJECTIVE 9 - To protect local wildlife.**

#### **POLICY H17 – PRESERVING AND ENHANCING LOCAL WILDLIFE AND HABITATS**

Designated wildlife sites will be protected in accordance with their importance. Where significant harm to a designated heritage asset cannot be avoided planning permission will be refused.

To secure a net gain in biodiversity development proposals affecting local wildlife and habitat will be assessed against the following:

- a) That any identified harm to a designated or non-designated natural environment asset can be suitably mitigated;
- b) That the proposal includes features that would lead to a net increase in biodiversity;
- c) That, where practicable, the proposal enhances and adds to ecological and habitat networks such as wildlife corridors and stepping stones;
- d) The creation of new habitats;
- e) The protection and recovery of priority species and other species populations; and
- f) The inclusion of features to support particular species, such as bat boxes.

**[insert Figure 12]**

#### **Background/Justification**

National planning policy advises that plans should contribute to and enhance the natural environment. Policy H17 will be used to ensure that the existing wildlife and habitat resources of the parish are protected and enhanced. The assessment of proposals will be in accordance with the existing hierarchy of designated sites. However, planning applications will also be assessed for the impact they may have on, or around, non-designated assets and the potential they offer to enhance local wildlife, habitats and ecological networks. This

policy is also in accordance with Policy NW13 Natural Environment of the *North Warwickshire Core Strategy*.

**OBJECTIVE 10 - To protect local heritage.**

**POLICY H18 – HERITAGE ASSETS**

All new development proposals will be required to take into consideration the need to preserve and enhance the heritage assets listed in Table 1, and shown in Figure 13 by ensuring that:

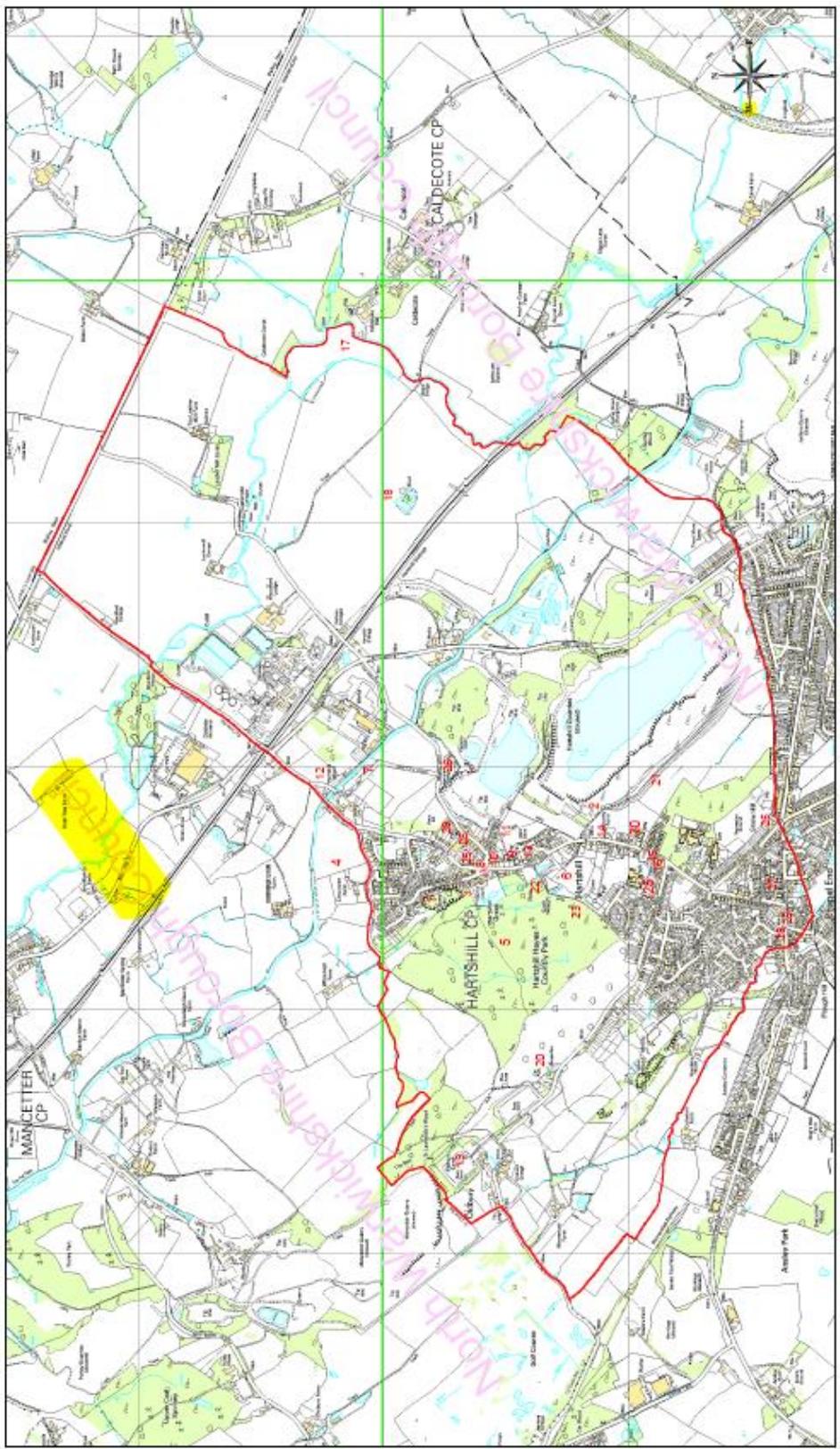
1. Where proposals affect these heritage assets directly or indirectly, the harm or loss is out-weighed by the public benefit of this harm or loss; and
2. New development affecting a heritage asset should enhance and reinforce the local distinctiveness and historic character of the area and proposals should show clearly how the general character, scale, mass and layout of the site, building or extension fits in with or enhances the heritage asset

**Table 1. List of Heritage Assets in Hartshill**

1	Woodlands Quarry: SSSI, site of extremely rare fossils; and of interest for its use as source of manganese.
2	Quarrymans Walk.
3	The path from the top of Trentham Road into the woods.
4	The fields between the canal and Charnwood Drive = site of Roman potteries (not yet fully explored).
5	Hartshill Hayes Country Park.
6	The Castle: the castle itself, and its grounds, and the lane leading to it from the main road.
7	Apple Pie Lane, as the original road up to the village, and its extension, on the opposite side of the main road, which goes up to Oldbury, and is now a farm lane.
8	Michael Drayton links: the site of his childhood cottage on The Green.
9	The existing Friends Meeting House.
10	The house on the Green which was an early Friends Meeting House, and the burials in its grounds.
11	The land between the old Nuneaton Rd and the present main road, known, I believe, as Quakers Piece (the allotments & adjacent fields).

- 12 Hartshill Wharf, and adjacent canal bridges; also the former wharf - manager's house, and all the outbuildings
- 13 Possibly old weavers' cottages, more or less opposite the Castle.
- 14 The site of the now-demolished old lock-up, against the road in the wall of Castle Farm.
- 15 The need for a plaque recognising the engineering works that stood where the recent new houses have been built next to the corner shop opposite Hartshill School playing fields - where a revolutionary type of pit-lift cable was invented, which became very widely-used.
- 16 The corner shop as the former White Horse Inn.
- 17 Fields containing prehistoric settlements towards Caldecote.
- 18 The medieval moat to the right of Leathermill Lane.
- 19 Iron age hillfort.
- 20 Bronze age barrow.
- 21 Sites of Roman kilns.
- 22 Castle motte.
- 23 Illings trenches.
- 24 The Poplars.
- 25 The Stag, Oak, Malt Shovel, Chase public houses and Conservative Club.
- 26 Hartshill Grange and its barn.
- 27 The URC chapel.
- 28 The Methodist chapel – Chapel End.
- 29 The Methodist chapel – Hartshill.
- 30 The Holy Trinity Church.

Figure 13 – Heritage Assets



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Date: 09-07-14  
Scale: 1:15000



North Warwickshire  
Borough Council

**OBJECTIVE 11 - To maximise the benefits of any Community Infrastructure Levy collected in the area.**

**Policy H19 – COMMUNITY INFRASTRUCTURE LEVY**

The Community Infrastructure Levy raised in the area will be used to bring forward the following proposals:

- a) A dedicated Youth Club;
- b) Redevelopment of Hartshill Wharf;
- c) Sport development at Snow Hill;
- d) Leisure related activities on land next to Saria; and
- e) Bus shelters.

**Background/Justification**

Community Infrastructure Levy is a levy raised on new development. In areas with a neighbourhood plan 25% of any levy collected in the area will be made available to the parish council. This policy sets out how any levy made available to Hartshill Parish Council will be spent. North Warwickshire Borough Council have produced a Draft Charging Schedule indicating what levy will be payable and when. Land at Hartshill Quarry based on this draft schedule would be exempt from CIL and any necessary infrastructure arising from the development of that site would be secured through section 106 or other planning obligations.

**Objective 12 - To protect and enhance community facilities.**

**POLICY H20 – PROTECTING LOCAL COMMUNITY ASSETS**

The following community assets will be protected:

[Note: insert list of community assets to be protected]

The development or change of use of community assets to non-community uses will not be permitted unless the following can be demonstrated:

- a. The proposal includes alternative provision, on a site within the area, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- b. Satisfactory evidence is produced that there is no longer a need for the asset.

### **Background/Justification**

Community assets range from shops to pubs, to community buildings, education and health service buildings. These assets are part of the glue that binds a community together and helps it function.

Hartshill has a number of these assets that this policy seeks to protect. Development or change of use of the assets identified in this policy will only be permitted when suitable alternative provision of the asset is proposed or it can be clearly demonstrated by the applicant that there is no longer a need for the community asset.

### **POLICY H21 – HARTSHILL RETAIL CENTRE**

**To support and enhance the vitality of Hartshill Retail Centre (82-102 Coleshill Road) proposals to improve and expand retail uses (Class A1 in the Use Classes Order) will be permitted.**

**Within Hartshill Retail Centre, when planning permission is required, the loss of existing retail units to non-retail uses will only be permitted when clear evidence is available justifying the loss and change of use of the retail unit and that the loss of the retail unit will have no adverse impact on the retail choice and overall viability of Hartshill Retail Centre.**

### **Background/Justification**

Proposal NC1 of the emerging *Site Allocations Plan* identifies 82-102 Coleshill Road as a Neighbourhood Centre. Policy H21 of the Neighbourhood Plan defines this the retail centre. Within this area expansion of retail provision will be permitted. When planning permission is required non-retail uses will be restricted in order to retain the level of retail provision in the area.

### **OBJECTIVE 13 - To ensure the health and well-being of all.**

### **POLICY H22 – HEALTH AND WELL-BEING**

**To promote healthier lifestyles new development, where appropriate, should seek to incorporate the following:**

- a. **Design features that promote walking and cycling, such as suitable siting of buildings and pedestrian and cyclist access points, including public transport;**

- b. **Clear signage to the existing cycle and footpath network;**
- c. **Provision of new links to the cycle and footpath network when these are necessary to make the development accessible to non-car users;**
- d. **A holistic approach, including co-operation and active involvement of the parish council in creating links to key open spaces, green infrastructure; schools, community facilities and public transport; and**
- e. **Provision of suitable information on footpaths, cycleways and public transport within the site and their maintenance**

### **Background/Justification**

Hartshill should be a place where everyone has the opportunity to enjoy a good standard of health and well-being. Planning and development can make a significant contribution to this by promoting walking over other types of journey; promoting cycling; creating green routes and links; and by providing more tranquil areas for rest and relaxation. This policy will be used to assess development proposals, so that, where appropriate, they make a contribution to making Hartshill a healthier place. This policy is in line with section 8 of the NPPF.

## 7.0 Next Steps

- 7.1 The Hartshill Draft Neighbourhood Plan has been published for consultation until XXXXX.
- 7.2 The Draft Plan has been informed by the results of various informal public consultations including questionnaires, a drop in and the research and hard work of the Steering Group
- 7.3 The results of the consultation on the Draft Plan will be considered very carefully and used to finalise and amend the Neighbourhood Plan. A Consultation Statement will be published alongside the amended version of the Plan setting out how the representations received have been considered and used to influence and inform the content of the Plan.
- 7.4 It is proposed that the amended Neighbourhood Plan, together with all supporting documentation will be submitted to North Warwickshire Council in XXXX. Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 7.5 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside County and National Planning Policies.

## 8.0 Monitoring and Review

- 8.1 Neighbourhood development plans are only valuable when kept up to date. The Parish Councils will monitor the policies and proposals in the Neighbourhood Development Plan on an annual basis.
- 8.2 Where the need for change is identified we will work with North Warwickshire Borough Council to produce updates and amendments where necessary.
- 8.3 Should significant sections of the Neighbourhood development plan become out of date we will look to review the whole document by producing a new Neighbourhood development plan following the neighbourhood development planning procedure.

## Appendix 1

### Local Green Spaces and Open Spaces in Hartshill

	Green Space	Proximity	Demonstrably Special	Local in Character	Not an Extensive Tract of Land
1	Hartshill Hayes		Historical, wildlife, community, footpaths	✓	✓
2	St Lawrences Wood		Historical, wildlife, community, footpaths	✓	✓
3	The Eyebright Field		Wildlife, footpaths	✓	✓
4	The footpath (and field) leading down to Whitehall Farm		Footpaths, character	✓	
5	Snowhill Rec		Community use, footpath, sports ground	✓	✓
6	Snowhill Wood		Historical, footpaths, wildlife, community use	✓	✓
7	The Crarves		Historical, footpath, wildlife	✓	✓
8	Footpath and copse between Snowhill Wood and Quarry Bank		wildlife, footpath	✓	✓
9	Field next to Charity Farm, including mature tree.		Rural character of village	✓	✓
10	Quarry Banks, Inc. Quarrymans Walk		Historical, footpath, wildlife	✓	✓
11	Hartshill Green		Historical, community use	✓	✓
12	Randles Estate Green		Only green space in estate	✓	✓
13	Grange Road Park		Community use.	✓	✓
14	Trentham Road Green spaces		Community use.	✓	✓

15	Wooded path to the park from Atherstone Road		Wildlife, footpath	✓	✓
16	Allotments		Community use, wildlife, historical	✓	✓
17	Acid Grassland – (Windmill)		Designated local wildlife site, footpaths, community use, historical.	✓	✓
18	Turning circle – Michael Drayton		community use	✓	✓
19	Chestnut trees and green area – at the front of the high school		Wildlife, rural character of village.	✓	✓
20	Blakemores pools and fields (bottom of St Lawrences to the Canal.		Wildlife, preserves rural character of Hayes.	✓	✓
21	Moorwood – inc quarries.		Historical, geological, footpaths, wildlife	✓	✓
22	Footpath from nursing home to Moorwood		Character, footpath	✓	✓
23	Amenity land next to Saria		Community, wildlife	✓	✓
24	Sidings land		Wildlife	✓	✓
25	Community orchard		Community, wildlife	✓	✓
26	Castle fields		Historical, wildlife, rural character	✓	✓
27	The Hollows		Historical, SSI, wildlife, footpaths	✓	✓
28	The Meadow		Historical, footpaths, character	✓	✓
29	Cherry Fields		Footpath, community	✓	✓
30	Riding School		Buffer zone around Hayes, character	✓	✓
31	Part of Field behind Snowhill		Buffer zone between build and houses	✓	✓
32	Field by Apple Pie lane		Rural character	✓	?

33	Field by Apple Pie Lane		Rural character	✓	?
34	Trees in HAR 3		3 mature trees in field, wildlife and character	✓	✓
35	Line of trees on Coleshill Road		Character, only trees on the street	✓	✓
36	Footpath behind The Grange		Footpath, historical, wildlife	✓	✓
37	Hedge and ditch on HAR 3		wildlife	✓	✓
38	Coleshill Road flats green space		community	✓	✓
39	Hartshill Quarry mound		Character, wildlife	✓	✓
40	Land next to wharf, Canal		wildlife	✓	✓
41	Footpath from Moorwood to the cutting		Footpath, wildlife, character	✓	
42	Old Nuneaton Road, formerly cut throat lane		Footpath,	✓	✓
43	Old right of way through Moorwood Farm		footpath	✓	✓

