

SOLIHULL METROPOLITAN BOROUGH COUNCIL

Neighbourhood Planning - Hampton in Arden Neighbourhood Development Plan (NDP)

Summary of responses received to consultation on Submission Draft of NDP

The following is this Council's summary of representations received during consultation on the submission draft of the above NDP (i.e. prior to modifications made through the independent examination process). Consultation took place from Early August 2016 to the end of September 2016. The representations were forwarded to the independent examiner as part of the examination process. A full copy of each representation is appended to this summary.

Reference Number	Consultee & Representation Summary
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- | | |
|-----------|---|
| 1) | National Grid
Identifies 3 specific high pressure gas pipelines and a High Voltage overhead power line that all fall within the NDP boundary. None of these interact with identified development land in the NDP. There are no implications for intermediate or high pressure gas apparatus. There may be low or medium pressure gas distribution pipes in the area for which further information can be obtained from National Grid. |
| 2) | The Coal Authority
The NDP area lies on the fringe of a currently defined coalfield area. No surface coal resources or mining legacy features exist within the NDP area. The coal authority has no specific comments to make on the NDP. |
| 3) | Pegasus Group (on behalf of Extra MSA Group Ltd)
Policies ENV4 & ENV7 fail to meet statutory 'basic conditions'. Policy ENV4 should be amended (as recommendation provided) because it goes beyond the requirements of the National Planning Policy Framework (NPPF) and the adopted Solihull Local Plan. Policy ENV7 conflicts with the NPPF and should be amended (as recommendation provided). |
| 4) | Natural England
No specific comments to make but draws attention to a document referred to as 'Neighbourhood planning and the natural environment: information, issues and opportunities'. |

5) Nigel & Robin Tarplin

Raises concern that in the consultation draft of the NDP (2015) an identified area of land at Catherine De Barnes was designated as green space. Whilst following representation the land was later removed from this designation, no reference is made in the consultation statement to the issue having been raised. Also, the NDP should acknowledge that the vehicle access to the land is long established.

The identified land should be designated for local housing.

6) Highways England

Hampton in Arden has proximity to a number of developments such as HS2 Interchange Station, and developments related to the UKC Master Plan. Supports NDP Policy TRA2 that acknowledges the need for improved road signage to ensure that the village is not used for through trips arising from these planned developments. Highways England supports the delivery of these developments including improvements to M42 junction 6 and looks forward to further engagement as proposals come forward.

7) Warwickshire County Council (WCC)

WCC cannot commit to any financial implications of any proposals arising from NDPs. WCC will assist communities in delivering infrastructure providing they receive funding that may arise from S106 agreements, Community Infrastructure Levy or other sources. Refers to anomaly at 3.4.3 of the NDP that local landscape is Arden Parklands and not Arden Pastures and that footnote 31 should reflect this.

8) Birmingham Airport

Refers to paragraph 2.2.3 and 3.3.13 and requests amendments to, or deletion of, text that the Airport considers inaccurate or unsubstantiated.

9) Landowners of Oak Farm, Catherine De Barnes

In broad agreement with the NDP that acknowledges the need for a mix of local housing. Also welcomes supports for local businesses. Concerned that in terms of land for development the NDP has a Hampton in Arden bias at the expense of Catherine De Barnes. Suggest land at Oak Farm Catherine De Barnes should be allocated for development because if land at Lapwing Drive does not come forward for development the Parish would be vulnerable in terms of inappropriate development proposals.

10) Network Rail

NDP area boundary includes Network Rail land and the existing operational railway. Network Rail should be contacted for any proposals within the area to ensure that access points or rights of way belonging to Network Rail are not impacted by development and that any proposals do not impact on railway infrastructure or railway land (examples of proposals are listed).

APPENDIX

**COPIES OF REPRESENTATIONS RECEIVED DURING CONSULTATION
ON THE SUBMISSION DRAFT OF THE HAMPTON IN ARDEN
NEIGHBOURHOOD DEVELOPMENT PLAN.**

nationalgrid

Policy & Spatial Planning
Managed Growth & Communities Directorate
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB



Robert Deanwood
Consultant Town Planner



Sent by email to:
psp@solihull.gov.uk

9 August 2016

Dear Sir / Madam

**Hampton-in-Arden Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.

National Grid has identified the following high pressure Gas Distribution pipeline as falling within the Neighbourhood area boundary:

- 1444 Coleshill / Copt Heath (WM1602) – HP Pipeline
- 1871 Windsor St Agi - Catherine De Barnes – IP Pipeline
- 1458 Shrewley / Catherine de Barnes (WM2404) – HP Pipeline

National Grid has identified the following high voltage overhead powerline as falling within the Neighbourhood area boundary:

- ZF Route – 400kV from Hams Hall substation in North Warwickshire to Feckenham substation in Redditch.

Gables House
Kenilworth Road
Leamington Spa
Warwickshire CV32 6JX
United Kingdom
Tel +44 (0) 1926 439 000
amecfw.com

Amec Foster Wheeler Environment
& Infrastructure UK Limited
Registered office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



From the consultation information provided, the above gas distribution pipelines and overhead powerline do not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure

Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The first point of contact for all works within the vicinity of gas distribution assets is Plant Protection (plantprotection@nationalgrid.com).

Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Robert Deanwood
Consultant Town Planner

Spencer Jefferies
Development Liaison Officer, National Grid

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]
Robert Deanwood
Consultant Town Planner

cc. Spencer Jefferies, National Grid



The Coal
Authority

Resolving the impacts of mining

Coal Authority
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG


www.gov.uk/coalauthority

Mr M Fletcher
Solihull MBC
BY EMAIL ONLY: psp@solihull.gov.uk

6 September 2016

Dear Mr Fletcher

Hampton-in-Arden Neighbourhood Plan – Submission

Thank you for the notification of the 4 August 2016 consulting The Coal Authority on the above NDP. As you may be aware in our response to the Parish Council on 3 September 2015 we indicated that it was not necessary to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware the Neighbourhood Plan area lies on the very fringe of the current defined coalfield. However no surface coal resources or mining legacy features exist within the Neighbourhood Plan area. Therefore The Coal Authority still has no specific comments to make on the Neighbourhood Plan.

The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan.

Yours sincerely



Mark Harrison *BA(Hons), DipTP, LLM, MInstLM, MRTPI*
Principal Manager





Pre-submission Consultation Response

Hampton-In-Arden Neighbourhood Plan

September 2016

Comments

NAME	Pegasus Group On behalf of EXTRA MSA Group Ltd
ADDRESS	Pegasus Group 5 The Priory Old London Road Canley Sutton Coldfield B75 5SH
CONSULTATION RESPONSE	
	<p>Policies ENV4 and ENV7 fail to meet the basic conditions as set out in Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Plans by section 38(a) of the Planning and Compulsory Purchase Act 2004.</p> <p>This requires that in order to meet the basic conditions, the Neighbourhood Plan must be in general conformity with the strategic policies of the Development Plan for the area and have regard to national policies and advice contained in guidance issued by the Secretary of State i.e. the NPPF.</p>
Policy ENV4 - BIODIVERSITY	<p>Policy ENV4 (paragraph 1) notes that:</p> <p><i>"The Parish Council wish to see existing habitats retained and enhanced where possible to protect the established biodiversity within the Parish. Applications for new development must demonstrate that there will not be harmful effects on any ecological features present (with mitigation and compensation measures in place where necessary), including sites designated for their nature conservation value, habitats and green infrastructure and species (including legally protected species and priority species)."</i></p> <p>This policy wording goes beyond the requirements of the NPPF (paragraph 118 bullet 1) and Local Plan policy (Policy P10).</p> <p>In the interests of consistency with national and local policy the wording should be amended. The amended policy should allow for the significance of</p>

	<p>any impact on biodiversity to be taken into account, along with any mitigation and compensation measures proposed.</p> <p>Our recommended revision for a locally relevant and (as importantly) nationally compliant policy is as follows:</p> <p><i>"The Parish Council wish to see existing habitats retained and enhanced where possible to protect the established biodiversity within the Parish. Applications for new development must demonstrate that there will <u>not be significant harm to biodiversity</u> (with mitigation and compensation in place where necessary), including sites designated for their nature conservation value, habitats and green infrastructure and species (including legally protected species and priority species)."</i></p>
<p>Policy ENV 7 - HERITAGE</p>	<p>Policy ENV7 requires (paragraphs 1 and 2) that:</p> <p><i>"Heritage assets within the Parish (especially Listed Buildings in the Conservation Area) and their settings should be protected, conserved and enhanced when development proposals are brought forward. Development proposals should seek to preserve or enhance the character of Hampton-in-Arden both within and outside the Conservation Area.</i></p> <p><i>Development will be expected to preserve or enhance heritage assets as appropriate to their significance. Developers should take into account the Hampton-in-Arden Village Design Statement within their applications. Sensitive design must be applied to proposals for any new buildings and/or the renovation of existing heritage assets."</i></p> <p>The current text of this policy conflicts with the NPPF as, under Policies 134 and 135 of the NPPF, harm to heritage assets must be balanced or weighed against the public benefits of the proposed scheme.</p> <p>Therefore, our recommended revision for a locally relevant and (as importantly) nationally compliant policy is as follows:</p> <ul style="list-style-type: none"> • <i>Proposals for development will be designed cognisant of legislative duties and national policy that seeks the conservation and enjoyment of the historic environment.</i> • <i>Applications that have been informed by the tenets of the Hampton-in-Arden Village Design Statement and those that respond to the recommendations within the Hampton-in-Arden Conservation Area Appraisal should be treated favourably. This will apply to the nature and quality of development proposals whether they be for new buildings or the renovation of existing buildings.</i> <p>This text is now compliant with national policy. It adds extra detail at the local level regarding the Village Design Statement and Conservation Area Appraisal.</p>

1Date: 26 September 2016
Our ref: 192813
Your ref: Hampton in Arden NDP Submission Draft



Policy and Spatial Planning,
Solihull MBC

BY EMAIL ONLY

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

T 0300 060 3900

Dear Mr Fletcher,

Hampton In Arden Neighbourhood Development Plan – draft submission.

Thank you for your consultation on the above dated 04/08/2016.

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.

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 any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For clarification of any points in this letter, please contact Tom Amos on [REDACTED] For any further consultations on your plan, please contact: [REDACTED]

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

Tom Amos
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park or Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types and Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfor.org.uk/nfor.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Fletcher, Martin (Places Directorate - Solihull MBC)

From: [REDACTED] Policy & Spatial Planning, PSP
Sent: 27 September 2016 08:12
To: Palmer, Gary (Places Directorate - Solihull MBC); Fletcher, Martin (Places Directorate - Solihull MBC)
Subject: FW: Hampton in Arden Neighbourhood Plan - Submission Draft
Attachments: Tarplin - Land at Catherine de Barnes - OS Plan.pdf

Rowena Davis
Housing Strategy & Support assistant

From: Richard Cobb [REDACTED]
Sent: 26 September 2016 20:19
To: Policy & Spatial Planning, PSP
Subject: Hampton in Arden Neighbourhood Plan - Submission Draft

Dear Sirs

I am instructed by Nigel and Robin Tarplin, C/o 63 Lugtrout Lane, Solihull whose family own two fields within Catherine de Barnes village which are shown on the attached plan. You will also note that the OS plan clearly denotes the access to that land across the Common.

They expressed concern when the Consultation draft of the Plan was published in 2015 that their land had been designated as green space in that version of the NDP. After representations were made to the Parish Council - copied to you - that land was removed from that designation. However we note that no reference is made in the Consultation Statement to that issue being raised and amended. We also asked that the Neighbourhood Plan should recognise that the vehicle access to those two fields is long established across the Common and that the NDP should recognise that such lawful rights continue to be held across the Common to land abutting it.

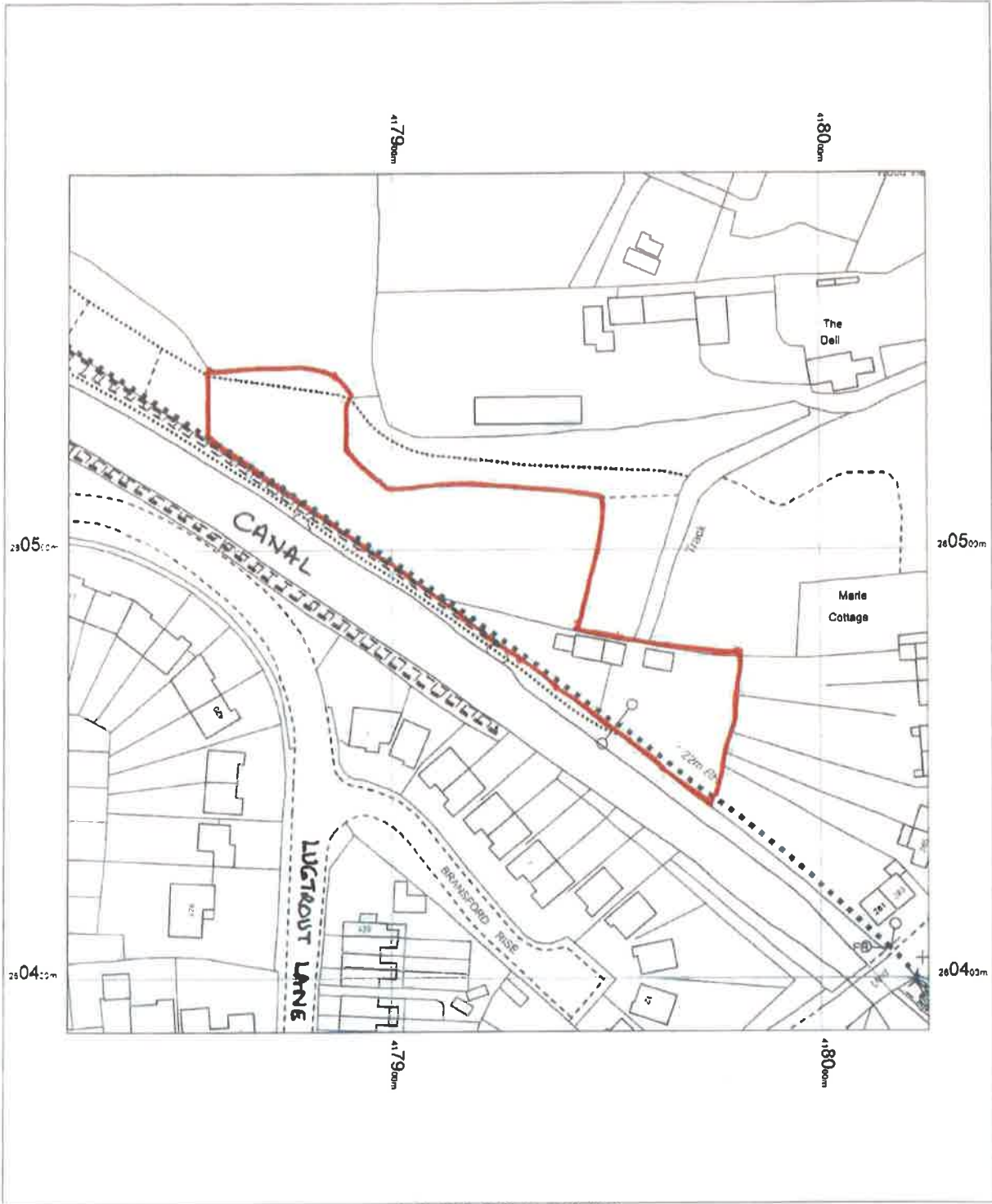
As you may be aware we have also submitted the land under the Local Plan Review Call for Sites as a possible site for residential development. The site is eminently sustainable and would provide a viable site for housing within the village boundary, and the Tarplin family have indicated that that development should be for affordable housing for local people. We consider that that site should be designated for local housing as part of the NDP process.

I look forward to your consideration of these representations in respect of the Hampton in Arden Neighbourhood Plan.

yours sincerely

Richard Cobb
BA Econ (Hons), Dip TP, MRTPI
Chartered Town Planner

84 Kimberley Road, Solihull, West Midlands B92 8PX
[REDACTED]



LAND AT
CATHERINE DE
BARNES

TARLUN FAMILY

OS MasterMap 1250/2500/10000 scale
21 December 2015, ID: BLJT-00489190
www.planningapplicationmaps.co.uk

1:1250 scale print at A4, Centre: 417925 E, 280488 N

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100051661





Your ref: Hampton-in-Arden Neighbourhood Plan

Martin Fletcher
Principal Planning Officer
Solihull Metropolitan Borough Council
Via Email: psp@solihull.gov.uk

Patricia Dray
Asset Manager
Network Delivery and Development
The Cube
199 Wharfside Street
Birmingham
B1 1RN
www.highways.gov.uk

29th September 2016

Dear Martin,

RE: Hampton-in-Arden Neighbourhood Plan

Thank you for forwarding me details of the consultation dated 4 August 2016 on the above referenced Hampton-in-Arden Neighbourhood Plan.

HIGHWAYS ENGLAND ("we") has been appointed by the Secretary of State for Transport as strategic highway company under the provision of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).

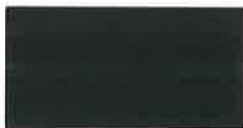
The SRN in the vicinity of Hampton in Arden comprises the M42 motorway and parts of the A45 and A452 routes to the north of the parish. We welcome engagement in the Hampton-in-Arden Neighbourhood Plan.

We note the location of Hampton-in-Arden regarding its close proximity to a number of existing and future developments such as the HS2 interchange station as well as the emerging plans of Solihull Council for the UK Central Master Plan. As such we support the principles of Policy TRA2 of the Neighbourhood Plan which concerns the need for improved signage on the road network to ensure the village is not used by through trips arising from these and other planned developments

Highways England is committed to supporting the delivery of these developments, including through the delivery of a significant improvement scheme at M42 Junction 6, which lies within the parish. We look forward to engaging with the Borough and parish regarding the details of these proposals as they come forward and their implications for the local area.

Highways England has no other comments on the neighbourhood Plan. If you have any questions regarding this response please do not hesitate to contact me.

Yours sincerely,



Patricia Dray
NDD Midlands
Email: 



CC Mathew Taylor (Highways England)
Alex Wisely (Highways England)
Chris Cox (JMP)



Your ref:
My ref: JK /NP



Communities

PO Box 43
Shire Hall
Warwick
CV34 4SX

Martin Fletcher
Managed Growth and Communities
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB


www.warwickshire.gov.uk

30nd Sept 2016

Dear Martin,

Response of Warwickshire County Councils to the Hampton in Arden Neighbourhood Plan - Development Plan Submission draft.

Thank you for consulting the County Council on the submission Draft of the Neighbourhood Plan.

Context of our response:

The County Council welcomes communities proposing Neighbourhood Plans that shape and direct future development. The main responsibilities of the County Council are highways and public transport, education, social services, libraries and museums, recycling/ waste sites and environment. The County Council's role is to deliver the services and facilities efficiently.

Financial implications of Neighbourhood Plans

We would like to state at the outset that the County Council cannot commit to any financial implications from any proposals emanating from Neighbourhood Plans. Therefore, Neighbourhood Plans should not identify capital or revenue schemes that rely of funding from the Council. However, we will assist communities in delivering infrastructure providing they receive any funding that may arise from S106 agreements, Community Infrastructure Levy or any other sources.

We have noticed a noticed a couple of anomalies within the draft.
3.4.3 Natural environment

The local landscape type is Arden Parklands not Arden Pastures. The accompanying description should reflect this. Foot note 31 should therefore reference page 17 of the WLG.

*Working for
Warwickshire*

We have no major comments or concerns to make on this Neighbourhood Plan.

If there are any matters you wish to discuss please let me know?

Yours sincerely

Jasbir Kaur
Strategic Planning and Development Management Manager

Fletcher, Martin (Places Directorate - Solihull MBC)

From: Robert Eaton [REDACTED]
Sent: 03 October 2016 13:59
To: Policy & Spatial Planning, PSP; [REDACTED]
Subject: RE: Hampton in Arden Neighbourhood Plan - Submission Draft Consultation

Dear Sirs

Hampton in Arden parish Council Neighbourhood Plan Consultation

Birmingham Airport supports local communities who wish to establish neighbourhood plans and welcomes this opportunity to comment on Hampton in Arden's plan to ensure that it is robust, particularly in respect of the role of the airport and the economic benefits it brings. It is also important that it is factually accurate to ensure that it can be adopted without challenge. As such, below are our comments on the draft plan where we consider that it needs amending to ensure full accuracy:-

Paragraph 2.2.3

It is stated that "future expansion planned by the Airport will, inevitably, cause a further increase in disturbance to the villages and their environs". However, the airport is currently working on its master plan and it will not be completed until the end of 2017 after a lengthy period of public consultation. Until the master plan is completed it is premature and misleading to start guessing at what the impact may be. This sentence should therefore be removed as it is not based on any factual knowledge.

With regard to the flight path, whilst some of the parish including the centre and western edge of Hampton in Arden is directly under the Noise Preferential Route the reality is that due to the village's location in respect of the runway end combined with the increased accuracy provided by RNAV, the village is actually very rarely directly overflown. The paragraph should therefore be amended to reflect this reality.

Paragraph 3.3.13

With regards to an actual increase in noise as a result of the runway extension, our noise contours have shown that there is actually a very modest reduction in the noise impact for residents in Hampton in Arden. Further to this I have never heard of, nor received a complaint from Hampton-in-Arden that relates to either aircraft departure noise from runway 33 or that of disturbance relating to Full Power Engine Ground Running so would question where their evidence is for this? This paragraph should be amended to reflect this.

I also note the comments regarding the S106 report relating to Engine Testing noise. Whilst the S.106 does indeed refer to Engine Testing having an impact on 'local communities' it does not specifically reference Hampton-in-Arden and its intended meaning is really relating to those communities that directly border the airfield perimeter, not Hampton in Arden. This should be made clear in the Neighbourhood Plan.

I hope these comments help but if you have any queries regarding this response please do not hesitate to contact me.

Regards

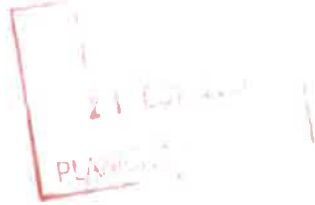
Robert Eaton
Head of Planning and Development
Birmingham Airport
Tel: [REDACTED]
Mob: [REDACTED]
e-mail: [REDACTED]



Sollihull MBC
PO Box 18
Council House
Sollihull
B91 9QB

30th September 2016

Dear Sirs,



Hampton in Arden Neighbourhood Plan Consultation Response

I am writing on behalf of the landowners of Oak Farm, Hampton Lane, Catherine de Barnes, Sollihull in respect of Hampton in Arden Neighbourhood Plan Consultation. I welcome the opportunity to comment on this document, particularly in respect of Oak Farm, Catherine de Barnes.

This letter should be read in together with location plan with site edged red and a summary table for the site, in order for the site to be considered for open market and affordable housing (Use Class C3) and or extra care (Use Class C2).

My clients are broadly in agreement with the plan and having lives in the Parish most of their lives welcome the recognition of need for a mix of housing, both for young people getting on the housing ladder, those who wish to downsize or those who are need of more suitable accommodation such as the elderly or those with disabilities.

My client also welcomes support for local business and the need to ensure employment opportunities remain within the parish.

Concern is raised however, that the plan seems heavily biased towards Hampton in Arden at the potential expense of Catherine de Barnes. Whilst it is recognized that a site has been identified through the local plan for housing in Hampton in Arden, which in turn will help support shops, facilities and local businesses, no such site has been recommended in Catherine de Barnes. We would therefore ask that you look favorably on our site and consider allocating as a potential development site. If for any reason the site at Lapwing Drive did not come forward then the Parish could be vulnerable in terms of inappropriate development proposals.

Oak Farm is located immediately to the east of Catherine de Barnes but currently outside of the defined settlement boundary, off Hampton Lane. The site comprises two main parts, the first consisting of previously developed land including two dwellings, offices and large sheds with a mixed use permission for B1 and B2. There is also a caravan storage area within the site with large areas of hard standing. The remainder of the site is open fields. The site is currently identified as Green Belt land in the adopted Local Plan.

The site has previous planning history. It lies adjacent to and opposite existing development, on Hampton Lane and is contained by two roads, Hampton Lane and Friday Lane and the canal, offering a natural defensible boundary to the green belt if the land were to be successfully removed from it.

The site is available in the short term for development with geo technical and ecology reports having already been undertaken and concluding there are no issues to cause concern. The existing access is from Hampton Lane with the exit onto Friday Lane. There are various opportunities to move the access should it be required. We have already commissioned an initial report into this, which indicates this can readily, be achieved.

Catherine de Barnes is a sustainable location for development with many local facilities including shops, pub/restaurant and sports facilities. The village lies 1.9m from Solihull Town Center and 2.5m from Birmingham International train station, where connections can be made to Birmingham, Coventry and beyond.

No 82 bus connects Catherine de Barnes with Solihull and Coventry. Services run throughout the day and basically run every hour. Given Catherine de Barnes close proximity to UK Central, where 2000 new jobs are proposed to be created, the allocation of this site would be an obvious choice.



We respectfully ask you give consideration to our comments and ask you to review Oak Farm, Catherine de Barnes as a potential housing site. Please continue to advise us of any progress on the Local Plan Review

Yours faithfully



**Donna Savage
BSc Hons, Dip TP, MRTPI**

Proposed Site: Land adjacent to Oak Farm Catherine de Barnes,



Proposal

Site Size	3.44ha (8.5 acres)
Site Description	The site forms an almost square shape, is relatively flat in nature and surrounded by roads to the north and east, canal to the west and nursery and grassed land to the south. The site is partially PDL and partially open field. 2.6 miles from Birmingham Airport and UK Central 1.9 miles Solihull Centre
Existing Use	Part PDL (B1 and B2 and Caravan Storage)/Green Field
Proposal	Housing/Extra Care (C3 & C2)
Avallbltty for Housing	Short Term

Suitability for Housing

Policy Restrictions	SLP 2013 - Green Belt
Physical problems and limitations	Hard Constraints None Soft Constraints Local Infrastructure Trees Existing tenancies however vacant procession can be gained within 1 month
Accessibility	Primary Schools – medium Secondary Schools – medium Health – medium Fresh Food – high Overall- medium No of jobs within 30-45 mins – high
Potential Impacts	Loss of green belt land however already surrounded by development, canal and roads which would form a defensible green belt boundary Ecology Survey already carried out – conclusion low ecological value Geo Environmental Appraisal carried out – no issues raised Access – Initial assessment shows no access problems but also shows alternatives should they be required
Environmental Conditions	Noise exposure category – B/C day, A/B night

Achievability for housing

Market	Surrounding area mix of housing and agriculture Market demand high Viable opportunity
Cost	No exceptional costs identified at this stage Many surveys already undertaken Demolition Termination of tenancies
Delivery	Build programme – 3 years

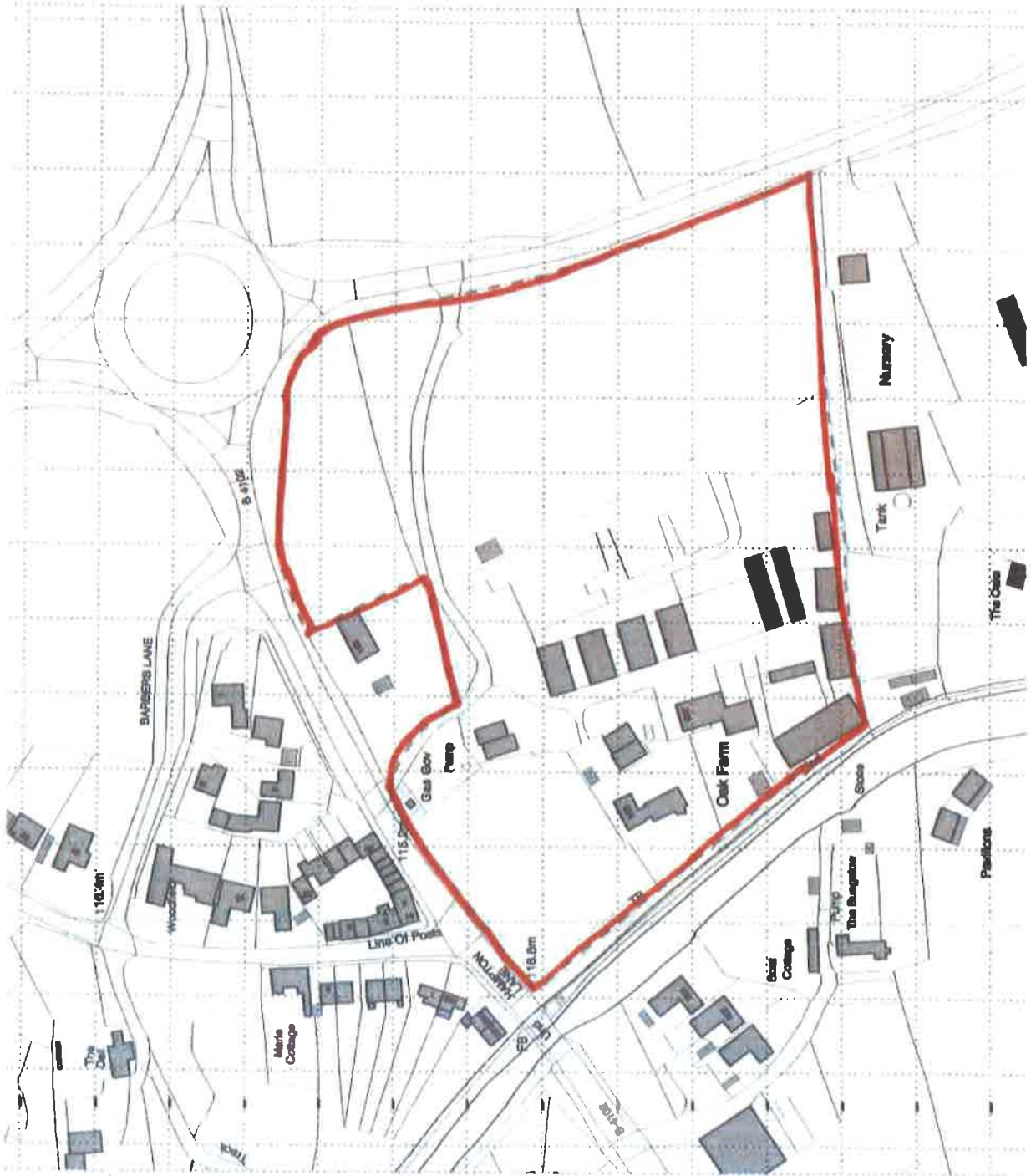
Housing Potential

In line with policy 30-50 dwellings per hectare

Legend



Field Line Site Boundary
Area 80,000 sqm / 8.26 Ha / 2.027 An
Subject to Check Contaminants



Fletcher, Martin (Places Directorate - Solihull MBC)

From: Barlow, Maurice (Places Directorate - Solihull MBC)
Sent: 27 October 2016 08:22
To: Fletcher, Martin (Places Directorate - Solihull MBC)
Subject: FW: HIA neighbourhood plan response -Donna Savage
Attachments: 2316_001.pdf

Hi Martin,

Rep on HinA NP.

Maurice



Fletcher, Martin (Places Directorate - Solihull MBC)

From: [REDACTED] Policy & Spatial Planning, PSP
Sent: 16 September 2016 09:49
To: Fletcher, Martin (Places Directorate - Solihull MBC)
Subject: FW: Solihull - Hampton In Arden Neighbourhood Development Plan



From: TownPlanning LNW [REDACTED]
Sent: 16 September 2016 09:36
To: Policy & Spatial Planning, PSP
Subject: Solihull - Hampton In Arden Neighbourhood Development Plan

FAO Martin Fletcher
Hampton In Arden Neighbourhood Development Plan

Thank you for the opportunity to provide feedback to the proposed policy.

Network Rail is the public owner and operator of Britain's railway infrastructure, which includes the tracks, signals, tunnels, bridges, viaducts, level crossings and stations – the largest of which we also manage. All profits made by the company, including from commercial development, are reinvested directly back into the network.

Network Rail would comment as follows:

1)
From the documents submitted it appears that the neighbourhood area includes within its boundary Network Rail land and the existing operational railway.

In light of the above we would request that the Hampton in Arden Neighbourhood Area group should contact Network Rail for any proposals within the area to ensure that:

- (a) Access points / rights of way belonging to Network Rail are not impacted by developments within the area.
- (b) That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.
 - Drainage works / water features
 - Encroachment of land or air-space
 - Excavation works
 - Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues
 - Lighting impacting upon train drivers ability to perceive signals
 - Landscaping that could impact upon overhead lines or Network Rail boundary treatments
 - Any piling works
 - Any scaffolding works
 - Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949)
 - Any use of crane or plant
 - Any fencing works
 - Any demolition works
 - Any hard standing areas
 - Any tunnels in the plan area

We would request that the Hampton In Arden Neighbourhood Area authority / group when submitting proposals for a development contact Network Rail's Town Planning Team and include a location plan and a description of the works taking place for review and comment.

All initial proposals and plans should be flagged up to the Network Rail Town Planning Team London North Western Route at the following address:

Town Planning Team LNW
Network Rail
1st Floor
Square One
4 Travis Street
Manchester
M1 2NY

Email: [REDACTED]

(2)

Network Rail would draw the council's attention to the following (which applies to England only):

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Publicity for applications for planning permission within 10 metres of relevant railway land

16.—(1) This article applies where the development to which the application relates is situated within 10 metres of relevant railway land.

(2) The local planning authority must, except where paragraph (3) applies, publicise an application for planning permission by serving requisite notice on any infrastructure manager of relevant railway land.

(3) Where an infrastructure manager has instructed the local planning authority in writing that they do not require notification in relation to a particular description of development, type of building operation or in relation to specified sites or geographical areas ("the instruction"), the local planning authority is not required to notify that infrastructure manager.

(4) The infrastructure manager may withdraw the instruction at any time by notifying the local planning authority in writing.

(5) In paragraph (2) "requisite notice" means a notice in the appropriate form as set out in Schedule 3 or in a form substantially to the same effect.

Network Rail is now a statutory consultee for proposals within 10m of the railway boundary.

Regards

Diane Clarke TechRTPI
Town Planning Technician LNW
Network Rail
Floor 1
Square One
4 Travis Street
Manchester, M1 2NY
Tel: [REDACTED]

