

# Pre-Submission

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## Dordon Parish Neighbourhood Plan 2021-2033

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*Produced by Dordon Neighbourhood Plan Working Group on behalf of Dordon Parish Council  
businesses and residents*

11/10/2021

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### Common Abbreviations

AOS – Area of Separation

BHL – Building for a Healthy Life

DDGC - Dordon Design Guidance and Code 2021

DNP – Dordon Parish Neighbourhood Plan

HEDNA – Housing and Economic Development Needs Assessment

NPP – Neighbourhood Plan Policy

NPPF – National Planning Policy Framework

NPWG – Neighbourhood Plan Working Group

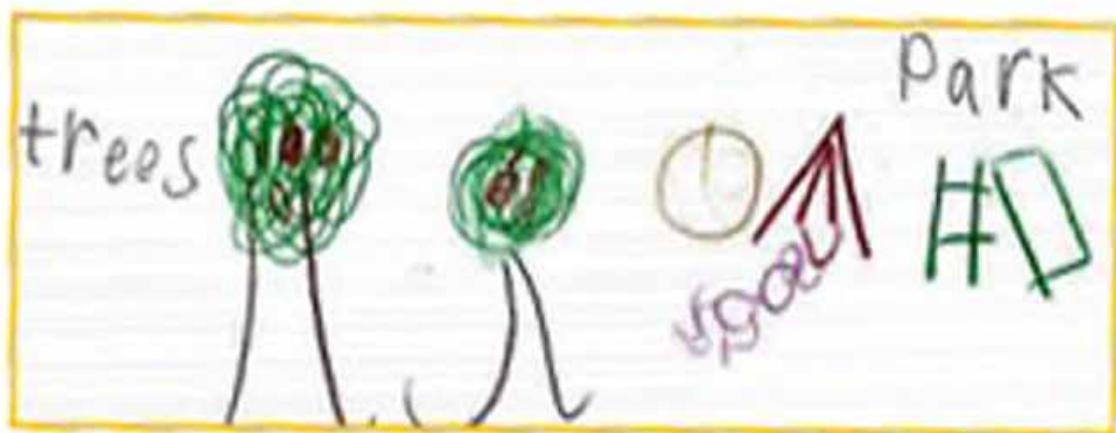
NWBC – North Warwickshire Borough Council

PRoW – Public Right of Way

SHLAA – Strategic Housing Market Assessment

SPD – Supplementary Planning Document

WCC – Warwickshire County Council



## 1 Foreword

Dear Parishioners,

Your Neighbourhood Plan Team have now completed Dordon's Neighbourhood Plan, using your comments from our various consultations to create a document that will hopefully benefit the whole community over the next decade.

Dordon is a unique village; it has a unique name and heritage of which we are immensely proud. The Parish of Dordon also contains the historic hamlet of Freasley, so our plan includes this lovely area of our parish. With NWBC adopting of the Local Plan, we are determined that the things that make Dordon a great place to live won't be lost, in fact we have made many suggestions on how to improve what already exists.

We are mindful that traffic concerns, maintaining and improving greenspaces, protecting wildlife, caring for the environment and protecting our heritage are all important to the people of Dordon.

We feel this comprehensive plan covers all these issues and more. We have looked at potential new infrastructure, new cycle routes and footpaths to connect our large diverse parish, and protection for the Meaningful Gap - we have even explored issues concerning drainage and design codes for any new housing.

This plan, commissioned by the Parish Council, began in 2020 and is now ready for you to consider adopting as the best way forward for Dordon.

We will be consulting you over the next few months and would love to hear from you. This is your plan; we have written what we feel is the best possible fit considering the issues facing our village; however, you have the last say. Your ideas and comments are really important to us.

The team would like to thank Helen Metcalfe, our consultant, whose advice and expertise has been invaluable. We would also like to thank the late Bob Kind for his input in the early days and hope he would approve of our report.

Dordon is an amazing place worth protecting and enhancing. We feel strongly that the many changes we will be facing must have a positive outcome for the people who actually live here. We look forward to meeting and hearing from you over the following months.

The Neighbourhood Plan Team

Dr Mark Doggett, Beverley Garratt, Byron Melia, Steve Ridley, Davina Ridley, Donna Watts, John Winter



## 2 The Dordon Parish Neighbourhood Plan

1. The Dordon Neighbourhood Plan (DNP) is a document produced in accordance with the Localism Act 2011. Once it has been 'made' by North Warwickshire Borough Council (NWBC) it will form part of the Development Plan for Dordon which also includes the adopted Core Strategy<sup>1</sup> and the Minerals and Waste Local Plan produced by Warwickshire County Council (WCC).
2. The time frame for the Dordon Neighbourhood Plan is aligned to run alongside the Plan period of the Adopted Local Plan (which is up to 2033).
3. The Dordon Neighbourhood Plan will be used by
  - a) Planners at North Warwickshire Borough Council (the planning authority) in assessing future planning applications; and
  - b) Developers as they prepare planning applications for Adopted to North Warwickshire Borough Council.
4. Neighbourhood Plans are required to '*have regard to national policies and advice contained in guidance issued by the Secretary of State*'<sup>2</sup>; national policies are primarily set down within the National Planning Policy Framework (NPPF) and guidance is set down in the Planning Practice Guidance (PPG) - both of these are updated from time to time.
5. The NPPF is clear that '*Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*'<sup>3</sup> The DNP has to be in general conformity with the growth requirements set at Borough level.
6. All neighbourhood plan policies should be read in conjunction with the adopted policies in North Warwickshire Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
7. At the Borough level, planning policy is formulated and delivered by North Warwickshire Borough Council and this body will continue to have the legal duty to provide this.
8. The Plan area includes the whole of Dordon Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was designated by North Warwickshire Borough Council on 7th November 2017.<sup>4</sup>

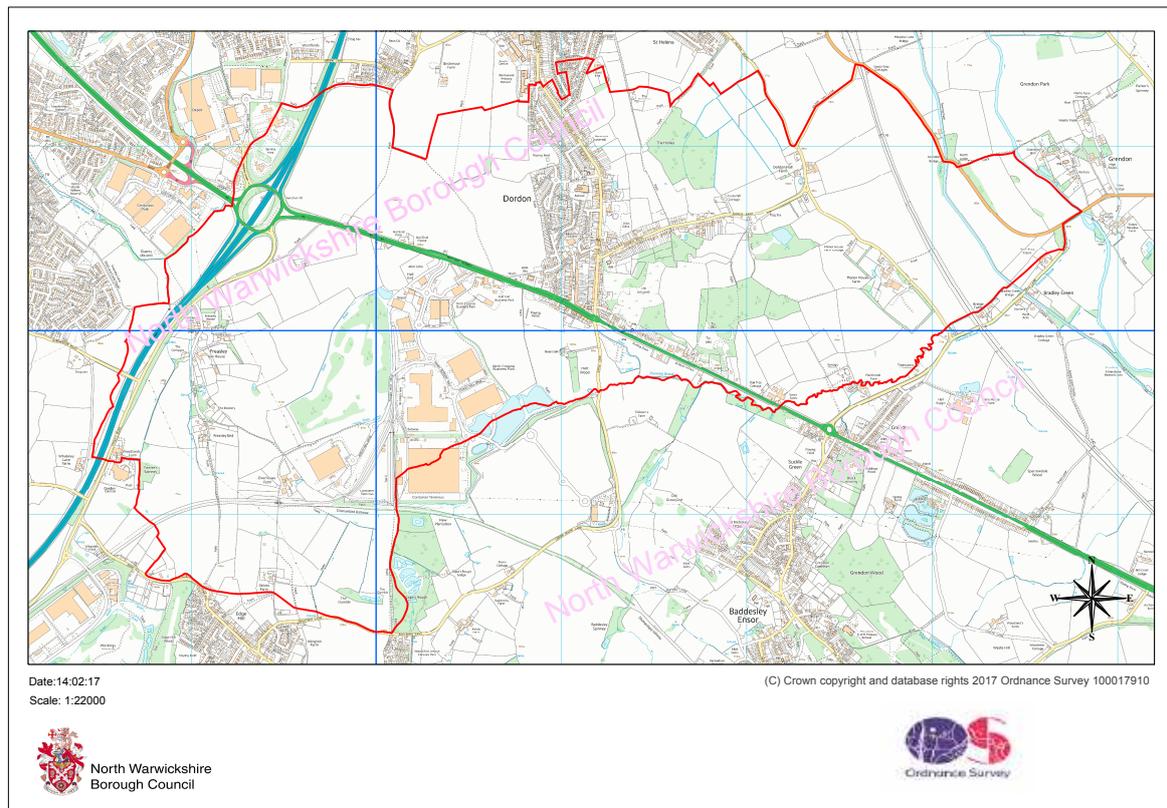
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<sup>1</sup> The Adopted Local Plan is at an advanced stage and due for adoption in May 2021 when it will replace the Core Strategy which was adopted in October 2014

<sup>2</sup> [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004

<sup>3</sup> NPPF para 29

<sup>4</sup> See [https://www.northwarks.gov.uk/downloads/file/8256/dordon\\_parish\\_council\\_designation\\_decision](https://www.northwarks.gov.uk/downloads/file/8256/dordon_parish_council_designation_decision)

**Map 1 Dordon Parish Neighbourhood Plan Area**

9. A number of Borough wide studies that support the Adopted Local Plan have been used to support the preparation of the DNP<sup>5</sup>. These are:
- a) Draft Residential Guidance 2020 (which will become a Supplementary Planning Document or SPD)
  - b) Draft Distinctiveness Guidance (as above)
  - c) Historic Environment Assessment of Potential Development Areas within North Warwickshire
  - d) North Warwickshire Green Space Strategy 2019 – 2033
  - e) LUC Historic Environment Assessment 2019
10. There are also some local studies which have been commissioned for the Neighbourhood Plan, and local analysis undertaken by the Neighbourhood Plan Steering Group, which also form part of the evidence base these are:
- a) Housing Needs Assessment 2021 done by AECOM
  - b) Dordon Masterplan Framework done by AECOM 2021
  - c) Dordon Design Guidance and Code done by AECOM 2021
  - d) Analysis of Buildings for Local Listing done by NPWG 2020
  - e) Key Views Assessment done by NPWG 2020
  - f) Footpaths Assessment done by NPWG 2020

<sup>5</sup> Documents are on NWBC's web site

### 3 The need for a Neighbourhood Plan

#### *Planned Growth and the role of the DNP*

11. The Adopted Local Plan allocates sites for over 9598 homes and an additional 100 hectares of employment land. There are strategic site allocations in Polesworth, Dordon and Atherstone along the A5 corridor with other growth at Ansley Common and Hartshill.
12. Included in the Local Plan is Policy H4 a strategic site allocation to the east of Dordon. Two thirds of the 160-hectare site is in Dordon Parish, the remainder is in the adjoining Parish of Polesworth.<sup>6</sup>
13. Para 2.15 of the Adopted Local Plan states that '*... growth is much greater than ever experienced in the Borough before. This will bring many challenges. In particular, due to the rural nature of the Borough making quality places that are integrated into the existing fabric of settlements wherever possible will be important. Making settlements work will be just as important as delivering a specific site as this will lead to their long-lasting success.*'
14. There remains significant community concern about the scale and location of H4 and its impact on the built and natural environment of the Parish. However, the DNP is the community's response to making H4 work as well as considering the wider implications of that level of growth in the Parish.
15. Whilst the DNP must be in general conformity with the strategic policies in the adopted Local Plan, the Neighbourhood Plan can provide local policies that will bring forward sustainable development by;
  - a) promoting a constructive dialogue with developers before a planning application is submitted,
  - b) providing design policies that ensure development reflects the distinctive historic and rural character of the Parish and reinforces it<sup>7</sup>,
  - c) protecting and enhancing the landscape character of the area by ensuring that H4 retains existing footpath and cycle routes,
  - d) ensuring H4 is an accessible and attractive place for all Dordon residents
  - e) ensuring new development meets the housing and employment needs of the area,<sup>8</sup>
  - f) ensuring new development minimises its carbon foot print,
  - g) mitigating the risk of flooding,
  - h) seeking a net biodiversity gain over the Plan period,
  - i) providing better provision for cycling and pedestrian across H4 and the whole Parish.
  - j) seeking opportunities to maximise the benefit of development where it can also reinforce the attributes of the neighbourhood area (including through the use of S106 where appropriate).
16. The DNP provides the policy framework to ensure that H4 delivers benefits to the wider community.

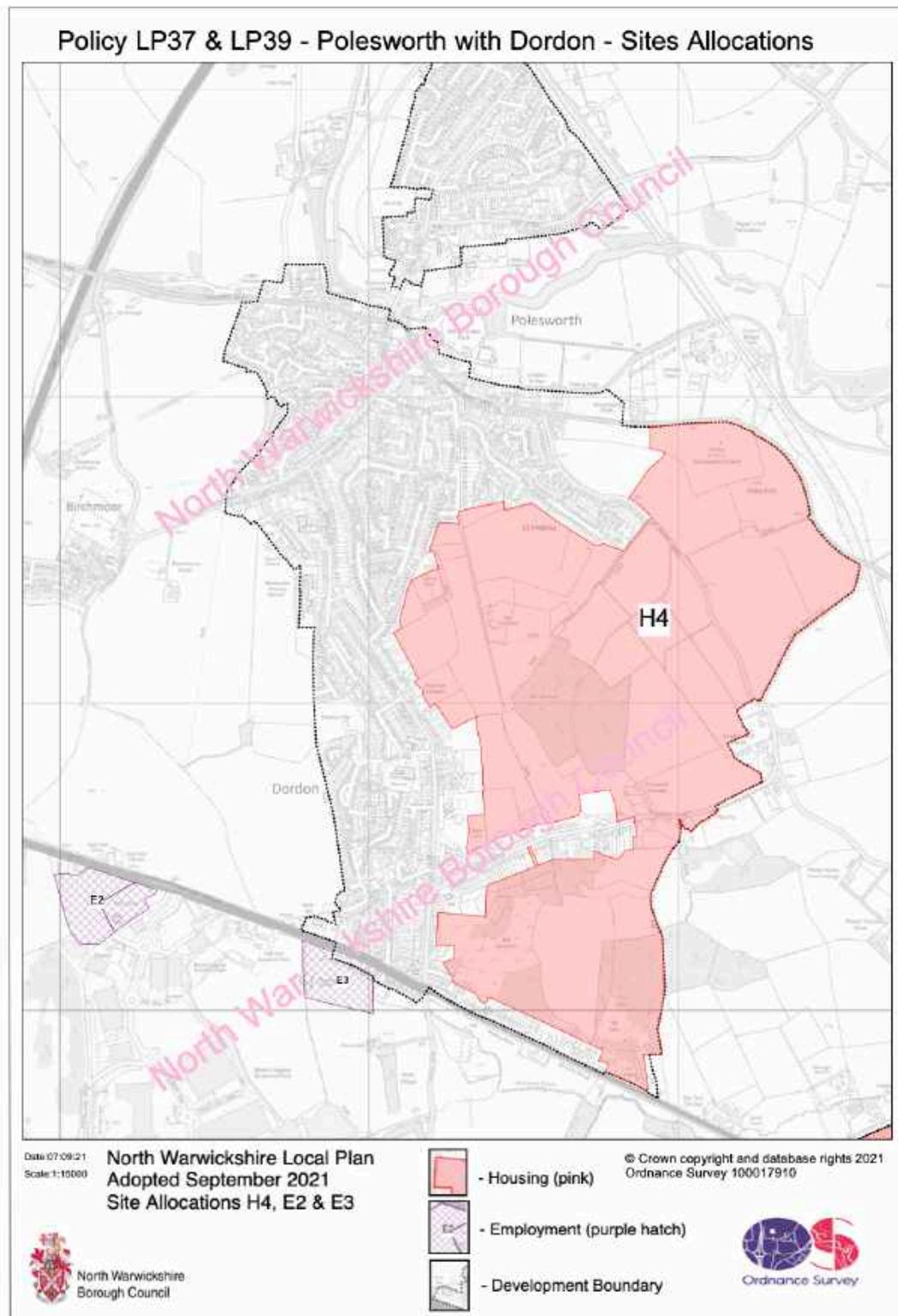
<sup>6</sup> Polesworth Parish Council are also in the process of producing a neighbourhood plan. The framework criteria for H4 has been shared with Polesworth

<sup>7</sup> supported by NWBCs Distinctiveness Guide and Dordon Design and Guidance Code 2021

<sup>8</sup> In accordance with national policy (para 29 and footnote 18) a neighbourhood plan must be in general conformity with the strategic policies in NWBC's Local Plan

Map 2 is an extract from the Policies Map for the Adopted Local Plan. It shows the site allocations in the Parish (note H4 extends into the adjoining parish of Polesworth).

**Map 2**



### *Other planning issues*

17. The DNP is more than just a policy framework for H4. Dordon is a community of nearly 3500 people and there are other land use issues that concern local residents. These include;

- The protection and enhancement of existing parks and open spaces e.g. Kitwood Recreation Ground and Long Street Recreation Ground
- Ensuring the satisfactory relocation of the allotments and playing fields to land off Browns Lane
- The protection of heritage assets and the recognition of the heritage value of Freasley and the identification of buildings and structures of local historic value
- The protection of the Strategic gap
- The protection and enhancement of existing walking routes and making new routes for walking and cycling across H4 and connecting to areas of employment beyond the Parish
- Improving traffic movements (and reducing traffic where possible) especially along Long Street and New Street where access out of and into Dordon is difficult
- Working with landowners to create Dordon Dell on disused and undevelopable land east of Long Street Recreation Area.

### *Climate Change*

18. In October 2019 NWBC formally declared a climate emergency. NWBC committed to '*proactively using local planning powers to accelerate the delivery of net zero carbon new developments and communities*' and noted that '*North Warwickshire Borough Council is ranked as the joint lowest performing Council in the West Midlands for the measures it has taken to tackle climate change.*'<sup>9</sup>

19. National policy expects the planning system to support the transition to a low carbon future in the changing climate and that plans should to take a proactive approach to acting to climate change<sup>10</sup>..

20. Dordon Parish Council recognize the importance of minimizing the impact of climate change and within the scope of land use planning, policies in the Dordon Parish Neighbourhood Plan seek to assist NWBC to achieve this objective.

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<sup>9</sup> See [https://www.northwarks.gov.uk/site/scripts/google\\_results.php?q=climate+emergency](https://www.northwarks.gov.uk/site/scripts/google_results.php?q=climate+emergency)

<sup>10</sup> NPPF Para 152/153

*Sustainable Development*

21. The NPPF<sup>11</sup> states that *'the purpose of the planning system is to contribute to the achievement of sustainable development'*. There are 3 elements of sustainability; social, economic and environmental. The Dordon Neighbourhood Plan seeks to create a balance between these three elements whilst working with the scale of growth for Dordon set out in NWBC's Local Plan.
22. The Dordon Neighbourhood Plan seeks to create a balance between these social, economic and environmental elements whilst working with the scale of growth for Dordon set out in NWBC's Local Plan.
23. Table 1 shows how the Neighbourhood Plan policies will ensure the right balance is achieved.

**Table 1**

Sustainable Development Dimensions	Neighbourhood Plan Focus	Neighbourhood Plan Objectives and Policy
Environmental	<ul style="list-style-type: none"> <li>the design of any new developments to be of a high standard that reflects the distinctive local character</li> <li>creating and enhancing walking and cycling routes for local residents and to visitor destinations</li> <li>highlighting the Significant Green Gaps that are sensitive to development</li> <li>designating Local Green Spaces</li> <li>encouraging the use of small-scale renewable energy initiatives and construction materials</li> <li>encouraging biodiversity</li> <li>reducing the risk of flooding</li> <li>seeking opportunities to reduce the effects of climate change</li> <li>promote tree planting</li> </ul>	<p>Community Objectives 1,2,7, 10</p> <p>Neighbourhood Plan Policies 1,2,3,6,7,8,10,13, 14</p>
Social	<ul style="list-style-type: none"> <li>protecting and improving community facilities</li> <li>working with the strategic housing allocation (H4) in NWBCs Local Plan</li> </ul>	<p>Community Objectives 3,4,9</p> <p>Neighbourhood Plan policies</p>

<sup>11</sup> NPPF para 7

Sustainable Development Dimensions	Neighbourhood Plan Focus	Neighbourhood Plan Objectives and Policy
	<ul style="list-style-type: none"> <li>• encouraging the provision of affordable housing</li> <li>• ensuring the design and layout of H4 integrates with the existing settlement</li> <li>• enabling greater participation and influence over the growth and character of the Parish</li> </ul>	1,9,11, 12, 13,14,15
Economic	<ul style="list-style-type: none"> <li>• ensuring that H4 integrates with the existing community so that existing businesses benefit from the growth in population and local spending</li> <li>• supporting the allocation of E2 and E3</li> </ul>	Community Objectives 3 Neighbourhood Plan Policies 12, 14, 15

24. There is evidently an overlap between policies that support the improvement of green infrastructure, those that address flooding, promote biodiversity and seek to reduce the impact of climate change. Their division across a number of policies is based on the focus of the evidence. The Neighbourhood Plan Policy will not apply in isolation.

#### 4 Consultation

25. The Neighbourhood Plan Working Group (NPWG) recognised that consultation was key to successfully developing a Neighbourhood Plan for Dordon Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the Parish.

26. Beginning in 2017 there have been public meetings and in January 2020 a series of workshops which provided the initial brief. The Parish Council facebook page is an effective community engagement tool combined with the creation of a specific NP web site which hosted 2 surveys to seek input from residents in 2020 and 2021.

27. All consultation since March 2020 has been done in accordance with Covid regulations. In April 2021 a Household online Survey was undertaken which attracted 87 respondents 82% of whom were of working age. This confirmed the scope and focus of the Plan.<sup>12</sup>

28. The key consultation events and activities that shaped the production of this Plan are summarised in the Consultation Statement<sup>13</sup>.

<sup>12</sup> See <https://dordon.neighbourhoodplan.uk/household-survey>

<sup>13</sup> this will be available on the Neighbourhood Plan web site when the Plan is submitted to North Warwickshire Borough Council

## 5 Status of Projects and Actions

29. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions that are directly related to the Plan policies. These Actions and Projects are important to the community and will play a key part in the implementation of this Plan. Whilst they are not part of the Neighbourhood Plan, they will contribute to the delivery of the vision and objectives of the Neighbourhood Plan. They are listed at Appendix A. They are also shown in the DNP before the policies they support.

## 6 Dordon in Context

30. Dordon Parish is located in the northern part of NWBC. Dordon village is broadly a linear settlement and is separated from the M42 by open fields that are designated as ‘the Strategic gap’ in NWBC policy<sup>14</sup>. South of the A5 are logistic warehouses, Birch Coppice Business Park, some open fields and the rural hamlet of Freasley.

31. The M42 runs to the west of the Parish; Junction 10 is in Dordon Parish and connects the A5 with the motorway. Watling Street (the A5) is an ancient route paved by the Romans in the 1<sup>st</sup> century AD and runs west to east through the Parish.

32. Archaeological remnants of bronze age settlements and tools and a hoard of Roman coins have been found on the land between the M42 and Birch Coppice Business Park.<sup>15</sup>

33. Coal has been mined from the Orchard since Roman times. The Orchard Site was later used for open cast mining and debris from coal extraction is still visible. The Orchard Site is now a designated Local Wildlife Site and will be part of H4 (see Map 4).

34. Deep coal mining at Birch Coppice Colliery began in 1878 when the main shafts and winding towers were constructed. The mine employed up to 1500 miners and closed in 1987. The expansion of Dordon in the 20<sup>th</sup> century was due in part to the need to provide accommodation for the mine workers.

35. UK Coal sold the site in 1997 and it is now the location of Birch Coppice Business Park which accommodates over 21 businesses including Ocado, UPS and Euro Car Parts. The Business Park employs 6500 people and 38% of the employees live within 5 miles of the Business Park.<sup>16</sup>

### People

36. Data extrapolated by Warwickshire County Council provides a range of useful information.<sup>17</sup> In 2019 there were 3416 people living in Dordon Parish (2019 estimate) compared to 3215 in 2011.<sup>18</sup> (6% increase). In 2011 there were 1286 households with an average household size of 2.5.

37. 96% of residents are white British. The demographic profile of Dordon compared to the County and the Country is shown below. Dordon’s profile of younger people, working age people and

<sup>14</sup> See NWBC policy LP5

<sup>15</sup> See history at <https://www.dordonparishcouncil.gov.uk>

<sup>16</sup> See <https://www.birchcoppice.co.uk/about/>

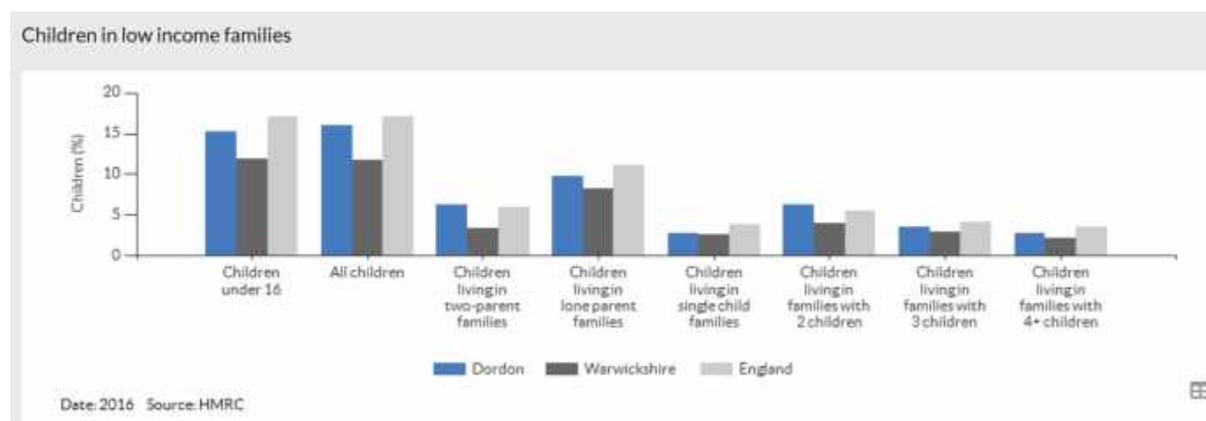
<sup>17</sup> See <https://data.warwickshire.gov.uk/search/?q=>

<sup>18</sup> See [https://www.nomisweb.co.uk/reports/localarea?compare=E04009639#section\\_6](https://www.nomisweb.co.uk/reports/localarea?compare=E04009639#section_6)

older people, is in line with the national average but not the County average. The latter has an older profile<sup>19</sup>

	Dordon		Warwickshire		England	
	Count	%	Count	%	Count	%
Persons aged 0 - 15	669	19.6	105,537	18.3	10,816,679	19.2
Persons aged 16 - 64	2,133	62.4	352,123	60.9	35,116,566	62.4
Persons aged 65+	614	18	120,273	20.8	10,353,716	18.4

38. The graph below shows that 16% of children live in low income families in Dordon, this is more than the County average but less than the Country average.



39. Fuel poverty is higher in Dordon at 13% than the County or national average at 10 and 11%.

40. Figures from Public Health England show that 35% of children in Dordon in Year 6 (age 10/11) are overweight.<sup>20</sup>

## 7 Community Vision and Objectives

41. Based on consultation events and questionnaire feedback, members of the NPWG have prepared this community vision.

**In 20 years’ time Dordon will have retained its village identity and its heritage will have been preserved. Expansion to the west will have been very limited and new development to the east of Dordon village will be integrated with the existing built-up area.**

**Dordon will be enhanced due to the provision of a range of community facilities and near major employment areas. It will have a network of walking and cycling routes that connect to high quality parks, open spaces and woodland and easy access to the surrounding countryside. Dordon will be an attractive, friendly, healthy, green place to live.**

<sup>19</sup> From

<https://data.warwickshire.gov.uk/population/report/view/669a979ad329454ca41a5ba9af04e331/E05007465/>

<sup>20</sup> See <https://fingertips.phe.org.uk/profile/national-child-measurement-programme/data#page/0/gid/1938133288/pat/101/par/E07000218/ati/8/are/E05007465/cid/4/tbm/1>

42. A range of issues were confirmed through the early consultation processes. The objectives below have been informed by the residents preferred criteria and reflect the greatest concerns of local people and the primary area of focus for this Neighbourhood Plan.

<p><b>Community Objective 1: Environmental Protection</b> Development should minimise the impact on the natural environment ensuring that the design and layout of development protects the water courses, ancient woodland, Local Wildlife Sites and hedgerows that provide valuable habitats to protect local wildlife.</p>
<p><b>Community Objective 2: Access to the Countryside</b> Development will ensure easy, direct access to the countryside by protecting existing local green spaces, wooded areas, public rights of way and permissive routes and local lanes. Opportunities should be taken to extend the walking/cycling network to provide a Green Wheel across the whole Parish.</p>
<p><b>Community Objective 3: Community Facilities and Local Services</b> Development will protect and where possible enhance the existing provision of community facilities (especially the village hall) and local services. As the population of the Parish grows, community facilities should be provided to meet the growing need. To improve the Neighbourhood Centre making it more attractive for businesses and shoppers.</p>
<p><b>Community Objective 4: Integration</b> New development will integrate easily with the existing settlement pattern so that it sustains and enhances existing local facilities as well as providing additional amenities for a growing population.</p>
<p><b>Community Objective 5: Getting Around</b> Development proposals will find engineered solutions to the existing problems of road safety within Dordon for pedestrians, and address the issue of vehicle capacity on Long Street, to reflect the increased traffic volume that will result from the expansion of the village. Making it easier and safer to access work, leisure and local facilities on foot and bike.</p>
<p><b>Community Objective 6: Protecting the Historic Environment</b> Development will protect and where possible enhance heritage assets of local or national significance.</p>
<p><b>Community Objective 7: Village Identity</b> Development to the west will be limited to that which keeps the sense of openness or where the development provides community benefits.</p>
<p><b>Community Objective 8: Design Principles</b> All new development will be designed to the highest national standards in particular relating to housing design, landscaping and use of Sustainable Drainage Systems to maximise the existing landscape features.</p>
<p><b>Community Objective 9: Housing Type</b> Future housing types and tenures will provide a mix to support a balanced community of all ages, based on an up-to-date assessment of local housing need.</p>
<p><b>Community Objective 10: Local Businesses</b> Maximising local employment opportunities by supporting the establishment and/or expansion of businesses in the Parish where this does not encroach on the open countryside.</p>
<p><b>Community Objective 11: Climate Change</b> The use of renewable energy is vital to reduce carbon emissions, improve air quality and to enable the transition to a low carbon future. New development should be designed and constructed to be low carbon.</p>

## 8 Engaging with the Community: A Key Principle

43. This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2021 and 2033. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
44. The NPPF recognises the importance of early discussion between applicants and the local community. *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'*<sup>21</sup>
45. Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to applicants as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for major development to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by North Warwickshire Borough Council.
46. The key principle only applies to major development.<sup>22</sup>

### *Key Principle: Pre-Application Community Engagement*

1. **Applicants submitting proposals for major development, are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.**
  2. **Applicants are encouraged to provide a short document with the planning application to explain:**
    - a) **how the developer has consulted with the community; and**
    - b) **how issues of concern raised by local people and the Parish Council have been addressed; and**
    - c) **how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in NWBCs Distinctiveness Design Guide 2021 or equivalent); and**
    - d) **(where the proposals are for housing development), how this meets local housing need.**
47. Pre application engagement in relation to H4 has already taken place as part of the preparation of the DNP. The DNP established a set of development criteria for H4 which was translated into a Framework Plan. This Framework Plan formed the basis of work with NWBC and landowners from February 2021 onwards.

## 9 Sustainable Development

48. The Neighbourhood Plan policies will ensure that, whilst development is required to meet wider housing needs (including those of adjoining local authorities) this development will minimise harm

<sup>21</sup> NPPF para 39

<sup>22</sup> Defined as *For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more'.*

to the landscape character and that opportunities are taken to improve biodiversity, address issues of flooding, enhance green infrastructure, ensure spatial (and social) integration, and encourage sustainable construction methods and high-quality design. All of which will ensure development is sustainable.

49. Given the scale of development proposed up to 2033 in Dordon, Neighbourhood Plan Policy 1 (NPP1) sets out a policy framework to define sustainable development in the context of the Parish.

***NPP 1 Sustainable Development***

- 1. Development should be located so that it can make a positive contribution towards the achievement of sustainable development. Development proposals will be supported which address the following matters;**
  - a) being of a scale, density, layout and design so that it integrates and is compatible with the character, appearance and amenity of that part of the Parish in which it is located as identified in Policy NPP4; and**
  - b) respecting the Strategic gap, identified Local Wildlife Sites and any other area designated for their nature conservation or priority habitat (as identified on Map 3 and Map 4); and**
  - c) conserving or enhancing biodiversity; and**
  - d) incorporating into the scheme any natural or built features on the site that have heritage or nature conservation value where practicable; and**
  - e) being well located in relation to public transport and local services; and**
  - f) promoting active travel (cycling and walking); and**
  - g) it does not increase the risk of flooding and reduces the risk where practicable; and**
  - h) maximising water efficiency; and**
  - i) using sustainable construction methods and materials.**

## **10 Protecting the Natural Environment and Enhancing Biodiversity**

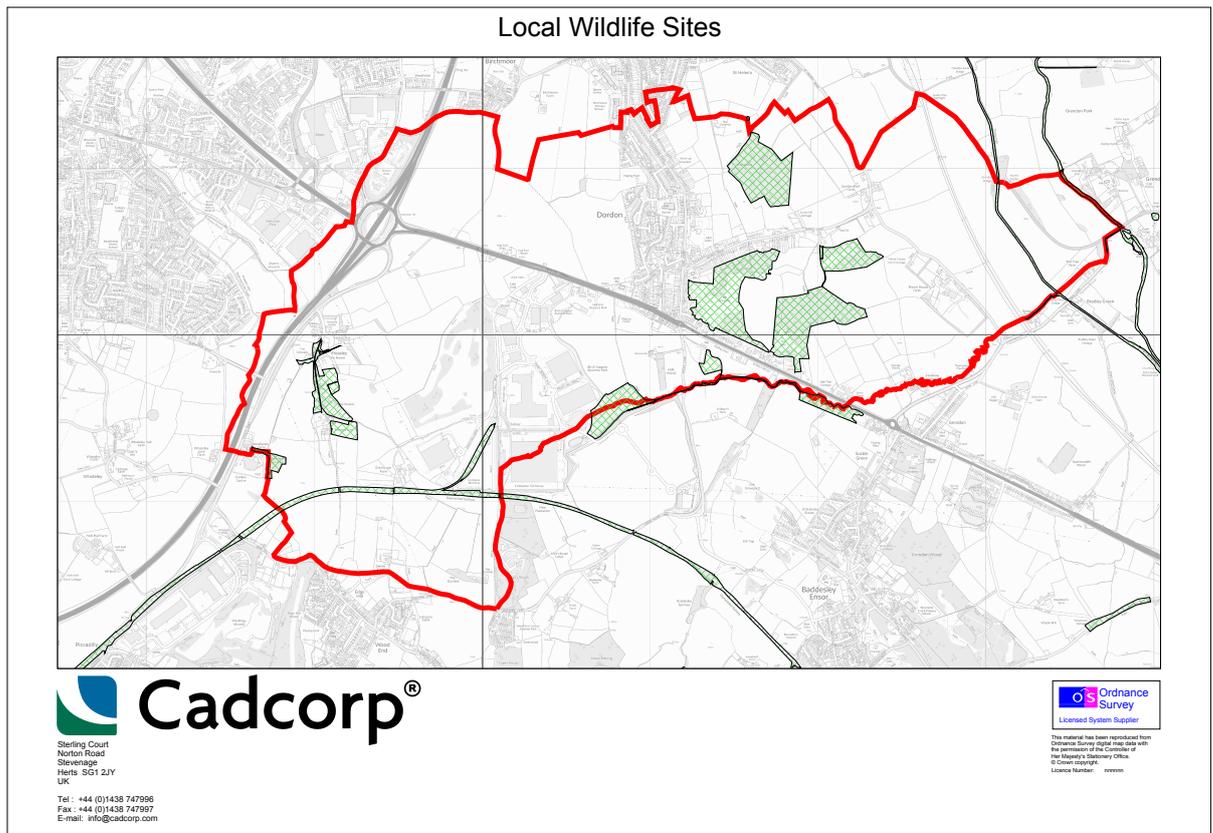
50. Map 3 is the magic map from Defra showing nature conservation designations.<sup>23</sup> The areas on the priority habitat inventory are also Local Wildlife Sites. Although there are more areas identified as Local Wildlife Sites to the south of the A5 (see Map 4 below).
51. The map also shows the extent of the ancient woodland at the Hollies and beyond the railway line the area of flood plain. The purple sites are areas of good quality semi-improved grassland.
52. The priority habitat areas to the east of Dordon are part of the development of H4. These areas must be protected and enhanced. Those areas on the east (south of Freasley, the dismantled railway and the lagoons adjacent to Birch Coppice Business Park) their conservation and enhancement should be part of a wider regeneration initiative.

<sup>23</sup> See <https://magic.defra.gov.uk/magicmap.aspx>

**Map 3 Areas of Nature Conservation**



**Map 4 NWBC designated Local Wildlife Sites**



53. The land to the west of Dordon village is in the Tamworth Fringe Uplands Landscape Character Area (LCA), the village itself and all the land to the east is part of the Anker Valley LCA. Below is a

summary of the key points based on the descriptions in the North Warwickshire Landscape Character Assessment Study that forms part of the evidence base for the Adopted Local Plan.<sup>24</sup>

#### Area 3 Anker Valley – Land east of Dordon village

- The landform is undulating, but generally descends to the east, with Dordon on the ridge of higher ground. Land use is prominently agricultural. Both pasture and arable, old woodland, with a large block of woodland (The Hollies) which is an ancient woodland and a SINC.
- On the western side near Dordon village there are small to medium side fields, enclosed by hedgerows with some hedgerow trees. Land is mainly under pasture. Further east and north the fields become large and more regular.
- There are tracks and paths (a mixture of public rights of way and informal routes) that allow access to the landscape. The River Anker, Coventry Canal and flood plain cut through the eastern edge of the Parish, the northern edge of the Parish east of Dordon village is more undulating.

#### Area 5 Tamworth Fringe Uplands - Land west of Dordon village

- Dordon village and the industrial buildings at Birch Coppice Business Park are visible across the landscape and influence its character.
- A varied area of land south of the A5 at Dordon, extending east from Birch Coppice Business Park. The landform descends from the A5 south to a watercourse, before rising again further south. Land is under a variety of uses including arable and pasture, agricultural land but also a former sewage treatment works (now rough ground) and blocks of deciduous woodland and a large pond.
- Some field boundaries appear historic with a high proportion of mature hedgerows. Other field boundaries have been removed or comprise closely maintained hawthorn. There are also some isolated farms/houses. Views are possible from the A5, the local lanes and paths.
- To the north of the A5 the land is undulating and slopes to the north. This is the area designated as a strategic gap in NWBC's Adopted Local Plan. In places the slopes are fairly steep. The landform provides some evidence to the settlement to the north, although the properties on the higher ground towards Birch Coppice are more exposed. The land is mainly under arable cultivation, with medium size fields. There are some hedgerows and trees.

#### *Trees and hedgerows*

54. Trees and hedgerows perform a number of important roles in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity. Hedges are a relatively simple and cheap natural barrier capable of providing a spectrum of benefits. They capture air pollutants, reduce risks of localised flooding (through intercepting rainfall), cool the proximate air, support wildlife and much more. The Royal Horticultural Society has produced guidance on the best hedges to provide environmental benefits.<sup>25</sup>

<sup>24</sup>

[https://www.northwarks.gov.uk/site/scripts/google\\_results.php?q=Landscape+Character+Assessment&startNum=21](https://www.northwarks.gov.uk/site/scripts/google_results.php?q=Landscape+Character+Assessment&startNum=21)

<sup>25</sup> <https://www.rhs.org.uk/science/pdf/climate-and-sustainability/hedges-for-environmental-benefits.pdf>

55. Trees will also help the Parish adapt to the effects of climate change. Planting more trees in strategic spaces is a key priority for the community. The location for the new trees will be agreed between partners including the community, the landowner and NWBC where necessary.
56. Friends of the Earth (FoE) recommend that Local Authorities double the coverage of trees in the area to mitigate against climate change this is part of their campaign to see tree coverage double across the UK.<sup>26</sup>
57. The extent of development allocated in the Parish over the Neighbourhood Plan period means that it is likely that existing mature trees may also be lost. It is a fact that compensatory planting of new trees does not offset the loss of mature trees<sup>27</sup>. A newly planted tree is likely to be a small sapling and significantly smaller than the mature tree that it replaces. It could take several decades for the young tree to grow to provide the same biodiversity, CO2 sequestration or amenity value as the previous tree, so planting two or three or more replacements enhances the contribution with regard to these factors in the early years. Also in an urban environment many newly planted trees may not survive, so multiple planting helps to ensure that the tree population (and hence tree canopy cover) is at least maintained and possibly enhanced.
58. The NPPF includes a new paragraph on trees showing the growing acknowledgement of the vital role they play. *'Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*<sup>28</sup>
59. Neighbourhood Plan Policy 2 (NPP2) requires developers to retain trees wherever possible and to replace each tree lost as part of development with at least two new trees of native species to both address the loss of trees and to increase tree coverage in the Parish.

### Water Courses

60. The River Anker and Coventry Canal run discretely through the eastern edge of the Parish. Penmire Brook forms the southern and eastern boundary to the Parish. Unnamed water courses intersect H4 and the lagoons next to Birch Coppice Business Park are a Local Wildlife Site. Water corridors can be rich in biodiversity.
61. Drainage and managing water in relation to flood risk is addressed in the section on flooding. But well-designed Sustainable Drainage Systems (SuDS) are not centrally about flood defence, but incorporate management of water flows as part of a broader strategy to deliver multifunctional spaces that have a high biodiversity value. The proposals for H4 will need to consider carefully drainage issues but this is a wider issue relevant to any future development especially around Birch Coppice Business Park. There are many dry ditches located adjacent to roads and site boundaries. Dry ditches require wider grassed verges which provide a significant contribution to the local setting, character and biodiversity of the local area. These features are essential for the sustainable management of surface water and should be protected.
62. SuDS have wider environmental and community gains should be designed to best practice contained in the CIRIA industry best practice guidance document, The SuDS Manual.

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<sup>26</sup> <https://friendsoftheearth.uk/climate-change/doubling-trees-will-help-stop-climate-chaos>

<sup>27</sup> <https://www.woodlandtrust.org.uk/get-involved/campaign-with-us/in-your-community/neighbourhood-planning/creating-a-neighbourhood-plan/>

<sup>28</sup> NPPF Para 131

*Birds*

63. Appendix F provides a detailed analysis of the birds on the Birds of Conservation Concern 4 Red List (May 2021). The list shows the wide range of birds and is proof that the Parish provides a rich habitat for these birds. Development sites can still provide habitat for these birds, where the landscape management plan includes landscape buffers around sensitive sites (for example the Hollies and the Local Wildlife Sites). The planting of trees, shrubs, and herbaceous plants and sowing of wildflower mixes must comprise native species typical of the region and locally distinctive to the environs of Dordon. Residential planting should use species of high value to pollinators and not be invasive.

*Biodiversity Net Gain*

64. The 25 Year Environment Plan marked the government's renewed commitment to supporting wildlife and the natural environment. The Environment Bill (expected to be brought into force in 2021) will require Local Authorities to produce Local Nature Recovery Strategies and for development to achieve a 10% net biodiversity gain.

65. Given the scale of growth likely in the Parish over the Plan period, development should provide a net biodiversity gain.

66. Within a development, there are many opportunities to design in features that will deliver net positive biodiversity. Sites can include planned areas of habitat retention, buffering and creation. In addition, formal areas of green spaces, engineered structures and buildings can all be enhanced for wildlife and people, even where biodiversity is not the primary objective.

67. To maximise the potential for net gain, developments should be permeable, use design features that sustain, increase and promote expansion of wildlife populations, and allow for climate change adaptation. Appendix E identifies ways in which development can enhance biodiversity.

**Community Action**

**To increase the number of trees, wooded areas and hedges in the Parish. Working with the community and landowners to identify locations across the Parish for new tree planting.**

*NPP 2 Protecting the Natural Environment and Enhancing Biodiversity*

1. As appropriate to their scale, nature and location, development proposals should conserve or enhance biodiversity value in accordance with national legislation. Enhancement measures may include identified in Appendix E, particularly:
  - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',
  - b) planting wild flower meadows and strips,
  - c) encouraging native trees (including local heritage fruit trees) and shrub planting on suitable sites, especially species that provide good berry or nectar sources,
  - d) encouraging the creation of sustainable drainage schemes (SuDS), (e.g., rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate,

- e) **the installation of habitat features (including nest boxes and a planting programme) to benefit all bats and bird species of conservation concern, as identified in Appendix F,**
  - f) **improvements to the water courses that increase biodiversity,**
  - g) **minimise the impact of light pollution.**
2. **Compensatory measures, involving the creation of off-site habitat and/or relocation of species, should only be used as a last resort and agreed by North Warwickshire Borough Council. Mitigation or compensatory measures should be targeted to benefit local conservation priorities identified in an up-to-date assessment and be in accordance with Local Nature Recovery Strategies (or equivalent), and implemented in partnership with an appropriate nature conservation body.**
  3. **Mature trees and hedgerows identified as significant to the character of the Parish should be protected and retained. Where this is not possible as a result of development, trees should be replaced at a ratio of at least 2:1. New streets should be tree lined where possible.**
  4. **Where it is not possible to secure new or replacement tree planting on site, trees should be planted in an alternative location (on land in the same ownership or with the consent of the landowner). Planning conditions or legal agreements will be used to secure this outcome.**

## 11 Local Green Spaces

68. The National Planning Policy Framework<sup>29</sup> affords Local Plans and Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan.

69. The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to *'complement investment in sufficient homes, jobs and other essential services'*.

70. The NPPF sets out that Local Green Spaces should be designated where the space is

- in reasonably close proximity to the community it serves, and
- 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
- local in character and is not an extensive tract of land<sup>30</sup>

71. The NPWG consider that Long Street and Kitwood Recreation Ground meet the criteria. Both public spaces are well-managed and include a play area for children and green space and seating for older people. Kitwood Recreation is located on the western side of the built up area of Dordon and is the only park children can get to without crossing roads. It is highly valued as a safe,

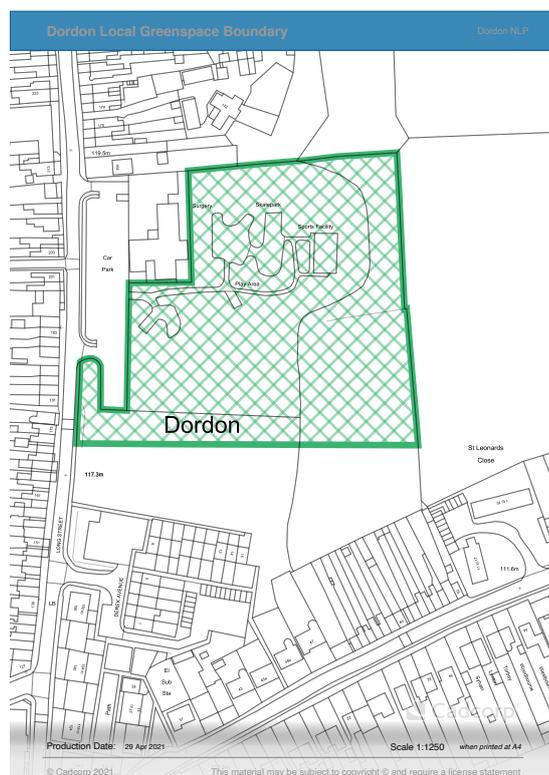
<sup>29</sup> NPPF para 99-101

<sup>30</sup> NPPF para 102

recreational space. Given the planned expansion of Dordon Parish this policy demonstrates the community value of this space. (Its designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)

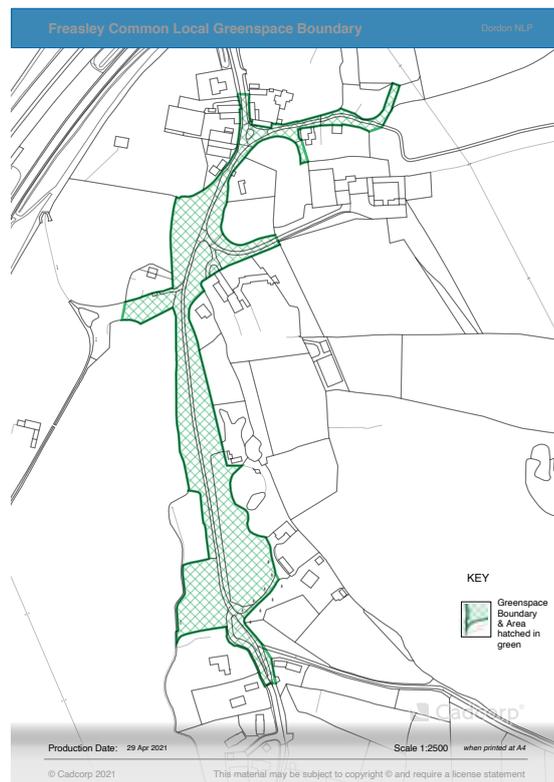
72. The 2021 Household Survey demonstrated the value of Long Street Recreation Ground and that it is very well used by local people.
73. The NPSG are working with the landowners and NWBC to secure an access route for public transport to connect from Long Street to H4. On this basis the LGS boundary excludes an area to the south of the Long Street Recreation Ground to allow the access route through. Subject to further negotiations, this access route may be limited to a footpath/cycle route which would also be across this southern part of the site.
74. Freasley Common is land owned by the Parish Council and which creates and open spaces along the main street through Freasley. The common contributes to the sense of reality and tranquillity in Freasley despite its location near the M42.
75. Policy 3 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the Borough Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy.

#### Map 5a Local Green Space Long Street Recreation Ground



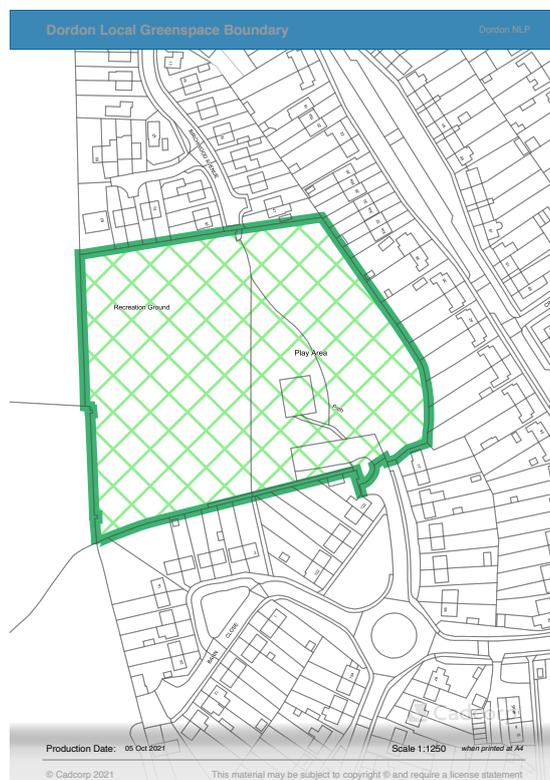
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### Map 5b Local Green Space Freasley Common



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### Map 5c Local Green Space Kitwood Recreation Ground



OS Licence 0100060095

***NPP 3 Designation of Local Green Spaces***

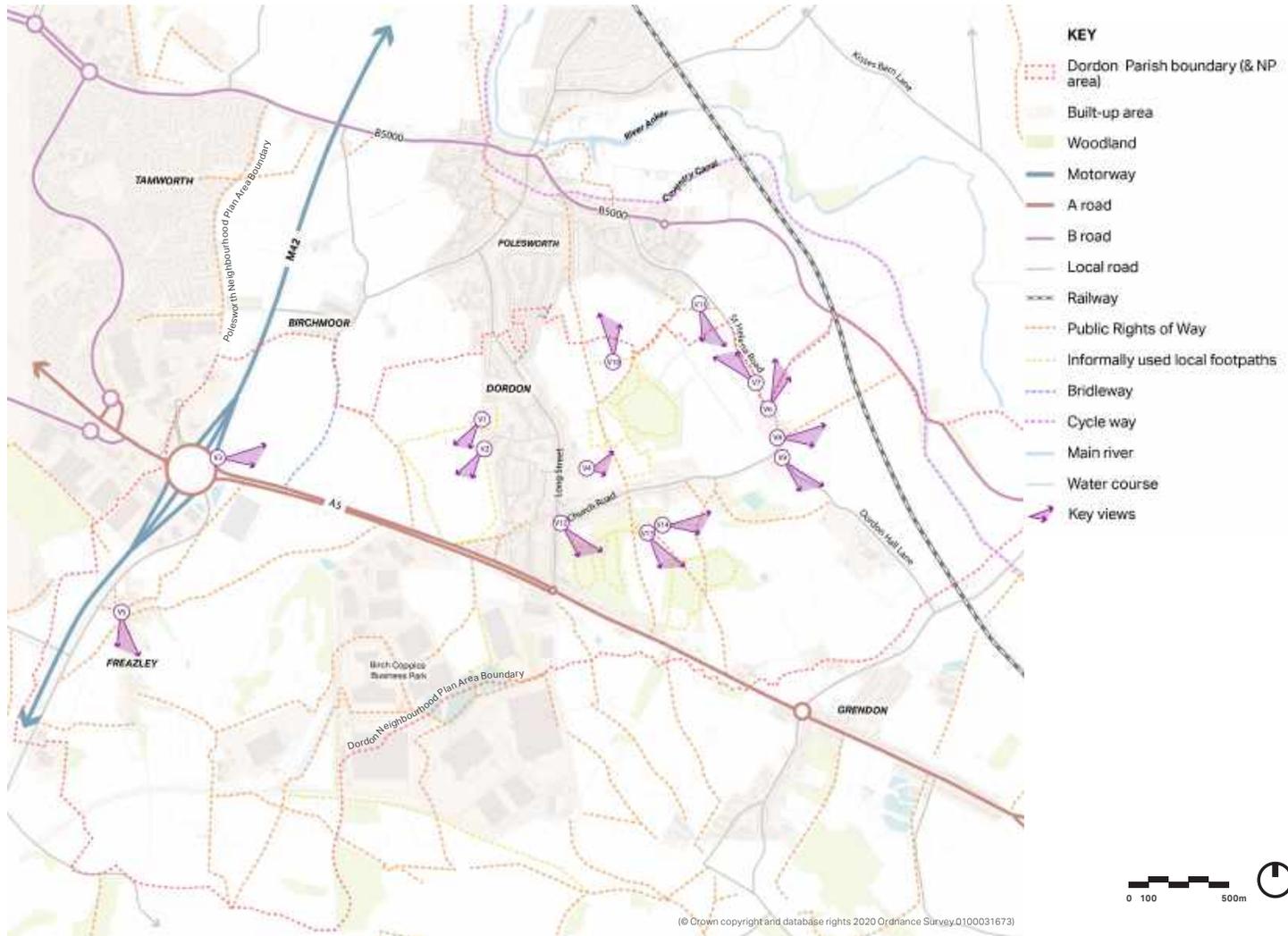
- 1. Long Street Recreation Ground, Kitwood recreation Ground and Freasley Common as identified on Map 5a, 5b and 5c are designated Local Green Spaces.**
- 2. Development proposals within the designated Local Green Spaces will only be supported in very special circumstances.**

## 12 Protecting Landscape Character

### *Key Views*

76. The NWBC LCA referenced above shows how the land to the east of Dordon (H4) is undulating and intersected with hedgerows, footpaths and clusters of trees. Dordon village is on a ridge and the land to the west of the built-up edge (north of the A5) drops down and is open in character up to the boundary of the M42.
77. The topography of the Parish affords medium and long views into and out of Dordon village. The map below is based on local research and shows views from publicly accessible locations across the Parish. These are considered the Key Views. In the context of integrating H4 with the existing settlement (which is a key criterion) it is important that future development takes into account these views. For example, one of the reasons Long Street Recreation Area is highly valued are the views to the east to what is presently the open countryside.
78. Whilst it is recognised that H4 will change the landscape the layout should provide views from the existing settlement through to mature trees and woodland (including the Hollies on H4).
79. The Map below shows the key views across the Parish. Appendix B provides a list of photos of each view point.
80. Development that will affect the key views identified on Map 6 including the sense of openness and/or the sense of place should include an objective assessment of the effects the proposals will have on the landscape character.

Map 6 Key Views



81. The key views show the variety of the landscape. Views 1 and 2 look across the Strategic gap from the eastern edge of Dordon. V3 looks back across the Strategic gap showing how Dordon sits on the ridge.
82. View 4 shows the views to the TPO oak tree and the Hollies beyond from Long Street Recreation Ground.
83. View 5 shows the quality of the mature trees and vegetation south of Freasley – which has retained a strong historic and rural character despite being so near to the M42.
84. Views 7-9 demonstrate the historic rural nature of these drovers' lanes (the lane in view 9 is the Medieval Hollow Way and is proposed as a non-designated heritage asset). These lanes provide a reminder of our agricultural past, the routes were intended to be sinewy to enable animals to be moved in groups along their routes. These lanes meet a high point near Dordon Hall with long open views across the Anker Valley (see view 6).

*The relocation of Community Facilities in the Strategic gap.*

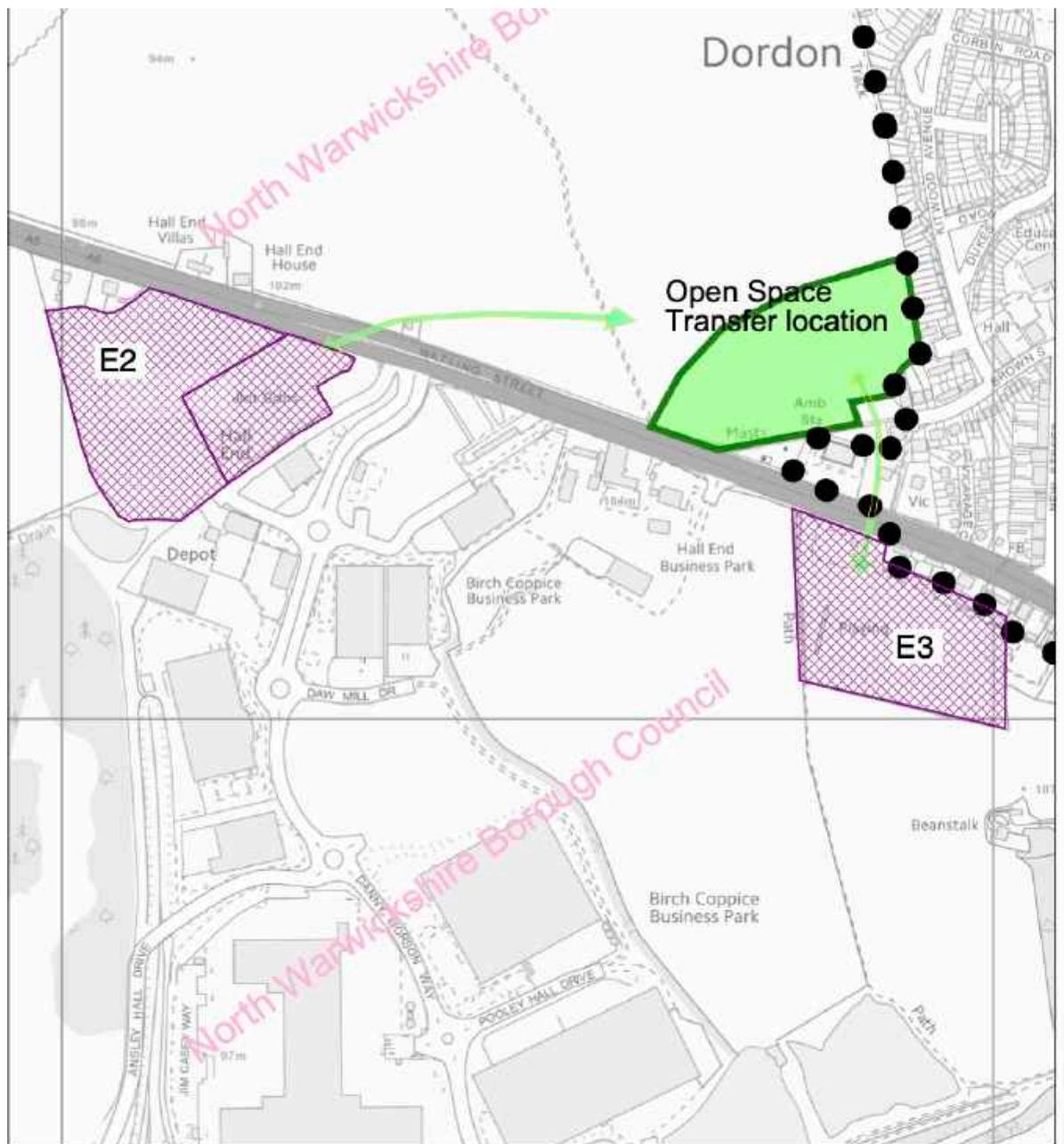
85. The open land between Dordon village and the M42 is the Strategic gap (see LP5 of the Adopted Local Plan). The purpose of the policy is to prevent coalescence with Tamworth. Any development within the gap must maintain the strategic gap '*both visually and in landscape terms*'.<sup>31</sup> The Strategic gap policy is very important to the community.
86. As part of a proposal to provide more suitably located employment land, Adopted Local Plan policies E2 and E3 relocate the Birch Coppice Club House, playing fields and allotments that are south of the A5 to an area shown on the proposals map in the Strategic gap. (See Map 7 below). Comments from NWBC note that this area is expected to accommodate the equivalent of the two sites south of the A5 but E2 and E3 are not in the same ownership.
87. The new location for the community facilities and allotments is shown in the corner of the strategic gap and is intended to be accessed from Browns Lane.
88. NWBC also note that as the Borough Council own/control the allotments they would not be released unless a replacement in the area to the north of the A5 was provided of the same size/area with expected improvements to the existing allotment facilities and services standard (not simply an 'equivalent') as noted in Policy E2.<sup>32</sup>

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<sup>31</sup> Adopted Local Plan para 7.31

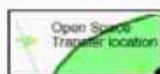
<sup>32</sup> Adopted Local Plan E2 page 98

Map 7 showing relocation of Birch Coppice Sports Club and Allotments in the Strategic gap



North Warwickshire Local Plan  
 Adopted September 2021  
 Employment Site Allocations E2 & E3

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 Ordnance Survey 100017910



- Proposed transfer of existing recreational open space to new location



OS licence 0100060095

89. The community remain concerned about the proposals for development in the Strategic gap. To be in accordance with LP5, the relocated Birch Coppice Club House will need to demonstrate it does not have a visual or landscape impact by being single story and located close to the edge of

the built-up area. The opportunity for improving community facility is addressed in the section on community facilities below.

#### **Community Action**

- 1. To work with the land owners, Birch Coppice Club and NWBC to help shape the provision of improved facilities when they are relocated and to ensure that the layout and design does not visually impact on the strategic gap.**

#### *NPP 4 Protecting the Landscape Character*

- 1. As appropriate to their scale, nature and location, development proposals should be designed and arranged to take account of the landscape and topographical setting of the neighbourhood area and its urban environment and take into account the Key Views (see Map 6) and Strategic gap which contribute to the distinctive character of the Parish. Development proposals should respect these important designations. Development proposals which would have an unacceptable impact on the designations will not be supported. In particular, they should be sympathetic to the dominance of Dordon village and the way in which the village is built on rising ground to the east of the Strategic gap and to the west of the Anker Valley.**
- 2. The undulating landscape, mature woodland, clumps and individual mature trees and hedgerows lining the ancient tracks and routes strongly inform the character of the land to the east and should be protected.**
- 3. Proposed development within the Strategic gap should take account of the way in which the designation contributes to the wider character of the neighbourhood area the separation between Dordon village and the M42. The layout, scale and boundary treatment of the proposed development within the Strategic gap should retain a sense of openness and allow a soft transition from the open countryside area as appropriate.**
- 4. Where appropriate, development proposals should demonstrate the way in which they have taken account of the actions of the landscape and built features recommended for the Landscape Character Area in the NWBC landscape Character Assessment (Area 3 the Anker Valley – Land east of Dordon village and Area 5 Tamworth Fringe Uplands - Land west of Dordon village).**
- 5. Quality and accessibility of the natural environment in Dordon Parish is highly valued by local residents. As appropriate to the scale, nature and location, development proposals across the neighbourhood area should demonstrate they are sympathetic to the landscape setting as defined in the Dordon Parish Design Guide.**

### 13 Creating a Green Network Around Dordon Parish

90. On average Dordon's residents are less healthy than the County or national average. 35% of Year 6s carry excess weight, and 10.5% reported to have day to day activities limited a lot compared to 7.7% for Warwickshire and 8.3% for England. It is important that existing walking/cycling routes are protected and new routes are created to encourage active travel.
91. Air quality is also poor along the A5 in Dordon. The 2020 Air Quality Status Report identified that on Watling Street nitrate levels were higher than legal limits every month in 2020.<sup>33</sup> The planning system seeks to reduce car usage and to promote development patterns that enable people to access work, school, the shops and leisure activities on foot, bike or public transport.
92. It is vital that children grow up being active – safe routes to school that are fun encourage a concept of play on the way and can make car free trips more fun for children making them want to walk or cycle to school.
93. The scale of growth in the Parish will increase traffic volume. The NPPF<sup>34</sup> requires large scale development to include a '*genuine choice of transport modes.*' This includes cycling and walking with the multi benefits of promoting a healthy lifestyle, reducing car usage and improving air quality.
94. Dordon village is surrounded by open countryside and a network of footpaths. The DNP proposes the creation of a Dordon Green Network. This is a concept for the long-term linking of publicly accessible green spaces and routes around the Parish to create an attractive network of open spaces and connecting routes which are rich in biodiversity, heritage and landscape value. The outer route will be served by a network of smaller local routes leading from the community to the outer edge; and where appropriate to the wider countryside beyond.
95. The Dordon Green Network incorporates the drovers' lanes of Dordon Hall, Saint Helena Road and Sandy Way Lane. In other Counties these types of lanes are called Green Lanes and have been designated as unclassified County Roads. They are only used for cycling, walking and limited vehicular access. The H4 Framework Plan extends beyond the footprint of H4, recognising the importance of extending and creating this green network (see Appendix D).
96. The map below is based on analysis of the accessibility of routes in summer 2020. It shows the extensive network of footpaths across the Parish. Most are Public Rights of Way (ProW) but some are well used informal routes. A number of routes have been blocked off by development and do not seem to have been diverted or have gaps in them (see routes south of the A5).
97. The 2021 Household Survey revealed the value and significance of this network of walking routes, and the desire to extend these as well as to make cycling safer, especially to get to Tamworth in the west and the Anker Valley in the east.
98. Where new development affects a ProW it is a legal requirement for that route to be diverted. Where this has not occurred the Parish Council will liaise with Warwickshire County Council to ensure that the ProW is not lost. There are various routes south of the A5 that run around Birch Coppice Business Park.

<sup>33</sup> See [https://www.northwarks.gov.uk/site/scripts/google\\_results.php?q=air+quality+report+2020](https://www.northwarks.gov.uk/site/scripts/google_results.php?q=air+quality+report+2020)

<sup>34</sup> NPPF para 105

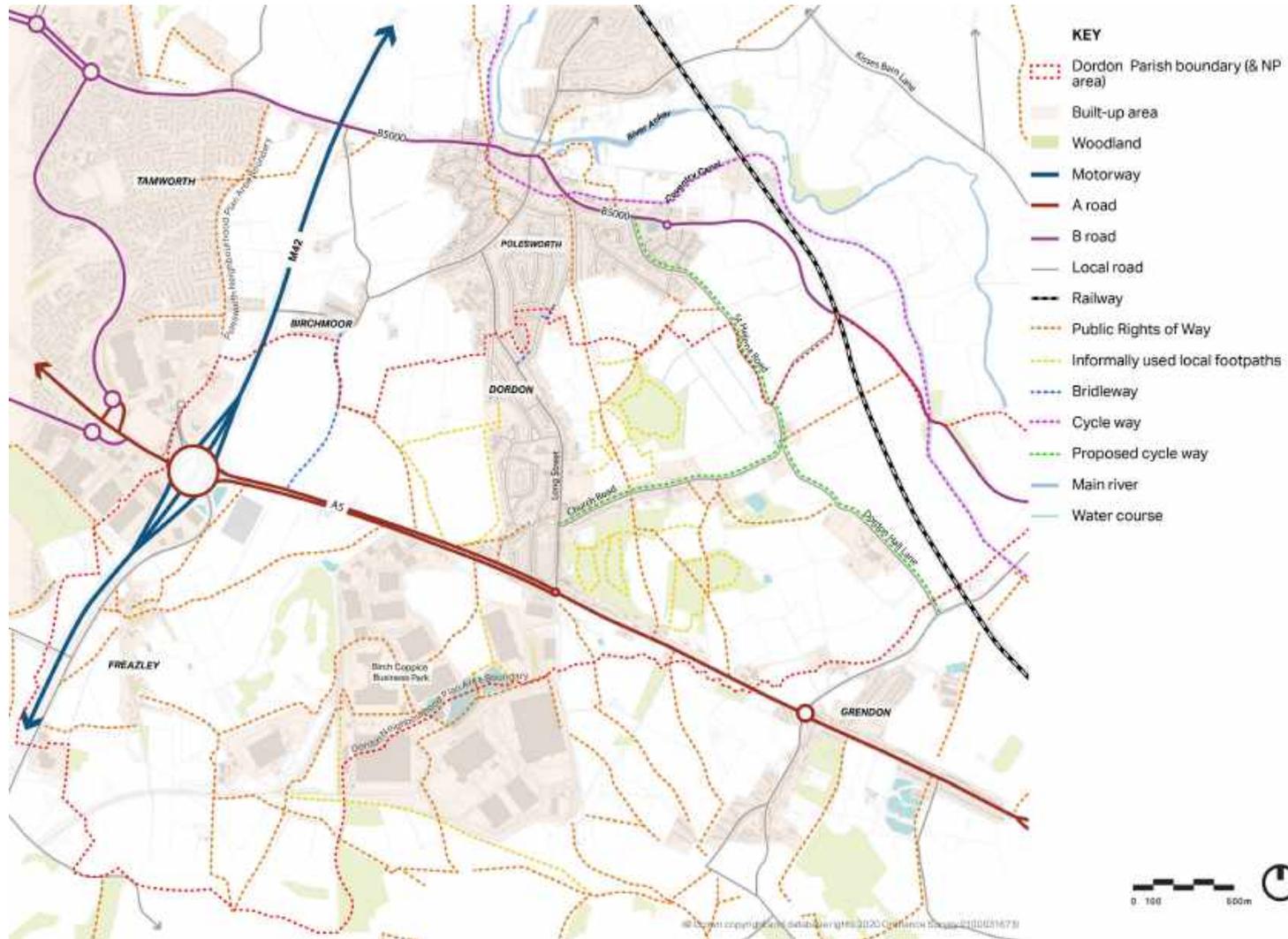
99. Permissive routes last for 20 years and can be a way for landowners to allow public access without the routes becoming ProW. The informal routes are shown on Map 8 and are highly valued. Where practicable the community would support making these routes permissive to ensure access for the foreseeable future. A popular ProW route has been ploughed over by a farmer.
100. The relocation of the Birch Coppice Sports Club (see above) may provide an opportunity for a footpath route to be formalised. A walking route from the new location north to Kitwood Recreation Ground would form a valuable link on the western side of the Parish between an existing and well used community open space and the relocated allotment and sports facilities.
101. The open countryside to the east will be developed as part of H4. There are Y shaped ProW that run north south across H4 and various other informal routes that combine to provide a network of highly valued walking routes. The north – south route is an historic route known locally as the Coffin Trail. The route is lined with a hedgerow and passes to the west of the Hollies ancient woodland. The Coffin Trail has been submitted to NWBC for inclusion on its Local List (see Appendix C).
102. There will be new opportunities to create cycle routes as part of H4. St Helena Road to Dunn’s Lane is one proposed route (see NPP12). Encouraging cycle routes that connect with a wider network is useful to commuters and would provide alternative travel options. There is a potential route that extends beyond the Parish to the west to Tamworth that would be an ideal commuter route.
103. The creation of a Local Green Network should be designed to create Suitable Alternative Natural Green Spaces (SANGS) that would focus footfall and mitigate disturbance of that western third of the Hollies that is designated ancient woodland. Given the value of the ancient woodland, the design of the Local Green Network should incorporate a buffering of the ancient woodland habitat from user disturbance to avoid harm to woodland interiors. Question 24 of the 2021 Household Survey asked respondents to rank what type of community facility was most needed. Significantly ‘more open spaces’ scored the highest.
104. The provision of this Local Green Network will require the Parish Council to work with developers and landowners as part of a long-term aspiration to connect existing routes and to create a wider green network. Opportunities will be taken to discuss this with developers at the pre-application stage (in accordance with the Key Principle) to ensure that the inclusion of a green route will be integral to the design and layout and should not present an additional cost to development.
105. Where the route does not relate to a development site the Parish Council will work with partners (NWBC, WCC and landowners) to seek funding to implement sections of the network.

**Community Action**

- 1. To work with NWBC, local landowners and WCC to identify and reinstate ProWs that have been blocked**
- 2. To work with local landowners and WCC to secure permissive routes where possible and including from Kitwood Recreation Ground to the relocated Birch Coppice Sports Club.**

- 3. To work with NWBC and WCC to create new cycling routes both as part of H4 and extending beyond the Parish to Tamworth.**

Map 8 Dordon's Local Green Network – existing and proposed cycle and walking routes



***NPP 5 Creating a Local Green Network***

- 1. Proposals which will deliver elements of the Local Green Network (including the creation of new permissive routes and open spaces ) as shown on Map 8 will be supported.**
- 2. Proposals for major housing and employment should, as appropriate to their scale and nature, demonstrate the way in which they would;**
  - a) deliver footpaths and cycle routes in accordance with the Local Green Network proposals; and**
  - b) enhance the attractiveness of walking and non-motorised transport in and around the Parish; and**
  - c) add to the connectivity between existing footpaths, roadways and cycle ways in and around the Parish; and**
  - d) accommodate the requirements of people with limited mobility to access existing and new Green Infrastructure provision.**
- 3. Development which promotes new connections to existing walking and cycling routes with boundaries that ensure new development is integrated with the existing settlement will be supported.**
- 4. Opportunities to improve non-vehicular linkages between existing routes from the edge of the existing settlement to the countryside, into Dordon village and the open spaces within Dordon are supported.**
- 5. Where applicable, developer contributions will be sought to improve the network of publicly accessible walking/cycling routes across the Parish.**
- 6. Proposals which enhance pedestrian safety along Long Street in accordance with national guidance will be supported.**

## **14 Protecting or Enhancing Heritage Assets**

106. The term 'heritage assets' includes listed buildings and structures, locally listed buildings, conservation areas and items on the Historic Environment Record.
107. There are 8 listed buildings or structures in the Parish. The up-to-date list can be found at [www.historicengland.org.uk/list](http://www.historicengland.org.uk/list) . The listings include Dordon Hall (just outside H4), Hall End Hall Farm next to the A5, and in Freasely, Freasley Hall, Yew House and Sycamore Cottage.
108. Grendon Bridge in Dordon Parish is Grade 11\* and is on the 2020 Heritage at Risk Register<sup>35</sup>.
109. There are 39 entries in the Warwickshire Historic Environment Record relating to Dordon which demonstrate the long and varied history of the Parish. Entries include remains of an Iron

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<sup>35</sup> See <https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?searchType=HAR&search=grendon+bridge>

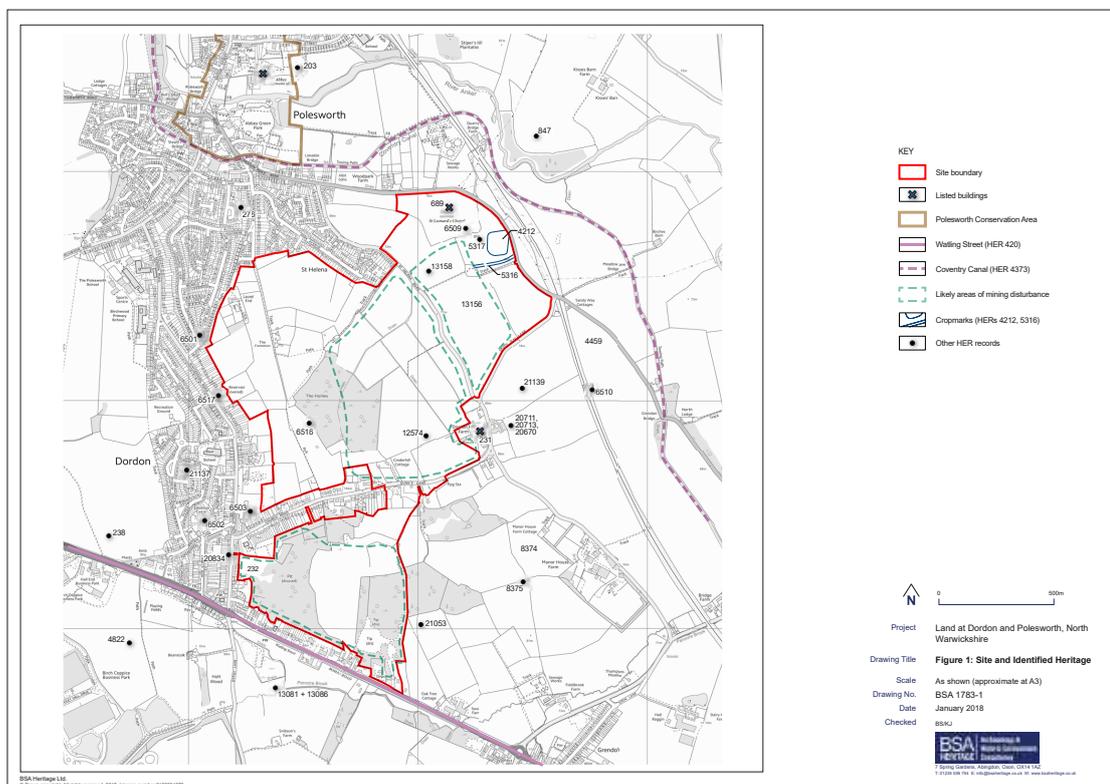
Age settlement and industrial heritage from the mining industry.<sup>36</sup> From recent archaeological surveys there is evidence of Neolithic and Bronze Age occupation within the Parish.

110. For the Adopted Local Plan examination, a map was provided showing the listed buildings and other assets on the Historic Environment Record in relation to H4 (this is Map 9a below).

111. From the junction of St Helena and Dordon Hall Lane the lanes drop down to Polesworth (see photo for Key View 7 at Appendix B) travelling north passing the Obelisk located on the slope to the right. Travelling south along Dordon Hall Lane the route drops toward Grendon. Dordon Hall and the historic lanes combine to give this part of the Parish a historic rural character.

112. Dordon Parish Council remain in discussion with NWBC to identify an appropriate mechanism for recognising and protecting this historic part of the Parish. The lanes are proposed as non designated heritage assets (see below). In the context of the development of H4 this is a pressing matter.

### Map 9a Heritage Assets in the vicinity of H4



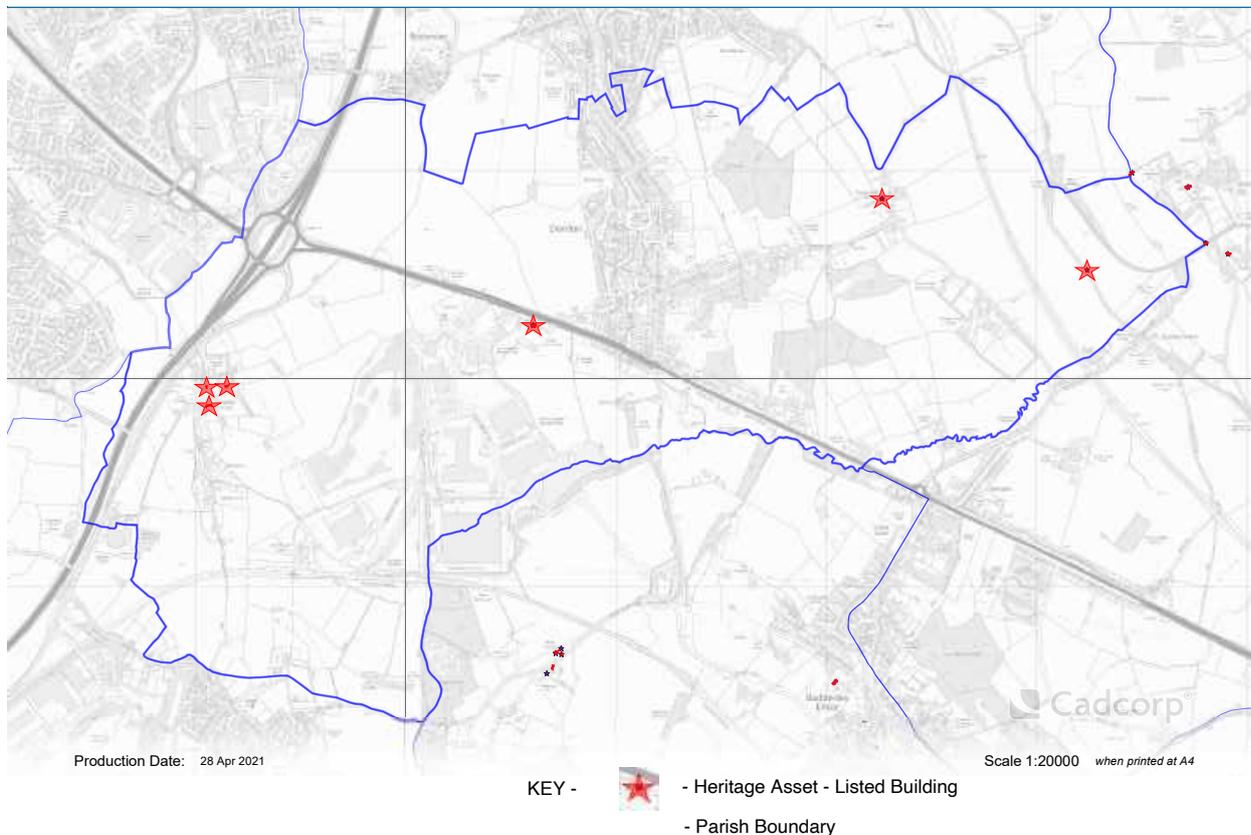
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113. Map 9b shows the heritage assets across the whole Parish.

<sup>36</sup> See <https://www.heritagegateway.org.uk>

**Map 9b Heritage Assets draft NWBC to produce clearer map**

Dordon Heritage Assets - Listed Buildings



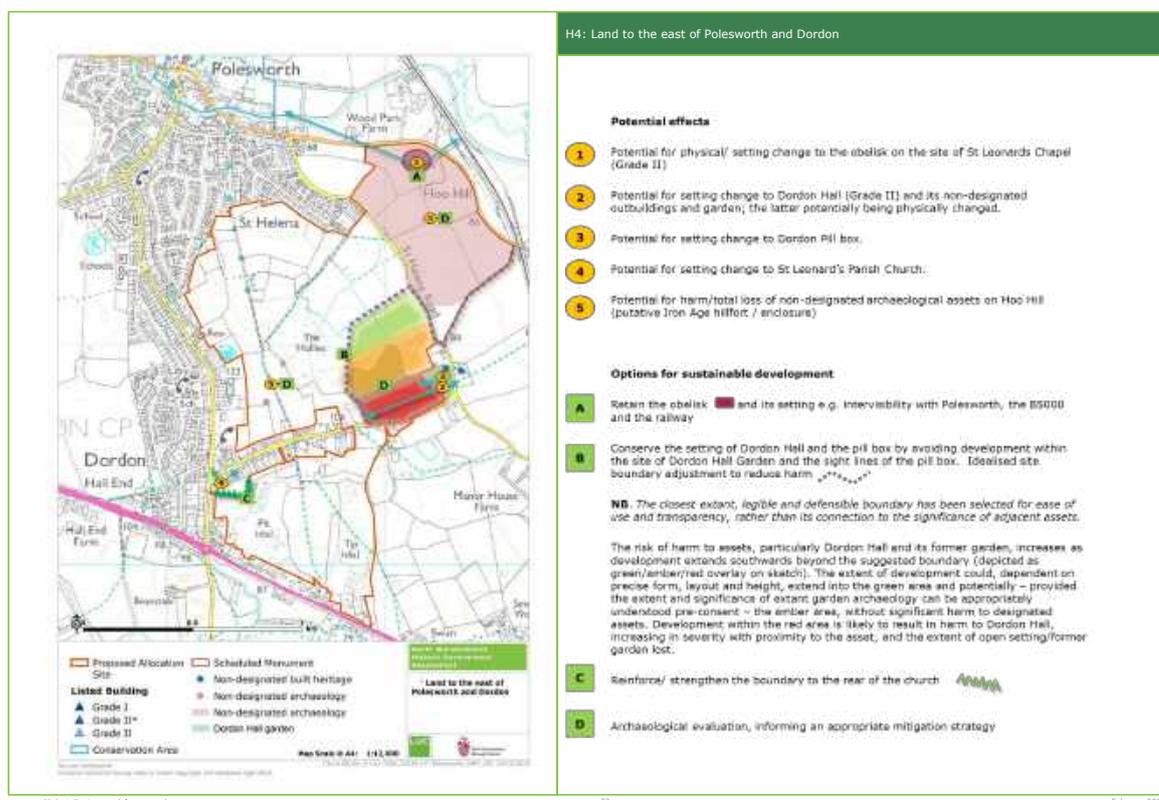
114. In the context of that part of H4 within Dordon Parish, Dordon Hall is the listed building that will be impacted the most. The layout and design of development in the vicinity of Dordon Hall must demonstrate an understanding of the contribution of the setting of the Hall in the landscape. Development in the vicinity of the drovers' lanes must make a similar assessment reflecting the relative significance of the historic lanes.<sup>37</sup>

115. LUC were commissioned to provide evidence to North Warwickshire Council on the significance of heritage assets within the potential allocation sites, and those with the potential to experience effects as a consequence of setting change in the wider landscape; the risk of harm to heritage assets from development on site, and any options available to avoid or minimise adverse effects and deliver enhancement.

116. The analysis from the LUC Report is shown in Figure 2 below.

<sup>37</sup> See NPPF para 193

Figure 2 Historic Environment Assessment



117. NWBC are in the process of preparing a Local List. The NPWG have identified the following buildings and structures as suitable for Local Listing as part of the Neighbourhood Plan process.

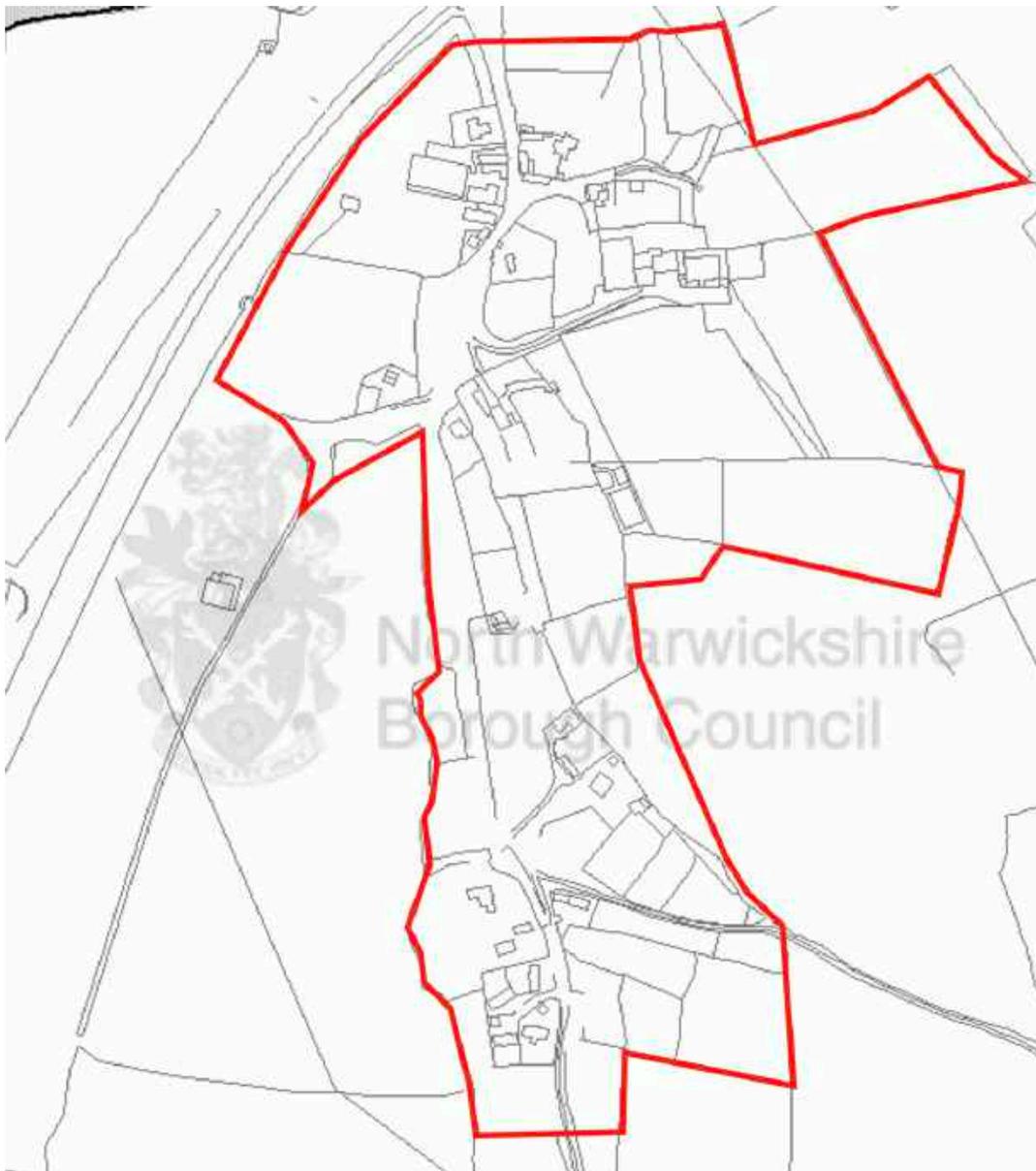
Table 2 Buildings Nominated for Local Listing

Dordon Village Hall	Dordon Men’s Institute
Dordon Congregational Church	War Memorial
Dordon Church Hall	Dordon Working Men’s Club
The Hollow Way Dordon Hall Lane	Hall End Hall Farm Barn
Lee’s Cottage	Coffin Trail
Dordon Hall Farm Buildings	St Leonards Church

118. A description of the buildings and structures nominated is at Appendix C.

119. Where development affecting heritage assets is proposed, the Parish Council will seek to work with the owners and will encourage suitable alternative uses to protect the asset where that may be necessary noting that this may not be the most profitable use (if that would significantly alter the integrity of the asset). Sensitive work to ensure there is no erosion of these heritage assets is also encouraged.
120. Dordon Parish Council have also been working with NWBC to seek the designation of a part of the Freasley village as a Conservation Area. Whilst it is not within the power of a neighbourhood plan to designate conservation areas the NWPG supports the designation of a part of Freasley village as a Conservation Area. The map below is indicative and will require further consultation with NWBC.

**Map 9c indicative boundary Freasley Conservation Area SW to provide better map**



OS 100060095

***NPP 6 Protecting and Enhancing Heritage Assets***

- 1. Development should demonstrate an understanding of the history of the area. Proposals which would harm heritage assets (including their setting) should be considered in the terms of national policy for development in such areas as set out in paragraphs 193 to 195 in the National Planning Policy Framework.**
- 2. The buildings/structures identified in Appendix C and Table 2 have been nominated as non-designated heritage assets for consideration by NWBC for inclusion on the Local List. In determining proposals that will affect these buildings, a balanced judgement must be made about the heritage harm versus the benefit.**
- 3. The restoration of listed buildings on Historic England’s Heritage at Risk register, or those on a Local List in similar circumstances, will be supported where the proposal is compatible with the designation provided that the proposal;**
  - a) recognises the significance of the heritage asset as a central part of the proposal; and**
  - b) recognises the significance of the heritage asset as a central part of the design and layout; and**
  - c) has special regard to the desirability of preserving the asset and its setting and any features of special architectural or historic interest; and**
  - d) removes or seeks to remove the risk to the heritage asset.**

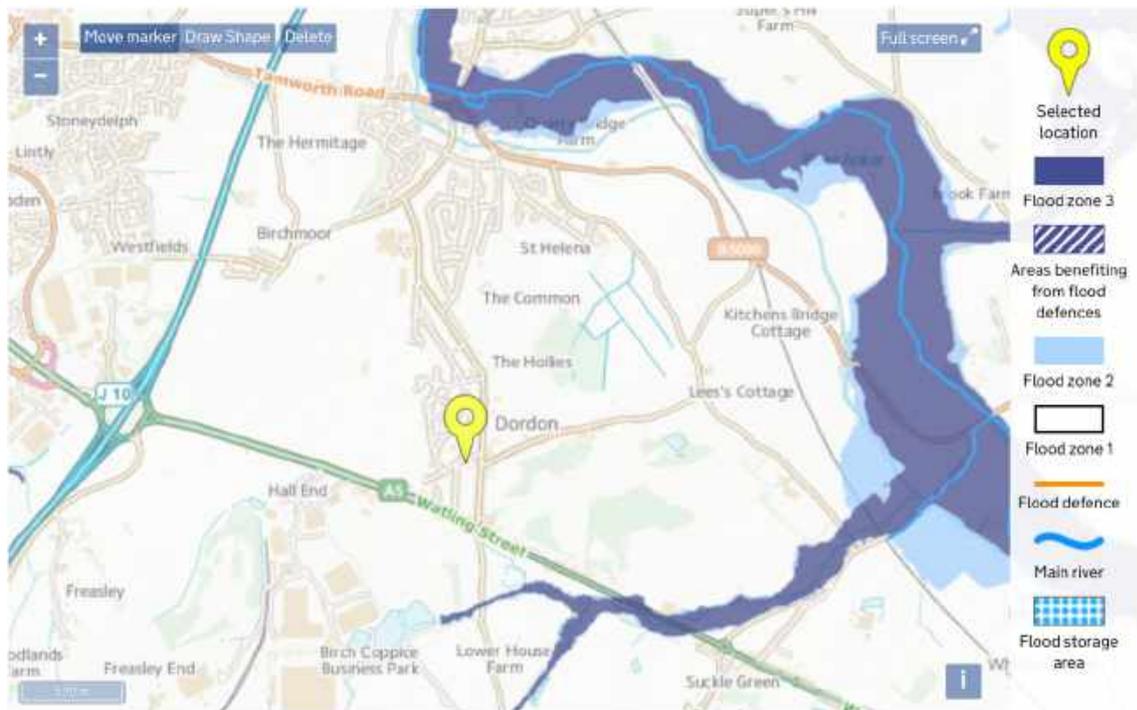
**Community Action**

- 1. To seek the designation of a part of Freasley village including the common and its environs as a Conservation Area.**
- 2. To seek the appropriate recognition for the historic drovers’ lanes that converge near Dordon Hall providing protection for the ancient Holloway.**

**15 Flood Risk**

- 121.** Map 10a shows the extent of flood risk from rivers and streams in the Plan area. Note the linear open irrigation ditches to the west of St Helena Road on the land allocated for housing. These ditches are a legacy of the drainage system created to keep water out of the mineworks that run below H4.

Map 10a<sup>38</sup>



122. Map 10b shows the extent of surface water flooding

Map 10b<sup>39</sup>

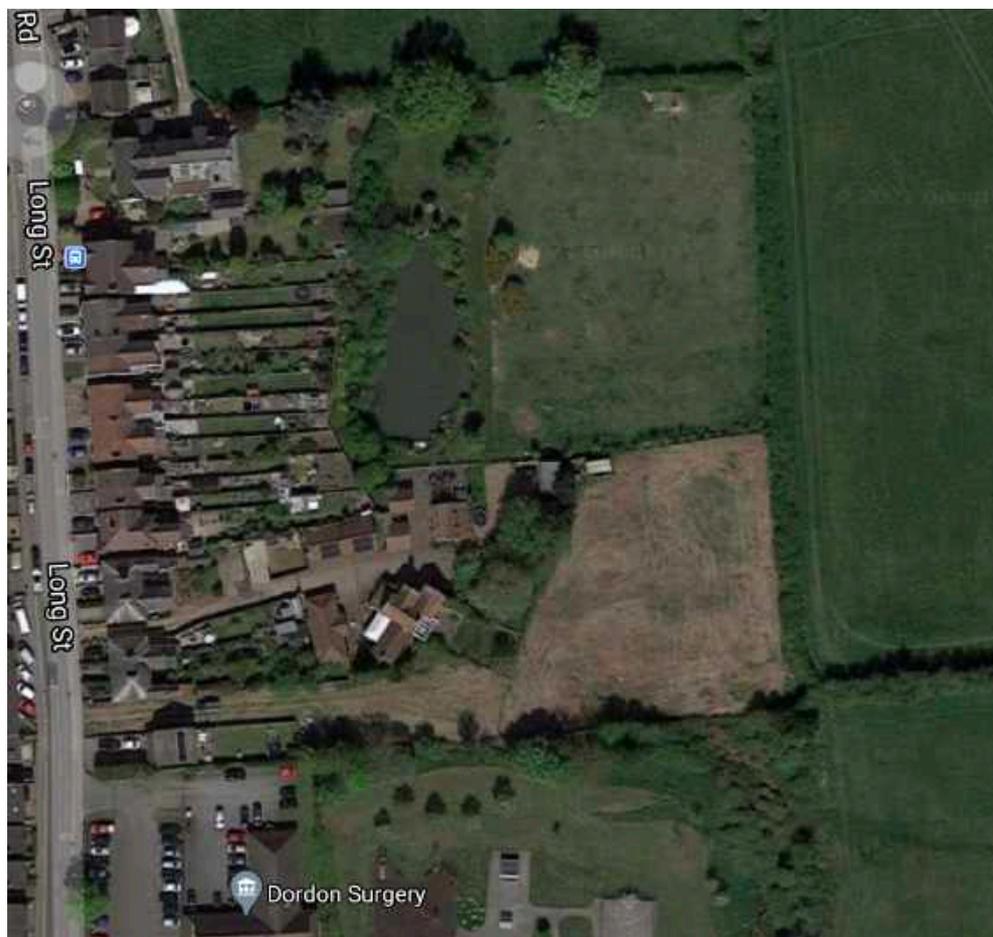


<sup>38</sup> From <https://flood-map-for-planning.service.gov.uk> accessed March 2021

<sup>39</sup> From <https://flood-warning-information.service.gov.uk/long-term-flood-risk/> accessed March 2021

123. Map 10b shows the extent of surface water flood risk across H4. However, it does not show all the ponds that are in evidence. For example, there is one approx. 70 metres north of Long Street Recreation Ground – which is 42 metres long and 18 metres wide (see Figure 1 below). This pond is not fed by a water course suggesting the present of underwater springs. The pond overflows into the adjoining field to the east on occasions.

**Figure 1 Pond not shown on Environment Agency maps**



124. The land to the east of Long Street Recreation Ground is known locally as The Tip. This was where water used to be pumped from the Birch Coppice workings. There was also a brick works near the site. The area is still very boggy and the water is fairly acidic due to contaminants in the soil. Water runs from Long street, the Park and The Tip, over the fields and into the area of Dordon Common and the Coffin trail (water pools in huge puddles). There is a pond just up from the TPO Oak tree and two further ponds in Hollies Wood which have been cleaned and reinstated. The overflow water then runs onto the fields which lead through to St Helena Road (H4).
125. The soil around Dordon is very heavy clay; good for brick making and synonymous with covering good quality coal seams. It does not drain well. Dordon Hall Lane by the farm has a spring and in the winter the water runs down St Helena Lane and tends to pool in ditches and across the road at the junction with Hollies Road
126. Along Dunn Lane (opposite the water pumping station) the water pools and makes a pond which is mainly in the field but does encroach onto the road in very heavy rain. if you look at old maps you can see that there was always a pond there.

127. Spon Lane on the Dordon/Grendon border suffers from very severe flooding when flood water from the River Anker breaches the flood plain and cuts Spon Lane off for traffic. This happens several times each winter.
128. On the Orchard Site (where the designated green space is and all along the edges of the fields around it) the water lays in deep puddles. Initial ground survey results have shown that the Orchard site is full of water. The same survey revealed that the land behind Dordon Hall is full of methane, this is typical of land that has been mined over many centuries.
129. A new development known locally as the Taylor Wimpey estate located to the north of St Helena Road, just outside the Parish, had issues with flooding in the corner of St Helena and the B5000. The council houses in St Helena Road started getting flooded cellars and the new bungalows on the corner of the estate had permanently soaking gardens.
130. This is contrary to the Flood Risk Assessment that accompanied the planning application that said *'It is considered the proposed surface water strategy will not increase flood risk at the site or elsewhere, and the effect of the new development will provide betterment to existing run-off rates.'*<sup>40</sup>
131. This demonstrates the complexities of drainage in and around H4 and shows the harm to new and existing properties if the drainage issues are not fully understood and addressed.
132. The community are concerned that a failure to properly understand the drainage issues on H4 could lead to significant problems for the existing Dordon community.
133. Climate change means that excessive rainfall will make flooding more likely. New development must manage surface water run off on site and not exacerbate existing surface water flooding. In accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 80) surface water should be managed sustainably and be directed to
- a) the ground,
  - b) to watercourse/ditch-course
  - c) to a surface water sewer, highway drain or another designated asset
  - d) to the combined sewerage system.
134. Discharging surface water via a combined sewer should not be underestimated and can create or worsen sewer flood risk which may be disruptive to resolve. Building for a Healthy Life scores as red schemes that funnel rainwater away in underground pipes as the default water management strategy. A red means stop and rethink.<sup>41</sup>
135. Past practice was to culvert water courses to allow roads and development to be located over the top of them. These 'pit and pipe' systems are increasingly inadequate to cope with the fluctuations in water flow due to climate change. They are also hard to maintain and can get blocked up.
136. In 2008 Permitted Development Rights enabling the resurfacing of front gardens were tightened to help reduce surface water flooding risks. Planning permission is not required if a new

<sup>40</sup> See MEC Flood Risk Assessment Revised May 2014 for PAP/2014/0072 at <http://planning.northwarks.gov.uk/portal/servlets/ApplicationSearchServlet>

<sup>41</sup> Building for a Healthy Life page 43 see <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

or replacement driveway of any size uses permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. Planning permission is however required if the surface to be covered is more than five square metres of traditional, impermeable driveways that do not provide for the water to run to a permeable area.

137. Sustainable Drainage Systems (SuDS) incorporate management of water flows as part of a broader strategy to deliver multifunctional spaces. SuDS have wider environmental and community gains. There are four pillars to SuDS, water quality, water quantity, biodiversity and amenity. For example, there are many dry ditches located adjacent to roads and site boundaries. These features are essential to the sustainable management for surface water and should be protected. Dry ditches require wider grassed verges which provides a significant contribution to the local setting, character and biodiversity of the local area.
138. There are many examples of best practice where water has been integrated as part of a blue and green network to create wildlife rich spaces public spaces.<sup>42</sup>
139. Building for a Healthy Life notes that understanding how water flows across and pools on the site is vital to creating a well-designed place. *‘Water can be used to enhance biodiversity, create character and improve people’s sense of wellbeing’.*<sup>43</sup>

#### ***NPP 7 Reducing the Risk of Flooding***

- 1. Development in Flood Zones 2 and 3 (as shown on Map 10a) will only be considered where it is essential for regeneration. All applications in these locations should be accompanied by a flood risk assessment which is informed by the most up-to-date Strategic Flood Risk Assessment for North Warwickshire Borough Council and by any other available relevant and up to date information covering all sources of flood risk.**
- 2. Development within Flood Zones 2 and 3 will be required to show no increase in flood risk to the site and to others in line with the requirements of the NPPF, and where possible a reduction in flood risk to the site and others should also be encouraged’.**
- 3. Surface water management strategies should demonstrate how site-specific guidance in the Strategic Flood Risk Assessment has been implemented and should be in accordance with Drainage Hierarchy (Planning Practice Guidance 80).**
- 4. Drainage systems should maintain or, where applicable, enhance the aesthetic, recreational and ecological quality of the area and be available, where appropriate, as recreational space.**
- 5. Development should incorporate Sustainable Drainage Systems (SuDS). SuDS proposals should be managed in line with the Government’s Water Strategy<sup>44</sup>. In particular SuDS proposals should;**
  - a) provide multifunctional benefits (for example enhancing biodiversity) by providing natural flood management and mitigation through the improvement or creation of green infrastructure (for example ponds and wetlands, woodland and swales); and**

<sup>42</sup> See [https://www.susdrain.org/case-studies/pdfs/004\\_31\\_05\\_20\\_bertha\\_park\\_perth\\_2020\\_awards.pdf](https://www.susdrain.org/case-studies/pdfs/004_31_05_20_bertha_park_perth_2020_awards.pdf)

<sup>43</sup> Building for a Healthy Life page 38 see <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

<sup>44</sup> <https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england>

- b) take account of advice from the Warwickshire County Council as the Lead Local Flood Authority, the Environment Agency and Severn Trent Water (as the sewage management company).**
- 6. Proposals will be supported that include the replacement of tarmac or an equivalent non-porous surface with a SuDS scheme in the areas identified on Map 8a and Map 8b.**
- 7. Where appropriate to the scale, nature and location, development proposals should restore watercourses to a more natural state through the removal of hard engineering, such as culverts and bank reinforcement, in order to reduce flood risk and provide local amenity and biodiversity benefits.**

## 16 Achieving High Quality Design

- 140.** The NPPF states that *'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve ... Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'*.<sup>45</sup>
- 141.** The National Design Code 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Code states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level.'*
- 142.** The Dordon Design Guidance and Code 2021 (DDGC)<sup>46</sup> provides a local character analysis, this forms the basis for the specific local criteria (as referred to in the National Design Guidance) and is the basis upon which the set of design principles at section 4.2 are based.
- 143.** The table below sets out the design principles in the DDGC and page 29-90 describes how each design principle should be applied in Dordon Parish.

<sup>45</sup> See NPPF para 126 and 134

<sup>46</sup> See <https://dordon.neighbourhoodplan.uk/supporting-docs>

<b>Applicable design principles</b>	
<b>SL</b>	<b>Settlement layout</b>
SL01	Pattern of development
SL 02	Layout and grain
<b>SM</b>	<b>Safe movement</b>
SM 01	Highways
SM 02	Pedestrian and cycle paths/connectivity
SM 03	Parking typologies
SM 04	Cycle parking
SM 05	Legibility and signage
<b>BU</b>	<b>Buildings</b>
Bu 01	Lifetime homes
Bu 02	Scale form and massing
Bu 03	Building proportion
Bu 04	Aspect and orientation
Bu 05	Enclosure
Bu 06	Boundary treatment
Bu 07	Building line and setback
Bu 08	Roofline
Bu 09	Landmarks and articulation
Bu 10	Corner buildings
Bu 11	Active frontage
Bu 12	Well defined public and private space
Bu 13	Extension and alteration
<b>AV</b>	<b>Attractive village centre</b>
AV 01	Mix of use
AV 02	Public realm
AV 03	Shop fronts
<b>LC</b>	<b>Respecting the local character</b>
LC 01	Landscape and green space
LC 02	Views
LC 03	Architectural details
LC 04	Materials and colour palette
LC 05	Street lighting/ night skies
<b>SU</b>	<b>Sustainability</b>
SU 01	Energy efficient housing and production
SU 02	Biodiversity
SU 03	Sustainable drainage
SU 04	Permeable paving
SU 05	Storage and slow release
SU 06	Bio-retention systems

144. NPP 8 requires development to be in accordance with the DDGC 2021 design principles (see Appendix G.)
145. NWBC have also produced a Draft Residential Design Guide for North Warwickshire and a Dordon and East Polesworth Distinctiveness Design Guide for H4. Both are Supplementary Planning Documents.
146. The latter provides further analysis of the character of Dordon and helps to redefine local distinctiveness. Part 4, planning and design principles identifies the material palette (like the unique Dordon brick), roof forms and materials, design detailing and styles specific to Dordon.

***NPP 8 Achieving High Quality Design***

- 1. To be supported, proposals should demonstrate a high design quality that will contribute positively to the character of the Parish. In order to achieve this, new development proposals should demonstrate how they will comply with the design principles in the Dordon Design Guidance and Code 2021 Section 4.2. and the Planning and design principles in the Dordon and East Polesworth Draft Distinctiveness Guidance SPD for H4.**
- 2. As appropriate to the scale, nature and location, proposals are required to demonstrate how they;**
  - a) respond to the local character of both the surrounding area and the immediately neighbouring properties and provide a clear rationale for how this is taken into account in the design of the proposals; and**
  - b) use native trees, dry ditches and hedgerows in landscaping schemes and boundary treatment where possible that reflect and enhance the surrounding character; and**
  - c) use a colour palette reflecting the hues in local materials; and**
  - d) be of a scale, density and mass that is sympathetic to the character of the immediate locality, including the rural setting; and**
  - e) show how the buildings, landscaping and planting creates well defined streets and attractive green spaces; and**
  - f) include a layout that maximises opportunities to integrate new development with the existing settlement pattern; and**
  - g) provide safe access, parking and servicing arrangements.**
- 3. Well-designed buildings should be appropriate to their location and context. This may include innovative and contemporary design solutions provided they positively enhance the character and local distinctiveness.**

**17 A Mix of House Types and Tenures**

**147.** Evidence has shown<sup>47</sup> that a community thrives when it is made up of people from a mixture of ages and income levels. Ensuring that Dordon has a balanced provision of house types to meet the needs of young and older people on different incomes is an important aim of this Neighbourhood Plan.

**148.** The NPWG commissioned AECOM to undertake a Housing Needs Assessment. It is available on the DNP web site.

***Affordability***

**149.** The findings show that house prices for 3 bed semis increased the most (by 79%) between 2001 and 2011 and that private rented increased by 60%.

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<sup>47</sup> Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

150. People on average household incomes cannot afford to buy a median market home for sale but they can afford an entry level home.<sup>48</sup> However, a couple on lower quartile household incomes cannot afford an entry level home. Single people on lower quartile earnings are unable to afford entry-level market rents, affordable rent and social rent which suggests that these tenures are not truly affordable to those on poorer incomes. However, *'they are likely to be available where occupants have access to additional subsidy, or housing benefits may enable single earners to live in a room in a shared house.'*<sup>49</sup>
151. There is anecdotal evidence of an increasing number of residents who work at the warehousing and distribution centres in the area and who live in homes in multiple occupation (HMOs). The HNA notes that the proportion of family households has contracted while the proportion of other households and non-dependent children have increased substantially. *'This growth in the number of HMOs and house sharers (around 52% over the decade) could indicate the relative unaffordability of market housing particularly for younger age groups.'*<sup>50</sup>
152. The HNA provides evidence of the cost of housing and affordability of different tenures. Table 4-5 from the HNA demonstrates this. Note that an individual on a lower quartile income cannot afford any housing tenure as a single occupant.
153. The HNA identifies a need for affordable rent and affordable routes to home ownership. *'A broad mix of 67% rented tenures and 33% routes to ownership is suggested in order to align with national policy requirement.'*<sup>51</sup>

Table 4-5: Affordability thresholds in Dordon (income required, £)

Tenure	Mortgage Value	Rent	Income required	Affordable on average incomes? £38,300	Affordable on LQ earnings (single earner)? £17,089	Affordable on LQ earnings (2 earners)? £34,178
<b>Market Housing</b>						
NA Median House Price	£142,200	-	£40,629	No	No	No
LA New Build Mean House Price	£262,102	-	£74,886	No	No	No
NA LQ/Entry-level House Price	£125,100	-	£35,743	Yes	No	No
Average Market Rent	-	£14,034	£46,780	No	No	No
Entry-level Market Rent	-	£8,502	£28,340	Yes	No	Yes
<b>Affordable Home Ownership</b>						
Discounted Market Sale (-20%)	£126,400	-	£32,503	Yes	No	Yes
Discounted Market Sale (-30%)	£110,600	-	£28,440	Yes	No	Yes
Discounted Market Sale (-40%)	£94,800	-	£24,377	Yes	No	Yes
Discounted Market Sale (-50%)	£20,314	£6,583	£26,898	Yes	No	Yes
Shared Ownership (50%)	£10,157	£9,875	£20,032	Yes	No	Yes
Shared Ownership (25%)	£126,400	-	£32,503	Yes	No	Yes
<b>Affordable Rented Housing</b>						
Affordable Rent (average)	-	£5,777	£23,107	Yes	No	Yes
Social Rent (average)	-	£5,216	£20,862	Yes	No	Yes

Source: AECOM Calculations

<sup>48</sup> Defined as a 1 or 2 bed dwelling<sup>49</sup> HNA para 75<sup>50</sup> HNA para 11<sup>51</sup> HNA para 6

154. The HNA uses the Strategic Housing Market Assessment (SHMA) 2013 for the Coventry and Warwickshire Housing Market Area and extrapolates the data for Dordon Parish.<sup>52</sup> If Dordon was to meet its share of North Warwickshire's need for social/affordable rented housing this would equate to 100 homes over the plan period. AECOM also estimate the number of people in Dordon over the Plan period who are likely to enter the private rented sector but who can't buy based on their incomes. This identifies a potential further demand for 133 homes over the plan period. In total, this amounts to 233 affordable homes.<sup>53</sup>
155. The NPWG considered this calculation of affordable housing need as low. Table 4-5 shows that there are likely to be more individuals sharing a rental home who are unable even to afford social rent.
156. The SHMA calculation does not include the needs of future residents who live elsewhere in the Borough and in adjoining areas.
157. LP9 of the Adopted Local Plan requires that on schemes of more than 10 dwellings, 30% of housing should be affordable with 40% on greenfield sites. On this basis, the expected Affordable Housing (AH) provision for Dordon during the Plan period is approximately 817 units.
158. Given the possible site constraints on H4 it may be that a 40% AH threshold is not viable. In accordance with national policy *'It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage'*<sup>54</sup>.
159. It is the expectation of the local community that the scale of growth in the Parish will ensure a mix of housing tenure such that anyone who wishes to work in the area and live in the Parish is not prevented from doing so due to affordability issues.

### House Size

160. The HNA notes that the majority of Dordon's housing stock is semi-detached houses and terraces which account for nearly 75% of the total share. These tend to be medium-size dwellings 2 to 3 bedrooms in size.
161. Respondents to the 2021 Household Survey felt that the house type most needed were starter homes (see Question 25).
162. The HNA considers changes in demographics, predicting an increase in households under 24 and over 65 for the existing population. Given the current dominance of 2-3 bed homes this would suggest that future need focuses on smaller or larger homes. However, this does not take into account the total increase in numbers of houses over the Plan period. The HNA states that *'Dordon is a relatively special case because the estimated delivery of new homes is extremely large in the context of the existing policy. As such, there is an imperative for the new homes to meet not only the needs of existing residents but also to cater to the wider needs of the incoming population (which can be represented by the findings of the SHMA).'*<sup>55</sup>

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<sup>52</sup> See HNA section 4.5

<sup>53</sup> See analysis para 85 and figure 5-3

<sup>54</sup> NPPF para 57

<sup>55</sup> HNA para 17

163. On that basis NPP 9 ensures that existing local needs are met as a priority but also allows for a diverse dwelling mix to come forward to meet the size requirements of the whole Borough as evidenced in the SHMA.

#### *Adaptable and Accessible*

164. One important element of sustainable development is ensuring that houses are designed to be adaptable to meet the changing needs of people over their life time. LP31 (2) of the Adopted Local Plan requires development to be '*adaptable for future uses and take into account the needs of all users*'. The experience with Covid and the need for more people to work from home has highlighted the importance of creating flexible spaces.

165. Approved Document M Volume 1 of the national standards for space and accessibility for new dwellings includes two optional categories: M4 (2): accessible and adaptable dwellings and M4 (3): wheelchair user dwellings.<sup>43</sup>The principle of developing homes for life helps to ensure that properties are appropriate to support the changing needs of individuals and families at different stages of life.

166. In seeking accessible homes and adaptable homes. Such dwellings could be considered as 'homes for life' and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation. This ensures that dwellings are appropriate for elderly people whilst still being suitable for occupiers such as first-time buyers.

167. NPP 9 seeks to focus these requirements on smaller dwellings as these are the homes that will be appropriate for elderly people whilst still being suitable for occupiers such as first-time buyers

168. It is logical to locate M (4) 3 homes that will be suitable for residents with mobility issues near to existing or new facilities. H4 will include a Local Centre and M (4) 3 homes should be located 5 – 10 minutes' walk from the Local Centre.<sup>56</sup>

169. In April 2021 the National Space Standards come into force. To secure life time homes and sustainable development, housing needs to meet these minimum space standards.

170. The provisions of the policy have been designed to ensure that a range and mix of homes come forward in the Plan period. However, the Parish Council recognises that a range of financial issues may influence the ability of homes to be delivered. In this context any planning applications which do not deliver the package of homes intended by the policy for viability reasons should be supported by robust and appropriate information.

#### *NPP 9 A Mix of Housing Types and Tenures*

1. **Development proposals for housing will be required to demonstrate that they take into account the most up to date published evidence of housing needs in Dordon Parish and North Warwickshire Borough. In Dordon current evidence is that there is a demonstrable need for a range of houses sizes to meet the needs of existing residents and the wider needs of the Borough.**
2. **Where possible, affordable housing should be made available to eligible households with a connection to the Parish in the first instance.**

<sup>56</sup> This equates to being 400m to 800 m from the Local Centre – Times and distances are based on a 2008 Department of Transport Study building sustainable transport in new developments.

- 3. The affordable dwellings should include affordable home ownership and affordable dwellings for rent.**
- 4. Development of new homes which achieve accessible and adaptable homes (as defined in the Building Regulations) will be supported where they otherwise comply with development plan policies.**
- 5. Where practicable, 1-3 bed dwellings within 400 – 800 metres of the Local Centre on H4 should meet adaptable standards (being fully wheelchair adaptable).**
- 6. Proposals for new dwellings which incorporate flexible layouts which will facilitate homeworking will be supported.**

## 18 Renewable Energy and Low Carbon Technologies

171. The government identifies the planning system as having a significant role to play in tackling climate change. The design and layout of new development can affect the efficiency of buildings in terms of their energy use and needs. Effective passive design maintains thermal comfort by utilising the sun's natural cycles and natural ventilation to reduce the need for activity or cooling systems.
172. Heating in buildings and industry create 32% of total UK emissions<sup>57</sup>. The government recognises the link between policies that deliver social and economic benefits beyond the imperative to reduce emissions. Higher quality, more energy efficient buildings are healthier places to live and work. Reducing the amount of heat wasted will reduce bills.
173. The Committee on Climate Change requires a 36% reduction in carbon emissions between 2016 and 2030 with a 20% reduction for the building sector as a whole. The UK Green Building Council (UKGBC) advocate energy use reduction before the use of renewables providing evidence that between 19 to 20% of improvement beyond current building regulations standards could be delivered entirely through energy efficiency measures including enhanced insulation, glazing and air tightness, high efficiency heating and hot water recovery.
174. UKGBC have calculated the additional cost to be £2-3k for mid or end terrace homes and £5-6k for a detached home, significantly less than retro fitting
175. Treating wastewater is generally energy intensive. Energy efficiency in design should incorporate water efficiency design and technology. Water efficient design also provides energy efficiency benefits through a reduced need to treat water for consumption and then treat wastewater along with savings for managing water within the home. Given the issues of drainage in parts of the Parish water efficient development would also reduce the impact on existing infrastructure.
176. Simple measures like the provision of water butts for all new houses would be one immediate and effective proposal that would enable residents to conserve and reuse water. The Parish

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<sup>57</sup> See <https://www.gov.uk/government/publications/clean-growth-strategy/clean-growth-strategy-executive-summary>

Council would support the inclusion of water butts in all new residential development and will seek this provision where practicable.

177. The UK Government has announced that new diesel and petrol cars and vans will be banned in the UK from 2035 to help improve air quality and tackle air pollution, from which point all cars will need to be electric or hybrid. Action by car manufacturers suggests that the move to electric vehicles will be quicker. Projections by National Grid suggest that the UK stock of EVs could reach between 2.7 and 10.6 million by 2030 and could rise as high as 36 million by 2040.<sup>58</sup>
178. Encouraging the use of low emission vehicles is supported by the Neighbourhood Plan and the provision of charging points in the Parish would encourage this use. New development (commercial, community facilities or housing) should provide electrical infrastructure to enable people to charge electric cars. This does not require planning permission but will be encouraged as part of the pre application discussions with developers.
179. Trees, soils and a well-managed landscape, absorb CO2 and other pollutants – NPP 2 will also contribute to improving the carbon footprint of development in the parish.

#### **Community Action**

**To work with developers to identify opportunities to maximise energy efficiency and use renewable energy in all aspects of development.**

#### ***NPP10 Renewable Energy and Low Carbon Technologies***

- 1. New development should incorporate sustainable design features to reduce carbon emissions, minimise the use of scarce resources and mitigate against and adapt to climate change.**
- 2. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where the resultant built form respects the character of the setting. Examples would include, but would not be limited to:**
  - a) the use of alternative heat sources to gas; and**
  - b) siting and orientation to optimise passive solar gain; and**
  - c) the use of high quality, thermally efficient building materials; and**
  - d) installation of energy efficiency measures such as loft and wall insulation and double glazing; and**
  - e) the installation of solar panels, and**
  - f) the installation of electrical charging points.**
- 3. The retrofitting of energy efficiency measures is supported, including the retrofitting of listed buildings, provided that it safeguards the historic characteristics of these heritage assets.**

<sup>58</sup> House of Commons briefing March 2020 Electric Vehicles and Infrastructure

## 19 Protecting and Enhancing Community Facilities and Services

180. The expected growth of the Parish will see the population substantially increase. The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being, providing venues for a range of community activities for all ages.
181. Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. For those without a car or with limited mobility being able to access local meeting spaces will be key to their health and well-being.
182. With a growing number of older residents as well, easy access to local facilities would significantly enhance the quality of life of existing and future residents and would contribute towards sustainable development.
183. Table 3 lists the community facilities in Dordon Parish

**Table 3**

Long Street Recreation Area	Kitwood Recreation Area
Dordon Village Hall	Dordon Men's Institute
Dordon Congregational Church (also used as a Dance School)	Library
Long Street Doctors and Pharmacy	Birch Coppice Allotments
Birch Coppice Clubhouse and Playing fields	Dordon Primary School and Nursery
Community Halls at Ashlea and Derek Avenue	Freasley Common <sup>59</sup>
St Leonards Church and Hall	

184. The village hall is almost 100 years old. The 2021 Household Survey reflected some frustration with the limitations of the existing Village Hall. It is seen as an underused community asset.
185. The Parish Council are seeking to regenerate the Village Hall. Proposals include the use of renewable energy and altering the interior to make it more suitable for the needs of users in 2021. Proposals for the Village Hall will be complemented by an environmental improvement scheme intended to revitalise the Neighbourhood Centre (see Section 20 below).
186. NWBCs Adopted Local Plan identifies the cluster of retail shops along Browns Lane and New Street shopping parade as a Neighbourhood Centre. LP21 protects these uses.

<sup>59</sup> Proposed as a Local Green Space see NPP 3

187. H4 (4) of the Adopted Local Plan requires a *'focal point for retail and health facilities ... in a location that is accessible'*. Local people expect this to be accessible to new and existing residents.
188. The Adopted Local Plan E3 allocates the allotments, Birch Coppice Club House and Playing Fields as an employment site with these uses being relocated north of the A5.
189. This proposal has already been referenced in the context of their relocation in the Strategic gap and Policies E2 and E3. There is an opportunity to create improved facilities in the new location and the community should be involved in the design and layout of these replacement facilities. It is accepted that the colocation of the facilities may mean that parking and access can be shared so the footprint of the new site may not be the same as the total of E2 and E3.

#### *Dordon Dell*

190. A parcel of land on the western edge of H4 was a former brickwork site and is not suitable for development. However, its location and topography make it a good site for a community 'dell'. It is also rich in wildlife and suitable adaption would contribute to the creation of wildlife friendly habitat on the edge of H4.
191. The idea has community support and the proposal is in accordance with the Borough Priorities in NWBCs Green Space Strategy *'Where appropriate, and in consultation with the local community, allow some informal open space to be developed for alternative green space uses such as new play space or for management as natural green space'*.<sup>60</sup>
192. In the map below Long Street Recreation area is shown in green stripes with the proposed Dordon Dell in dark green.

**Map 11 Extract from Indicative Framework Plan showing Dordon Dell**



<sup>60</sup> See page 16 Green Space Strategy at <https://www.northwarks.gov.uk>

### **Community Action**

- 1. To work with NWBC, the landowners and the local community to ensure that community facilities meet local needs.**
- 2. To seek funding to renovate the Village Hall and to improve the public realm around the Neighbourhood Centre making this area a community hub.**
- 3. To ensure that new community facilities on H4 can be accessed by residents from the existing settlement.**
- 4. To ensure that the relocation of the Birch Coppice Allotments, Clubhouse and Playing Fields improves the quality of these facilities.**
- 5. To work with the landowners to create a habitat rich community space called Dordon Dell on the site next to Long Street Recreation Area.**

### ***NPP 11 Protecting and Enhancing the provision of community facilities***

- 1. In order to promote a thriving Parish for all ages, the community facilities listed in Table 3 will be safeguarded for community uses throughout the Plan period. Proposals for the enhancement of these facilities where will be supported.**
- 2. Proposals to redevelop, or change the use of an existing community facility to a non-community use will only be supported where one of the following conditions is met:**
  - a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or**
  - b) the service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area or,**
  - c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable location.**
- 3. Where the proposals relate to the relocation of Birch Coppice Club House, allotments and playing fields to land north of the A5 they should demonstrate an improvement in quality of provision compared to that which is being lost.**
- 4. Development proposals for community facilities will need to demonstrate that the scheme takes into account the most up to date published evidence of community need in Dordon Parish.**

## 20 Supporting the Local Economy

193. Access to the M42 and the A5 makes Dordon Parish attractive to businesses. Birch Coppice Business Park is situated south of the dual carriageway and comprises a large business park with substantial commercial buildings accessed from a series of roundabouts. The Business Park contains 21 companies and employs 6500 people.
194. More recently a 321,204 sq ft warehouse has been built on the south of the A5 and near to the M42 junction. (This development secured planning permission on appeal<sup>61</sup>.) This is part of a 32 acre distribution site being built out by St Modwen. The cumulative impact of the scale and dominance of these employment buildings in what was previously the Strategic gap means that the entrance to the Parish has contextually changed dramatically.
195. Immediately to the east of Birch Coppice Business Park, Core42 has also been recently developed. Marketed as a prime logistics park with units of up to 3000 sq metres it adds to the range of very large warehouse buildings on the south of the A5 and on the approach to Doron village.
196. The relocation of the Birch Coppice Social Club, associated playing fields and allotments as proposed in the emerging Local Plan will result in two more employment sites becoming available south of the A5 (see Map 5 above showing employment allocation E2 and E3).
197. The Birch Coppice Business Park web site notes that 38% of employees live within 5 miles. An important aspect of planning is to reduce car usage. The DNP supports an expansion of employment uses in existing locations (and on the proposed employment site allocations). It is also important to ensure that local people can access these employment opportunities on foot or bike – which is why there is such an emphasis on the importance of cycling and footpath connections from existing and new residential areas to these employment locations.
198. The community support future development on the south of the A5 especially on E2 and E3, but only where the scale and appearance of the buildings reflects their location on the approach to the residential area.
199. Part of the area to the south of the A5 is also a Local Wildlife Site and includes a network of public footpaths. Development should be sensitive to the need to protect this biodiverse environment and to ensure the walking routes are safe and pleasant for walkers.

### *Shops*

200. Table 4 lists the retail provision in the Parish.

**Table 4**

In the Neighbourhood Centre	Spa Chilli Massala Singara Fish Bar	Vindaloo Sister Act (hairdressers) Kebab House Tanning Salon
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<sup>61</sup> See Appeal Ref APP/3705/W/15/31336495 and planning app ref PAP/2014/0648

	The Mini Miner Dordon Wines and Spirits Tattoos	Café Vape Happy Diner Ellanies Beauty Salon
Elsewhere in Dordon village	Co-op	The Best One (super market) Dordon House (Chinese)
Across the Parish	2 petrol stations and convenience stores adjacent to A5 Simla Restaurant Zenna Bar Services on M42 Junction 10	Starbucks adjacent to A5 Swan Farm animal feed Hours of Flowers Sovereign Motor company A5 Spas and Hot Tubs

201. Browns Lane and New Street Shopping Parade is a designated Neighbourhood Centre (see LP21). The NWBC policy seeks to restrict the use of hot food takeaways. The DNP supports this approach – obesity levels in the Parish are high with 35% of Year 6 pupils in the Parish carrying excess weight.<sup>62</sup> The responses to the Household Survey were strongly in favour of reducing the number of take aways in the Neighbourhood Centre<sup>63</sup>. Recent government changes in the use class order may make NWBCs policy hard to implement.
202. The community survey confirmed that Browns Lane and New Street Shopping Parade were still seen as the local centre although the newly located Co-op further north on the corner of Whitehouse Road and Roman Way is well used and valued for its offer of convenience and fresh food. The Best One is also useful and is located further north on Whitehouse Road.
203. Public realm improvements (for example trees and seating on the corner of New Street and Browns Lane) would help in attracting shoppers and new businesses and make the area more of a focal point for the village.
204. It is important that the new Local Centre on H4 is accessible to existing Dordon residents. This will mean that these additional shops and facilities are addition to the local provision to be used by existing and future residents.

### *Working from Home*

205. The 2011 Census identified that 12% of those of working age worked mainly from home. With improving technology and a gradual shift in ways of working combined with faster broadband speeds this figure will have increased since 2011. The covid pandemic has significantly accelerated the trend towards home working. The reduced commuting provides additional benefits in terms of reduced car usage. This does require good broadband speeds and sufficient space in dwellings for a home office space. Policy 9 supports the provision of a flexible layout to accommodate a home office if necessary.

<sup>62</sup> Stats from Public Health England <https://fingertips.phe.org.uk/profile/national-child-measurement-programme/data#page/0/gid/1938133288/pat/101/par/E07000218/ati/8/are/E05007465/cid/4/tbm/1>

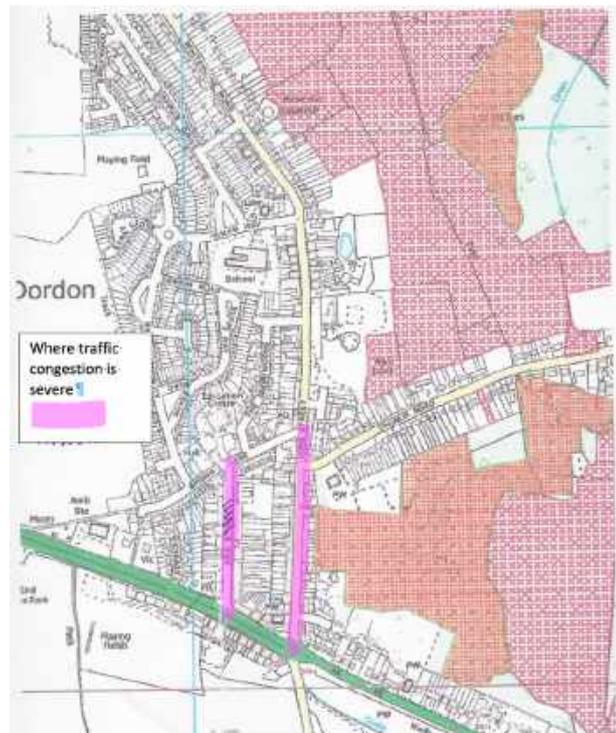
<sup>63</sup> See Question 4c of the Household Survey

***NPP 12 Supporting the Local Economy***

- 1. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings will be supported where they are located in accordance with Borough policies.**
- 2. New sites for business development will be supported where the scale, design and form, is in keeping with the built environment and landscape character;**
  - a) on brownfield sites;**
  - b) on allocated employment sites;**
  - c) where small scale concerns already existing in a suitable location;**
  - d) on H4 as part of a mixed use scheme as part of the new Local Centre.**
- 3. The loss of existing employment land or buildings will not be supported unless it can be demonstrated that the site is no longer viable and that the premises have been suitably marketed for a period of 6 months; or the use is being replaced in the vicinity**
- 4. All new business development should include superfast broadband connections.**
- 5. Development proposals that increase the attractiveness of the Neighbourhood Centre including tree planting and the provision of seating on the corner of New Street and Browns Lane will be supported.**

**21 Traffic Congestion in Dordon village**

- 206.** Dordon village (and beyond to adjoining Parishes) is accessed off the A5 from either New Street or Long Street.
- 207.** Development around Dordon Parish including the employment sites along the A5, has resulted in a significant increase in congestion in Dordon village particularly at school drop off and pick up and rush hour.
- 208.** The 2021 Household Survey asked 'Do you think Dordon has got better or worse over the last two years?' 52% thought the area had got worse. In the open responses it was clear that traffic congestion was a major reason for this response.
- 209.** The map below shows the congestion hot spots.

**Map 12 Traffic Congestion Dordon**

OS 10060095

210. At busy times a queue of traffic is likely to build up at the roundabout awaiting access to the A5. Long Street does not just serve Dordon. It is a through route to the M42 for residents of Polesworth and villages beyond such as Warton. In Polesworth the route to the M42 is signposted through Dordon. For residents of Polesworth and Warton wishing to access the M42 at Junction 10 (for example to commute into Birmingham) the most direct route is through Dordon and down Long Street.
211. The traffic problem is greatly aggravated by the fact that many of the terrace houses that line much of lower Long Street have no parking. The parking bays marked on the road mean that often vehicles only go one way at a time particularly if they are larger vehicles, vans, lorries and buses. Damage and loss of wing mirrors has occurred to parked vehicles. Further the changeover space between parking on the left side to the right is only a short section and easily can be filled with stationary cars waiting to get through and so can end up blocked or grid locked at busy times. This is further exacerbated by frequent parking on double yellow lines further limiting space to move, or traffic to cross over, with little evidence of enforcement.
212. There is a second area of parking affecting traffic in Long Street noted in responses to the 2021 Household Survey. This is at the brow of the hill beside the recreation ground where there is parking on the west side. The brow of the hill impairs visibility of oncoming traffic when moving out to pass the parked vehicles.
213. The volume of traffic on the A5 through Dordon is reflected in the poor Air Quality. The 2020 Air Quality Status Report identified that on Watling Street nitrate levels were higher than legal limits every month in 2020.<sup>64</sup>

<sup>64</sup> See [https://www.northwarks.gov.uk/site/scripts/google\\_results.php?q=air+quality+report+2020](https://www.northwarks.gov.uk/site/scripts/google_results.php?q=air+quality+report+2020)

214. A one-way system has been considered by the Parish Council more than once over the years and representations made in the last 10 years to NWBC, WCC and Highways England. This would have involved traffic accessing Dordon up Long Street and exiting onto the A5 via New Street. This would significantly improve traffic movement in both Long Street and New Street, as with current parking levels on both sides in New Street cars can often only go in one direction for much of the length of the street. Along the south end of Long Street one way traffic movement would mean that parking was no longer a major problem. Traffic flow in and out of Dordon would therefore be significantly improved and congestion reduced.
215. In the past Highways England has responded that access onto the A5 from New Street was not satisfactory for the increased volume of traffic and the idea has not gone forward. However, the current proposal is to move the Dordon roundabout east when the dualling (for which finance is earmarked) of the A5 occurs between Dordon and Grendon Islands. This might provide an opportunity to re-engineer the New Street / A5 junction and the Long Street/A5 junction to make a safe and efficient exit onto the A5.
216. Since then, planning permission has been granted for additional large industrial warehouses as part of the Core 42 employment site. This included putting in a further signal-controlled junction on the A5. It is understood that the new Dordon roundabout will also be signal controlled. Therefore, including the one way exit from Dordon in this signalling might render the junction safe and satisfactory for Highways England.
217. NWBCs 2014 Core Strategy recognised the congestion on Long Street as a constraint. Para 7.88 noted that *'the junction of the A5 and Long Street needs to be improved or changed if development in this area can be taken forward. In addition, Long Street itself may constrain the number of developments that take place to the north of the A5 and needs to be addressed in any development proposals that look towards the A5 for access.'*
218. Whilst the development of H4 includes an additional road running through the east of the site, the area will inevitably see even more traffic on the A5 which will in turn cause even more congestion for those living in Dordon as it will be even harder to exit from Long Street at peak times.
219. A local concern is that the new road running through H4 must be built from the south to the north. Otherwise, the additional vehicle movements from both construction vehicles and new residents on H4 who have come from the west will have to come off the A5 along Long Street or New Street to access H4. This would be unsustainable given the existing capacity issues on these streets as demonstrated above. The matter is dealt with specifically as part of the H4 policy (see NPP 13.)
220. AP 1 is aspirational because highway planning is classed as a strategic matter (and is not within the remit of the neighbourhood plan), it also does not relate to any specific development site. However, it is the matter of greatest concern to local residents and as part of its on-going work the Parish Council will continue to lobby the Borough and County Council to address this significant transport issue.
221. This matter is also listed as a Community Action at Appendix A.

**Community Action**

**To lobby and work with NWBC and WCC to provide a solution to the severe traffic congestion on Long Street and New Street.**

**Aspirational Policy 1 Reducing Traffic Congestion in Dordon**

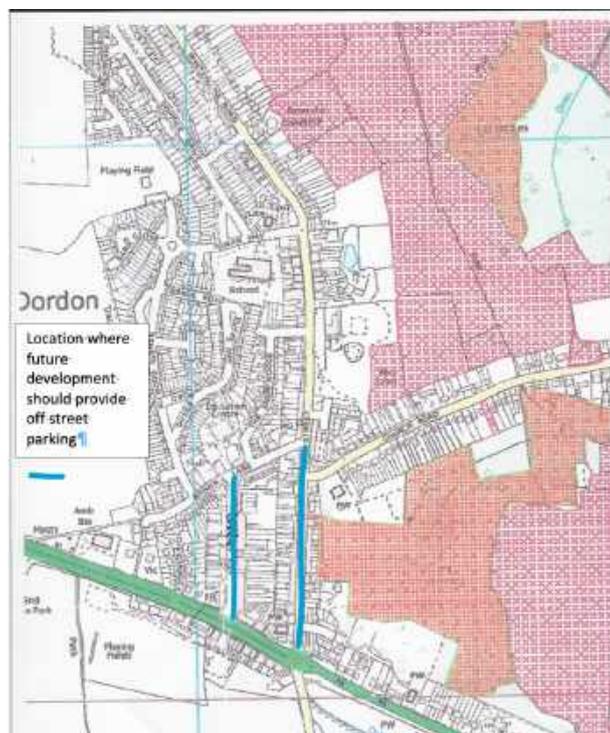
- 1. Proposals that reduce congestion on Long Street and New Street will be supported.**
- 2. The creation of a one-way system is supported where it addresses this severe congestion.**

**Car Parking on Long Street and New Street**

222. On street parking exacerbates the problem, Long Street is narrow and lined with terraced houses most of which do not have off street parking. Pedestrian safety is impacted by cars parked on pavements. At one point in Long Street houses open directly onto a rather narrow pavement, where in order to pass each other, at times cars can mount the pavement because of permitted parking on the other side of the road. This constitutes a risk to individuals or children stepping out of their front doors. In the past the possibility of putting bollards or a railing up to prevent cars going onto the pavement has been raised by the Parish Council. However, they have been advised that Bollard or railings would make the pavement too narrow for push chairs / prams etc., so it cannot be done.

223. The NPPF<sup>65</sup> allows local parking standards to be set and the community feel that the evidence justifies this. Where new development is proposed (on infill sites or as part of the redevelopment of a site) in the areas marked on the map below, off street parking should be provided.

**Map 13 showing areas where off street parking should be provided on new development schemes**



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<sup>65</sup> NPPF para 107

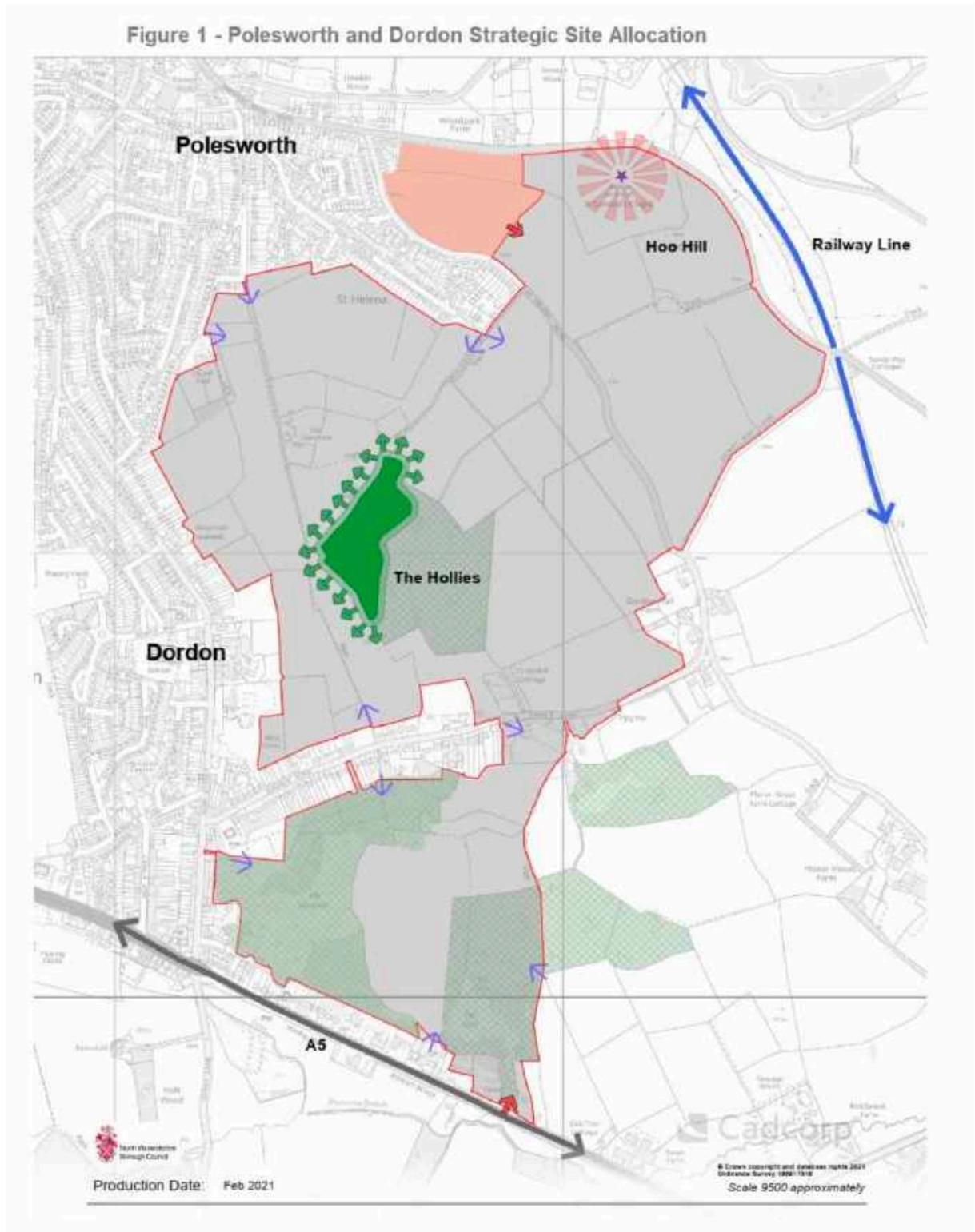
***NPP 13 Car Parking along Long Street and New Street***

- 1. Development proposals in the locations identified on Map 13 will be required to demonstrate that residents' and visitors' parking requirements can be accommodated off street to facilitate traffic flow and accessibility for service and emergency vehicles. Proposals should ensure parking is integrated into the layout of the scheme.**

**22 Local Plan Site Allocation Development Framework H4 land east of Dordon and Polesworth**

224. The allocation of H4 in NWBCs Adopted Local Plan for a minimum of 2000 homes (with 1675 being provided within the plan period) is meeting a wider housing need and about 60% of H4 is in Dordon Parish. This will double in size the number of dwellings in Dordon and will change the character of Dordon Parish.

225. The figure below is H4 as shown in NWBCs Local Plan.



226. Local residents still have significant concerns about the loss of the open countryside and the impact on the highway network, but work on the DNP has focused on establishing key criteria that will minimise the harm and maximise the benefit of this strategic allocation for local residents.

227. The NPWG identified key criteria based on local understanding and research that should form the basis of the approach to development of H4. The key criteria are informed and supported by

the National Design Guidance 2019<sup>66</sup>, Building for a Healthy Life 2020.<sup>67</sup> AECOM were commissioned to prepare a Masterplan Framework based on these key criteria.<sup>68</sup>

228. This DNP requires the use of Building for a Healthy Life<sup>69</sup> (BHL) by developers in the preparation of their planning applications. It is important that NWBC and developers use the 12 considerations at the very start of the design process, agreeing what is required to achieve a green light against each consideration. These considerations should also be used to frame discussions with local people and other stakeholders.

229. The 12 considerations are divided under three themes

**Table 5**

<b>Integrated Neighbourhoods</b>	<b>Distinctive Places</b>	<b>Streets for All</b>
Natural connections	Making the most of what's there	Healthy streets
Walking cycling and public transport	A memorable character	Cycle and car parking
Facilities and services	Well defined streets and spaces	Green and blue infrastructure
Homes for everyone	Easy to find your way around	Back of pavement, front of home

230. The 12 considerations capture the areas of design and placemaking that need most attention but are often the most overlooked. These considerations have informed the Design Guidance and Code and the Masterplan Framework.

231. The key criteria for H4 relate to wider themes that address all development across the Parish. They are listed here in relation to H4 but they also form the basis for separate policies for the whole Parish recognising that there will be development in addition to that on H4. The section below shows how the key criteria are in conformity with NWBCs Adopted Plan, the NPPF and BfHL.

232. High quality design could be demonstrated by a report showing how the scheme accords with Building for a Healthy Life (or equivalent), when the planning application is submitted.

<sup>66</sup> <https://www.gov.uk/government/publications/national-design-guide>

<sup>67</sup> <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

<sup>68</sup> See <https://dordon.neighbourhoodplan.uk/supporting-docs>

<sup>69</sup> See <http://www.udg.org.uk/publications/other-publication/building-healthy-life>

## Key Criteria for the Sustainable Development of H4 land east of Dordon and Polesworth

### Integrated Neighbourhoods

#### *Justification*

H4 must not become a separate settlement. H4 will provide a Local Centre, parks and other local facilities. There should be safe, direct access to the new Local Centre from Long Street ideally through the southern part of Long Street Recreation Ground. Access from Long Street will be limited to public transport, cycling or walking. Access on H4 should continue right through to the countryside to the east.

Integration also means how the site sits in relation to the landscape and existing built form. H4 is undulating. The NPWG has identified key views from within H4 and looking across to H4 from Dordon which should be protected to maintain a visual connection between the existing settlement and the new development. See Map 6.

#### *Implications for H4*

The main vehicular access points are expected to be from Byford Drive (in Polesworth) and off the A5 near the Chestnuts Bed and Breakfast. Vehicular access from Long Street is constrained but pedestrian/cycle access from Long Street will allow permeability into the site. Other access points along Dunn's Lane, Common Lane and St Helena Road must be suitable for walkers and cyclists and be part of a network of routes across H4 that lead to the new parks and facilities and out to the countryside.

The construction of the new access road for H4 must start from the southern point off the A5 to avoid any additional impact on the already congested Long Street and New Street.

The layout of development should respect these view corridors and where possible provide glimpses through to existing protected green spaces (like Hollies Wood) and to new green open spaces.

#### *Supported by...*

Building for a Healthy Life 2020 *'Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around'*.

NWBC Local Plan para 14.36 *'The varied landscape and topography, together with inherent natural features of value, will form the basis for a standard and quality of place making that is unique within North Warwickshire. The character of Polesworth and Dordon should be used to inform type of place created and integration between old and new communities will be a key aspiration.'*

NWBC Local Plan H4 (10) *'maximising the opportunity afforded by the topography; incorporating key views of the surrounding countryside'*.

NPPF para 92, 106c, 130b and f

### Walking and Cycling

#### *Justification*

If integration is the main criteria and H4 is designed with this in mind then existing and new residents will be able to move easily between the new community and the existing Dordon built up area. Given the health inequalities in Dordon and the dominance of car travel into and around Dordon and the evidence of poor air quality<sup>70</sup> (with the traffic from the A5 and M42 being the most dominant factors in the growth of the wider area) this is the opportunity to get people out of their cars walking and cycling.

#### *Implications for H4*

The layout should ensure access for all and help make walking feel like an instinctive choice for everyone undertaking short journeys (such as the school run or older generations accessing local facilities and services).

On H4 street space should be shared fairly between pedestrians, cyclists and motor vehicles and streets should be designed to slow traffic speeds down. A primary school is proposed for the site. The location of the school and access to it should encourage walking and cycling rather than school runs in the car.

Use Local Transport Note 1/12 as a guide to design cycle friendly streets with pedestrian and cycle priority at junctions and side streets. St Helena Road, Dordon Hall Lane, Dunn's Lane and the Coffin Way to be cycling and walking routes.

Healthy streets improve people's physical and mental health. Encouraging walking, cycling, outdoor play and streets where it is safe for younger children to cycle (or scooter) to school can create opportunities for social interaction and street life, bringing wider social benefits.

Provide conditions for cycling appropriate to the speed and volume of motor traffic and ensure that streets are easy to cross providing priority for pedestrians and cyclists across junctions.

#### *Supported by ...*

Building for a Healthy Life 2020 *'Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions '* and *'Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene.'*

NWBC Adopted Local Plan Policy H4 (5) *'A strong and clear network of footpaths and cycle ways that allow for and encourage sustainable movement through the site. This network should connect to the existing settlements of Polesworth and Dordon and to the wider countryside and make use of existing rights of way '.*

NWBC Green Space Strategy 2019 – 2033 – An Area Priority is to *'Support the development of Green tree and cycle corridors thus maximising the assets on the development site to the east of Dordon'.*

NPPF para 92, 104

## **Homes for Everyone**

### *Justification*

<sup>70</sup> See [https://www.northwarks.gov.uk/site/scripts/google\\_results.php?q=air+quality+report+2020](https://www.northwarks.gov.uk/site/scripts/google_results.php?q=air+quality+report+2020)

NWBC's housing allocations are meeting the wider needs of Coventry, Greater Birmingham and Tamworth. It is expected that many of the future residents of H4 will not be local. However, growth of this scale should ensure that it addresses local housing need. The Housing Needs Assessment 2021 provided an analysis of the housing market in Dordon and parts of Polesworth Parish.

The analysis showed that Dordon has a dominance of 3 bed semi-detached houses reflecting the large housing estates built in the 1950's. There is a lack of smaller dwellings in Dordon North and the HNA notes that between 2001 and 2011 there was a 52% increase in house sharers which could indicate the relative affordability of market housing particularly for younger age groups.

Whilst Dordon does not need any more 3 bed dwellings the HNA recognises that given the scale of growth on H4 some 3 bed dwellings would still be appropriate. The HNA notes there is a shortage of 1,2, 4 and 5 bed houses however. The community know there is a shortage of affordable starter homes.

NWBCs Local Plan policy LP9 supports the provision of 40% Affordable Housing on greenfield sites subject to viability tests.

The size and type of houses should be mixed and there should be no difference in appearance between affordable housing and private market housing.

#### *Implications for H4*

Development should include a mix of house sizes but with a focus on providing 1,2,4 and 5 bed homes recognising that this is housing to meet local and wider housing need. Smaller dwellings are suggested around Dordon north which has a concentration of larger dwellings.

Affordable Housing should include 67% rented and 33% routes to ownership.

#### *Supported by ....*

Building for a Healthy Life 2020 'A mix of housing types and tenures that suit the needs of the local community. This may include first time buyer homes, family homes, homes for those downsizing and supported living'

NWBC Local Plan LP7 'Housing developments will be required to... Provide for a variety of types and tenures that reflect the needs of the Borough and of the settlement'

NPPF – para 61-63

## **Protect and Enhance the Site's Biodiversity**

### *Justification*

The site includes an Ancient Woodland and Local Wildlife Sites, hedgerows and many mature trees. The site is a highly valued landscape with footpaths (both informal and public rights of way) intersecting it. The area has provided a green lung for Dordon and Polesworth residents for many years. St Helena Road, Dordon Hall Lane and Dunn's Lane are narrow country lanes used for cycling and walking.

The existing green spaces and network of existing routes create a strong landscape. This should be used as a basis for further habitat creation throughout the development. These can double up as movement corridors to support biodiversity.

Appendix F identifies the long list of birds on the 'Red' list that are on H4. Other protected species, Great Crested Newts and Bats are also in evidence and have been recorded.

#### *Implications for H4*

Use the existing landscape— don't impose a landscape scheme at the end but build on the existing networks of footpaths and country lanes that connect to the protected green spaces to create a network of different types of spaces.

Line the streets with trees, protect existing trees and hedgerows and add more hedgerows and trees where ever possible. Use hedges and low walls as boundary treatment and avoid high fences and hard landscaping.

Designs must provide a spatial buffer using soft landscape around the Ancient Woodland and Local Wildlife Sites that blends seamlessly into the local and surrounding landscape. It must buffer and enhance existing habitats with sympathetic use of species appropriate to the locale and soil conditions.

The selection of species must compliment and integrate the development with the surrounding landscape. Advance planting where possible, assists earlier integration and mitigation of the development with the surroundings. Planting of trees, shrubs, and herbaceous plants and sowing of wildflower mixes must comprise native species typical of the region and locally distinctive to the environs of Dordon.

Appendix E provides Green Infrastructure and Biodiversity Considerations that relate to H4 and should be taken into account.

Residential landscaping of streets, plot frontage and formal amenity areas within the development, may use ornamental trees, shrubs and herbaceous plants to help enhance and create distinctive and aesthetic characteristics but must be of high value to pollinators and not be invasive. Climbers and wall shrubs can also help screen and soften buildings and hard boundary features.

Capture water as close as possible to where it falls. Use Sustainable Drainage Systems creatively - rain gardens, ponds and swales can be part of multifunctional green spaces incorporating play and recreation and enhancing biodiversity. This will provide multiple benefits. Avoid steeply sided concrete balancing ponds or fenced holes in the ground.

Design the layout of houses to overlook open spaces to create natural surveillance.

#### *Supported by ...*

*Building for a Healthy Life 2020 'Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna are they also play a key role in achieving the net gain in biodiversity sought by the 2020 environment bill.' And 'Create a strong landscape strategy that has impact from day one. Don't layer landscape onto a scheme at the end of process. Landscape changes can offer opportunities to re-introduce lost habitats and species.'*

*NWBC Local Plan H4 (7) 'Provision of a site wide, multi-functional Green Infrastructure network that is focussed on and has regard to... the existing Local Wildlife Sites of The Hollies (known locally as the Blue Bell Wood), The Orchard, The Former Colliery and The Pond. Opportunities to enhance appropriate public access to these sites should be explored to create a useable asset for local residents '.*

NWBC Green Space Strategy 2019 – 2033 – An Area Priority is to ‘*maxi[mise] the assets on the development site to the east of Dordon including the ancient woodland [and] the old orchard site*’

NPPF para 174 ‘*Planning policies and decisions should contribute to and enhance the natural local environment by protecting and enhancing value landscapes ...recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystems .... minimising the impacts on and providing net gains for biodiversity...*’

NPPF para 8c, 98, 131, 153, 174,179,

## Low Carbon and Well-Designed Development

### *Justification*

When NWBC declared a Climate Emergency it was noted that ‘*North Warwickshire Borough Council is ranked as the joint lowest performing Council in the West Midlands for the measures it has taken to tackle climate change.*’<sup>71</sup>

Given the scale of development on H4 this is the opportunity to meet optional standards in water and energy efficiency, reducing the use of carbon in the construction and functioning of new development to minimise carbon emissions to meet net zero by 2050. Well-designed buildings conserve natural resources including land, water energy and materials by

- having a layout, form and mix of uses that reduces the need for land, energy and water;
- are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste;
- use materials and adopt technologies to minimise their environmental impact
- are adaptable to differing needs and made to last;

### *Supported by ...*

National Design Guide 2019 ‘*the built form of well-designed places relates well to resource efficiency, climate change, mitigation and adaption.*’

NWBC Local Plan LP31 (11) ‘*manage the impacts of climate change through the design and location of development, including sustainable building design and materials, sustainable drainage, water efficiency measures, use of trees and natural vegetation and ensuring no net loss of flood storage capacity.*’

NPPF para 8, 152, 154, 155

## Protecting Heritage Assets

### *Justification*

Adjacent to H4 are Dordon Hall and Hoo Hill Obelisk. Both are located at high points overlooking H4. The importance of protecting these assets and their setting is established in national legislation and policy.

<sup>71</sup> See [https://www.northwarks.gov.uk/site/scripts/google\\_results.php?q=climate+emergency](https://www.northwarks.gov.uk/site/scripts/google_results.php?q=climate+emergency)

Routes across H4 also have a long local history. The Coffin Trail (a public footpath from Dordon to Polesworth) is an important route. St Helena Road, Dordon Hall Lane and Dunn's Lane are historic single track country lanes. St Helena has high banks on the west and the road rises up to meet Dunn's Lane near Dordon Hall. This convergence of historic routes reflects the long history of the movement of people and animals across the rural landscape.

#### *Implications for H4*

The layout of development must be influenced positively by the history and heritage of the site, its surroundings and the wider area. Development on H4 must recognise and respond to the historic significance of these routes, buildings and structures. The historic routes should be protected and development near Dordon Hall (and the Obelisk) must result in less than substantial harm to the setting.

#### *Supported by ...*

National Design Guide *'When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.'*

NWBC Local Plan H4 (9) *'Assessment of the significance of heritage assets within the site and the contribution of setting to that significance, with particular reference to Dordon Hall and the Obelisk, to inform appropriate design of development on site.'*

NPPF para 176, 194, 195, 197, 199 – 201

233. Neighbourhood Plan Policy 13 (NPP 13) puts these requirements into a policy framework. NPP 13 is the only site-specific policy and should be considered alongside the other criteria-based policies that expand on aspects of NPP 13 where they apply across the whole Parish.
234. The process of producing this Neighbourhood Plan has enabled the NPWG to work more closely with developers and NWBC. The key criteria set out above have formed the basis of an indicative Framework Plan for H4. As this Masterplan Framework Plan covers the whole of H4 it therefore extends into Polesworth Parish where they are doing their own Neighbourhood Plan. It is not therefore appropriate to include the Masterplan Framework in the DNP but the preferred layout option is shown for information at Appendix D.
235. Dordon Parish Council will continue to work with NWBCs and developers to ensure that the key criteria remain central to the delivery of the H4 master plan.

#### **Community Action**

- 1. To work with NWBC, landowners and developers to ensure the H4 masterplan is in accordance with the key criteria and the Dordon Masterplan Framework.<sup>72</sup>**
- 2. To assess the planning applications for H4 against Building for a Healthy Life criteria.**

<sup>72</sup> See <https://dordon.neighbourhoodplan.uk/supporting-docs>

***NPP 14 Development of Land to the east of Dordon and Polesworth (H4)***

- 1. The development of the land to the east of Dordon and Polesworth to provide housing, a primary school, retail and health facilities and a north/south access road that links from the A5 to the B5000 in accordance with H4 of NWBCs Adopted Local Plan is supported where the proposals;**
  - a) are well-designed following the design principles in the Dordon Design Guidance and Code 2021, the Dordon Masterplan Framework 2021 and the Dordon and East Polesworth Draft Distinctiveness Guidance SPD for H4 (as defined in NPP 8); and**
  - b) demonstrate they have taken into account the green infrastructure and biodiversity considerations at Appendix E; and**
  - c) relate well to the local and wider context, reinforcing the positive aspects of the site in accordance with the Dordon Design Guidance and Code 2021;**
    - a) provide direct, safe access points (including from Long Street) for pedestrians, cyclists and those on public transport, to the new Local Centre; and**
    - b) include open spaces and green corridors, to integrate the development with the existing countryside and woodland and create wildlife corridors; and**
    - c) provide new community green space adjacent to Long Street Recreation Ground on the former Brickworks site; and**
    - d) protect mature trees and ancient hedgerows that provide wildlife corridors to connect to the Anker Valley;**
    - e) protect the Ancient Woodland and Local Wildlife Sites by providing a spatial buffer that enhances existing habitats with sympathetic use of species appropriate to the locale and soil conditions; and**
    - f) provide a network of active routes (cycling and walking) that connect to the new school, open spaces and Local Centre and that are able to connect to routes beyond the site; and**
    - g) provide a broad range of housing choice in terms of size, design and tenure in accordance with NPP 9; and**
    - h) include a landscaping scheme that maximises the use of wildlife beneficial plants including for tree planting along streets and pavements and uses native hedgerows and trees for boundary treatments to create the habitats that create the ecosystem to support the birds and protected species on the Red list identified in Appendix F; and**
    - i) protects and enhances biodiversity in accordance with the latest national requirements<sup>73</sup>; and**
    - j) set an example as a low carbon neighbourhood reflected in**
      - (i) the use of materials, design and use of renewable energy,**
      - (ii) in the form and function of the development, and**
      - (iii) in the choices residents have for accessing services and facilities without using the car, and**
      - (iv) the construction of the north-south vehicular route and off-site improvements to the surrounding highway network will ensure the satisfactory and safe movement of vehicles in the surrounding area.**
- 2. To be supported, the proposals should make provision for an appropriate level of retail and commercial uses without having an unacceptable impact on the vitality and viability of existing retail centres. The location of the Local Centre should be easily accessible by walking or cycling from the existing village of Dordon.**

<sup>73</sup> This is expected to be a 10% net biodiversity gain when the Environment Bill is enacted

3. **The layout is of a scale, form and design that safeguards heritage assets including the setting of Dordon Hall and responds positively to the historic rural character of the drovers' lanes (St Helena Road, Dordon Hall Lane and Dunn's Lane) recognising their significance as a central part of the scheme.**
4. **The primary school, retail and health facilities should be located to enable children and adults to walk to them safely and directly.**
5. **Development will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS which mimic natural drainage patterns, are appropriate to the existing rural character, are designed to improve water quality, contribute towards water recharge and which improve biodiversity. Proposals should ensure flood risk is not increased to the site or to others, and is decreased wherever possible.**

## 23 Development Contributions

236. Developer contributions (sometimes called planning obligations or s106 agreements) seek to mitigate the negative impacts of development, address infrastructure needs, contribute towards place-making and meet Local Plan policy requirements.
237. The scale of development proposed based on the growth in the NWBC Local Plan will put pressure on the infrastructure in the Parish.
238. The impact on existing services and facilities and the increase in traffic volume are all matters of legitimate concern. Developer applications are required to comply with planning obligations set out in paragraphs 55 to 58 of the NPPF; Section 106 of the Town and Country Planning Act 1990; and any Community Infrastructure Levy (CIL) Regulations that may come into force. NWBC do not have an adopted CIL policy.
239. The requirements for developer contributions should be discussed as part of the planning application process with the Dordon Parish Council, NWBC and, where applicable, other agencies i.e. Warwickshire County Council.
240. NPP 15 sets out the Plan's approach to this important matter. Plainly there will be detailed discussions on the nature and the scale of any development contributions associated with individual development proposals in the Plan period. Nevertheless, where such an approach would relate both to national policy and to local discussions, and as part of the work on the DNP, the Parish Council would support a package of measures which include contributions towards relevant projects listed in Appendix A of this Plan. In the event that the Borough Council introduces a Community Infrastructure Levy in the future, the policy could be reviewed to take account of its contents.

### *NPP 15 Development Contributions*

1. **In accordance with their scale and significance, development proposals should demonstrate their impact on local infrastructure in the area (including highways services and general facilities) and how any required works would mitigate the identified impacts in a satisfactory way.**

**2. Development proposals which would have an unacceptable impact on the capacity of local infrastructure will not be supported.**

## 24 Implementation

241. The policies in this plan will be implemented by North Warwickshire Borough Council as part of their development management process. Where applicable Dordon Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle and on the H4 Steering Group. The Parish Council will also use this Neighbourhood Plan to frame their representations on submitted planning applications.
242. There are several areas of activity which will affect delivery and each is important in shaping Dordon Parish in the months and years ahead. These comprise:
- a) the statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider North Warwickshire Borough Council planning policies and the National Planning Policy Framework,
  - b) investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village,
  - c) the voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life,
  - d) the role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process,
  - e) the Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to Borough and County Council investment programmes where a policy can be shown to be delivering Borough and County objectives

## 25 Monitoring and Review

243. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Dordon Parish Council.
244. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.
245. Any amendments to the Plan will only be made following consultation with North Warwickshire Borough Council, local residents and other statutory stake holders as required by legislation.

## Appendix A Community Projects

The following are projects supported by the community and the Parish Council which in combination with the Neighbourhood Plan policies will contribute to achieving the vision and objectives of this Neighbourhood Plan. Where appropriate, these projects may be part of a package of measures to mitigate the adverse impact of development.

To work with NWBC, landowners and developers to ensure the H4 master plan is in accordance with the key criteria.

1. To work with NWBC and WCC to seek an acceptable design solution to the traffic congestion on Long Street.
2. To increase the number of native trees, wooded areas and native species hedges in the Parish. Working with the community and landowners to identify locations across the Parish for new tree planting.
3. To support and promote landscape management plans that enhance wildlife and biodiversity in the Parish.
4. To work with NWBC, local landowners and WCC to identify and reinstate PROWs that have been blocked or ploughed over and to work with local landowners and WCC to secure new permissive routes including in through the Strategic gap from the new Birch Coppice Club to Kitwood Recreation Ground and to Planters nursery where possible.
5. To work with NWBC and WCC to create new cycling routes both as part of H4 and extending beyond the Parish to Tamworth.
6. To support a project to improve signage (fingerposts and way markers) on the network of existing and proposed footpaths and cycle routes to improve legibility on these active routes.
7. To work with the landowners to create Dordon Dell on the site next to Long Street Recreation Area.
8. To work with the land owners, Birch Coppice Club and NWBC to help shape the provision of improved facilities when they are relocated and to ensure that the layout and design does not visually impact on the strategic gap. To ensure that the relocation of the Birch Coppice Allotments, Clubhouse and Playing Fields improves the quality of these facilities.
9. To work with NWBC, the landowners and the local community to ensure that community facilities meet local needs.
10. To ensure that new community facilities on H4 can be accessed by residents from the existing settlement.
11. To support the designation of a part of Freasley village including the common and its environs as a Conservation Area.
12. To seek the appropriate recognition for the historic drovers' lanes that converge near Dordon Hall providing protection for the ancient Holloway.
13. To ensure the non-designated heritage assets identified in the DNP are included on NWBCs Local List.
14. To work with developers to identify opportunities to maximise energy efficiency in the design of new development.
15. To promote the regeneration of the Neighbourhood Centre including improvements to the Village Hall. To add trees and seating to enhance the public realm on the corner of Brown's Lane and New Street.

## Appendix B Photos of Key Views

Photos of Key Views shown on Map 6



V1 From Kitwood Park looking across to Birch Coppice Industrial Estate



V2 Looking towards Birch Coppice industrial estate across the strategic gap from Barn Close Dordon



V3 Strategic gap looking from A5/M42 junction looking towards Dordon



V4 From Long Street Park looking east across H4 tree with TPO left and in the middle-distance Hollies Woodland beyond



V5 Freasley Common (the NPWG are also seeking conservation area status for this area)



V6 Dordon Hall Lane junction with St Helena Road looking down Sandy Lane



V7 St Helena Road near Dordon Hall looking towards Polesworth



V8 Dunn's Lane/Dordon Hall Lane looking SE – track is a ProW – note train to London in the distance



V9 Dordon Hall lane dropping down to Grendon – the route here is called Medieval Hollow Way



V10 Top of Dordon Common H4 looking towards Polesworth



V11 Looking south east from public footpath towards Dordon Hall



V12 from Ollies Bench looking south east

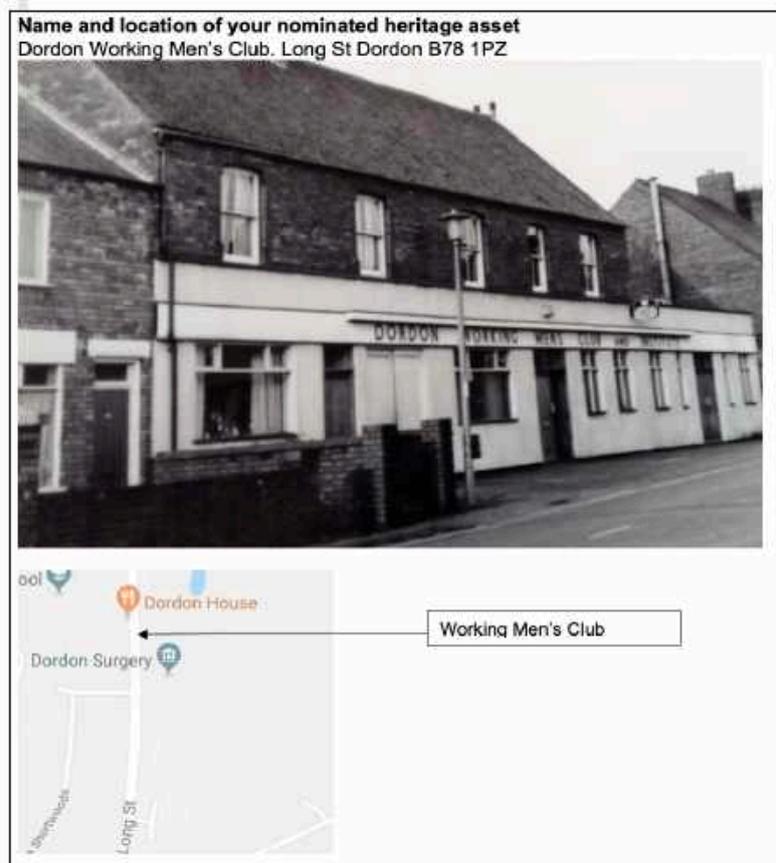


V13 top of Orchard Site looking towards Baddesley Warwickshire



V14 top of Orchard Site looking towards Leicestershire

### Appendix C Extracts from the nominations for Local Listing (non designated heritage assets)

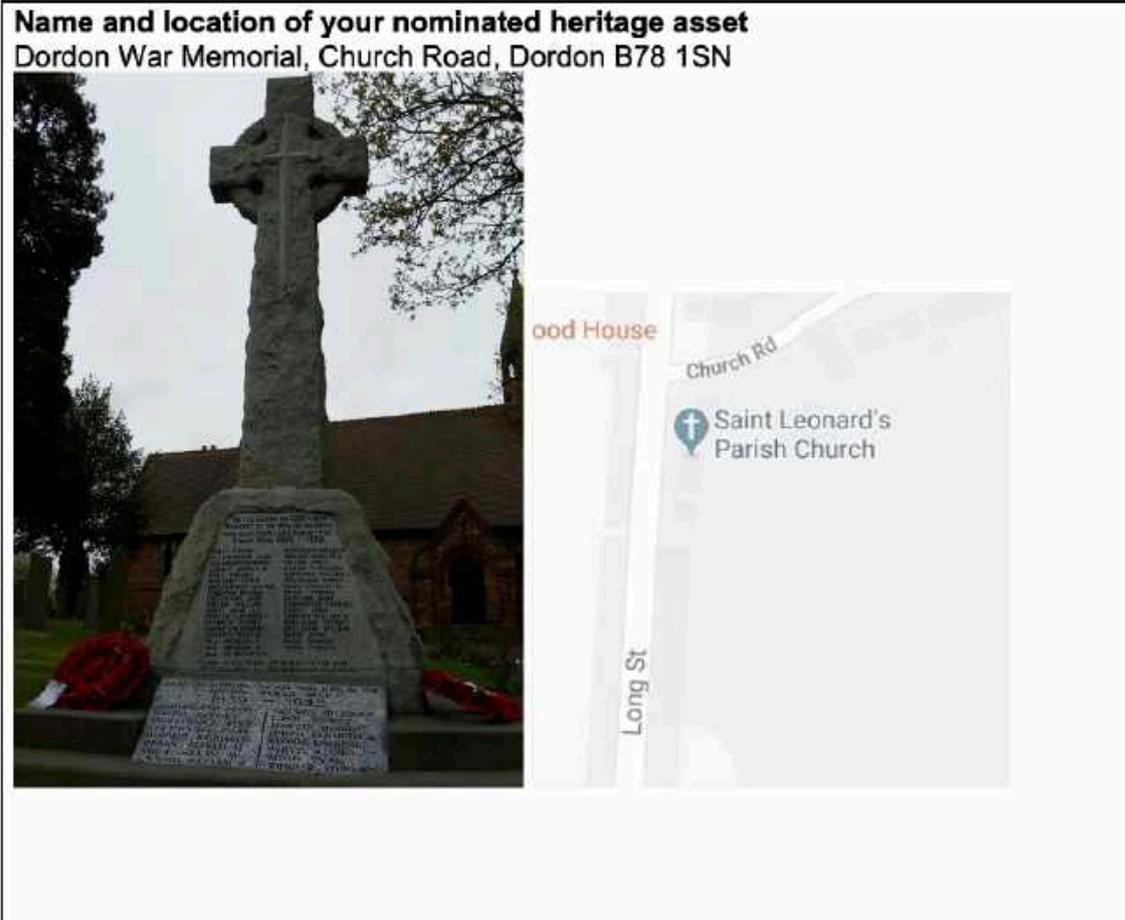


**Historic:** The Working Men’s Club was built in 1910 and extended in 1913 and had a function room added in 1927. A further club was needed in the village as the population grew owing to the increased mining activity. The club closed in 2018 and is now a dance school.

**Aesthetic:** The building is in keeping with the houses in Long St.

**Communal:** Many locals have fond memories of attending functions in this club. Unlike the Men’s Institute there were many family events such as concerts and dances

<b>Age:</b> Is it old, or does it have a Significant date?	1910, 1913, 1927
<b>Identity:</b> Does it have a particular character that would be typical of North Warwickshire?	It is a typical North Warwickshire Working Men’s Club with accommodation attached.
<b>Other:</b> Is there any other factor: Local value or Landscape interest? Archaeological Interest? Or Archival record? – Please explain	It played an important part in the social history of Dordon for example the coach trips to Blackpool (15 coaches left the village in the 1960s and 1970s) and many sporting events.



**Historic:** This is the main war memorial for the village. It was erected in 1920 and dedicated on the 26<sup>th</sup> September 1920. It was paid for by public subscription.

**Aesthetic:** It has the same design as the Polesworth memorial and sculpted by Mitchell of Tamworth a well-known local mason.

**Communal:** It is the focus for the act of Remembrance every year.

<b>Age:</b> Is it old, or does it have a Significant date?	1920
<b>Identity:</b> Does it have a particular character that would be typical of North Warwickshire?	It is a typical type for this area.
<b>Landmark Quality:</b> Does it have a visual prominence in the townscape/landscape?	It has a prominent position within the graveyard.
<b>Other:</b> Is there any other factor: Local value or Landscape interest? Archaeological Interest? Or Archival record? – Please explain	Many of the names on the monument have surviving relatives still in the village.

**Name and location of your nominated heritage asset**



The Men's Institute Dordon, Brown's Lane, Dordon B78 1TL



Arrow points to location.

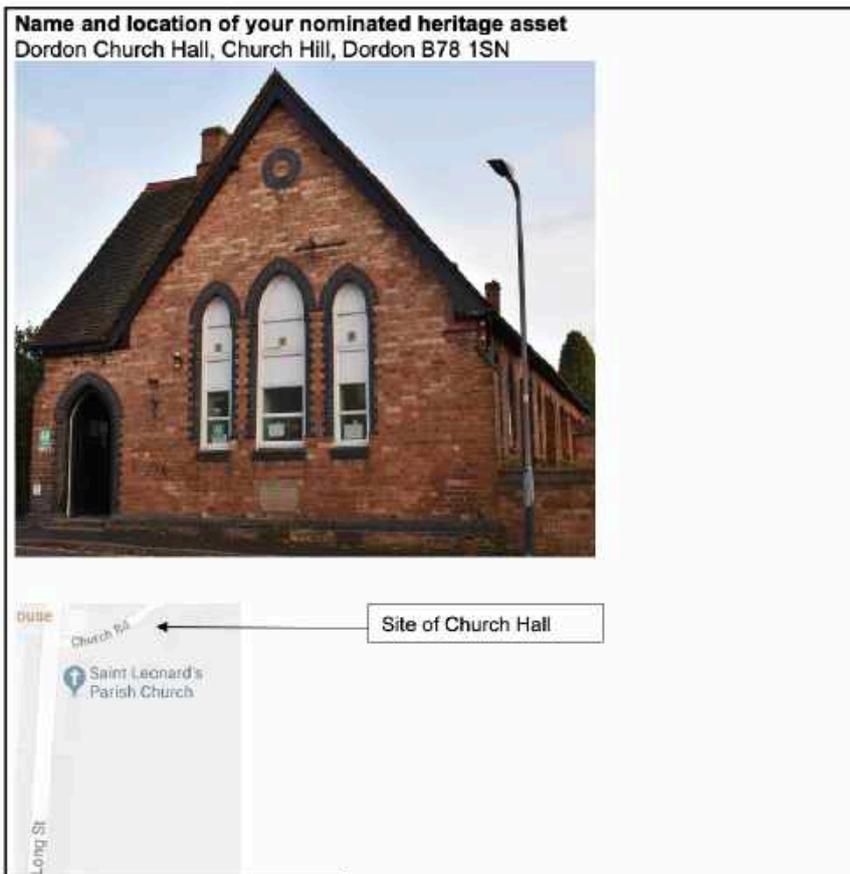
**Historic:** The “Stute” has always been a men only club. It was opened in 1908 by Morris and Shaw who owned Birch Coppice Colliery and Brick and Tile works and were the main employers in the village. Before the Institute was built men used to meet in the Church Hall to listen to gramophone records or play games. During this period heavy drinking was a problem amongst miners and Morris and Shaw tried to encourage healthier pursuits! It was hoped that “leisure time may be spent in healthy recreation under the best of conditions” (Tamworth Herald 18<sup>th</sup> January 1908). During the 1940s and 1950s the building held the village library of 2,500 books.

The building was designed by Mr H. V. Star and was surrounded by grounds for outdoor sports.

**Aesthetic:** It is the only surviving wooden clad structure left in the village as several have been demolished.

**Communal:** An important early 20<sup>th</sup> Century recreational facility.

<b>Age:</b> Is it old, or does it have a Significant date?	1908
<b>Rarity:</b> Is it unusual in the area. Or an only surviving example?	Rare survival of this type of building Dordon’s first Library.
<b>Landmark Quality:</b> Does it have a visual prominence in the townscape/landscape?	Has been part of the landscape of Brown’s Lane as the area has been developed.
<b>Other:</b> Is there any other factor: Local value or Landscape interest? Archaeological Interest? Or Archival record? – Please explain	It holds a war memorial taken from the Methodist Church when it was demolished. The memorial was paid for by public subscription in 1908.



**Historic:** The church hall was built on the site of Sir George Chetwynd’s Stables, which were used presumably for his work ponies. The foundation stone was laid by the Marchioness of Hastings (wife of Sir George Chetwynd 4<sup>th</sup> Baronet of Grendon Hall on October 25<sup>th</sup>, 1884. The Sunday School opened here in January 1885. Until the school was built in New Street, infants in the parish came to school here until 1900. The hall has been used for many things including a men’s institute, before the Men’s Institute was opened in 1908 in Browns Lane. In 1906 the hall was extended. From 1937-39 the hall was used by the Ministry of Labour as a Labour exchange. During WWII troops including Home Guard were billeted there. In the early 20<sup>th</sup> Century inquests were held here.

**Aesthetic:** The building is made of local brick and is in keeping with the fabric of the church next door

**Communal:** The hall has always been one of the central places for gatherings of all sorts and still is.

<b>Age:</b> Is it old, or does it have a Significant date?	1884 with a 1906 and later a 1963 extension.
<b>Group Value/Quality:</b> It is part of a group of assets?	It is an asset of the church.
<b>Landmark Quality:</b> Does it have a visual prominence in the townscape/landscape?	The hall sits prominently on the crest of a hill.
<b>Other:</b> Is there any other factor: Local value or Landscape interest? Archaeological Interest? Or Archival record? – Please explain	The building is mentioned in many reports in the Tamworth Herald when significant events have taken place.

**Name and location of your nominated heritage asset**



Dordon Village Hall  
 Browns Lane  
 Dordon  
 Tamworth

**Historic:** In 1923 Messers. Morris and Shaw gave the land which was on the site of the Birch Coppice Brickworks for a hall to be built for community use. The Miners Welfare Association gave a grant for the building.

**Aesthetic:** The building is one of the landmark buildings of the village. It represents the relationship between the Mine Owners and their workforce and the importance of the mining and brickmaking industry. The Hall was opened on October 30<sup>th</sup>, 1924

**Communal:** The Hall is an important venue for all kinds of meetings and events. It was intended for villagers use; “not only for recreation, but for the improving of their minds and learning more of the outside world”. Frederick Arthur Morris 1924 (Tamworth Herald).

<b>Age:</b> Is it old, or does it have a Significant date?	1923 built at a time of depression and poverty within the village and so has a social significance.
<b>Group Value/Quality:</b> It is part of a group of assets?	It is the main asset of the Parish Council.
<b>Landmark Quality:</b> Does it have a visual prominence in the townscape/landscape?	It has a visual prominence.

**Name and location of your nominated heritage asset**



**Dordon Congregational Church, Long St. Dordon B78 1SW**



**Historic:** The church was built in 1908. It began under the pastoral guidance of Revd. J.F. Houghton along with Polesworth and Baddesley. Polesworth Congregational Church has just closed as a church, but at present Dordon remains open. It closed temporarily in 1920 due to lack of funds then reopened due to local members raising funds in 1922. The church has held weddings since 1931. In 1937 the Sunday School extension was built with the help of 5,000 bricks donated by Morris and Shaw local Colliery owners. The church is built from local materials

**Aesthetic:** A good example of local brickwork

**Communal:** The building is still used by the community who either worship there or use the space as a dance school.

**Evidential:** The church is a good example of how the Congregational movement spread in the first half of the 20<sup>th</sup> Century

<b>Age:</b> Is it old, or does it have a Significant date?	Early 20 <sup>th</sup> Century, 1908 and 1937
<b>Identity:</b> Does it have a particular character that would be typical of North Warwickshire?	With the Methodist Church being demolished, it is the only surviving example of Non Conformist worship in the village.
<b>Landmark Quality: Does it have a visual prominence in the townscape/landscape?</b>	It is an intrinsic part of the community of Lower Long St.

**Name and Location of your nominated heritage asset: Dordon Hollow Way, Dordon Hall Lane B78 1RU**



**A WHAT IS IT?**

*Please tick one of the following:*

	A building or group of buildings
	A monument or site (an area of archaeological remains or a structure other than a building)
	A place (a street, park, garden or open space)
x	A landscape (an area defined by a visual feature, village, suburb, field system, sunken lane)

**Historic:**

This sunken lane is early Medieval in date if not older linking the Roman A5 to Polesworth and probably the Abbey. Recent fieldwalking in adjacent fields Records 8374, 8375 show that this lane was a road leading to a shrunken medieval village.

**Aesthetic:**

The lane is part of the visible medieval landscape of the original Dordon settlement.

**Communal:**

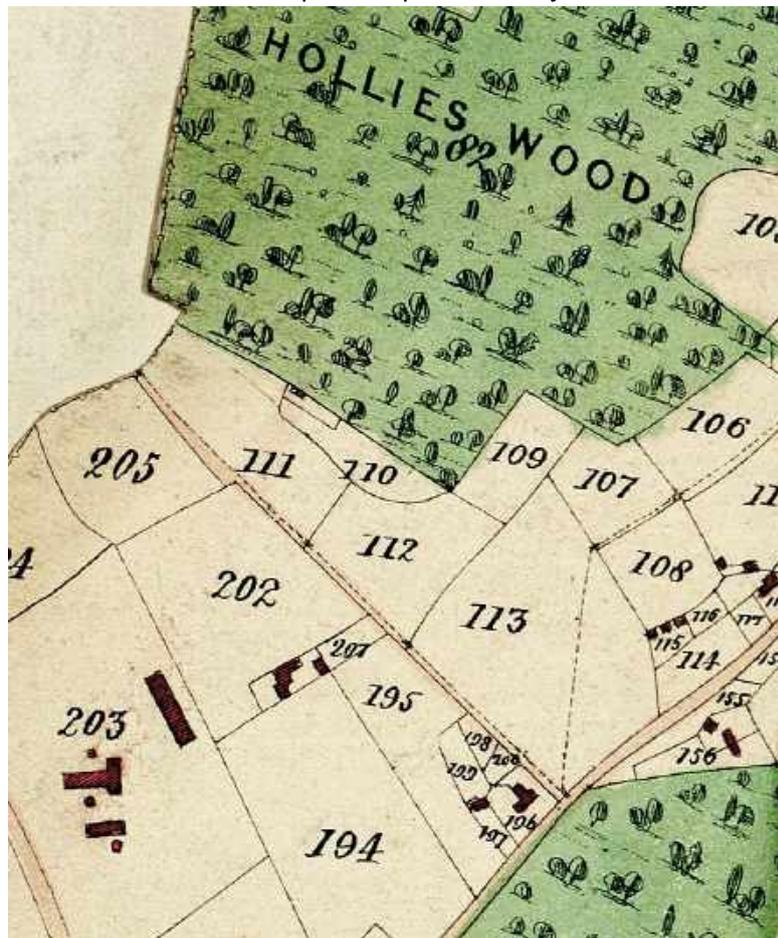
Until recently, this lane has been a regular dog walking and rambling area however due to heavy goods vehicles using the lane this is now an unsafe area for walking.

**Evidential:** MWA 8375 following work submitted by J Glossip 1997.

<b>Age:</b> Is it old, or does it have a Significant date?	<b>Early Medieval, remains of the original Dordon village landscape.</b>
<b>Rarity:</b> Is it unusual in the area. Or an only surviving example?	<b>Only Hollow way in the parish.</b>

<p><b>Identity:</b> Does it have a particular character that would be typical of North Warwickshire?</p>	<p><b>At the Polesworth end of the lane there is a stone marking the site of Little Jim's Cottage which has a large importance in local culture.</b></p> 
<p><b>Group Value/Quality:</b> It is part of a group of assets?</p>	<p><b>It is a very good example of its type.</b></p>
<p><b>Landmark Quality:</b> Does it have a visual prominence in the townscape/landscape?</p>	<p><b>As the photograph shows, it shows up prominently from the crest of Dunn's Lane.</b></p>
<p><b>Other:</b> Is there any other factor: Local value or Landscape interest? Archaeological Interest? Or Archival record? – Please explain</p>	 <p><b>We are concerned that the Lane without protection will be destroyed by incidents like this as too many large HGVs are using the lane. The lane continues to St Helena in Polesworth the left-hand side of the lane marks the site of Little Jim's Cottage.</b></p>

**Name and location of your nominated heritage asset** The Coffin Trail Historic hedge and pathway at the side of the old coffin trail from Dordon to Polesworth.  
 Shown on 1851 tithe map as the pink road adjacent to Hollies Wood.



**A WHAT IS IT?**

*Please tick one of the following:*

	A building or group of buildings
	A monument or site (an area of archaeological remains or a structure other than a building)
	A place (a street, park, garden or open space)
x	A landscape (an area defined by a visual feature, village, suburb, field system, sunken lane)

**WHY IS IT SIGNIFICANT?** Indicate what it is about the asset that is valued locally. Please use the heritage values to define significance (Section 5 of the Note on Selection Criteria).

**Historic:** Until burials began in Dordon Churchyard in 1881, this path was used to take coffins from Dordon to Polesworth for burial. The hedge is at least 200 years old the path is older.

**Aesthetic:** This pathway and hedgerow are part of what used to be Dordon Common and it is one the natural beauty spots of Dordon.

**Communal:** the path is used daily by walkers

**Evidential:** 1851 Tithe Map

<b>Age:</b> Is it old, or does it have a Significant date?	<b>The hedge is at least 200 years old the path much older.</b>
<b>Rarity:</b> Is it unusual in the area. Or an only surviving example?	<b>It is the only coffin trail in Dordon.</b>
<b>Identity:</b> Does it have a particular character that would be typical of North Warwickshire?	
<b>Group Value/Quality:</b> It is part of a group of assets?	<b>It is a valuable recreation space for the community.</b>
<b>Landmark Quality:</b> Does it have a visual prominence in the townscape/landscape?	<b>It is one of the iconic points in Dordon and represents the relationship between the hamlet of Dordon and Polesworth.</b>
<b>Other:</b> Is there any other factor: Local value or Landscape interest? Archaeological Interest? Or Archival record? – Please explain	<b>The southern end of the track shows evidence of a brick trackway for moving coal onto the canals at Polesworth. At the Dordon end of the pathway on the west side is the site of the Ruck o' Bricks a pub and cottage complex which supplied passing workmen with drink between their place of work and home. To the east of the pathway near the corner of Hollies Wood is the site of a mine shaft from the 1880s.</b>

**Name and location of your nominated heritage asset:** Hall End Hall Farm Barn, Watling Street, B78 1ST



#### WHAT IS IT?

X	A building or group of buildings
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**WHY IS IT SIGNIFICANT?** Indicate what it is about the asset that is valued locally. Please use the heritage values to define significance (Section 5 of the Note on Selection Criteria).

**Historic:** The Barn is the last remaining barn belonging to the farm which provided for pit ponies working at Birch Coppice, the other larger barn built in 1897 was demolished in 2019.

**Aesthetic:** The building puts Hall End Hall Farm in context of its later significance. It gives some idea of the past landscape.

**Communal:** It is one of the few reminders of the past workings of Birch Coppice Colliery which is a major part of Dordon's Heritage

**Evidential:** The date of the building can be clearly seen on the side of the building and the barn is made of local brick manufactured by the Morris and Shaw company.

<b>Age:</b> Is it old, or does it have a Significant date?	<b>1896</b>
<b>Rarity:</b> Is it unusual in the area. Or an only surviving example?	<b>Only surviving barn used in the upkeep of pit ponies for the nearby mine.</b>
<b>Identity:</b> Does it have a particular character that would be typical of North Warwickshire?	<b>It is the only survivor or two barns of this type which were landmark features of the farm in this period.</b>
<b>Group Value/Quality:</b> It is part of a group of assets?	<b>It is part of the Farm environment, the farm itself is listed and this is the only surviving farm building.</b>
<b>Landmark Quality:</b> Does it have a visual prominence in the townscape/landscape?	<b>It can be seen clearly from the lane and corner of A5 leading to Hodgetts Estates.</b>
<b>Other:</b> Is there any other factor: Local value or Landscape interest? Or Archival record? – Please explain	<b>It is the only surviving building that puts the Farmhouse in context.</b>

**Name and location of your nominated heritage asset****Lees Cottage, Dordon Hall Lane B78 1RU****WHAT IS IT?**

X	A building or group of buildings
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**WHY IS IT SIGNIFICANT?** Indicate what it is about the asset that is valued locally. Please use the heritage values to define significance (Section 5 of the Note on Selection Criteria).

**Historic:** The cottage is at least 18<sup>th</sup> Century and is visible on the Lordship map of 1774. It is one of the few remaining buildings of the original Dordon Hamlet before the expansion to the west. It is situated on an Early Medieval Road.

**Aesthetic:** It is innkeeping with the nearby Hall and historic farm buildings over the road which date back to the 17<sup>th</sup> Century in parts

**Evidential:** When Annie Lees died in 1915, her obituary mentions that the family had lived there for hundreds of years. It is visible on lot 19 of the Lordship map of 1774.

<b>Age:</b> Is it old, or does it have a Significant date?	<b>At least 18<sup>th</sup> Century in date.</b>
<b>Rarity:</b> Is it unusual in the area. Or an only surviving example?	<b>Only surviving cottage relating to the early hamlet of Dordon.</b>
<b>Identity:</b> Does it have a particular character that would be typical of North Warwickshire?	
<b>Group Value/Quality:</b> It is part of a group of assets?	<b>It is part of the Dordon Hall early Hamlet environment.</b>
<b>Landmark Quality:</b> Does it have a visual prominence in the townscape/landscape?	<b>It compliments Dordon Hall and the farm buildings nearby</b>
<b>Other:</b> Is there any other factor: Local value or Landscape interest? Archaeological Interest? Or Archival record? – Please explain	<b>It may have an earlier timber framing inside the building.</b>

**Name and location of your nominated heritage asset****St Leonards Church, Dordon****WHAT IS IT?**

X	A building or group of buildings
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**WHY IS IT SIGNIFICANT?** Indicate what it is about the asset that is valued locally. Please use the heritage values to define significance (Section 5 of the Note on Selection Criteria).

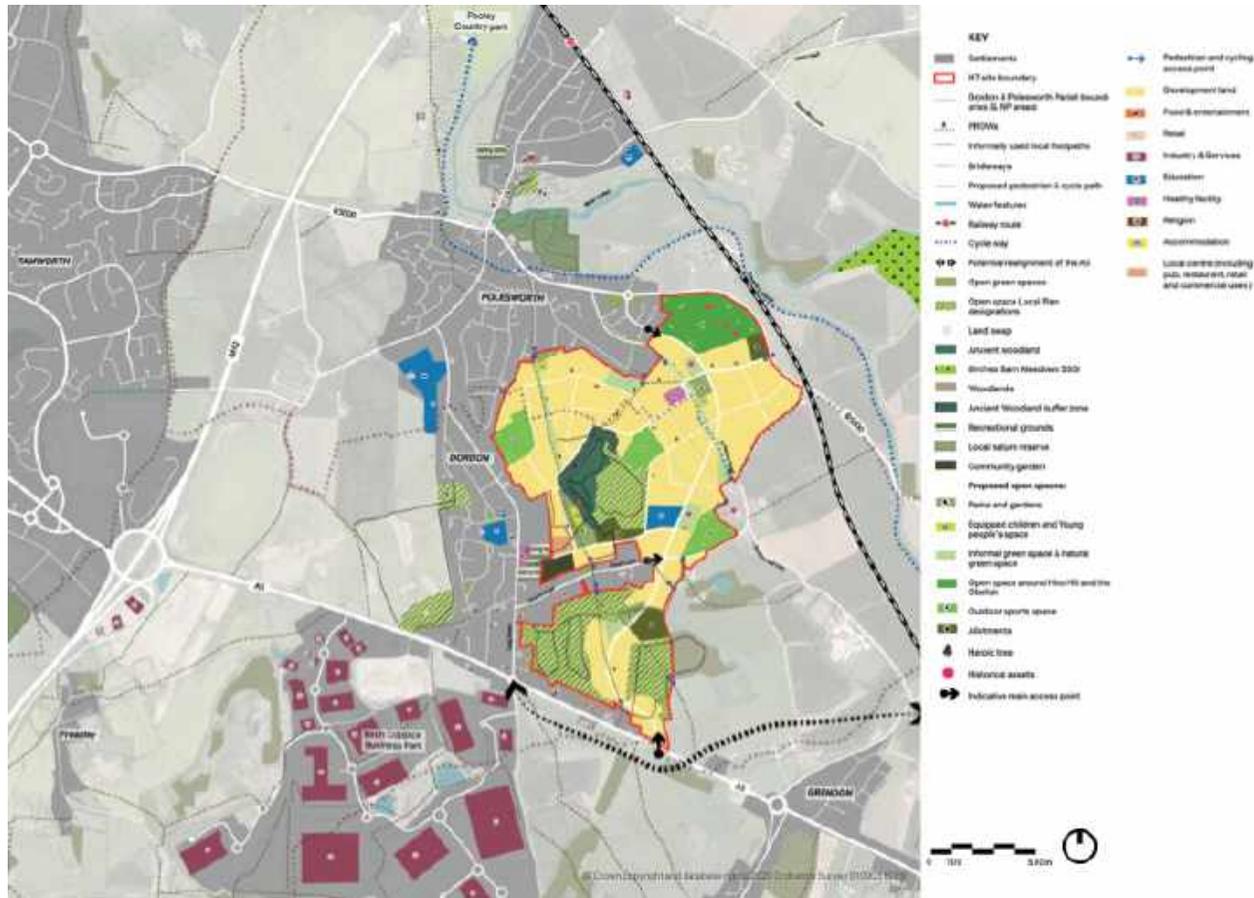
**Historic:** The North Aisle was built as a Chapel of Ease, designed by G.E.Street in 1868. The South Aisle was built in 1901 designed by William Bidlake. The bricks were made locally. The first burial took place in 1881. It has two significant stained-glass windows, one dedicated to Lady Charlotte Augusta Chetwynd who was injured and subsequently died on this spot and the other dedicated to Lt Col. Fowler engineer to the local mines who died in France in 1915.

**Aesthetic:** St Leonard's has a prominent position and is made from local materials

**Evidential:** The construction of the church is well documented in parish records.

<b>Age:</b> Is it old, or does it have a Significant date?	<b>1868 and 1901.</b>
<b>Rarity:</b> Is it unusual in the area. Or an only surviving example?	<b>It is unique as it is made of local brick but has two famous architects.</b>
<b>Identity:</b> Does it have a particular character that would be typical of North Warwickshire?	
<b>Group Value/Quality:</b> It is part of a group of assets?	<b>It signifies the village expansion - as the mining and brick working grew in the 19<sup>th</sup> Century so did the church. It is also linked to the history of the Chetwynd Family of Grendon Hall and the Morris and Shaw mining company.</b>
<b>Landmark Quality:</b> Does it have a visual prominence in the townscape/landscape?	<b>It has a prominent position on a hill.</b>
<b>Other:</b> Is there any other factor: Local value or Landscape interest? Or Archival record? – Please explain	<b>St Leonard's and the hall next door play a large part in the development of Dordon.</b>

Appendix D Preferred Option Masterplan Framework for H4 Prepared by AECOM <sup>74</sup> on behalf of Dordon Parish Council (to be read alongside Appendix E)



<sup>74</sup> See page 49 <https://dordon.neighbourhoodplan.uk/supporting-docs>

## **Appendix E Green Infrastructure and Biodiversity Design Considerations for H4** (to be read alongside Appendix D)

### **Developing the Site**

#### *Ground Forming*

Some adjustments to levels may be required and must take into consideration to be in keeping with both onsite and local landscape in and around Dordon. Where a change in levels requires physical retaining, use of crib and gabion walls will provide a greater opportunity for biodiverse enhancements to be incorporated.

#### *Landscape integration and development edge*

Designs must provide a spatial buffer using soft landscape that blends seamlessly into the local and surrounding landscape. It must buffer and enhance existing habitats with sympathetic use of species appropriate to the locale and soil conditions. Landscape screening must not compromise the characteristic views of the surrounding countryside and landscape.

#### *Boundaries*

Hard boundary features detract from the local character and should be avoided where possible. Native hedges create a soft edge to developments and can help screen harder boundary features where they have had to be used.

#### *Structure and residential landscaping*

The design of structural planting needs to be given adequate space. The selection of species must compliment and integrate the development with the surrounding landscape. Advance planting where possible, assists earlier integration and mitigation of the development with the surroundings. Planting of trees, shrubs, and herbaceous plants and sowing of wildflower mixes must comprise native species typical of the region and locally distinctive to the environs of Dordon.

Residential landscaping of streets, plot frontage and formal amenity areas within the development, may use ornamental trees, shrubs and herbaceous plants to help enhance and create distinctive and aesthetic characteristics but must be of high value to pollinators and not be invasive. Climbers and wall shrubs can also help screen and soften buildings and hard boundary features.

#### *Verge and roundabout landscaping*

The landscaping of verges and roundabouts must be multifunctional, climate resilient and meet biodiversity requirements. They should incorporate source control SuDS features, e.g.: filter strips and or kerbside bio-retention/rain garden beds in conjunction with, where appropriate, a conveyance feature e.g.: swale or rill.

Where grass is the required finish, use appropriate flower rich mixes to suit soil conditions, even when maintenance will require frequent mowing. Where turfing is necessary, this too should be a flower rich market brand suitable to soil conditions.

Where tree and shrub planting are proposed, this will be informed by native species mixes or where an ornamental approach is required within the development layout; it must be in keeping with the local character and comprise nectar rich varieties of non-invasive species

***Lighting***

Lighting should be used sparingly to reduce visual impact on night sky and minimise disruption to bats and nocturnal invertebrates by creating 'dark sky' linear and boundary vegetation areas for wildlife. Use of security lighting can also impact and new residents should be advised of the issues and on appropriate systems to install.

***Management and maintenance***

All developments must have a long-term landscape and ecological management plan. This should aim to ensure the scheme matures to meet the public amenity and ecological aspirations of the design and remains an important feature of the development.

Ownership of the plan needs to be agreed and where that is likely to fall on the community then an endowment agreement needs to be established that provides for management in perpetuity.

## Appendix F A Review of the Birds of Dordon 2021 Compiled by a Local Resident

As a keen amateur ornithologist and 'birder' I have been walking the areas around Dordon, Polesworth, Birchmoor and Grendon since the early 1980's. These started with trips out with my grandfather as a child, when I would stay with my grandparents at the weekend. I moved into the village of Dordon eight years ago and have been enjoying the wildlife of the area ever since. Over nearly forty years I have witnessed an unfortunate decline in a huge number of bird species. This has coincided with increased the intensification of agriculture, an increase in traffic levels and the development of the old Birch Coppice Pit site. Further developments will no doubt contribute to the continued downward trajectory of a number of important bird species.

In this review I have used the most recent Birds of Conservation Concern 4 report to identify the species held within the red and amber lists and to provide information for each species from a local perspective.

### Birds of Conservation Concern Overview

The UK's leading bird organisations have worked together to review the status of birds in the UK. The bird species that breed or overwinter were assessed against a set of objective criteria to be placed on the green, amber or red list – indicating an increasing level of conservation concern. Birds of Conservation Concern 4 has placed more species onto the Red list than ever before. The review used up-to-date information on the status of birds in the UK in their ranges, drawing on data collated through the UK's bird monitoring schemes.

### The BoCC4 Red List Dordon

#### *Grey Partridge*

This species is probably just about clinging on as a breeding bird in the area. Sightings are now sporadic with the Straight Fields and the Hoo Hill to Sandy Way Lane area being the best areas. This native species is not to be confused with the **Red-legged Partridge** that is released in large number with the area for shooting purposes.

#### *Lapwing*

This species was once a familiar and abundant breeding bird of the Dordon area. Unfortunately, the decline in the area mirrors that of the decline nationally. The species just about clings on as a breeding species in the following areas:

Hoo Hill to Sandy Way Lane – Sheep pasture and agricultural land – 2 to 3 pairs annually.

Sandy Way Lane to Spon Lane – Agricultural land – 1 to 2 pairs annually.

Straight Fields (M42 to Kitwood Avenue south of Birchmoor) – Agricultural land – 2 to 3 pairs annually.

The species was once a prolific breeder on the site of the old Birch Coppice Pit. Unfortunately, it has now been lost as a breeding bird due to the development of the site and the subsequent extension of it.

The agricultural area between Hoo Hill to Spon Lane are an important wintering site in the area. Numbers vary from 40 to 120 birds each winter.

#### *Ringed Plover*

This is a former breeding species that once used the old Birch Coppice Pit site (1 to 2 pairs annually). There have also been occasional breeding attempts in the Straight Fields area south of Birchmoor. There has been no evidence of breeding since 2016.

#### *Cuckoo*

This is another species that has suffered a huge decline in the area over the past twenty years or so. Calling males can usually be heard from the end of April to mid-May with juveniles appearing in The Hollies area from June and July. Due to the secretive nature of this species it is difficult to confirm breeding, but with juvenile birds being seen in the areas from Long Street Park over to St Helena Road during most years, evidence may suggest that breeding does still occur.

#### *Lesser Spotted Woodpecker*

To my knowledge this species has never bred in the area and my first sighting came as recently as Spring 2020 at The Hollies. Since this time, both male and female birds have been seen and 'drumming' has been heard during 2020 and 2021. The recent thinning out of some species of tree at The Hollies seems to be to their liking.

#### *Merlin*

Although not a breeding bird, this species can often be found in the area during the winter. It seems to be attracted to the passerines that are attracted to the game crop that is planted north of St Helena Road. Another favoured area during winter is the Straight Fields.

#### *Willow Tit*

This is another species that was once abundant around the former Birch Coppice Pit site but is now very scarce. Calling birds now seem to be restricted to area of birch woodland just north of the A5 between Watling Street and Dunn's Lane. They have also occurred very occasionally at The Hollies in recent years. They seem to be clinging on a breeding species in the area, but only just.

#### *Skylark*

By far the most important area for this species is the Straight Fields site south of Birchmoor and east of the M42. I estimate that 8 to 15 pairs use the cereal fields to breed. Smaller numbers can also be found breeding in the cereal fields from Hoo Hill to Spon Lane.

#### *Grasshopper Warbler*

This a sporadic breeding bird of the area, with the sparse hedges and bramble patches around the Straight Fields being their favoured sites. The last confirmed breeding attempt here was in 2018. Singing males have also been recorded at the old Dordon Sewage Works site south of the A5 and around the pond to the east of the birch woodland between the A5 and the Dunn's Lane/Dordon Hall Lane junction.

#### *Starling*

Although the numbers of this species have greatly reduced over the years, breeding does occur in fairly healthy numbers throughout the area (including the roof of my house in Long Street). This species requires areas of open land in order to forage for leatherjackets. It will therefore come as no surprise that the sheep fields around Dordon Hall and Hoo Hill are favoured feeding areas throughout the year but especially during the winter when a flock of up to 600 birds can be seen. They also feed in good numbers in the fields between The Hollies and Long Street, particularly during the spring when they have hungry chicks to feed.

#### *Fieldfare*

This a widespread yet declining autumn and winter visitor to the area. Flocks of up to 200 to 600 birds can still be encountered. The favoured feeding areas include the sheep fields and agricultural fields between Hoo Hill and Spon Land and the sheep fields between Dordon Hall and The Hollies. The berries of the hawthorn hedges surrounding the fields between The Hollies and Long Street are also an important food source, especially during harsh weather conditions as is the area between the A5 and Dunn's Lane.

#### *Song Thrush*

This is still fortunately a familiar sight and sound in the area, although not in the numbers I once witnessed as a child. Breeding territories can be found all over the area where there is suitable habitat. Breeding hotspots include Hall End Coppice, The Hollies (and surrounding hedgerows), Long Street Park, the Church Road gardens and the old brickworks. I estimate there to be around 8 to 15 breeding pairs in the area.

#### *Redwing*

The status is fairly similar to the Fieldfare above but in much smaller numbers with around 50 to 200 birds present during the winter. The birch woodlands of The Hollies and the old brickworks seem to be an important feeding area in Spring just before they migrate back to their breeding grounds in northern Europe.

#### *Mistle Thrush*

This is a scarce breeding bird in the area with just 3-6 pairs present. The favoured breeding areas are Dordon churchyard and the adjacent birch woodland, the Dordon Hall area and Hoo Hill area.

#### *Whinchat*

A former breeder around the old Birch Coppice Pit site. The hedgerows between The Hollies and Long Street, as well as the Straight Fields seem to be important stop over sites for feeding during their Spring migration.

#### *House Sparrow*

Although suffering concerning declines nationwide, this a species that seems to do well around Dordon, especially around the older housing of Long Street/New Street and what is known as the 'Coalboard Estate'. Healthy numbers can also be found around Dordon Hall. During the breeding season, the hawthorn hedgerows between The Hollies and Long Street are an important feeding area for the village population.

#### *Tree Sparrow*

This a fickle breeding species of the area. After an absence of several years it can suddenly reappear in small numbers to breed. The only area that seems to attract them nowadays is the Dordon Hall locality including the sheep fields east of The Hollies and the hedgerows around Hoo Hill and Sandy Way Lane. The last confirmed breeding attempt occurred in 2018 when up to four territories were found in this area.

#### *Spotted Flycatcher*

Once a regular breeding species of the area, especially around Dordon churchyard and the site of the former Dordon sewage works. It was once also regular in The Hollies area. There have been occasional sightings at this site in recent Springs so hopefully it has the potential to recolonise, especially since the management of a part of woodland has created suitable breeding habitat.

#### *Yellow Wagtail*

Another rapidly declining species. The good news is that regular breeding still occurs in the area. Confirmed breeding sites include the Straight Fields, south of Birchmoor. This site contains 1-5 breeding pairs each year, especially when oilseed rape is planted. Other breeding locations include the area from Hoo Hill to Spon Lane where 1-3 pairs breed most years.

#### *Grey Wagtail*

This species seems to be established around the Birch Coppice industrial site where 1-2 pairs breed each year. A minor success among all the other declines.

### *Linnet*

Another species that seems to be making a bit of a resurgence in the area. Regular breeding occurs in most areas of suitable mixed farmland habitat. The main areas are The Hollies hedgerows (3-4 pairs), the Straight Fields (3-4 pairs) and The Hoo Hill to Spon Lane area (5-6 pairs). An important wintering site is the area between Hoo Hill and Sandy Way Lane where flocks of up to 500 birds have been seen in recent winters. These are no doubt attracted to the game crop planted there. These flocks in turn attract both **Merlin** and **Sparrowhawk** during the winter months.

### *Lesser Redpoll*

The established birch woodland between the A5 and Dunn's Lane and the site of the former brickworks have produced breeding pairs in recent years but no more than 1-3 pairs. These same areas of woodland are also important as winter feeding sites with mixed flocks of **Lesser Redpoll** and **Siskin** containing anything from 20-70 birds. This past winter has produced decent numbers that have even attracted the scarce **Mealy Redpoll** to the area.

### *Yellowhammer*

Numbers of this once abundant farmland species seem to be declining year on year. Just 3-8 pairs now seem to breed with the Hoo Hill to Spon Lane area holding most territories. The only other site nowadays is the Straight Fields area which holds no more than 1-2 pairs. As with the **Linnet**, an important wintering site is the area between Hoo Hill and Sandy Way Lane where flocks of up to 25 birds have been seen in recent winters.

### *Corn Bunting*

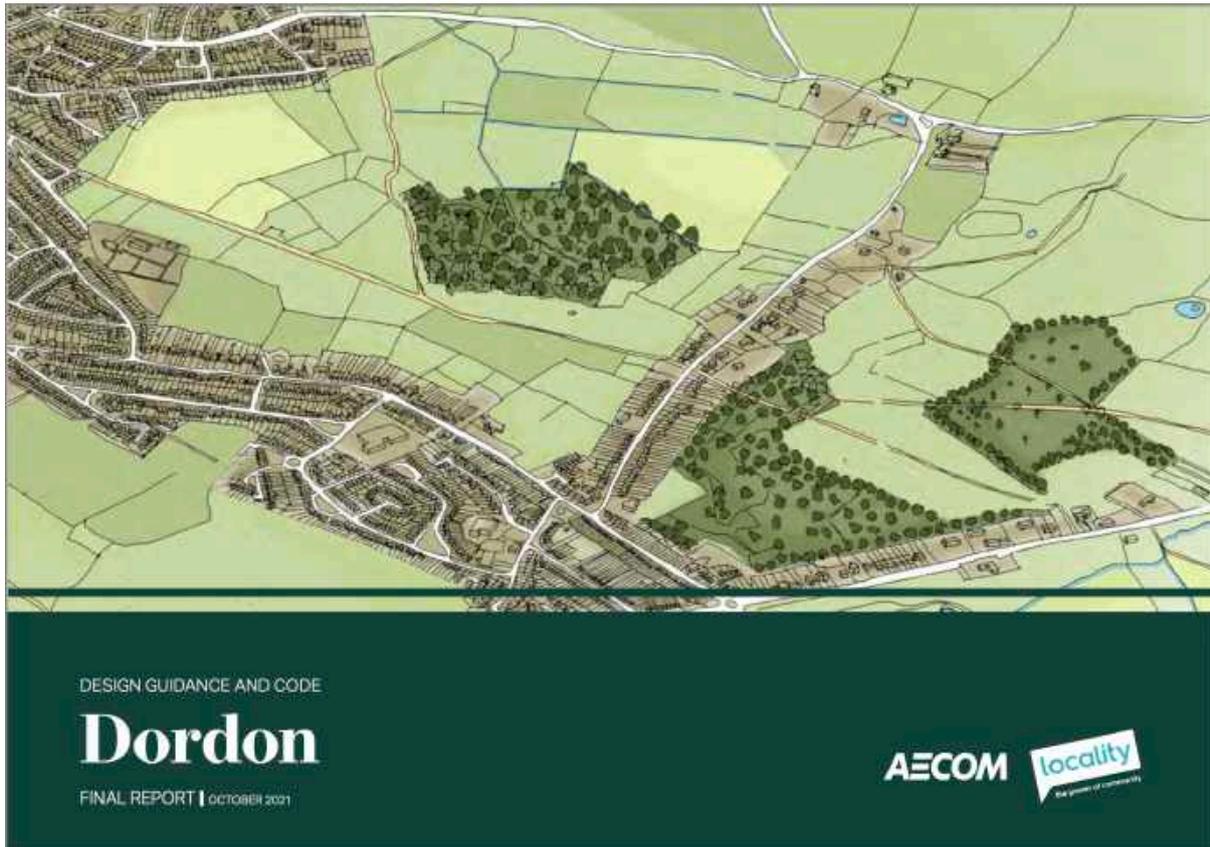
Most definitely extinct as a breeding bird in the area unfortunately. Sporadic sightings of single birds have occurred in the Sandy Way Lane area in winter.

### *Survey Information on other species provided by another local resident*

There is an active Badger Sett on Hoo Hill  
H4 has Hedgehogs, Slow worms, Adders  
Common and Soprano Pipistrelle bat on H4  
Great Crested Newts in the Ponds around Dordon Hall

18 May 2021

## Appendix G Dordon Design Guidance and Code 2021



This is part of the DNP but is on the Dordon Neighbourhood Plan web site due to file size. See <https://dordon.neighbourhoodplan.uk/supporting-docs>