



What you said about your Neighbourhood Plan

We'd like to say a huge thank you to all who took the time to fill in our questionnaires either online or at one of our events. The following is a summary of what you said about the plan and your feelings regarding the future of our lovely village.

POLICY 1

Making sure that Dordon's Development is sustainable

97.86%
of you
agreed with
this policy.

What you said about Policy 1

Some of you were concerned about building more industrial units within the parish as quite often new ones stand empty. You also felt that a new doctor's surgery should be implemented as soon as possible as it is already seen as difficult to get an appointment.

"Heritage hedgerows are vital for biodiversity to flourish. They have to remain."

"Adequate schooling should be made available. Parking around schools should be enforced. As more houses are built, we need more shops, varying in goods. The roads into and out of the village need to be looked into and a one-way system created. Currently have an unbelievable amount of traffic coming through village from Polesworth new developments to reach the A5. This increases air pollution for our residents and children."

"I totally agree but I feel it's all a waste of time as the developers will do what they want to without thoughts of any issues. Money counts not opinions."

"We live in a village of varied housing; it shows how the village has grown over the decades. New housing shouldn't be carbon copies of each other."

Some of you were concerned that the Meaningful Gap is being eroded by the proposed lorry park.

Concerns were also raised about protecting our wildlife, particularly the deer living in the wooded areas.

"I'm devastated by the destruction that will take place. Once gone, those green rolling hills and fields are lost forever. No one wants this huge expansion destroying the village feel. I could weep. It doesn't matter how you sugar coat it; we don't want this build."

"When are you going to stop concreting over everything?... enough is enough."

Many of you were concerned about air pollution and the effect it has on health especially the children. You also felt that before any houses were built the road infrastructure should be in place.

"Doubling the size of Polesworth and Dordon will be catastrophic to our infrastructure."

"Need more shops, another school, and a new surgery for 2000 houses. Present ones couldn't cope with all the extra residents. The schools have waiting lists now and trying to get into the doctors is a nightmare."

You were concerned about losing green spaces and its effect on wellbeing. One resident suggested that the industrial units needed to be more pleasing to the eye with more attention given to landscaping and creating buffer zones with trees and hedges.

POLICY 2

Protecting the Natural Environment and Enhancing Biodiversity

97.33%

of you
agreed with
this policy.

What you said about Policy 2

Again, you raised concerns about pollution especially from the proposed new lorry park and how it will affect wildlife.

"At the recent COP 26 It was agreed that deforestation should be reduced. This same policy needs to be adopted by any developers. Trees must not be cut down for housing or roads."

You were keen on creating green corridors and keeping as much green space as possible.

"Native trees and hedgerows are essential. It shouldn't be the tree that is the cheapest option or the widest coverage. Please consider what is best for our local wildlife. "

"Biodiversity is critical in combatting climate change. The amount of destruction to wildlife and the ecosystems within them will be catastrophic. Ratio of 2:1 trees should be an absolute minimum."

"Who will work with the development to make sure that the correct measures are implemented? Will it be an independent environmental company to ensure the measures are the right ones and not just the cheapest?"

"Dordon is home to a wide variety of species of birds. So many of their nesting areas will be destroyed. Good quality and correctly placed nest boxes must be supplied in order to help the birds that have been displaced return once the work has been completed. "

Many of you were concerned about the deer. There were also concerns about losing the feel of a rural community.

"We are a village nature should come first and foremost"

You want to see wildflower meadows and hedgerows integrated into the plan.

You were concerned about our diverse bird population being affected.

You were keen to preserve and plant more native trees.

"We should be looking and thinking of saving the environment, not destroying it. "

Many of you were concerned about areas being flooded because of the increasingly built-up landscape.

POLICY 3

Designation of Local Green Spaces

97.47%

of you agreed with this policy, with only one person disagreeing

What you said about Policy 3

People want more parks.

"These areas are the only areas that local families can take their children to play safely. These need to be improved by increasing the amount of play equipment and some keep fit machines that is accessible to all to use for free. "

"Please can some of the budget be spent on investing in them and improving them. With less green spaces to explore our children will be more dependent on these spaces."

"I totally agree but I feel it's all a waste of time as the developers will do what they want to without thoughts of any issues. Money counts not opinions."

"But you're building on everything else around them so it's meaningless."

"Safe play areas and dog walking areas are high on people's priorities. People want Long St rec and Kitwood park to be protected and enhanced."

Better disabled access, especially to Kitwood Park, was suggested.

POLICY 4

Protecting the Landscape Character

98.4%
of you
agreed with
this policy.

What you said about Policy 4

"What are our unique landscape features in Dordon!!!"

"Really want builders to consider the roads and the amount of traffic and find a safe way to protect the houses and buildings that are already there. Please protect the lane of St Helena Rd up to Dunns Lane and the ancient trees that border it especially the oak trees."

"Key views such as The Holloway and Dordon Hall lane must be kept as they are the oldest area of Dordon. The Hollies and the meaningful gap must be protected - these views and areas as well are a big part of this area's history and must be protected"

"The landscape is exactly what you are building on."

Many of you keen to preserve the view from Long St Rec over towards Hollies.

"The views are breath taking, we are so lucky, please do not spoil them."

POLICY 5

Creating a Local Green Network

98.4%
of you
agreed with
this policy.

What you said about Policy 5

Many of you were keen to make St Helena Road into a cycle path and footpath.

"I grew up in London and there were more publicly accessible green spaces within half a mile of my home than there will be in Dordon once the new homes are built. Therefore, a green network is essential for connectivity."

"Where are we going to park our cars?? If Long St double yellow if you can answer this, I'll vote for you in the election ????"

People were concerned about parking and whether cycle ways would attract people from other areas rather than help local residents.

"Green corridors will not exist. Developers will not invest. Nowhere left to walk after new houses are built."

POLICY 6

Protecting and Enhancing Heritage Assets

98.93%

**of you
agreed with
this policy.**

What **you** said about Policy 6

"We have no historic buildings in the neighbourhood??"

"Make more residents aware of the historic places in Dordon, if they are aware this may increase support. Use the Village Hall to hold one or more events telling people."

"People who are on keyboards who don't live in area shouldn't be allowed to destroy what is there"

Many of you were particularly keen to preserve Dordon Hall Lane and St Helena Lane as the last surviving example of a sunken lane within the area, and a fine example of the medieval road network.

POLICY 7

Reducing the Risk of Flooding

97.86%

**of you
agreed with
this policy.**

What **you** said about Policy 7

"Flooding is increasing - water conservation should be maximised to the benefit of the environment and nature."

Many of you were concerned that as Dordon already suffers from flooding; this issue needs addressing, perhaps using the excess water to provide wildlife habitat with a series of ponds?

"The last drainage systems established in Polesworth caused it to flood further downstream. Now 1/3 of my garden is under water every time the river floods."

POLICY 8

Achieving High Quality Design

96.79%

of you
agreed with
this policy.

What you said about Policy 8

Although the percentage of respondents agreeing with this policy was high the actual figure is a little lower, as some residents just refused to accept any new builds no matter how they were designed.

"Any new properties need to add to the village and be in keeping with the existing. We do not want an 'us and them' village where the two communities do not mix."

"It would be terrible if existing hedgerows & trees were dug up."

"STOP the build of new houses, the infrastructure CANNOT cope with it. This includes the roads, the water pressure, the schools, the doctors, the local transport system. Dordon will become a bottle neck. Already workers from Birch Coppice block up roads in Dordon to park vehicles whilst they go to work. No more warehouses should be built without first having adequate parking spaces for all employees."

Many of you felt that a mixture of housing styles would be best, to blend with what already exists; and that trees, hedges and landscape features that already exist should be incorporated into the plans.

"How can you expect an additional 2000 to 'blend in'? It'll be an eyesore."

Many of you were keen for affordable housing for local young families and that they should be eco-friendly.

"Unfortunately, the trend with this is that garish, soulless, poorly built low-quality homes are the common practice..."

POLICY 9

A Mix of Housing Types and Tenures

92.51%

**of you
agreed with
this policy.**

What **you** said about Policy 9

"I feel that local people are going to have the majority of this pain during the build of these houses and that it is their green sites that will be lost. I feel that they should be offered the housing first and they can then have existing links to the village...."

Many of you wanted a mixture of affordable houses to rent and buy and felt that local residents should be offered the opportunity to rent or buy before people from other areas. Several of you said that we need more retirement bungalows. It was felt that an effort should be made to create attractive houses that are a pleasure to look at.

"Dordon needs quality houses to buy, attracting wealthier and new money into the village. Rental homes tend to be less well-kept and their residents less community focused."

"Local residents should always be considered first but that will never happen as not beneficial for local council."

POLICY 10

Renewable Energy and Low Carbon Technologies

97.33%

of you
agreed with
this policy.

What you said about Policy 10

"I agree wholeheartedly with all these comments. There is no point of a development of this scale not being eco-friendly and low emission. With the amount of damage that the development is doing to the environment in the short term it has a duty of care to ensure that they are working to offset this damage to the environment in the long term. All the measures you mention will help in achieving this."

"The developers should be forced to choose green lower carbon options over gas central heating"

Those of you who made comments were strongly in favour of making any new building eco-friendly with a low carbon footprint. With the unavoidable damage to the environment that building on this scale will bring a lot of residents felt that this was paramount.

"If all these criteria are to be included then how can the houses be marketed as 'affordable' to those on average incomes?"

POLICY 11

Protecting and Enhancing the Provision of Community Facilities

99.47%
of you
agreed with
this policy.

What you said about Policy 11

Many of you feel that the Village Hall is important to the community, however some of you felt that it should be rebuilt or relocated with money provided by the developers ("106 money"). Residents were concerned that the Birch Coppice Social Club was inaccessible. Many felt that more groups and societies should be created, especially for young people.

"The village hall needs to be replaced with a modern eco-friendly carbon neutral multi agency community centre. This should be a firm intent commitment in the NP, and Section 106 monies applied for this purpose. No one needs a hall accommodating 200 people these days especially when there are so many large halls already available e.g., Dordon club, BC social club. I believe the village hall is a great asset to the community and that the current facilities in the village must be added to. Loss of open space will require parks and walks. This is not about making things worse but trying to keep what we have and add or improve upon it."

"The local facilities over the past decade have dwindled and less and less has been spent on looking after and giving young people decent activity centres to interact and keep fit and entertained."

"As a resident of Dordon the scale of the development feels threatening and overbearing. It's at times like this that our community need to come together. There are lots of individuals who go above and beyond to continue this feeling of community. The facilities that we have available to us should be fit for purpose and compliment the community initiatives that individuals and groups work hard to achieve. Let's have more in fact! Why not have a drop-in centre, gym, youth club, community gardens/allotments as well as a village hall."

POLICY 12

Supporting the Local Economy

98.4%
of you
agreed with
this policy.

What you said about Policy 12

Many of you wanted a new village centre and the shops in Brown's Lane renovated and made more attractive. Many of you were concerned about the number of empty warehouses along the A5 and were keen not to have more. Local small businesses are important to you; you didn't want big chains.

"There are empty business units everywhere. This is purely about making money."

"Spaces for allotments within Dordon could be created. We need a good fruit and veg shop as currently this is not good and most available is not really of a good standard. There could be a cafe for people to meet with subsidised drinks for local residents. Shops could give lower rents to encourage new businesses."

"Strongly agree with all these comments. It's important to give residents variety and affordable services. Browns Lane is always busy, and it would be a shame for there not to be any investment spent here."

POLICY 13

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

98.4%
**of you
agreed with
this policy.**

What **you** said about Policy 13

The vast majority of you who commented want a one-way system for Long St and New St.

"Prevent Long Street residents using Church Hill and Church Road as their personal car park".

"Long street has always been an issue with parking and paths get blocked when it's bin day making it impossible for cyclists and wheelchair users to be able to use the paths along there."

However, one resident said:

"I disagree with the one-way system to help keep the flow. This would be very inconvenient to the people living at either end with more vehicles being forced down the same street. Look at Ventura Park and the congestion courses with one way in and out. Taking parking off the main road and the land utilised between Long Street and New Street would be more effective. This would give access to the rear of properties and have long term visitor permits available. Both streets are fine if the current regulations are kept to."

Some of you suggested that land behind Woodlands Close should be used as a car park.

"Parking for Long St residents could easily be created at the rear of the eastern side of the street. A service road of sorts already exists to the rear of these houses, upgrade it, and create a car park using a relatively small area of the woodland."

POLICY 14

Development of Land to the East
of Dordon and Polesworth

97.33%

of you
agreed with
this policy.

What you said about Policy 14

Most of you said you disagreed with the development of H4 but, as it is going ahead, agreed with this policy as an attempt to make the best of the plans.

"I'm utterly disgusted by the council. A compromise - is it a compromise? This should never have been passed. I'm guessing that the people who voted for the money this will bring in, don't live near these proposed plans, and don't care a whit about the existing community."

"This is our chance to influence the planning to ensure existing residents are considered"

"They should also provide other infrastructure such as a better road system in and out of the village. Put in additional services for doctors, schools etc."

POLICY 15

Development Contributions

97.86%

of you
agreed with
this policy.

What you said about Policy 15

Most people who commented agreed with the aims of the Neighbourhood Plan however were sceptical that they could be achieved.

"Although I have ticked all the questions 'yes', any building on a large scale will negate all of them"

"Infrastructure should be implemented before any development takes place. Not against the development, just needs to be within the agreement that the infrastructure should

"Don't just keep building more and more houses on smaller and smaller plots at higher and higher densities if infrastructure and facilities and the natural environment cannot support them! It is plain common sense! Quality of life and mental and physical wellbeing for existing residents and communities must be the top, and over-riding, priority."