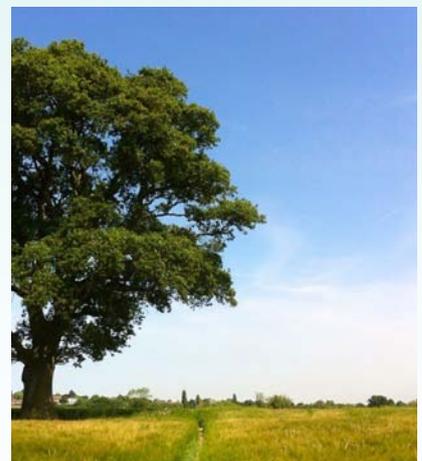
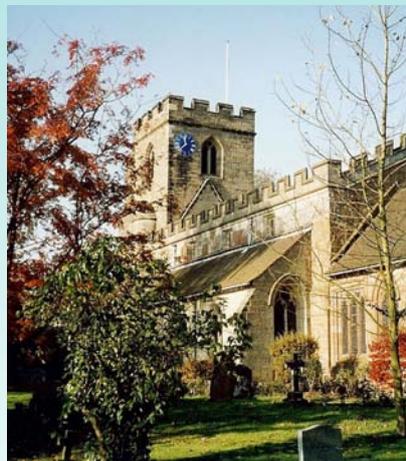


# HAMPTON-IN-ARDEN NEIGHBOURHOOD PLAN 2017 - 2028



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# 1. Introduction and Background

## 1.1. Civil Parish Profile

- 1.1.1. The Civil Parish of Hampton-in-Arden (hereafter referred to as the Parish) covers an area that includes the village of Hampton-in-Arden and part of the village of Catherine-de-Barnes. Figure 1.1 shows the whole of the Parish and, within that, the small part of Catherine-de-Barnes that is included within it (the part of village to the east of the Grand Union Canal).
- 1.1.2. The Parish is broadly bounded by the A45 and A452 trunk roads to the north, by the River Blythe to the east, by a tributary of the River Blythe to the south and by the Grand Union Canal, Hampton Coppice and the M42 motorway to the west.

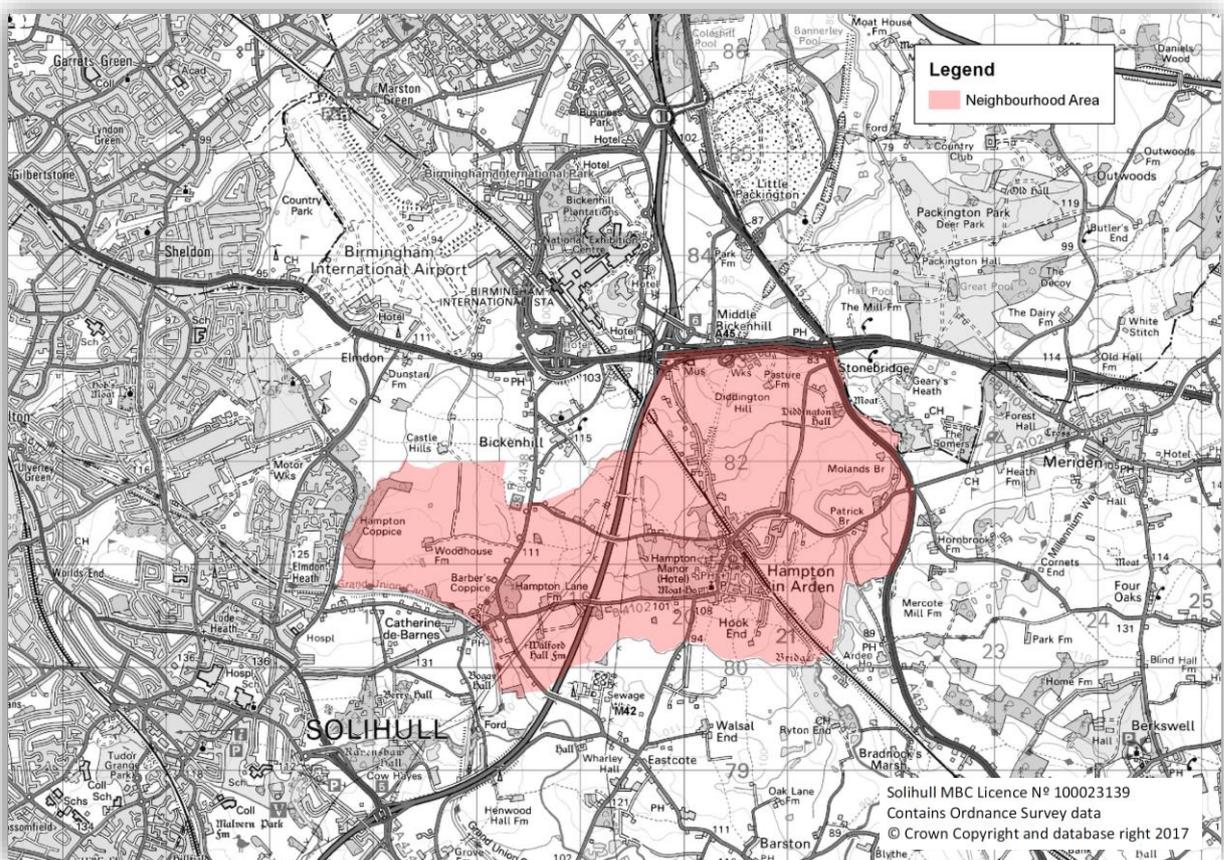


Figure 1.1: The Neighbourhood Area

- 1.1.3. Hampton-in-Arden has been a settlement since Saxon times and is mentioned in the Domesday book of 1086. It was an important settlement in the original Forest of Arden and was on the salt route from Droitwich to Coventry. The George Fentham Hampton-in-Arden Charity and the Educational Foundation of George Fentham (hereafter referred to as the George Fentham Trust) was set up in 1698 and has been managed by successive generations of trustees. The George Fentham Trust has had a significant impact on the village, ensuring a range of excellent facilities through generous financial support.

- 1.1.4. Catherine-de-Barnes grew up from a small heath in the Manor of Longdon, which merged with the Manor of Ulverlei to form Solihull. The name Catherine-de-Barnes derives from Ketelberne, a 12<sup>th</sup> century Lord of the Manor. Since the 19<sup>th</sup> century the village has colloquially been known as Catney Barnes (and is often abbreviated to Catney).
- 1.1.5. The village of Hampton-in-Arden derives its special character from its rural setting and its historic roots, central to which is its Parish church, sited on a hill-top and its collection of historical buildings many of which sit in the village's Conservation Area (see Figure 1.2). The Conservation Area is highly regarded by residents and is considered to be crucial to defining the character of the Parish.

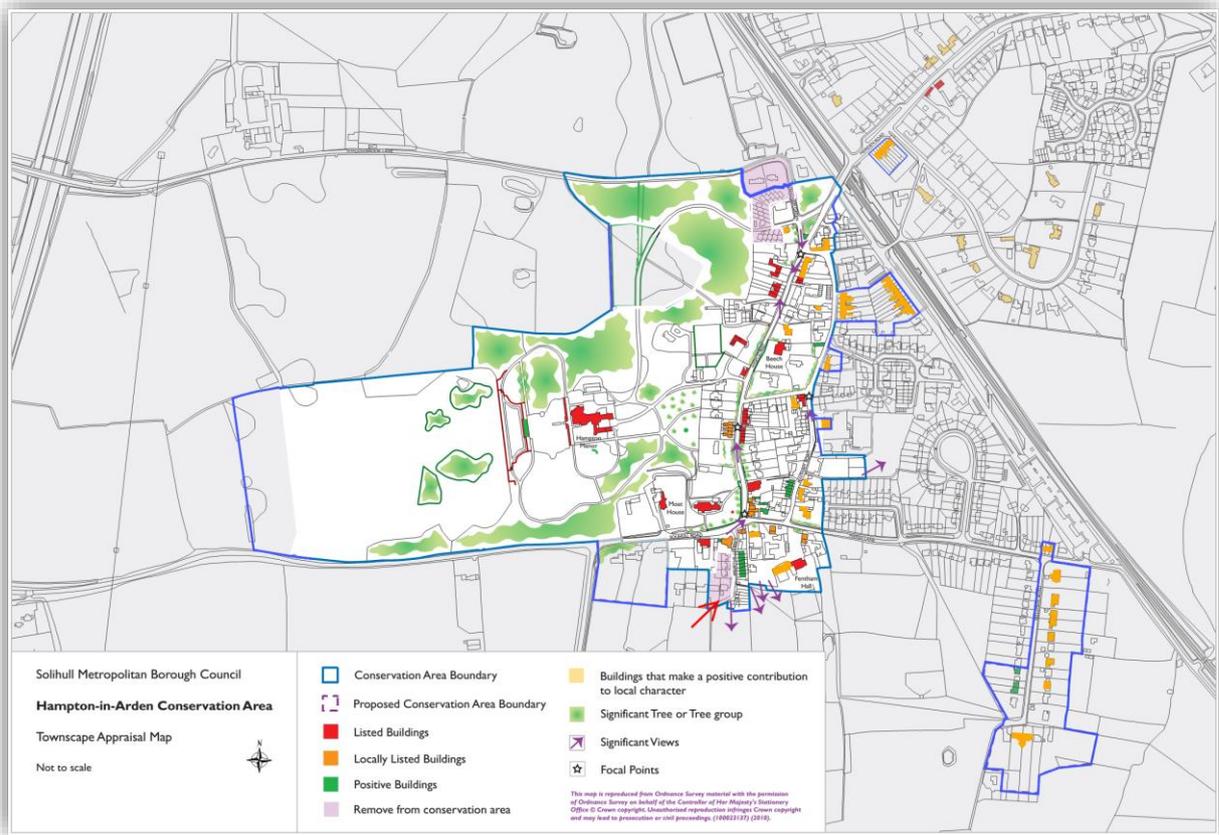


Figure 1.2: The Conservation Area in Hampton-in-Arden<sup>1</sup>

- 1.1.6. There are a range of facilities for Parishioners to utilise including a primary school with nursery unit, a library, doctors' surgery, a number of shops including a post office and chemist together with excellent sporting and recreational facilities. There are rail links and an inadequate bus service. In addition, within the wider village of Catherine-de-Barnes there are a number of facilities that Hampton-in-Arden parishioners (e.g. those living to the east of the Grand Union Canal) can easily access. These include the village hall (previously St Catherine's Church), a public house, a cricket club, a restaurant and a local shop.
- 1.1.7. The Parish Council owns and maintains several areas of land on behalf of the village: the Recreation Ground and Spinney, the War Memorial, the Village Green and Catherine-de-Barnes Common. The school playing fields, allotments and playground adjacent to the school are leased by the Parish Council from the George Fentham Trust. The George Fentham

<sup>1</sup> Hampton-in-Arden Conservation Area Townscape Appraisal Map, produced by Solihull MBC (April 2015)

Arboretum and adjacent open land is owned and maintained by the George Fentham Trust with help from other village organisations.

**1.1.8.** In the 2011 Census the Parish was shown to have 803 dwellings and has a population of 1,834<sup>2</sup>.

## **1.2. Plan Content and Status**

**1.2.1.** This Neighbourhood Plan covers the whole of the Parish including the village of Hampton-in-Arden and part of the village of Catherine-de-Barnes. In June 2013 Solihull Metropolitan Borough Council (hereafter referred to as Solihull MBC) designated the Parish of Hampton-in-Arden as a Neighbourhood Area<sup>3</sup> (see Figure 1.1). This enabled the Parish Council to proceed to prepare a Neighbourhood Development Plan. The Parish has chosen to extend the Plan document to include Key Actions which, since they do not relate to land use matters, cannot be used for formal Development Plan purposes but rather they outline important issues that the Parish Council will seek to progress over the period of the Plan in line with the Plan vision and objectives. The two types of content are distinguished by the use of two colours: Development Plan policies are clearly identified by blue text boxes, whereas the Key Actions solely for the Parish Council are identified by green text boxes.



*Aerial photograph of the village of Hampton-in-Arden*

**1.2.2.** The Plan provides a vision for the future of the Parish that has been agreed with residents following consultation. It sets out the Parish's objectives together with the policies required for their realisation. Objectives, Policies and Key Actions were formulated following village meetings, village surveys by questionnaire to residents and businesses and consultation with representatives of Parish organisations.

**1.2.3.** An analysis of the characteristics of the Parish has been completed looking at the social and economic aspects and natural environment of the Parish. The residents of the Parish (and other interested parties) have also been consulted in relation to the Plan throughout its development. This information has been used to provide a future vision for the Parish, the Objectives for the Parish and the Policies and Key Actions required for the resolution of key

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<sup>2</sup>Census, 2011

<sup>3</sup> Letter from Solihull MBC dated 26<sup>th</sup> June 2013

issues within the area. The Policies relate to development/use of land and can be used to help determine planning applications.

- 1.2.4.** Section 1.4 below outlines how the relevant information was obtained. However, the Evidence Base upon which this Plan was formulated is provided in the Supporting Documents that accompany the Neighbourhood Plan: the *Consultation Statement*<sup>4</sup> and the *Basic Conditions*<sup>5</sup> document.

### 1.3. Planning Policy Context

- 1.3.1.** Following the publication of the *National Planning Policy Framework* (NPPF) in 2012<sup>6</sup>, the Parish Council determined that it should adopt a local development plan (known as the Neighbourhood Plan) which meets the requirements of the NPPF and the *Solihull Development Plans* (see below for details of the latter). These tiers of strategic planning policy underpin decisions at national and local level.

#### National Planning Policy Framework

- 1.3.2.** A Neighbourhood Plan is a new type of planning document, introduced by the Localism Act 2011, which aims to give local people more say about planning and development issues in their local area. The NPPF states the Neighbourhood Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development; and,
- be in general conformity with the strategic policies of the development plan for the area.

- 1.3.3.** In Solihull, the current adopted Development Plan is the *Solihull Local Plan – Shaping a Sustainable Future*<sup>7</sup> and the *Gypsy and Traveller Site Allocations Plan*<sup>8</sup>. These documents shall hereafter be referred to as the *Solihull Development Plan*.

- 1.3.4.** Paragraph 16 of the NPPF states that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and,
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

- 1.3.5.** The NPPF embraces three roles which define what ‘sustainable development’ means in practice for the planning system:

- an economic role, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- a social role, supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible services that reflect the community’s needs and support its health, social and cultural well-being; and,

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<sup>4</sup> *Hampton-in-Arden Neighbourhood Plan 2017 to 2028 – Consultation Statement* (Hampton-in-Arden Parish Council, May 2017)

<sup>5</sup> *Hampton-in-Arden Neighbourhood Plan 2017 to 2028 – Basic Conditions Document* (Hampton-in-Arden Parish Council, May 2017)

<sup>6</sup> Produced by Department for Communities and Local Government (March 2012)

<sup>7</sup> Produced by Solihull Metropolitan Borough Council (December 2013)

<sup>8</sup> Produced by Solihull Metropolitan Borough Council (December 2014)

- an environmental role, contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

**1.3.6.** The Hampton-in-Arden Neighbourhood Plan has been designed to reflect these core principles. The NPPF also recognises twelve core planning principles which underpin our commitment to the local planning process and the development of the Neighbourhood Plan. These are:

- led by local plans which set out a vision for the future of the area;
- enhance and improve the places where people live;
- drive sustainable development;
- secure a high quality of design and a good standard of amenity;
- protect the diversity of different areas;
- support the transition to a low-carbon future;
- help conserve and enhance the natural environment;
- encourage the re-use of land;
- promote mixed developments;
- conserve heritage assets;
- make full use of public transport, walking and cycling; and,
- improve health, social and cultural wellbeing.

**1.3.7.** The Parish Council has used these twelve principles as a guide and checklist throughout the development of the Neighbourhood Plan.

#### Solihull Development Plan

**1.3.8.** The Neighbourhood Plan is written to be in general conformity with the policies within the *Solihull Development Plan* (the *Solihull Local Plan* and *Gypsy and Traveller Site Allocations Plan*) in so far as they can be applied to the Parish.



*Solihull Local Plan and Gypsy and Traveller Site Allocations Plan*

**1.3.9.** The consultation process served to both identify and confirm a set of issues which have been taken forward within the Neighbourhood Plan. These set a context for discussion about the known and predicted challenges that will face the Parish in the planning period to 2028. In developing Policies and Key Actions we have had regard to these issues and sought to realise

a Neighbourhood Plan that, in the context of conformity to the *Solihull Development Plan*, will achieve desirable outcomes for the Parish of Hampton-in-Arden. The challenges for the Plan area that emerged were:

- development of future housing sites;
- provision of affordable housing of the right size, type and tenure, including a range of options for older people;
- conserving and enhancing the quality of the built, natural and historic environment;
- ensuring sufficient amenity space and secure children's play areas;
- managing the impact of pressure for development on the quality of the environment and on the strategic highway network;
- protecting and maintaining the Green Belt and, in particular, the narrow and fragile Meriden Gap;
- improving local rail and bus services including station access and parking;
- providing safer highways, pedestrian and cycle routes;
- protecting and enhancing the natural environment including the River Blythe and the historic Arden landscape;
- halting the decline in biodiversity and restoring damaged landscape; and,
- minimising flood risk from development and mitigating its impact on the vulnerable River Blythe which is designated as a Site of Special Scientific Interest (SSSI)<sup>9</sup> along its whole length within the Parish.

## 1.4. Plan Development

**1.4.1.** The Neighbourhood Plan has been prepared by the Qualifying Body (Hampton-in-Arden Parish Council) assisted by an eight person Working Group of volunteers drawn from key local community organisations including:

- the Hampton-in-Arden Society;
- the Catherine-de-Barnes Residents Association; and,
- the George Fentham Trust.

**1.4.2.** The Working Group has been supported throughout this process by officers from Solihull MBC who have provided logistical and planning advice as well as contextual information related to the *Solihull Development Plan*. The Parish Council and the Hampton-in-Arden Society were also consulted by Solihull MBC during the development of the *Solihull Development Plan*.

**1.4.3.** The Parish of Hampton-in-Arden has strong community cohesion and has produced many documents to influence the development of the area, including the *Parish Plan: A Vision for the Future*<sup>10</sup> (hereafter referred to as the Parish Plan). This was developed from a survey of all village households. The Parish Plan acknowledged the special character of the Parish as a vibrant semi-rural community with historic heritage. The publication of the *Hampton-in-Arden Village Design Statement*<sup>11</sup> (hereafter referred to as the *Village Design Statement*) described the characteristics of Hampton-in-Arden and acts as a point of reference to ensure that local knowledge of its character can be taken into account when changes to landscape and facility are proposed. Both the *Parish Plan* and the *Village Design Statement* have been accepted by Solihull MBC

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<sup>9</sup> SSSIs are sites designated as they support a nationally important habitat(s) and/or specie(s). SSSIs are designated under the Wildlife and Countryside Act 1981 (as amended) and as such receive protection under this legislation. It is an offence to carry out or, permit to be carried out, any potentially damaging operation. SSSIs are also given protection through policies in the *Solihull Development Plan* (see Policy P10 - Natural Environment).

<sup>10</sup> Produced by Hampton-in-Arden Parish Council (January 2010)

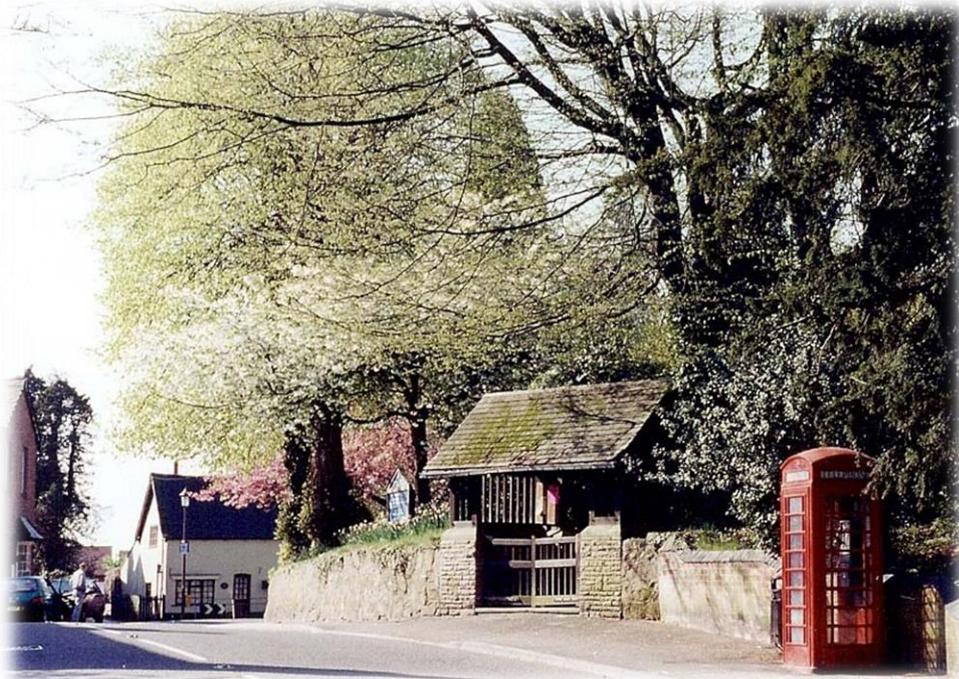
<sup>11</sup> Produced by the Hampton-in-Arden Society (2003)



*The High Street looking North, Hampton-in-Arden*

- 1.4.4.** The central part of Hampton-in-Arden was first designated as a Conservation Area by Warwickshire County Council in November 1969 in order to preserve the historic core of the settlement. In 2015, Solihull MBC completed a review of the Conservation Area and expanded its boundaries to include other notable parts of Hampton-in-Arden. The new boundaries of the Conservation Area are shown on Figure 1.2. As part of this review a document titled *Hampton-in-Arden Conservation Area Appraisal*<sup>12</sup> (hereafter referred to as the *Conservation Area Appraisal*) has been produced. The Neighbourhood Plan is designed to build on the original aims set out in the *Parish Plan*, the *Village Design Statement* and the *Conservation Area Appraisal* whilst setting out key objectives for the period 2017-2028.
- 1.4.5.** Extensive consultation has been the guiding principle and foundation of the Neighbourhood Plan. The idea was launched at the Parish Council Annual Meeting with Parishioners in spring 2012 and the first meeting of the Working Group took place on 12<sup>th</sup> October 2012.
- 1.4.6.** Presentations have been made at Parish Council and Hampton-in-Arden Society annual (open) meetings, and regular (quarterly) reports carried in the Parish Newsletter and the Church and Village Chronicle. In March 2013 a ‘First Draft’ was presented to Solihull MBC for initial comment and constructive feedback was received. Following this, and utilising advice and guidance from Solihull MBC, a survey by questionnaire of all households, businesses and community organisations was organised in the spring of 2014. This received a 40% response from residents and 25% from businesses and community organisations.
- 1.4.7.** These questionnaires covered:
- employment and the local economy;
  - business and business development;
  - housing and future needs;
  - the natural environment and Green Belt;
  - community facilities including transport, shops and broadband; and,
  - demographics.

<sup>12</sup> Produced by Solihull MBC (March 2015)



*The High Street looking South, Hampton-in-Arden*

**1.4.8.** This work is hereafter referred to as the Consultation Survey. Subsequent analysis of the results has informed the development of the Neighbourhood Plan. This analysis is included in the *Consultation Statement* document<sup>13</sup> that supports this Neighbourhood Plan.

**1.4.9.** It is important to note that throughout the development of the Neighbourhood Plan the Parish Council has maintained an extensive website with regular updates, newsletter and notice-board information. In addition several open and well-attended consultation events have been held in the Parish about particular key infrastructure developments - including HS2, Birmingham Airport, Severn Trent Water, and Network Rail. The Parish Council, Hampton-in-Arden Society and Catherine-de-Barnes Residents Association are consulted by Solihull MBC on planning matters.

**1.4.10.** A revised draft of the Neighbourhood Plan was presented to villagers in October 2014 at the Hampton-in-Arden Society Annual General Meeting. All households, businesses and community organisations were notified about the event and were invited to attend. The revised draft was then sent to Solihull MBC in November 2014. Informal comments were received on how the document could be amended in order to ensure compliance with legislation.



*George Fentham Arboretum*

**1.4.11.** The Pre-Submission Draft of the Neighbourhood Plan was then produced and a formal six week Consultation Period was undertaken on this document (between 3<sup>rd</sup> August and 15<sup>th</sup> September 2015). A total of 16 consultation responses were received: six from statutory

<sup>13</sup> *Hampton-in-Arden Neighbourhood Plan 2017-2028 - Consultation Statement (May 2017)*

bodies, four from non-statutory bodies, one from a neighbouring Parish Council, one from a village organisation and four from Parish residents. Each consultation response was fully considered by the Neighbourhood Plan Working Group and any additional comments, opinions and views expressed, where appropriate, have been incorporated in the Neighbourhood Plan.

- 1.4.12.** The supporting *Consultation Statement* contains the details of each consultation response and the relevant action taken within the Neighbourhood Plan.

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## 2. A Plan for the Parish

### 2.1. The Vision for 2028

- 2.1.1. Our vision sets out what the people of Hampton-in Arden Parish wish of their community and environment and what it should be like to live and work here in the period to 2028. This shapes the objectives and policies set out in this Plan.

#### THE VISION FOR PARISH OF HAMPTON-IN-ARDEN FOR 2028

Our vision is that we will have retained the strong local identity and distinctiveness of the Parish and have made the area an even more vibrant place to live, work and visit.

We wish to maintain and enhance the historic character and the semi-rural setting of the area and ensure that the Parish will have benefitted from good quality improvements in community and business facilities that maintain a thriving community.

### 2.2. Challenges for the Parish

- 2.2.1. Some of the challenges facing the Parish are similar to other semi-rural communities, but a number are unique. Hampton-in-Arden and Catherine-de-Barnes are village communities set within a narrow, fragile Green Belt (the Meriden Gap). The Green Belt is already threatened by major national infrastructure projects and regional development. The preparation of our Neighbourhood Plan has had to take these planned developments into account even while no firm plans or answers are available from both local and national agencies and Government.

#### High Speed Rail (HS2)

- 2.2.2. Residents expressed concern over the construction and operation of HS2 in the Consultation Survey.
- 2.2.3. HS2 received Royal Assent in early 2017. It is understood that construction works in the Parish may last up to five years<sup>14</sup>. Major road, motorway, bridge and viaduct building to accommodate the high speed line will result in temporary traffic diversions and air, light and noise pollution<sup>15</sup>.

#### Birmingham Airport

- 2.2.4. The Parish lies under the extended runway 15 flight path. Residents and business have expressed concerns that future expansion planned by the Airport could cause a further increase in disturbance to the villages and their environs.

<sup>14</sup> <https://www.gov.uk/government/organisations/high-speed-two-limited>

<sup>15</sup> *London West Midlands Environmental Statement - Volume 2 | Community Forum Area Report CFA23 | Balsall Common and Hampton-in-Arden* (November 2013)

## UK Central

- 2.2.5.** Solihull MBC has put forward plans for the development of the area around HS2 and the National Exhibition Centre (NEC) for employment and housing (to create a proposed Garden City). This proposed development includes an additional 2,000 homes and new businesses on the edge of the Parish.

## Transport

- 2.2.6.** Residents have expressed concerns that given all the planned developments commuting through and from the villages of Hampton-in-Arden and Catherine de Barnes will become increasingly difficult. The villages are served by local bus connections to Solihull but these are infrequent with no Sunday or evening service. The Parish has recently lost its 'taxi-bus' service which was particularly aimed at helping those with ambulatory disabilities to remain mobile within the community and to access services. Local rail services have been reduced in recent years from three to two an hour but these are at staggered times leaving users waiting 40 minutes for trains to Birmingham and Coventry. The Consultation Survey also identified that residents were concerned that the train station remains inaccessible to those with mobility difficulties and parents and carers with young children.



*The train line within the Parish of Hampton-in-Arden*

## Housing

- 2.2.7.** Our Consultation Survey of parishioners and businesses supported the need to provide a balanced portfolio of new housing to:
- meet the needs of newly forming households and small families for both affordable and market rent homes;
  - provide open market homes for existing residents looking to upsize and for people wishing to relocate to the area;
  - allow for mainly older residents seeking to downsize; and,

- provide properties suitable for the elderly in need of some assistance and, in addition, to take account of any specialist housing needs of adults with learning disabilities, mental health needs and physical and sensory disabilities, to live with the maximum possible degree of independence<sup>16</sup>.

**2.2.8.** A major development of 110 houses is scheduled within the Solihull Local Plan<sup>17</sup> on land at Meriden Road adjacent to the Arden Wood Shavings site. This is a significant addition to the housing stock in the village and will bring pressures on as well as benefiting local facilities. However, the Parish has both an ageing population and the need to provide for local families. The challenge is, therefore, to ensure a supply of family sized units and both bungalow and sheltered accommodation units for elderly residents to facilitate downsizing (whilst recognising that many in this category have existing often substantial family homes which will be sold on the open market).



*Examples of different housing styles in the Parish*

### Population Demographics

**2.2.9.** The 2011 Census records the population of Solihull as 206,700. A population increase of 22,210 is projected by 2031 (2012 Sub-national Household Projection). The latest 2012 based household projections were published by the Department for Communities and Local Government in February 2015<sup>18</sup>, an increase of 11,861 households (593 households per year) is projected between 2011 and 2031.

<sup>16</sup> Solihull MBC *Independent Living and Extra Care Housing Strategy* (July 2013)

<sup>17</sup> See Site 24 on page 87 of the *Solihull Development Plan* (produced by Solihull MBC in 2013)

<sup>18</sup> *2012-based Household Projections: England, 2012 – 2037* produced by Department for Communities and Local Government (27<sup>th</sup> February 2015)

## Employment

- 2.2.10.** Responses to the Consultation Survey reveal an overwhelming recommendation that employment should reflect the existing profile of (mainly) agriculture, sport, leisure and recreation, crafts and hospitality. The Parish has a thriving network of small and medium sized businesses in a range of trades and it will be important to retain this profile, whilst securing any opportunity to use or re-use brown-field sites for appropriate redevelopment. The local employment opportunities provided by developments at the NEC and at Birmingham Airport are acknowledged as being of benefit to local residents.
- 2.2.11.** It was notable in the Consultation Survey that the majority of respondents emphasised the need to encourage home-working and a consequent need for better broadband connections. The Parish Council notes that Solihull is currently a part of the Better Broadband regional strategy and the Parish is included on the planned improvement schedule in the longer term. This is an urgent and pressing requirement if the ambitions to retain and improve employment prospects locally are to be achieved.

## Historic and Natural Environment

- 2.2.12.** The Parish also enjoys a setting within the largely pastoral and historic Arden landscape. This narrow wedge of Green Belt, on the edge of Birmingham, Solihull and Coventry conurbations, is known as the 'Meriden Gap'. Responses to the Consultation Survey revealed a strong desire to protect this area of Green Belt from residential and commercial development.
- 2.2.13.** The River Blythe flows through the Parish. This is a nationally important site for nature conservation and is designated as a SSSI.
- 2.2.14.** The village of Hampton-in-Arden sits on a hill overlooking the Arden plain. Its historic 12<sup>th</sup> century church dominates the landscape and is surrounded by a Conservation Area with important and listed buildings within the village environs and surrounding area.
- 2.2.15.** The Consultation Survey showed a large number of residents wish to see the local character and distinctiveness of the Parish conserved.



*Typical landscape within the Parish*

## 2.3. Objectives of the Neighbourhood Plan

2.3.1. In order to meet the needs of the Parish, the objectives of the Neighbourhood Plan are to:

**OBJECTIVE 1:**

Ensure a viable and sustainable community with adequate and appropriate support, business and community service

**OBJECTIVE 2:**

Maintain and enhance the green, semi-rural nature of the Parish and conserve the local character and distinctiveness of the Parish

**OBJECTIVE 3:**

Improve local transport reliability, frequency and access

**OBJECTIVE 4:**

Ensure the provision of affordable family homes, affordable homes for single people and retirement homes and bungalows for the growing elderly should a need be identified through a careful, controlled and balanced development of housing on approved sites which meet the needs of the local community

**OBJECTIVE 5:**

Safeguard the Green Belt within the Parish as an integral and important part of the local Arden landscape and heritage

**OBJECTIVE 6:**

Support and maintain the farming community and rural activities as part of the characteristic nature of a semi-rural community

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### 3. Policies and Key Actions

The Key Actions included here (clearly identified in green text boxes) cannot be used for formal Development Plan purposes since they do not relate to land use matters; rather they outline important issues that the Parish Council will seek to progress over the period of the Plan in line with the Plan vision and objectives.

#### 3.1. Housing

##### Housing Provision

- 3.1.1.** The housing situation in Hampton-in-Arden and Catherine-de-Barnes broadly reflects that in the Borough and the *Solihull Development Plan* sets out proposals for meeting housing needs (Policy P4 - Meeting Housing Needs and Policy P5 - Provision of Land for Housing). In particular (and as noted in Section 2.2 above) the *Solihull Development Plan* allocates a site within the Parish for 110 houses<sup>19</sup>. In the *Meeting Housing Needs Supplementary Planning Document*<sup>20</sup> (SPD) the Parish is identified as one of the Rural Housing Market Areas where “*there is a strong mismatch between the local housing demand of newly forming households ... and the housing supply*”. The Council will (generally) seek 40% of all new market dwellings to be one or two bedrooms in size<sup>21</sup>. The SPD also includes a Rural Exceptions Policy in order to “*increase the supply of affordable housing in rural areas and to enable these parishes and neighbourhoods to meet their own local housing needs*”.
- 3.1.2.** In view of the existing Local Plan commitment of land for 110 houses, this Plan does not include any additional land allocation for housing. Instead the Plan provides policy guidance supportive of particular types of proposals for housing that address identified local needs.



*Fentham Green Bungalows provide living facilities for older residents in Hampton-in-Arden*

- 3.1.3.** Importantly the Consultation Survey reveals a strong desire by residents for more affordable homes for younger local people both for rent and intermediate housing for purchase.

##### Hampton-in-Arden Village Design Statement

<sup>19</sup> See Site 24 on page 87 of the *Solihull Development Plan* (produced by Solihull MBC in 2013)

<sup>20</sup> Produced by Solihull MBC (July 2014)

<sup>21</sup> See paragraph 9.7 of the *Meeting Housing Needs SPD* produced by Solihull MBC (July 2014)

- 3.1.4. The centre of Hampton-in-Arden is within a Conservation Area which is highly regarded by residents and is considered to be crucial to defining the character of the village.
- 3.1.5. The *Village Design Statement* complements the *Conservation Area Appraisal* in describing the qualities and features of Hampton-in-Arden which are particularly valued by the residents and which give it its special character. The purpose of the *Village Design Statement* is to support the Conservation Area aspirations to ensure that local knowledge and understanding contribute to maintaining and enhancing the quality of the environment and of village life. It aims to ensure that changes, however small, will not impair the character of the village.
- 3.1.6. The major part of Hampton-in-Arden was made an Inset Area within the strategically important area of Green Belt (known as the Meriden Gap) in 1997 and which emphasises the importance of the village’s rural setting, its historic buildings, open spaces, density of development, landscape and townscape all of which contribute to its special character. Immediately beyond the Inset Area strict Green Belt policies apply.
- 3.1.7. Figure 3.1 shows the Green Belt within the Parish.

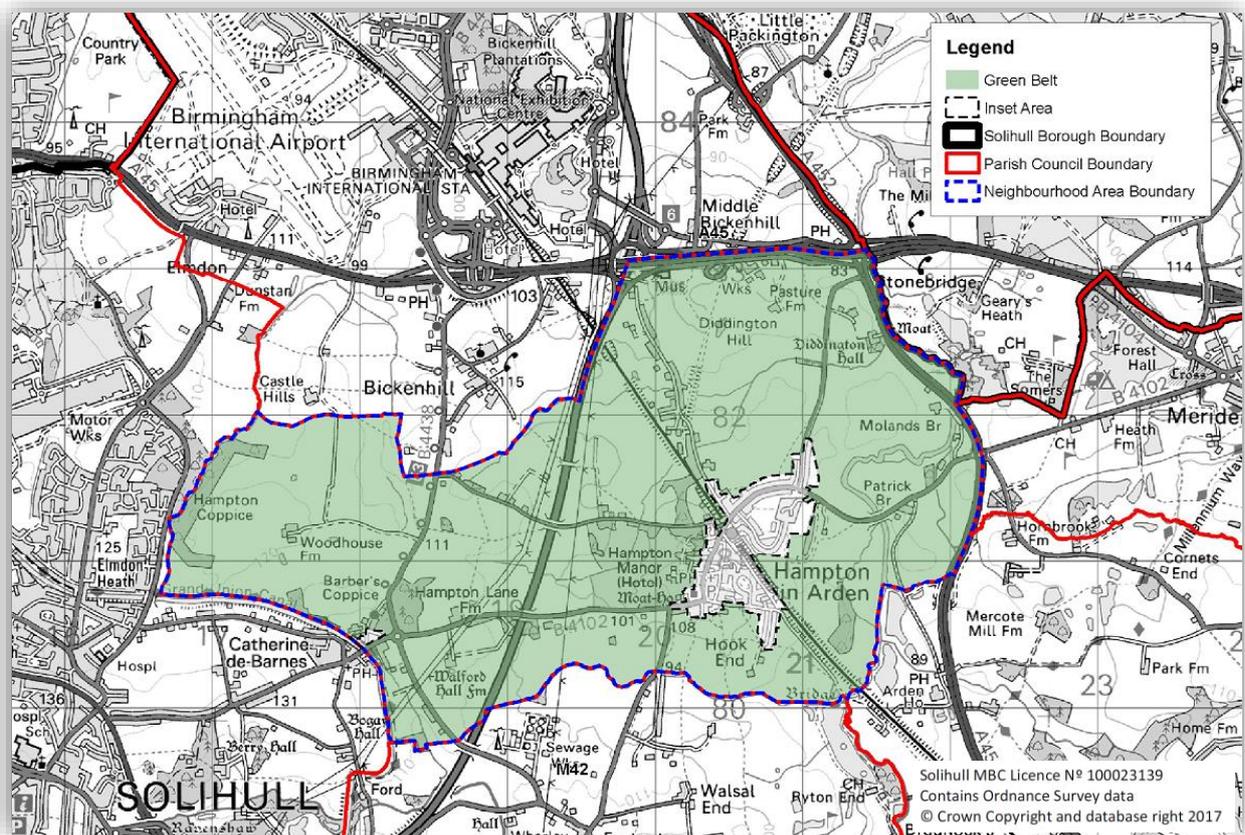


Figure 3.1: The Green Belt area within the Parish

### Affordable Homes

- 3.1.8. Affordable housing need is exceptionally high as Solihull has one of the most severe problems of affordability in the West Midlands Region. The shortage of affordable housing is particularly acute in parts of the mature suburbs and in the rural areas such as Hampton-in-Arden and Catherine-de-Barnes. A document titled *A Housing Market Assessment for Solihull*

Metropolitan Borough Council – Final Report<sup>22</sup> was produced in 2010 and estimated that 70% of newly forming households could not afford to buy or rent at market prices. The *Solihull Development Plan* requires that 40% of all new housing on sites of more than 10 dwellings should be affordable.

**3.1.9.** Affordable housing is defined in paragraph 5.14 of the *Supplementary Planning Document - Meeting Housing Needs (including Affordable Housing)*<sup>23</sup> as:

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

- Meet the needs of eligible households, including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.*
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision”.*

**3.1.10.** The Consultation Survey supports the need to provide a balanced portfolio of new housing.

### Policies for Housing

**POLICY HOU1 - NEW HOUSING DEVELOPMENTS:** Where suitable sites are identified residential development will be supported where it comprises one or a combination of the following types:

- affordable housing for rental or shared ownership some of which may be for those with a local connection in accordance with the *Solihull MBC Housing Allocation Scheme*<sup>24</sup> and to meet the needs of first time buyers and small families (as defined in *Meeting Housing Needs Supplementary Planning Document*);
- smaller properties suitable for those seeking to downsize; and,
- properties suitable for the elderly, located close to key facilities and designed to current national recommendations.

**POLICY HOU2 – DESIGN:** All new developments will have regard to the Hampton-in-Arden Village Design Statement and, where appropriate, the Conservation Area Appraisal.

New developments in the Parish should:

- be within the Inset Area noting that any Rural Exception Sites will be outside the Inset Area.
- respect the existing settlement pattern and retain the character of the village, including maintenance and extension of footpath links;

<sup>22</sup> Produced by Ecotec on behalf of Solihull MBC (April 2010):

[http://www.solihull.gov.uk/Portals/0/StrategiesPlansPolicies/Housing/Solihull\\_SHMA.pdf](http://www.solihull.gov.uk/Portals/0/StrategiesPlansPolicies/Housing/Solihull_SHMA.pdf)

<sup>23</sup> Produced by Solihull MBC (adopted July 2014)

<sup>24</sup> Housing Allocation Scheme Solihull Metropolitan Borough Council, Solihull Home Options. Source:

<https://www.solihullhomeoptions.org.uk/NovaWeb/Infrastructure/ViewLibraryDocument.aspx?ObjectID=291>

#### POLICY HOU2 – DESIGN (CONTINUED):

- maintain overall balance and provision for all sections of the community with appropriate density of land use;
- be gradual to allow new residents to be assimilated into village life;
- protect and enhance existing open spaces and greens (including Local Green Spaces) within the village;
- ensure that new development achieves the highest possible standards of environmental performance through sustainable design and construction including *Secured by Design*<sup>25</sup>; and,
- retain or enhance the street scene and avoid development to the rear of existing properties which adversely affect them.

#### Key Actions for Housing

**KEY ACTION HOU1 - HOUSING ALLOCATIONS:** A site of 2.79ha off Meriden Road for an estimated 110 dwellings is identified in the *Solihull Development Plan* for release in 2023. However, changes in circumstances or policy could result in an earlier release. It is intended that the site will only be released conditionally on the reclaiming of the Arden Wood Shavings site for open space.

In the event that this site is unavailable an alternative solution for delivering the additional open space will be needed. The Parish Council will publicise proposals and work with residents to identify favoured options.

## 3.2. Local Economy

- 3.2.1.** The villages of Catherine-de-Barnes and Hampton-in-Arden sit within the commuter and employment belt for Solihull, east Birmingham and Coventry. However, the proximity of fast rail services from Birmingham International to London and international connections from Birmingham Airport provide the area with unique but challenging employment issues as well as those associated with housing and social and community infrastructure. Many of the developments identified earlier (HS2, UK Central, and the resulting changes to transport and road infrastructure) will have a consequential impact on employment prospects and options, but although these plans lie within the planning period they are as yet still undetermined in practice and law.

<sup>25</sup> See the Sustainable Buildings Act 2004

**3.2.2.** Setting these potential developments aside, the response to our Consultation Survey suggested an overwhelming desire to retain the existing general profile of agriculture, sport, leisure and recreation, craft and hospitality. There are several light industrial businesses (car hire, building materials and storage) as well as significant office accommodation in premises within the Parish, as well as those associated directly with farming. The Parish Council is committed to support and work with these and every business to secure a long term future, and to seek opportunities to use or re-use brown-field sites for appropriate redevelopment, whether business, light industrial or housing in accordance with Policy P17 (Countryside and Greenbelt) of the *Solihull Development Plan*.



*An example of the shops available in the village of Hampton-in-Arden*

- 3.2.3.** Home-working was identified as an important and growing part of the employment profile of the Parish. Critical to the success of any business, however large or small, is the availability of fast broadband connection. The current broadband connection is slow and unreliable, an issue remarked upon by many respondents to our Consultation Survey. This requirement is of paramount importance in retaining businesses and in attracting new investment.
- 3.2.4.** The Parish Council is also mindful of the pressure on local shopping facilities including the post office, pharmacy and convenience stores and the effect the loss of any of these would have on village life. Currently, parking for shops, local businesses and customers is inadequate.

#### **Policies for Economy**

**POLICY ECN1 - LOCAL SHOPS:** Proposals that would result in the loss of existing local shopping facilities through change of use or redevelopment will be resisted unless there is alternative provision nearby or there is no reasonable prospect of continued use of the building or facility for similar community use. Proposals for small scale shopping facilities will be supported when appropriately located and of appropriate scale to meet local needs.

**POLICY ECN2 – BUSINESS PREMISES:** The creation of small scale business accommodation on brownfield sites, or other suitable sites within the built-up area, will be supported provided:

- there is sufficient and suitable loading, delivery and despatch arrangement, including staff and visitor parking;
- it can be demonstrated that the impact on any neighbouring residences has been considered and is acceptably small; and,

**POLICY ECN2 – BUSINESS PREMISES (CONTINUED):**

- it can be demonstrated that the impact on the environment and visual amenity has been considered and is acceptably small.

Proposals that require a planning consent and would result in the loss of existing business premises will not be supported unless they are an appropriate part of a wider scheme that will deliver business benefits or it is evidenced that the business is no longer viable.

**Key Actions for Economy**

**KEY ACTION ECN1 – BROADBAND:** Business and business development including home-working would be greatly helped by the provision of a fast internet connection. Solihull is part of the Better Broadband regional strategy and whilst the Parish is included on the planned improvement schedule it is in the longer term. The Parish Council will press the urgency of its request for an upgrade to village transmission cabinets and for this to be done at the earliest possible time. Any new premises should incorporate ducting ready to receive superfast broadband.

**KEY ACTION ECN2 – WORKING FROM HOME:** There is increasing evidence that businesses are encouraging working from home for at least part of the week. This offers businesses significant benefits as well as fitting with personal responsibilities such as child care. Whilst encouraging the flexibility this brings to employment pattern and opportunity, the Parish Council will, wherever possible, be vigilant in ensuring that such opportunities are not at the detriment of neighbours through inappropriate parking, noise or other disturbance or impact. The Parish Council will alert the appropriate authorities if problems arise.

**KEY ACTION ECN3 – LOCAL SHOPS:** The Parish Council recognises that if the Parish is faced with losing a valued facility it may use the Community Right to Bid to designate it as an Asset of Community Value, giving the community a chance to buy and run the asset.

### 3.3. Transport

- 3.3.1.** The villages of Catherine-de-Barnes and Hampton-in-Arden sit astride the B4102 which links Solihull with Meriden and on to villages in North Warwickshire. None of the roads, including the B4102, are well suited to modern traffic, being constrained by buildings, narrow footpaths and road width, narrow canal and river bridges and acute bends. Over the years, local people have expressed concern about noise, speed, pedestrian and road safety including: the increasing volume of traffic (both commuter and through traffic) and the use of the B4102 and Diddington Lane as short cuts for large lorries and articulated vehicles (to access the A452/A45 and motorway routes). The community wish to minimise the impact of additional development and has particular concern about the increased traffic caused by the proposed

HS2 interchange station and any unrestricted use of Diddington Lane as a 'rat-run' to the car park where up to 7,000 spaces may be provided.

**3.3.2.** *Solihull Development Plan* Policies P7 (Accessibility and Ease of Access) and P8 (Managing Demand for Travel and Reducing Congestion) are important priorities and generally reflect the key issues for the Parish without any specific commitment to improvement or amelioration work in the Parish. They also reflect the impact of any development, such as that proposed at Meriden Road. This in itself will have an impact on traffic flows but will not in itself make the current situation significantly worse.

**3.3.3.** Issues and priorities for traffic and transport identified in the Consultation Survey include public transport, road safety measures, vehicle parking facilities, public footpaths, access (to public transport) for disabled people and specific reference to a need to improve bus services and station access.



*Local residents volunteering for Speed Watch*

### Key Actions for Transport

#### *Road Safety and Parking*

**3.3.4.** The B4102 is a major arterial and commuter route through both villages, but has no obvious scope for improvement since it winds its way between the Hampton-in-Arden Conservation Area with houses abutting the pavement edge, right angle bends and narrow bridges. The 30 mile per hour restrictions are fairly ineffectual even though the village of Hampton-in-Arden has a Primary School, recreation ground and is home to a large elderly population. No pedestrian-controlled crossing points have been installed. Narrow pavement widths and the proximity of walls and hedges make pedestrian access along the High Street highly dangerous. Pavement access on other well trafficked roads (Old Station Road, Friday Lane, Diddington Lane, Fentham Road and Marsh Lane) is either on one side only or non-existent.

**3.3.5.** Parking for shops and offices in Fentham Road and the High Street in Hampton-in-Arden remains a problem due to the narrowness of the carriageway and the acute blind bend at the

top of High Street. Various options have been suggested to alleviate this problem, including yellow lines, but none have proved workable or acceptable. The Parish Council will continue to seek a satisfactory solution to this problem in conjunction with Solihull MBC Highways Department.

**KEY ACTION TRA1 – ROAD SAFETY AND PARKING:** The Parish Council will seek to ensure improvements to road safety for new housing or other developments including adequate off-street parking at the rate of two spaces per dwelling or alternative parking arrangements which does not add to on-street congestion or safety issues.

### *Traffic Management*

- 3.3.6.** Should HS2 go ahead there will be additional pressure on local roads to gain access to the new Birmingham Interchange Station. The Parish Council is acutely aware of the potential impact on commuter traffic using the village roads as a short cut to the 7,000 space car park and facilities, and in particular the use of Diddington Lane as a 'rat-run'.
- 3.3.7.** In the HS2 Hybrid Bill, Diddington Lane was scheduled for closure as a through route whilst maintaining access for landowners, farmers and frontagers, plus pedestrians, cyclists and horse riders. An amendment was published by HS2 in July 2015 which would allow the realignment and reconstruction of the road so that through traffic could continue to use the Lane. This proposal has been challenged by the Parish Council and other community organisations by Petition to the Parliamentary Select Committee. At the time of publication, no certain outcome is known. The Parish Council will continue to monitor developments to ensure the best possible outcome for the Parish and alleviation of pressure on local roads and the local environment.

**KEY ACTION TRA2 – TRAFFIC MANAGEMENT:** Any development will be required to take into account the need for appropriate traffic management measures.

Furthermore, in order to manage any traffic changes associated with HS2 and to protect the character of Hampton-in-Arden and Catherine-de-Barnes and the concept of 'village life' the Parish Council will seek to secure the provision of appropriate signage at key road and motorway interchanges through negotiation with both HS2 and Solihull MBC.

### *Parking for Commuters*

- 3.3.8.** Parking for rail users at Hampton-in-Arden Station is inadequate largely due to the number of commuters using the station from outside the community. This is inevitable but does present problems for local residents who wish to use the service after the early commute, when parking at the station is full. Cars typically overflow into Old Station Road but problem parking has been observed in other local roads. There is also a problem in parking along Old Station Road at the old station buildings complex. Here, overflow parking is along the street itself, and although efforts and representations have been made to secure part of a field opposite for temporary parking negotiations failed. Generally, parking remains a problem in most residential roads due to the restricted carriage and footway.

**KEY ACTION TRA3 – PARKING FOR COMMUTERS:** The Parish Council will continue to seek temporary overflow arrangements with local landowners but remains pessimistic that there is any quick resolution to this problem. New developments will be required to demonstrate adequate parking arrangements which will not exacerbate current parking problems.

### Footpaths

- 3.3.9.** The Parish and its environs are crossed by a number of rural footpaths of which some are of historic or national provenance. These include the Heart of England Way, the Centenary Way, the Solihull Way and the recently designated Green Man Trail<sup>26</sup>. Together with others of local importance they provide an important network of safe pedestrian routes giving access to the countryside for walkers and ramblers.

**KEY ACTION TRA4 – FOOTPATHS:** The Parish Council will be vigilant in seeking protection for any footpaths affected by development, seek appropriate and satisfactory mitigation or diversionary routes if necessary and look for opportunities with neighbouring parishes and Solihull MBC to enhance the network.

### Buses

- 3.3.10.** Public transport would be greatly improved by the provision of a local bus service through the village linking with Solihull and Knowle that meets the 15 minute service frequency schedule established as a basic 'accessibility criteria' in Policy P7 (Accessibility and Ease of Access) in the *Solihull Development Plan*<sup>27</sup>.

**KEY ACTION TRA5 – BUSES:** The Parish Council will continue to seek improvements to routes and schedules through liaison with relevant bodies in order to ensure that any new developments are well served by appropriate and accessible transport links.

### Station Access

- 3.3.11.** Access to both rail platforms is difficult for the disabled, infirm, or those with small children. In particular there is no ramped access to Platform 2, thus requiring passengers to negotiate two flights of stairs, a ramp and the bridge. We find this wholly inadequate and discriminatory and urgent action is required.

**KEY ACTION TRA6 – STATION ACCESS:** The Parish Council will continue to press for an access ramp or lift to be installed on this platform and will seek improvements whenever appropriate proposals for development come forward. This will include appropriate use of Community Infrastructure Levies.

<sup>26</sup> Source: <http://www.solihull.gov.uk/Resident/leisure-parks/fitness/walking>

<sup>27</sup> Policy P7 states that development should be within 800m walking distance of a primary school, doctors surgery and (fresh) food shop; within 400m walking distance of a bus stop served by a commercial high frequency bus service with daytime frequency of 15 minutes or better; and within an 800m walking distance of a rail station providing high frequency services of three or more per hour during peak periods to local and regional employment and retail centres. Currently transport provision in the Parish fails to meet these criteria.

### *Local Trains*

- 3.3.12.** The frequency of local (stopping) train services was reduced from three to two an hour some years ago in order to accommodate Virgin Birmingham-Euston services. This has proved very inconvenient particularly as the service times are staggered at 15 then 45 minute intervals, with some intermediate stops between Coventry and Birmingham deleted.

**KEY ACTION TRA7 – LOCAL TRAINS:** The Parish Council wish to see the reinstatement of a three trains per hour schedule, but should this currently prove impossible, at the very least, a regular timetabled service of not more than 30 minutes should be established. Current restrictions present considerable difficulties for domestic and business rail users and a constraint on development opportunities. The Parish Council will continue to press service providers for improvements to this schedule.

### *Birmingham Airport*

- 3.3.13.** The airports extended runway 15 opened in May 2014 and many residents continue to express their concerns about noise pollution and the overflying of certain parts of Hampton-in-Arden.

**KEY ACTION TRA8 – BIRMINGHAM AIRPORT:** Although the Civil Aviation Authority have confirmed the revised flight path for Runway 15, the Parish Council will continue to be involved in the airspace change process, to be represented on the airport company's consultative groups and will work closely with other local community groups to ensure that the ongoing concerns of residents in matters relating to noise pollution from aircraft is kept under constant review.

### *High Speed Rail (HS2)*

- 3.3.14.** The Parish Council continues to liaise with HS2 and Solihull MBC on issues directly affecting the Parish, both from construction and operation. The Parish Council has, together with the Hampton-in-Arden Society, presented several Petitions to the Parliamentary Select Committee on those issues which require mitigation or change and has addressed the Committee on 11<sup>th</sup> December 2014, 27<sup>th</sup> January 2016 and 13<sup>th</sup> July 2016 respectively. Issues regarding haul routes, location of spoil and work camps remain outstanding, and a definitive response from HS2 and Solihull MBC regarding Diddington Lane and the re-siting of the Waste Collection Centre on the A45 is awaited.

**KEY ACTION TRA9 – HIGH SPEED RAIL (HS2):** The Parish Council will continue, through lobbying, discussion and co-operation, its pursuit of appropriate and satisfactory outcomes to all outstanding issues of contention. These include impact on residences and businesses, issues of design, management of the construction works to minimise and mitigate impact, flood prevention and management of the environmental and ecological impacts on the Parish. Each of these issues will be important criteria should any residential or business development come forward on the east side of the village, including the planned development at Meriden Road.

### Safe Cycle and Pedestrian Routes

**3.3.15.** The Parish Council is acutely aware of Policy P7 (Accessibility and Ease of Access) of the *Solihull Development Plan* relating to improving cycle access and safe cycling routes. There are none in the Parish except a relatively new and rarely used cycle path along Catherine-de-Barnes Lane. However Solihull Cycling Club members are amongst the regular users of the main village roads as well as local cyclists.

**KEY ACTION TRA10 – SAFE CYCLE AND PEDESTRIAN ROUTES:** The Parish Council’s ambition is for a safe cycling route through the Parish linking Meriden with Catherine-de-Barnes, providing a safe through route from Solihull to the east of the Borough.

The Parish Council will therefore seek a feasibility study to be completed by Solihull MBC highways engineers and developments will be encouraged which promote improved traffic management by reducing speed and volume, improve safety and accessibility for pedestrians, cyclists and people with disabilities and do so in a way that respects the amenity of the locality.



*Vehicle activated ‘Slow down’ sign in Hampton-in-Arden*

### Local and Voluntary Transport Services

**3.3.16.** Many Parish residents are highly dependent on the volunteer driver service supported by the George Fentham Trust. This service underpins the inadequate bus and rail provision and are hugely important for the Parish, particularly for the elderly or infirm.

**KEY ACTION TRA11 – LOCAL AND VOLUNTARY TRANSPORT SERVICES:** The Parish Council is committed to support and maintain the existing local and voluntary services (including the volunteer driver service) and with the expectation of growing demand, to enhance provision for those with mobility difficulties.

### Road Safety

- 3.3.17.** Parking for shops and offices in Fentham Road and the High Street in Hampton-in-Arden remains a problem due to the narrowness of the carriageway and the acute blind bend at the top of High Street. Various options have been suggested to alleviate this problem, including yellow lines, but none have proved workable or acceptable. The narrow bridges over the Grand Union Canal in Catherine-de-Barnes and Patrick Bridge over the River Blythe are also problematic for through traffic.

**KEY ACTION TRA12 – ROAD SAFETY:** The Parish Council will continue to seek a satisfactory solution to the parking issues within the Parish of Hampton-in-Arden in conjunction with Solihull MBC Highways Department. To alleviate the danger to pedestrians using the narrow High Street pavements in Hampton-in-Arden and in Catherine-de-Barnes village the Parish Council will work with Solihull MBC to seek 20mph restrictions imposed in the areas of risk and where customer and delivery parking is acute, dangerous but unavoidable.

We shall also seek a formal highway engineering study of other traffic calming including the use of ‘priority lane’ bollards such as those adopted elsewhere in the Borough. This may well alleviate the danger to pedestrians using the narrow High Street pavements where large lorries pass close to the pavement edge.

## 3.4. Environment

- 3.4.1.** The Parish derives its special character from its rural setting and its historic roots, central to which is the Parish Church, its collection of historic buildings and its open green spaces. The Plan envisages protecting and retaining existing landscape, environment and heritage assets to maintain the existing character of the Parish.
- 3.4.2.** The majority of the Parish is situated within the Green Belt. The *Solihull Development Plan* identifies the settlement areas of Hampton-in-Arden and Catherine-de-Barnes as being ‘inset’ from the Green Belt itself (see Figure 3.1). This restricts development to the settlement areas of the Parish. The results of the Consultation Survey show that the community wants to preserve the existing landscape of the Parish and the maintenance of the Green Belt (and the Meriden Gap) forms an important part of this objective.



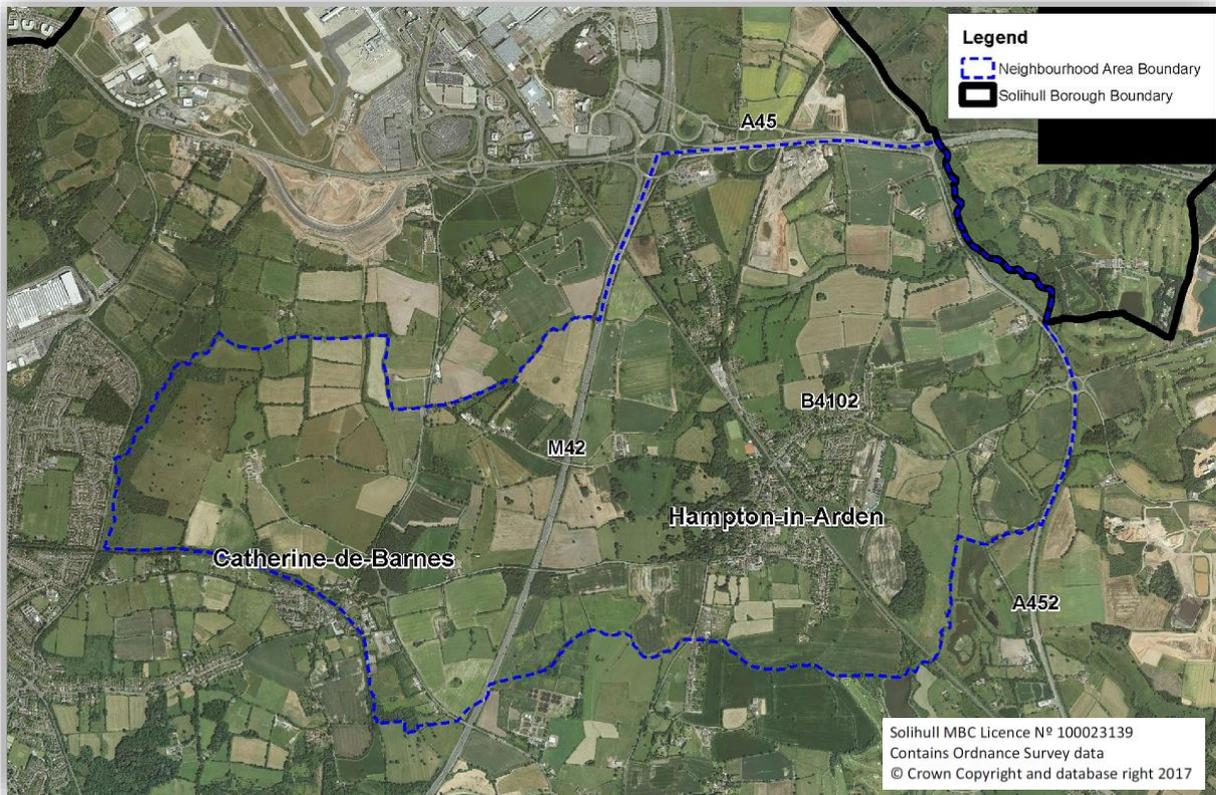
*Bluebells in the Spinney*

### Natural Environment

- 3.4.3.** The Parish lies within the Arden Parklands landscape character area, for which guidance is provided in Natural England’s *National Character Area Profile: 97 Arden*<sup>28</sup> and the

<sup>28</sup> Produced by Natural England (2014)

Warwickshire Landscapes Guidelines for Arden<sup>29</sup>. This landscape area is defined as “an enclosed, gently rolling landscape defined by woodland edges, parkland and belts of trees”<sup>30</sup>. The farmed landscape within this gently rolling topography is characterised by permanent pasture, with an irregular or varied field pattern bounded by numerous mature hedgerows with trees. These combine to create a heavily wooded appearance to the landscape.



**Figure 3.2: An aerial photograph of the Parish**

- 3.4.4.** As Figure 3.2 shows the landscape of the Parish is dominated by farmland with the majority of fields separated by well maintained hedgerows. The Parish also contains some large woodland areas, including the Siden Hill Wood to the east (an ancient semi-natural woodland), Hampton Coppice to the west (an ancient semi-natural woodland), Aspbury’s Copse and Barber’s Coppice located between the settlements of Hampton-in-Arden and Catherine-de-Barnes (both of which are ancient replanted woodlands) and the woodland surrounding the Hampton Manor estate and the associated spinney within Hampton-in-Arden itself. The George Fentham Arboretum was planted in 2010. This is deciduous woodland that leads from the Spinney.
- 3.4.5.** Within the village of Hampton-in-Arden the landscape is dominated by trees (including broadleaved species oak, ash and sycamore). The churchyard displays mature lime, hornbeam, ash and sycamore. The village green supports conifer species, contrasted by the adjacent roadside limes and an ancient horse chestnut. Trees planted in large gardens and open public spaces complete the overall aspect of the tree dominated landscape. The Parish

<sup>29</sup> Produced by Warwickshire County Council and the Countryside Commission (November 1993)

<sup>30</sup> See Page 17 of the *Warwickshire Landscapes Guidelines for Arden* produced by Warwickshire County Council and the Countryside Commission (November 1993)

Council regards the arboreal aspect of the village as paramount when considering any proposed development.

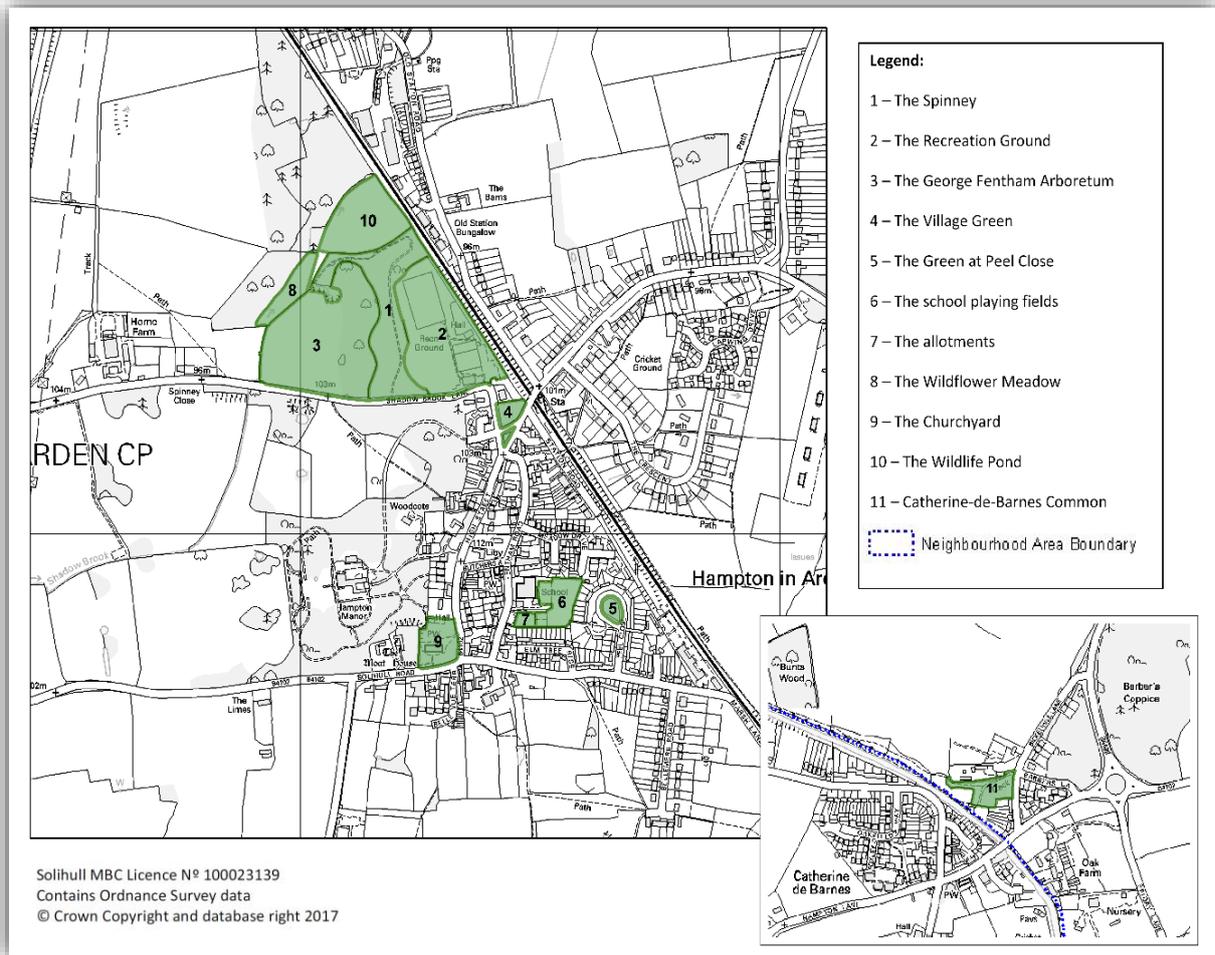


*A few of the important green spaces within the Parish (clockwise from top left):  
Village Green, Recreation Ground, Catherine-de-Barnes Commons, Playground and  
Allotments by the School and Wildflower Meadow*

**3.4.6.** The village areas within the Parish are also characterised by the number of green spaces that are open and accessible to the public. These spaces are valued immensely by residents within the Parish (as demonstrated in the results of the Consultation Survey) and they wish to see these areas maintained and protected. The Consultation Survey and the Parish Council have identified the following as important green spaces within the Parish: the Spinney, the Recreation Ground, the George Fentham Arboretum, Catherine-de-Barnes Common, the

Village Green, Peel Close, the school playing fields, the allotments, the Wildflower Meadow, the churchyard and the wildlife pond constructed by the George Fentham Trust in 2014<sup>31</sup>.

**3.4.7.** In accordance with NPPF<sup>32</sup> it is possible for local communities (through Neighbourhood Plans) to identify green areas of particular importance to them for special protection, by designating land as a Local Green Space. Through this designation local communities are able to rule out new development other than in very special circumstances.



**Figure 3.3: Local Green Spaces**

**3.4.8.** The criteria from NPPF for Local Green Space designation is outlined below:

- green space is in reasonably close proximity to the community it serves;
- the green area is 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;
- the green space concerned is local in character; and,
- the green space is not an extensive tract of land.

<sup>31</sup> The former cricket field and the grounds of Hampton Manor have been excluded from this list as they are not publicly accessible.

<sup>32</sup> See Paragraphs 76 to 78 of NPPF

**3.4.9.** The NPPF notes that there is no upper or lower threshold in the size of local green spaces. However, the *Solihull Green Spaces Strategy*<sup>33</sup> states that local green spaces are “*areas of unrestricted public access*” that “*are larger than 1.5ha but smaller than 8 ha*”<sup>34</sup>.

**3.4.10.** Of the green spaces identified as valuable and worthy of protection by parishioners, the Parish Council considers 11 of these areas to meet the requirements of the NPPF criteria for ‘Local Green Spaces’ and as such has chosen to designate them as ‘Local Green Spaces’. Their locations within the Parish are shown on Figure 3.3.

**3.4.11.** These 11 sites qualify as Local Green Spaces under the NPPF criteria for the following reasons:

- All of the sites are in close proximity to the community they serve;
- All of the sites are demonstrably special to a local community and hold a particular local significance: Four sites provide recreational value (the Recreation Ground, the school playing field, the allotments and the green at Peel Close), five sites provide tranquillity and richness of wildlife (the Spinney, the George Fentham Arboretum, the Wildflower Meadow, Catherine-de-Barnes Common and the wildlife pond) and two sites provide beauty and historic value (the Village Green and the churchyard);
- All of the sites are local in character; and,
- None of the sites are expansive tracts of land: Although some of the spaces are smaller than 1.5 ha minimum size specified in the *Solihull Green Spaces Strategy* (e.g. the Village Green, the churchyard and Peel Close) these sites meet all criteria set out by the NPPF.

**3.4.12.** The River Blythe runs through the eastern part of Parish. The river meanders through a wide floodplain and forms a large part of the eastern boundary of the Parish. Prolonged rain can result in the River Blythe flooding over a wide area (particularly at Patrick Bridge) and lead to torrential flow under the Packhorse Bridge, Patrick Farm and Kenilworth Road bridges. The River Blythe and its associated water meadows are designated as a SSSI, a site of national importance for nature conservation. A second nationally important site for nature conservation, the Bickenhill Meadows SSSI, is located in the north-western part of the Parish. The Blythe valley also provides a wildlife migration corridor within the Parish.



River Blythe

**3.4.13.** The habitats within the Parish provide an important network of green spaces (or green infrastructure) for people and wildlife, linking local habitats with those in the rest of borough. Green infrastructure can be defined as “*a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities*”<sup>35</sup>. The community recognises the importance of local green spaces and green infrastructure for wildlife and for the contributions this makes to health and wellbeing of people and communities. The Parish Council recognises that the connectivity and multi-functionality of the existing green infrastructure network needs to be conserved and enhanced and that this should include new development. The Parish Council and the

<sup>33</sup> Produced by Solihull MBC (adopted August 2006)

<sup>34</sup> Paragraph 316 of *Solihull Green Spaces Strategy* produced by Solihull MBC (adopted August 2006)

<sup>35</sup> Definition taken from page 52 of the *National Planning Policy Framework*, produced by Communities and Local Government (March 2012)

community place considerable value on the protection and, where possible, enhancement of biodiversity in the Parish. This includes the conservation of existing green spaces within the settlement areas of the Parish, the open farmland areas outside the settlements themselves and the protection of green infrastructure and wildlife corridors. It is vital that these natural features are protected and enhanced, to ensure local wildlife, habitats and landscape are supported for their intrinsic value and for the benefit and enjoyment of existing and future residents.

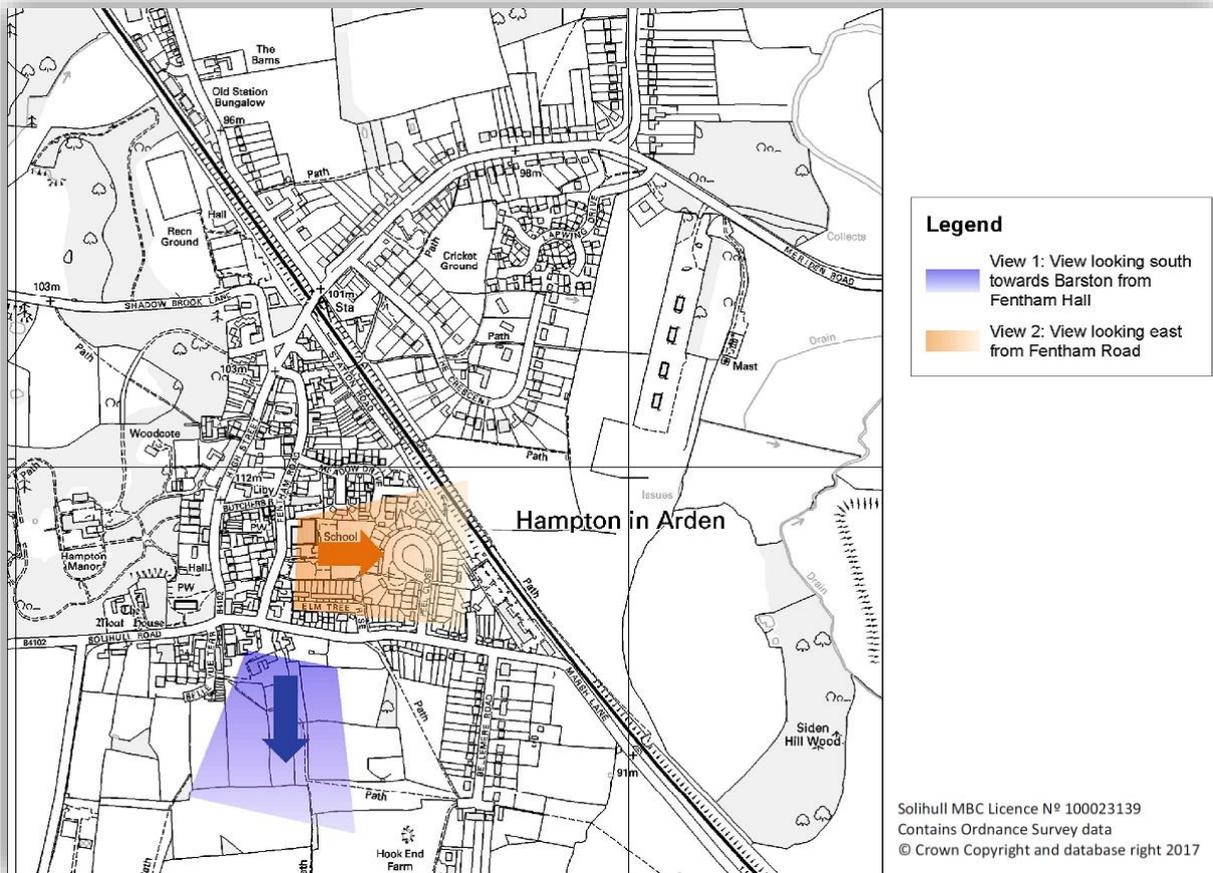
- 3.4.14.** The habitats within the Parish provide a haven for wildlife and support legally protected species such as bats, otters, great crested newts, badgers and barn owls. The Parish Council has worked in conjunction with the George Fentham Trust, the Hampton-in-Arden Society Conservation Group and the Hampton-in-Arden Gardening Club to provide enhancements to biodiversity within the Parish. This has included the installation of a large number of bird and bat boxes within the Spinney, the creation of the George Fentham Arboretum, the associated wildflower meadow and the wildlife pond.
- 3.4.15.** Within the Parish there are areas of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification<sup>36</sup>). These areas should be protected as in accordance with Policy P17 (Countryside and Greenbelt) of the *Solihull Development Plan*.
- 3.4.16.** At many points within the village of Hampton-in-Arden there are good views of the surrounding patchwork farmland. The Consultation Survey demonstrated that the community places considerable value on the views out of the village and want to see these protected. Two views of particular note were identified in the survey and are shown on Figure 3.4 and include the view looking south towards Barston from Fentham Hall (View 1) and the view looking east from Fentham Road, near to the school (View 2). The *Conservation Area Appraisal* also identifies the importance of these two views within the setting of Hampton-in-Arden<sup>37</sup>.
- 3.4.17.** These views make an important contribution to the landscape quality and context of the village.



*Photographs of View 1 (left) and View 2 (right) shown on Figure 3.4  
(these illustrative photographs can only provide a limited representation of the views being protected)*

<sup>36</sup> *Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land*, Ministry of Agriculture, Fisheries and Food, October 1988

<sup>37</sup> See Section 5.2 of the Conservation Area Appraisal



**Figure 3.4: Views out of Hampton-in-Arden to be protected**

**Policies for the Environment**

**POLICY ENV1 - TREES:** All development proposals should include a landscaping scheme that:

- Wherever possible retains existing mature and established trees;
- Provides for additional tree planting to enhance, soften and screen the development
- Utilises tree species that reflect the existing pattern of tree cover in the Parish; and,
- Wherever possible includes for some semi-mature trees to aid the early maturity of the landscaping.

**POLICY ENV2 – LOCAL GREEN SPACES:** The areas scheduled below (and identified in the related Figure 3.3) are designated and protected as Local Green Spaces (as defined in the National Planning Policy Framework).

Local Green Spaces:

1. the Spinney;
2. the Recreation Ground;
3. the George Fentham Arboretum;
4. the Village Green;
5. the Green at Peel Close;
6. the school playing fields;
7. the allotments;
8. the wildflower meadow;
9. the churchyard;
10. the wildlife pond; and,
11. Catherine-de-Barnes Common.

**POLICY ENV3 – VIEWS:** Two views of importance to the setting of Hampton-in-Arden and its Conservation Area will be protected; the views are scheduled below (and identified in the related Figure 3.4):

- View looking south towards Barston from Fentham Hall (View 1 on Figure 3.4); and,
- View looking east from Fentham Road, near to George Fentham Endowed School (View 2 on Figure 3.4).

Development proposals affecting these open vistas must consider, address and minimise their impact

### Key Actions for the Environment

**KEY ACTION ENV1 – FLOODING:** New development proposals must demonstrate that they will not lead to an increased flood risk within the settlement areas of the Parish. Proposals that cannot provide this assurance will not be supported.

Sustainable drainage (SuDS) should be used within new developments, unless there are overriding reasons not to. SuDS provide effective surface water management, improve water quality and biodiversity. They may also provide flood water attenuation and reduce the risk of flooding to downstream communities. These may include features such as swales, ponds and permeable paving and should be designed to be an integral part of the green infrastructure of the Parish.

**KEY ACTION ENV2 – BIODIVERSITY:** The Parish Council wish to see existing habitats retained and enhanced where possible to protect the established biodiversity within the Parish. Applications for new development must demonstrate that there will not be harmful effects on any ecological features present (with mitigation and compensation measures in place where necessary), including sites designated for their nature conservation value, habitats and green infrastructure and species (including legally protected species and priority species).

Any new development proposals will be expected to maintain and enhance existing ecological corridors and landscape features (such as the River Blythe SSSI, other watercourses, hedgerows and tree lines) for biodiversity. New development should also consider incorporating appropriate new features or habitats for wildlife within the development design.

### Historic Environment

- 3.4.18.** Hampton-in-Arden has been a settlement since Saxon time and is recorded as Hamtone in the Domesday Book of 1086. As well as being an important settlement in the original Forest of Arden, Hampton was on the salt route from Droitwich to Coventry and beyond and the medieval Packhorse Bridge (a Scheduled Monument) still stands as a reminder of the important river crossing. The George Fentham Trust has had a major impact upon the village. The charitable trust has resulted in the construction of a number of buildings of importance. A further influence was Sir Frederick Peel, son of Sir Robert Peel, who inherited the Hampton Manor Estate on the death of his father in 1850. He built the present Manor House in 1855 (a Grade II listed building<sup>38</sup>) and employed a well known architect W. Eden Nesfield, to design the Manor Clock Tower (a Grade II\* listed building) and a number of village houses (including a number of cottages in the High Street).
- 3.4.19.** Within the Parish is Diddington Hall, a Grade II\* listed building, built in Elizabethan times circa 1580. This is currently the home of The Island Project, a school for autistic children.
- 3.4.20.** In 1968 the central part of Hampton-in-Arden was designated a Conservation Area (see Figure 1.2). The *Conservation Area Appraisal* has been produced by Solihull MBC as part of this process. This appraisal identifies key positive characteristics of the Hampton-in-Arden Conservation Area and makes a number of recommendations to help enhance the historic features of the village and, where possible, to further protect the character of the village.
- 3.4.21.** The Conservation Area is considered by many residents to be crucial in defining the character of the village. A number of buildings within the village are listed and many are important historically and architecturally. These include Hampton Manor, Beech House, Moat House and Fentham Hall. The Consultation Survey confirmed that residents also consider the High Street, the Church, the White Lion Inn public house, the war memorial and the library of importance to the historic environment of the Parish.

<sup>38</sup> A listed building is one that is on the statutory list of buildings of 'special architectural or historic interest' compiled or approved by the Secretary of State for Culture, Olympics, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing identified buildings that have exceptional architectural or historic special interest. Listed building consent must be applied for before any planning stage which may decide a building's future in order to make any changes to that building which might affect its special interest. Listed buildings are also protected in the Solihull Local Plan through Policy P16 - Conservation of Heritage Assets and Local Distinctiveness.



*The Packhorse Bridge, a Scheduled Monument*

**3.4.22.** There are three Scheduled Monuments<sup>39</sup> present within the Parish:

- the Packhorse Bridge;
- the moated site at Moat House in Hampton in Arden; and,
- the Churchyard cross in St Mary and St Bartholomew's churchyard.

**3.4.23.** The Parish Council recognises the importance of the historic environment to the Parish's local character and distinctiveness and seeks to see these assets protected for future generations. When considering future building development, architects and developers should ensure that their plans are in harmony with the local context, protect local character and, where the local character has been eroded, designs should seek to visually improve the area. The *Village Design Statement* provides guidance on how developments should be designed so as not to impair the character of the village. Furthermore, Policy P15 – Securing Design Quality of the *Solihull Development Plan*, outlines the key principles that all development proposals will be expected to achieve in order to secure good quality, inclusive and sustainable design. One of the key principles is to conserve and enhance local character, distinctiveness and streetscape quality and to ensure that the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural, built and historic environment. This Policy helps to protect the character of areas of the Parish outside of the Conservation Area.

**3.4.24.** In appropriate circumstances, in order to reduce crime and the fear of crime, favourable consideration will be given to approved 'alternative' materials to replace any building materials and any artefacts that are stolen. This approach is accepted by Historic England<sup>40</sup>.

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<sup>39</sup> A nationally important site or monument that is given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Scheduled Monument Consent is required for any work to a designated monument. Scheduled Monuments are also protected in the Solihull Local Plan through Policy P16 - Conservation of Heritage Assets and Local Distinctiveness.

<sup>40</sup> *Theft of Metal from Church Buildings*, English Heritage Guidance Note (2011)

**POLICY ENV4 - HERITAGE:** All the Parish heritage assets, whether designated or not, and their settings are valued. All development proposals that may affect an asset must sensitively consider and address their potential impact. Appropriate regard should always be demonstrated for the Hampton-in-Arden Village Design Statement.

### 3.5. Community

**3.5.1.** The Parish is well served by a large number of community facilities. These amenities and services provide the residents of the Parish with a varied and vibrant social life. There are the following community facilities within the Parish:

- **provisions for children and young people:** Within the Parish there is a preschool (Hampton-in-Arden Preschool), a nursery and primary school (the George Fentham Endowed School), two playground areas, the Skylark Bus (a youth group organised by the Church) and a number of activity groups for children (including a stay and play group for toddlers and Scout and Guide groups). The Parish is also home to the Island Project, a Special School for autistic children placed at the school by Solihull MBC and other local authorities. The school is located at Diddington Hall;
- **provisions for older people:** The Fentham Green Bungalows and Crocketts Court provide living facilities for older residents. Every two weeks, a Luncheon Club is held at Fentham Hall for elderly residents;
- **outdoor sports facilities:** The Parish has the Sports Club and Recreation Ground which houses a cricket pitch, AstroTurf all-weather playing surfaces, tennis courts and outdoor gym equipment. There is also a Bowls club (near Fentham Hall) and a playing field (adjacent to the Primary School);
- **indoor sports facilities:** Within the Parish there is the Hampton-in-Arden Sports Club (with squash and racketball courts) and the Hampton Gym;
- **churches:** The Parish Church of St. Mary and St. Bartholomew offers weekly services as well as weddings, baptisms and funerals. The churchyard has a cemetery. Numerous clubs also make use of the Church hall (including yoga classes, art classes and children's ballet classes). Hampton-in-Arden also has the St. Mary and St. Antony's Coptic Orthodox Church, one of the first Coptic Orthodox Churches outside London;
- **shops:** The Parish supports a number of shops including a Post Office, a pharmacy, a hairdressers, a bakery and café, an off licence and two small convenience stores;
- **restaurants:** Including Peel's at Hampton Manor, the White Lion Inn and the Beeches Bar and Grill;
- **accommodation:** Including a hotel (Hampton Manor) and bed and breakfast accommodation (at the White Lion Inn);
- **a public house:** The White Lion Inn;
- **a GP surgery:** Hampton Surgery provides healthcare for the Parish and surrounding area, including three Traveller sites of which one is currently within the Parish;
- **Hampton-in-Arden Library:** Open on a part-time basis (one and a half days a week only);
- **Fentham Hall;**
- **the Church Hall;** and,

- **allotments.**

**3.5.2.** The location of the facilities listed above are shown on Figure 3.5.

**3.5.3.** In addition, within the wider village of Catherine-de-Barnes there are a number of facilities that Hampton-in-Arden parishioners (e.g. those living to the east of the Grand Union Canal) can easily access. These include the village hall (previously St Catherine's Church), a public house, a cricket club, a restaurant and a local shop.



*Grand Union Canal at Catherine-de-Barnes*

**3.5.4.** In March 2013, the Parish Council invested in outdoor gym equipment for young people and adults, and in July 2014 a new playground for children under the age of seven. Local and national charitable funders played an important part in helping to provide these facilities. The Parish Council will be vigilant in seeking funding which will continue to provide an opportunity to enhance the range of facilities, services and the local environment for the benefit of current and future generations.

**3.5.5.** The Consultation Survey showed that these community facilities are valued very highly by residents and that they should be protected. The retention of key local services and community facilities is important for the long term sustainability of the Parish and any new developments proposed should help their viability.

**3.5.6.** The Consultation Survey showed that the majority of residents were happy with the existing sports, leisure and recreation facilities. However, the Parish Council wishes to ensure that, where possible, facilities are improved and enhanced to continue to provide high quality services to the residents of the Parish.

**3.5.7.** Two key areas where improvements to community facilities could be made were identified as a result of the Consultation Survey. This included:

- the provision of more facilities to engage older children and teenagers. The establishment of a youth club was amongst one of the most popular suggestions made; and
- improved facilities for the elderly.

**3.5.8.** The Parish Council wish to connect more with young people in the Parish, particularly in order to identify the most appropriate facilities to engage older children and teenagers. To help towards this, and to provide a more modern platform to interact with Parishioners (particularly the younger generation), the Council will endeavour to make use of social media. To this end, in March 2015, the Council launched its own Facebook page.

**3.5.9.** The elderly population is projected to increase over the next decade resulting in additional pressures for health and social care, and increasing the importance of being able to stay living independently for longer. Access to shops in the village is particularly difficult for the elderly, infirm and disabled.



Figure 3.5: Location of Community Facilities within the Parish



*The outdoor gym equipment and the playground for under sevens at the Recreation Ground*

- 3.5.10.** The Parish Council is keen to address the valid needs of residents and considers it of utmost importance to improve these areas to allow an enhanced quality of life within the Parish for the young and old throughout the duration of the Plan.
- 3.5.11.** The Parish Council wish to safeguard key facilities within the Parish, particularly the Hampton Surgery, the George Fentham Endowed School and the Hampton-in-Arden Library. These assets provide fundamental services to residents and require protection. Both the Hampton Surgery and the George Fentham Endowed School face future pressures from increased housing numbers within the Parish and Hampton Surgery also faces an additional challenge from an increasingly elderly population.
- 3.5.12.** The Hampton-in-Arden Library is open part-time during the week and as such may face economic pressures for closure (e.g. due to reduced funding). The Parish Council wish to secure the status of the library to ensure that the services it provides to the residents of the Parish continue (e.g. it provides access for disabled and elderly residents and fortnightly readings for young children).

#### **Policies for the Community**

**POLICY COMM1 - RETENTION OF KEY SERVICES AND FACILITIES:** Proposals that ensure the retention and improvement of key local facilities will be supported. Any redevelopment for an alternative purpose will only be supported if the facility affected is replaced by an equivalent or better provision in an equally suitable and accessible location or where it is evidenced that the facility is no longer viable. These facilities (as at 2017) are scheduled below (and identified in Figure 3.5):

- 1 - Hampton in Arden Preschool;
- 2 - George Fentham Endowed School;
- 3 - playground by the school;
- 4 - playground at the Recreation Ground;
- 5 - the Island Project;

**POLICY COMM1 – RETENTION OF KEY SERVICES AND FACILITIES (CONTINUED):**

- 6 - Fentham Green Bungalows;
- 7 - Crocketts Court;
- 8 - Sports Club and Recreation Ground;
- 9 - Bowls Club;
- 10 - Hampton Gym;
- 11- Parish Church of St. Mary and St. Bartholomew and associated Church Hall;
- 12 - Pharmacy;
- 13 - Post Office;
- 14 - Shops;
- 15 - The White Lion Inn;
- 16 - Hampton Manor;
- 17 - The Beeches;
- 18 - GP Surgery;
- 19 - Hampton-in-Arden Library;
- 20 - Fentham Hall; and,
- 21 – Allotments.

**POLICY COMM2 – DEVELOPER CONTRIBUTIONS:** Funds made available to the Parish through Community Infrastructure Levy<sup>41</sup> (CIL) will make contributions toward appropriate community infrastructure, which may include:

- library, sport or recreational facilities;
- community support services for the elderly, infirm or needy (including local and voluntary transport services referred to in Key Action TRA7);
- child or youth services: including the provision of additional school places at George Fentham Endowed School arising from the development and measures that address local traffic congestion and parking problems associated with the primary school;
- support for specific church or school activities or facilities;
- improvements to village infrastructure (e.g. station access referred to in Key Action TRA2 and provisions of better broadband referred to in Key Action ECN1);
- improvements to the local environment (e.g. long term maintenance of drainage systems or other flood risk assets (as appropriate) and support for key environmental and biodiversity improvements within the Parish); or,
- improvements to, remodelling of or enhancement of the Hampton Surgery: to accommodate additional residents that require services as a result of new development.

<sup>41</sup> Community Infrastructure Levy (CIL) is a flat rate and non-negotiable. If a development is CIL liable then 25% of that money raised will be given to the Parish Council and they can choose the way they wish to spend their 25%. SMBC CIL is awaiting approval by the Planning Inspectorate.

## Key Actions for the Community

**KEY ACTION COMM1 – SPORT, LEISURE AND RECREATION:** The Parish Council will work to ensure that the existing sports, leisure and recreation facilities within the Parish are maintained at the current standard. Where possible, opportunities to improve these facilities will be explored, including:

- refurbishment and or expansion of the Sports Club;
- provision of a swimming pool; and,
- provision of a playground area in Catherine-de-Barnes.

**KEY ACTION COMM2 – COMMUNITY SERVICES AND FACILITIES FOR THE YOUNG AND ELDERLY:** The Parish Council will work with the community to identify the:

- most appropriate facilities to engage older children and teenagers in the Parish; and
- additional services of use to the elderly residents of the Parish.

The Parish Council will work with the relevant authorities/statutory bodies to ensure the delivery of the identified services and facilities.

The Parish Council will continue to lobby for the protection of The Island Project School or for appropriate mitigation by HS2 or, failing any such satisfactory agreement, its relocation to suitable alternative premises at no cost to the School.

**KEY ACTION COMM3 – LIBRARY SERVICE:** The Parish Council will continue to work with Solihull MBC in order to secure the status of the library and protect it from any future threats from closure.

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## 4. Monitoring and Review

- 4.1.1.** When the Neighbourhood Plan has been adopted it will form part of the statutory Development Plan for the area alongside the *Solihull Development Plan* (which consists of the *Solihull Local Plan* and the *Gypsy and Traveller Site Allocations Plan*). Solihull MBC will continue to be responsible for determining most planning applications, and the policies in the Neighbourhood Plan will be used to consider those planning applications within the Hampton-in-Arden Neighbourhood Area.
- 4.1.2.** Hampton-in-Arden Parish Council will maintain regular contact with Solihull MBC to monitor the implementation of the Plan and consider the need to revise the Plan in response to changing national, borough or local requirements.

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## Acknowledgements

The Working Group and Parish Council would like to thank all the contributors to the Hampton-in-Arden Neighbourhood Plan 2017-2028, including:

- **Carol Grant** (Member of Working Group): Vice-Chair of the George Fentham Trust;
- **Catherine Sellars** (Member of Working Group and Author): Councillor on Hampton-in-Arden Parish Council;
- **David Cuthbert** (Member of Working Group): Councillor on Hampton-in-Arden Parish Council, Chair of Catherine-de-Barnes Residents Association;
- **George Goodall** (Member of Working Group): Chair of Hampton-in-Arden Society;
- **Gill Lewis** (Member of Working Group): Previous Chair of Hampton-in-Arden Parish Council (resigned August 2016);
- **John Doidge** (Member of Working Group and Author): Councillor on Hampton-in-Arden Parish Council;
- **Malcolm James** (Member of Working Group): Councillor on Hampton-in-Arden Parish Council (retired May 2015); and,
- **Mike Blomer MBE** (Chair of Working Group and Author): -Current Chair of Hampton-in-Arden Parish Council.

The Working Party and Parish Council also wish to pay tribute to the contribution of George Goodall, who sadly passed away in 2016, to the development of this Neighbourhood Plan. George was Chair of the Hampton Society and President Elect 2016.

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## ***Hampton-in-Arden Neighbourhood Plan 2017—2028***

Please visit [www.hamptoninarden.org.uk](http://www.hamptoninarden.org.uk) to view the online version of the Neighbourhood Plan and all its supporting documents.

*For planning purposes this Neighbourhood Plan should be read in conjunction with the Solihull Development Plan.*

*Hampton-in-Arden*