



supporting people &
sustaining communities

**WITHERLEY PARISH
(ATTERTON, FENNY DRAYTON, RATCLIFFE CULEY &
WITHERLEY)
NEIGHBOURHOOD PLAN**

COMMUNITY ENGAGEMENT DROP-IN EVENTS

Thursday 20th February 2020
Saturday 22nd February 2020
Wednesday 26th February 2020



HOUSING

COMMENTS

Fenny Drayton:

- Fenny Drayton – Do Not agree with proposed building in or around this village. There are no facilities to support the proposals it would also be extremely detrimental to the environmental structure.
- Fenny Drayton – Keep your hands off our village, no good roads, no footpaths and no facilities whatsoever.
- Where will access to the Fenny Drayton plot be? Drayton lane is already dangerous. Would be 30mph be moved to cover a greater stretch of road.
- No objection to the proposed housing in Fenny IF a footpath can be made to give them safe access to the village via Drayton lane as it is dangerous to walk along, and people would not want to walk via fox's covert to church.
- Housing proposals – against disturbance of playing field, against access from Drayton lane to any new development, against any development that doesn't bring facilities to the village, no shop, no pub, no bus access to anywhere.
- Lane behind fox's covert owned by Bloor & Ron had planning permission since 1970s. why isn't that on the development plan?
- I look out onto fields and live in Fenny Drayton for this reason. This will destroy my outlook.
- How many houses is the village required to 'see' developed.
- Fenny Drayton is within the settlement boundary footprint.
- Concerns over lack of footpath on Drayton Lane with an increase in traffic from new housing.
- People moving into new houses, where will they access GP and dental services, schools? Will a shop be added as part of the development.

Ratcliffe Culey:

- Through traffic in Ratcliffe Culey is at a critical state NOW without development. No footpaths, no cycle lanes.
- Ratcliffe doesn't need any more housing.
- Ratcliffe doesn't need any more houses as there is not enough room without going into fields and it will spoil the view.
- Ratcliffe doesn't need anymore housing because there are not enough facilities to accommodate for more people.
- The infill potential of Red House farm should be kept as a courtyard and only be residential as far as brick buildings. That would be most fitting and best for the environment.
- Housing to be only allowed if an existing building has been demolished on the site and only to the original footprint, no larger.
- Any future development of derelict farm buildings should be within the existing footprint so as not to destroy the existing character.
- Housing in Ratcliffe will spoil the countryside too much. Ratcliffe is a very green space.

Witherley:

- Will work be done at Witherley as junction to improve access and safety?

Site 1:

- How is this a sustainable development given its isolation

Site 2:

- Do not under any circumstances consider option 2, totally out of proportion to the size of the village.
- Number 2 is Obscene!!
- Number 2 is too large of an area to even be considered.
- Would hate to think parcel 2 is considered as the village would become lost in development.
- Yellow area 2 would make fenny Drayton a village no more.
- Site 2 is way too big an area. This will make the village of Fenny Drayton like a small town.
- Site 2 is too large and completely out of proportion with the size of the parish and certainly Fenny.
- Far too large! Destroys whole village
- What plans are there for a footpath on Drayton Lane
- What other amenities are to be added?
- Footpath/cycle path along A444 to Redgate and A5?
- This site would clearly result in a larger development to the back of all properties on Fox's Covert as it's the same landowner.
- Comments that additional housing will make it like a small town. But has zero amenities, no pub, shop, doctors etc.

Site 10:

- (10) Warden controlled development.
- Developers should be aware they may uncover roman remains in the 'kennels' area.
- If Hunt 'kennels are developed – very important that existing buildings are maintained – strict on the amount of dwellings, 15 seems a lot!
- Back of Drayton close the land is covered by a covenant, Rom Brittan Will.
- Rom Brittan put covenant on the land, cant sell.
- I live in Drayton Close and bought bungalow 2 years ago for the proposed area fields view from my garden and has advised that there is a 100 year covenant where building would not be permitted.
- If Kennels are developed very important that this is a creeping process – the land around the kennels should be developed – flooding / access problems etc.
- Kennels need to be converted not demolished.

Site 3:

- 3 should go for building because it will only end up falling down. You need to grow a little bit.
- My understanding is that there is possibly a connection to the Quakers and an historic site?

Site 4:

If the farm is developed what happens to the land owned by the farmer i.e. south of main Road adjacent to Ormes Lane.

Site 5:

- Strongly oppose development on church croft, should be kept a green area.
- Strongly oppose development on church croft, should be kept a 'green area' – currently very wet
- Church Lane, Ratcliffe Culey. If it was built on it would spoil the whole vision of that part of the village, apart from the fact the road is far too narrow for about 15 plus cars and vehicles reversing. Too close to a Grade11* Church.
- Church Croft provides essential overflow for church and community events. Church Lane is so narrow that provision of this nature is essential to enable community events to take place.

Other:

- Traffic issues would increase even with only limited development.
- Concerned that eventual 'spread' with other locations will be even more sustainable.
- As a local owner if I object are there reprisals from landowner?
- Unable to speak freely and object for fear of reprisals from Cllr Simpsons family who has already bullied and threatened local residents who have spoken previously.
- Concerned this is just the start. Traffic is already horrendous, and congestion would be a great concern.
- Where is the third parcel of land located?
- Land adjacent to the A444 down to the Redgate is owned by a constitution of businessmen that can be developed for housing.
- Can't see the point of building 'affordable' housing when the infrastructure couldn't support it – i.e. more schools/ GP surgery / better transport would be needed.
- Land previously used for buildings which are since gone/derelict should be used before any other land for any houses built.
- I don't like the ideas of the old farm falling down and I would like a few houses.
- I don't mind if houses are built as long as they don't affect me and the area around me, a small number is OK.
- It would be acceptable for housing to be built on previous building sites within the villages but not outside the original footprint.
- I'm so glad you are not planning to build on the Croft, Main Road.
- Do not agree no facilities to support proposed building. Also, no good for the environment.
- Development on windfall sites should be restricted to land which has already been built on.
- Ron Brittan put covenant on the land can't sell!
- Any new development needs to be sympathetic to the hedges/trees – new ones for old if they can't be saved.

COMMENTS

Fenny Drayton:

- Could there not be a camera, speed bumps or traffic slow bollards put along Drayton lane to put off people cutting through the village?
- The danger to the public at the road junctions on the A444 at fenny Drayton is recognised. Action is needed on a health and safety level to prevent future accidents and death.
- Drayton lane to the A5 junction is an accident black spot.
- Existing traffic issues on Drayton lane and old forge rd. introduction of new houses will only add to problem, existing traffic issues need to be dealt with first before the commence of building.
- Make junction at A5 Drayton Lane / Hartshill roundabout like Redgate church.
- Drayton Lane junction with A5 is a known black spot already. When congested, people take risks to cars right to Atherstone causing near misses. Right turners will back up traffic that want to turn left. Therefore, causing more hazardous situation. This will be exacerbated with extra traffic on the road.
- Can there be a safety mirror at the end of church lane Drayton lane? It's such a dangerous corner.
- Fenny Drayton – what is proposed is good and will fix transport issues and will assist residents.
- Traffic danger in Fenny Drayton has been well documented.
- Far too much traffic already running through Fenny Drayton via Drayton Lane. If you want to hep village, install a speed camera.
- Fenny Drayton is a small village, narrow roads, very little or no footpaths in places. The volume of traffic and speeding cause concerns. The A444 junction is not fit for purpose.
- It would be sensible to consider traffic flow through the village and the development of calming measures, especially if increasing the number of residential properties.
- Perhaps make Drayton Lane one way or create a dead-end, end of the edge of the housing.
- Children risk their lives crossing Drayton lane to get to the park because of highspeed cars.
- There will be an increase in traffic down Drayton Lane emerging onto A5 to do a right turn, there are so many accidents already, this is going to increase.
- Additional housing will create more traffic through the village. This means greater risk to pedestrians where there is no pavement. (e.g. Drayton Lane).

Witherley:

- Parking in Witherley is already a problem in some areas – hall, post office house, by church especially at school times or when football matches are on.
- The village road should be remitted as part of any expansion.
- Access onto A5 from Witherley with vehicles is very difficult and potentially dangerous. Access from Witherley to Atherstone is dangerous for school children and others as cars go very fast also other roads into village are subject to flooding.
- The roads are unsuitable in Witherley now, access is frequently time consuming from Kennel lane to A5. Also, no footpath on either side on budge lane.
- One-way system in Witherley is needed. Direction in at post office Lane for Kennel Lane, then along to the pub, turn right and out past club. Road to church remains a dead end off of this one-way system.

Ratcliffe Culey:

- Too much congestion in the mornings and evenings
- There is already too much traffic running through the village of which is already a nightmare to get out of the village in the morning.
- Need traffic calming through Ratcliffe, 30mph needed to be enforced.
- The rat run from the A444 through Ratcliffe is very dangerous. I used to pick litter (of which there is a lot dropped from cars) but won't now as its too risky.
- Ratcliffe Culey needs 30 mph speed limit signs at both ends of the village, it is not safe.
- Traffic is very fast/heavy at times – the speed limits need to be enforced to improve safety.
- Traffic through Ratcliffe frequently takes no notice of speed limit.
- Parking on pavements in Ratcliffe Culey is a hazard to pedestrians.
- I support the community action on extending footpaths in Ratcliffe Culey. Traffic calming measures would also be welcome as the village becomes more of a rat Run.

A444:

- There is no footpath on A444 down to A5 and where the Redgate island meet would this be put in place?
- The village is mainly used for A444 rat run and only a matter of time before someone gets killed, I suspect.
- A roundabout to replace the ill continued staggered junction to Fenn Lane, A444 / forge lane, could save lives and also reduce speed.

Public Transport:

- What about bus services across the parish (especially fenny Drayton, but elsewhere too. We have no (or few) buses anywhere including direct links to Hinckley or Nuneaton.
- Buses-what about connecting us (Fenny Drayton) to Hinckley and Nuneaton. This is where many people shop, go to school/college and doctors and dentist
- The current village has no facilities, we need a bus service to Hinckley and also market Bosworth.
- Public transport through the village for those who have no cars would be useful in Ratcliffe.
- Keep Fenny Drayton bus.
- There should be a regular bus going from Ratcliffe to other places to let older people get out.
- Need public transport to fenny Drayton to link Hinckley and Nuneaton.

Footpaths/Cycleways:

- Footpath and cycle path to link up to A5
- I think that there should be cycling tracks to cycle from villages such as Ratcliffe Culey to Witherley. I would like people to add little hills and obstacles to make the tracks more exciting.
- Cycling paths and proper walking paths around and between the villages would be welcome to increase accessibility.
- Footpath maintenance is essential to their uses, especially stiles, preferably to convert to kissing gates.
- Ned a footpath/cyclepath to connect Fenny Drayton to A5 and Redgate (along A444 on equivalent route). We have no safe route out of the village, no buses and therefore no option but car use.
- I would like a bike track to be next to paths and roads

Other:

- When will this happen, no timing?
- Any and all housing considerations should have changes to road infrastructure/ junction planning / speed limits to ensure safety of all road users. Especially since there are no footpaths in and around Fenny.
- High risk negotiating the roads & crossing when cars travel at high speeds using village as 'rat run'.
- No support on the infrastructure roads are already congested between 7:30am and 9am backing up onto the A5.
- Roads are not suited to much increase in traffic, so any development needs to be centred to a very few new homes in any one area, to avoid increasing problems.
- Electric vehicles normally need 11KW not 7KW
- I would like all people to have a safe road a speed calming because I don't want a car hitting me at 60 mph as most do coming round a bend.
- Improve A5.
- On parking-how about a byelaw banning pavement parking, it is often blocking paths (especially for people with mobility problems, pushchairs) and is largely unnecessary at least in Fenny Drayton.
- In ALL villages we should have 20mph speed limits. This was attempted in Fenny Drayton some years ago – and effectively vetoed by the Police! HOW DARE THEY!! In light for safety and environmental concerns in recent times, this should be re-examined.

Vision

COMMENTS

- Does 'good and innovative design' incorporate eco initials?
- More housing yet no vision of how to get in and out of the village. No footpaths. No cycle paths. Get those in place first for the current residents.
- Where is the high-quality living and working environment in Fenny Drayton.
- Lack of pavements and flooding is still occurring, I still value our green spaces.
- Witherley village centre needs more attention as there is too much attention on housing.
- Lack of infrastructure, no development is possible without this.
- Wind turbines?
- Would love to see small hydroelectric station on cottagers' piece.
- Would love to see wide and well looked after connecting pathways, the same as the ones I see when I go to Leicester on the bus.
- Where would the access roads be for any development in Fenny Drayton.
- No shops, no busses, no footpath access out of the village, no cycle path out of the village. Deal with these issues first.
- Footpaths need to be improved, protect green spaces.
- Ratcliffe open spaces to be left as they are only build where buildings currently exist.

Facilities & Services

COMMENTS

- No bus services, no footpath, and no cycle paths on way to the A5.
- Footpath needed from village to Redgate pub.
- Families are moving into village – when houses on St refers and mouse farm close come onto the market, they are bought by families who want their children to go to MB school.
- Due to lack of footpaths there is a constant danger of cars traveling through the village at high speed.
- Since there is very limited public transport 'affordable housing' for young people without access to 2 cars seems a waste.
- Community availability is paramount.
- Its no-good enlarging the village without giving us facilities for example a decent bus service or a shop, we need these now before any more houses are built.
- The current residents are struggling to commute due to lack of public transport. Increasing the population of the village will mean we need more services such as busses schools and doctors.
- The parish room in Witherley is a valuable community facility, its limited car parking needs to be preserved and expanded.
- Lack of police resource means no help available to support problems.
- Fenny Drayton play area is not easy to access for pedestrians having to cross Drayton Lane (no footpath)
- Do we have a bus service?
- Fenny Drayton PCC have applied to provide parking outside the church with hardstanding. This has been refused permission (HBBC/LCC?) for no good reason. This should be supported as an improvement to an amenity, road safety and prevent unsightly damage to verge.
- Ratcliffe Culey All saints Church also contains Exodous Boards, a 14th century sedilia and other ancient elements.
- I would like all facilities kept and to build public toilets.
- Even with fibre to cabinet, broadband is still poor in parts of Ratcliffe (need fibre to property) and mobile signal can be non-existent.
- Definitely do not want to see cell masts from the villages. Vodafone coverage poor.
- The Croft Field, Ratcliffe. This space is essential when there is a wedding or funeral or a national celebration e.g. WW2 75th anniversary or Diamond Jubilee. Thanks to the farmer for his cooperation.

Biodiversity

COMMENTS

Trees:

- 3 trees per every house built
- Plant more trees
- I like trees so protect them
- Don't chop down trees
- Do not chop down trees to build, but if so, plant more to compensate.
- Need woodland, stops rainwater, looks great, birds, insects etc, puts oxygen back!

Bats:

- Bats and owls fly into Drayton Close every night.
- The bat foraging maps are brilliant
- I would like all the bats kept safe and they can have their food.
- Bats are a frequent night visitor in summer.
- I think that a bat foraging map is excellent
- Bats seen in gardens, old forge road.
- Bats are living around church lane and are seen nightly.
- Protect the bats
- Make sure bats are protected.
- Bats fly around fenny Drayton nightly, owls too. Foxes & hares need protection from ignorant farmers lamping in the middle of the night.
- Farmers, myself included, are not ignorant, not like the person who wrote this note. We all try our hardest to preserve and enhance as much as possible and try to encourage wildlife while controlling vermin which will also protect wildlife.
- Bats in garden Drayton Close Fenny.
- Bats and our barn owls need to be protected.
- Fenny Drayton bats regularly seen over the gardens in Drayton lane and all the time in Fox's Covert.
- Bats in Ratcliffe down bottom of hill.
- Bat populations in Ratcliffe Culey and other villages in the plan must be protected.
- We can confirm that there is a bat maternity roost in a property on Ormes Lane.
- Fenny Drayton, Drayton Close, lots of wildlife will be affected. We have owls and bats nesting and a lot of birds.

Other:

- Farmers are not ignorant and have a living to make.
- Owls flying around Fenny Drayton
- I don't want natural habitats destroyed.
- Protect the wildlife.
- Protect the wildlife
- Wildlife corridors are very valuable areas
- Protect ponds
- Protect the wildlife
- Barn owl patrols fields behind Ormes Lane on a regular basis.
- We need to preserve our wildlife at all costs – it's the beauty of living here- Ratcliffe.
- I have seen a lot of wildlife at the back off Main Road. These include bats, snakes, owls and other birds. The area of Ratcliffe Culey should be preserved.

Environment

COMMENTS

Newts:

- I have found newts in my garden at rookery close, Fenny Drayton.
- Newts in pond in garden on kennel lane.
- Newts including great crested newts seen in ponds in garden in Orme Lane.
- Hares, bats, newts, snakes, owls, foxes, woodpeckers, cranes, hawks all seen at church lane area coming from farm fields.
- Newts in garden on old forge rd. Keep open spaces or loose village feeling.
- The bat foraging maps are good. Fenny Drayton has Bats.
- Swift boxes on houses
- Don't pollute the rivers
-

Renewables:

- Solar farm in one of the fields?
- New development should include solar energy and water.
- Why not use wind turbines for each village?
- Figure 17, cannot understand map, wind turbines? Hopefully not near us.
- Please please consider wind turbines for each village.
- No wind turbines near wildlife corridors
- Too much light pollution.
- More new houses energy efficient and built well with solar panels.
- I would support more renewable energy forms.
- Solar panels preferable to wind turbines.
- Housing development should focus on renewable sources such as ground source heat.
- I have no objection to wind turbines either

Flooding:

- Flood policies are too weak, more needs to be done
- Flooding is a huge issue for Witherley and will only get worse.
- Area of separation between Witherley and Atherstone very important as it is a flood plain.
- Environment agency needs to dredge the river from start to finish.
- Flood risk needs to be assessed sooner rather than later.
- Floods from water off the fields needs more drainage.
- The view of the oldest building in Witherley under water is not needed, insurance and value are diminished by this picture!
- I would like you to do some dredging to the houses because they are stranded in water.
- In Witherley the flood occurrence rates are much higher than those assumed under flood planning for building. i.e. 1 in 30 years is really 1 in 2/3 years! The flood risk assessments should reflect reality.
- The river after the culvert on the Mythe Lane needs dredging to let the water flow away from the village and flood the flood plains downstream, rather than backing up into Witherley.

Local Economy & Employment

COMMENTS

- People are coming to live in the village & work for MIRA but, there is no foot path or cycle path so the only way to get there is by driving.
- I would like a small village shop if you are running low on supplies and I could also work there when I am older.
- I think there should be a small village shop such as a Co-op in all villages.

History & Heritage

COMMENTS

- Does the proposed housing site (of which I have no objection to) cover the alleged site of George Fox's Birthplace? In which case I can see some objections arising.
- Some Historic land featured around Fenny Drayton has been vandalised, would like to see what we have left protected.
- How will development plan affect St. Michael's church, Fenny Drayton, as this is a grade 2 listed building.
- The uniqueness of the lane setting in Ratcliffe is a unique cultural artefact that must be safeguarded.
- The lane setting in Ratcliffe should continue and no developments should be allowed on that land.
- I would like all the historic sites kept and I would like the habitats protected.
- Ridge & Furrow map is totally wrong.
- Fig 11.3 Field 223 has no Ridge & Furrow
- The landscape surrounding Ratcliffe is still relatively unspoiled, traditional midlands rural landscape. Hedgerows and Ridge & Furrow are key parts of this and should be preserved.
- What about historic fishponds at Rookery Farm, Fenny Drayton. These are marked on OS maps, are visible on Lidar surveys of the area, yet were destroyed by filling in by the landowner around 5 years ago.
- No building on old heritage houses
- Its very important to protect our historical buildings and land and keep traditions alive.
- Ratcliffe should be kept historical by not building new and ugly houses! Add solar panels energy efficiency . They should have wildlife areas and big gardens looking out onto country.
- Ratcliffe church is 2* listed not 2

Open Spaces

COMMENTS

- It is important to preserve our open spaces not only for our future children but also in the current climate we ensure all our water tables are never overwhelmed.
- Need to keep footpaths around fields protected.
- Local green space you should add fenny Drayton playing field
- Policy ENV 10 boards do not list the important open spaces in Ratcliffe.
- I think the Croft Field, Church Lane in Ratcliffe should be an important Green Space.
- I would like to see the church field and lane setting sites in Ratcliffe put in the important green spaces part.
- The most important open space for Ratcliffe is the Croft, Church Lane.
- Important that Church lane has open pace for Ratcliffe Culey.
- I don't want you to build on any green spaces
- Ratcliffe open spaces should be preserved for our future generations.
- open spaces in Ratcliffe Culey need to be preserved. It is very unique.
- Area of separation to be noted from Fenny Drayton to MIRA.
- The open spaces need to be preserved, once they are gone, they are never coming back!

Other

COMMENTS

- Presentation should have been all day and spread throughout church not shoved in a corner making it difficult to see.
- Presentation' crammed into small corner, small fonts – should be bigger as many people are older and will struggle to read.
- Very good presentation, well done!
- Conflict of interest of landowner's involvement with parish council.
- The government aim to be carbon neutral by 2050. What is in the Plan to meet this?
- Very impressed with the in-depth detail and research well done all involved!

