

Burntwood Neighbourhood Development Plan
Planning Policy Background and Evidence Base Review

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Document Overview

- The Town Council area (Parish) of Burntwood lies approximately 9.5km (6 miles) to the east of Cannock and 7 km (4 miles) south west of Lichfield on the western edge of Lichfield District. The town is located between the A5190 to the north and the M6 toll road to the south. The neighbourhood area includes the town of Burntwood which is inset within the green belt, Chasewater Area Park which is an SSSI and recreational resource and St Matthews hospital, a major site in the green belt.
- The neighbourhood development plan area covers 1580 hectares and the population of the Parish was recorded as 26,049 in the 2011 Census (Neighbourhood Statistics). The Burntwood Neighbourhood Area was approved for designation on 8 April 2014.
- The key policy documents which are relevant to the area are:
 - National Planning Policy Framework (NPPF)
 - Lichfield Local Plan Strategy 2008-2029 (adopted February 2015)
 - Policies which are listed in Appendix J of the Lichfield Local Plan adopted 17th February 2015 as to be replaced by Local Plan Allocations
- Baginton is identified as a Growth Village and Ashow, Bubbenhall and Stoneleigh as a Limited Infill Villages under Policy H1 (Local Plan Publication Draft policies).
- Oaklea Farm and land north of Rosswood Farm, Baginton are identified as a housing site under Policy DS11 (Local Plan Publication Draft policies).
- 3 main employment sites fall within the neighbourhood plan area. These are Stoneleigh Park, Abbey Park (Stoneleigh Deer Park) and Middlemarch Business Park, Coventry Airport
- In terms of landscape, the parishes fall within Natural England's National Character Areas 96: Dunsmore and Feldon and 97: Arden
- The area contains a Site of Special Scientific Interest at Waverley Wood Farm and several Ancient Woodlands
- There are a total of 38 Listed Buildings in the Parishes including the Grade I Listed Churches of St John the Baptist and The Assumption of Our Lady, 4 Scheduled Monuments and a Historic Park and Garden
- The Parishes lie within Residential Zone D of Warwick District Council Community Infrastructure Levy Draft Charging Schedule, January 2015.

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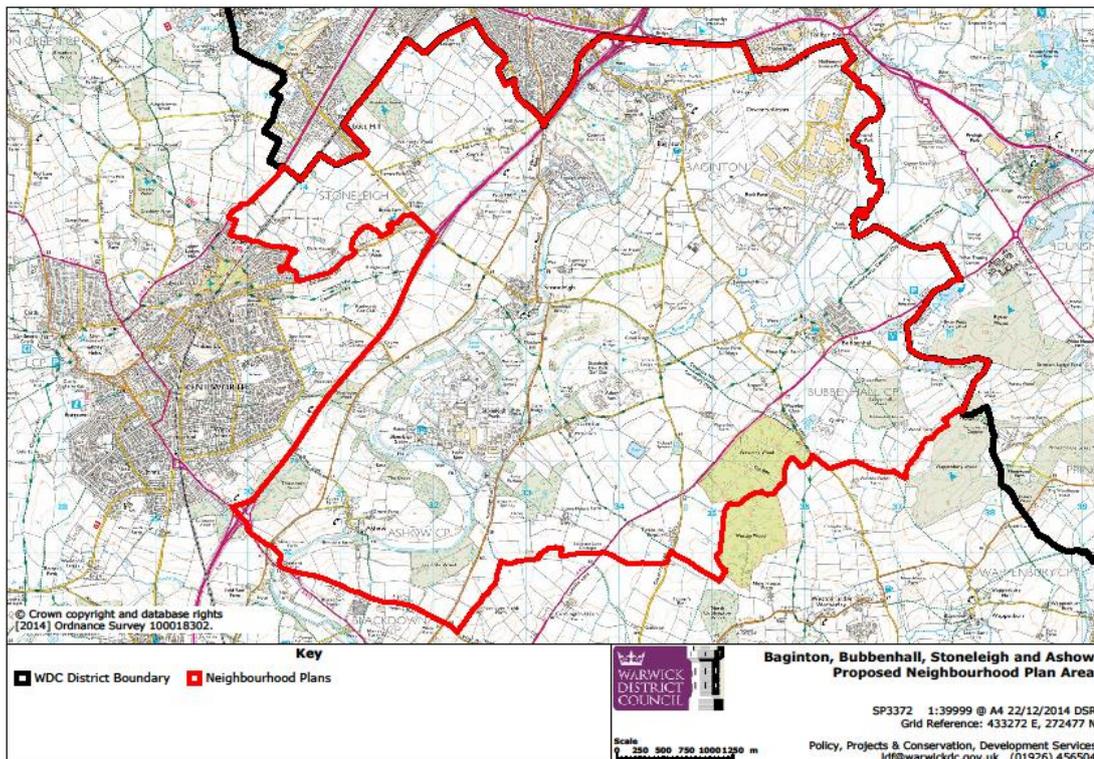
1.0 Introduction

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the proposed Baginton, Bubbenhall, Stoneleigh and Ashow Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Baginton, Bubbenhall, Stoneleigh and Ashow Neighbourhood Plan.

Baginton, Bubbenhall, Stoneleigh and Ashow Neighbourhood Plan Boundary



2.0 National Planning Policy Framework (NPPF)¹

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies and the priorities for development. It advises:

Para 6. The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- 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 coordinating 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 local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Para 11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

¹

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Para 15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. Building a strong, competitive economy.

Para 19: Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Para 22. Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

2. Ensuring the vitality of town centres

3. Supporting a prosperous rural economy

Para 28: To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

4. Promoting sustainable transport

Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

5. Supporting high quality communications infrastructure

Para 42: Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

6. Delivering a wide choice of high quality homes

Para 49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Para 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

7. Requiring Good Design

Para 56: The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57: It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Para 59: Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60: Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

8. Promoting healthy communities

Para 69: Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

Para 70: Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75: Planning policies should protect and enhance public rights of way and access.

Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is reasonably close proximity to the community it serves
- where the green space is demonstrably special to a local community and holds a particular local significance
- where the green area is local in character and is not an extensive tract of land

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

9. Protecting Green Belt land

10. Meeting the challenge of climate change, flooding and coastal change

Para 99: new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

11. Conserving and enhancing the natural environment

Para 109: The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services

- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity

Para 111: Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Para 115: Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

12. Conserving and enhancing the historic environment

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

13. Facilitating the sustainable use of minerals

Plan-making

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the

strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

3.0 Warwick Planning Policy

3.1 Warwick District Local Plan 1996 - 2011

The 'saved' policies of the Warwick District Local Plan (1996-2011) (as amended September 2007) set the current local planning policy framework for the area pending the adoption of the emerging Warwick District Local Plan 2011-2029.

The following policies are of relevance to the Baginton, Bubbenhall, Stoneleigh and Ashow Neighbourhood Plan:

Policy DP1 Layout and Design

Development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

Development proposals will be expected to demonstrate that they:-

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
- b) relate well to local topography and landscape features, including prominent ridge lines;
- c) reinforce or enhance the established urban character of streets, squares and other spaces;
- d) reflect, respect and reinforce local architectural and historical distinctiveness;
- e) enhance and incorporate important existing features into the development;
- f) respect surrounding buildings in terms of scale, height, form and massing;
- g) adopt appropriate materials and details;
- h) integrate with existing paths, streets, circulation networks and patterns of activity;
- i) provide adequate open space for the development in terms of both quantity and quality;
- j) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- k) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment; and
- l) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and

minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours. Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Character Appraisal and Design Statement.

Policy DP2 Amenity

Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users/occupiers of the development.

Policy DP3 Natural and Historic Environment and Landscape

Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate that they:-

- a) protect and/or enhance local ecology, including existing site features of nature conservation value;
- b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;
- c) protect and enhance the landscape character of the area, particularly respecting its historic character;
- d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;
- e) integrate the amenity space and proposed landscaping into the overall development;
- f) secure the long term management and maintenance of habitat/landscape features; and
- g) protect best and most versatile agricultural land

Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where mitigation measures are not possible, compensation measures may be appropriate.

Policy DP4 Archaeology

Development will not be permitted which harms Scheduled Ancient Monuments (as shown on the Proposals Map) or other archaeological remains of national importance, and their settings.

With regard to locally or regionally important sites there will be a presumption in favour of preservation, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.

The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application. Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.

Policy DP5 Density

Development will only be permitted which makes the best use of land and buildings. In the case of residential developments, the following net densities should be achieved unless such a density would compromise the character of the area or the standards of residential amenity:-

- a) in town centres and near to public transport interchanges in urban areas, a net density of no less than 50 dwellings per hectare
- b) elsewhere, a net density of no less than 30 dwellings per hectare

Policy DP6 Access

Development will only be permitted which provides safe, convenient and attractive access routes for pedestrians, cyclists, public transport users and other users of motor vehicles, as appropriate.

Development proposals will be expected to demonstrate that they:-

- a) do not cause harm to highway safety;
- b) are designed to give priority access to, and allow penetration by, pedestrians, cyclists and public transport services, as appropriate; and
- c) integrate the access routes into the overall development.

Policy DP7 Traffic Generation

Development will not be permitted which generates significant road traffic movements unless practicable and effective measures are taken to avoid adverse impact from traffic generation.

In appropriate circumstances, development proposals will be required to demonstrate how they comply with this policy by way of a Transport Assessment and, where necessary, Travel Plan.

Policy DP8 Parking

Development will only be permitted that makes provision for parking which:-

- a) does not encourage unnecessary car use;
- b) has regard to the location and accessibility of the site by means other than the private car;
- c) does not result in on-street car parking detrimental to highway safety;
- d) takes account of the parking needs of disabled car users, motorcyclists and cyclists; and
- e) takes account of the requirements of commercial vehicles.

Policy DP9 Pollution Control

Development will only be permitted which does not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors. Where there is evidence of existing land contamination, it will be necessary to ensure that the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors.

Policy DP11 Drainage

Development will be encouraged to incorporate sustainable drainage systems which provide for the disposal of surface water. Where this is not possible, it will be necessary to demonstrate:-

- a) why it is not possible to incorporate sustainable drainage systems, and
- b) that an acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems.

The re-use and recycling of surface water and domestic waste water within new development will be encouraged.

Policy DP12 Energy Efficiency

The layout and design of development will be encouraged to promote energy efficient buildings. Where appropriate, development proposals will be expected to demonstrate that they have considered:-

- a) opportunities to maximise passive solar gain, minimise heat loss and wind tunnelling and eddying;
- b) opportunities to limit overshadowing of buildings to minimise loss of useful solar gain;
- c) opportunities for landscaping to provide shelter belts to improve energy conservation;
- d) the use of materials with a reduced energy input, such as recycled products; and
- e) the use of sustainable and renewable forms of heating such as solar panels and CHP (Combined Heat and Power) schemes.

Policy DP13 Renewable Energy Developments

A. Planning permission will be granted for developments which generate energy from renewable resources where they do not have an unacceptable impact on:-

- a) local amenity including visual appearance, noise, dust, odour, and traffic generation;
- b) public health and safety;
- c) townscape and/or landscape character;
- d) the natural environment; or
- e) interests of archaeological or historic importance

In the case of all applications for renewable energy projects, the following will apply:

- i) the wider environmental and economic benefits of the proposals will be a significant material planning consideration; and
- ii) provision should be made for the removal of the facilities and the reinstatement of the site should it cease to be operational.

In the case of large scale renewable energy projects, there should be community involvement in developing the proposals.

B. In appropriate residential and non-residential developments, including conversions, the Council will require 10% of the predicted energy requirements to be produced on site, or in the locality, from renewable energy resources.

Policy DP14 Crime Prevention

The layout and design of development will be encouraged to minimise the potential for crime and antisocial behaviour and improve community safety. Development proposals will be expected to demonstrate that they:

- a) orientate and design buildings to enable natural surveillance of public spaces and parking areas;
- b) define private, public and communal spaces;
- c) create a sense of ownership of the local environment; and
- d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development.

Policy DP15 Accessibility and Inclusion

The layout and design of development will be encouraged to meet the highest standards of accessibility and inclusion for all potential users, regardless of disability, age or gender. Development proposals will be expected to demonstrate that they provide safe, easy and inclusive access to, into and within buildings and facilities.

Policy SC1 Securing a Greater Choice of Housing

Residential development will not be permitted unless it makes provision for a range of sizes and types of dwelling in all appropriate cases.

Policy SC2 Protecting Employment Land and Buildings

Redevelopment or change of use of existing and committed employment land and buildings for other uses will not be permitted unless:-

- a) the location and/or nature of the present employment activity has an unacceptable adverse impact upon adjacent residential uses, and an applicant can demonstrate that it would not be desirable to seek to replace this with any other employment use, or
- b) the applicant can demonstrate that there are valid reasons why the use of a site for the existing or another employment use is not economically viable, or
- c) the proposal is for affordable housing provided in accordance with the definition contained in Policy SC11, or
- d) the application is for a non-housing use, accords with all other relevant policies of this Plan and the applicant can demonstrate that the proposal would not have the effect of limiting the level of provision and quality of land available

for employment in accordance with this Plan and the Regional Spatial Strategy.

Policy SC4 Supporting Cycle and Pedestrian Facilities

Development will not be permitted which would have an unacceptable adverse impact upon, or prejudice the implementation of, new or improved cycle and pedestrian routes identified in the Warwickshire Local Transport Plan 2006, or the continuity of any existing cycle and pedestrian routes.

Development of cycle and pedestrian facilities will be permitted provided the benefits in terms of encouraging cycling and walking outweigh any adverse impacts.

Policy SC8 Protecting Community Facilities

Redevelopment or change of use of community facilities that serve local needs will not be permitted unless:-

- a) there are other similar facilities accessible to the local community by means other than the car; and either
- b) the facility is redundant and no other user is willing to acquire and manage it; or
- c) there is an assessment demonstrating a lack of need for the facility within the local community.

Policy SC9 Telecommunications

Development of new masts and antennae by telecommunications and code systems operators will be permitted provided:-

- a) it has been demonstrated that mast or site sharing is not feasible and that the apparatus cannot be sited on an existing building or other appropriate structure where this represents the preferable environmental solution;
- b) it has been demonstrated that alternative, less environmentally harmful means of providing the same service is not feasible;
- c) every effort has been made to minimise the visual impact of the proposal;
- d) proposals adhere to current Government advice on the health effects of exposure to radio waves; and
- e) consideration has been given to the future demands of network development, including that of other operators.

Policy SC11 Affordable Housing

Residential development on the following sites will not be permitted unless provision is made for a minimum of 40% affordable housing to meet local needs :-

- a) within towns, sites of 10 or more dwellings or 0.25 hectare or more in area irrespective of the number of dwellings; and
- b) within the rural areas, sites of 3 or more dwellings.

The form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles: -

- i. provision will be made on site either as serviced land and/or dwellings;
- ii. the accommodation provided will be determined on the basis of local need as identified by the Council in accordance with the Housing Strategy and the Housing Needs Study and, where appropriate, by other local needs surveys and information;
- iii. the accommodation provided is genuinely available to those households who have been identified as being in need;
- iv. forms of tenure other than social rented housing will be considered provided that:-
 - a) they achieve weekly outgoings significantly below the maximum affordable to households in housing need, and
 - b) such housing is available in perpetuity, where practicable, and only to those with a demonstrable housing need;
- v. the affordable housing will be normally provided through the involvement of a Registered Social Landlord (RSL) who is also a Joint Commissioning Partner; and
- vi. the affordable housing should be built within an agreed timescale.

Contributions in lieu of on site delivery, such as money, land or off site provision, may be accepted in exceptional circumstances.

Policy SC12 Sustainable Transport Improvements

Contributions towards sustainable transport improvements will be sought from all development that would lead to a material increase in traffic on the road network. The level of contributions will be calculated in accordance with criteria set out in the Warwickshire Local Transport Plan or any subsequent revision.

Contributions will also be sought in appropriate cases towards footpaths, cycleways and towpaths both within development sites, and to create links with the wider network.

Policy SC13 Open Space and Recreation Improvements

Contributions from residential and commercial developments will be sought to provide, improve and maintain appropriate open space, sport or recreational facilities to meet local needs. The exact level and form of contributions required will have regard to the location, nature and size of development.

Where appropriate, applicants will be required to ensure that provision is made for:-

- a) well designed informal open space for quiet relaxation on site;
- b) appropriate children's play facilities which are visible from nearby houses but not so close they would cause disturbance, and
- c) outdoor or indoor sport accessible by walking, cycling and public transport.

Developments will be expected to provide a proportion of the site as recreational facilities, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site but within the catchment area of the site.

Policy SC14 Community Facilities

Contributions will be sought towards community facilities in conjunction with new development where appropriate.

Policy RAP1 Directing New Housing

Residential development will only be permitted in the following circumstances:-

- a) it is on previously developed land within the Limited Growth Villages of Barford, Bishop's Tachbrook, Hampton Magna, Lapworth (Kingswood) and Radford Semele as defined on the Proposals Map where any market housing meets a specific local need as identified by the community in an appraisal or assessment;
- b) it is affordable housing in accordance with Policy RAP4;
- c) it is housing for rural workers;
- d) it is the conversion or subdivision of appropriate rural buildings in accordance with RAP7 where all the following additional criteria are met:-

- I. the building is located within or adjacent to a village;
 - II. the housing meets an identified local need; and
 - III. outside of the Limited Growth Villages, the applicant can demonstrate that other uses (as identified by policies of this Plan) or a mixed use (where the residential element is subordinate to a business use) are not appropriate or viable.
- e) it is a replacement dwelling in accordance with Policy RAP3.

Policy RAP2 Extensions to Dwellings

Extensions to dwellings will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings) which:-

- a) do not respect the character of the original dwelling by retaining its visual dominance;
- b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or
- c) substantially alter the scale, design and character of the original dwelling.

Policy RAP3 Replacement Dwellings

Proposals to replace existing dwellings will not be permitted unless the existing dwelling is:-

- a) structurally unsafe and beyond reasonable repair; or
- b) of poor architectural design and does not add to the rural character of the area.

Any replacement dwelling must not be materially larger than the existing dwelling and have no greater impact on the character and openness of the rural area. Permitted development rights for replacement dwellings may be removed.

Policy RAP4 Providing Rural Affordable Housing

The development of affordable housing in the rural area to meet the local needs of a village or parish may be permitted in exceptional circumstances where:-

- a) there is full, detailed and up to date evidence, in the form of a parish or village survey of housing need, which demonstrates that the proposal will meet a particular local housing need which cannot be met in any other way;

- b) the proposed development is small in scale, of appropriate design and is located within or adjoining an existing settlement; and
- c) the following principles are established: -
 - I. all of the housing provided will be for exclusive occupation of people with a demonstrable need to be housed in the locality;
 - II. the type of accommodation to be provided will be determined on the basis of local need;
 - III. forms of tenure other than social rented housing will be considered provided that they achieve weekly outgoings significantly below the maximum affordable to households in housing need; and
 - IV. such housing is available, both initially and for subsequent occupancy, only to those with a demonstrable housing need.

Outline planning applications will not be accepted for such proposals. Detailed permission will be valid for two years from the date of the decision and will expire if development has not commenced within this period.

Policy RAP6 Providing New Employment

New employment development will be permitted in the following circumstances:-

- a) conversions or replacement of appropriate rural buildings in accordance with Policy RAP7 or RAP8 where these are of a small scale or a low intensity, or can be demonstrated to meet a local need;
- b) farm diversification proposals in accordance with Policy RAP9;
- c) proposals on identified major developed sites within the Green Belt in accordance with Policy SSP2;
- d) on previously-developed land within a limited growth village where this can be demonstrated to meet a local need;
- e) the redevelopment or limited expansion of existing employment sites outside the Green Belt unless the scale of this will be greater than that required to meet local needs; and

- f) on committed employment land within the Middlemarch Business Park, Siskin Drive.

Policy RAP7 Converting Rural Buildings

Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:-

- a) the building is of permanent and substantial construction;
- b) the condition of the building, its nature and situation, makes it suitable for re-use or adaptation;
- c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building;
- d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings,
- e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside; and
- f) the proposed use or adaptation would not give rise to legitimate planning objections which would otherwise outweigh the benefits of re-use or adaptation.

Policy RAP8 Replacement of Rural Buildings

The replacement of existing rural buildings will be considered favourably for employment or farm diversification proposals provided that:

- a) the building to be replaced is of permanent and substantial construction;
- b) it can be demonstrated that replacement is preferable to conversion in terms of the appearance of the existing building and its suitability for the proposed use;
- c) the replacement building is not materially larger than the building it replaces, is of a design and scale appropriate to its rural location and has no greater impact on the character and openness of the rural area; and
- d) the replacement would not result in the loss of a building which displays the special qualities of a traditional rural building.

Employment proposals should accord with Policy RAP6 and farm diversification proposals should accord with Policy RAP9. The replacement

of rural buildings will not be appropriate development within the Green Belt.

Policy RAP9 Farm Diversification

Development for the diversification of farm based operations will be permitted where it can be demonstrated that it will contribute towards sustaining the long term operation and viability of the existing farm holding. All proposals will be assessed against the following criteria:-

- a) they protect best and most versatile agricultural land;
- b) proposals to convert or replace rural buildings comply with Policy RAP7 or RAP8;
- c) the scale and nature of the proposals is appropriate to their rural location such that they can be satisfactorily integrated into the landscape without being detrimental to its character; and
- d) existing buildings cannot be utilised in preference to new buildings.

No new buildings will be permitted in the Green Belt except in very special circumstances.

Policy RAP10 Safeguarding Rural Roads

Development will not be permitted that would require major modification to surrounding rural roads in a way that would change the character of rural roads in the vicinity of the proposal.

Policy RAP11 Rural Shops and Services

The development of new or expansion of existing shops and local services within settlements will be permitted where these meet local retail or service needs. Proposals that result in the loss of such units to other uses will not be permitted unless it can be demonstrated that:-

- a) the unit is no longer financially viable;
- b) the unit has been actively marketed for a period of 12 months without success; and
- c) all reasonable other options to find a new user for the unit have been pursued.

Policy RAP12 Farm Shops

Development of new farm shops and the extension of existing farm shops will be permitted where:-

- a) the proposal involves the conversion of an appropriate rural building in accordance with Policy RAP7 or the construction of a new building in accordance with RAP9; and
- b) it would not have an adverse impact on existing rural shops in the local area.

A condition will be applied to any permission to control the proportion of goods to be sold which is not produced locally to a maximum of 25%.

Policy RAP13 Directing New Outdoor Sport and Recreation Development

Development of outdoor leisure and recreation facilities will only be permitted where:-

- a) major outdoor leisure and recreation developments demonstrate that the use cannot operate effectively in an urban location and that the location is, or can be made to be, highly accessible to the urban area by walking, cycling and public transport; or
- b) small scale outdoor leisure and recreation developments within or adjacent to settlements meet the needs of local communities.
- c) Proposals for such uses in open countryside will only be acceptable where they are part of farm diversification proposals in accordance with policy RAP9 or where there are no other sites available to meet the need identified in criterion b).

Furthermore, all proposals must be in accordance with the following criteria:-

- I. they do not result in the irreversible loss of best and most versatile farm land; and
- II. any buildings must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to policy RAP7. New buildings will only be acceptable where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to a rural area.

Policy RAP14 Golf Facilities

Development of facilities for golf will not be permitted unless there is convincing evidence of the need for the proposal.

Policy RAP15 Camping and Caravanning Sites

Camping and caravanning sites will not be permitted unless they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities, and are not in areas of high flood risk.

Any buildings required must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to Policy RAP7. New buildings may be acceptable outside of the Green Belt where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to a rural area

Policy RAP16 Directing New Visitor Accommodation

Development of new buildings for visitor accommodation will not be permitted. The conversion of appropriate rural buildings will be permitted in accordance with policy RAP7 where they are of a small scale or a low intensity and would not harm the character of the rural area.

Extensions to existing visitor accommodation will only be permitted where these do not significantly intensify the use of the site or establish new uses which are not ancillary to the normal business of the visitor accommodation.

Policy DAP3 Protecting Nature Conservation, Geology and Geomorphology

Development will not be permitted which will destroy or adversely affect the following sites of national importance:-

- a) designated Sites of Special Scientific Interest (SSSIs).
Currently designated sites are shown on the Proposals Map.

Development will be strongly resisted that will destroy or adversely affect the following locally important sites/features:-

- b) designated Ancient Woodlands. Currently designated sites are shown on the Proposals Map;
- c) designated Local Nature Reserves (LNRs). Currently designated sites are shown on the Proposals Map;
- d) any other sites subject to a local ecological or ecological/geomorphological designation unless the applicant can demonstrate that the benefits of the proposal significantly outweigh the ecological/geological/geomorphological importance of the area;

- e) protected, rare, endangered or other wildlife species of conservation importance.

In assessing the effect of development on a nature conservation or geological/geomorphological site in relation to b), c), d) and e), proposals will not be permitted unless the applicant can demonstrate that consideration has been given to any mitigation and compensatory measures proposed that take account of the importance of the site/species, the extent to which ecological, geological or geomorphological impact is minimised, the nature of the measures proposed, and proposed long term management of features/sites/habitats of ecological/ geological/ geomorphological importance.

Policy DAP4 Protection of Listed Buildings

Consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity or setting.

Consent will not be granted for the demolition of a listed building.

Development will not be permitted that will adversely affect the setting of a listed building.

Policy DAP5 Changes of Use of Listed Buildings

Changes of use of Listed Buildings from their original use will only be permitted where:-

- a) the original use has been demonstrated to be no longer appropriate or viable; and
- b) the proposed use is sympathetic to the special architectural or historic interest and setting of the Listed Building.

Policy DAP6 Upper Floors within Listed Buildings and Conservation Areas

Development which prevents the use of upper floors of Listed Buildings and unlisted buildings within the Conservation Areas will not be permitted.

Policy DAP7 Restoration of Listed Buildings

Restoration of, and alteration to, Listed Buildings will only be permitted using traditional natural materials and appropriate colours and finishes

Policy DAP8 Protection of Conservation Areas

Development will be required to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas as

defined on the Proposals Map. Development will also be expected to respect the setting of Conservation Areas and important views both in and out of them.

Detailed plans shall be submitted for all types of applications involving building works in Conservation Areas, including a full specification of building materials and finishes to be used, to demonstrate how they comply with this policy. Notification of works to trees in Conservation Areas will also be required.

The Council will also consider, when appropriate, the designation of new Conservation Areas and the review of existing areas listed below.

Ashow	Kenilworth	Offchurch
Baginton	(Waverley Road)	Rowington
Barford	Lapworth	Sherbourne
Bishop's Tachbrook	Leamington Spa	Stoneleigh
Bubbenhall	Leamington Spa	Wappenbury
Cubbington	(Lillington Road North)	Warwick
Eathorpe	Leamington Spa	Warwick (Victoria Street)
Kenilworth	(Lillington Village)	Wasperton
Kenilworth	Leek Wootton	Whitnash (Church Green)
(Clarendon Road)	Lowsonford	Whitnash (Chapel Green)
Kenilworth (St Johns)	Norton Lindsey	Wroxall

Policy DAP9 Unlisted Buildings in Conservation Areas

Alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted. There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area.

Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will bring about a genuine qualitative improvement to the Conservation Area and to the setting of adjacent buildings.

Policy DAP10 Control of Advertisement Hoardings

Erection of advertisement hoardings will not be permitted within Conservation Areas.

Policy DAP11 Protecting Historic Parks and Gardens

Development will not be permitted if it would harm the historic structure, character, principal components and setting of Parks and Gardens of

Special Historic Interest included in the English Heritage Register, as defined on the Proposals Map.

Development will be strongly resisted if it would harm the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local Register.

Policy SSP2 Major Developed Sites in the Green Belt

Within the following major developed sites within the Green Belt, as defined on the Proposals Map, appropriate limited infilling and redevelopment for employment or other uses identified in the supporting text as being appropriate for each site will be permitted:-

• **Stoneleigh Park in accordance with policy SSP3;**

- University of Warwick
- Stoneleigh Business Park, Stareton, Stoneleigh;
- Former Honiley Airfield, Oldwich Lane East, Wroxall;
- Police Headquarters, Leek Wootton;
- North Leamington School, Leamington.
- The Woodside Training Centre, Kenilworth; and
- Haseley Business Centre, Haseley;

Policy SSP3 Stoneleigh Park

Development will only be permitted at Stoneleigh Park where it consists of uses related to the promotion of agriculture and associated activities, equestrianism and the well-being of the countryside and its inhabitants.

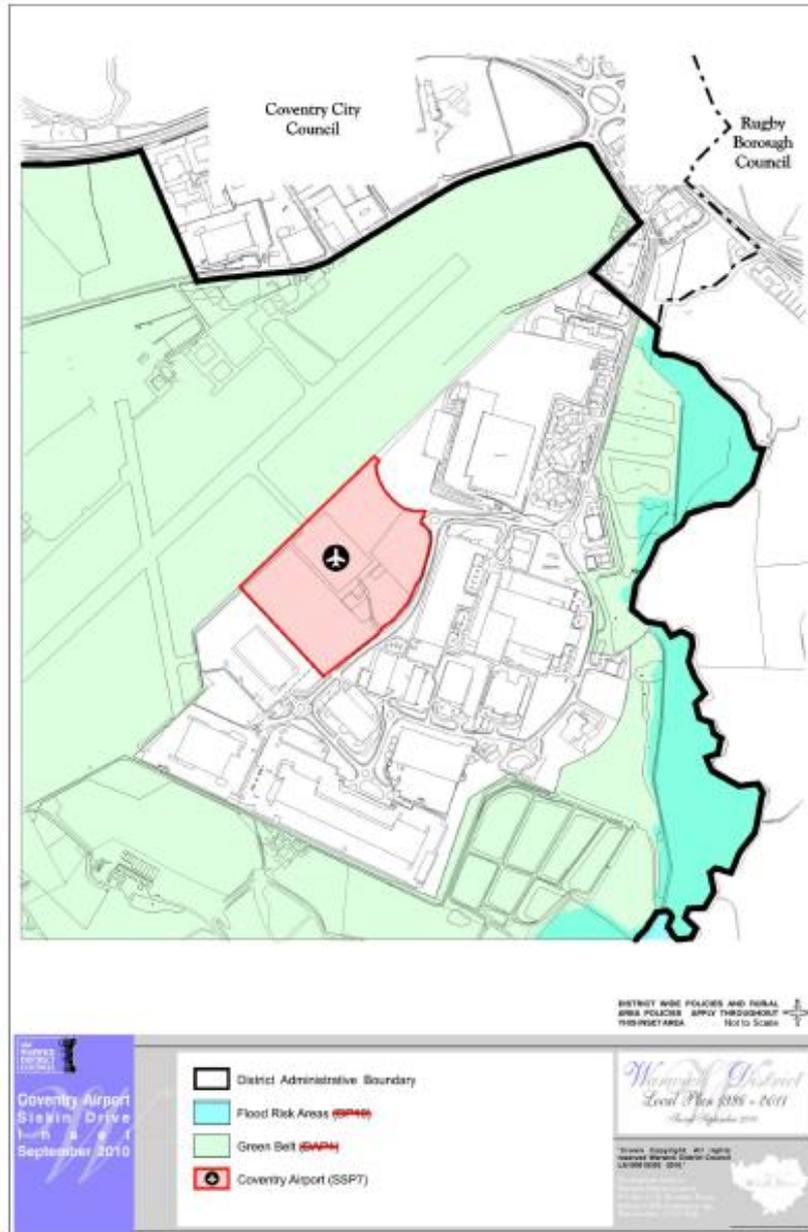
Policy SSP7 Coventry Airport

Proposals for the expansion of Coventry Airport will be permitted within the area defined on the Proposals Map where:-

- a) they consist of facilities for aviation activity undertaken at the airport;
- b) they have been subject to rigorous environmental assessment and can demonstrate that both economic benefits and harmful environmental impacts have been assessed in line with the principles of sustainable development;
- c) any adverse impacts are mitigated to reduce harm or, where harm cannot be adequately mitigated, are compensated for;
- d) the number of air passengers served by Airport South does not exceed two million passenger movements per annum;

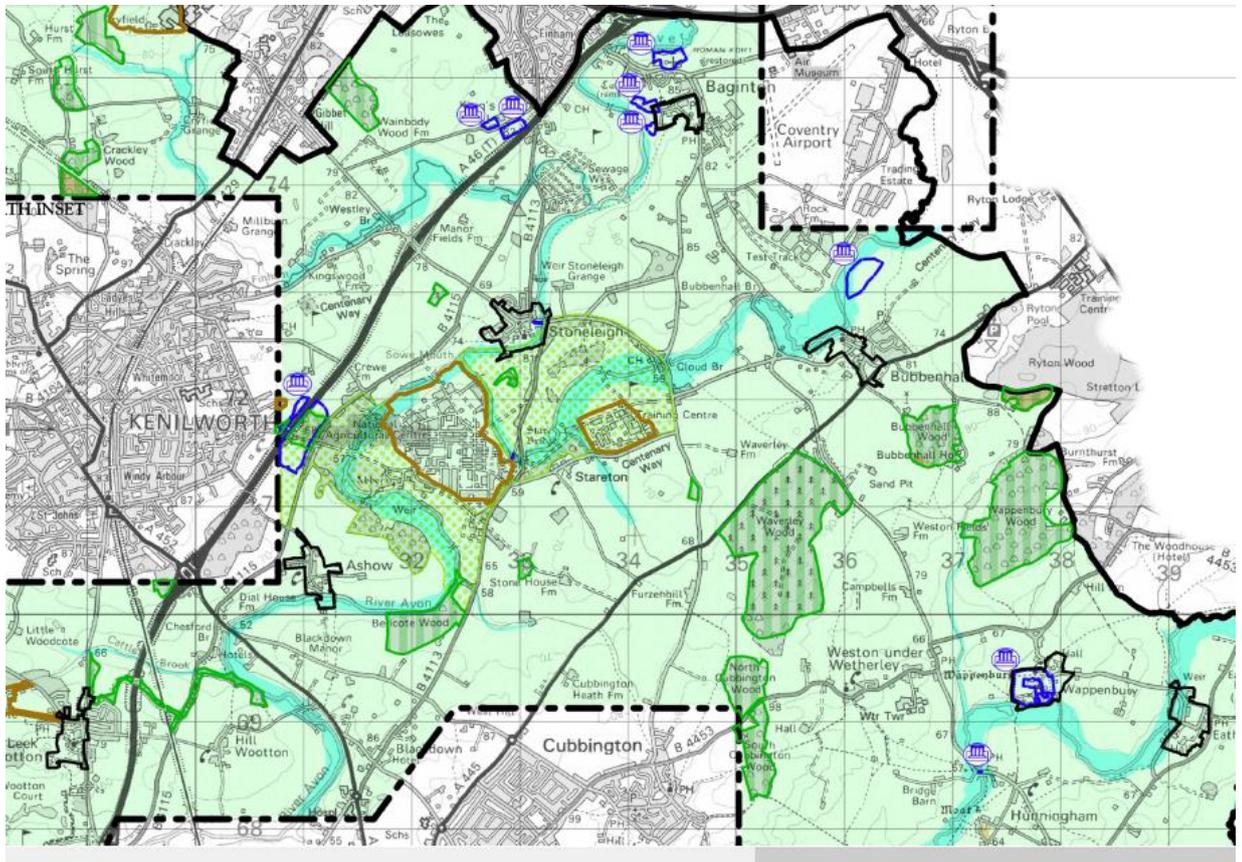
- e) the number of air passengers served by charter or scheduled flights via any terminal at Airport South is linked by challenging targets in an Airport Surface Access Strategy that encourage a modal shift towards sustainable modes of transport (e.g. public transport, car sharing, cycling) as passenger throughput increases; and
- f) the number of air passengers served by Airport South accords with the Air Transport White Paper's endorsement of Birmingham International Airport as the Government's preferred location for a new runway to meet future growth in passenger demand and reflects regional policies for airport development.

Warwick District Local Plan 1996 – 2011 Proposals Map – Coventry Airport and Siskin Drive Inset²



² http://www.warwickdc.gov.uk/downloads/file/1045/coventry_airport_and_siskin_drive

Extract from Warwick District Local Plan 1996 – 2011 Proposals Map³



3.2 Warwick District Council Local Plan Publication Draft April 2014

Warwick District Council prepared the Warwick District Local Plan, and its accompanying Sustainability Appraisal, for consultation prior to its submission to the Secretary of State for Communities and Local Government for independent examination. The consultation ran for a period of 6 weeks beginning 16th May until 27th June 2014.

In the autumn of 2014, the Council proposed significant focused changes to the Local Plan prior to its submission to the Secretary of State for

³ http://www.warwickdc.gov.uk/downloads/file/1041/part_1_-_district_wide

Communities and Local Government for independent examination. These amendments, described in the document “Publication Draft Local Plan: Focused Changes”, were subject to consultation from 31 October 2014 until 12th December 2014.

In addition, the Council published two further pieces of evidence which were used to formulate the Publication Draft Local Plan, but which were unavailable for publication at the time. These are the following:

- Coventry & Warwickshire Strategic Employment Study October 2014
- Strategic Housing Land Availability Assessment (SHLAA) Amendments July 2014

On the 28 January 2015 Council approved a report recommending submission of the Local Plan to Government to start the Local Plan Examination in Public process. Initial hearings were held 6th – 12th May 2015. Following these hearings, the Inspector sent a letter to the Council raising significant concerns with regard to the Local Plan, in particular, that there is an identified unmet housing need in Coventry and Warwickshire.

The Council has subsequently sent a letter to the Secretary of State inviting him to call in the Local Plan and complete its Examination.

Although there is still considerable uncertainty in relation to the emerging Local Plan, the following policies in the Submission Version Local Plan Incorporating Proposed Changes are relevant to the Baginton, Bubbenhall, Stoneleigh and Ashow Neighbourhood Plan.

Strategic Policy

Policy DS1 Supporting Prosperity

We will provide for the growth of the local economy and working with neighbouring local authorities, the sub regional economy, by ensuring sufficient and appropriate employment land is available within the District to meet the existing and future needs of businesses.

Policy DS2 Providing the Homes the District Needs

We will provide in full for the Objectively Assessed Housing Need. We will ensure new housing delivers the quality and mix of homes needed in the District including:

- a) affordable homes;
- b) a mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and
- c) sites for gypsies and travellers

Policy DS3 Supporting Sustainable Communities

We will promote high quality new development including:

- a) delivering high quality layout and design which relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs;
- b) caring for our built, cultural and natural heritage;
- c) regenerating areas in need of improvement;
- d) protecting areas of significance including high quality landscapes, heritage assets and ecological assets;
- e) delivering a low carbon economy and lifestyles and environmental sustainability
- f) delivering communities and developments that are safe, secure and experience very low crime levels

We will expect development which enables new communities to develop and sustain themselves. As part of this we will provide for the infrastructure needed to support communities and businesses including:

- a) physical infrastructure (such as transport, flood defence and utilities);
- b) social infrastructure (such as education, health, emergency services and sports facilities);
- c) green infrastructure (such as parks, open space, playing pitches and ecosystem services such as Sustainable Drainage Systems SuDs and habitats)).

Policy DS4 Spatial Strategy

Allocated Housing and Employment will be distributed across the District to take account of the following:

- a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement;

- b) where greenfield sites are required for housing, they should generally be located on the edge of urban areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.
- c) where greenfield sites are required for employment, they should only be allocated in locations which are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and are in close proximity to existing or proposed housing to ensure there is no undue impact on residential amenity;
- d) limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained;
- e) sites which have a detrimental impact on the significance of heritage assets will be avoided unless the public benefits of development outweigh the harm;
- f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and
- g) taking the national Green Belt policy into account, sites that are currently in the Green Belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances:
 - i. the availability of alternative suitable sites outside the Green Belt;
 - ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;
 - iii. the potential of the site to support regeneration within deprived areas; and
 - iv. the potential of the site to provide support to facilities and services in rural areas.

Policy DS5 Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

Policy DS6 Level of Housing Growth

The Council will provide for 12,860 new homes between 2011 and 2029

Policy DS7 Meeting the Housing Requirement:

The housing requirement of 12,860 new homes between 2011 and 2029 will be met from the following categories:

Sites completed between 2011 and 2013 **406**

Sites with outstanding planning permission at 1st April 2013 **1,906**

Sites with planning permission granted between 1st April 2013 and 31st December 2013 **1,317**

An allowance for windfall sites coming forward from December 2013 to March 2029 **2,485**

Small Urban sites assessed in the Strategic Housing Land

Availability Assessment as being suitable **393**

Consolidation of existing employment areas and canal-side regeneration **200**

Sites allocated in this Plan **6,299**

Total **13,006**

Policy DS10 Broad Location of Allocated Housing Sites

Urban Brownfield sites **1,535**

Greenfield sites on the edge of Kenilworth **853**

Greenfield sites on the edge of Warwick, Leamington and Whitnash **3,167**

Sites within Growth Villages and the rural area **744**

Total **6,299**

Policy DS11 Allocated Housing Sites

The following sites, as shown on the Policies Map, will be allocated for housing development and associated infrastructure and uses:

H08	Oaklea Farm	20 estimated dwellings
H19	Land North of Rosswood Farm, Baginton	35 estimated dwellings

Policy DS16 Sub-Regional Employment Site

Land in the vicinity of Coventry Airport (totalling 235 hectares) as shown on the Policies Map, will be allocated as a major employment site (for B1, B2 and B8 uses) of sub-regional significance.

The Council will require that a Masterplan or Development Brief is prepared which will ensure that the site is developed in a comprehensive manner and in particular will require to be satisfied that:-

- High quality landscaping and open space is provided. This should have several functions; to minimise the visual and noise impacts of new development on local communities, to improve public recreational access to remaining open land and to help mitigate for any loss in biodiversity. For this reason, part of this allocation is retained within Green Belt. This area (totalling 111 ha) will be required to form part of any proposal for a sub-regional employment use however will remain as open space.
- The impact of traffic on local communities and the local road network is minimised. At the same time, access to the site by public transport and by walking and cycling is to be improved including access to communities in deprivation.
- A satisfactory solution has been developed to deal with contaminated land on the site. There is a significant amount of contamination on the site, including former sewerage beds. The Council welcomes the opportunity that the development offers to remediate this land, however will need to be satisfied that this is done effectively without affecting the quality of mitigating landscape.

Policy DS19 Green Belt

The extent of the Green Belt is defined on the Policies Map. The Council will apply Green Belt policy in accordance with government guidance as set out in the national planning policy.

Land has been removed from the Green Belt at:

- *Land in the vicinity of Coventry Airport (sub-regional employment site)*
- *Oak Lea, Finham;*
- *Baginton*

Prosperous Communities

Policy PC0 Prosperous Communities

The Council will promote sustainable economic development to support a vibrant and thriving District and to deliver at least 10,200 jobs in the District during the plan period in line with the following principles:

- a) to support more sustainable patterns of growth focusing development, where we can, on previously developed land in the most sustainable locations;
- b) to ensure employment opportunities are provided to balance housing growth across the District;
- c) to support the continued role of the sub-regional economy as a focus for Advanced Manufacturing and Engineering;
- d) to deliver a local economic and prosperity strategy;
- e) to enable thriving and vibrant town centres which fulfil a range of functions, including retail, leisure, arts and culture, employment and a safe night-time economy;
- f) to support major sites in the District which play a key role in the economy;
- g) to protect and support a strong tourism sector, especially seeking to enhance our town centres as attractive places to visit;
- h) to support the important role that culture, leisure and sport assets play in our communities and economy, particularly focusing on the role of town centres;
- i) to support opportunities for regeneration

The Economy

Policy EC1 Directing New Employment Development

In Rural Areas:

New employment development will be permitted in the rural areas in the following circumstances:

- a) To promote sustainable development in the growth villages (identified on the Policies Map)
- b) For the diversification of agricultural and other land based rural businesses in accordance with Policy EC2
- c) Within the major sites identified on the policies map in accordance with Policy MS2.

- d) Within the allocated sub regional employment site where it provides for sub regional employment needs in accordance with DC16
- e) To support the sustainable growth and expansion of rural business and enterprise

In all instances applicants will be required to demonstrate that:

- a) The proposal would not generate significant traffic movements which would compromise the delivery of wider sustainable transport objectives, including safety, in accordance with TR2
- b) The design and scale of the proposal would not have a detrimental impact on the landscape and character of the area

In the Green Belt proposals will be determined in line with national policy and Policies MS1 and MS2

Policy EC2 Farm Diversification

Proposals for the diversification of agricultural and land based rural businesses will be permitted in line with the following criteria:

- a) best and most versatile agricultural land is protected
- b) the scale and nature of the proposals are appropriate to their rural location so that they can be satisfactorily integrated into the landscape without being detrimental to its character
- c) Existing buildings are used in preference to new buildings

Policy EC3 Protecting Employment Land and Buildings

Outside of town centres the redevelopment or change of use of existing and committed employment land and buildings (Use Classes B1, B2 and B8) for other uses will not be permitted unless:

- a) it can be demonstrated that there is an adequate supply of allocated employment sites in the District having regard to quantity and quality;
- b) it can be demonstrated that the use of the land or buildings for the existing or alternative employment uses would not be viable;
- c) it can be demonstrated that the site is not suitable for employment uses due to unacceptable and unavoidable impacts upon nearby residential uses;
- d) it is land identified as being suitable for other uses as part of the identified Canalside and Employment Regeneration areas as set out in Policy DS8 or the Canalside DPD or
- e) the proposal is solely for affordable housing as defined in national guidance.

The redevelopment or change of use of existing or committed employment land and buildings (Use Classes B1, B2 and B8) on the sub regional employment land allocation will not be permitted.

Retail and Town Centres

Policy TC16 Design of Shop Fronts

New or replacement shop fronts will be permitted where:-

- a) They relate in scale, proportion, material and decorative treatment to the upper parts of the building and to adjoining shop fronts of sufficient high quality; and
- b) They do not involve single shop fronts spreading over two or more frontages.

Where original or period shop fronts exist, these should be kept and restored.

Policy TC17 Local Shopping Facilities

In rural locations the development or expansion of existing shops and local services within settlements will be permitted where these meet local retail or service needs. Proposals that result in the loss of such units to other uses will not be permitted unless it can be demonstrated that:-

- a) The unit is no longer financially viable
- b) The unit has been actively marketed on reasonable terms for use as a shop or local service for a period of 12 months without success; and
- c) All reasonable other options to find a new use for the unit have been pursued

Policy TC18 Farm Shops

Development of new farm shops and the extension of existing farm shops will be permitted where:

- a) The proposal involves the appropriate conversion of an existing rural building or the construction of a new building at the intended location and is of a scale and nature that can be satisfactorily integrated into the landscape, and
- b) It would not have an adverse impact on existing rural shops in the local area

A condition will be applied to any permission to control the proportion of goods to be sold which are not produced locally to a maximum of 25%.

Culture Leisure and Tourism

Policy CT1 Directing New Meeting Places, Tourism, Leisure and Cultural and Sports Development

New meeting places, tourism, leisure, cultural and sports development will be permitted in the town centres in accordance with the town centre policies (Policies TC1 to TC18). Where suitable sites are not available in town centres, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of centre sites will be considered.

Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 sq.m gross floorspace.

In all other cases, new tourism, leisure and cultural development will be permitted where it can be demonstrated that:

- a) There are no sequentially preferable sites or buildings and the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport; or
- b) The facility is of a type and scale that will mean it primarily serves a local community who can access it by means other than the private car

Policy CT2 Directing New or Extended Visitor Accommodation

New or extended hotels will be permitted in the town centres in accordance with the town centre policies (Policies TC1 to TC18) and Policy CT1.

Other new or extended visitor accommodation with urban areas, will be permitted where it can be demonstrated that the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport.

Visitor accommodation within rural areas will be permitted where it is located within the Growth Villages (as defined on the Policies Map) or is for the conversion of a rural building as defined in Policy BE4. All visitor accommodation in rural areas should be of a proportionate scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area.

Extensions to existing visitor accommodation in rural areas will only be permitted where these do not significantly intensify the use of the site or establish new uses which are not ancillary to the normal business of the visitor accommodation.

Policy CT4 Extensions to Tourism, Cultural, Sport or Leisure Facilities in Rural Areas

Extensions to or intensification of tourism, cultural or leisure facilities in rural areas will be permitted where these do not:

- a) establish new uses which are not ancillary to the normal business of the operation;
- b) generate significant volumes of additional traffic; and
- c) harm the character of the area.

Policy CT5 Infrastructure Contributions to Meeting Places, Cultural Facilities and Public Art

New development will be required to make appropriate and proportionate financial contributions to cultural facilities where it can be demonstrated that there will otherwise be deficit of such facilities as a result of the proposed development. Contributions to new public art will be required where new development is closely related (either through proximity or through the nature of the use) to the District's centres of cultural and art activity

Policy CT6 Camping and Caravan Sites

Camping and caravan sites for holiday and recreational use will be permitted where they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities, and would not generate significant volumes of traffic.

Any buildings required must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to compliance with other policies in this Plan. New buildings may be acceptable outside the Green Belt where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to the area.

Due to their vulnerability within a flood event, there will be a presumption against new or expanded camping and caravan sites within high flood risk areas unless the risk can be adequately mitigated. New camping and caravan sites should demonstrate adequate provision for the management and discharge foul / waste water.

Policy MS2 Major Sites in the Green Belt

Development at existing developed sites in the Green Belt will be restricted to the limited infilling and redevelopment of previously developed land and will be assessed in accordance with national planning policy.

Due to the importance of the Former Honiley Airfield, Stoneleigh Park, and Stoneleigh Deer Park to the economy and the District, there may be very special circumstances to justify further development (within the boundary identified on the Policies Map).

Where this can be demonstrated, proposals should be brought forward in line with an approved Masterplan or Development Brief which demonstrates that the openness and the purposes for including the land in the Green Belt is retained, and which complies with other relevant policies in this Plan.

In the case of Stoneleigh Park, appropriate amendments as a result of HS2 will be supported without the need to revise the Masterplan

Stoneleigh Park

Stoneleigh Park is a unique facility within the Green Belt which is home to the headquarters of the Royal Agricultural Society for England (RASE) and a number of other agricultural and countryside organisations. The park hosts a wide range of shows and events showcasing rural activities and businesses from across the country and as such is an established part of the rural economy both locally and nationally.

A long term Masterplan for the park has been set out to develop the site as a rural innovation science park with an emphasis on sustainability, the environment, agriculture, equine activities, forestry, and rural businesses. Outline Planning Permission was granted in November 2012 for the redevelopment and reuse of buildings at Stoneleigh Park to realise this Masterplan over the next 15 year period. It is intended that the site will evolve into a national hub for rural and sustainability research and equine activities providing the opportunity for the clustering of businesses relating to these activities.

It is recognised that the delivery of the long term plan is therefore likely to bring significant economic benefits for the local area. The Council supports the unique role of the Park and the delivery of the Masterplan to secure its long term future. A wider range of uses have been permitted on the site than previously allowed to assist this. It is considered that uses associated with rural innovation and equine activities necessary as part of enhancing the parks status as a rural business park may justify very special circumstances in the future. Some ancillary uses may also be reasonable as part of bringing forward the wider development of the site as a centre for rural excellence.

It is accepted that there may be a need to revisit this Masterplan in the future during the Plan period. It is important that future development is carefully planned and guided in the context of the Parks sensitive location in the Green Belt, adjacent to two Listed Historic Parks, and its relationship to the village of Stoneleigh. The land at Stoneleigh Park continues to fulfil an important function in maintaining the openness of the Green Belt. Therefore any future updates to the Masterplan will need to be assessed in terms of the proposed intensity of development and mix of uses.

It is recognised that some of the land proposed for development through the Masterplan does not fall under the definition of previously developed land. This policy therefore defines the boundary, in line with the planning permission, which reflects the area the Council believes is appropriate for redevelopment of the Park.

It is recognised that the need to safeguard land for HS2 (Policy NE6) may impact on the delivery of the Masterplan. Amendments to the existing Masterplan as a result of HS2 will be accepted providing they are within the approved parameters in terms of overall floor space and uses.

Stoneleigh Business Park

Now the site of Abbey Business Park it has been used for a range of uses over the years including a Military hospital during the Second World War. It lies within Stoneleigh Deer Park which is designated as a Grade II Historic Park.

Since outline planning permission was granted for an office Masterplan in 2002 the site has been subject to phased redevelopment which has included the development of a new headquarters facility for the British Horse Society. A revised Masterplan has recently been granted permission to include demolition of the remaining World War II hospital huts for new office space.

The redevelopment of the site has been carefully managed in the context of the historic parkland setting and it continues to fulfil an important role in the Green Belt. The Council supports the continued use of the site but considers that development beyond that approved is unlikely to be appropriate.

Housing

Policy H0 Housing

To ensure the District has the right amount, quality and mix of housing to meet future needs this Plan will:

- a) provide in full for the District's housing requirement;

- b) ensure new housing development is in locations which enable sustainable lifestyles, protect the aspects of the District that are most highly valued and which, where appropriate, support and regenerate existing communities; and
- c) ensure new housing delivers the quality and mix of homes needed in the District including affordable homes, a mix of homes to meet identified needs (including homes that are suitable for older and vulnerable people) and sites for gypsies and travellers.

Policy H1 Directing New Housing:

1. Housing development will be permitted in the following circumstances:

- a) within the Urban Areas, as identified below and on the Policies Map;
- b) within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map;
- c) in the open countryside; where:
 - I. the development is for rural affordable housing, in accordance with Policy H3;
 - II. the development is for a rural worker in accordance with Policy H12;
 - III. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - IV. the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or
 - V. the design of the dwelling is of very exceptional quality or innovative nature

2. Housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/ or locality and respects surrounding buildings in terms of scale, height, form and massing.

<i>Growth Villages</i>	<i>Limited Infill Villages</i>	
Baginton <i>Barford</i> <i>Bishop's Tachbrook</i> <i>Burton Green</i> <i>Cubbington</i> <i>Hampton Magna</i> <i>Hatton Park</i> <i>Kingswood</i> <i>Leek Wootton</i> <i>Radford Semele</i>	Ashow <i>Baddesley Clinton</i> <i>Beausale</i> Bubbenhall <i>Chesetts Wood</i> <i>Eathorpe</i> <i>Hampton-on-the-Hill</i> <i>Haseley Knob</i> <i>Hatton Green</i> <i>Hatton Station</i> <i>Hill Wootton</i> <i>Lapworth</i> <i>Little Shrewley</i>	<i>Lowsonford</i> <i>Norton Lindsey</i> <i>Offchurch</i> <i>Old Milverton</i> <i>Rowington</i> <i>Rowington Green</i> <i>Sherbourne</i> <i>Shrewley Common</i> Stoneleigh <i>Wasperton</i> <i>Weston-under-Wetherley</i>

Policy H2 Affordable Housing

Residential development on sites of 11 or more dwellings, where the combined gross floorspace is more than 1,000 sq.m., will not be permitted unless provision is made for a minimum of 40% affordable housing to meet local needs.

The form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. The viability of the development will be a consideration in such negotiations. Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles: -

- I. the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two;
- II. the sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment and, where appropriate, by other local needs surveys and information;
- III. the accommodation provided will be genuinely available to those households who have been identified as being in housing need;
- IV. the affordable housing will be well integrated into the overall scheme along with the market housing with consistent qualities of materials, design and open spaces;

- V. the affordable housing will normally be provided through the involvement of a Registered Provider (of social housing) who is either a Preferred Partner of the Council or who has otherwise been approved in writing by the Council;
- VI. the affordable housing will be built within an agreed timescale; and
- VII. the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need.

The Council will, in exceptional circumstances, accept contributions of equivalent value in lieu of on-site delivery. Such contributions could include money, land or off-site provision of affordable homes. In such cases, the developer will be required to demonstrate why on-site delivery is not practical and/or viable.

Policy H3 Affordable Housing on Rural Exception Sites

The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:

- a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way;
- b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and
- c) the following principles are established:
 - I. all of the housing to be provided will only be available (both initially and for subsequent occupancies), to those with a demonstrable housing need and, first and foremost, to those with a need to be housed in the locality; and
 - II. the type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment; and

Outline planning applications will not be encouraged for such proposals. Detailed permission will be valid for two years from the date of the

decision and will expire if development has not commenced within this period.

In locations outside of the Green Belt, the Council will consider the cross-subsidisation of the affordable homes with some market homes provided that:

- a) the number of market homes is the minimum necessary to deliver the affordable housing and, in all cases, is no more than 40% of the total number of homes;
- b) the size and type of the market homes meet a local need as evidenced in a parish or village housing needs assessment; and
- c) a development appraisal is provided to the Council as supporting evidence.

Policy H4 Securing a Mix of Housing:

1. The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the District, in accordance with the latest Strategic Housing Market Assessment. In assessing the housing mix in residential schemes the Council may take into account the following circumstances where it may not be appropriate to provide the full range of housing types and sizes in accordance with the latest Strategic Housing Market Assessment:

- a) physical constraints such as those associated with small sites of less than 5 homes and conversion schemes where the opportunities for a range of different house types are limited;
- b) locational issues, such as highly accessible sites within or close to the town centre where larger homes and low/medium densities may not be appropriate;
- c) sites with severe development constraints where housing mix may impact on viability;
- d) sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset; and
- e) developments in rural areas, where there is an up-to-date village or parish housing needs assessment which is a more appropriate indication of housing need.

2. In the strategic sites, listed in Policy DS15, developers will be required to provide at least 10% of homes as age friendly and/or adaptable homes, the details of which should be included in the submitted proposals.

Policy H5 Specialist Housing for Older People

Planning permission for specialist housing for older people will be granted where:

- a) the site is in close proximity to shops, amenities and public transport; and
- b) it can be demonstrated that satisfactory Primary Health Care services to serve the residents of the development will be available within reasonable proximity; and
- c) the development makes a positive contribution towards meeting the identified need for specialist housing for older people as identified in the latest Strategic Housing Market Assessment and as agreed by Warwickshire County Council (as the provider of Adult Social Care).

Policy H7 Meeting the Accommodation Needs of Gypsies and Travellers

The Council will produce a Development Plan Document (DPD) which will allocate sufficient land on sustainable sites to meet the permanent accommodation needs of its Gypsy and Traveller community satisfying an identified need for 31 pitches over a period of 15 years (25 of which should be within the first 5 years). Monitoring of such sites will inform future requirements.

The Council will support Warwickshire County Council in its proposal to provide emergency stopping places in the County, to assist in meeting the transit needs of the whole of Warwickshire, but will ensure meeting its own transit need of 6 – 8 pitches by providing a transit site. Monitoring may show that there are insufficient pitches available to meet need during the Plan period. This will be addressed at that time. Planning applications will be assessed against the criteria in Policy H8.

Policy H8 New Gypsy and Traveller Sites

Applications for new Gypsy and Traveller sites will be approved provided that:

- a) the site is within reasonable distance of schools, GP surgeries, dentists, hospitals, emergency services, shops and community facilities;

- b) the site would not result in permanent and transitory pitches being co-located;
- c) the site has good access to the major road network;
- d) the site is of a suitable size to accommodate between 5 and 15 pitches for permanent sites or up to 8 pitches for temporary site;
- e) it can be demonstrated that infrastructure requirements can be adequately met; and
- f) high quality design, layout, landscaping and screening is proposed incorporating Secured by Design standards.
- g) there is a presumption against locating sites within the flood plain because of their vulnerability within a flood event.
- h) the site will not impact on important designated sites for nature conservation.
- i) riparian corridors are protected.
- j) there is a presumption against development of new gypsy and traveller sites that cannot demonstrate adequate provision for the management and discharge of foul/ waste water

Policy H10 Bringing Forward Allocated Sites in the Growth Villages:

Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where the proposals are in accordance with the following criteria:

- a) the design, layout and scale of development is established through a consultative approach to design and development, involving District and Parish Councils, local residents, other stakeholders and where appropriate Neighbourhood Plan Teams;
- b) the housing mix of schemes reflects any up to date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in the absence of a local Housing Needs Assessment, the scheme reflects the needs of the District as set out in the latest Strategic Housing Market Assessment

Policy H11 Limited Infill Housing Development in the Green Belt

Limited village infill housing development in the Green Belt will be permitted where the site is located within a Limited Infill Village (as shown on the Policies Map) and the following criteria are satisfied:

- a) the development is for no more than 2 dwellings;
- b) the development comprises the infilling of a small gap fronting the public highway between an otherwise largely uninterrupted built up frontage, which is visible as part of the street scene; and
- c) the site does not form an important part of the integrity of the village, the loss of which would have a harmful impact upon the local character and distinctiveness of the area.

Policy H12 Housing for Rural Workers

Permanent housing for rural workers in the open countryside will be permitted where applicants can demonstrate that there is an essential need to live permanently at or near their place of work. In assessing this need, the Council will take into account whether:

- a) there is a clear functional need for the person to be readily available on the site at most times;
- b) the worker is fully or primarily employed on the site to which the proposal relates;
- c) the business is financially sound and has a clear prospect of remaining so;
- d) the dwelling sought is of an appropriate size commensurate with the established functional requirement; and
- e) the need cannot be met by an existing dwelling on the unit, or by other existing accommodation in the area.

Where there is insufficient evidence of the financial soundness of a business, for example in the case of a new rural enterprise, temporary permission may be granted for a period of 3 years provided that criteria a), b), d) and e) in this policy are met.

Policy H13 Replacement Dwellings in the Open Countryside

Proposals to replace existing dwellings in the open countryside will not be permitted unless the existing dwelling is:

- a) structurally unsafe and beyond reasonable repair; or
- b) of poor architectural design and does not add to the rural character of the area.

Any replacement dwelling must not be materially larger than the existing dwelling and have no greater impact on the character and openness of the rural area. The Council will consider whether it is necessary to remove permitted development rights by condition when determining these applications.

Policy H14 Extensions to Dwellings in the Open Countryside and Limited Infill Villages

Extensions to dwellings in the open countryside will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings) which:-

- a) do not respect the character of the original dwelling by retaining its visual dominance;
- b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or
- c) substantially alter the scale, design and character of the original dwelling

Sustainable Communities

Policy SC0 Sustainable Communities:

New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should:

- a) deliver high quality layout and design to integrate with existing communities;
- b) be brought forward in a comprehensive way and where development sites are adjacent, layout, design and infrastructure provision should be carefully coordinated;
- c) ensure good quality infrastructure and services are provided and where this cannot be provided on site, provision should be made through contributions to off-site provision;
- d) ensure access and circulation are inclusive and provide for a choice of transport modes including public transport, cycling and walking;

- e) take account of community safety including design and infrastructure measures to prevent crime and road accidents;
- f) provide good access to community facilities including meeting places, local shops, transport services, health facilities, emergency services and open space;
- g) minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate;
- h) ensure proposals are adaptable to climate change;
- i) have a focus on healthy lifestyles including measures to encourage walking and cycling and access to open space, play areas, playing fields and sports facilities;
- j) protect, and where possible enhance, the natural environment including important landscapes, natural features and areas of biodiversity;
- k) protect, and where possible enhance, the historic environment and particularly designated heritage assets such as Listed Buildings, Registered Parks and Gardens and Conservation Areas, and;
- l) manage flood risk to ensure that proposals do not unduly increase the risk of flooding

Built Environment

Policy BE1 Layout and Design:

New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design.

Development proposals will be expected to demonstrate that they:

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
- b) relate well to local topography and landscape features; (see Policy NE4);
- c) reinforce or enhance the established urban character of streets, squares and other spaces;
- d) reflect, respect and reinforce local architectural and historical distinctiveness;
- e) enhance and incorporate important existing features into the development;

- f) respect surrounding buildings in terms of scale, height, form and massing;
- g) adopt appropriate materials and details;
- h) integrate with existing paths, streets, circulation networks and patterns of activity;
- i) incorporate building and street design and layout to reduce crime and fear of crime; (see Policy HS7);
- j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport; (see Policy TR1);
- k) provide adequate public and private open space for the development in terms of both quantity and quality; (see Policy HS4);
- l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features, including incorporating sustainable water management features;
- m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment;
- n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;
- p) ensures that layout and design addresses the need for development to be resilient to climate change; (see Policy CC1) and
- q) ensure that there is an appropriate easement between all waterbodies/ watercourses to allow access and maintenance

Development proposals which have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.

Policy BE3 Amenity

Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users and occupiers of the development.

Policy BE4 Converting Rural Buildings

Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:

- a) the building is of permanent and substantial construction;
- b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation;
- c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building;
- d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and;
- e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.

Policy BE5 Broadband Infrastructure:

Residential developments of over 5 dwellings or employment development of over 500sq. m are required to provide on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology. Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.

Policy BE6 Electronic Communications and Infrastructure

The Council will support the development of electronic communications networks including telecommunications and high speed broadband. In considering proposals, the Council will have regard to:

- a) the needs of telecommunications operators,
- b) any technical constraints on location of telecommunications apparatus,
- c) the potential for sharing sites,
- d) the impact of development on amenity, its surroundings, the sensitivity of the environment and the design and external appearance of telecommunications apparatus.

Where a new installation is proposed it should be demonstrated that the potential to erect apparatus on or alongside existing buildings, masts or other structures has been fully explored. Such evidence should accompany any application.

Development in or adjacent to sensitive locations or environmental assets should not significantly harm the location or asset. Where the level of harm in these locations may be considered acceptable, the proposal will be permitted only if there is no other technically suitable location that both meets operational requirements and causes less environmental harm and any facility is at a distance of at least twice its height from the nearest residential properties.

If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building and the surrounding area.

Transport

Policy TR1 Access and Choice

Development will only be permitted which provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, delivery vehicles and other users of motor vehicles, as appropriate.

Development proposals will be expected to demonstrate that they:

- a) are not detrimental to highway safety;
- b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists and public transport services and the emergency services;
- c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development;
- d) incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling, and;
- e) have taken account of the needs of people with disabilities by all modes of transport.
- f) have considered and addressed impacts on historic environment and specifically impacts on heritage assets and their setting

Policy TR2 Traffic Generation

All large scale developments (both residential and non-residential) which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to avoid the adverse impacts of traffic. Any development that results in significant negative impacts on health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.

Development will not be approved that results in a significant increase in traffic and results in associated measures to facilitate this increase in traffic which harms the significance of the heritage assets, unless appropriate mitigation can be achieved, or be justified in accordance with national planning policy. Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.

A Transport Statement will be required for development that has relatively small transport implications in line with the Guidance on Transport Assessments. All measures required in the Policy should take full account of the cumulative impact of all development proposed in this Plan (and any other known developments) on traffic generation and air quality.

Policy TR3 Transport Improvements

Contributions towards transport improvements will be sought from all development that will lead to an increase in traffic on the road network. Contributions should include provision for public transport, footpaths, cycleways, towpaths and sustainable drainage systems, both internal and external to development sites.

Policy TR4 Parking

Development will only be permitted that makes provision for parking which:-

- a) does not encourage unnecessary car use;
- b) has regard to the location and accessibility of the site by means other than the private car;
- c) does not result in on-street car parking detrimental to highway safety;

- d) takes account of the parking needs of disabled car users, motorcyclists and cyclists; and
- e) takes account of the requirements of commercial vehicles.

Development will be expected to comply with the parking standards set out in the most recent Parking Supplementary Planning Document.

Policy TR5 Safeguarding for Transport Infrastructure

Development within the areas safeguarded for the following transport infrastructure, as shown on the Policy Map, will not be permitted where it could inhibit the effective delivery of the infrastructure:

- a) High Speed Rail 2
- b) Kenilworth Station
- c) Areas of search for park and ride

Healthy Safe and Inclusive Communities

Policy HS1 Healthy, Safe and Inclusive Communities

The potential for creating healthy, safe and inclusive communities will be a guiding principle when considering all development proposals. Support will be given to proposals which:

- a) are accessible for older people and those with disabilities;
- b) maximise opportunities to reduce fuel poverty;
- c) design and layout development to minimise the potential for crime and anti-social behaviour and improve community safety;
- d) contribute to the development of a high quality, safe and convenient walking and cycling network;
- e) contribute to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle;
- f) provide opportunities for formal and informal physical activity, exercise, recreation and play;
- g) improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure;
- h) deliver, or contribute to, new and improved health services and facilities in locations where they can be accessed by sustainable transport modes;

- i) provide good access to local shops, employment opportunities, services, schools and community facilities, and;
- j) do not involve the loss of essential community buildings and social infrastructure
- k) protect natural resources (as set out in Policy NE5) and which ensure the impacts on the quality of natural resources do not give rise to undue impacts on human health

Policy HS2 Protecting Open Space, Sport and Recreation Facilities

Development on, or change of use of open spaces and sport and recreation facilities will not be permitted unless:

- a) an alternative can be provided which is at least equivalent or better provision in terms of size, quality, accessibility, usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision, or
- b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.

Development on open spaces for sport and recreation purposes will be permitted subject to the proposal being of sufficient benefit to clearly outweigh the loss.

Policy HS3 Local Green Space:

The Council supports the principle of designating land as Local Green Space. Local communities, through Neighbourhood Plans, may designate Local Green Spaces which are demonstrably special to their local community and of particular local significance in accordance with national planning policy.

Policy HS4 Improvements to Open Space, Sport and Recreation Facilities

Contributions from developments will be sought to provide, improve and maintain appropriate open space, sport and recreational facilities to meet local and District wide needs. The exact level and form of contributions required will have regard to the location, nature and size of development. Where appropriate, applicants will be required to ensure that provision is made for:

- a) well designed open space in accordance with the requirements of the Open Space Supplementary Planning Document (or any subsequent document);
- b) appropriate children's play facilities which are visible from nearby houses but not so close they would cause disturbance, and;
- c) outdoor and/or indoor sport accessible within a 20 minute travel time by walking, cycling and/or public transport.

Applicants will be expected to include a proportion of the site to meet its requirements for open space, sport and recreation requirements, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site provided that this is within its catchment area. Wherever possible, good connectivity to the existing public rights of way network will be required.

Policy HS5 Directing Open Space, Sport and Recreation Facilities

The Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities.

Development proposals will be expected to demonstrate that they:

- a) address any shortfall in provision identified in the Built and Indoor Sports Facilities Strategy, Playing Pitch Strategy, Green Infrastructure Study and/or Green Space Strategy, and;
- b) for sport and recreation facilities, accord with the town centres first principle outlined in national planning policy and elsewhere in this Plan, unless:
 - I. the proposal is accessible to the community it proposes to serve by means other than the private car; or
 - II. there is a need to enhance an existing facility or provide a new facility that has specific locational requirements outside of the urban area.

Subject to the above criteria, the Council will support proposals for shared sports facilities with other community uses, including at educational centres, where the sports facility also serves the local area and there are clear benefits of combining with other community uses.

The Council considers the Green Belt an appropriate location for the provision of outdoor sport and outdoor recreation as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

Policy HS6 Creating Healthy Communities:

Development proposals will be permitted provided that they address the following key requirements associated with delivering health benefits to the community:

- a) good access to healthcare facilities;
- b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks;
- c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact regardless of age, health or disability;
- d) high quality housing outcomes to meet the needs of all age groups in society (including the right mix by size and tenure);
- e) access to high quality and safe green or open spaces, and;
- f) access to opportunities to partake in indoor and outdoor sport and recreation.

Guidance on meeting this policy will be expanded upon through the preparation of a Health Impact Supplementary Planning Document

Policy HS7 Crime Prevention

Crime Prevention developments will be encouraged to minimise the potential for crime and anti-social behaviour and improve community safety. Development proposals will be expected to demonstrate that they:

- a) have adopted Secured by Design standards and principles such as by:
 - orientating and designing buildings to enable natural surveillance of public spaces and parking areas;
 - defining private, public and communal spaces;
 - creating a sense of ownership of the local environment; and
 - making provision for appropriate measures such as lighting, landscaping and fencing, as an integral part of the development.
- b) have provided new or expanded emergency services infrastructure where this is required;

- c) create a sense of ownership of the local environment; and
- d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development.

Policy HS8 Protecting Community Facilities:

Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that:

- a) There are similar facilities accessible to the local community by means other than the car, and either;
- b) The facility is redundant and no other user is willing to acquire and manage it, or;
- c) There is an assessment demonstrating a lack of need for the facility within the local community.

Climate Change

Policy CC1 Planning for Climate Change Adaptation

All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate:

- a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
- b) optimising the use of multi-functional green infrastructure (including water features, green roofs and tree planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1;
- c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3;
- d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SUDS in accordance with Policy FW2;
- e) to state minimising vulnerability to other climate change risks specific to the location (such as subsidence and storm damage)

Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated.

Policy CC2 Planning for Renewable Energy and Low Carbon Generation

Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:

- a) the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity;
- b) the proposal has been designed to minimise the impact (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact;
- c) the design will ensure that heritage assets, including local areas of historical and architectural distinctiveness are conserved in a manner appropriate for their significance ;
- d) where appropriate, the scheme can link in with proposals being brought forward through the Council’s Low Carbon Action Plan and any other future Climate Change strategies;
- e) the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging District Heating Systems);
- f) for biomass, it should be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised, and;
- g) for proposals for hydropower the application should normally be accompanied by a flood risk assessment.

Policy CC3 Buildings Standards Requirements

Residential buildings

All new dwellings are required to be designed and constructed in accordance with relevant national sustainability standards for new homes and from 2016 (or the date of its introduction) national zero carbon homes policy.

Non-residential buildings

All non-residential development over 1,000sqm is required to achieve as a minimum BREEAM Standard ‘very good’ (or any future national equivalent)

unless it can be demonstrated that it is financially unviable or a suitable alternative sustainability strategy is proposed and agreed with the Council.

In meeting the carbon reduction targets set out in the Building Regulations and in the above and BREEAM standards, the Council will expect development to be designed in accordance with the following energy hierarchy:

- 1) Reduce demand through energy efficiency measures (such as insulation, air tightness, efficient lighting and appliances, optimum use of solar gain and daylighting etc.)
- 2) Supply energy through efficient means (i.e. by installing combined heat and power and /or connecting to a district heating system)
- 3) Utilise renewable and low carbon energy generation technologies

The Council will expect applicants to consider the potential to incorporate large scale decentralised district heating networks on the Strategic Sites identified in this Plan.

Applicants will be required to submit a Sustainable Buildings Statement to demonstrate how the requirements of Climate Change policies in this Plan and any other relevant local climate change strategies have been met.

Flooding and Water

Policy FW1 Development in Areas at Risk of Flooding

Developers are advised to review the Environment Agency's 'flood map for planning' at the earliest possible opportunity to consider what development would be appropriate for a potential development site to ensure that proposals are in line with the following policy requirements:

- a) there will be a presumption against development in Flood Zone 3, and no built development will be allowed in the functional floodplain. Development must be steered to areas with the lowest probability of flooding;
- b) land that is required for current and future flood management will be safeguarded from development. Where development lies adjacent to or benefits from an existing or future flood defence scheme it will be expected to contribute towards the cost of delivery and/or maintenance of that scheme;

-
- c) new development that lies within the floodplain will be required to implement a flood alleviation scheme to reduce the risk of flooding to the proposed development site and deliver significant flood risk reduction benefits to the wider community;
 - d) all new development proposals will contribute to meeting 'good status' as defined by the Water Framework Directive (WFD). This will include delivery of geomorphological, chemical and biodiversity enhancements and include a minimum 8 metre buffer strip from the top of bank of all watercourses;
 - e) new development must be resilient to surface water, fluvial and pluvial flooding. Where new development lies in an area of flood risk it must be designed to be flood resilient with safe dry access for vehicles and pedestrians. Finished floor levels should be 600mm above the predicted flood level and include a freeboard* for climate change to ensure new development is safe.
 - where development lies adjacent to a watercourse the supporting planning application will include a WFD assessment to demonstrate how the waterbody will not deteriorate in status and will be enhanced, and
 - there will be no impact upon priority habitat or designated sites of nature conservation
 - modified watercourses will be restored in line with the recommendations of the Severn River Basin Management Plan
 - culverting open watercourses will not be allowed.

**Freeboard is the difference between a predicted flood level and a flood defence/ flood risk reduction measure (such as a door step) to take into account any inaccuracies within a flood risk model, and other factors such as vehicle movements that may increase the depth of water against a property.*

Policy FW2 Sustainable Urban Drainage

All new major developments must incorporate SuDS that provide biodiversity, water quality and amenity benefits and be in accordance with the Warwickshire Surface Water Management Plan. There will be a presumption against underground storage of water, and it should support the delivery of green infrastructure.

All new development sites will discharge at the QBAR* Greenfield run off rate including an allowance for climate change, for sites with a life expectancy of less than 60 years a 20% allowance must be applied, for sites with a greater than 60 year life expectancy the allowance must be 30%. SuDS schemes must be located outside the floodplain; ideally this should be within the development site or close to the site as part of a master planned drainage scheme. Priority should be given to SuDS that incorporate green infrastructure including green roofs, walls and rain gardens.

For development sites that are suspected to be contaminated the SuDS scheme will be designed to prevent the mobilisation of contaminants to waterbodies. The Environment Agency must be consulted in relation to sites suspected to be contaminated and will provide advice and guidance to the council and developers on how best to implement SuDS on a site specific basis

**QBAR is the estimated mean annual flood flow rate and is usually calculated for the 1:2 year event 1:30 year event and 1:100 year (plus climate change)*

Policy FW3 Water Conservation

The Council will require new residential development of one dwelling or more to meet a water efficiency standard of 110 litres/person/day. This includes 5 litres/person/day for external water usage.

For non-dwellings, applicants must demonstrate that they have incorporated appropriate water efficiency measures into the building. All new development must incorporate water efficiency measures.

Policy FW4 Water Supply

Developers must ensure that there is adequate water supply and waste water infrastructure to serve the existing and proposed developments by:

- a. minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resources Management Plan and Strategic Business Plan as well as the finding of the Water Cycle Study
- b. In accordance with the Water Framework Directive's Objectives, development must not affect the waterbodies ability to reach good status or potential as set out in the River Severn Basin Management Plan (RBMP).

Historic Environment

Policy HE1 Listed Buildings

Development will not be permitted if it would result in substantial harm to the historic structure, character, principal components and setting of Listed Buildings included in the English Heritage Register. Development that would cause less than substantial harm to the character, principal components and setting of Listed Buildings in the English Heritage Register should be weighed against the public benefits of the proposal, including securing optimum value use. Development will be strongly resisted if it would cause substantial harm to the historic structure, character, principal components and setting of locally important buildings included in the Warwick District Local List. Development that would cause less than substantial harm to the character, principal components and setting of locally important buildings should be weighed against the public benefits of the proposal, including securing optimum viable use.

Development will not be permitted where it will adversely affect the setting of a Listed Building.

Changes of use of Listed Buildings from their original use will only be permitted where:

- a) the original use has been demonstrated to be no longer appropriate or viable, and;
- b) the proposed use is sympathetic to the special architectural or historic interest and setting of the Listed Building and enhances the significance of the heritage assets.

Restoration of, and alteration to, Listed Buildings will only be permitted using traditional, natural materials and appropriate colours and finishes.

Policy HE2 Conservation Areas

Development within or which would affect the setting and significance of a Conservation Area will be expected to preserve or, where appropriate, enhance those elements, including views both in and out, which contribute to their special character or appearance.

Applications for changes of use which cannot be achieved without unsympathetic alterations will not be permitted.

Alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted.

There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area.

Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve and enhance the Conservation Area.

New development within Conservation Areas should make a positive contribution to the local character and distinctiveness of the Conservation Area.

Measures will be taken to restore or bring back into use areas that presently make a negative contribution to Conservation Areas.

Policy HE3 Control of Advertisements in Conservation Areas

Erection of advertisement hoardings will not be permitted within Conservation Areas.

Consent will not be granted for advertisements on Listed Buildings and within Conservation Areas that would have a detrimental impact and do not follow the Council's guidance.

New and replacement advertisements on Listed Buildings and within Conservation Areas shall make a positive contribution to the local character of an area and shall be in accordance with local design guide documents.

Policy HE4 Historic Parks and Gardens

Development will be expected to conserve the design, character, appearance, structure, principal components and setting of the Districts historic parks and gardens on the national and local registers. Development will not be permitted if it would result in substantial harm to the historic structure, character, principal components and setting of Parks and Gardens of Special Historic Interest included in the English Heritage Register, as defined on the Policies Map.

Development that would cause less than substantial harm to the character, principal components and settings of Parks and Gardens of Special Historic Interest included in the English Heritage register as defined on the Policies Map, should be weighed against the public benefits of the proposal, including securing optimum viable use.

Development will be strongly resisted if it would cause substantial harm to the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local List.

Development that would cause less than substantial harm to the character, principal components and settings of locally important Historic Parks or Gardens included in the Warwick District Local List should be weighed against the public benefits of the proposal, including securing optimum viable use

A list of the Gardens is set out below:

- *Stoneleigh Abbey and Deer Park Stoneleigh Grade II**

Policy HE5 Locally Listed Historic Assets:

Development that will lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss of the significance of the asset.

Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.

Policy HE6 Archaeology

Development will not be permitted which results in substantial harm to Scheduled Ancient Monuments (as shown on the Policies Map) or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances

There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.

The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application. Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.

Natural Environment

Policy NE1 Green Infrastructure

The Council will protect, enhance and restore the District's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy.

The natural environment will be planned for at a variety of spatial scales:

- a) sub regional level, crossing administrative boundaries;
- b) district-wide scale;
- c) town-wide scale, and at;
- d) local and neighbourhood scales.

The Council recognises the Warwickshire, Coventry and Solihull Sub Regional Green Infrastructure Strategy and will support the periodic updating of this important strategic document. The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership to plan for green infrastructure at a landscape scale: protecting and enhancing existing habitats and restoring fragmented areas ensuring access natural green space and improvements to landscape character.

Policy NE2 Protecting Designated Biodiversity and Geodiversity Assets

The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.

Sites of National Importance

Sites of Special Scientific Interest (SSSI) are of national importance, therefore development will not be permitted which will destroy or adversely affect these unless, in exceptional circumstances, it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.

Where development is permitted that has an adverse impact on a SSSI, whether direct or indirect, measures to enhance the condition of the site will be required.

Sites of Local Importance

Development will not be permitted that will destroy or adversely affect the following locally important sites and assets unless, it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.

- a) Ancient Woodland, aged and veteran trees;
- b) Local Nature Reserves;
- c) Local Wildlife Sites and potential Local Wildlife Sites;
- d) Local Geological Sites;
- e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance.

All proposals likely to impact on the above assets will be subject to an Ecological Assessment. The Ecological Assessment should include consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development. Development affecting these sites will only be permitted where:

- i) the proposal is justified against the criteria, and
- ii) where it can be demonstrated that the proposed mitigation or compensatory measures are equivalent to the value assigned to the site/asset in the ecological assessment.

Policy NE3 Biodiversity

New development will be permitted provided that it protects, enhances and/or restores habitat biodiversity. Development proposals will be expected to ensure that they:

- a) lead to no net loss of biodiversity and where possible a net gain, where appropriate, by means of an approved ecological assessment of existing site features and development impacts;
- b) protect or enhance biodiversity assets and secure their long term management and maintenance, and;
- c) avoid negative impacts on existing biodiversity.

Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.

Policy NE4 Landscape

New development will be permitted which positively contributes to landscape character.

Development proposals will be required to demonstrate that they:

- a) integrate landscape planning into the design of development at an early stage;
- b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;
- c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;

- d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;
- e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;
- f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;
- g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and/or expanding these features through means such as buffering and reconnecting fragmented areas;
- h) maintain the existence of viable agricultural units, and;
- i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements

Policy NE5 Protection of Natural Resources

Development proposals will be permitted provided that they ensure that the District's natural resources remain safe, protected, and prudently used.

Development proposals will be expected to demonstrate that they:

- a) do not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors;
- b) ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors;
- c) do not result in a reduction in the quality or quantity of groundwater resources, this includes the protection of principal aquifers and the source protection zones associated with public supply boreholes within the northern part of the district, there will be a presumption against development within a groundwater SPZ1 which would physically disturb an aquifer;
- d) avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes;

- e) do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place.

Neighbourhood Planning

Policy NP1 Neighbourhood Plans

Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.

Policy NP2 Community-led Planning

The Council will support communities which are engaged in various community-led planning activities including:

- a) Parish Plans;
- b) Village and Parish Design Statements, and;
- c) Neighbourhood Plans.

Plan Delivery Policies

Policy DM1 Infrastructure Contributions

Development will be expected to provide, or contribute towards provision of:

- a) Measures to directly mitigate its impact and make it acceptable in planning terms, and
- b) Physical, social and green infrastructure to support the needs associated with the development

Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan.

The Council will, where appropriate, seek to secure site-specific infrastructure investments and/or contributions as well as off-site contributions and/or investments. The nature and scale of these will be related to the form of development and its potential impact on the site and

surrounding area. The cumulative impact of developments will also be taken into account.

Developer contributions in the form of Planning Obligations and/or Community Infrastructure Levy (CIL) will contribute towards strategic infrastructure required to support the overall development in the Plan.

The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.

4.0 Local Plan Evidence Base

4.1 Housing

Strategic Housing Market Assessment, Final Report, March 2012⁴

The purpose of the Warwick District Strategic Housing Market Assessment (SHMA) is to provide a robust and up-to-date understanding of housing need and demand within the District in order to inform and support planning policy and housing strategy.

The Assessment considers future housing requirements, in terms of the number of homes required to meet need and demand. It considers the mix of housing required, in both the affordable and market sectors. It also looks at the housing requirements of specific groups, including older people, Black and Minority Ethnic (BME) households, and those with support needs.

The Assessment concluded that the calculated level of housing need in Warwick District is high with all areas also showing a significant need for additional affordable housing to be provided. The Council is therefore justified in seeking affordable housing provision in all parts of the District.

Part of the gap between the likely future need for affordable housing (698 dwellings per annum) and future supply is likely to be met by the Private Rented Sector. Over the last two years this has housed 392 households per annum (with housing benefit subsidy). However even taking this into account, the supply of affordable housing is likely to fall short of identified needs

It is considered that market demand will be strongest for 3-bedroom properties (43%). Demand for 1-bed properties is expected to be relatively limited (7%). With the ageing of the population, some households occupying larger market homes (4+ beds) may downsize, releasing these properties for younger households. Thus, demand for 4+ bed homes is likely to be slightly more moderate than in the past.

An estimated 42% of overall housing requirements (market and affordable) are for 3-bed properties, 20% for 4 or more bedrooms, 26% for 2-bed

⁴ http://www.warwickdc.gov.uk/downloads/file/55/warwickshmareportfinal_pdf

properties and 12% for 1-bed properties. Around 60% of requirements are thus for family housing with 3 or more bedrooms. This mix should be taken into account in considering the 'portfolio' of sites taken forward through the Local Plan.

For affordable housing, taking account of identified need, existing supply and turnover of properties and issues related to the management of the housing stock, the Assessment recommends a policy target for 15%-20% of future affordable housing provision to be 1-bed properties, 30% of 2-bed, 40% of 3-bed, and 10-15% with 4 or more bedrooms. It is also recommended that the vast majority of 2-bed homes are built as houses/bungalows rather than flats.

9% of market demand (37 homes per annum) will be for specialist housing, particularly for older people. There is a slightly higher requirement over the long-term to 2031 within the affordable sector, with an anticipated 10% of need being for specialist housing (17 properties per annum). The Council should consider inclusion of specific policies for specialist housing within the Local Plan on this basis.

22% of households in the District contain only older persons (with more than 25% in Rural East area which includes the parishes of Baginton, Bubbenhall, Stoneleigh and Ashow). Around three quarters of older person households are outright owners, with older persons occupying 27% of social rented dwellings. Older households are very likely to under occupy homes, with two-thirds living in homes with three or more bedrooms. In the market sector there is a limited ability to influence this. In the affordable sector, there may be potential for policy to seek to reduce under-occupation by providing support and incentives to households to downsize. This may help to release larger housing for family households in priority need. It will be important that secure tenancies are provided for these households.

The number of older households is expected to increase significantly over the next 20 years, with households of pensionable age growing by 6,500 over the next 20 years (to 2031). With improvements in life expectancy, the number of households with support needs will also grow, by an estimated 2,800. The Council should consider how to best meet the needs of these groups through the housing strategy. We would expect this to including providing support to older households to adapt their existing

homes to meet their changing needs. They will however also be a need for specialist accommodation, and the Council might consider including a policy relating to specialist housing for older persons within the Local Plan.

Strategic Land Availability Assessment (SHLAA)⁵

The Strategic Housing Land Availability Assessment (SHLAA) is a technical site assessment of potential housing sites. It is not a plan for development, but simply a part of the technical evidence base required to inform the plan making process.

The purpose of the Assessment is to identify where and how many new housing sites could be developed over a 5, 10 and 15 year period. It has been used to inform the preparation of the Warwick District Local Plan so the policy makers can assess the available land against all the other policy considerations which have to be taken into account.

SHLAA 2014

SHLAA Sites in Baginton, Bubbenhall, Stoneleigh and Ashow

Site Name	Site Ref	Site Area (ha)	Location	Suitable ?	Reason
Russells Garden Centre, Baginton	C01	7.89	Adjacent to village to the immediate south of Coventry	No	Not suitable due to flood risk to south and west, noise from A46 to west, air pollution and unsuitable access for scale of site
Land at Mill Hill, Baginton	C07	9.97	Adjacent to village to the immediate south of Coventry	No	Not suitable due to impact on Conservation Area and Ancient Monument and air pollution from sewage works
Russells Garden Centre East, Baginton	C08	2.34	Adjacent to village to the immediate south of Coventry	No	Not suitable due to land contamination, air pollution from sewage works and impact on trees

⁵
http://www.warwickdc.gov.uk/downloads/20419/strategic_housing_land_availability_assessment_shlaa

Burntwood Neighbourhood Development Plan
Planning Policy Background and Evidence Base Review

Site Name	Site Ref	Site Area (ha)	Location	Suitable ?	Reason
Land south of Baginton	C10	62.3	Adjacent to village to the immediate south of Coventry	In part	Potentially suitable in small part to north eastern part of site but subject to overcoming numerous constraints re: noise, odour and contamination.
Land north of Baginton	C14	13.6	Adjacent to village to the immediate south of Coventry	No	Not suitable due to flood risk and noise and air pollution
Land off Church Road, Baginton	C15	2.75	Adjacent to village to the immediate south of Coventry	No	Not suitable due to impact on Conservation Area and Scheduled Ancient Monument
Land at Baginton	C19	531.35	Partly adjacent to the built up area of Coventry	No	Not suitable – access; noise & air pollution; flood risk; landfill sites; Scheduled Ancient Monuments; Listed Buildings; Conservation Area; potential SINCs; TPOs.
North of Rosewood Farm, Baginton	C20	1.82	On the edge of Baginton. Baginton has a limited range of services	Yes	Potentially suitable subject to noise mitigation; satisfactory ground remediation, if necessary and satisfactory landscaping between site and Baginton Village Green
Land east of Andrew's Close, Baginton	C21	1.91	On the edge of Baginton. Baginton has a limited range of services	No	Not suitable – former landfill site
Land off Moat Close, Bubbenhall	R57	1.00	Edge of settlement. Bubbenhall has a limited range of facilities	In part	Potentially suitable in small part subject to alteration of Green Belt or for rural exception scheme to meet an identified need for affordable housing subject

Burntwood Neighbourhood Development Plan
Planning Policy Background and Evidence Base Review

Site Name	Site Ref	Site Area (ha)	Location	Suitable ?	Reason
					to evidence of local housing need; and satisfactory access arrangements
Land off Pit Hill/Church Road, Bubbenhall	R59	3.02	Edge of settlement. Bubbenhall has a limited range of facilities	In part	Potentially suitable in small part on land fronting Church Road subject to alteration of Green Belt boundary or evidence of local need for affordable housing
Land rear of Lower End, Bubbenhall	R60	3.82	Edge of settlement. Bubbenhall has a limited range of facilities	No	Not suitable
Land off Ryton Road, Bubbenhall	R61	1.73	Edge of settlement. Bubbenhall has a limited range of facilities	No	Not suitable
Birmingham Road, Stoneleigh	R148	0.68	Edge of Stoneleigh	No	Not suitable – backland development resulting in loss of soft edge to village

Village Settlement Hierarchy Report, June 2013⁶

The Draft Settlement Hierarchy Report was completed in May 2013 as part of the evidence base for the Revised Development Strategy, which proposed a focus on 10 of the District’s most sustainable village locations for the allocation of limited housing growth. The purpose of the Settlement Hierarchy is to demonstrate a robust and justifiable approach to the classifications of village and rural settlements to support the policies and proposals of the emerging Local Plan, particularly the apportionment of housing growth. The settlement hierarchy relates to villages, hamlets and rural settlements.

⁶ http://www.warwickdc.gov.uk/downloads/file/2381/v01_-_settlement_report_final_-_june_2013

The assessment identified Baginton as a Secondary Service Village, Bubbenhall and Stoneleigh as Small and Feeder Villages and Ashow falls into the category of Very Small Villages and Hamlets.

The majority of the settlements identified in the Primary and Secondary Service Villages are located near or on the edge of town and urban areas. Many are convenient for commuting to employment within Warwickshire and beyond. Other villages provide a good location for those looking to relocate to take advantage of village services and rural surrounds. The table below broadly outlines the location and broad function of the settlement with regard to Mosaic citizen grouping data. This data has been used to inform policy making in the public sector, in which it is recognised that different groups of citizens require different types of services, delivered in different ways.

Location, Role and Function

Settlement	Location	Mosaic Top Groupings	Role / Function /Character
Hampton Magna	Urban Fringe	Couples with young children in comfortable modern housing / Successful professional living in suburban or semi –rural homes / Residents of small and mid-sized towns with strong local roots / Wealthy people living in the most sought after neighbourhoods.	Commuting location with retirement areas.
Cubbington Magna	Leamington Urban Fringe	Residents of small and mid-sized towns with strong local roots / Middle income families living in moderate suburban semis / Active elderly people living in pleasant retirement locations.	Edge of urban working and commuting location with mixed estates.
Radford Semele	Leamington Urban Fringe	Middle income families living in moderate suburban semis / Residents of small and mid-sized towns with strong local roots / Couples and young singles.	Commuting location with mixed estates.
Bishop’s Tachbrook	South of Leamington	Middle income families living in living in moderate suburban semis / Residents of small and mid-sized towns with strong local roots / Residents	Commuting location with mixed estates.

Burntwood Neighbourhood Development Plan
Planning Policy Background and Evidence Base Review

Settlement	Location	Mosaic Top Groupings	Role / Function /Character
		with sufficient incomes in right-to-buy social housing.	
Kingswood (Lapworth)	North West District	Successful professionals living in suburban or semirural homes / Wealthy people living in the most sought after neighbourhoods / Residents of isolated rural communities.	Historic core with commuting and retirement areas.
Barford	South of Warwick	Successful professionals living in suburban or semirural homes / Wealthy people living in the most sought after neighbourhoods / Couples with young children in the comfortable modern housing.	Historic core with commuting and retirement areas.
Baginton	Coventry Urban Fringe	Successful professionals living in suburban or semirural homes / Residents of small and mid-sized towns with strong local roots.	Edge of urban with mixed estates.
Burton Green	Coventry Urban Fringe	Primarily successful professionals living in suburban or semi-rural homes.	Edge of urban commuting and retirement areas
Hatton Park	Warwick Urban Fringe	Couples with young children in comfortable modern housing / Successful professional living in suburban or semi-rural homes / Residents of small and mid-sized towns with strong local roots / Wealthy people living in the most sought after neighbourhoods.	Commuting location with family and couple housing.
Leek Wootton	Kenilworth Urban Fringe	Successful professionals living in suburban or semirural homes / Wealthy people living in the most sought after neighbourhoods	Historic core with commuting and retirement areas.

The revised Appendix 7 of this assessment sets out the apportionment of housing in the villages:

Settlement	Numbers of Dwellings (2011 Census re-mapped)	20% increase in dwellings	Local Plan Submission	As a % of Dwellings
Baginton	356	71	35	9.83%
Barford	606	121	80	13.20%
Bishop's Tachbrook	737	147	150	20.35%

Burton Green	263	53	60	22.81%
Cubbington	980	196	100	10.20%
Hampton Magna	602	120	100	16.61%
Hatton Park	798	160	80	10.03%
Kingswood	381	76	43	11.29%
Leek Wootton	381	76	45	11.81%
Radford Semele	803	161	50	6.23%
			743	

4.2 Built and Natural Environment

Landscape – Natural England National Character Areas

Natural England has produced profiles for England’s 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Baginton, Bubbenhall, Stoneleigh and Ashow lie within two National Character Areas:

NCA 96: Dunsmore and Feldon⁷

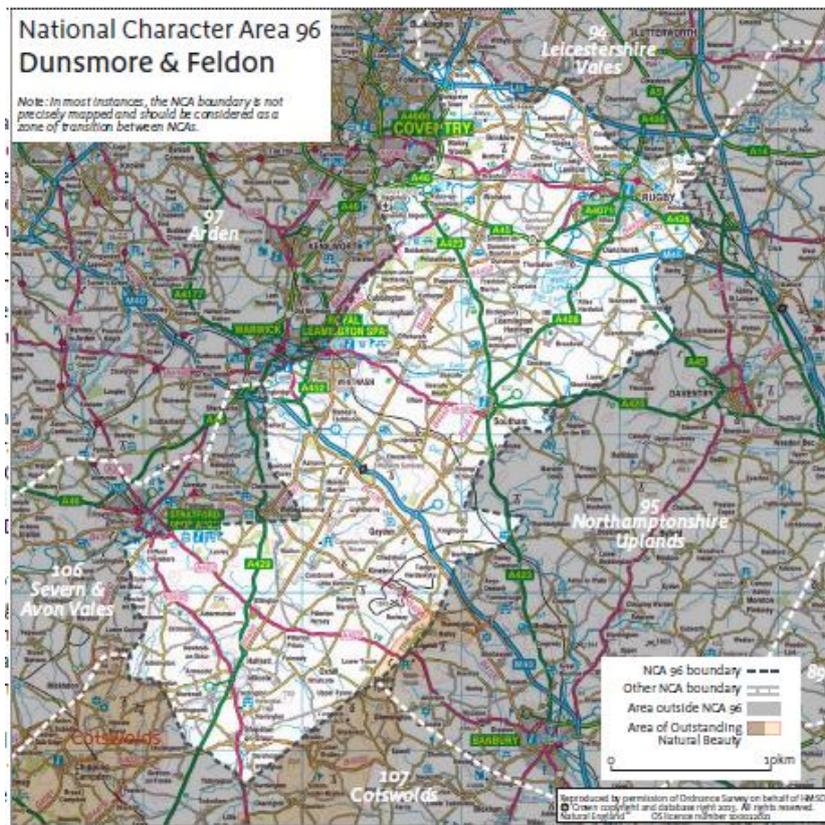
NCA 97: Arden⁸

National Character Area 96: Dunsmore and Feldon

⁷

<http://publications.naturalengland.org.uk/publication/4878893332824064?category=587130>

⁸ <http://publications.naturalengland.org.uk/publication/1819400?category=587130>



This is described as a transitional National Character Area (NCA), moving from the wooded landscape of Arden in the north to the more agricultural and market garden lands of the Severn and Avon Vales in the south-west. It is mainly bordered by rural and agricultural landscape, although there are some large urban areas in neighbouring NCAs. To the west and on the border of Dunsmore and Feldon lie the city of Coventry and the well-wooded landscape of Arden. To the north and north-east lie the open agricultural lands of the Mease/Sence Lowlands and the Leicestershire Vales. To the east are the undulating pastures and low hills of the Northamptonshire Uplands. To the south-west of the area and linked by the M40 are the Severn and Avon vales, and on the southern edge the area is defined by the steep escarpment of the Cotswolds Area of Outstanding Natural Beauty, with Edge Hill, which is the highest point in this NCA, being a prominent landmark.

Its key characteristics are described as being:

- The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently

undulating landscape of low hills, heathland plateaux and clay vales separated by the occasional upstanding escarpment.

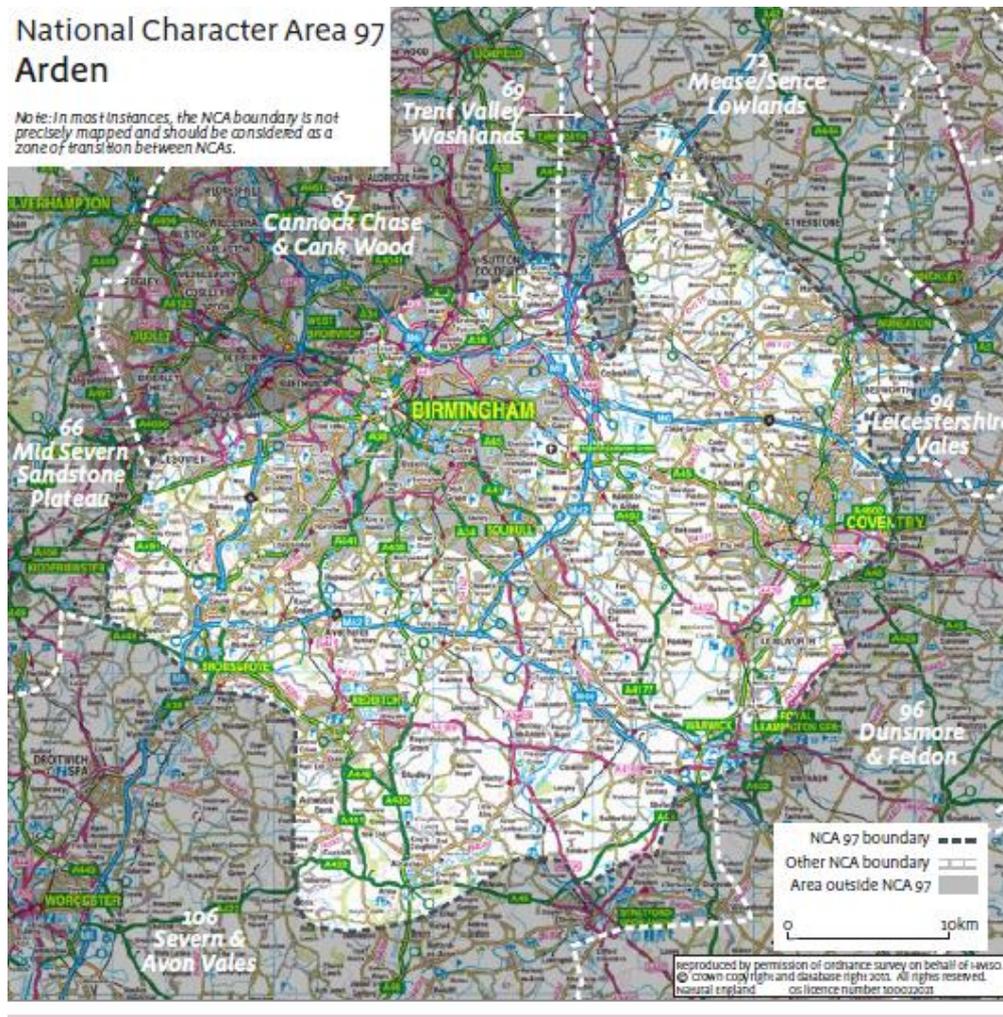
- The underlying lower Lias clays and Mercia mudstones are similar throughout Dunsmore and Feldon but the Quaternary 'superficial' deposits are what mark the change in character between Dunsmore and Feldon.
- Light sandy soils associated with the west (Dunsmore) supporting mixed farming and some intensive arable with fertile alkaline soils to the east (Feldon) supporting grazed pasture
- Generally low woodland cover across the area, although there are areas of well-wooded character and ancient woodlands, especially in the north, providing habitats for bluebells, molluscs and fritillary butterflies; these woodlands are linked with landscaped parklands and hedgerow trees
- Remnants of the formerly extensive Dunsmore Heath, preserving characteristic heathland archaeology, can still be found in woodland clearings. Natural regeneration on sand and gravel soils also occurs along roadside verges, although bracken is often abundant
- Narrow, meandering river valleys with pollarded willows, streamside alders and patches of scrub supporting dipper, kingfisher, otter and Atlantic stream crayfish
- Canals, including the Grand Union Canal, and Draycote Reservoir provide important riparian habitats and a well-used recreational resource.
- Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature. Numerous areas of remnant ridge-and-furrow and earthwork remains of medieval settlements as found at Lower Tysoe, Radwell and Napton on the Hill.
- Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area. Many villages have recently expanded but the traditional buildings, constructed of red brick or Lias limestone, still retain their blue brick or ironstone details.
- The busy roads and large industrial units on the outskirts of the main settlements of Leamington Spa, Coventry and Rugby exert an urban influence on the surrounding area.
- Limestone quarrying for the cement industry was formerly a feature in the centre and south of the area, and disused quarries are now

prominent elements in the landscape. The rock exposures and spoil heaps are of geological importance, as well as having interesting limestone grassland communities

The following landscape opportunities are identified:

- Protect from damage and appropriately manage the area's historic landscape features such as its ancient woodland (oak and birch in the north and field maple and oak in the south), the Grand Union, Oxford and Coventry canals, the landscaped parkland estates and their veteran trees and fine country houses, areas of ridge and furrow, deserted settlements and characteristic hawthorn hedgerow boundaries.
- Protect the Rivers Avon, Leam, and Stour with their associated streams tributaries as important landscape and nature conservation features.
- Plan to accommodate development pressure from the expansion of Coventry, Rugby and Leamington by designing a network of multi-functional green infrastructure which respects the surrounding landscape character and which provides for links into the wider countryside and increased opportunities for people, nature and wildlife.
- Plan for improved management of parkland areas and their associated features and habitats. Ensure local landscape character is respected and enhanced. Maintain and restore habitats, especially heathland and grassland, in accordance with biodiversity action plans and heritage conservation management plans
- Manage watercourses to enhance wildlife value, while restoring associated wetland habitats and grazing flood plains.
- Manage through environmental stewardship, the restoration of hedgerows forming a predominantly regular field pattern, and replace hedgerow trees.
- Manage and conserve all ancient semi-natural and broadleaved woodland, taking appropriate opportunities to increase small-scale woodland coverage where this enhances landscape character and maintains wider, open views which are characteristic in parts of this area.

National Character Area 97: Arden



Arden comprises farmland and former wood-pasture lying to the south and east of Birmingham, including part of the West Midlands conurbation. Traditionally regarded as the land lying between the River Tame and the River Avon in Warwickshire, the Arden landscape also extends into north Worcestershire to abut the Severn and Avon Vales. To the north and north east it drops down to the open landscape of the Mease/Sence Lowlands. The eastern part of the NCA abuts and surrounds Coventry, with the fringes of Warwick and Stratford-upon-Avon to the south. This NCA has higher ground to the west, the Clent and Lickey Hills and to the east, the

Nuneaton ridge. The landscape of the lower lying central area is gently rolling with small fragmented semi-natural and ancient woodlands. Mature oaks set in hedgerows, distinctive field boundaries, historic parklands and narrow river corridors are key features, all on the doorstep of a heavily urbanised area.

Land use throughout the area is mainly, residential, agricultural and industrial including coal mining, which is still active in the north-east of the NCA. Numerous transport corridors; road, rail, air and canal run through the area. There is likely to be increased development and greater pressure upon the existing infrastructure, particularly around Birmingham, Coventry and the main towns. This pressure could lead to the creation of new green infrastructure linking the urban areas out into the more rural areas. This NCA is among the most geologically diverse. This has had a strong impact on the landscape's character and development and is further reflected in the range of locally and nationally important geological assets across the NCA. There are also many local biodiversity assets and strong cultural links with William Shakespeare and his 'Forest of Arden'.

Its key characteristics are described as being:

- Well- wooded farmland landscape with rolling landform
- Geologically diverse with rocks ranging from the Precambrian to the Jurassic and overlain by superficial Quaternary deposits.
- Mature oaks, mostly found within hedgerows, together with ancient woodlands, and plantation woodlands that often date from the time of enclosure. Woodlands include historic coppice bounded by woodbanks
- Narrow, meandering clay river valleys with long river meadows; the River Blythe SSSI lying between the cities of Coventry and Birmingham is a good example of this.
- Numerous areas of former wood-pasture with large, old, oak trees often associated with isolated remnants of more extensive heathlands. Village greens/commons have a strong association with remnant lowland heath. Fragmented heathland persists on poorer soils in central and northern areas.
- Diverse field patterns, ranging from well hedged, irregular fields and small woodlands that contrast with larger semi regular fields on former deer park estates, such as, Packington Hall and Stoneleigh Park.

- Complex and contrasting settlement pattern with some densely populated where traditional settlements have amalgamated to form the major West Midlands conurbation while some settlements remain distinct and relatively well dispersed.
- North-eastern industrial area based around former Warwickshire coalfield, with distinctive colliery settlements. North-western area dominated by urban development and associated urban edge landscapes such as managed greenspace, for example allotments, gardens, parks, golf courses (rough areas) and public open spaces; playing fields, churchyards, cemeteries and institutional grounds (schools, hospitals).
- Transport infrastructure, the M42, M40, M6 and M5 are major transport corridors that sit within the landscape of this NCA.
- Shakespeare's 'Forest of Arden' is still reflected through the woodland cover, mature oaks, small ancient woodlands and former wood pasture.

The following landscape opportunities are identified:

- Conserve, enhance and restore the area's ancient landscape pattern of field boundaries, historic (including farm) buildings, moated sites, parkland and pasture and reinforce its well wooded character.
- Protect and manage woodlands particularly ancient woodlands and wood pasture to maintain the character of Arden.
- Manage and restore hedgerows especially in the north-eastern part of the area (enclosure patterns) and restore parkland, ancient trees and stream side trees plus manage and replace in-field trees and hedgerow trees.
- Maintain and restore areas of heathland particularly in southern Arden, Arden Parklands and Birmingham Hills, lowland meadows and pastures and floodplain grazing marshes.
- Manage arable cultivation to encourage rare arable plants and range restricted farmland birds and mammals, following appropriate management options under Entry Level Stewardship.
- Restore habitats associated with river valleys particularly the Blythe and Tame.
- Create new green infrastructure with associated habitat creation and new public access on former mining sites and close to urban populations in the West Midlands Green Belt.

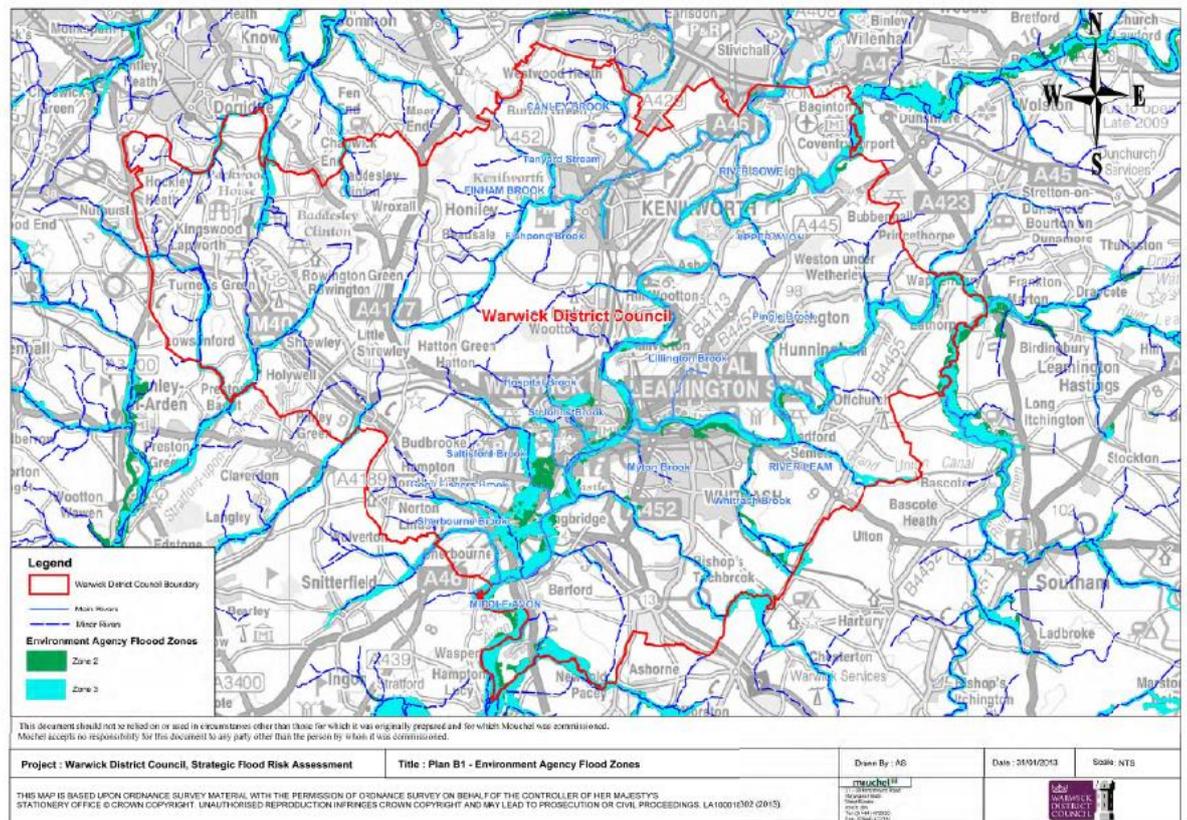
Warwick District Council - Level 1 Strategic Flood Risk Assessment (Mouchel) April 2013⁹

Strategic Flood Risk Assessments are completed in two consecutive stages:

- Level 1 SFRA which is a strategic assessment of all forms of flood risk in an area
- Level 2 SFRA which is a more detailed flood risk assessment of areas which have been identified as potential development sites

This Level 1 SFRA provides some useful information about flood risk in Warwick District along with guidance on the application of Sustainable Drainage Systems in the Warwick District context. It identifies the Environment Agency Flood Zones in Warwick District and shows that part of the Neighbourhood Plan area is in Flood Zone 3

⁹ http://www.warwickdc.gov.uk/downloads/file/1536/volume_1_-_report_and_appendices



Warwick, Coventry and Solihull Sub Regional Green Infrastructure Strategy – November 2013¹⁰

The purpose of this strategy is to provide evidence for plans and policies. Its recommendations include the following which may be of relevance to the Baginton, Bubbenhall, Stoneleigh and Ashow Neighbourhood Plan:

Hedgerows and Field Boundaries

- Enhance the structure of the landscape through replanting and regeneration of primary hedgerow boundaries.
- reintroduce mixed native species hedgerows along primary boundaries.

¹⁰ http://www.warwickdc.gov.uk/downloads/file/2397/g03_-_warwick_coventry_and_solihull_sub_regional_green_infrastructure_strategy_-_november_2013

- enhance the age structure of hedgerow tree cover, particularly hedgerow oaks.

Woodlands

- conserve and enhance the biodiversity of Ancient Woodlands and
- identify opportunities for restoring Ancient Woodland on former sites.
- identify opportunities for new tree planting, to strengthen the sense of landscape cohesion and connectivity.

Grasslands

- conserve neutral grasslands and enhance species diversity
- maintain and restore areas of older permanent pasture, including ridge and furrow meadows.
- conserve the ecological character of wet grasslands.
- identify opportunities for sensitive grassland management, to strengthen the sense of landscape cohesion and connectivity.

Wetlands

- maintain the special character and continuity of river and canal corridors.
- enhance the unity and wetland character of river valley wetlands, through habitat creation and management.

Rural Character

- maintain strong rural character.
- conserve pastoral character.
- restrict and, where possible, reverse the sub-urbanisation of the landscape.
- identify opportunities to strengthen 'local distinctiveness' and a 'sense of place'.
- identify opportunities for new tree planting to soften the impact of buildings and 'grey' infrastructure.

Green Infrastructure provision and development should strengthen landscape character, reflecting locally distinctive natural and cultural landscape patterns, and integrating with natural processes and systems and land-use change,

contributing to their long-term protection, conservation and enhanced management.

Warwick Green Belt and Green Field Review – November 2013¹¹

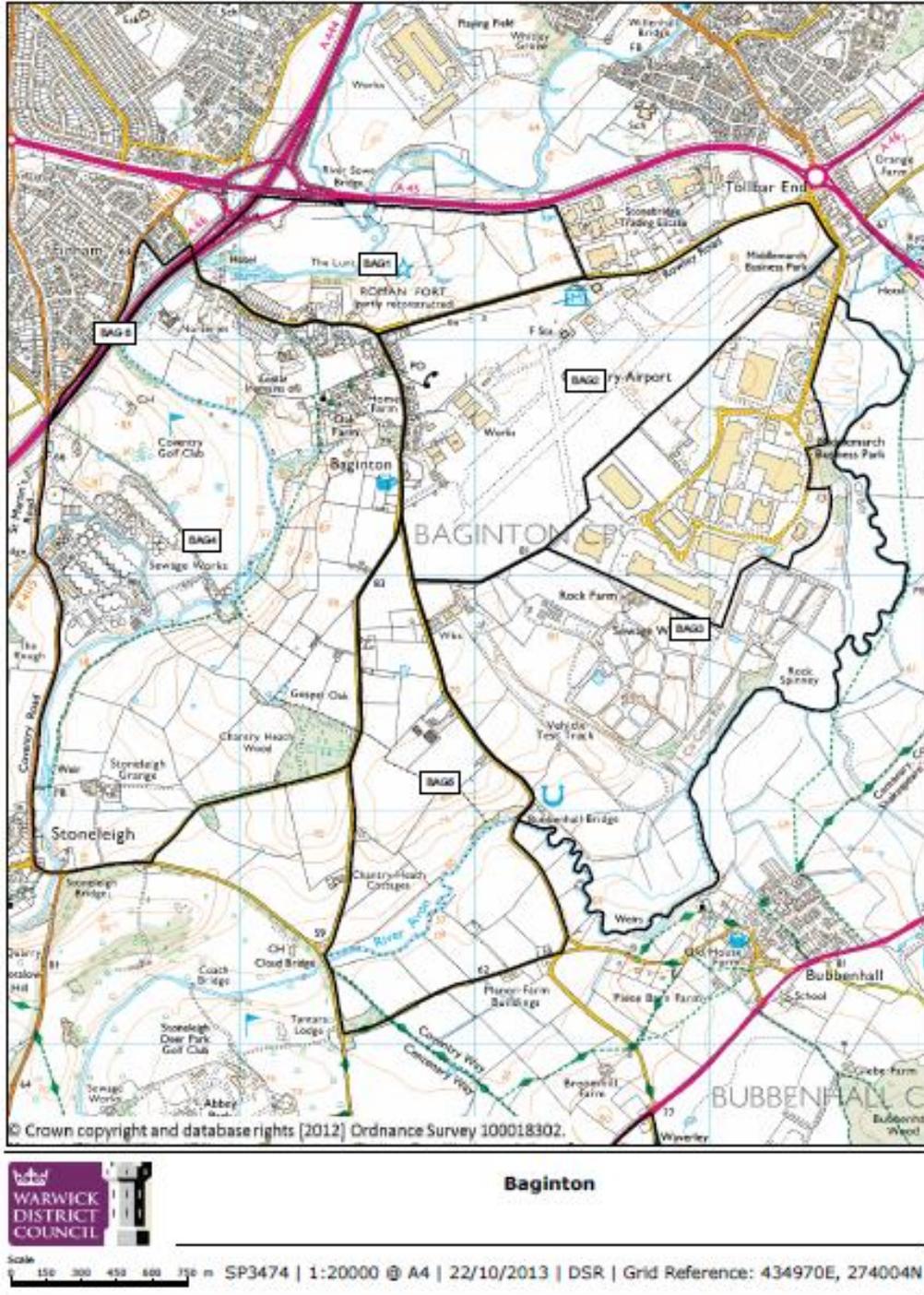
This report is a partial review of the Green Belt and green fields in Warwick District in relation to:

- the district's 10 most sustainable potential growth villages;
- a very limited portfolio of smaller village locations, and
- two edge of urban Green Belt housing options

It assesses the following parcels of land in the Baginton, Bubbenhall, Stoneleigh and Ashow Neighbourhood Plan area:

¹¹http://www.warwickdc.gov.uk/downloads/file/2391/v13_-_green_belt_and_green_field_review_-_november_2013

*Burntwood Neighbourhood Development Plan
 Planning Policy Background and Evidence Base Review*



Parcel Code	BAG1
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Burntwood Neighbourhood Development Plan
Planning Policy Background and Evidence Base Review

Area Reference	Lunt Fort
Parcel Size (ha)	68.59
Settlement	Baginton
Parcel Description	Parcel is bounded to the north by the A45 /Stoneleigh Way, A444 to the west, Mill Hill, Coventry Road and Rowley Road to the south and Stonebridge Trading Estate to the east. The Lunt Roman Fort is a notable feature within the parcel. The parcel also contains a hotel and some residential properties, as part of Baginton Village. The majority of land to the east of the parcel is more agricultural in nature. The parcel is slightly elevated and gently undulating.
Parcel Justification	The parcel is strongly defined by road infrastructure, particularly along its northern edge. It has a mixed use character in line with many village or edge of village Green Belt parcels. The parcel is more diverse in character at the western edge and consists of fairly uniform open fields to the east.
Conclusions / Summary	Complex and mixed character Green Belt parcel with a valuable role to play in maintaining the open character of the village. Strong environmental and heritage value.

Parcel Code	BAG2
Area Reference	Coventry Airport North
Parcel Size (ha)	141.42
Settlement	Baginton
Parcel Description	Parcel is bounded by Rowley Road to the north, Coventry Road to the west, and the main airport buildings to the south / south east. The Green Belt parcel primarily contains the airport runway, some commercial buildings and the Air Museum. There is also a number of residential properties along the Coventry Road / Rowley Road.

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Parcel Justification	The parcel is strongly defined to the north and west by road infrastructure, the main airport buildings, which are not in the Green Belt, help define the southern edge of the parcel. Due to its main land use the area is defined by its flat open character.
Conclusions / Summary	Largely commercial in character, the current commercial uses protect some of the openness of the Green Belt and setting for Baginton village.

Parcel Code	BAG3
Area Reference	Coventry Airport South
Parcel Size (ha)	192.84
Settlement	Baginton
Parcel Description	This Green Belt parcel is defined by the Bubbenhall Road to the west, the River Avon to the south and east, and the main airport buildings and infrastructure to the north. The land is primarily agricultural in character.
Parcel Justification	The northern boundary of the parcel is strongly defined by the airport buildings and internal road structure. This parcel is distinctively more agricultural in character than BAG2, with an open field landscape, which is connected to the river corridor.
Conclusions / Summary	Green Belt parcel plays an important role in containing the southern spread of development, it is of environmental value and maintains the open setting of the Green Belt and villages of Baginton and Bubbenhall.

Parcel Code	BAG4
Area Reference	South of Roman Fort
Parcel Size (ha)	301.47
Settlement	Baginton
Parcel Description	The Green Belt parcel is defined by the Coventry Road / Mill Hill to the north, A46 / St. Martin's Road and Coventry Road to the west, B4113 to the south and

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	Stoneleigh Road / Coventry Road to the east. The southern section of the parcel is primarily agricultural in character. The northern section of the parcel is very diverse in character and contains residential properties along the main road frontages, Baginton Castle, Coventry Golf Course and Severn Trent works.
Parcel Justification	The parcel is defined by road infrastructure, which forms particularly strong boundaries to the north and north west. The Parcel includes the majority of the main village of Baginton and areas of particular historic interest.
Conclusions / Summary	Mixed Green Belt parcel of high environmental value. Substantial role played in protecting the setting of Baginton Village and providing a green buffer to Coventry

Parcel Code	BAG5
Area Reference	Land west of Bubbenhall Road
Parcel Size (ha)	113.22
Settlement	Baginton
Parcel Description	A triangular Green Belt parcel defined by road infrastructure, including the Stoneleigh Road to the north, west and south and the Bubbenhall Road to the east. The parcel is primarily residential in character, with a large nursery site in the centre of the parcel.
Parcel Justification	The parcel is clearly defined by road infrastructure. It has a similar mixed field pattern to the southern part of BAG4, and is primarily agricultural in nature.
Conclusions / Summary	Linear parcel which plays an important role in maintaining the open character of this Green Belt area linking Bubbenhall with Baginton

Parcel Code	BAG6
Area Reference	Land east of Howes Lane

Parcel Size (ha)	4.99
Settlement	Finham
Parcel Description	A small triangular Green Belt parcel defined by road infrastructure, including Howes Lane to the north, the A46 to the south and residential development to the north east. The parcel is primarily structured around Oak Lea House and Farm.
Parcel Justification	The parcel is clearly defined by road infrastructure. It is a very small parcel out of keeping with the larger parcels of nearby Baginton.
Conclusions / Summary	Small triangular parcel which plays a minor Green Belt role and has a stronger function as part of the surrounding built-up landscape

4.3 Employment

Warwick District Employment Land Update, May 2013¹²

This Employment Land Review Update is intended to inform and support the new Local Plan for the District. It deals principally with local employment land issues, rather than regional or sub-regional employment land provision. It:

- takes account of the revised economic outlook/ forecasts and current market conditions;
- considers the alignment between housing and employment land provision; and
- considers and advises on the strategy for employment land provision.

The report assesses the supply of employment land in Warwick. This comprises two components:-

- a. existing employment land currently serving the needs of businesses within the District.
- b. allocated employment sites that may be developed within the Plan period and contribute to meeting future employment needs. This includes sites with planning

¹² http://www.warwickdc.gov.uk/downloads/file/36/combinedelrfinalreport310513_pdf

permission for employment use or adopted Local Plan employment allocations.

Extract from Figure 16: Review of Existing Main Employment Land Locations in Warwick District

Site Name	Site Area (ha)	Summary Comments
Stoneleigh Park, Stoneleigh	About 16	The former National Agricultural Centre, located in a rural setting northeast of Warwick. 100 ha site in total comprising a range of uses – offices, hotel, conference centre, showground, retail etc. Uses are agriculture and rural industries related. Office component of 29,000 sq m includes NFU HQ. Planning permission granted 2012 for expansion to include a further 11,500 sq m of B1 floorspace.
Stoneleigh Deer Park (Abbey Park), Stoneleigh	16	A modern high quality office business park in a very attractive rural setting adjacent to Stoneleigh Park. Occupiers – British Horse Society, AGCO, British Assoc of Dairy Farmers – mainly but not wholly rural/agriculture related. Planning permission for further development.
Middlemarch Business Park, Coventry Airport	85	Major mixed employment area immediately to the south of Coventry airport. Comprises a mix of offices, manufacturing and distribution space. It is of good quality and well occupied with a range of regional and national occupiers. The only location in the District to provide major distribution premises, including national Parcelforce centre. Suffers from peak time traffic congestion at Tollbar A45/6 junction but Highway Agency due to implement improvements in 2013.

The overall conclusions in relation to the District’s existing employment locations are that they are generally performing well with low vacancies in most locations. There is a good range of accommodation, from small, affordable workshops and offices to larger industrial premises and good quality B1 offices on business parks.

However, the available stock is restricted, particularly in relation to good quality modern accommodation of all types and sizes.

Ensuring a supply of good quality, well located employment sites is maintained will help to support investment by existing business and growth in the business base in these sectors. The focus of demand for additional floorspace is expected to be towards B1 activities. However, a continuing supply of land suitable for B2 manufacturing uses will be equally important in retaining and supporting investment by higher value-added manufacturing employers.

There is expected to be a moderate shift of floorspace from B2 towards B8 uses in net terms over the Plan period. Within Warwick District the potential for larger-scale B8 development is focused towards the north-east and south-east of the District, around Tournament Fields and Middlemarch Business Park.

There is also a strong agricultural and rural sector in the District, with a national specialism in this area and related research and development activities, linked in particular to the businesses and research and development activities located in and around Stoneleigh Park and Abbey Park. These are nationally-significant economic assets for this sector, and it would be appropriate to make specific provision for continuing investment and growth on these key strategic sites.

The evidence base would support a strategy for employment land provision which seeks to improve the quality of the overall employment land portfolio, through a strategy of:

- protecting existing well-located and well-performing sites from competing development pressures, and continues to encourage investment in these sites;
- focused allocation of additional well-located employment land at locations which are accessible by a range of means of transport;
- selected redevelopment of existing poor quality small and constrained employment sites where there is clear evidence that these no longer remain suitable to meet current occupier and business needs.
- recognises and seeks to continue to support economic growth at Stoneleigh Park and Abbey Park in agricultural and related activities and research and development;

- ensuring a balanced provision of employment land across the District, with appropriate additional provision linked to supporting the economic health of all of the District's key settlements;
- seeking to maintain, through a plan, monitor and manage approach, a supply of land and floorspace which is capable of meeting the requirements of a range of businesses of different sizes and in different sectors. There is no evidence of significant gaps in the land or property portfolio at the time of this assessment, but this should be kept under review;
- including policies which provide the flexibility to respond to significant opportunities for economic and business growth and investment when these arise.

Infrastructure

Warwick Draft Infrastructure Plan, January 2015¹³

The Infrastructure Delivery Plan (IDP) identifies the strategic priorities for the delivery of the key infrastructure needed to support the scale of growth put forward in the Warwick Local Plan. It has been prepared in consultation with infrastructure providers to ensure that the plan not only provides new homes and employment, but that developments are properly supported by high quality infrastructure. The IDP should be read in conjunction with the Local Plan policies.

The IDP recognises that it is important that any necessary new infrastructure is provided in advance, or alongside, new housing rather than in the years following its occupancy. This is important to enable new communities to become established and integrated quickly and to ensure that the impacts of growth on the District's existing communities are minimised.

The main new and improved infrastructure requirements are likely to be to:

- public transport services
- highways mitigation

¹³[http://www.warwickdc.gov.uk/downloads/file/2235/in03 -
draft infrastructure delivery plan - jan 2015](http://www.warwickdc.gov.uk/downloads/file/2235/in03_-_draft_infrastructure_delivery_plan_-_jan_2015)

- strategic cycle routes
- green infrastructure, including a country park
- expanded education facilities
- sports facilities
- playing pitches provision
- health facilities and services
- emergency services

4.4 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a statutory way of collecting developer contributions to help fund infrastructure projects such as transport schemes and community facilities, to support new development in the area. Under the CIL arrangements local authorities can charge a locally set rate per square metre on many types of new development.

Warwick District Council consulted on a Preliminary Draft Charging Schedule (PDCS) in 2013. This consultation has been used to inform the Draft CIL Charging Schedule which will now be the subject of public consultation (Council resolution on 28 January 2015).

Warwick District Council Community Infrastructure Levy - Draft Charging Schedule January 2015¹⁴

Draft Charging Schedule - £s per square Metre

Type of Development	Zone A	Zone B	Zone C	Zone D
Residential	£50	£170	£120	£180
Residential – Strategic Sites allocated in the Local Plan	£30	£90	£70	£110
Office	Nil			
Retail – prime Leamington Spa zone	£65			
Convenience based supermarkets and superstores and retail parks	£105			
Retail – others areas	Nil			

¹⁴

<https://estates4.warwickdc.gov.uk/cmIS/MeetingDates/tabid/149/ctl/ViewMeetingPublic/mid/637/Meeting/2088/Committee/57/Default.aspx>

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Industrial and warehousing	Nil
Hotel	£80
Student accommodation	£80

NB: The charges above are index linked so may increase or decrease slightly from 2016

The parishes are within Residential Zone D

5.0 Supplementary Planning Documents

Supplementary planning documents (SPDs) are used to amplify development plan policies on separate topics or on different spatial scales. SPDs are not subject to independent inspection via an examination in public, and are simpler to update and adopt on a regular basis by the local council.

Warwick District Council Affordable Housing SPD¹⁵ - January 2008

This SPD expands upon those housing policies in the adopted Warwick District Local Plan (1996-2011) which are concerned with the provision of affordable housing. These policies include:

- Policy SC11 Affordable Housing, and
- Policy RAP4 Providing Rural Affordable Housing

The document covers:

- the Council's definition of affordable housing
- when affordable housing will be sought on private housing development sites;
- how much affordable housing will be required;
- what types of affordable homes are most needed in Warwick District;
- ways in which the Council and its partners will ensure that the affordable homes meet the needs of those unable to afford housing on the open market;
- how the affordable homes can remain affordable;
- how the Council works with affordable housing providers and developers to deliver affordable housing; and
- in the rural areas, how exceptions can be made to restrictive planning policies to allow affordable housing developments in special circumstances.

Warwick District Council Open Space SPD¹⁶ - June 2009

Warwick District Council completed an audit of its parks and open spaces in 2008 and the purpose of this Supplementary Planning Document (SPD) is to use the findings of the audit to give further guidance to developers on the requirements for public open space on new developments. It therefore

¹⁵ http://www.warwickdc.gov.uk/downloads/file/1301/affordable_housing_spd

¹⁶

http://www.warwickdc.gov.uk/info/20409/local_development_framework/261/supplementary_planning_documents/3

expands on Policy SC13 of the adopted Warwick District Local Plan (September, 2007).

The guidance includes; standards for informal open space, such as parks/gardens and amenity space

The guidance includes:

- providing appropriate protection for existing open spaces;
- setting standards for open spaces within new developments, including standards for parks, green spaces, children's play areas, and allotments;
- providing guidance for when developers should enhance open spaces in the local area rather than within the development; and,
- providing guidance on management and maintenance of open space.

Warwick District Council Sustainable Buildings SPD¹⁷ - December 2008

This Supplementary Planning Document (SPD) expands upon policies DP11 (Drainage), DP12 (Energy Efficiency) and DP13 (Renewable Energy Developments) of the Warwick District Local Plan (1996 – 2011).

These policies require and encourage sustainable construction through the conservation and management of water resources, the efficient use of energy and the use of renewable sources of energy. This is in response to concern at all policy levels to address the causes of climate change by reducing carbon emissions. There is also the need to mitigate against the expected impacts of climate change such as the increased incidence of flooding and extreme temperature events. The Government regards climate change as the greatest long term challenge facing the world and has committed to a target of reducing UK carbon emissions by 80% by 2050.

The SPD provides further guidance to developers and applicants on how to achieve more sustainable buildings taking account of the following:

- the use of sustainable construction techniques and energy efficient layout and design such as passive solar gain;

¹⁷

http://www.warwickdc.gov.uk/info/20409/local_development_framework/261/supplementary_planning_documents/4

- the Council's requirement that 10% of the energy demand of new buildings should be met by renewable sources; and
- the use of water conservation measures such as Sustainable Drainage Systems (SUDS)

6.0 Built Heritage in Baginton, Bubbenhall, Stoneleigh and Ashow Conservation Areas

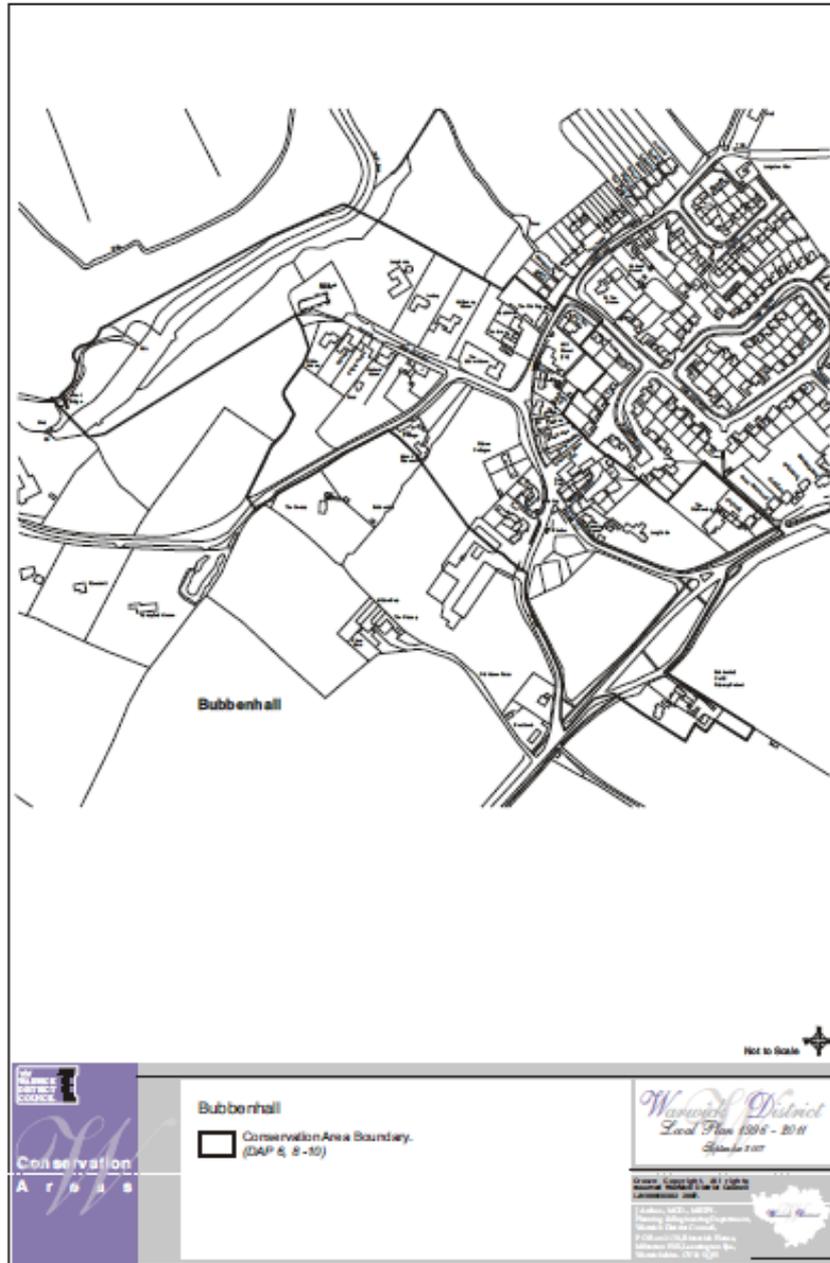
Ashow



Baginton



Bubbenhall



Stoneleigh



Listed Buildings

There are 38 statutory Listed Buildings, 4 Scheduled Monuments and a Historic Park and Garden in the parishes of Baginton, Bubbenhall, Stoneleigh and Ashow¹⁸. These are:

Name	Location	Grade
Grove Farmhouse	Ashow	II
Bericote Farmhouse	Bericote Road, Ashow	II
Barn 33 yards south west of Bericote Farmhouse	Bericote Road, Ashow	II
Tudor Cottage (at north) and Rock Cottage (at south)	Main Street, Ashow	II
Church of the Assumption of Our Lady	Maon Street, Ashow	I
Avon Cottage	Main Street, Ashow	II
Grove View Cottage	Main Street, Ashow	II
C19 iron bridge and cascade 320 metres south west of abbey	Ashow	II
Trinity Cottage	Main Street, Ashow	II
Cross in churchyard 18 yards to south of chancel	Main Street, Ashow	II
Abbey Farmhouse and Abbey House	Main Street, Ashow	II
Dial House Farmhouse	Stoneleigh Road, Ashow	II
Fir Tree Cottage	23 Main Street, Ashow	II
Bridge over Rocky Lane	Rocky Lane, Ashow	II
Groveswood	Ashow	II
Barn 49 yards to east of Grove Farmhouse	Ashow	II
Grecian Lodges	Grecian Lodge Drive, Ashow	II
Roseland	Main Street, Ashow	II
Ashow Village Club and cottage	10, Main Street, Ashow	II
Ruins of castle 160 yards west of Church of St John the Baptist	Baginton	II
Link Cottage	Church Road, Baginton	II
Lucy Price Cottage	Church Road, Baginton	II
The Old Rectory	Church Road, Baginton	II
Lunt Cottages	1, Coventry Road, Baginton	II
Baginton Bridge	Mill Hill, River Sowe, Baginton	II
Outbuilding 9 yards south west of Rose Cottage	Coventry Road, Baginton	II
Church of St John the Baptist	Church Road, Baginton	I
Oak Farmhouse	2, Church Road, Baginton	II
Lunt Cottages	2, Coventry Road, Baginton	II

¹⁸ <http://list.historicengland.org.uk/results.aspx>

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Name	Location	Grade
Bubbenhall Bridge (partly in Baginton Parish)	Bubbenhall Road, River Avon, Baginton	II
Church of St Giles	Church Road, Bubbenhall	II
Abbey's House	Lower End, Bubbenhall	II
Malt Shovel Public House	Lower End, Bubbenhall	II
The Cottage	Spring Hill, Bubbenhall	II
Church House	Church Road, Bubbenhall	II
Yew Tree Farmhouse	Lower End, Bubbenhall	II
The Old Rectory	Ryton Road, Bubbenhall	II
Bubbenhall Bridge (partly in Bubbenhall Parish)	Bubbenhall Road, River Avon, Baginton	II
Historic Park and Garden		
Stoneleigh Abbey	Stoneleigh Park, Stoneleigh	II*
Scheduled Monuments		
Roman settlement at Glasshouse Wood		
Baginton Castle, associated settlement remains, ponds and mill sites		
Roman Fort at The Lunt		
Pit alignments north of Bubbenhall village		

7.0 Natural Environment

Sites of Special Scientific Interest (SSSI)¹⁹

Waverley Wood Farm was designated as a SSSI in August 1996. It is a 0.9ha site south of Bubbenhall. It lies within Bubbenhall Wood, adjacent to a large sand and gravel pit, currently undergoing landfill. This site provides an important reserve of an interglacial deposit, uniquely preserved here beneath the more widespread local drift sequence. The interglacial beds occupy a channel cut in Mercia Mudstone bedrock. They are overlain by Baginton-Lillington Gravel, Baginton Sand and Thrussington Till. The interglacial sediments have yielded plant remains, including pollen, as well as molluscs, vertebrate remains, ostracods and insects. The deposits are of exceptional importance in understanding the succession of glacial events within the British Isles.

Ancient Woodlands²⁰

The main Ancient Woodlands recorded in Warwick District are listed in Appendix 3 of the Adopted Local Plan 1996 – 2011. They are:

Bericote Wood, Ashow
Glasshouse Wood, Ashow
Thickthorn Wood, Ashow
Bubbenhall Wood, Bubbenhall
Shrub Wood (part of Ryton Wood), Bubbenhall
Weston Wood, Bubbenhall
Waverley Wood, Bubbenhall
Broadwells Wood, Stoneleigh
Crackley Wood North, Stoneleigh
Crackley Wood South, Stoneleigh
Decoy Spinney, Stoneleigh
Kings Wood, Stoneleigh
Motslowhill Spinney, Stoneleigh
Rough Knowles Wood, Stoneleigh
Ticknell Spinney, Stoneleigh
Wainbody Wood, Stoneleigh

¹⁹ http://www.sssi.naturalengland.org.uk/citation/citation_photo/2000087.pdf

²⁰ http://www.warwickdc.gov.uk/info/20376/planning_policy/268/local_plan_1996_-_2011

8.0 Conclusion

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Baginton, Bubbenhall, Stoneleigh and Ashow Neighbourhood Plan should be prepared.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

The planning policy background will therefore be reviewed before consultation on the Draft Plan, and at the point of submission of the final version to the District Council.

Kirkwells

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