

# BARFORD NEIGHBOURHOOD DEVELOPMENT PLAN



PLANNING POLICY CONTEXT

## Planning Policy Context

The Barford Neighbourhood Plan must take account of national planning policy. This is, primarily, contained in one document the National Planning Policy Framework (NPPF).

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
- a social role
- an environmental role

### 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.
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring Good Design
8. Promoting healthy communities
9. Protecting green belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

### Plan-making

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.

This means that the Neighbourhood plan should “plan positively to support local development”, shaping and directing development in their area that is outside the strategic elements of the Local Plan, and must support the strategic development needs set out in the Warwick Local Plan.

## 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.”

## Warwick Planning Policy

The Barford Neighbourhood Plan has been prepared to be in “general conformity” with the strategic planning policy of Warwick District Council. This strategic planning policy is contained in The Warwick District Council Local Plan (1996-2011)(as amended September 2007)

The Barford Neighbourhood Plan has been prepared to take account of all the strategic policies in these plans the emerging Warwick Local Plan: Publication Draft April 2014

### **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.

### **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.

### **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.

#### **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

#### **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.

#### **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.

#### **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.

#### **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.

### **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.

### **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.

### **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.

### **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.

### **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.

### **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.

### **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.

### **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.

### **SC14 Community Facilities**

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

### **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 in accordance with Policy RAP5;
- 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.

### **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.

### **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.

### **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.

#### **RAP6 Directing 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.

#### **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.

#### **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.

#### **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.

#### **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.

#### **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%.

#### **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.

#### **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.

#### **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.

#### **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.

#### **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.

#### **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

#### **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.

**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.

**DAP10 Control of Advertisement Hoardings**

Erection of advertisement hoardings will not be permitted within Conservation Areas

**Warwick District Council Local Plan Publication Draft April 2014**

Warwick District Council has 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.

Following this consultation the Local Plan will then be submitted to the Secretary of State who will appoint an Inspector to conduct an Examination in Public at some time in the future.

The following policies are relevant to development in Barford

**STRATEGIC POLICY**

**DS1 : Supporting Prosperity:** Ensuring sufficient employment land available;

**DS2 : Providing the Homes the District Needs:** Providing objectively assessed housing need;

**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.

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 and utilities);
- b) social infrastructure (such as education, sports facilities and health);
- c) green infrastructure (such as parks, open space and playing pitches).

**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 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 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;
- 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 suitable mitigation can be put in place;
- 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 in to account, sites in the green belt will be limited to those locations 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.

**DS5 Presumption in Favour of Sustainable Development**

**DS6 Level of Housing Growth:** The Council will provide for 12,860 new homes between 2011 and 2029

**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 in the plan period	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	269
Sites allocated in this Plan	6,238
Total	13,014

**DS10 Broad Location of Allocated Housing Sites:**

Urban Brownfield sites	1,330
Greenfield sites on the edge of Kenilworth	850
Greenfield sites on the edge of Warwick, Leamington and Whitnash	3,295
Sites within Growth Villages and the rural area	763
<b>Total</b>	<b>6,238</b>

**DS11 Allocated Housing Sites:** Identifies the following sites within Barford as allocated housing sites

- Barford – Land south of Barford House 8 dwellings
- Barford – Former Sherbourne Nursery 60 dwellings
- Barford – Land off Bemridge Close 12 dwellings

**PROSPEROUS COMMUNITIES**

**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;
- 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 and leisure assets play in our communities and economy, particularly focusing on the role of town centres;
- i) to support opportunities for regeneration

**THE ECONOMY**

**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 DC13
- e) To support the sustainable growth and expansion of existing 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

**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

**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 (Policy EC4) or
- e) the proposal is solely for affordable housing as defined in national guidance.

This policy does not apply to land which provides for sub regional employment needs

**RETAIL & TOWN CENTRES**

**TC16 Design of Shopfronts**

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 shopfronts of sufficient high quality; and
- b) They do not involve single shop fronts spreading over two or more frontages.

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

**TC17 Local Shopping Facilities:** Protecting existing local shops and services and resisting any loss; Rural shops and services

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

#### **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**

#### **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.

#### **CT4 Extensions to Tourism, Cultural 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.

#### **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



**HOUSING**

**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 Objectively Assessed Need for housing in the District;
- 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.

**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 Growth Villages and Limited Infill Villages, as identified below and 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.

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

**H2 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 the urban areas, sites of 10 or more dwellings, or 0.3 hectares or more in area irrespective of the number of dwellings; and
- b) within the rural areas, sites of 5 or more dwellings, or 0.17 hectares in area irrespective of the number of 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. 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.

**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 provided will, where possible, be for exclusive occupation by people with a demonstrable need to be housed in the locality;
  - 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

III. such housing will be available, both initially and for subsequent occupancy, only to those with a demonstrable need and, first and foremost, to those with a need to be housed in the locality.

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.

#### **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.

#### **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).

**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 one stopping place in the north of the County and one in the south, to meet the transit needs of the whole of Warwickshire

Monitoring may show that there are insufficient pitches available to meet need during the plan period. Planning applications will therefore be assessed against the criteria in Policy H8

**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 collaborative approach to design and development, involving District and Parish Councils, Neighbourhood Plan Teams, local residents and other stakeholders;
- 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; and
- c) on sites allocated for 50 or more dwellings, the proposals include a phasing strategy whereby the homes are delivered across the plan period in phases of no more than 50 dwellings at a time over a period of 5 years, starting from the date the development commences on site.

**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.

**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.

**H14 Extensions to Dwellings in the Open Countryside;**

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**

**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 measures to prevent crime and road accidents;
- f) provide good access to community facilities including meeting places, local shops, transport services, health facilities, 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**

**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;
- 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, and;
- p) ensures that layout and design addresses the need for development to be resilient to climate change; (see policy CC1).

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.

**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.

**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.

**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.

**TRANSPORT**

**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;
- 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.

**TR3 Transport Improvements**

All large scale developments 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.

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.

**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. The level of contributions will be calculated in accordance with the Infrastructure Delivery Plan or any subsequent revision.

Contributions should include provision for public transport, footpaths, cycleways and towpaths both internal and external to development sites.

#### **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.

### **HEALTHY SAFE AND INCLUSIVE COMMUNITIES**

#### **HS1 Healthy, Safe and Inclusive Communities:**

The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals which:

- a) provide homes and developments which are designed to meet the needs of older people and those with disabilities;
- b) provide energy efficient housing to help 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.

#### **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 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.



**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.

**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 by walking, cycling and 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.

**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; and
  - II. there is a need to enhance an existing facility or provide a new facility that has specific locational requirements.

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.

**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;
- 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.

**HS7 Crime Prevention:**

The layout and design of development 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) 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.

**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**

**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 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;

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.

**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 would not result in substantial harm to any adjacent heritage assets and local areas of historical and architectural distinctiveness;
- 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.

**CC3 Buildings Standards Requirements:**

Residential buildings

All new residential development of 1 dwelling or more (including replacement dwellings) is required to achieve Code for Sustainable Homes Level 4 from the date of adoption of the Local Plan and level 5 from 2016 (or any future national equivalent) unless it can be demonstrated that it is financially unviable.

Non-residential buildings

All non-residential development over 500 sq. m 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.

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

- 1) Reduce energy demand through energy efficiency measures
- 2) Supply energy through efficient means (i.e. low carbon technologies)
- 3) Utilise renewable energy generation

The Council will expect applicants to consider the potential to incorporate large scale decentralised district heating networks such as Combined Heat and Power (CHP) 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 & WATER

### **FW1 Development in Areas at Risk of Flooding:**

Development will be directed away from areas of flood risk. However if development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the following criteria are met:

- a) the type of development is appropriate to the level of flood risk associated with its location with reference to Warwick District Council's Strategic Flood Risk Assessment (SFRA) flood zone maps and advice on appropriate uses within these zones from the Environment Agency;
- b) it can be demonstrated that no suitable alternative sites are available in an area of lower risk;
- c) it is provided with the appropriate minimum standard of flood defence (including suitable warning and evacuation procedures) which can be maintained for the lifetime of the development;
- d) it does not impede flood flows, does not increase the flood risk on site or elsewhere or result in a loss of floodplain storage capacity;
- e) it would not be subject to regular flooding;
- f) the site is not required for washland creation as part of the overall flood defence strategy for the river catchments;
- g) in the case of dwellings, it is evident that as a minimum, safe, dry pedestrian access would be available to land not at high risk, and;
- h) in the case of essential civil infrastructure, access must be guaranteed and must be capable of remaining operational during all flooding events.

A sequential, risk-based approach to the location of suitable development will be undertaken by the Council based on the Environment Agency's latest flood maps, SFRA flood zones and Vulnerability Classification to steer new development to areas with the lowest probability of flooding avoiding, where possible, flood risk to people and property and managing any residual risk.

The Exception Test (for use when there are large areas in Flood Zones 2 and 3, "where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is necessary) will apply where development will provide wider sustainability benefits that outweigh flood risk, fully informed by a Flood Risk Assessment (FRA) which indicates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible reducing flood risk overall.

Land that is required for current and future flood management will be safeguarded from development.

Where development is supported as an exception to this policy within high risk areas, applicants will need to demonstrate that they strictly comply with criteria b), c), d), and g) above.

Applicants will be required to demonstrate how they comply with this policy by way of a Flood Risk Assessment, appropriate to the scale and nature of the development proposed, where the development is:

- a) within a river floodplain, as defined by the Warwick District SFRA indicative flood zone maps;
- b) within or adjacent to any watercourse;
- c) adjacent to, or including, any flood bank or other flood control structure;

- d) within an area where there may be drainage problems;
- e) likely to involve the culverting or diverting of any watercourse, or;
- f) of such size and nature relative to the receiving watercourse/drainage system that there could be a significant increase in surface water run-off from the area.

**FW2 Sustainable Urban Drainage:**

Appropriate Sustainable Urban Drainage Systems (SUDS) are required in all developments. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:

- a) be designed and located sensitively to integrate with Green Infrastructure functions;
- b) promote enhanced biodiversity;
- c) increase landscape value, and;
- d) provide good quality open spaces.

Infiltration SUDs is the preferred way of managing surface water. The developer will carry out infiltration tests possible and a ground water risk assessment to ensure that this is possible and that ground water would not be polluted. Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the EA) at a rate no greater than greenfield development.

In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that:

- a) it is not possible to incorporate sustainable drainage systems;
- b) an acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation, and;
- c) contributions will be made to off-site SUDS schemes

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

**FW3 Water Conservation:**

The Council will encourage new residential development of one dwelling or more to meet a standard of 90 litres/person/day (lpd) in terms of water efficiency.

**FW4 Water Supply:**

Developers will be expected to ensure that there is adequate water supply to serve 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 regard to Severn Trent's Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study;
- b) ensuring that any new infrastructure required to serve a new development does not have a detrimental and harmful impact on existing systems, the amenity of local residents and/or the environment, and;
- c) ensuring that any new infrastructure provision is provided alongside new development.

Development proposals will not be permitted where additional abstraction will result in a reduction in water quality which will have an adverse effect on existing supplies, fisheries, recreation or nature conservation.

## HISTORIC ENVIRONMENT

### HE1 Protection of Statutory Heritage Assets;

Permission 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. 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.

### HE2 Protection of Conservation Areas:

Development will be expected to respect the setting of Conservation Areas and important views both in and out of them.

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.

### 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.

**HE4 Protecting Historic Parks and Gardens:**

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

**HE5 Locally Listed Historic Assets:**

Development will be strongly resisted that would lead to the demolition or loss of significance of a locally listed historic asset.

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

**NATURAL ENVIRONMENT**

**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.

**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, 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.

**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 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

**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;
- 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.



**NE7: Use of Waterways:**

The waterways can be used as tools in place making and place shaping, and contribute to the creation of sustainable communities. Therefore, any development should not:

- a) adversely affect the integrity of the waterway structure;
- b) adversely affect the quality of the water;
- c) result in pollution due to unauthorised discharges and run off or encroachment;
- d) adversely affect the landscape, heritage, ecological quality and character of the waterways;
- e) adversely affect the waterways potential for being fully unlocked or discourage the use of the waterway network.

**NEIGHBOURHOOD PLANNING**

**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.

**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**

**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.