

# BARFORD NEIGHBOURHOOD DEVELOPMENT PLAN

Submission Version

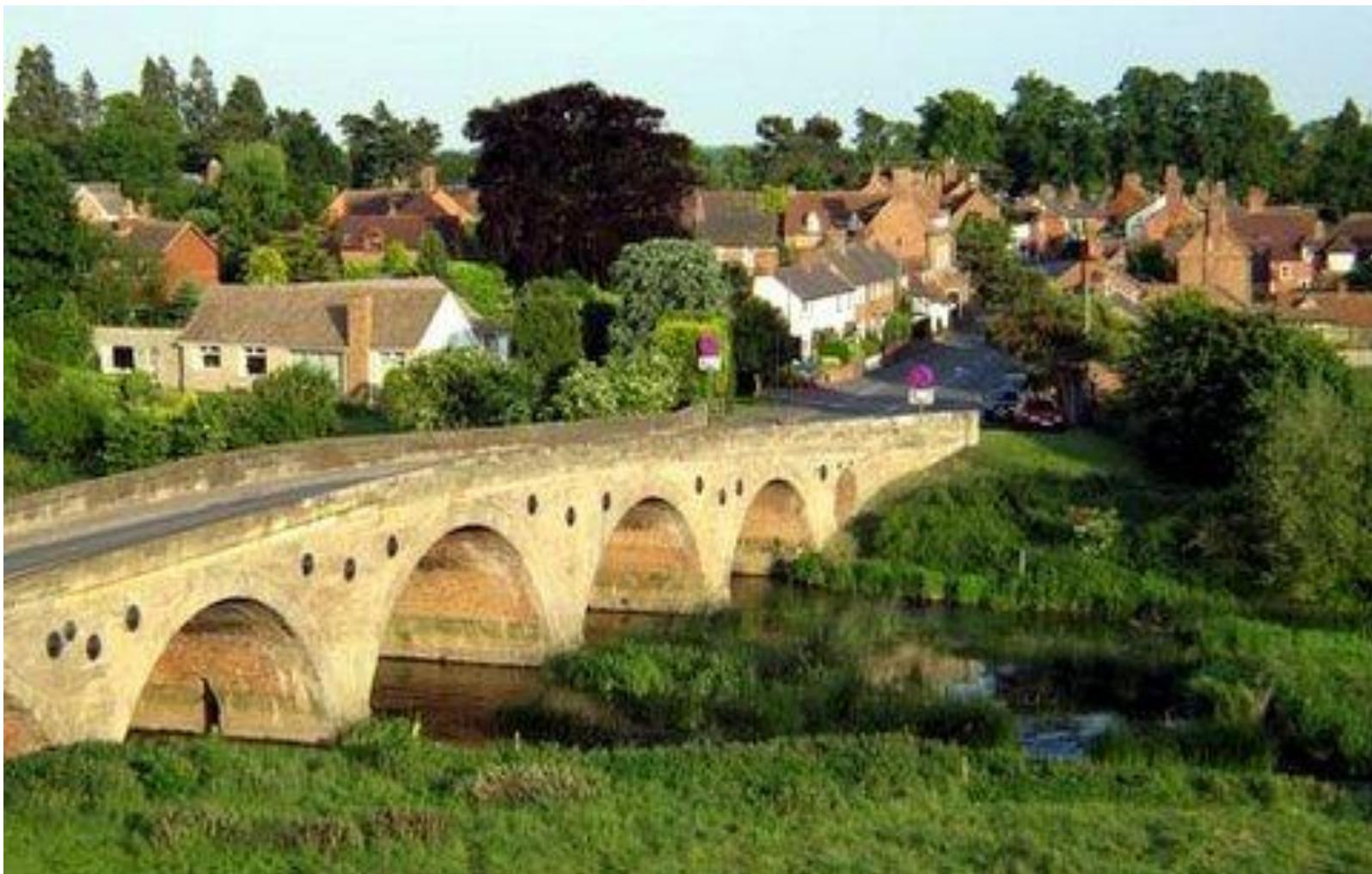
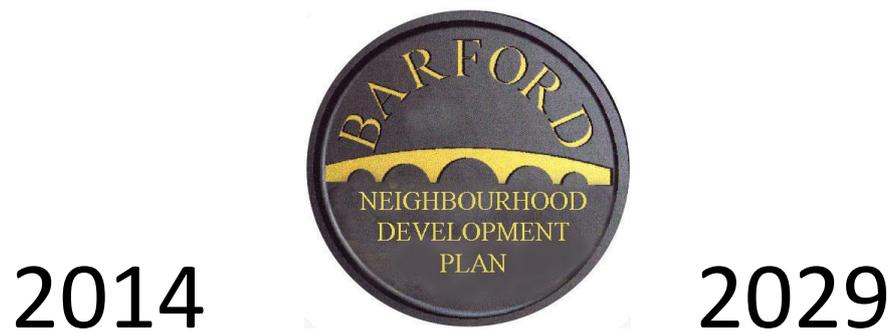


Photo courtesy of Mike Long (Hi Pix)

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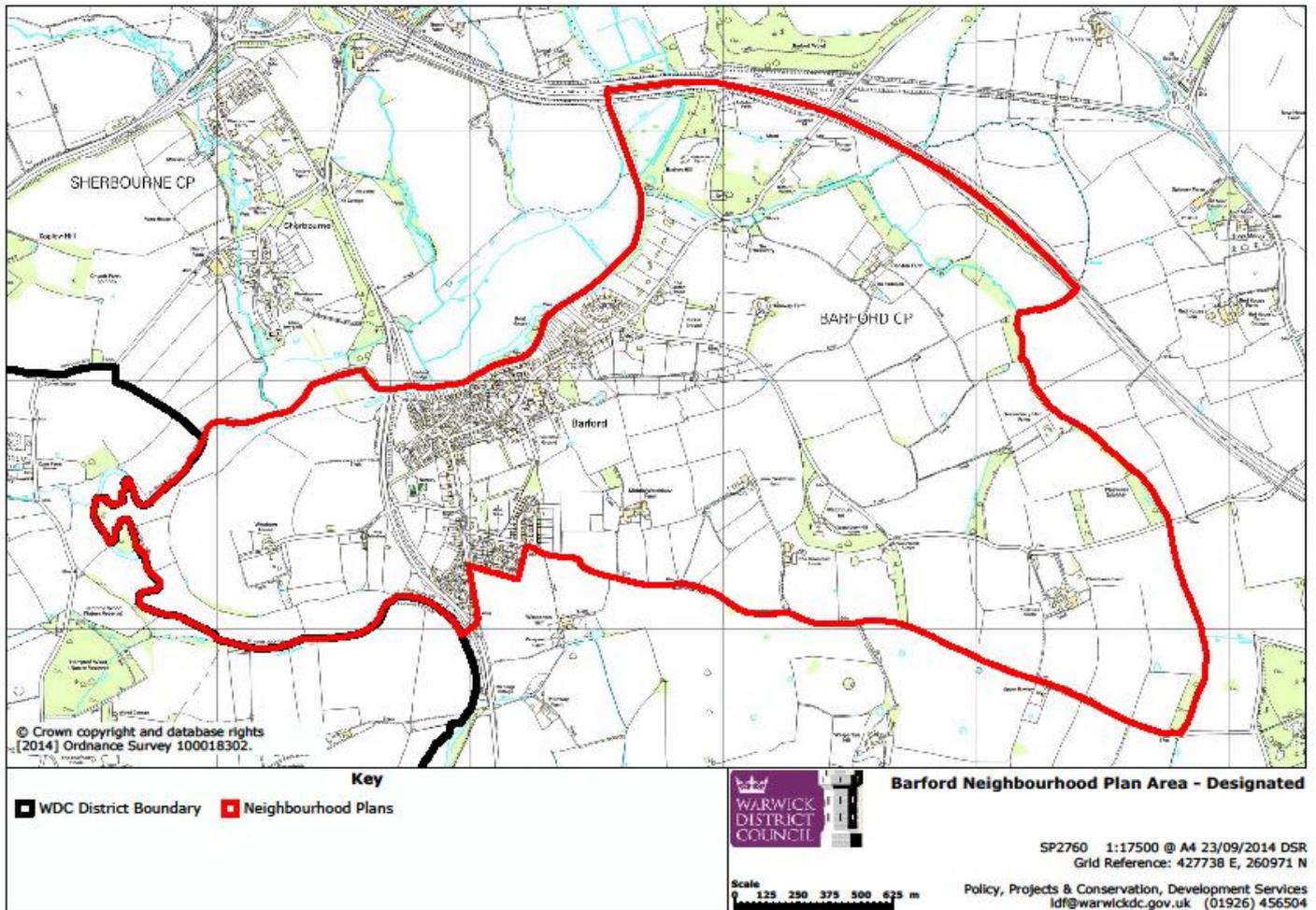
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Photo courtesy of Richard Williams

# Introduction



- 1.1 Neighbourhood Development Plans are a new part of the statutory development planning system. Just as local authorities, such as Warwick District Council, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land, so too, can Parish Councils by preparing a neighbourhood development plan.
- 1.2 Neighbourhood Development Plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where, and, importantly, will be used to help determine planning applications.
- 1.3 Barford, Sherbourne & Wasperton Joint Parish Council thinks this is an important right to exercise, and on 9<sup>th</sup> September 2013 the Joint Parish Council applied for Barford to be designated as a neighbourhood planning area. Warwick District Council approved this application covering the area identified above (Map 1) on 8<sup>th</sup> August 2014.

- 1.4 During this time the Joint Parish Council's Steering Group has been preparing this Draft Neighbourhood Development Plan, which will give local people more say in the future development of the Parish. The DNDP has been amended following consideration of the comments made during the public consultation in October/November 2014.
- 1.5 Following the boundary review in 2014, Barford Parish, which is the designated area, represents an area of 562 hectares and consists of 591 households with a total population of 1,336 (2011 Census).<sup>1</sup>
- 1.6 Today's Barford is a pleasant riverside village with easy access to the motorway network, rail services to London and the international airport at Birmingham but these are not its only attractions. It has a strong vibrant community which is immensely supportive, innovative and robust. The community of Barford considers that future growth needs to be undertaken in a way that retains all the existing characteristics of the village but that the need for development should be proportionate.
- 1.7 The Joint Parish Council consider it is our duty, as the present trustees of Barford's heritage, to do everything in our power to conserve all that is best and to ensure that any new development marries happily with the character and design of the existing village.
- 1.8 The Barford Neighbourhood Development Plan must take account of national planning policy. This is primarily contained in the National Planning Policy Framework (NPPF), and the online resource National Planning Practice Guidance.
- 1.9 This means our Neighbourhood Development Plan must "plan positively to promote local development" and must "support the strategic development needs" set out in the emerging Warwick District Local Plan (2011-2029) and in the Warwick District Local Plan (1996-2011).
- 1.10 Therefore, the Barford Neighbourhood Development Plan has been prepared to be in "general conformity" with the Warwick District Local Plan (1996-2011) and take account of the emerging Warwick District Local Plan (2011-2029). The relevant policies within the two plans have been included in Appendix B.

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<sup>1</sup>  
<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=5&b=11120357&c=CV35+8DD&d=16&g=6472487&i=1001x1003x1032&m=0&r=0&s=1396544338882&enc=1&domainId=61>

## 2 How long will it take to prepare the Neighbourhood Development Plan?

2.1 Neighbourhood Development Plans have to be prepared following a procedure set by government.

### Designation

2.2 The Joint Parish Council formally applied to Warwick District Council for Designation as a Neighbourhood Area on 9<sup>th</sup> September 2013 and the local authority published the application for 6 weeks consultation to 25<sup>th</sup> October 2013. The Designation was approved by Warwick District Council on 8<sup>th</sup> August 2014.

### Informal Consultation/Engagement

2.3 After taking advice from our consultants, who stated that in their experience questionnaires were not necessarily the best way of gathering information, it was decided that the most effective way of introducing the Neighbourhood Development Plan process to residents and to consult them on the plan's possible content would be in conjunction with planned village events. This has proven to be effective in the past and gets information to and from demographic groups that might not otherwise be interested or available. Ideas would be gathered on wishing tree post-it notes and photographs taken as a record.

2.4 The Chosen Events were:

- December 2nd 2013 – Warwick District Council consultation on possible development sites in the New local Plan
- July 5th 2014 – Annual fete
- July 6th 2014 – JPC's consultation on Village Playing Field Development
- August 25th 2014 – Village show

2.5 Other methods of publicising the project were:

- JPC's Chairman's Chatter pages in the Village 'Plurality' Magazine
- *Plurality* has included more prominent articles to raise awareness of residents
- Leaflet drops to every household to publicise attendance at the July events

2.6 The brand for the project was determined to be the old bridge as this is an iconic image. A pop-up poster was produced and used at the 2014 events.

2.7 Attached in Appendix A are the main issues and details gathered at the consultations.

### Formal Consultation on the Draft Plan

2.8 The Draft Plan was published for public consultation from 6<sup>th</sup> October to 17<sup>th</sup> November 2014. The Consultation Summary was distributed and a full version was and is available on the Barford Residents Association web-site ([www.barfordresidents.co.uk](http://www.barfordresidents.co.uk)) and the Barford

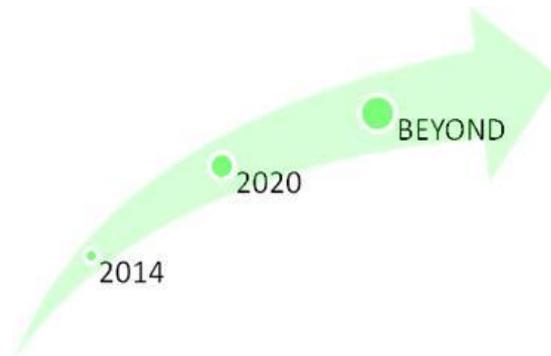
community web-site ([www.barford.org.co.uk](http://www.barford.org.co.uk)). Response forms were included in the Consultation pack. A drop-in consultation event was held in the village hall on 13<sup>th</sup> October 2014.

- 2.9 After this six week consultation, responses to the Barford Neighbourhood Development Plan were considered, and any necessary revisions made. The Plan will next be submitted to Warwick District Council, who will then publicise the Plan, make all submission documents available and invite further representations.
- 2.10 The Barford Neighbourhood Development Plan will then, in all likelihood, be subject to independent examination. Once the Barford Neighbourhood Development Plan has been examined it will have to be put to a vote, a referendum, of all electors in the Parish, as to whether it should be made part of the statutory development plan system or not. Following majority approval, the Barford Neighbourhood Development Plan will be made part of the Statutory Development Plan for the Warwick District.

### 3 Key Planning Issues for Barford

- 3.1 Our aim for the Parish of Barford is that the residents of the Parish should continue to:
- feel safe and secure;
  - be healthy and content;
  - have continuing pride in the community, recognising its heritage;
  - be a socially inclusive area.
- 3.2 Growth needs to be undertaken in a way which retains all these important facets. People in the village appreciate the need for proportionate development but want it to be imaginative and reflect our idiosyncratic and attractively different architecture. The demographics, as shown in the latest Housing Needs Survey, should be the main key in determining the mix of houses built in the village over the next 15 years.
- 3.3 We are aware that the NPPF wants communities to be sustainable. Improving or adding to our facilities is vital for this. It is also important to recognise that the infrastructure of the village has to be developed in parallel with new building development so as not to overburden the existing infrastructure and risk losing some of the attributes of living in a village environment.
- 3.4 During recent years Barford has become increasingly attractive to people who want to live in a rural environment whilst being able to commute to work. In addition, home working is a growing trend in business and we need to improve the broadband in Barford if we want to share in this new direction.
- 3.5 The Neighbourhood Development Plan Steering Group has identified a number of key issues facing the Parish and its future development which have informed the content of the Draft Neighbourhood Development Plan. These issues are:
- through traffic;
  - accommodating and adapting to an ageing demographic;
  - community facilities;
  - preserving open spaces giving views into and out of the village;
  - incorporating increased housing numbers;
  - gravel extraction, which is a County issue, and thus out of our remit.
  - increasing noise and pollution.

## 4 Vision and Objectives



- L** Lifestyle – *rural life with access to all services*
  - Lifelong – *live cradle to grave in our community*
  - Learning – *opportunities for all ages*
  
- I** Inclusive – *everyone welcome with no barriers*
  - Involving – *embracing interest for all*
  - Individual – *celebrate individuality*
  
- F** Fitness – *enhance exercise & health*
  - Families – *span the generations*
  - Friendship – *foster relationships*
  
- E** Environment – *vibrant, clean, safe & secure*
  - Energy – *encourage green and efficient systems*
  - Enhance - *and protect our rural & heritage setting*

- 4.1 Our Neighbourhood Development Plan sets out the vision for the area that reflects the thoughts and feelings of local people with a real interest in their community. The plan sets out key objectives on the issues identified in the previous chapter.
- 4.2 We would like our Neighbourhood Development Plan to be able to say how we want the village to evolve over the plan period and beyond. This includes housing, community and leisure facilities, improvements to transport, and preserving important views of the village.
- 4.3 Our Neighbourhood Development Plan is an opportunity for the residents of the village to look forward over the next 15-20 years in order to help plan and shape the way the village will be. In order to achieve our vision for Barford we have identified the following objectives for the Barford Neighbourhood Development Plan.

**OBJECTIVE 1** - To promote a level of housing growth that is proportionate to the size of the settlement and designed to enhance and maintain the character of Barford, ensuring that the new accommodation provided is in a suitable range of sizes, types and tenures, meeting assessed local needs for market and social homes, remaining attractive to in-comers and facilitating local people being able to live out the whole of their lives within our community.

**OBJECTIVE 2** - To support employment opportunities and expansion of rural businesses within the Parish.

**OBJECTIVE 3** - To preserve and enhance the Listed Buildings within the village and the character of the Barford Conservation Area.

**OBJECTIVE 4** - To ensure future design of development compliments the existing character of Barford.

**OBJECTIVE 5** - To promote sustainable development for future generations by protecting and enhancing key environmental assets (e.g. green spaces and landscapes, natural environment designations) and taking account of constraints (e.g. flooding).

**OBJECTIVE 6** – To ensure Barford has the appropriate improvements in Transport & Communications Infrastructure to support present demand and future projected growth within this plan, in the Warwick District Council Local Plan and in neighbouring district Local Plans in order to minimise impacts on Barford.

**OBJECTIVE 7** – To ensure Barford has the appropriate local and community facilities to support present demand and future projected growth.

## 5 Policies and proposals of the Barford Neighbourhood Development Plan

- 5.1 This section sets out the planning policies of the Barford Draft Neighbourhood Development Plan that will be used up to 2029 to achieve our aim and objectives identified previously. Each set of policies is set out under the appropriate objective.
- 5.2 These will be used to help determine planning applications in the Parish and to help shape the future of the Parish as a place to live, work and visit.



## HOUSING

**OBJECTIVE 1 - To promote a level of housing growth that is proportionate to the size of the settlement and designed to enhance and maintain the character of Barford, ensuring that the new accommodation provided is in a suitable range of sizes, types and tenures, meeting assessed local needs for market and social homes, remaining attractive to in-comers and facilitating local people being able to live out the whole of their lives within our community.**

### Policy B1 – Future housing development

Over the plan period, within the defined settlement boundary for Barford (see plan) new housing development proposals will be permitted where it meets all the following criteria:

- it is located on the preferred sites shown on map 5.7;
- the number of dwellings for which planning permission has been granted since the publication of the first new draft Local Plan in 2011, does not exceed the number of new dwellings in Barford provided for in the new emerging Local Plan currently due to run until 2029.
- it would not lead to the loss of open space preserved under policy B10, the views described at paragraph 5.39, shops or other local facilities;
- it has appropriate access;
- parking is in accordance with policy B13.

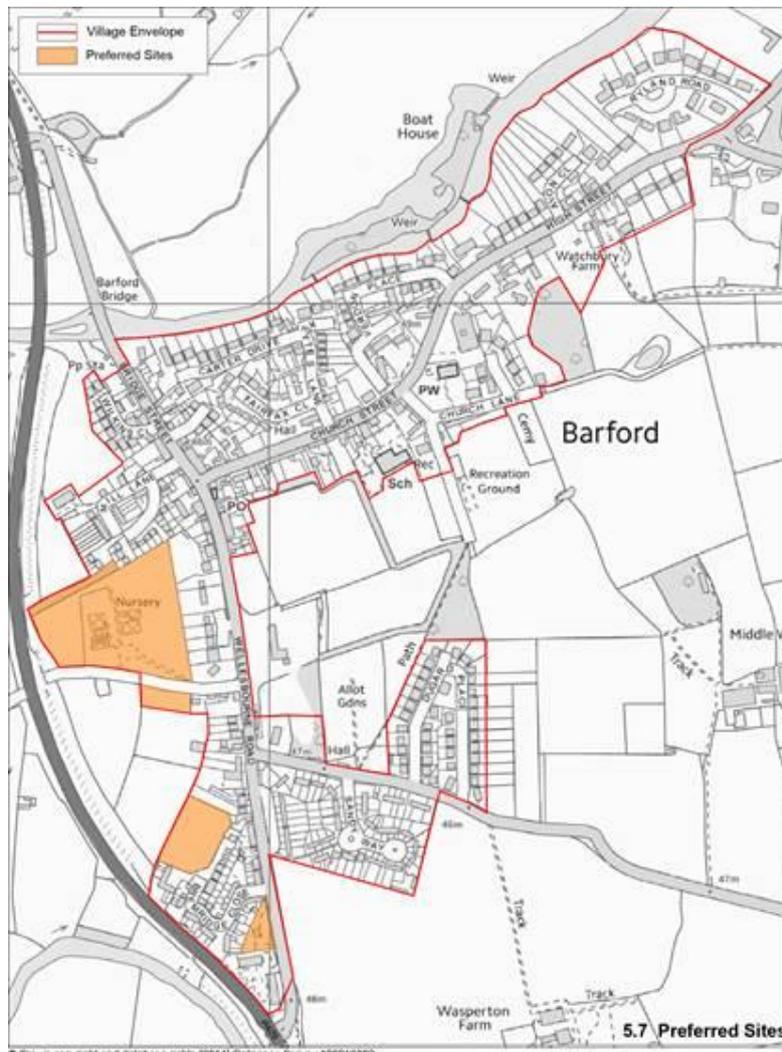
Development outside the settlement boundary will only be permitted where it is in accordance with policy H3 of the Warwick Local Plan (2011-2029).

On other occasions, where new housing is allowed either for replacement dwellings, or for rural workers, then the re-use of redundant or disused buildings should be considered.

- 5.3 Barford understands the needs for growth, both from within our community and across the Warwick District Council area. Housing growth will be accommodated in a sensitive way. The heart of the village will be protected and sprawl into the surrounding rural area will be avoided wherever possible. New development should not damage the village's nature and special qualities and growth should reflect Barford's unique character and demographics whilst being proportionate, sustainable and of good design.
- 5.4 It should be clearly demonstrated that all developments coming forward within the village represent a unique design response to the particular site. Housing densities should be appropriate to the village setting. Standard house types and generic layouts are unlikely to be acceptable.
- 5.5 Villages have developed through incremental growth that harmonises with the existing character of their setting and buildings. It is essential that this continues to be the case in Barford. The supply of new homes in the village and wider parish must be realised in accordance with the distinctive features, scale and character of the local area. Ideally new

housing should not exceed about six dwellings per annum to reflect steady growth to the number expected under the emerging new Local Plan.

- 5.6 The emerging policy of Warwick District Council identifies a housing growth figure of 80 dwellings up to 2029. There is an opportunity for the Barford Neighbourhood Development Plan to shape and influence the proposed new housing in response to the needs and aspirations of the local community. Whilst specific preferred sites have been identified as part of the Warwick District Council Local Plan process, implementation of these sites should pay due attention to current demographic trends as recognised through recent Housing Need Surveys and the 2011 census.
- 5.7 The following map identifies 4 preferred sites shown in orange. The Walled Garden off Wasperton Lane to the south of Barford House was identified in the emerging Local Plan. However, since then, an application for planning permission has been made for the Country Car site on Wellesbourne Road this latter site was regarded by the Parish as a preferable alternative to the Walled Garden. Only 3 sites are required to meet the target in the Local Plan.



**Scale and phasing of new development**

- 5.8 Barford has not always developed and expanded incrementally. It would be more appropriate for the village to develop in a phased manner over time, with small-to medium- sized schemes rather than one or two major developments.
- 5.9 Historically in Barford, disproportionately large developments have disrupted settled communities and integration into the community has taken many years, even decades. Growth and development based on rapid, large scale, inappropriate development in excess of objectively identified local need and/or outside the agreed village settlement boundaries will not be supported.

### Policy B2 – Ensuring an appropriate range of tenures, types and sizes of future housing and meeting local housing need.

All proposals for new housing development of 5 or more dwellings or 0.17ha in area (irrespective of the number of dwellings) will be required to provide 40% affordable dwellings, remaining affordable and available in perpetuity to people with local connections. Proposals will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the parish, and the steps they propose to take to ensure that affordable dwellings remain available to people with local connections.

- Provide a mix of homes in accordance with the then most recent Barford, Sherbourne and Wasperton Housing Needs Survey (the current most recent being December 2013);
- Reflect the needs of the ageing population including seeking to provide the necessary facilities to cater for the needs of residents who wish to remain living in the village.

- 5.10 Barford, Sherbourne & Wasperton Housing Needs Survey, December 2013<sup>2</sup>, was commissioned by Barford, Sherbourne & Wasperton Joint Parish Council, and undertaken by Warwickshire Rural Community Council.
- 5.11 The results identified there is a need for 13 new homes in Barford, Sherbourne and Wasperton for local people. The specific needs are:

Housing Association rented

- 1 x 2 bed house
- 1 x 2 bed bungalow or flat

Housing Association shared ownership

- 1 x 2 bed house
- 1 x 2 bed house or bungalow
- 1 x 2 bed flat or house
- 1 x 4 bed house

<sup>2</sup> Copies available on [www.barfordresidents.co.uk](http://www.barfordresidents.co.uk)

Owner/occupier

2 x 3 bed house

3 x 3 bed house or bungalow

1 x 3 bed bungalow

1 x 3 or 4 bed house

- 5.12 The Housing Needs Survey should be repeated approximately every 5 years in order that changing needs are identified and the results are brought up to date.
- 5.13 Affordable housing schemes should be fully integrated into schemes through design and layout and should be allocated in accordance with Warwick District Council’s Rural Local Lettings Policy in order to ensure that priority is given to those with a local connection to the Parish, i.e. (in order of priority): people who live in the Parish and have done so continuously for at least 2 years; people who have lived in the Parish for at least two years out of the last 10; people who used to live in the Parish and who have immediate family (mother, father, son, daughter, brother or sister) living in the Parish; people who have relatives in the Parish to whom it is essential to live near for support (elderly relatives, young families); people who are employed in the Parish in permanent paid work other than that of a casual nature and have been for at least 12 months. In the event that there are no suitable applicants fulfilling any of the above criteria for Barford, the properties can be allocated to those who can demonstrate any of the above criteria in relation to adjoining Parishes. If there are still no suitable applicants, then the properties can be advertised on the Home Choice Scheme (Warwick District Council) without the need to demonstrate fulfilment of the above criteria.

**Policy B3 – Ensuring the provision of accommodation and/or facilities to enable the elderly, infirm or disabled population to remain within the Parish of Barford.**

The Neighbourhood Development Plan will support, promote, enable and implement the provision of accommodation and/or facilities to encourage the elderly (or otherwise infirm or disabled) population to remain within our parish community for the whole of their lives where that is their wish, in particular avoiding late-stage distress relocation due to deteriorating mobility and health, simultaneously facilitating downsizing and release of larger properties.

- 5.14 Rural living has changed considerably over recent times, not least by the activities of developers and higher authorities, rather than by indigenous rural dwellers. The single most common strand is that most rural dwellers choose to live there and wish to remain there for as great a part of their lives as possible. The current models, whilst possibly well-suited to the urban situation, do not permit this and at times of increasing dependence force the elderly (and otherwise infirm) to move from their communities through distress relocation based on clinical need alone. It is contended that communities should have a mechanism to rise to the challenge of allowing their elderly to remain within their own rural community for the whole of their lifetime with all the many benefits to the elderly, their relatives and friends. As a relatively sustainable location Barford is identified as a Growth Village under the District Local Plan and has many facilities and a community spirit which wishes to support Barford’s ageing population within its own parish.

5.15 In 2011 22% of all households across the Warwick District Council area were estimated to contain at least one person with significant long-term health problems and disabilities and the latest mid-2012 Office for National Statistics (ONS) figures suggest that such a percentage may well be an underestimation. It is therefore important that we anticipate and make adequate provision for this important sector of our community. Considerable emphasis is placed on access to Primary Health Care and whilst this may be important, it should not be the determining criterion for provision of suitable accommodation for the elderly. Provision for the elderly must include downsizing/retirement accommodation, sheltered and serviced accommodation, care/nursing home facilities and dementia care. This obviously requires critical masses but also brings economies of scale with the possibilities of enhanced service provision.

5.16 Benefits of such a facility or facilities include:

- the elderly can remain in the parish for the whole of their life;
- ability to plan/stage/move into/through the system, avoiding distress relocations;
- preparedness and acceptance for the elderly;
- maintenance of community connections and friendships;
- likelihood of better care and better support;
- likelihood of increased life expectancy;
- reduced travelling for family and friends;
- reduced time loss for family and friends;
- employment opportunities;
- earlier release of larger properties;
- facilities available to the whole of the community;
- facilities available to the surrounding rural area once immediate local need is satisfied.



## ECONOMY

### OBJECTIVE 2 - To support employment opportunities and expansion of rural businesses within the Parish.

#### Policy B4 – Supporting existing local employment.

Existing sources of local employment will be protected and supported through additional local business support services. The provision of faster Broadband (to support both domestic and business use), and the availability of serviced office accommodation will be encouraged.

Redevelopment or change of use of existing employment premises will only be permitted when:

- employment premises have been empty for a significant period of time and during that time actively marketed without securing a viable alternative employment use; or
- equivalent, or better, provision is made, elsewhere within the settlement boundary, to replace the proposed loss of local employment space.

- 5.17 Barford village has a small economy. The Parish has seen significant socio-economic changes as a result of increasing affluence, the rise in car ownership and the movement of population from town to country. Farming is still prominent around the parish; however this should be considered a small but important employer within the local economy. The village shop performs well and provides an important hub for Barford.
- 5.18 Barford is 3 miles from Wellesbourne, a much larger village with many retail outlets, and the supermarkets in Warwick, Leamington and Stratford are within easy reach of those with their own transport.
- 5.19 There is a small business development on part of the land previously occupied by Oldhams Transport and purchased to release land for the by-pass. About 10 business units employ a total of 50 people in office environments. There are a number of tradesmen and small enterprises operating from the village but no significant employment since Oldhams was forced to move in 2006. The school, two pubs, hotel and Wenman Mobility (a company supplying equipment for the disabled) also provide some employment.
- 5.20 The Neighbourhood Development Plan includes policies to promote economic growth and support the vitality and viability of the village centre. There is a need to build on the existing local economy and support Barford based businesses in order to maintain the village's future as a sustainable and thriving settlement serving a wider rural area.

## Policy B5 – New local employment opportunities.

The development of new local employment opportunities will be permitted within the village boundary providing that they:

- do not have a detrimental impact on surrounding residential amenity;
- do not lead to the loss of open space or green infrastructure;
- do not have an unacceptable impact on traffic.

- 5.21 There is an opportunity for the Neighbourhood Development Plan to improve local employment provision and to help support more local job opportunities for young people in the village through policies which support investment in economic development.
- 5.22 The limited availability of workspace and jobs in rural communities can further encourage local people of working age to leave the area and prevent people of working age from moving in. This loss of the working age population has social as well as economic consequences. Communities where there is a daily exodus of people of working age can also struggle to provide the viable conditions for many community services and facilities.
- 5.23 The Neighbourhood Development Plan will endeavour to encourage diversification of the local economy whilst being sympathetic to the local environment currently enjoyed by all.
- 5.24 The Neighbourhood Development Plan sets out to maintain and encourage the growth of the Parish's local economy and to support the on-going sustainability of the community. It will support the sustainable growth of all types of businesses and enterprise in the Parish as well as facilities that benefit local businesses, residents and visitors. It will also ensure that there is a respect for the character of the village and the surrounding countryside.



## BUILT ENVIRONMENT & HERITAGE

**OBJECTIVE 3 - To preserve and enhance the Listed Buildings within the village and the character of the Barford Conservation Area.**

### Policy B6 – Heritage Assets

All new development within the Conservation Area and/or within the setting of a listed building will be expected to preserve and enhance the positive attributes of the heritage asset.

Development will not be permitted where it has a detrimental impact on the character of the Conservation Area, the setting of a Listed Building or the identified (in the Plans and Policies under B10 below) open spaces and views within the Conservation Area.

- 5.25 The ancient village of Barford lies at the heart of Shakespeare’s Country on the southern bank of the river Avon just six miles from Stratford-upon-Avon and three miles from the county town of Warwick. Most of the village lies within Barford’s Conservation Area and many of its buildings are listed as being of especial architectural or historic interest. Notable among these are the church, the fine stone bridge over the Avon and Barford House. A fuller history of Barford can be found in the Barford’s Heritage section of the *Village Design Statement*.

#### Character of Barford Conservation Area

- 5.26 Barford is a large village, much of which is contained within the Conservation Area and including significant thoroughfares of Bridge Street, Wellesbourne Road, Church Street and High Street.
- 5.27 The character of the village is defined by the diversity of historic properties both listed and unlisted which line these four streets. Whilst the majority of the village was at one time owned by the Sherbourne Estate, the majority of houses are now privately owned and restored accordingly. As the character relies on the diversity of historic building types, it is important that each is maintained to a high standard. Poor quality alterations or extensions should not be permitted.
- 5.28 Where properties have front gardens or are set within their own grounds, there are significant brick and stone boundary walls which form part of the character of the village and need to be maintained both in height and quality of material.
- 5.29 There are also a significant number of mid-to late- 20th century housing developments within the Conservation Area boundary, in particular on the north side of High Street leading down to the river. Some of these are of a high standard of design and this quality should be maintained by the insistence on like for like replacements where works are proposed. Some large properties exist in their own grounds at the site of former Barford Hill House.

- 5.30 The maintenance of these as single dwellings is paramount to the character of this part of the Conservation Area. Further infill of new dwellings within the Conservation Area should be strictly limited.
- 5.31 There are significant open areas within the Conservation Area which should be protected. This is dealt with under Policy B10 below.
- 5.32 There are significant views from Wasperton Lane and Sadlers Fields across the village which depend upon these open areas to maintain the external character of the village.
- 5.33 The junction of Church Street, Wellesbourne Road and Bridge Street is characterised by the large Cedar of Lebanon. Bridge Street has a mixture of important eighteenth, nineteenth and twentieth century properties leading to Barford Bridge and open views across the Avon. Wellesbourne Road has a mixture of different period buildings reflecting its historic growth.
- 5.34 There are a number of twentieth century houses with mature gardens, which now form a foil to the high walls of the grounds of Barford House on the opposite side of the road. Barford House, which is Listed Grade II\*, and its grounds have associations with Elizabeth Gaskell and Evelyn Waugh and form a significant open green space within the Conservation Area.



**OBJECTIVE 4 - To ensure future design of development compliments the existing character of Barford.****Policy B7 – General Design Principles.**

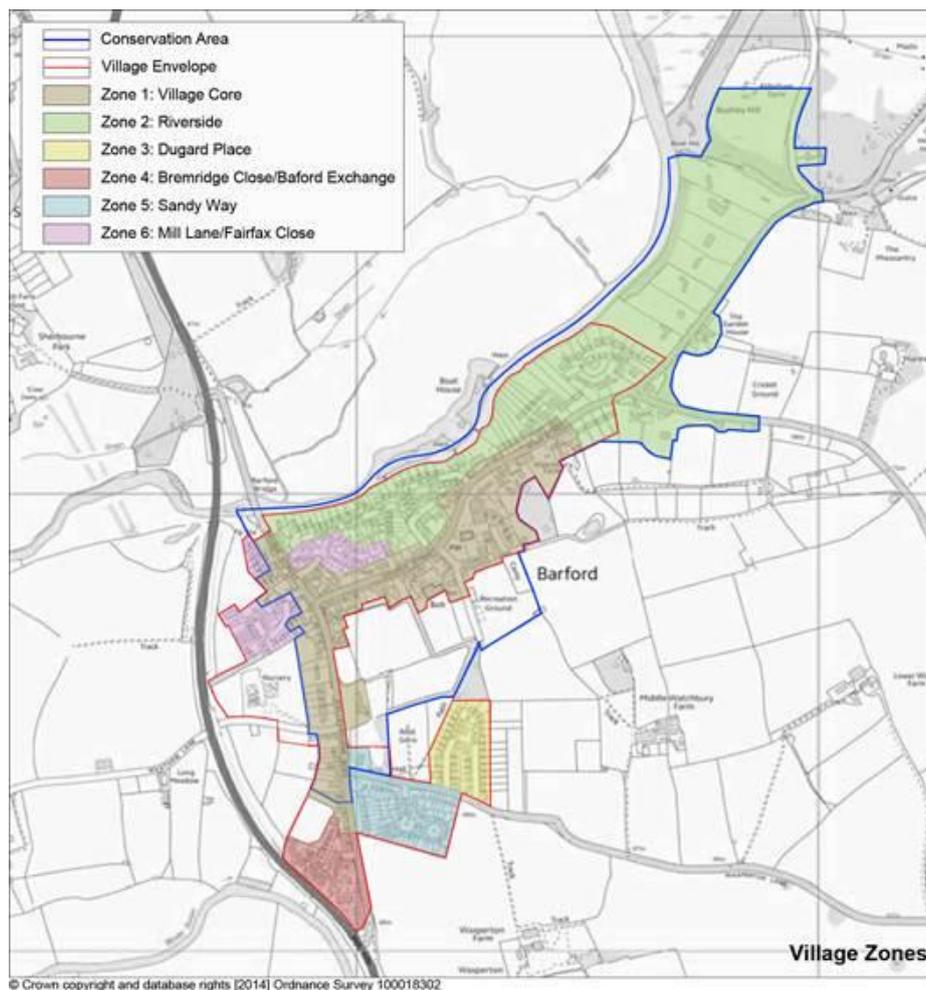
All new development proposals will be required to demonstrate how they have taken account of the following:

- New development should enhance and reinforce the local distinctiveness of an area and proposals should show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with the character of the surrounding area within layout and design statements and be in accordance with the guidelines within the Barford Village Design Statement.
- New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. Proposals should not feature generic designs and should display how they take account of the locally distinctive character of the area in which they are to be sited within design and access statements.
- New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to compliment the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways. New buildings should be consistent with and comply with the Village Design Statement.
- Building alterations or extensions in the village should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. The Joint Parish Council promotes the use of natural materials from environmentally responsible sources, the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled. Building alterations and extensions should be consistent with and comply with the Village Design Statement.
- All new development for residential use should take into account Building for Life 12 criteria. (Design Council formerly CABE).
- Innovative design should only be used where the circumstances and context make it appropriate.

- 5.35 Appraisals of the built environment are useful ways of understanding the character and context of an area. Barford village has several different design styles. In order to ensure future development is in keeping with the existing character of the different areas or “zones”, these have been characterised within the Barford Village Design Statement where the different “zones” are described in detail.
- 5.36 Building for Life 12 (BfL 12) is the industry standard for the design of new housing developments. The BfL 12 guide was published by the Building for Life partnership of: CABI at the Design Council, the Home Builders Federation and Design for Homes with the assistance of Nottingham Trent University. It is based on the National Planning Policy Framework and the Government’s commitment to build more homes, better homes and involve local communities in planning. The guide is available to view and/or download at [www.designcouncil.org.uk](http://www.designcouncil.org.uk).

**Design Guidelines**

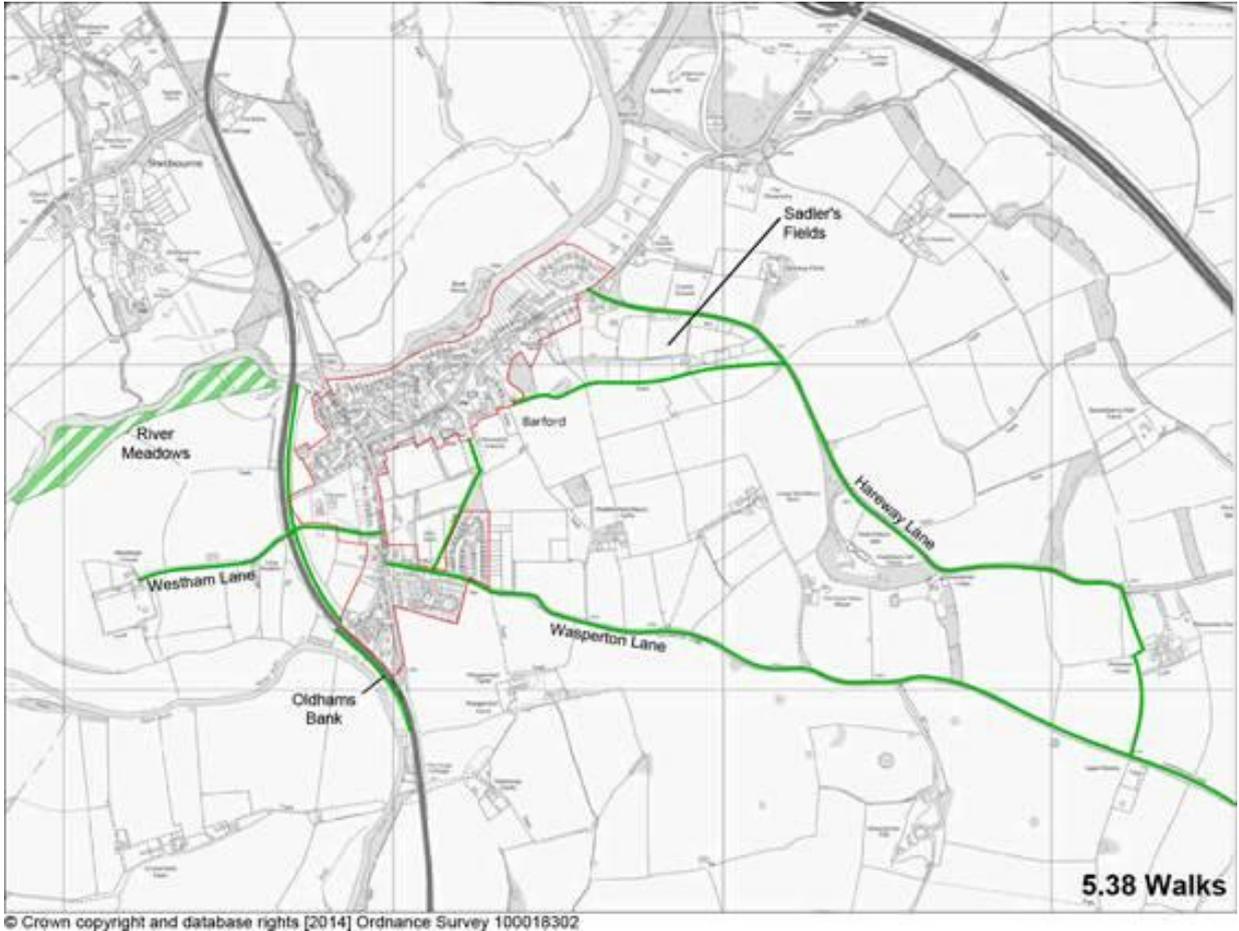
- 5.37 The Barford Village Design Statement<sup>3</sup>, published in 2009 and approved by the District Council, contains both general Design Guidelines and specific Guidelines for the various zones. These Guidelines remain relevant and should be applied to all development proposals. They include guidelines on building materials and the building line.



<sup>3</sup> [www.barford.org.uk](http://www.barford.org.uk)

**Walks and Views**

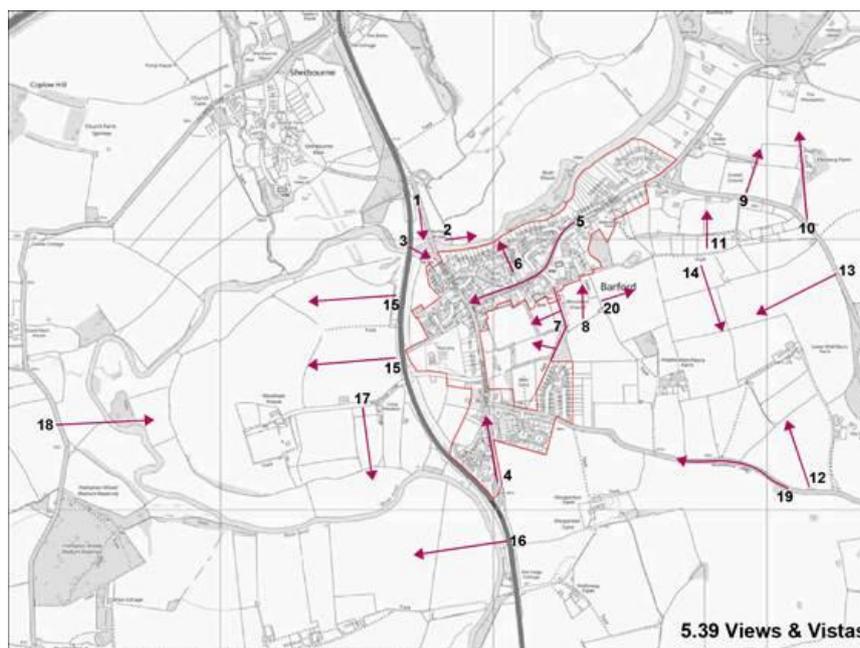
5.38 The most popular walks are over Sadler’s fields, the river meadows (Leuedy Meadows), along Wasperton, Hareway and Westham Lanes and Oldhams Bank (the Community Orchard, wildflower meadow and riverside walk), all with exceptional views into and out of the village. No development should disrupt these walks or the views they offer. Since the opening of the new bypass there is a new walk on the village side of the earth bund.



**Protected Views & Vistas**

5.39 There are a number of views and vistas listed below and shown on the map that the Barford community consider should be protected. These should be taken account of with regards to future development.

- 1 Barford Bridge, river and flood plains from the bypass and Bridge Street
- 2 The river from the bridge / Bridge Street
- 3 Entrance into the village looking south, including trees, from the bypass and Bridge street
- 4 Entrance into the village looking north from Wellesbourne Road into the Conservation Area, including the wall around Barford House and trees (particularly the Cedar of Lebanon at the road junction)
- 5 Views looking west along Church Street and High Street to include important listed buildings
- 6 Views of the river from the slipway off Keytes Lane
- 7 View of parkland surrounding Barford House from the allotment path
- 8 View north from the recreation ground
- 9 View north from Hareway Lane over the old cricket ground
- The 'Debden' agricultural landscape from:
  - 10 Hareway Lane
  - 11 Church Lane footpath
- The 'Watchbury' agricultural landscape from:
  - 12 Wasperton Lane
  - 13 Hareway Lane
  - 14 Church Lane footpath
- Landscape enclosed by the loop of the river to the west of the village from:
  - 15 The bypass
  - 16 The community orchard
  - 17 Westham Lane
  - 18 Fulbrooke Lane from Sherborne to Hampton Lucy
- 19 Looking west from Wasperton Lane over the river valley, the views may be enjoyed from the top of the hill close to Woodlands down to the settlement boundary
- 20 Looking east from the eastern border of the King George V playing fields over the fields towards Hareway Lane.



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## NATURAL ENVIRONMENT, LANDSCAPE CHARACTER AND OPEN SPACES

**OBJECTIVE 5 - To promote sustainable development for future generations by protecting and enhancing key environmental assets (e.g. green spaces and landscapes, natural environment designations) and taking account of constraints (e.g. flooding).**

### Policy B8 – Biodiversity and Landscape Design Principles

All new development proposals will be required to demonstrate consideration of the following landscape design principles

- The pattern of open spaces surrounding settlements should be retained in any future developments. The open spaces identified in the Barford conservation area are particularly important.
- The preservation of protected views shown on the map and detailed above.
- Local habitats and wildlife should be preserved and enhanced. (Parish Biodiversity Action Plan(BAP) (see 5.42 & 5.43))
- Minimal and discreet signage will be supported to promote compliance with rules and regulations in respect of access to paths for walkers and the control of dogs and horses.
- Mature and established trees should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native hedge species should be used in preference to building walls. Existing hedgerows should be retained and the establishment of new native hedges is encouraged. (Parish BAP)
- Wherever possible, all new development must incorporate sustainable urban drainage systems (SUDS) which are fully compliant with the most recently adopted national and local standards.

## Natural Environment

- 5.40 Barford is a green village in every sense of the word. We are aware of our tremendous good fortune to be able to live in and enjoy such a beautiful part of the United Kingdom which has been gently formed by natural processes over millennia. We are aware, however, that our good fortune did not come about merely as a result of luck; it has resulted from careful stewardship of the environment by those who came before us.
- 5.41 Despite being relatively small, the Parish contains a range of complex and diverse natural habitats. The River Avon and marshes to the north in particular form relatively undisturbed habitats for a wide variety of birds, mammals, reptiles and invertebrates.

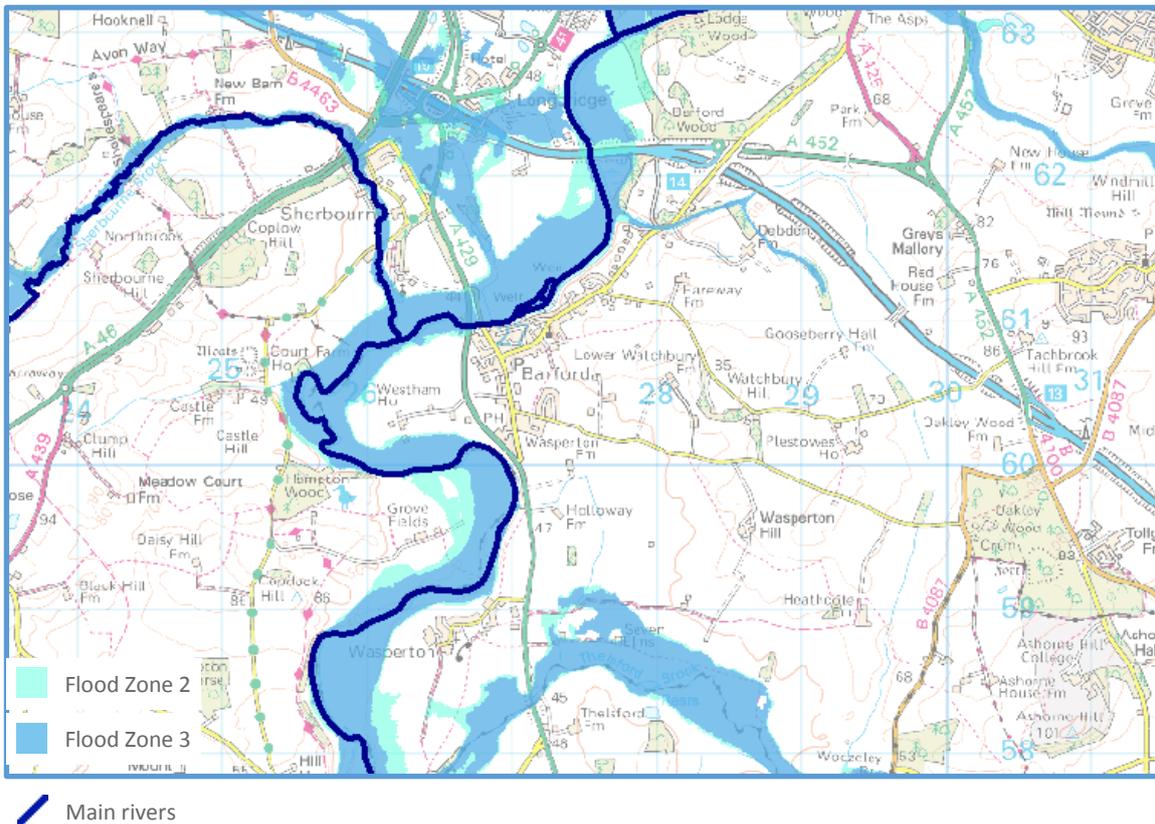
### THE PARISH BIODIVERSITY ACTION PLAN (BAP)

- 5.42 In 2013 a group known as the Local Biodiversity Action Plan Partnership, an alliance of over 50 organisations, published *Action for Wildlife in Warwickshire*, covering Warwickshire Coventry and Solihull. This document included a comprehensive 71 page 'Parish BAP', subtitled A Biodiversity Action Plan for Local Communities.
- 5.43 This has been tailored specifically for use by local communities to help translate the countrywide conservation priorities into practical action for biodiversity on the ground. This includes:
- Habitat Action Plans to help locals get involved in the conservation of their natural heritage. From hedgerows to ponds, from gardens to roadside verges, there are a multitude of ways to protect and enhance local biodiversity;
  - Species Action Plans to represent those plants and animals people are likely to come across in their parish.

## Landscape Character

- 5.44 The NPPF tells us that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. The LPAs Landscape Sensitivity, Ecological and Geological Study – Landscape Assessment, 2013 (updated 2014), identifies the village set within the Feldon Parklands / Terrace Farmlands landscapes. The study divides the landscape of Barford into 5 areas, all of which are classed as **highly sensitive** to housing development, with the exception of the former nursery site which is classed as, medium. The Landscape Assessment must be taken into consideration when assessing the impact of all proposed development.
- 5.45 Barford exists purely as a result of its geography. The ancient shallows in the position of the bridge allowed travellers to ford the river so early tracks inevitably developed into roads. The surrounding land was naturally fertile and there were many other resources available from the river so people began to settle on its banks - by the ford. The village Heritage Group, in their excellent book, *Becoming Barford*, tell us that this process commenced in prehistoric times. Needless to say, that is a long time ago, and Barford is still not a busy village. The reason for this is a result of its geography.

5.46 If we look at Barford from above we can see that as well as serving the village, the river also defines it (see map below). The current Environment Agency flood map (see map below) shows more clearly the restrictions on development as a result of the river. These plains are naturally affected by flooding as the river rises and are classed as Flood Zone 3 for planning purposes. They perform an essential service protecting the inhabited areas from flooding each year. The river has also resulted in rich deposits of sand and gravel and some of the best and most versatile agricultural land in the County.

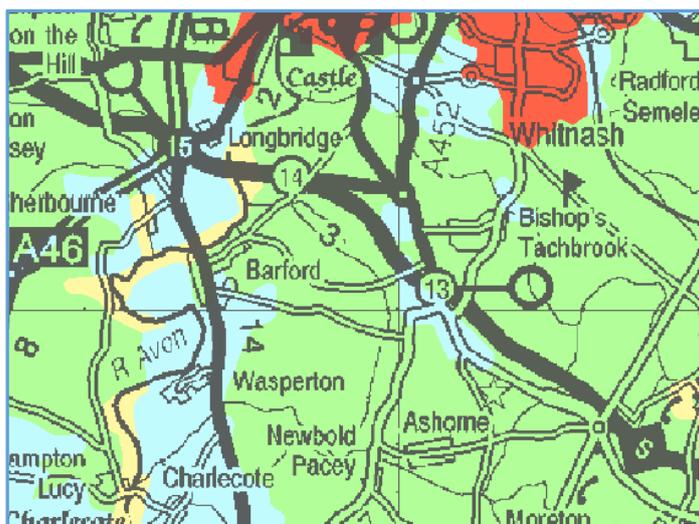


**Agriculture**

**Policy B9 – Agricultural Land.**

The irreversible development of open agricultural land should not be permitted where it would result in the loss of the best and most versatile agricultural land except where it is development necessary for the purposes of agriculture.

5.47 The Agricultural Land Classification system (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the system of sustainable development. The ALC system classifies land into five grades, with Grade 3 subdivided into 3a and 3b. Annex 2 of the NPPF defines the Best & Most Versatile agricultural land as: land in Grades 1, 2 and 3a of the Agricultural Land Classification.



Grade	Description
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

Extract from <http://publications.naturalengland.org.uk/publication/130044?category=2595819>

- 5.48 Nearly all agricultural land in Barford is Grade 2 or 3 (see Map above) and the majority of the Grade 3 land is Grade 3a. Thus nearly all the land is classified as Best and Most Versatile. Most of our land area is in agricultural use. How this important natural resource is used is vital to sustainable development. This includes taking the right decisions about protecting it from inappropriate development.
- 5.49 Despite being very close to our County Town, Barford is a distinctly rural Parish. Detailed research at the time of the Parish Plan in 2005 suggested that approximately 84% of the Parish was then agricultural land - 45% arable, 27% grassland, 12% woodland. Since that date very little has changed, apart from some agricultural land being removed from the Parish under the 2014 WDC parish boundary revision. There has been one major housing development on the southern perimeter of the village, but as this was a brownfield site, it would not influence this data.
- 5.50 Government policy for England is set out in paragraph 112 of the NPPF. Where significant development of agricultural land is demonstrated to be necessary, poorer quality land should always be used in preference to that of higher quality. The Government has also reaffirmed the importance of protecting our soils and the services they provide in the Natural Environment White Paper, *The Natural Choice: Securing the Value of Nature* (June 2011), including the protection of the Best, Most Versatile agricultural land. In addition to these natural phenomena, modern development has also played a part in the creation of boundaries in the form of the M40 to the north of the village.

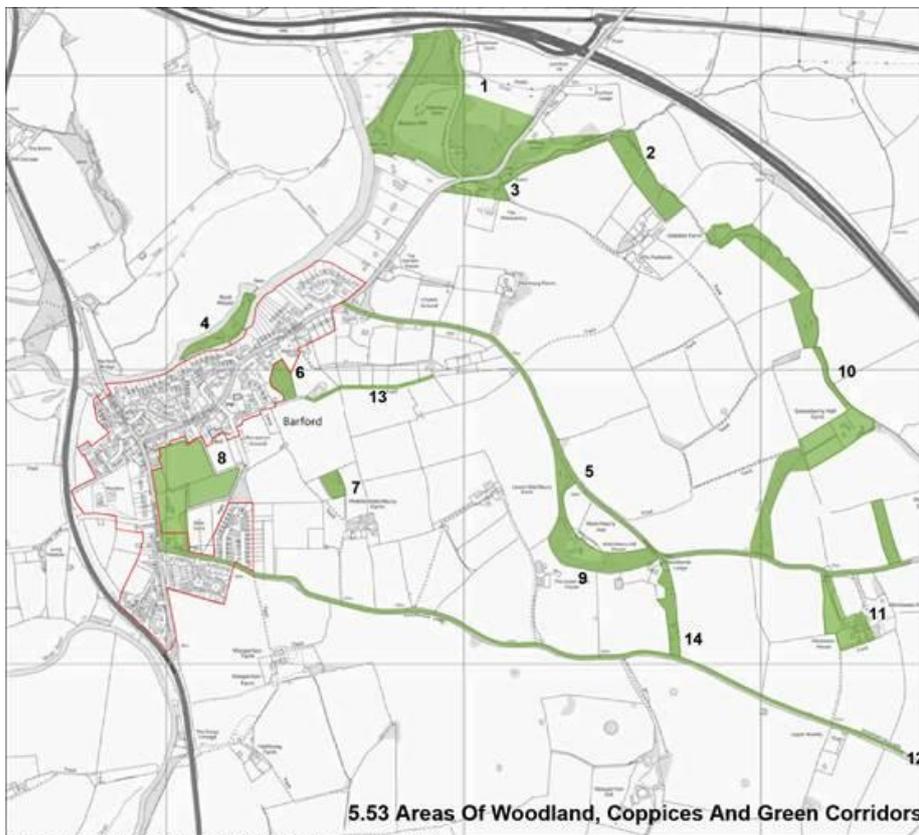
### Trees and Woodland

- 5.51 As well as being an important part of the ecosystem, trees perform essential bio-environmental functions creating habitat, and making a significant visual impact on our surroundings. It is also clear that as part of a wholesome natural environment they are of benefit to general health and well-being.

5.52 Local planning authorities have specific powers to protect trees by making tree preservation orders (TPOs), although the Forestry Commission is responsible for the control of felling generally. Special provisions also apply to trees within Conservation Areas designated by local authorities. A minimum of six weeks' notice must be given before carrying out work on any trees in a Conservation Area.

5.53 There are several areas of woodland, coppices and green corridors which form essential habitat for a wide variety of wildlife. These include (see map below):

- 1 Alderham Farm - woods, marshes and osier beds
- 2 Debden Farm - woods
- 3 Debden Hollow
- 4 Woodland associated with the river and island
- Woods, coppices and spinneys at:
  - 5 Hareway Lane
  - 6 Rear of Watchbury Farm
  - 7 Middle Watchbury Farm
  - 8 Barford House
  - 9 Watchbury Hill
  - 10 Gooseberry Hall
  - 11 Plestowes
  - 12 Wasperton Lane
- 13 Along the right of way from Church Lane to Hareway Lane
- 14 Between Hareway Lane and Wasperton Lane at Woodlands



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**Open Spaces**

**Policy B10 – Protection and enhancement of Local Green Spaces.**

The following green spaces as shown on the map are protected from development

**SITES OF OPEN SPACE VALUE**

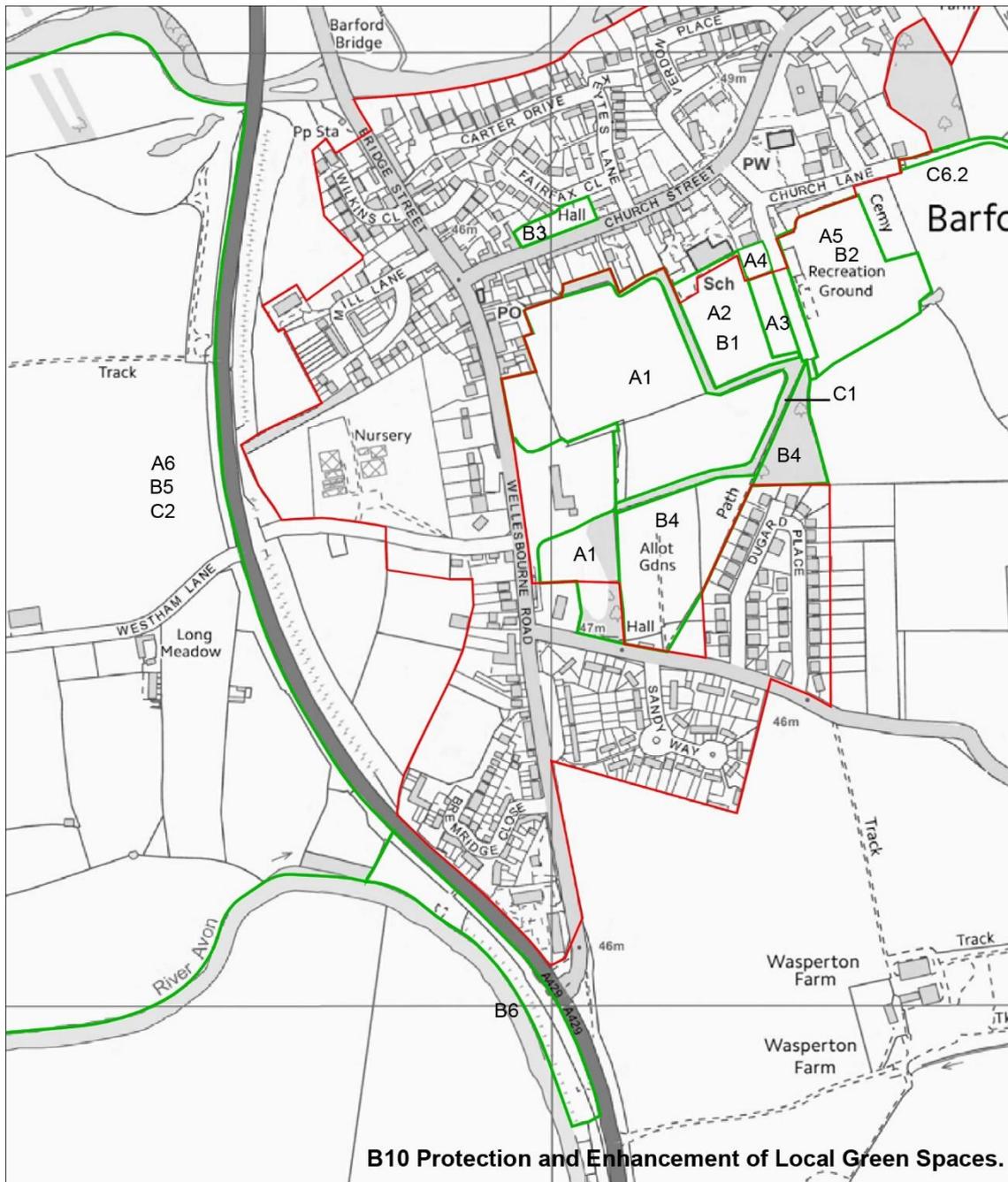
- A1 Garden and parkland to the north, south and east of Barford House
- A2 School playing field
- A3 Small field between the school playing field and recreation ground
- A4 Vicarage garden
- A5 King George V playing field, apart from any enhancements to the facilities agreed by the Joint Parish Council
- A6 Agricultural land enclosed by the loop of the river to the west of the bypass.  
This land is Grade 2 agricultural land, a Minerals Safeguarding Area and a Sand & Gravel Resource Area.

**SITES OF SPORTS, RECREATION AND AMENITY VALUE**

- B1 School playing field
- B2 King George V playing field
- B3 Village green
- B4 Allotment gardens
- B5 Agricultural land enclosed by the loop of the river to the west of the bypass
- B6 Oldhams Bank River walk and Community Orchard

**SITES OF NATURE CONSERVATION VALUE**

- C1 Tree belts around the parkland (A1)
- C2 Agricultural land enclosed by the loop of the river to the west of the bypass
- C4 Alderham Farm - woods, marshes and osier bed
- C5 Debden Hollow
- C6 Several woodland, coppices and spinneys:
  - C6.1 On the river island
  - C6.2 Church Lane footpath
  - C6.3 Hareway lane
  - C6.4 Rear of Watchbury Farm
  - C6.5 Middle Watchbury Farm
  - C6.6 Debden Farm
  - C6.7 Watchbury Hill
  - C6.8 Gooseberry Hall
  - C6.9 Plestowes
  - C6.10 Wasperton Lane
- C7 Banks of the river



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- 5.54 Local Communities through neighbourhood development 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.
- 5.55 The open spaces in the parish are the elements which cement and envelop our built environment. Barford benefits from several significant views and open spaces. Residents expressed strong affinities with the King George V playing field and the Barford Village Green. These spaces were by far the most popular, being used and enjoyed on an almost constant

basis. Young children enjoy the swings, climbing frames, slide, fort and tunnel in the fenced-off play area of the playing field, whilst teenagers use the field for activities such as football, skateboarding, basketball and socialising in the shelter. The Joint Parish Council has plans to increase these facilities.

- 5.56 Many of the grand houses of Barford had large gardens and estates with river frontages which have long since been developed for housing. We now only have one remaining Georgian Mansion, the Grade II\* listed Barford House which has parkland, gardens and boundary wall which all form an essential setting for one of Barford’s most significant heritage assets. A Planning Inspector at a recent public inquiry said many things in support of retaining this landscape, including the following:

*The land surrounding the house and the Wellesbourne Road frontage, are most sensitive to change, and are of particular importance.*

*The Grade II\* Listed Building is a heritage asset of considerable importance, and the effect [of development] on its setting, as well as the Conservation Area and the setting of the temple, amount to significant and demonstrable harm.*

- 5.57 These green spaces at the heart of the village’s Conservation Area provide relief from the built environment offering open views across this distinctive historic landscape.



## TRANSPORT, TRAFFIC & COMMUNICATIONS

**OBJECTIVE 6 - To ensure Barford has the appropriate improvements in Transport & Communications Infrastructure to support present demand and future projected growth within this plan, in the Warwick District Council Local Plan and in neighbouring district Local Plans in order to minimise impacts on Barford.**

### Policy B11 – Traffic Management.

New development will be permitted subject to the following:

- suitable and safe access is provided to the site;
- all additional traffic generated by the development is identified and any mitigation measures are provided by the developer;
- parking is provided in accordance with the policy B13;
- there is no detrimental impact on the pedestrian/cycleway network.

### Policy B12 – Transport Improvements.

Developer contributions under Section 106 and Community Infrastructure Levy payments will be sought towards the following within the parish:

- Highway improvement schemes to promote the safety of pedestrians and cycle users;
- Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village centre;
- Increasing public and community transport to and from the village.
- High speed broadband
- Community facilities

The parish council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the village. This will include developing relations with community transport suppliers to provide transport direct to supermarkets etc. to cover the needs of those who need assistance.



## Policy B13 – PARKING.

To ensure that adequate parking provision is provided, parking proposals for residential development will be required to include allocated parking for each dwelling which meets the following standards:

Dwellings with one bedroom	1 space
Dwellings with 2/3 bedrooms	2 spaces
Dwellings with 4 or more bedrooms	3 spaces
Sheltered housing up to 2 bedrooms	1 space

In addition there should be available visitors' off-road parking providing at least one space per dwelling.

Tandem parking will be counted as one space.

- 5.58 A small survey was undertaken at a village meeting (4 December 2013) about the three preferred housing sites. There were some supplementary questions including '*What are the features of the village you dislike?*' - Traffic came out top for 66% of respondents and parking for over 40%, which highlights the importance of these subjects. Census 2011 statistics<sup>4</sup> indicate that car ownership in the area is 93.7% as opposed to 81.5% in the Warwick District Council area. Warwick District Council standards resulted in an inadequate provision for parking within the Bremridge Close development. As there are limited employment opportunities in the village, it is likely any new resident will also be a car owner.

### Highways

- 5.59 Barford is on the southbound road from Warwick to Cirencester (A429). The North - South traffic along the A429 includes many HGVs which used to travel along Wellesbourne Rd and Bridge St until the bypass was opened in 2005, now protecting that part of the village.
- 5.60 The other through route in the village (Church Street/High Street) passes the school and the church and is used as a route towards the schools in Warwick and to the industrial areas south of Warwick and Leamington. For many years this has been a commuter route from villages south of Barford and the volume of traffic has increased as these industrial areas have been developed.
- 5.61 Further traffic increases have been seen more recently which coincide with the recent developments in Warwick town centre which aim to discourage through traffic in the town. Now many vehicles from the north and west of Barford avoid Warwick town centre by using the A429 south from Longbridge M40 island (J15) and driving along Church Street/High Street to south Warwick and Leamington. This results in this route appearing to become, in effect, a 'South Warwick Bypass' as an unintended consequence of discouraging traffic elsewhere.

<sup>4</sup>  
<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11120357&c=barford&d=16&e=61&g=6472484&i=1001x1003x1032x1004&m=0&r=1&s=1422632766621&enc=1&dsFamilyId=2511>

5.62 The increase is shown in recent traffic measurements (2007, 2008, 2013) which now show an average of more than 10 vehicles a minute during the peak hour and a half each weekday morning (up to 30% increase since 2008). As further developments proposed within the Warwick District Local Plan take place, they are likely to increase traffic in the village further.

5.63 In addition to the increase in traffic several other issues have been identified as follows:-

Church Street and High Street:

- householders parking on streets that are narrow in places;
- one pre-school and one primary school with a crossing attendant operating for 2 periods a day during term time when many children are delivered/collected by car;
- one private nursery school which receives very young children mostly delivered by car over wider hours;
- staff parking for the schools;
- a church which occasionally has a number of vehicles parked outside, particularly at special service times, e.g. funerals, weddings and christenings;
- a hotel which runs conferences when vehicles frequently overflow their car park and are parked on the road;
- a village shop and village hall with its own parking though overflow parking is on any available road nearby;
- the increasing use of courier and supermarket deliveries;
- traffic calming features on High Street;
- sections of High St and beyond where there are no footpaths on at least one side of the road.

Bridge Street and Wellesbourne Road:

- householders parking on streets that are narrow in places;
- the increasing use of courier and supermarket deliveries;
- four Bus Stops without lay-bys.

Other Roads Including Residential Roads:

- householders parking on streets that are narrow in places;
- no roadside footpaths on some lanes as is typical of country lanes but not always appreciated by motorists passing through.

**Cycleways/Footpaths**

5.64 Many villagers cycle around the village. There are no cycle paths in the main part of the village but one can be picked up on the A429 route to Warwick. In addition many people walk around the village, particularly parents/grandparents accompanying school children, dog walkers and customers of the village shop.

### Public Transport

- 5.65 At present there is an hourly daytime bus service operating between Wellesbourne and Stratford to the south and to Warwick and beyond to the north. There are no evening schedules other than on Fridays and Saturdays.

### Communications

#### Policy B14 – New Communications Technologies.

The development of new high speed broadband infrastructure to serve the parish will be supported where it is sympathetically designed and when it can be provided/installed without a detrimental impact on the amenity of the immediate environment.

All new development will be required to make provision for high speed broadband and other communication networks.

## LOCAL & COMMUNITY FACILITIES

**OBJECTIVE 7 – To ensure Barford has the appropriate local and community facilities to support present demand and future projected growth.**

#### Policy B15 – Provision, Retention and Enhancement of Community Facilities.

The Joint Parish Council will permit proposals for new, and improvements to existing, Community Facilities, including the possibility of a new Village building, provided that:

- adequate provision for parking is provided;
- the site is, wherever possible, located in or adjacent to the settlement boundary;
- the site is accessible by walking and cycling;
- there are opportunities to integrate services;
- detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development; and
- the proposal would not have an adverse effect on residential amenity.

The Joint Parish Council should review the suitability of the present community buildings in relation to the proposed growth of the village and consider the possibilities for facilities that could be incorporated in a new multi-purpose building.

### General

- 5.66 Barford is 3 miles from Wellesbourne, a much larger village with many retail outlets, and the supermarkets in Warwick, Leamington and Stratford are within easy reach of those with their own transport.
- 5.67 Most employed people work outside the village. Communities where there is a daily exodus of people of working age can struggle to provide the viable conditions for many community services and facilities. The limited availability of workspace and jobs in rural communities can further encourage local people of working age to leave the area and prevent people of working age from moving in.
- 5.68 The villagers of Barford worked to create a community shop run by the village for the village. £300,000 was raised and a purpose built extension was added to the village hall. Barford Village shop opened in 2008 and has operated profitably for 5 years with volunteer staff. The Village Shop and Post Office is the only general shop remaining in the village. However, there is also a car showroom, two public houses and a hotel.
- 5.69 Barford currently has an ageing population. This situation may well reduce the level of affluence currently enjoyed and possibly reduce the ability to provide community services and facilities. There is a lack of facilities particularly for the elderly such as a Doctors' surgery, Chemist, or Dentist. Also, the Veterinary practice that had been operating a surgery in the village for many years has closed.

### Community Facilities

- 5.70 We have over twenty clubs or societies in the village mostly using the small but well-equipped village hall, and five uniformed youth groups operating from the scout hut.
- 5.71 The following buildings and spaces have been listed by the District Council on the nomination of the Joint Parish Council as Assets of Community Value: the village shop; the Memorial Hall; the Parish Church; The Joseph Arch Public House; The Granville Public House; the bypass commemorative bench and its surrounding land; the Church's and JPC's allotments; the community orchard and riverside walk; the King George V playing field; the Scout & Guide hut; the telephone box; the village green; the War Memorials.  
Following consultation with the community, a scheme to improve the King George V playing field is planned. This includes an enhanced children's play area, multi-purpose all weather pitches, a perimeter path, resurfacing of the lane and other facilities.

### Education

- 5.72 Barford St Peter's School has expanded over recent years with new classrooms being built on the school playing fields. It is full to capacity with children from the village and surrounding area.

### St Peter's Church

- 5.73 The present church was built at the turn of the 13th century and mainly rebuilt in 1844. Friends of St Peters are presently looking at ways to improve the usability of the Church which suffers from the usual problems of an old historic building. The Rector – although resident in Barford - has charge of 6 local churches.

### Allotments

#### Policy B16 – Allotments and Community gardens.

The Joint Parish Council will not permit development on allotments, land last used as allotments, or community gardens unless the following criteria are satisfied:

- replacement provision of equivalent, or greater, value in terms of quality, quantity and accessibility to existing allotment holders is made. This site should also be accessible by a choice of means of transport; or
- the applicant can demonstrate, to the satisfaction of the parish council, that there is no local demand for the allotments or community gardens.

- 5.74 Allotment gardening is sustainable, good for the soil, ecosystems and biodiversity, recycling, low carbon economy, food miles etc. It also provides benefits for personal health from the point of exercise, mental health, nutrition etc.
- 5.75 There are two areas of the village laid out for allotments with a total of 70 plots with some at present un-let and available at a nominal rent. Most allotments are used for growing vegetables but some are used for rearing chickens.

### The River

- 5.76 A Right of Navigation exists on the Avon from Tewkesbury to beyond Warwick, the Avon being one of the oldest pre-canal age navigations. In the vicinity of Barford through navigation is only possible for small vessels that can be portaged past weirs and shallows. The reach above Barford weir is, however, fully navigable almost to Warwick Castle. It is regularly used by Warwick University and a few locals. Restoration of the navigation from Alveston to Warwick has been under consideration for some time and is subject to an on-going feasibility exercise.
- 5.77 There is a continuous review of flood control and the environmental state of the river by the Environment Agency. River levels are volatile and rises can be rapid and currents swift. This part of the valley, however, constitutes a useful area of flood storage volume. Relatively few properties in Barford are at risk from flooding, being confined to the lowest section of Verdon Place, which appears to have been constructed below the 100-year flood level. It is highly unlikely that this practice would be allowed in future but it should always be a prime consideration.

- 5.78 Access to the river above the weir is restricted to being via private land only. Currently there are no public footpaths that approach this reach and riverside walking is by permission only. Below the weir there is public access at Keytes Lane, at Barford Old Bridge and at the community orchard. There is also access with permission alongside the river downstream of Barford Old Bridge. There is a disputed Right of Way, currently blocked, next to Avonside off High Street.

## 6 Plan Delivery and Implementation

- 6.1 The Neighbourhood Development Plan will be delivered and implemented over a long period and by different stakeholders and partners.
- 6.2 New challenges and opportunities may arise over the plan period, which may require supplementary consideration.
- 6.3 There will be three strands of activity which will direct delivery and each is important in shaping Barford in the months and years ahead. These comprise:
- securing the right private sector investment in the Parish through new development will be crucial. The statutory planning process will direct and control private developer and investor interest in the Parish in the context of the Neighbourhood Development Plan and the wider Local Authority and National Planning Policy Framework;
  - investment in, and management of, public services, assets and other measures to support local services and vitality and viability for the village;
  - the voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future. In terms of the key areas of action the following summarises the Joint Parish Council's approach to delivery and implementation;
  - Section 106 contributions and/or Community Infrastructure Levy will be used to bring into effect policies that have been identified.

### Housing Growth

- 6.4 The Joint Parish Council will work with developers and the Local Authority to deliver incremental growth over the Plan period.

### Local Character

- 6.5 The Joint Parish Council will work with residents, owners of land and buildings, and other stakeholders to bring back into economic use brownfield sites and vacant properties, especially those which make a positive contribution to the character of the area.

### Local Facilities

- 6.6 The Joint Parish Council will work with local organisations and the District Council to improve facilities and services for local people.

**Local Economy:**

- 6.7 The Joint Parish Council will encourage businesses to improve local employment opportunities.

**Transport and Communication:**

- 6.8 The Joint Parish Council will work to find ways to improve road safety, and address speed and parking issues.
- 6.9 High speed Broadband in Barford must be a priority.
- 6.10 The Barford Neighbourhood Development Plan is a living document and as such the implementation of the plan will be reviewed every five years.

## 7 Next Steps

- 7.1 The Barford Draft Neighbourhood Development Plan was published for consultation from 6<sup>th</sup> October 2014 until 17<sup>th</sup> November 2014.
- 7.2 The Draft Plan has been informed by the results of various informal public consultations including questionnaires, and revisions following the consultation.
- 7.3 A Consultation Statement is published alongside the Plan setting out how the representations received have been considered and used to influence and inform the content of the Plan.
- 7.4 It is proposed that this amended Neighbourhood Development Plan, together with all supporting documentation is submitted to Warwick District Council. Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 7.5 It is likely that the Examiner will recommend further (hopefully minor) changes before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required before the District Council may “make” the Plan. The Neighbourhood Development Plan will then be used to help determine planning decisions in the Parish alongside County and National Planning Policies.

## Appendix A

### Main issues gathered at events

THESE ARE THE ISSUES

*Traffic*

*Accommodating and adapting to an ageing demographic*

*Community facilities*

*Activities requested*

*Preserving open spaces giving views into and out of the village*

*Gravel extraction*

*Reducing noise and pollution.*

## THIS IS WHAT YOU SAID

### Traffic

- Reduce traffic – general and through traffic - better surrounding road access to Leamington & Warwick is needed to discourage traffic from using village as a route through
- Safety concerns roundabout needed between Bridge St and A429 (Bypass N junction) because of previous accidents
- Improved exit from Wellesbourne Road onto Bypass (S junction)
- Remove grass on Wasperton Land and make parking for residents
- Sleeping policeman/traffic calming needed on High St through the village
- Safer cycling – More Cycle paths/ways including safe cycle routes out of Barford.

### Accommodating and adapting to an ageing demographic

- Older Peoples complex bungalows etc.
- Affordable bungalows for downsizing
- Marketable suitable homes for retirees to stay in village
- High spec bungalows for our increasingly elderly residents to downsize to
- Downsizing homes. Retirement complex. Nursing and care provision all on one site in the village
- Beautiful residential and nursing home for us elderly residents of Barford
- Complex for ageing community.
- More bungalows for elderly and small housing
- Place for the elderly therefore homes for downsizing
- More housing for senior citizens e.g. flats and bungalows
- A proper older person's complex.

### Activities requested

- Canoeing Club
- River and river sports to improve safety on the river
- 5km running route lit with street lights in the winter – lot of runners in the village
- Cricket is more social than football therefore village cricket hut/team and thus engage with the village Football doesn't do that.
- Dog agility course and shed for equipment
- Community Garden to engage residents
- Putting green and golf nets.

## Community facilities

- New Scout Hut
- Working Men's Club
- Decent Community Pub
- Part time Doctors Surgery
- Upgraded Scout Hut near Play Area
- Additional Hall near Play Area
- Continuous Community Shop
- Large Meeting Place for Concerts
- Spaces for Classes e.g. IT Sewing Training Generally with storage for equipment
- Work Hub
- A leaflet for local residents for getting information on cycle paths and walks for all ages - hard copy and website.
- Archive facility for village groups e.g. WI Historical Docs Heritage
- More frequent and Evening bus service
- Better street lighting.

## Preserving open spaces giving views into and out of the village

- More green areas/spaces
- Trees
- Better access to (more) footpaths - Open footpaths and more footpaths
- More areas for walking dogs off lead if possible
- incorporating increased housing numbers
- Don't build any more houses because it's a village
- No large developments to spoil the character of the village
- Too much expansion will spoil the village atmosphere
- No houses to be built on flood plains
- Proportion of 2 bed bungalows
- Housing Development should be spread over the plan period with provision for smaller sites 6-8 properties
- Affordable home for the average working or non-working families- leave plush swanky houses for another village.

**BNDP Working Party Members:**

Giles Harrison-Hall (Chairman)

Richard Williams (Vice-Chairman)

Rob Mulgrue (Group Secretary)

Heather Harvey (Group Sec and Treasurer)

Rod Scott (Meetings Secretary)

Roger Braithwaite, Maggie Hayward, Ken Hope, Tony Merrygold (observer), Allan Murdoch, Carole Whiteley.

**Barford JPC and BNDP Members:**

Wendy Barlow

Roger Clay

John Murphy

We acknowledge the input provided by Kirkwells in the preparation of this plan.



Photo courtesy of SCL aerial photography associates