

# BARFORD NEIGHBOURHOOD DEVELOPMENT PLAN (BNDP)



2014-2029

## CONSULTATION SUMMARY

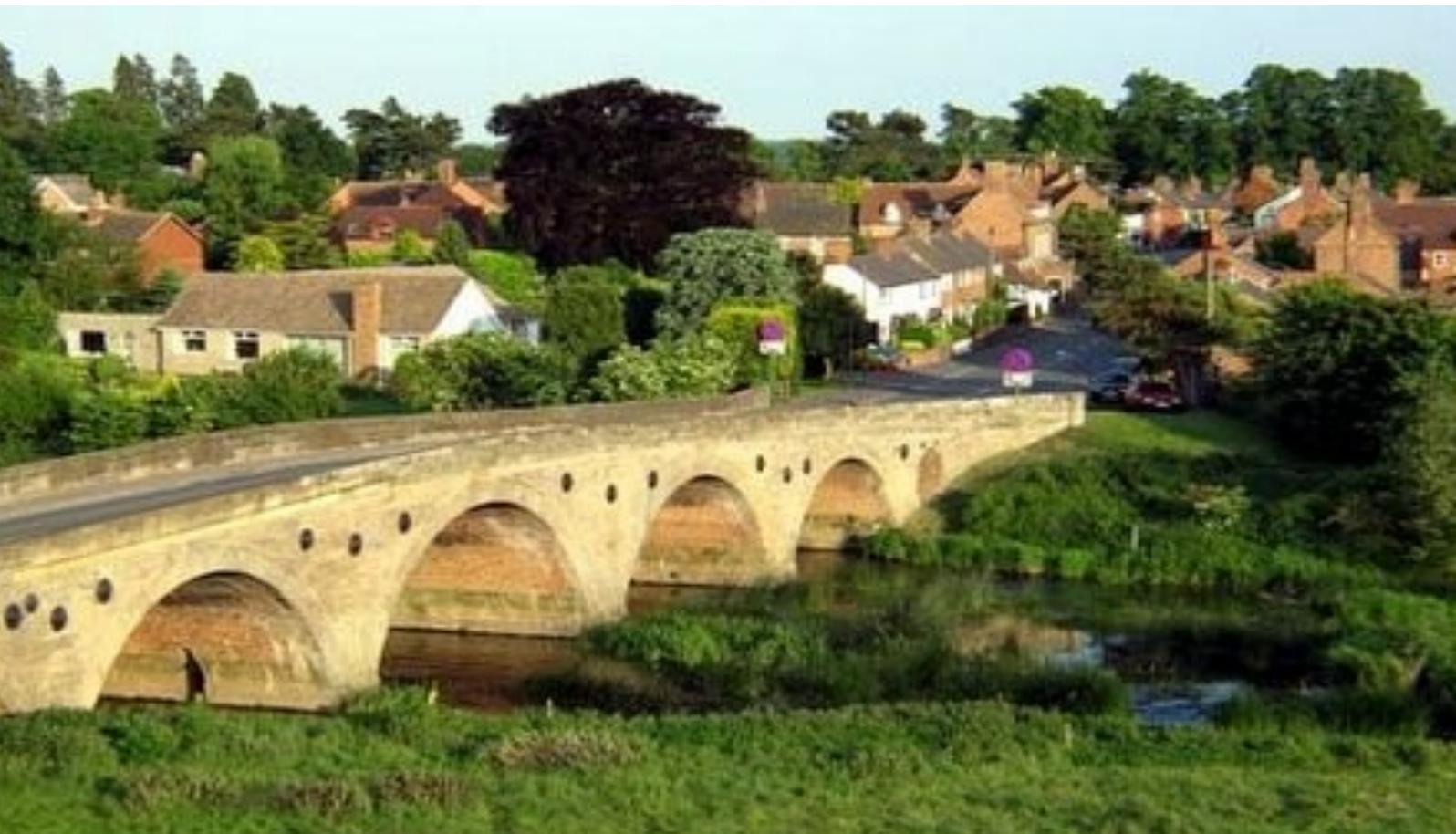
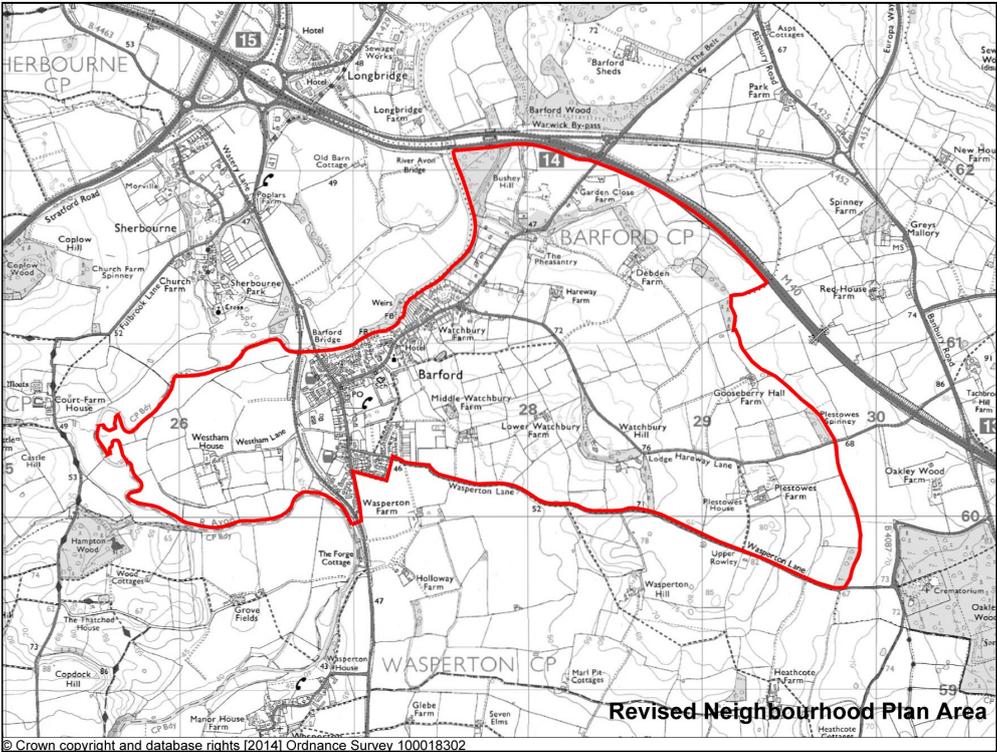


Photo courtesy of Mike Long (Hi Pix)

Neighbourhood Development Plans are a new part of the statutory development planning system. Local authorities, such as Warwick District Council (WDC), 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.

Such 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.

A Joint Parish Council meeting 2013 felt it was an important right to exercise on behalf of the Village. 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.



BNDP covers the whole of Barford Parish, representing an area of 562 hectares. In 2011 Barford consisted of 595 households with a total population of 1,336 (2011 Census).



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

**9th September 2013** – The Joint Parish Council formally applied to WDC for designation of its proposed Neighbourhood Area.

**25th October 2013** – Completion of 6 weeks consultation period with WDC following our application.

**8th August 2014** – The Barford designation area was approved by WDC.

**6th October to 17th November 2014**– The Draft Plan will be published for public consultation.

The CONSULTATION SUMMARY will be distributed to every household and the full DRAFT BNDP will be available on the Barford Community website, at Barford Village Shop, at consultation events and through any Barford Councillor.

**December 2014 – January 2015** – The Barford Neighbourhood Development Plan may be revised in the light of feedback.

**January 2015 – February 2015** – WDC will consult on this second Submitted Draft for a further 6 weeks.

**March 2015 onward** – The full Barford Neighbourhood Development Plan will then. In all likelihood, be subject to independent examination.

**After** – Once the full BNDP has been examined it will be put to a vote/referendum of all those in the parish to decide whether it should be made part of the statutory Development Plan for the WDC.

BNDP Working Party has been consulting and working for many months to formulate our Plan, and concludes from feedback that the residents of Barford wish to continue to:

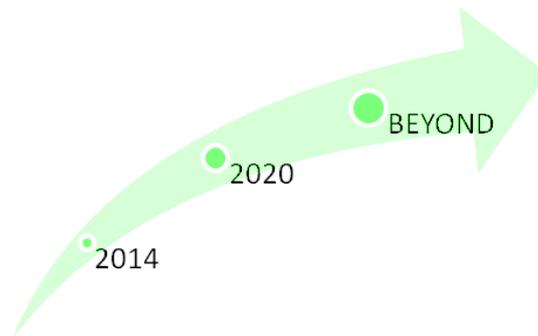
- feel safe and secure;
- be healthy and content;
- have continuing pride in the community, recognising its heritage;
- live in a socially inclusive area.

Growth of the village needs to be undertaken in a way which retains all these important facets. Barford residents appreciate the need for proportionate development but want it to be imaginative and reflect our idiosyncratic but attractively different architecture. The demographics, as shown in the latest Housing Needs Survey, should be key in determining the mix of houses built in the village over the next 15 years. Barford, Sherbourne and Wasperton Housing Needs Survey, December 2013, was commissioned by Barford, Sherbourne and Wasperton Joint Parish Council, and was undertaken by Warwickshire Rural Community Council. We are aware that the NPPF (National Planning Policy Framework) wants communities to be sustainable.

KEY ISSUES facing the parish and its future development which have informed the content of the Draft Neighbourhood Development Plan include:

- 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;
- increasing noise and pollution;

### VISION AND OBJECTIVES - BARFORD LIFE



**L Lifestyle** – rural life with access to all services

**Lifelong** – living cradle to grave in our community

**Learning** – opportunities for all ages

**I Inclusive** – everyone welcome with no barriers

**Involving** – supporting all interests

**Individual** – celebrate individuality

**F Fitness**— enhance health with exercise

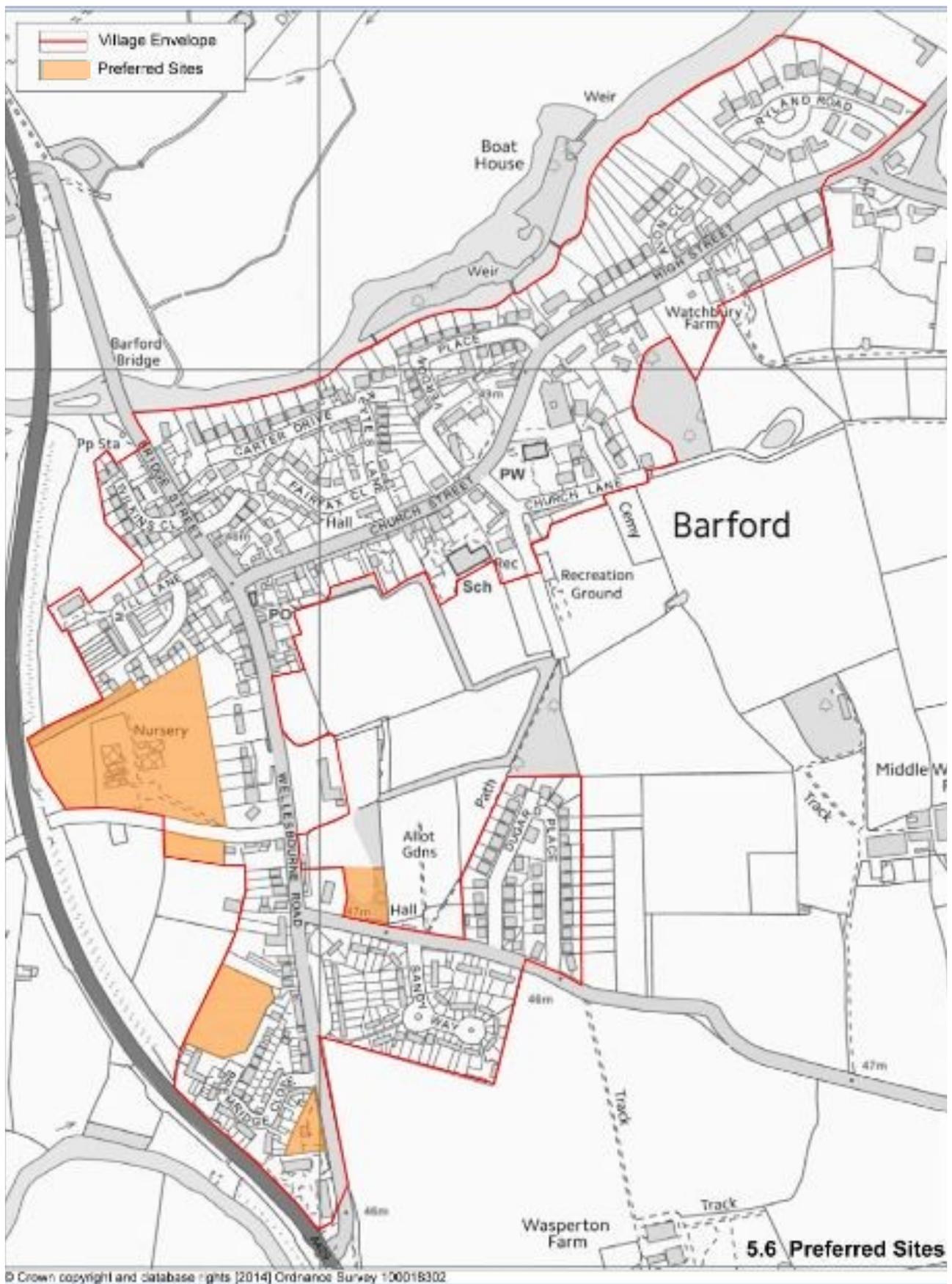
**Families** – span the generations

**Friendship** – foster relationships

**E Environment** – vibrant, clean, safe & secure

**Energy** – encourage green and efficient systems

**Enhance**—and protect our rural & heritage setting



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To achieve the VISION we have created a series of OBJECTIVES and POLICIES. The objectives follow with brief summaries of the policies. For policy detail and rationale please see the full Draft BNDP document.

**OBJECTIVE 1 – HOUSING** – 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 tenures, types and sizes, meeting assessed local needs for market and social homes, remaining attractive to incomers and allowing local people 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 they meet the following criteria:

- they would not lead to the loss of open space, (except where preferred sites as shown on Map 5.6), shops or other local facilities;
- they have appropriate access and 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).



**Policy B2 – Ensuring an appropriate range of tenures, types and sizes of future housing.**

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

**Housing our people ...**

KEYNOTE POLICY EXPLANATION - The Neighbourhood Development Plan will support, promote, enable and implement the provision of accommodation and/or facilities to encourage the ageing (or otherwise infirm/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 of relocation due to deteriorating mobility and health, simultaneously facilitating downsizing and release of larger properties.

**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 stress of relocation;
- preparedness and acceptance for the elderly;
- maintenance of community connections and friendships;
- likelihood of better care and better support;
- catering for the 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 met.

OBJECTIVE 2 – ECONOMY – 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 hub services. Redevelopment or change of use of existing employment premises will only be permitted when:

- the 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.

**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.

OBJECTIVE 3 – BUILT ENVIRONMENT & HERITAGE – 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 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 on the identified open spaces and views within the conservation area.

OBJECTIVE 4 – CHARACTER & CONTEXT – 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 good design. The Barford Village Design Statement, 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. There are a number of views and vistas that the Barford community consider should be protected. These should be taken account of with regard to future development.

OBJECTIVE 5 – NATURAL ENVIRONMENT, LANDSCAPE CHARACTER AND OPEN SPACES – To ensure that the Barford Neighbourhood Plan promote sustainable development for future generations by protecting key environmental assets (e.g. green spaces and landscapes) and taking account of constraints (e.g. flooding).

**Policy B8 – Landscape Design Principles.**

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

**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.

**Policy B10 – Protection and Enhancement of Local Green Spaces.** 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, and they should be protected from development.

OBJECTIVE 6 – TRANSPORT, TRAFFIC & COMMUNICATIONS – To ensure that 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 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.

**Policy B13 – Parking.** To ensure that adequate parking provision is provided, parking proposals for residential development will be required to meet specific standards.

**Policy B14 – New Communications Technologies.** The development of High Speed Broadband infrastructure to serve the parish will be supported where it is sympathetically designed. All new development will be required to make provision for such technologies.

OBJECTIVE 7 – FACILITIES – ‘To ensure’ that 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 or improved community facilities provided that: the site is in or near the settlement boundary; is accessible; is not detrimental to road safety or traffic flow; and does not have an adverse effect on residential amenity.



**PLAN DELIVERY AND IMPLEMENTATION**

The Neighbourhood Development Plan will be delivered and implemented over a long period and by different stakeholders and partners. It is not a rigid “blue-print” and provides instead a “direction for change” through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect regular reviews will be crucial.

**Next steps** - The BNDP has been published for consultation from 6th October 2014 until 17th November 2014. The results of the consultation on the Draft Plan will be considered very carefully and used to finalise and amend the BNDP. A Consultation Statement will be published alongside the amended version of the plan setting out how the representations received have been considered and used to influence and inform the content of the plan. It is proposed that the amended BNDP, together with all supporting documentation will be submitted to Warwick District Council subsequently. 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. 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 BNDP will then be used to help determine planning decisions in the parish alongside county and national planning policies.



**To respond to this consultation please use the response form included. Further forms, if needed, are available in the village shop.**

- View the full plan at [www.barfordresidents.co.uk](http://www.barfordresidents.co.uk)
- View the downloaded copy on Barford Village Shop computer
- Consult the official printed copies at Barford Village Shop
- Attend the drop-in consultation in Barford Memorial Hall on Monday October 13<sup>th</sup> 2014 from 2.00pm – 9.00pm
- Discuss the plan with family, friends and neighbours
- Discuss the plan with Barford JPC members and BNDP Working Party members
- E-mail your views to <http://www.barfordresidents.co.uk/contact-bndp/>
- Send your views to BNDP Secretary, care of Barford Village Shop, or place in the box provided in the shop

**The consultation on the Draft NDP closes at 5.00pm on 17<sup>th</sup> November 2014**

**BNDP Working Group**

Giles Harrison-Hall (Chairman)

Richard Williams (Vice-Chairman)

Rob Mulgrue (Group Secretary)

Heather Harvey (Group Sec and Treasurer)

Rod Scott (Meetings Secretary)

Maggie Hayward, Ken Hope, Tony Merrygold, Allan Murdoch, Carole Whiteley

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We acknowledge the input provided by Kirkwells, our planning consultants, in the preparation of this plan.



Photograph courtesy of SCL aerial photography associates