KINETON NEIGHBOURHOOD DEVELOPMENT PLAN TO 2031

Consultation Draft

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1. Introduction

The Neighbourhood Development Plan aims to make Kineton and the parish of Kineton an even better place to be, now and for future generations. It will cover a 17 year time period with a review every 5 years. It covers the period 2015 to 2031, the same as Stratford District Council's Core Strategy.

The Neighbourhood Development Plan process enables communities to better shape the place they work and live, to inform how development takes place and help influence the type, quality and location of that development, ensuring that change brings with it local benefit.

The community of Kineton has a strong history of taking local decision making into its own hands. In 2003 the Kineton Village Plan was ratified by the Parish Council and was one of the first in the country to be written. It set out a vision and action plan for how the parish wished to see itself develop. As an immediate follow on from this document Stratford District's Draft Core Strategy absorbed many features stated in the Kineton Village Statement.

Neighbourhood planning now provides an opportunity for the community to have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the parish.

The Neighbourhood Development Plan is based on extensive research and influenced by robust engagement with the local community. In the lead up to the referendum decision makers should consider this to be an important reference point and give it weight as a material consideration in any development planning decisions. When the Plan is made it will have very significant weight in the determination of planning applications.

The Neighbourhood Development Plan Vision for Kineton

As detailed in the Kineton Village Plan (2003) the community wants Kineton Parish to continue to thrive as a vibrant and distinctive village, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character and to provide an outstanding quality of life for current and future generations of residents.

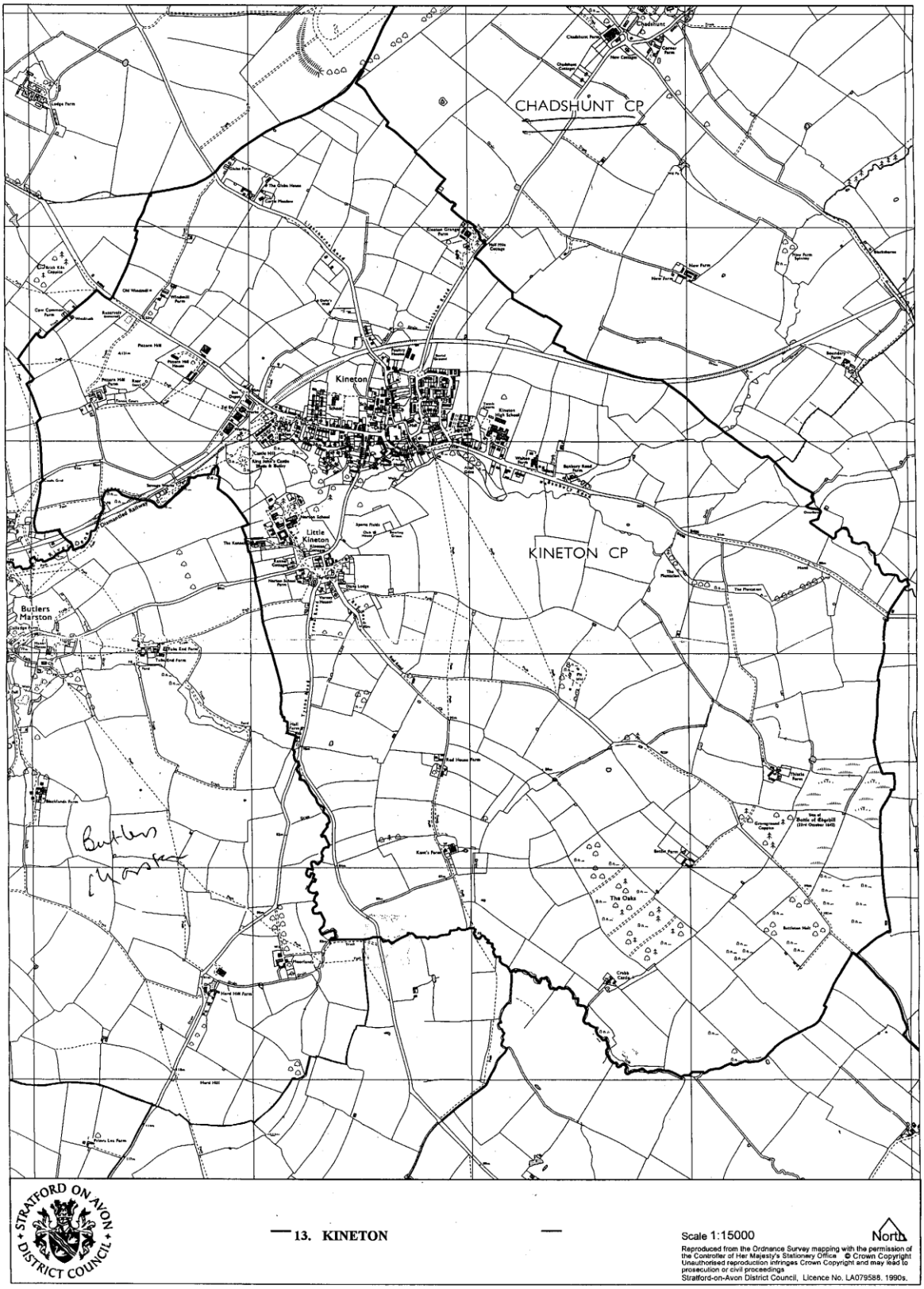
The Parish Council will do this by:

- Encouraging a thriving and prosperous community that delivers a high quality of life for all its residents
- Promoting a distinctive and flourishing local economy that exhibits vitality and dynamism
- Supporting measured, proportionate, timely and sustainable development to meet local requirement
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce our carbon footprint

- Maintaining the high quality natural environment with its protected wildlife interests

Objectives:

- Delivery of a housing growth strategy tailored to the needs and within the context of Kineton Parish
- Sensitive development which protects and enriches the landscape and built setting
- Sustaining and improving excellent local facilities particularly those in the village centre for existing and new residents
- Strengthening and supporting economic activity
- Seek on-going improvements to transport and parking, to utility infrastructure and to digital connectivity especially mobile phone reception and broadband
- Prioritise local distinctiveness in every element of change and growth
- Protect greenspace, the landscape and support nature conservation
- Involve local people on an ongoing basis in the process of plan-making, monitoring and delivery of development



Kineton Parish Boundary

2. The Neighbourhood Development Plan

A Neighbourhood Development Plan is a new element in the planning process, established under the Government's Localism Act. This became law in April 2012, and aims to give local people more say in the future of where they live. Once approved under the local referendum, this Neighbourhood Plan will be adopted by Stratford-on-Avon District Council (SDC) as the plan which must be used in law to determine planning applications in Kineton. The Neighbourhood Plan will become part of the Development Plan alongside SDC's Core Strategy. For Kineton, this is a great opportunity for people living in the village to decide how the village should evolve in the years to 2031. The Plan contains the vision for Kineton that was developed through consultation with the village, and sets out clear planning policies to realise this vision.

This Neighbourhood Development Plan is in general conformity with existing strategic local policy, and takes account of Stratford-on-Avon District Council's Emerging Core Strategy (the Proposed Submission Version Core Strategy published in June 2014). It looks for the village to develop through steady but moderate growth, meeting the housing needs of the community while at the same time preserving the landscape and heritage and considering the infrastructure needed to support development.

A Neighbourhood Plan must have appropriate regard to the National Planning Policy Framework (the NPPF) and related advice. The Stratford-on-Avon District Design Guide and the Landscape Sensitivity Study 2011 also provide essential guidance.

The area covered by the Neighbourhood Plan is the Parish of Kineton. On the 20th May 2013, Stratford-on-Avon District Council approved Kineton Parish Council as an appropriate qualifying body to submit a Neighbourhood Plan, and also approved the area to be covered by the Plan as the Parish of Kineton. A map of the parish with the boundary marked is shown on page 5 opposite.

3. Kineton – History and Future

History

The first recorded mention of Kineton, spelt Cynton, is in a Saxon Charter of AD969. In 1227 it was granted a Market Charter and two years later, a Charter for Fairs. Kineton's role as an important administrative centre can be traced back to 1160 where, following the reorganisation of local government by Henry II, it gained an important role by being the centre of the Kineton Hundred.

Kineton's relationship with the English Civil War Battle of Edgehill in 1642 is well documented. Today the battlefield lies mostly within the restricted area of Defence Munitions (DM) Kineton (owned by the Ministry of Defence) although a monument commemorating the battle and those who died can be found on the Banbury Road, about a mile outside the village.

The village is located approximately 5 miles south east of Wellesbourne and 10 miles north east of Shipston-on-Stour. Located to the east and south east is the restricted area of DMC Kineton (owned by the Ministry of Defence). About 2 miles to the north is former RAF Gaydon, which is now a vehicle testing ground and motor vehicle research and development centre for Jaguar Landrover and Aston Martin.

By the time of the 2011 Census, the population of Kineton was about 2,300, an increase of nearly 16% since 1981. The number of dwellings has increased by 39% during that time and the village now comprises of about 1,000 dwellings.

Kineton has a small area of influence due to the relatively limited range of shops and services it provides. There are only a small number of villages close by which look to Kineton as their local service centre because Shipston and Wellesbourne start to exert their influence. The exception is in relation to secondary education as it has a High School which draws pupils over a wide area, from Wellesbourne to the west, the county boundary to the south and Southam to the east.

It is not possible to give an accurate picture of travel to work patterns for the village of Kineton because the major employment source at the Gaydon Site is in Kineton Ward and skews the situation. However, the 2001 Census showed that 31% of its employed residents also work in the Ward, while 18% work in Warwick/Leamington and only 8% in Stratford upon Avon. The influence of the Gaydon Site is even more dominant in terms of where people live who work in Kineton Ward, with only 35% being resident in Stratford District.

The household survey carried out in 2008 for the Retail Study showed that Stratford upon Avon is used by 34% of residents in the Wellesbourne and Kineton area for their main food shopping compared to 25% who go to Leamington/Warwick and 8% to Wellesbourne. For non-food shopping the main destinations are Stratford upon Avon (45%), Leamington (18%) and Banbury (17%).

Future Development Issues

The River Dene is the main water course in the area although there are other un-named tributaries. There is a significant risk of flooding in the Dene Valley, putting property at risk in the village. Measures to improve the capacity of the river channel and reduce flooding are planned to be undertaken in 2014. The ecological quality of the River Dene within the Kineton area has been categorised as poor primarily due to sewer overflows and road drainage. Plans to stop sewer discharges into the river are being taken by Severn Trent. There are significant capacity constraints at Kineton Wastewater Treatment Works and in the network at Kineton, the impact of any future growth upon the foul sewer system is to be addressed by Severn Trent following a detailed survey of their system.

Situated on the north bank of the River Dene is the site of the Scheduled Monument of King John's Castle. The site features the earthwork remains of a Motte and Bailey Castle which now is open to the public and forms important amenity open space. Additional amenity and recreational green space can be found within Little Kineton.

Kineton published a Village Appraisal in 2003. It encourages appropriate new employment opportunities and emphasises that infill and redevelopment proposals should be sensitive to the character of the area. The need for better facilities for children is identified. The retention of village shops and other services through the planning process is one of the key actions.

The capacity of transport infrastructure, including roads and public transport, is a key concern for Kineton. Through heavy goods traffic is constrained at Gaydon but the advisory signs appear to be ignored. Parking in the village is conceived by many to be a problem. A parking survey will be undertaken to establish if this is fact or is it people saying they cannot park near enough to shops. Public Transport between Kineton and various towns is limited. It does not help people who need to get to work. Improvements in this area are to be considered.

The scale of development in Kineton is intended to be limited given the comparatively modest provision of shops and services. Any new developments should include pedestrian and cycle links to the schools and shops. Opportunities should be taken to limit the impact of vehicles in the village, through the use of traffic management measures and improvements to pedestrian and cycle links, and to encourage accessibility to the rural areas through public transport links.

The Conservation Area and historic character of the village is an important local feature which offers distinctiveness to the village centre. Infill and redevelopment proposals should be sensitive to the character of the area therefore there is no identified need for further retail floorspace in Kineton although the established role of the existing centre should be maintained. Particular attention needs to be given to enhancing the role of the village centre so that it provides an attractive focus of services, facilities and activities for the local community. The retention and provision

of small-scale shopping and other commercial uses will be encouraged, along with projects to enhance its appearance.

There are significant constraints affecting large areas of land on the edge of the village. The southern edge is bordered by the Dene Valley but due to the steep valley is not adversely affected by flood risk in this immediate location. In addition, the Battle of Edgehill Historic Battlefield lies to the south and south east of the village. These constraints make development to the south and south east unsuitable allowing a green space to be retained.

The landscape surrounding Kineton is described as being highly sensitive to commercial development. Areas of High Landscape sensitivity bound the majority of the village to the north, south and east. Landscape of High/Medium sensitivity is located to the west of the existing settlement boundary. The sensitivity to commercial development is higher than to housing development because of its larger scale and height, its potential impact on sloping ground where terracing may be needed and its potential effect on adjacent residential areas.

There is no additional land for employment proposed in Kineton, it is important to retain the already established industrial estates in the village and existing levels of employment in the area. In addition, within the surrounding rural areas employment proposals should seek to meet the needs of small businesses and support the continuing employment use of successful local employment sites, supporting the intensification of use within existing site boundaries where appropriate.

Development proposals and other initiatives and projects in and around Kineton will be expected to contribute to the achievement of the principles set out in the policy where it is appropriate and reasonable to do so.

When considering development proposals and other initiatives relating to Kineton, significant weight will be given to the following core principles:

(a) Environmental

- Protect the proposed Area of Restraint to the south of the existing settlement boundary, in order to preserve the River Dene and the open nature of the landscape in this area and provide a ‘green wedge’ to preserve the separate identities of Kineton and Little Kineton.
- Enhance biodiversity at DM Kineton by supporting the aspirations of the Warwickshire Biodiversity Action Plan.
- Recognise and protect the importance of the King John’s Castle site as an important multifunctional area for biodiversity, recreation and archaeological significance.
- Increase access to the River Dene Valley between Bridge Street and King John’s Mound while also enhancing biodiversity in the area.
- Preserve the historic character of the Market Square.

- Ensure Seven Trent Water has carried out the necessary works to its sewer network and Waste Water Treatment Works before new housing is implemented.

(b) Social

- Support the refurbishment of Kineton High School and the improvement of access for school transport.
- Provide additional play spaces for children and young people given the shortfall against the standard set out in Policy CS.26 Healthy Communities.
- Create circular walking routes to the north of Kineton leading from within the settlement out into the wider countryside.
- Create additional cycle links that connect to established routes, including National Cycle, Network Route 48 and routes found to the north west and south east of the village.

(c) Economic

- Retain the established industrial estate at Brookhampton Lane and support the proposed development of business units on the existing Barwood development site.
- Maintain the existing level of shops in the village centre and support the provision of new retail outlets.
- Promote the enhanced broadband speeds that are being installed in Kineton. This will improve home working and small business within the parish.

4. Kineton Vision Statement

Kineton will be a desirable place to live being a sustainable rural community where people feel fully involved and supported in their work, life and play. The environment, community services, economic growth, cultural development and infrastructure of the neighbourhood will be valued, protected and enhanced for future generations.

Vision Statement - EDUCATION

To create a good or better quality of education and cultural developments within the schools, playgroups and other organisations, such as the library, clubs and societies, so that all people within the Kineton neighbourhood area can make the most of their work, life and play.

Vision Statement - HEALTH

Protect, sustain and improve the health facilities in the village to ensure that standards of medical care are good or better with the establishment of a health centre, a pharmacy and a rapid response team that can bring prompt emergency care to all people living in the neighbourhood area.

Vision Statement - HOUSING

The expansion of housing within Kineton would be in keeping with the rural character of the village. Any new housing would be in smaller developments with a low density of houses. The mix of housing to be built would be compatible with the economic and diverse social needs of Kineton and surrounding area. Provision would be required for ‘green spaces’ in and around the new properties and local stone/brick should be used in their construction. Inappropriate in-filling within existing developments in the village should be avoided. The sustainability of the existing housing stock and any new developments will be of critical importance and the limitations of the current infrastructure should be resolved before any further development is considered. The provision of affordable housing should meet the identified local needs of the neighbourhood area.

Vision Statement - BUSINESS/SERVICES

The retention and consolidation of the existing businesses and services in the village will be essential for the sustainable development of Kineton. Encouragement of employment opportunities, including ‘Homeworking’, will be a key consideration in building a sustainable and viable future. The maintenance of a superfast broadband network will be essential. The current retail and service outlets should be supported and encouraged to develop. This would include the educational establishments and doctors’ surgeries. An over-riding factor in any successful and sustainable

development of businesses and services would be the resolution of traffic and parking issues within the village.

Vision Statement - CONSERVATION

The historic centre of Kineton retains a significant number of historic buildings, a high proportion of them being “listed”, the pattern and character of which define the village’s origin as a mediaeval market town. The importance of safeguarding this heritage was recognised in 1969 by the designation of the historic core as a Conservation Area [refer to Constraints Map]. The historic core of Little Kineton was designated as a Conservation Area in 1991 [refer to Constraints Map].

The character of each Conservation Area is very different. The Kineton Conservation Area is urban in character; its buildings fronting the principal streets and market square creating a sense of enclosure with few gaps or open spaces, apart from the centrally located churchyard. The character of Little Kineton, on the other hand, is open textured with old buildings in groups around a large Green.

The Neighbourhood Development Plan will be to continue to protect and, where possible, enhance the character of both Conservation Areas. It will correct the deficiencies in the current designated areas by better protecting the setting of buildings within each Area, by recommending adjustments to boundaries where appropriate and by introducing Article 4 directions to control alterations to non-listed buildings which, nevertheless, make a significant contribution to the character of each Area. It will also recommend controls to retain significant historic boundary treatments [walls, hedges etc.] and paving and to prevent non-conforming treatments which would detract from the character of the Area [modern colour-stained fencing, concrete panels etc.]

The Conservation Policy would extend to the setting of the whole village, ensuring that any development adjoining or impacting on the setting of the Conservation Areas would be built in appropriate materials and in scale with the existing development. Important green spaces and areas of high landscape sensitivity will be protected and development will not be allowed to climb Pittern Hill, in order to safeguard the setting of the village.

An Area of Restraint will be proposed to protect the open space between Little Kineton and Kineton, including the River Dene corridor.

Vision Statement - LEISURE

Leisure embraces a wide range of activities from sedentary hobbies to sport and fitness regimes. Kineton is fortunate to have a variety of leisure opportunities already in place. Soccer, cricket and bowls are played at Kineton Sports and Social Club; Kineton High School is a Specialist Sports College with playing fields, gymnasium, tennis courts and indoor swimming pool and Pittern Hill Stables has a large indoor riding school and cross-country course. Kineton is the home of the Warwickshire

Hunt and has possibly the earliest purpose-built stables [1839] within the Little Kineton Conservation Area.

Despite the existing provision of leisure facilities within the village there is an identified need for more playing fields for junior football and mini football, and additional tennis courts. There is no safe defined area for skateboarding. The school facilities are not available to the general public during school hours and are not easily accessible out of hours. The only play area for small children is on the northern periphery of the village and is not well equipped. A more central location would reach more parents and children.

Walking, with or without a dog, is almost certainly the most popular fitness activity and yet existing off road footpaths radiate from the village and are not joined up. The Neighbourhood Development Plan would seek to create more circular routes for pedestrians and create more cycle routes that connect with established routes.

Vision Statement - TOURISM

Kineton has an opportunity to improve its potential as a base for visitors to explore the surrounding areas of historic and cultural interest. Transport links by car are excellent [10 minutes from Junction 12 of the M40]. Stratford-upon-Avon and Warwick, both sites of international importance, are accessible in less than 30 minutes.

Closer to Kineton is Compton Verney, a Grade I listed country house which is the home of a nationally important art gallery. The English Heritage registered Edgehill Civil War battlefield, the boundary of which adjoins the south-eastern edge of the village lies to the east. The National Trust properties of Charlecote, Upton House and Farnborough are all within a 20 minute drive and the National Motor Museum at Gaydon is even closer.

Most tourists will continue to stay in Stratford upon Avon and Warwick and the lack of hotel accommodation in Kineton means that overnight stays are unlikely in any significant numbers. There is however a potential to encourage day visitors and more B-&-Bs would encourage overnight stays. For day visitors, additional cafés, tea-shops and/or restaurants need to be encouraged.

The Neighbourhood Development Plan will propose siting a new Battle of Edgehill museum and interpretation centre adjacent to the battlefield linked to walks through that part of the battlefield outside the secure MoD land.

Vision Statement - TRANSPORT

Kineton will have an integrated transport system ensuring deliveries and school transport work seamlessly so that congestion is avoided. Parking will be restricted in key areas but improved in the village centre. Public transport will reach and leave all employment areas so that it can be used for access to work. The layout of roads and

highway restrictions shall be revised to ensure traffic movements do not put pedestrians and cyclists at risk. Pedestrian areas shall be increased where necessary. The over-riding factor is a sustainable transport system that can meet the needs of the village in the future.

Vision statement - INFRASTRUCTURE

Kineton will have utility infrastructure capable of attracting new development and improving the condition for existing residents. The capacity of sewers and sewer treatment works will be increased to ensure it has capacity for the future including the separation of highway drainage from the foul network. Kineton will have a high quality communication infrastructure to enable more homeworking and reduce the need to travel. All utilities will be enhanced to ensure businesses and residents are properly supported for the future.

5. Neighbourhood Plan: Policies

5.1 Housing

Strategic Objective

To meet the economic, social and environmental needs of the village through sustainable organic growth, meeting local demand without breaking down existing structures.

Policy H1 – Housing Supply

Future development in Kineton will be continuous but controlled in order to achieve steady and moderate growth. This will be accomplished by adhering to the following principles:

a) The development and reuse of land and buildings within the Settlement Boundary as indicated on the Potential Developments Sites Map will be supported to provide up to 200 new dwellings in the plan period;
b) Taking account of the number of homes already built in the village since 2011, together with those with extant planning permissions (100 dwellings as documented in the Proposed Submission Version Core Strategy published in June 2014), a further 100 homes will be required to assist in meeting the district's overall housing supply up to 2031;
c) A Housing Needs Survey carried out in 2013 identified a local need for affordable housing. Affordable housing will be required on all qualifying sites in accordance with the provisions of Policy CS.17 of the Core Strategy;
d) Development will only be acceptable if it does not exceed a maximum number of 50 dwellings (two or more developers on one site being deemed to be a single development), consistent with Section 7 of Policy CS.16 of the Core Strategy; and
e) Four sites within the Neighbourhood Area have been identified as being suitable for residential development to meet the identified need. Development on these sites will be in accordance with Policies SSB1-SSB4 and other relevant policies of this Plan, in particular with Policy H2.

New housing located outside of the Settlement Boundary of the Neighbourhood Area will not be permitted unless it is supported by another policy in this Plan.

Explanation

This policy will allow a level of development to be permitted which contributes to the overall housing requirements of the district but is appropriate to the scale and needs of the Neighbourhood Area.

The housing figure is informed by the District Council's study of the capacity of villages to accommodate growth which takes account of national and district planning policies, physical, environmental and landscape constraints and location in relation to employment, public transport and key community facilities.

The Constraints Map illustrates a number of constraints to development in the Neighbourhood Area. This has been used to inform the location of four allocations for residential development. Large scale greenfield development which could harm the landscape and the special environment of Kineton will not normally be acceptable. However, in order to accommodate the level of housing need required in the Neighbourhood Area, two greenfield sites have been identified. The other two sites utilise brownfield sites.

There are significant capacity constraints at Kineton Wastewater Treatment Works and in the foul drainage network in Kineton. The impact of any future growth upon the foul drainage system needs to be urgently addressed by Severn Trent Water. This issue has been highlighted by recent developments in the village and following detailed surveys of the foul drainage system.

A further constraint on additional housing development is the relatively modest access to both facilities and shops which means that residents will be reliant on the private car for everyday journeys.

Public transport between Kineton and various towns is also limited. Improvements in this area need to be made to increase the sustainability of the village.

There is no piped gas supply to the village as a whole, therefore there is a need for heating fuel (except electricity) to be brought in by road.

Consequently, this Plan concludes that larger numbers of new dwellings cannot be accommodated within the village without substantial harm to the existing infrastructure and services. In addition, more than moderate growth would prejudice the achievement of sustainable development, including using resources wisely and moving to a low carbon economy, as specified by the National Planning Policy Framework in paragraph 7.

Small developments on land within the Settlement Boundary will provide for its housing needs without significant damage to its character. This pattern of gradual and piecemeal development will ensure new dwellings contribute to the attractive appearance and character of Kineton and its sense of community.

Policy H2 – Prioritising the Use of Brownfield Land

The redevelopment of brownfield land will be supported subject to the following criteria:

a) The new use would be compatible with the surrounding uses;
b) Any remediate works to remove contaminants are satisfactorily dealt with;
c) The proposal would lead to an enhancement in the character and appearance of the site; and
d) The proposal would not conflict with any other policies in this Plan.

Unless specifically allocated in this plan, there is a general presumption against the development of greenfield land. Proposals for development on greenfield land must clearly demonstrate exceptional circumstances before proposals will be looked upon favourably.

Explanation

It would be contrary to the principles of sustainable development to allow more homes on greenfield sites than would be necessary to meet identified housing need arising in the Neighbourhood Area. The development of previously undeveloped land is not supported by parish residents unless it can be clearly demonstrated that there is no available brownfield land, existing buildings suitable for conversion or infill plots within the existing village envelope. This policy supports the use of land which enhances the local environment by reusing sometimes unsightly and neglected land while protecting greenfield sites which are of value to the community and contribute to the appearance and linear character of the village. This policy does not promote a change of use of buildings and land in active business use unless in accordance with Policy J1.

It is recognised that in order to achieve affordable housing to meet the needs of people with a specific local connection, it will be necessary to accept development of land not available for open market housing which consequently attracts a lower land value, provided such land is in a sustainable location which will not have a harmful impact on the countryside and complies with Policy H2. Such a site has been identified. It is privately owned and comprises 0.83 hectares, and is shown on the Potential Development Sites Map and Policy SSB4.

For the purposes of this Plan, brownfield is previously developed land within the village envelope which is, or was, occupied by a permanent structure no longer in active use. It includes the curtilage of the developed land but specifically excludes any residential garden land. There is no presumption that the whole of the site will be suitable for development. This would need to be proven though the planning application process.

Section 5.6 identifies two brownfield sites, and the location of all the sites within the village is shown on the Potential Development Sites Map.

In addition, permission may be granted for small residential developments on infill sites within the Settlement Boundary of Kineton where such development:

a) Fills a small restricted gap in the continuity of existing frontage buildings or the site is closely surrounded by buildings; and
b) Is not considered to be an un-neighbourly development that requires unsuitable access, significantly reduces the privacy of adjoining properties or is inconsistent with the character of the surrounding area.

Policy H3 – Affordable Housing

This Neighbourhood Development Plan supports the provision of affordable housing on qualifying sites in accordance with the provisions of Policy CS.17 of the Core Strategy.

Additionally, Policy SSB4 identifies a site for development of up to 16 affordable dwellings for occupation by people originating from or with a clear connection to the Parish of Kineton in accordance with the needs identified in the Kineton Housing Needs Survey 2013.

Appropriate affordable housing tenures will be secured in perpetuity through a

Section 106 legal agreement. The criteria for local occupancy are set out in the Housing Needs Survey 2013.

Proposals which do not contribute appropriate levels and tenures of affordable housing will not be supported.

Explanation

Policy H4 recognises that as the parish is in an area where the price of open market housing is high, some households will be unable to buy open market homes if they wish to stay local to their parish, family or community links. The parish based Housing Needs Survey that was carried out in October 2013 identified 9 households with a specific housing need for accommodation rented from a housing association, and a need for 7 dwellings available for sale at affordable prices.

A Section 106 legal agreement will ensure that the dwellings are available in perpetuity for those in need of local affordable housing. The availability of affordable housing, whether as shared equity or rental, will be restricted to individuals with local connections firstly and then through a cascade approach.

Policy H4 – Use of Garden Land

Development on garden land will only be permitted if it can be demonstrated that proposals:

- Preserve or enhance the character of the area;
- Do not introduce an inappropriate form of development which is at odds with the existing settlement pattern;
- Preserve the amenities of neighbouring properties;
- Provide satisfactory arrangements for access and off road parking; and
- Are in accordance with Policy H1 of this Plan.

Explanation

Development within the garden of existing houses can lead to inappropriate development with regard to neighbouring properties and poor means of access. Unless an adequate land area is available or can be assembled and demonstrated to be accessible and sustainable, without causing detrimental harm to the amenity of neighbouring dwellings or to the character of the area, then development will be resisted.

Policy H5 – Housing Mix

Developments of 10 or more units should seek to meet the requirements identified by current up-to-date evidence such as the Strategic Housing Market Assessment or local Housing Needs Survey, and specifically to meet the mix of sizes indicated in Table 1 to follow.

Table 1

District Housing Size Requirements (Core Strategy Policy CS.18)	1-bed	2-bed	3-bed	4+ bed	Total
Market Housing	5%	40%	40%	15%	100%
Social Rented or Affordable Rented Housing	10%	40%	30%	20%	100%
Intermediate Affordable Housing	0%	50%	40%	10%	100%

Explanation

While the Coventry and Warwickshire Strategic Housing Market Assessment (SHMA) - November 2013, is the latest assessment it covers the wider Housing Market Area within which Stratford-on-Avon district lies and does not deal with the market at the detailed level as required by this Neighbourhood Development Plan.

A poor mix of housing tenure (especially if replicated over a number of developments) can result in an inbalanced social mix across the Neighbourhood Area, with the potential for a concentration of social exclusion and deprivation in the long term.

It is important to ensure that the tenure mix is well integrated into the layout and not concentrated into a single location or into locations with the worst environmental quality.

For smaller scale developments (less than 10 units), the tenure mix should contribute towards meeting needs by supporting the existing pattern of tenures or introducing new tenures as appropriate.

5.2 Jobs

Strategic Objective

One of the three roles in achieving sustainable development is the economic role (NPPF, paragraph 7). Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure is pivotal to achieving this role.

This Neighbourhood Development Plan seeks to provide the local policy framework to deliver this role by encouraging opportunities for the development of local employment and preserving what local employment opportunities there are.

Policy J1 – Existing and Proposed Employment Sites

Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use will not be permitted unless:

a) There is a sufficient supply of sites for a range of employment uses to meet both immediate and longer term requirements over the Plan period; and
b) The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or
c) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site; or
d) Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them; or
e) The site is located in the village centre and the proposed use will contribute to the vitality and viability of the centre or forms part of a regeneration project

Proposals for new employment sites consistent with other policies in this Plan and which support the growth of local employment will be encouraged.

Explanation

Where local employment can be increased without adverse impact on infrastructure, landscape or amenity, this will benefit the environment by reducing car travel outside the village and balancing the age structure of the community.

Policy J2 – Home Working

All new dwellings must include space to support home-working, with flexible space adaptable to a home office, and incorporate cabling to support broadband.

Proposals for small scale mixed use development (new build or conversion), comprising of workspace and living space will be supported subject to the following criteria:

a) Suitable independent access to both uses;
b) An appropriate level of off road parking to serve both uses;
c) Independent service facilities (e.g. kitchen, toilet etc.) for the workspace which

do not rely on the living space;
d) Be in reasonably accessible locations to service facilities by means other than a private vehicle;
e) In the case of conversions, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without major rebuilding or extension;
f) An adequate residential curtilage without having a detrimental impact on the building and its rural setting; and
g) Secure arrangements in place via a planning condition, to tie the two elements together to prevent future separation

Explanation

Already, a significant number of parish residents are self-employed or work from home. This Plan aims to encourage this. Self-employment helps the viability of the local economy and home working reduces outward commuting and unnecessary private car journeys. Mixed use schemes where an occupier can work and live within the same planning unit has the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development that would otherwise not be supported in rural locations.

5.3 Design

Strategic Objective

Paragraph 58 of the National Planning Policy Framework states that Neighbourhood Development Plans "…should develop robust and comprehensive policies that set out the quality of development that will be expected for the area".

This Plan seeks to achieve this objective through the implementation of the following policies.

Policy D1 – Creating a Strong Sense of Place

All large-scale developments must demonstrate a high standard of design and layout. This should be achieved through the following ways:

a) Permeability - the ability to move freely and effectively through a development to reach destinations by a choice of access routes, clear definition of public and private functions and the integration of the development into the surrounding area;
b) Variety - the experience of a choice of varied uses and activities, building types and forms, and the interaction of buildings, uses and people within a development; and
c) Legibility - the quality and function of a place defined by nodes, landmarks, strong building blocks and lines, linkages and community cohesion

Large-scale developments are defined as development of 10 or more dwellings and 1,000sqm or more of net increased floor space.

Developments that do not demonstrate high standards of design will be resisted.

Explanation

Permeability, variety and legibility are important principles when creating a high quality design and layout. Whilst individual design is often a subjective matter, how a development functions, the creation of an interesting and diverse development and making sure it is clear and logical provides a solid foundation for creating a strong sense of place.

Policy D2 – Responding to Local Character

All development proposals must demonstrate how local character has been taken into account during the conception and evolution of a design in accordance with the following principles:

a) Be compatible with the distinctive character of the area, respecting the local settlement pattern, building styles and materials;
b) Be of a density that is in keeping with the character of the surrounding development and landscape;
c) Preserve and enhance heritage assets including listed buildings and the designated Conservation Areas;
d) Protect, and enhance landscape and biodiversity by incorporating landscaping

consistent with Warwickshire Landscape Guidelines;
e) Conserve views to and from higher slopes, skylines and sweeping views across the landscape;
f) Protect the 'fingers' of green land which adjoin the built-up area of the village;
g) Have regard to the impact on tranquillity, including dark skies;
h) Not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems; and
i) Be preceded by an appropriate archaeological survey to ascertain the implications of development on below ground heritage assets.

Proposals that do not positively contribute to local character will be resisted.

Explanation

It is important to ensure that local character is preserved and where appropriate enhanced. New development that is at odds with a distinctive local character can be harmful so will be treated cautiously.

The purpose of this policy is to manage development so that the most appropriate design is found for the site having regard to local character to ensure that all developments are of high quality and reflect the character of the areas around them in spatial layout, scale, materials, design and landscape terms.

New developments which protect the character of the historic built environment and improve the quality of life through good design which is in sympathy with the special character of the area will be looked upon favourably.

The preservation of local distinctiveness and character requires that the appropriate density for new housing should in every case result in a development that is in character with the local surrounding area. It is also important that future development should ensure that the mass of building relates proportionally to the plot size.

Noise and activity arising from developments in the countryside together with lighting can have an adverse effect on tranquillity and dark skies. CPRE has issued a Statement on Tranquillity and Dark Skies with the objective of maintaining or improving the existing level of tranquillity. The recommendations within this statement are endorsed by this Plan.

This policy is not intended to impose a particular architectural style or stifle innovation, originality or innovative design through unsubstantiated requirements to conform to certain development forms or styles.

Policy D3 - Use of Design Codes and Master Planning

All proposals for large-scale development will be expected to demonstrate design rationale through the appropriate use of design codes and master planning.

All large-scale housing developments (10 or more dwellings) should be accompanied by a master plan (for outline applications) or a contextual plan (for detailed applications) which demonstrates how the development integrates into the existing community by encouraging social cohesion and how it delivers the necessary infrastructure to support the development. The master plan/contextual plan must

take account of recent and potential future development in the area so as to provide a degree of future-proofing. The plan must include consideration of means to ameliorate the additional demand that the development would place on the highway system, through a Transport Assessment, and on services such as schools and medical facilities, as well as the need to provide public open space and environmental improvements.

Development will not be permitted if detrimental impacts on existing village/Neighbourhood Area infrastructure are found.

It is important to the residents that all future development is of high quality and reflects the character of these areas in spatial layout, scale, materials, design and landscape.

A design code is a set of illustrated design rules and requirements, which instruct and advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such as a master plan or other design and development framework for a site or area. It serves as a quality benchmark for the whole development, but need not be overly prescriptive.

The threshold for large-scale development is 10 or more dwellings or 1,000 sqm or more of non-residential floor space.

Design codes and master plans will also be encouraged for smaller scale developments particularly where there is a particular sensitivity affecting the site.

Policy D4 – Replacement Dwellings

Proposals for replacement dwellings must respect the character and appearance of the locality. Particular importance is placed on sensitive sites such as those within conservation areas or affecting the setting of listed buildings.

Replacement dwellings must be of an appropriate scale so as not to be too dominant or adversely affect the amenity of neighbouring uses.

Proposals will be expected to demonstrate how a replacement is more sustainable in the longer term than refurbishment, alteration or extension to the existing building. In this respect all replacement dwellings must meet at least Level 5 of the Code for Sustainable Homes.

Proposals will be expected to demonstrate that protected species will not be harmed as a result of the proposals.

This policy will only apply to lawful dwellings and does not apply to caravans or mobile homes.

Explanation

This policy is designed to facilitate the renewal of the existing housing stock with appropriate replacements. It is not intended to overly restrict people's freedom and expression of interest in design and layout. However, it is important to recognise the

role of sustainability by ensuring that good quality habitable dwellings are not simply demolished to meet a personal preference or desire. In this respect, all new replacement dwellings will be expected to enhance design and create a more sustainable living environment in the longer term.

Policy D5 - Designing Out Crime

All development proposals will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved.

Proposals which fail to satisfactorily create a safe and secure environment will not be supported.

The advice of a Police Architectural Liaison representative should be sought for all developments of 10 or more dwellings.

Explanation

The Government places great importance on creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (paragraph 58 of the National Planning Policy Framework). There are many recommendations on how to design out crime.

CABE's comprehensive 'Safer Places' paper identifies seven key characteristics that create a safe community. All development proposals will be required to demonstrate how these characteristics have been incorporated into the proposed design.

1) Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security
2) Structure: places that are structured so that different uses do not cause conflict
3) Surveillance: places where all publicly accessible spaces are overlooked
4) Ownership: places that promote a sense of ownership, respect, territorial responsibility and community
5) Physical protection: places that include necessary, well-designed security features
6) Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
7) Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

Policy D6 – Reuse of Buildings

The conversion of redundant buildings built of traditional materials and of architectural merit to housing, permanent business space or residential tourist accommodation will be accepted provided the development:

a) Does not have an unacceptable impact on the visual and landscape amenity of the area;
b) Does not have an unacceptable impact on neighbours' amenity;

c) Does not cause harm to nature conservation interests;
d) Benefits from a safe and convenient access to the site or a satisfactory access can be created;
e) The building is genuinely capable of being converted without significant modification, rebuilding (including foundations and walls) or extension; and
f) Ancillary and/or outbuildings and boundary treatments are in keeping with the character and setting of the original building.

Such applications will be expected to demonstrate compliance with the above criteria through the submission of supporting documentation such as ecological surveys and structural engineer's surveys.

Explanation

If sensitively converted the reuse of redundant buildings can have a positive impact on the amenity of the area and create a sustainable form of development without any additional harm to the landscape.

The reuse of redundant agricultural buildings can also be of benefit to the sustainability of farms and other rural businesses particularly when creating ongoing revenue through holiday lettings.

Policy D7 – Environmental Sustainability

All new development should demonstrate that it has taken account of best practices to achieve high levels of sustainability and safety through design and layout.

Appropriate measures to deal with climate change should be demonstrated together with the use of sustainable drainage systems.

Explanation

New dwellings must be designed to be environmentally sustainable in construction and in use. This includes building in the ability to recycle water collection. Any features, including solar panels and heat source pumps, must be designed to avoid harm to the appearance of the building and the street scene. If a building is listed or within the conservation area then equipment specifically designed to be consistent with the visual style of the surroundings will be required.

Any new buildings should contribute to the achievement of sustainable development consequently it is important to reduce the environmental impact of new development and the energy costs to new occupiers. Works to improve the performance of traditional buildings should be compatible with their building technology.

It is important that in all cases steps are taken to minimise any noise from equipment in order to protect neighbours' amenity. All parking and driveway areas will be designed with permeable surfaces to reduce surface water run-off.

Policy D8 – Parking Provision

All new development must include adequate provision for off-road parking. Dwellings

comprising two or more bedrooms must provide off-road spaces for at least two cars (excluding garages but including car ports). Additionally, dwellings must provide secure storage space for cycles.

Non-residential developments must provide adequate parking in accordance with the County Councils adopted standards.
New developments must develop easy pedestrian and cycle routes into the village centre and to schools.

Explanation

The Census confirms a very high level of vehicle ownership in Kineton. This reflects the lack of public transport adequate to support routine travel to work outside the village. Parking outside schools at pick up and drop off times causes congestion, blocks roads and affects pedestrian movements. Measures to reduce this by providing improved pedestrian and cycle routes is essential. Furthermore, on-street parking hinders shop deliveries and the post office sorting office traffic. Measures to improve pedestrian access to the village shops are also essential.

Policy D9 – Effective and Efficient Use of Land

All development proposals must demonstrate an effective and efficient use of land. The effective use of land can assist in delivering sustainable development in the following ways:

a) Density which is designed to enhance the character and quality of the local area, commensurate with a viable scheme and infrastructure capacity;
b) Giving priority to reusing previously developed land over greenfield land;
c) Bringing empty properties back into use; and
d) Making only exceptional use of the best and most versatile agricultural land

The built-up areas should appear to emerge gradually from the surrounding countryside, with higher density and building heights located towards the village centre, and lower density and building heights on the periphery of the built-up area boundaries

Explanation

Paragraph 47 of the National Planning Policy Framework encourages a local approach to housing density to reflect local circumstances.

While there is no rigid design density set for the Neighbourhood Area, in all cases development will be expected to respond to local character. Higher densities close to the village centre where there is a high level of accessibility may be acceptable whereas lower densities will be more appropriate on the periphery of the village. Densities would not normally be above 25-30 dwellings per hectare.

The heights of new buildings should have regard to the context of the individual site and the surrounding area. Building heights may increase nearer the village centre but in contrast, heights should be lower towards the edge of the village to assist in the assimilation of new development into the surrounding countryside/landscape.

High quality design will enhance amenity through housing density levels that also secure adequate internal and external space, dwelling mix, privacy and sunlight and daylight to meet the requirements of future occupiers.

Policy D10 – Heritage Assets

Proposals which cause harm to the special historical or architectural fabric and interest of listed buildings and ancient monuments and their settings will be resisted.

Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

All proposals must as a minimum preserve the important physical fabric and settings of listed buildings and ancient monuments.

Development which would fail to preserve or enhance the character or appearance of the Neighbourhood Area's two conservation areas will be resisted.

Explanation

The preservation of valuable heritage assets is of paramount importance to this Neighbourhood Development Plan.

The Kineton and Little Kineton Conservation Areas are specifically defined and protected because of their special architectural and historic interest. Great weight should be placed on the need to preserve or enhance the conservations areas.

5.4 Environment

Strategic Objective

To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development. This will be achieved through the following principles:

- Protecting and enhancing the village's open spaces;
- Protecting, enhancing and conserving the landscape and views;
- Protecting and enhancing the historic environment of the settlement of Kineton Village and the Parish;
- Conserving and enhancing biodiversity;
- Using land more efficiently and preserving high quality agricultural land;
- Reducing harm to the environment by seeking to minimise pollution; and
- Locating development in order to avoid increasing pollution from traffic congestion.

The natural beauty of the area around the settlement of Kineton is derived from the geology, vegetation and historic land use. New development must conform to past forms and patterns, mass, scale, and building materials although the function of buildings can be modern.

The policies in the Kineton Neighbourhood Development Plan conform to the National Planning Policy Framework, which states that planning should contribute to, protect and enhance the natural environment. This includes protecting valued landscapes, geological conservation interests, minimising impacts on biodiversity, providing net gains in biodiversity where possible and establishing coherent ecological networks that are more resilient to current and future pressures.
Reference has been made to reports from the Council for the Preservation of Rural England (CPRE) concerning the countryside especially regarding tranquillity and dark skies policy.

The National Planning Policy Framework defines the environmental dimension of sustainability as "contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

These principles are adopted and form part of the evidence base of this Plan. Features of the natural environment are shown on both the Development Constraints and Natural Environment Maps.

Policy E1 – Agricultural Land

Development proposals which would result in the complete or partial loss of the best and most versatile agricultural land will not be permitted unless there are exceptional circumstances that outweigh the loss.

Explanation

The beauty of the landscape around Kineton consists of the combination of hills and agricultural land. In many fields adjoining the settlement, the ancient pattern of ridge and furrow is well preserved. This historic landscape feature is greatly valued and must be protected. Agricultural land is an essential part of the landscape of Kineton as well as providing local employment and food security for the nation.

Policy E2 – Landscapes, Vistas and Skylines

Development proposals should ensure that all prominent views of the landscape and important vistas and skylines are maintained and safeguarded, particularly where they relate to historic assets, existing landmark buildings, 'gateway' sites and settlement boundaries.

All development proposals should demonstrate, through the submission of a landscape led design, that they preserve the landscape, vistas and skylines and where possible enhance these important attributes of the Neighbourhood Area.

Explanation

Communication masts, pylons, wind turbines, or other structures such as solar panel farms which are highly visible will not be permitted if they would have an adverse impact on the character of the landscape and the built environment of the settlement. Highly visible skyline building of houses will not be permitted.

Preservation of the unbroken skylines of the surrounding hills to the northwest, north, east and south is an important objective in any new development. Skyline housing on original footprints (old farms etc.) will be required to comply with original sight lines, and other new skyline structures will not be permitted.

An important aspect of the Kineton landscape can be seen in areas such as the land between Kineton and Little Kineton between Bridge Street and King John's Mound and across to the site of and including the battle field site to the south east of Bridge Street, the land along the banks of the River Dene from Banbury Road to King John's Mound, the land to the north of Glosters Green alongside the old railway line between the Gaydon and Lighthorne roads, the land to the north of the Banbury Road between the Kineton High School and Walton Fields, the land to the north and east of Walton Fields and any land to the north of existing Banbury Road properties will be protected from future building. The Landscape Sensitivity Study 2011 states that under no circumstances should there be any development north of the new housing estate (Walton Fields) to ensure that the settlement edge is stepped and well below the minor ridge top.

The green fingers of land deep within the settlement and on the edge of the settlement boundary, as shown on the Natural Environment Map, are unique features of Kineton and characterise the village. These pieces of open land bring the countryside close, and afford views across fields to the skyline formed by the surrounding hills to the northwest, north, east and south of the settlement. They should enable an excellent system of paths to give residents and visitors easy access to the countryside. They act as wildlife habitats and wildlife corridors.

Policy E3 – Minimising Pollution

All development will be required to demonstrate how measures to minimise the impact of pollution have been considered.

Proposals which would give rise to unacceptable levels of air, noise or water pollution will be resisted.

Explanation

Paragraph 120 of the NPPF clearly sets out, in broad terms, that pollution is a material planning consideration. Pollution can and does have detrimental impacts on the environment and human health. In the absence of a robust plan policy, both the quality of life of local residents and the ecology of the area would be compromised.

This Neighbourhood Development Plan is particularly concerned with light pollution and the impact of development on the tranquillity of the Neighbourhood Area.

No development should be permitted that would jeopardise the status of any dark skies sites that are places in the parish that are away from the worst of any local light pollution to the northwest, north, east and south of the settlement and provide good sight lines of the sky.

The Neighbourhood Development Plan will follow the recommendations of the Council for the Preservation of Rural England (CPRE) to minimise noise generation. Helipads or airstrips for powered gliders, microlites etc. will only be permitted within the Neighbourhood Area where they do not give rise to unacceptable levels of noise pollution.

The CPRE has stated “The tranquillity of the English countryside is one of its most important qualities. Tranquillity is important for our mental and physical well-being. It improves our quality of life. It is also critical to rural economies because it’s one of the main reasons why people head out of towns and cities to ‘get away from it all’. But getting away from it all is becoming harder and harder to do. Aircraft, cars, roads and building developments are all eroding the tranquillity that means so much to all of us.”

The roads through the centre of Kineton produce significant noise and air pollution, and new developments should not generate significant additional traffic. The bowl shape of the Dene Valley makes the village particularly vulnerable to reverberating sound which is transferred to other residential areas.

Policy E4 – Green Energy Generation

Development proposals relating to the production of green energy will be supported providing they can be satisfactorily integrated into the character and appearance of the village and its environs.

Proposals which fail to preserve or enhance the established character will be resisted.

Explanation

The benefits of renewable energy generation through processes such as biomass, ground source heating, air source heating, hydroelectric, wind and thermal capture are all well-documented. This Neighbourhood Development Plan seeks to encourage rather than stifle opportunities to establish the generation of renewal energy in appropriate locations where the benefits of such projects clearly outweigh any harm.

Policy E5 – Streamside Development

Development proposals within 40 metres of either side of any of the streams/brooks within the Neighbourhood Area must clearly demonstrate by means of a hydrological survey that it would not increase flooding to houses and property lower down the valley.

If necessary, proposals must include full details of any ameliorating infrastructure such as attenuation tanks to mitigate any impact.

Explanation

The Liassic clay bowl which underlies Kineton is likely to respond particularly badly to climate change. The clay bakes into an impermeable surface across which the increased rainfall will flow rapidly without percolating into the top soil. The rapid sheet wash will flow into the River Dene causing flash flooding in some areas, in addition to the identified flood risk areas next to the river Dene.

Unless carefully sited and constructed, new housing and related hard surfaces will inevitably tend to exacerbate the flooding problems. Riparian vegetation should be protected as important natural habitat adding to the biodiversity of the village.

Policy E6 – Trees and Hedgerows

All new development will be expected to protect mature healthy trees and hedges. Where this is not possible, new trees and hedges should be planted to replace those lost.

All new developments should incorporate the planting of appropriate native trees and hedges in their plans.

Large-scale developments will need to demonstrate they have been landscape led in order to avoid retrofitting of poor quality or token landscaping

Explanation

New developments must not cramp the root run of established trees or require lopping to a degree that would materially hinder the future growth of the tree. Established hedgerows should be preserved unless there are exceptional agricultural reasons justifying their removal.

Trees in the conservation area are legally protected. Historically significant fragments of ancient hedgerow still exist within or close to the settlement which should be protected and enhanced to preserve biodiversity in the village. Hedgerows

are important wildlife corridors connecting pastures around the settlement. They are significant features in the landscape, an important element in views largely unaltered for centuries.

Policy E7 – Flooding and Surface Water Drainage

Development within Flood Zones 1 and 2 must demonstrate that it will not reduce the capacity and capability of the functional flood plain. Water compatible uses within Flood Zone 3 may be acceptable in certain circumstances but other forms of development will be strictly resisted.

All development proposals must incorporate suitable and sustainable means of drainage where site conditions are favourable. Where site conditions are proven to be unfavourable or unfeasible, an alternative drainage solution will need to be agreed by the council and the relevant water authority. The re-use and recycling of water within developments will be encouraged.

Proposals which do not satisfactorily demonstrate secure arrangements for the prevention of fluvial and pluvial flooding will not be supported.

Proposals to expedite the improvement and upgrade the existing foul drainage network in the village will be supported. All developments will be expected to demonstrate that there are suitable and satisfactory arrangements in place to deal with foul water.

Explanation

This Neighbourhood Development Plan supports measures to increase the capacity of the River Dene where it passes the village to the south to ensure houses at risk of flooding have their risk reduced. This work is hoped to be undertaken in the near future.

There are areas on the road network where water ponds are putting pedestrians at risk of being soaked. The County Council will be asked to rectify these problems.

The existing sewer network is believed to not have the necessary capacity for the existing properties within the village. Severn Trent Water is surveying the network to establish where restrictions exist and plan measures to overcome these limitations.
The parish sewer treatment works has been analysed and found that it does not have the capacity necessary for all the existing houses in the parish. Severn Trent Water is to report on this limitation once they have completed their network survey.

Policy E8 – Foul Drainage

All development proposals must demonstrate that there are or will be adequate water supply and water treatment facilities in place to serve the whole development.

Proposals that would result in an unacceptable risk to the quality and / or quantity of a water body or water bodies will not be permitted.

Explanation

Local planning authorities have a general responsibility not to compromise the achievement of United Kingdom compliance with the Water Framework Directive (WFD42) (Directive 2000/60/EC). All surface water bodies need to achieve "good ecological status" by 2015. The Localism Act 2011 enables the UK government to require local authorities to pay if their inaction resulted in a failure to meet WFD requirements. The Localism Act 2011 also requires local planning authorities to co-operate on cross-boundary planning issues including the provision of water supply infrastructure, water quality, water supply and enhancement of the natural environment.

The effective management of waste water is considered critical in the pursuit of sustainable development and communities. It reduces the impact flooding can have on the community, maintains water quality and quantity and helps to enhance local amenity and biodiversity through the provision of green infrastructure.

Effective water management also reduces the movement of water and sewage thereby reducing energy requirements. The Parish Council will continue to work with the District Council, the Environment Agency and Severn Trent Water to achieve compliance with the WFD and aim to provide sufficient water to meet local needs.

Currently the waste water treatment works (WWTW) in Brookhampton Lane is judged to have inadequate capacity to deal with sewage and waste water and likely to need upgrading. This Neighbourhood Development Plan consists that such works are urgent and should be commenced with immediate effect.

Policy E9 – Neighbourhood Area Biodiversity Action Plan

A Biodiversity Action Plan shall be prepared for the Neighbourhood Area in consultation with key stakeholders and the public

All proposals should take account of the Local Biodiversity Action Plan and show what effect, if any, they will have on local biodiversity. Where development involves a loss of biodiversity or habitat, appropriate habitat should be created in mitigation

Explanation

The Local Biodiversity Action Plan (LBAP) provides a neighbourhood level response to the Government's National Action Plans for threatened habitats species and will sit alongside Warwickshire County Councils LBAP, which is currently under review.

The LBAP contributes to national targets wherever these are relevant to the neighbourhood area but also sets local targets.

The LBAP contains action plans for all our local habitats (woodlands, wetlands, grasslands, etc.) and many of our threatened and declining local species.

The plan will have clear measurable targets and assemble the local people and local organisations that are ideally placed to deliver the necessary action.

The LBAP will provide a strategy for action in two parts. Firstly, it will set out the strategic framework and main courses of action, and secondly, it will contain the detailed actions required for priority habitats and species in the neighbourhood area.

5.5 Infrastructure

Strategic Objective

To ensure that as Kineton grows proper account is taken in considering any development of existing resource limitations, in particular sewerage, foul water systems and land drainage run off schemes, but also power, broadband and road traffic congestion.

Policy IN1 – Infrastructure Criteria

All new developments within the Neighbourhood Area, must not adversely impact the existing infrastructure.

All new developments must be sustainable and where practical self-sufficient.

Developments of 3 or more dwellings must demonstrate:

a) A hydrological survey has been carried out and a satisfactory Sustainable Urban Drainage scheme has been adopted which demonstrates that the development will not increase the likelihood of surface water flooding in the village;
b) An agreement is in place with Severn Trent Water that sufficient treatment capacity is available and good connections can be made to the main sewer;
c) Good access is available for both high and low voltage power supplies;
d) Connection to fibre optic broadband will be provided;
e) A high standard of energy efficiency measures is incorporated in the design of the proposed dwellings;
f) Provision is made for off road parking for at least 2 cars; and
g) All proposed path and driveway areas incorporate permeable surface materials.

Explanation

All new developments must not exacerbate the already unsatisfactory foul water drainage system in Kineton which, for the majority of existing dwellings, is already at capacity and causes occasional unpleasant and unhygienic overspills.

This policy aims to ensure that development does not make this unsatisfactory situation worse by requiring that appropriate mitigation measures are in place in a timely manner. Consideration should be given to the retention of land which can be used to slow down the flow of surface water and the creation of containment ponds.

Flood risk management is the responsibility of the Environment Agency and the Lead Local Flood Authority (Warwickshire County Council). In the future, developers will be required to meet the national and local guidelines for Sustainable Drainage Systems (SUDS) as set out by SUDS Approval Bodies (SABs). An explanation of Sustainable Drainage Systems is given in Appendix 3.

Policy IN2 - Community Facilities

Existing community facilities play an important role in maintaining a strong and vibrant community. The loss of existing community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that the facility is no longer in active use and has no prospect of being brought back into use.

Proposals which enhance and improve existing community facilities will be supported.

New community facilities will be encouraged providing they are compatible with existing neighbouring uses.

Explanation

There is a presumption in favour of retaining existing community facilities which support a strong, vibrant and cohesive community. Such facilities will be protected from inappropriate forms of development which may cause harm either directly or indirectly through new development, redevelopment or changes of use.

Community venues such as leisure facilities, libraries, meeting rooms and civic buildings play a particularly important role in bringing together the community and preventing social isolation. This is especially important in vulnerable groups such as the elderly.

School playing fields and sports facilities will be protected against loss or encroachment.

Any proposal which results in the loss of, or harm to an existing community facility will be expected to demonstrate how that loss is mitigated i.e. through betterment or replacement.

Policy IN3 - Encouraging Safe Walking and Cycling

All new development must demonstrate how walking and cycling opportunities have been prioritised. The Neighbourhood Area has a wealth of public routes which should be protected, enhanced, expanded and positively utilised in all new development. Proposals which either adversely affect existing walking and cycling routes or fail to encourage appropriate new walking and cycling opportunities will be resisted.

Explanation

In order to encourage walking and cycling, new development must play its part in creating new recreational paths and safe cycle routes. Paths and routes should be direct, functional and link to the existing extensive network of rights of way within the Neighbourhood Area. This Plan is fully supportive of the work of Sustrans within the Neighbourhood Area.

Research shows a direct correlation between vehicle speeds and the severity of accidents involving pedestrian and cyclists. Walking and cycling can be made safer

and prioritised by reducing the speed limit in the village centre and residential areas to 20mph and 10mph past schools at drop off and pick up times.

Public routes include rivers, footpaths, bridleways and cycle ways. Public routes are an intrinsic component of what defines sustainable development.

Public routes should be protected and where possible enhanced and improved. New development should demonstrate how it utilises public routes to achieve sustainability. No new development should reduce the amenity currently enjoyed by the 'public route users' either physically or visually.

Policy IN4 - Protecting and Enhancing Existing Green Open Spaces

Existing green open spaces will be protected and enhanced in order to ensure a suitable quantum and quality of recreational space is available for the residents and visitors of the Neighbourhood Area.

Local Green Space designations will be used to ensure that important local pockets of green space, whether private or public, will be protected from inappropriate development.

Proposals which result in the loss or partial loss of Local Green Space will not be supported.

Explanation

The minimum ratio of green space to population as set out in the Draft Core Strategy should be applied to all new developments in such a way as to correct any shortfall across the parish within the next 10 years, and to comply with Natural England's Greenspace Standard recommendations.

Safeguarding existing green open spaces within the Neighbourhood Area will ensure the delivery of a green corridor along both sides of these important arterial public routes.

In accordance with paragraph 76 of the National Planning Policy Framework local communities through their neighbourhood plans can identify for special protection green areas of particular importance. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

The green areas identified are considered important spaces within the neighbourhood area worthy of such protection.

Policy IN5 – Highway Safety and Transport

All new development will be expected to demonstrate that:

a) The safety of all roads users will not be compromised;
b) There will be no demonstrable adverse impact on the capacity and operation of the local highway network;
c) There is adequate off road parking to serve the development in accordance with Policy D8;

d) There is safe access, egress and appropriate visibility to serve the development; and
e) Existing on-street parking problems are not exacerbated by the development.

Proposals which fail to demonstrate the above will not be supported.

Explanation

Kineton has for many years been impacted by a confluence of vehicle routes that has caused serious vehicular congestion and safety issues. There are five primary vehicle routes that lead into Kineton Parish. Two of these routes require passing over former old narrow railway bridges. The width restrictions caused by these bridges is a major safety concern to the Parish.

There also exists within the settlement a variety of narrow roads with one major route having an acute 90 degree angle turn.

Traffic problems are further exasperated by substantial on-street parking by residents. There is little or no off street parking and there is limited opportunity to create new additional spaces away from the village streets. The width of the roads in the village centre with on-street parking already creates issues for vehicles both delivering and passing through.

One unique major problem faced by Kineton is the number of school coaches from Kineton High School which pass through the centre of the village twice a day throughout the school term with each bus undertaking four passages through the village daily. When this is multiplied by the average number of coaches (12) the impact of the coaches is substantial and creates major congestion.

Any new development should recognise the increase in vehicles attempting to negotiate the narrow restricted current road infrastructure. Routes to and from both secondary and primary schools require improved road infrastructure and provision should be required for adequate footpaths and cycle ways.

Surveys for the potential of a one-way system in Manor Lane, Kineton and Little Kineton should be conducted to ease the traffic congestion before any new development is permitted.

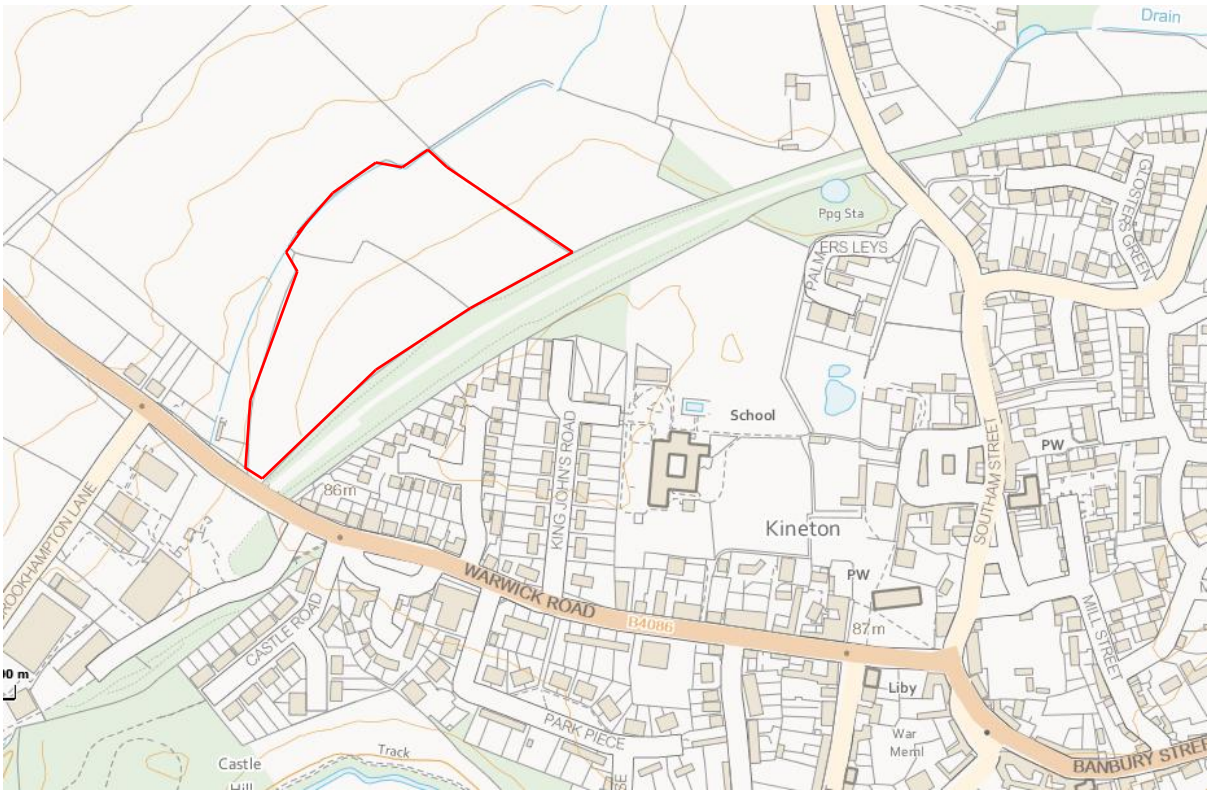
The possibility and feasibility of the construction of a relief road joining the Warwick Road, Southam Road and the Banbury Road, passing behind the primary school and High School should be undertaken before any further development is permitted.

The safety of all road users is paramount. Applicants will be expected to demonstrate that safety is not compromised through their development proposals.

5.6 Site Specific Briefs

Strategic Objective

Kineton is designated as a Main Rural Centre in Policy CS.15 of the Draft Core Strategy. As a Main Rural Centre, Kineton will play its part in meeting housing needs for the local area and the district. In order to achieve this role, the Neighbourhood Development Plan will provide for up to 200 dwellings.



Policy SSB1 – Housing Allocation, Land to the north of Warwick Road shown as Site 1 on the Potential Housing Sites Map

Residential development for up to 50 dwellings will only be permitted on this site subject to compliance of the following identified site specific criteria:

a) The existing railway cutting to the southern boundary of the allocated site will remain as a landscaped buffer zone with a minimum continual width of at least 15m in order to preserve the setting of this sensitive aspect of the site and assist in assimilating the development into the natural environment;
b) The retention and long term preservation of the mature tree/s and hedgerow/s within the allocated site;
c) Access will only be permitted off Warwick Road;
d) Building heights shall not exceed two stories;

Proposals which fail to demonstrate compliance with the above criteria or conflict with other Policies within this Plan will not be permitted.

Policy SSB2 – Housing Allocation, Land to the south of Banbury Road shown as Site 2 on the Potential Housing Sites Map

Residential development for up to 15 dwellings will only be permitted on this site subject to compliance of the following identified site specific criteria:

a) A landscaped buffer zone with a minimum continual width of at least 5m along the western boundary of the allocated site in order to preserve the setting of this sensitive aspect of the site and assist in assimilating the development into the natural environment;
b) The retention and long term preservation of the mature tree/s and hedgerow/s within the allocated site;
c) Access will only be permitted off Banbury Road;
d) Building heights shall not exceed two stories;

Proposals which fail to demonstrate compliance with the above criteria or conflict with other Policies within this Plan will not be permitted.

Policy SSB3 – Housing Allocation, Land to the north east of Little Kineton shown as Site 3 on the Potential Housing Sites Map

Residential development for up to 15 dwellings will only be permitted on this site subject to compliance of the following identified site specific criteria:

a) A landscaped buffer zone with a minimum continual width of at least 5m along the western and southern boundaries of the allocated site in order to preserve the setting of this sensitive aspect of the site and assist in assimilating the

development into the natural environment;
b) The retention and long term preservation of the mature tree/s and hedgerow/s within the allocated site;
c) Access will only be permitted off Bridge Street, Little Kineton;
d) Building heights shall not exceed two stories;
e) Development will not be permitted to extend onto the battlefield site;

Proposals which fail to demonstrate compliance with the above criteria or conflict with other Policies within this Plan will not be permitted.

Policy SSB4 – Housing Allocation, Land adjacent to Walnut House, Little Kineton shown as Site 4 on the Potential Housing Sites Map

Residential development for up to 15 affordable dwellings will only be permitted on this site subject to compliance of the following identified site specific criteria:

a) The criteria for occupation of affordable dwellings is set out in Appendix 1;
b) A landscaped buffer zone with a minimum continual width of at least 5m along the eastern boundary of the allocated site in order to preserve the setting of this sensitive aspect of the site and assist in assimilating the development into the natural environment;
c) The retention and long term preservation of the mature tree/s and hedgerow/s within the allocated site;
d) Access will only be permitted off Tysoe Road;
e) Building heights shall not exceed two stories;

Proposals which fail to demonstrate compliance with the above criteria or conflict with other Policies within this Plan will not be permitted.

This is your Neighbourhood Plan and this document is the formal consultation with the village. Please send your comments or ideas to:

Georgina Lowe
Clerk to Kineton Parish Council
Sideways
Banbury Road
Kineton
Warwickshire CV35 0JY

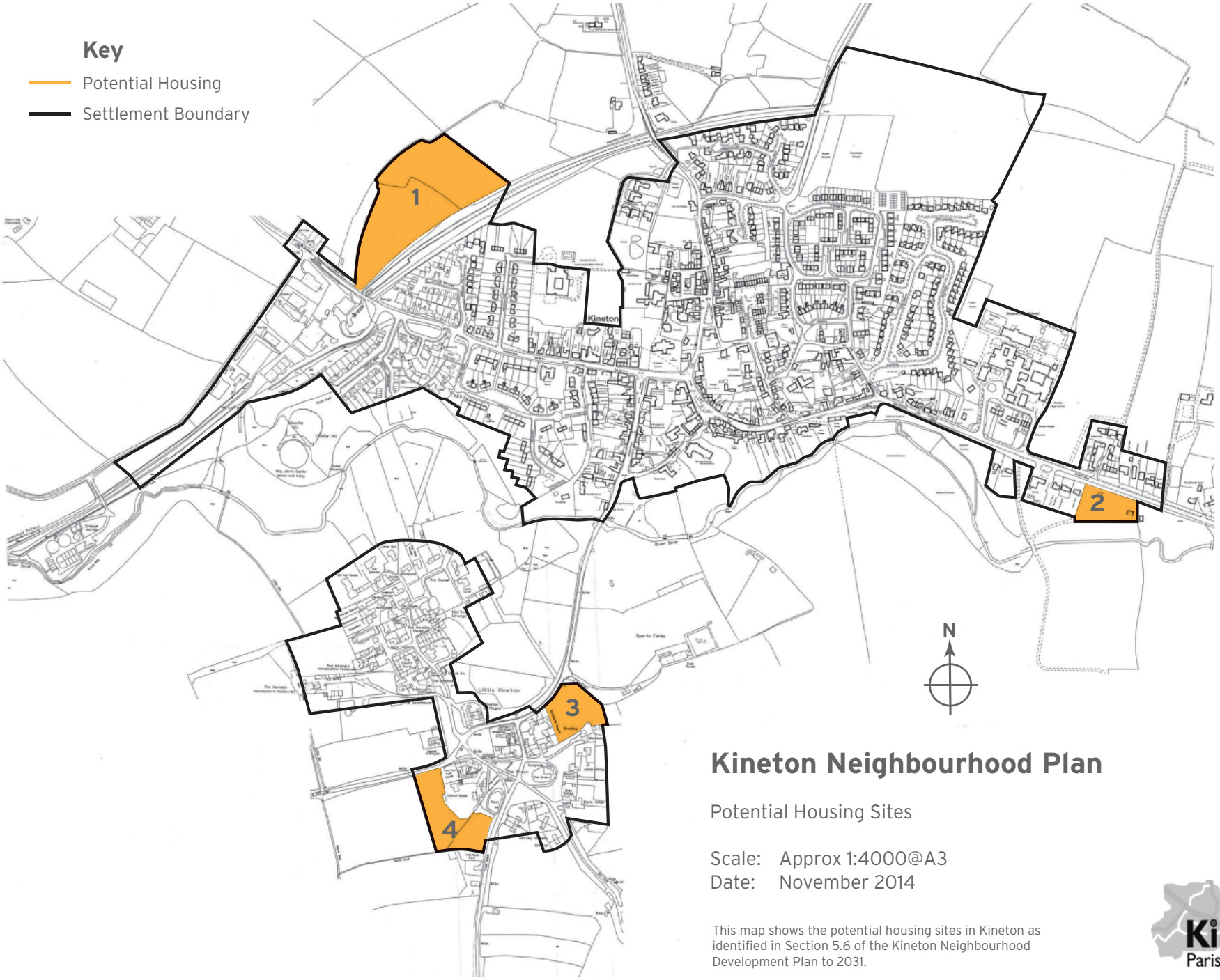
or by email to
clerk.kinetonpc@btinternet.com

Kineton Neighbourhood Plan

Settlement Boundary

Scale: Approx 1:4000@A3
Date: November 2014

Kineton Parish Council



Kineton Neighbourhood Plan

Potential Housing Sites

Scale: Approx 1:4000@A3
Date: November 2014

This map shows the potential housing sites in Kineton as identified in Section 5.6 of the Kineton Neighbourhood Development Plan to 2031.

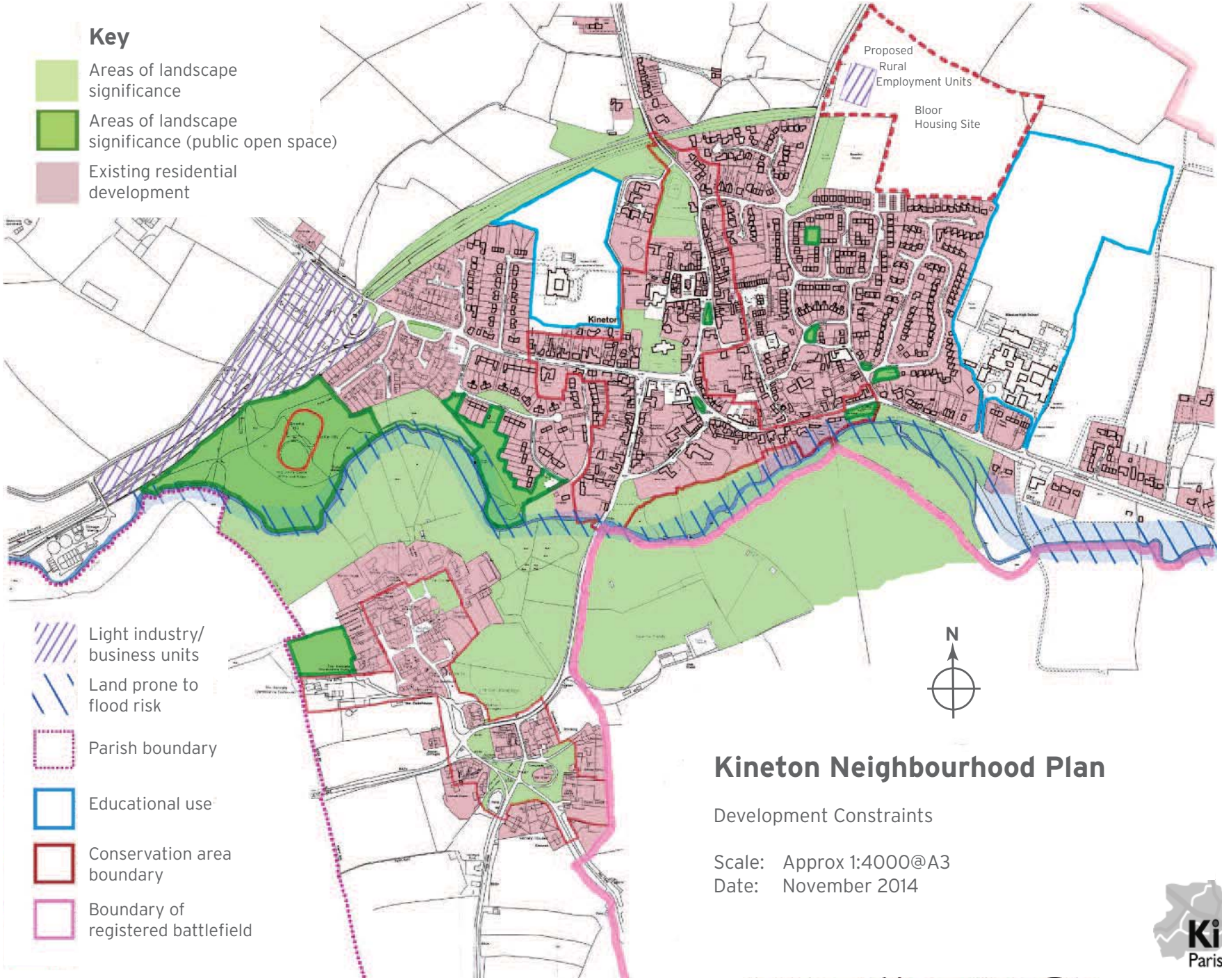
Kineton Parish Council

Kineton Neighbourhood Plan

The Natural Environment

Scale: Approx 1:4000@A3
Date: November 2014

Kineton Parish Council



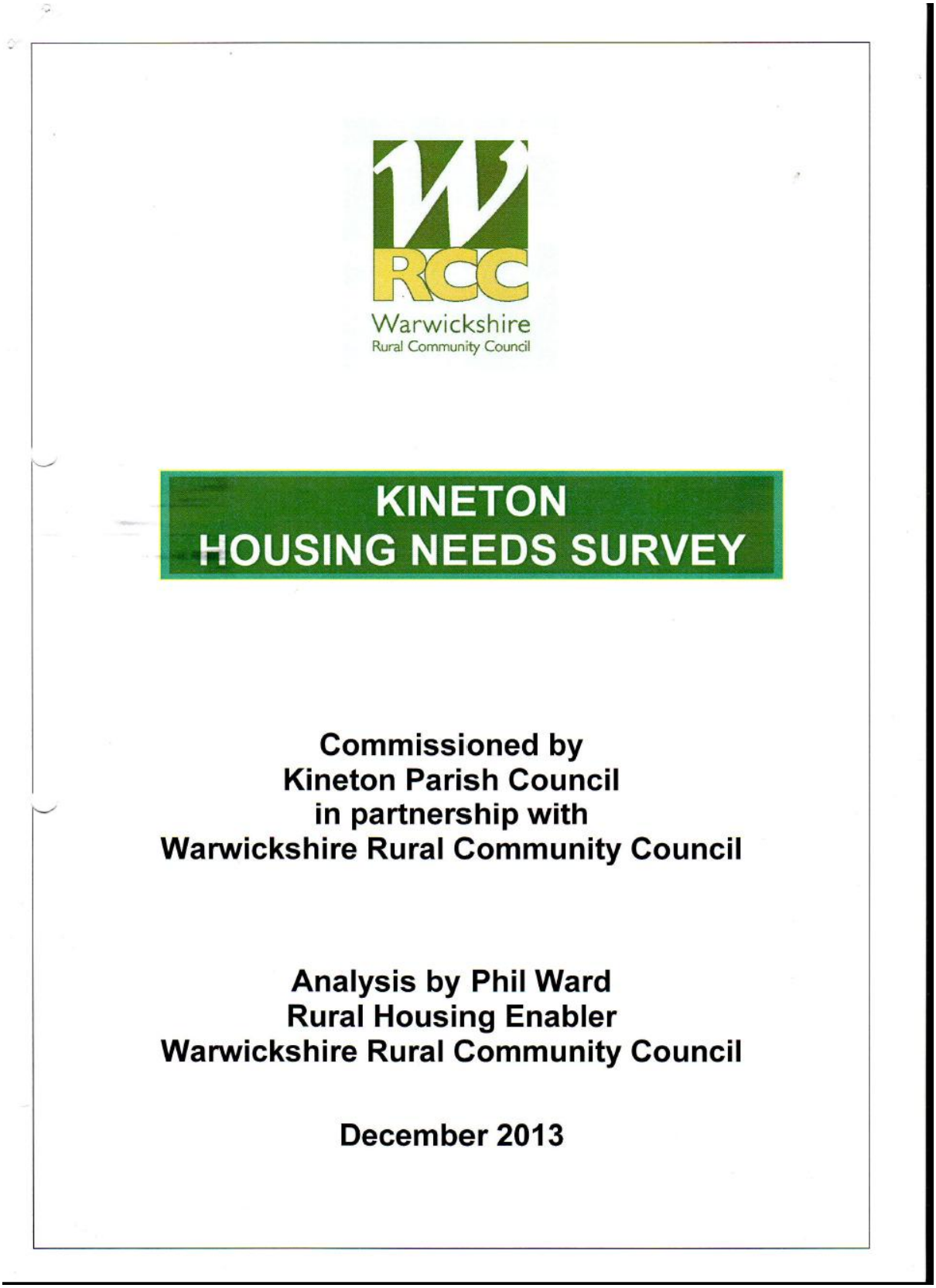
Kineton Neighbourhood Plan

Development Constraints

Scale: Approx 1:4000@A3
Date: November 2014

Kineton Parish Council

APPENDIX 1


RCC
Warwickshire
Rural Community Council
KINETON
HOUSING NEEDS SURVEY
Commissioned by
Kineton Parish Council
in partnership with
Warwickshire Rural Community Council
Analysis by Phil Ward
Rural Housing Enabler
Warwickshire Rural Community Council
December 2013

1. Summary of Results.

Approximately 1,080 Housing Needs Survey forms were distributed and 333 forms were returned. This equates to a response rate of 31%.

A response rate of 31% is considered good for a Survey of this type.

16 Survey respondents expressed a need for alternative housing.

The 16 specific housing needs are for ;

Rented from a Housing Association (9)

4 x 2 bedroom houses
1 x 2 bedroom bungalow
3 x 3 bedroom houses
1 x 4 bedroom house

Shared Ownership (1)

1 x 2 bedroom house

Local Market Ownership (6)

1 x 2 bedroom house
1 x 2 bedroom bungalow
1 x 2 bedroom house or bungalow
1 x 2 or 3 bedroom house
1 x 3 or 4 bedroom bungalow
1 x 4 bedroom house

2. Introduction.

Kineton Parish Council commissioned a local Housing Needs Survey in October 2013.

The aim of the Survey was to collect accurate housing needs information for Kineton Parish.

Housing needs information can be used in a number of ways, but perhaps the most important is to help justify new homes, especially affordable homes, for people with a local connection.

The Survey forms were essentially standard documents used in Parishes across Warwickshire. Copies of the Survey forms were delivered to every home in the Parish.

Additional copies of the form were available for people not currently living in Kineton, but with a strong connection to the Parish, as well as for households

in which more than one housing need existed, eg households with two adult children needing independent accommodation. Copies of the Survey forms can be seen as Appendices A1 and A2 to this Report.

All households were requested to fill out Part 1 of the Survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues, in order to build up a profile of positive and negative aspects to life in the Parish. The final segment asked whether any member of the household had left the Parish to find affordable or suitable accommodation and whether or not they would be in favour of one or more small housing schemes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the Survey form. This asked for respondents' names and addresses and other sensitive information, eg financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed Survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler. Analysis of all the information provided took place in November and December 2013.

3. Planning Context.

Planning policy at all levels (national, regional and local) imposes considerable restraint on new housing development in rural areas. There is, however, capacity for this restraint to be relaxed, particularly where new homes are intended to meet locally identified needs.

Policy COM.1 of the Stratford on Avon District Local Plan 1996-2011 provides the policy mechanism to deliver new 'local needs' housing in Local Centre Villages and Main Rural Centres. Kineton is classified as a Main Rural Centre.

Policy COM.1 is a tool for use by rural communities to deliver new homes and other facilities. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional 'top-down' approach to planning.

Policy COM.1 describes the circumstances in which a small scheme of new homes might achieve planning consent. Such schemes are referred to as 'Local Choice' schemes and can include both affordable housing and local market housing.

'Local need' refers to need originating or relating to the settlement in question, ie Kineton.

A household is considered to have a local connection if it meets one or more of the following **'Local connection criteria'** ;

- An individual who was born in the Parish
- An individual who currently lives in the Parish and has done so for at least 12 months
- An individual who was resident in the Parish for at least 3 continuous years but has left in order to find suitable accommodation
- An individual who works full time in the Parish and has done so for at least 12 months
- An individual with a close family member, ie mother, father, brother or sister, son or daughter resident in the Parish for at least 3 continuous years

'Affordable housing' is defined as homes available to rent through a Housing Association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as 'HomeBuy') is a middle ground between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a Housing Association, on the remaining share. A 'shared owner' can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

'Local Market Ownership' or 'Owner-occupier housing' is defined as homes available to buy outright.

All new homes provided under Policy COM.1 would be subject to a planning obligation, referred to as a **'Section 106 Agreement'**. This limits occupation of the homes, including any local market homes, to people with a local connection, at least in the first instance. It would also ensure that any affordable homes remain 'affordable' in perpetuity.

APPENDIX 2

Equality and Diversity Assessment

Context

The Equality Act 2010 provides guidelines and offers protection for groups which may be subject to disadvantage, either through gender, religion, race or ethnic background. (Source: https://www.gov.uk/equality-act-2010-guidance).

Public Sector equality duty means that all Public bodies are required to provide evidence that they have acted in a manner which does not show any discriminatory behaviour. This is achieved by the consideration of all individuals when shaping policy which will affect those individuals and in the delivery of services.

Public bodies must:

- Have due regard to the need to eliminate discrimination
- Advance equality of opportunity
- Foster good relations between all sectors of the community when seeking to carry out their activities

Introduction

The Assessment identifies areas where the Equality Act 2010 has been implemented in order to ensure equal access for all residents of Kineton and Little Kineton. Stratford District Council has provided access to its consultation document on property development on the District Council's website www.stratford.gov.uk/csfurther2014, with hard copies provided at District Council offices, public libraries and Parish and Town Councils.

Kineton has a population of approximately 2337 residents with the population as a whole which is older than the national and Warwickshire average, with the median age of Kineton residents being 46. It does not have a significant immigrant population, and the rate of those claiming benefit is 10% lower than the national average. Kineton has 20% more Higher and Intermediate Managerial, Administrative or Professional Households than the national average. (Source: http://www.ilivehere.co.uk/statistics-kineton-warwickshire-20448.html).

Kineton Neighbourhood Plan Working Group

The Kineton Neighbourhood Plan Working Group has sought to involve the community in consultations by the following means: individual contact, planned meetings, questionnaires and access to the Neighbourhood Development Plan both in hard copy format and via the internet. The Kineton Neighbourhood Plan Working Group has created a Vision Statement, together with outlining Strategic Objectives in addressing the proposals for new housing development in Kineton.

The Public Consultation Day took place in Kineton Village Hall on 22 February 2014. This building has disabled access toilets and parking, and is in a central location within the village of Kineton. Refreshments were provided during the meeting, and representatives from the Neighbourhood Plan Working Group were on hand to provide explanations of the publicity material on display. All attendees were able to fully participate in the consultation feedback process through a variety of means: marking areas on a map, completing feedback forms and comments boxes. All stationery required was provided.

APPENDIX 3

Sustainable Urban Drainage (SUDs)

The idea behind SUDS is to try to replicate natural systems that use cost effective solutions with low environmental impact to drain away dirty and surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into the environment, such as into water courses. This is to counter the effects of conventional drainage systems that often allow for flooding, pollution of the environment – with the resultant harm to wildlife – and contamination of groundwater sources used to provide drinking water. The paradigm of SUDS solutions should be that of a system that is easy to manage, requiring little or no energy input (except from environmental sources such as sunlight, etc.), resilient to use, and being environmentally as well as aesthetically attractive. Examples of this type of system are reed beds and other wetland habitats that collect, store, and filter dirty water along with providing a habitat for wildlife.
Originally the term SUDS described the UK approach to sustainable urban drainage systems. These developments may not necessarily be in "urban" areas, and thus the "urban" part of SUDS is now usually dropped to reduce confusion. Other countries have similar approaches in place using a different terminology such as best management practice (BMP) and low-impact development in the United States, and water-sensitive urban design in Australia. SuDS use the following techniques:

- source control
- permeable paving such as pervious concrete
- storm water detention
- storm water infiltration
- evapo-transpiration (e.g. from a green roof)

A common misconception of SUDS systems is that they reduce flooding on the development site. In fact the SUDS system is designed to reduce the impact that the surface water drainage system of one site has on other sites. For instance, sewer flooding is a problem in many places. Paving or building over land can result in flash flooding. This happens when flows entering a sewer exceed its capacity and it overflows. The SUDS system aims to minimise or eliminate discharges from the site, thus reducing the impact, the idea being that if all development sites incorporated SUDS then urban sewer flooding would be less of a problem. Unlike traditional urban storm water drainage systems, SUDS can also help to protect and enhance ground water quality.

Sustainable Urban Drainage Approval Body (SABs)

What is the SUDS Approval Body?
The SUDS Approval Body or SAB will be an organisation within County Councils and Unitary Authorities specifically established to deal with the design, approval and adoption of sustainable urban drainage systems (SUDS) within any new development consisting of two or more properties.
What will the SAB be responsible for?
The SAB will be required to approve drainage systems for managing SUDS before construction begins. The SAB will be responsible for producing design guidance documents and approval/adoption procedures. The SAB must adopt and maintain approved SUDS that serve more than one property where the SUDS function/structure is built in accordance with the approved detail.
The Sewerage Undertakers, Environment Agencies, Internal Drainage Boards, British Waterways and Highway Authorities will all be statutory consultees to the SAB.
What else is happening?
The Secretary of State must publish national standards for the design, construction, adoption and maintenance of SUDS.
The Water Act 1991 is to be amended to make the right to connect surface water runoff into sewers conditional on the drainage system being approved by the SAB.
The UK must achieve a rating of 'good' for all our watercourses by 2015.
Foot Note
Warwickshire County Council are now the Lead Local Flood Authority (LLFA) for this area and have produced a Surface Water Management Plan for the district. WCC are now responsible for flood risk

management, consulting of works on watercourses such as new culverts or new structures, and from this year 2013 for approving SUDs.