

Salford Seven Regulation 16 Submission Neighbourhood Development Plan

Paragraph 8 of Schedule 4b

‘Basic Conditions’ Statement

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1.0 Legal Requirements

The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Salford Priors Parish Council.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made (2016) up to 2031 (the same period as the Stratford on Avon Core Strategy Local Plan).

The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the Salford Priors Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

2.0 Basic Conditions

A draft neighbourhood Plan must meet a set of basic conditions before it can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. How the Salford Priors NDP meets these basic conditions is set out below.

Have Appropriate Regard to National Policy

The Salford Priors Neighbourhood Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the planning policies of Stratford on Avon Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Salford Priors Neighbourhood Plan does not undermine the strategic policies of Stratford on Avon Council; the Plan aims to support these policies by protecting local built and natural heritage assets from inappropriate new development whilst at the same time seeking to manage future housing growth.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Salford Priors Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that Salford Priors Neighbourhood Plan has to guidance
Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local	The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through informal and formal consultation, the Plan will empower local people to shape their

NPPF Core Planning Principle	Regard that Salford Priors Neighbourhood Plan has to guidance
<p>issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>surroundings. The vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2031. The Neighbourhood Plan sets out a number of development management policies (34 in total) to guide, control and promote future development.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Salford Priors Parish in a creative way, ensuring that the quality of the place is enhanced by including policies which protect the historic environment, the parish’s rural character and important open spaces whilst at the same time supporting local businesses and countryside recreation such as the businesses at Pitchill. The Plan also includes a suite of policies to manage future housing development in settlements and the open countryside.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for</p>	<p>This Submission Neighbourhood Plan refines and amplifies the policies and proposals set out in the adopted Stratford-upon-Avon District Local Plan Review, adopted 2006 and in the emerging Core Strategy. The Submission Neighbourhood Plan supports the development of new employment opportunities, including home working, and protects existing employment sites (Policies SP24 – SP26). Policies SP7 – SP10 support new housing focused on Salford Priors, delivering a minimum of 134 new homes in the village with a further 18 being provided on land identified in the hamlets.</p>

NPPF Core Planning Principle	Regard that Salford Priors Neighbourhood Plan has to guidance
development in their area, taking account of the needs of the residential and business communities.	
Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	The Submission Neighbourhood Plan sets out policies to protect and enhance local character and encourage high quality design in new development. These will ensure that amenity of existing and future residents is protected. Policy SP3 seeks to ensure that the rural character of the parish is preserved whilst Policy SP5 indicates that new development should be of high quality design, improve the quality of the public realm and maintain a strong sense of place, reflecting the character and distinctiveness of the parish and its settlements.
Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.	The Salford Seven Submission Neighbourhood Plan takes account of this guidance fully. It recognises the rural character of this sparsely populated rural area and seeks to protect the surrounding countryside (Policy SP16). It also aims to protect and enhance services and facilities vital to supporting a thriving rural community (Policies SP31 and SP32). New housing on infill sites is supported (Policy SP10) whilst development in the important areas of open countryside is restricted (Policy SP16).
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	The Submission Neighbourhood Plan promotes sustainable construction (Policy SP4, the re-use of building materials (Policy SP5) and the conversion of existing buildings (Policy SP13).

NPPF Core Planning Principle	Regard that Salford Priors Neighbourhood Plan has to guidance
	It promotes an approach which seeks to reduce reliance on the private car, for example, by requiring new development to be located where it has the potential to maximise the use of public transport (Policy SP23)
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for the protection and enhancement of this highly sensitive rural landscape.</p> <p>This includes policies to manage future housing and employment growth appropriately within the parish’s rural setting. Housing growth and employment growth policies are balanced against the need to protect key environmental assets: the best and most versatile agricultural land (Policy SP15); local greenspaces (Policy SP17); and landscape and rural character (Policies SP3 and SP16).</p>
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>The Submission Neighbourhood Plan seeks to safeguard locally important open spaces from new development and encourages new housing on infill sites within the settlements Policy SP10). There is a restrictive approach to new housing development in the surrounding countryside. (Policy SP16)</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Submission Neighbourhood Plan aims to protect the parish’s countryside, recognising that this helps maintain the historic character of the area and is important to wildlife (Policy SP16). It proposes the creation of a cycleway linking the parish to Alcester and neighbouring</p>

NPPF Core Planning Principle	Regard that Salford Priors Neighbourhood Plan has to guidance
	parishes in order to promote healthier lifestyles, help reduce carbon emissions and provide recreational activities (Policy SP20).
Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	The Submission Neighbourhood Plan is fully in line with this principle. Policy SP3 seeks to protect the character, form and setting of the villages. Policy SP1 protects and enhances the historic and cultural built heritage of the parish while Policy SP2 identifies and seeks to protect a number of non-designated heritage assets which are listed.
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	The Submission Neighbourhood Plan seeks to focus development in sustainable locations by promoting development in Salford Priors. It aims to facilitate sustainable patterns of transport, by improving local connectivity through improved footpaths and cycleways (Policy SP20) and encouraging the location of new development where it would maximise the use of public transport (Policy SP23).
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve open countryside and rural landscape setting (Policy SP3) and promote walking and cycling (SP20). The Plan also protects local community facilities (Policy SP32) and seeks to capitalise on opportunities for social interaction (Policy SP30).

Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

The Submission Neighbourhood Plan includes a complete list of the statutory Listed Buildings in the Parish along with a list of buildings of local importance. It has been prepared with special regard to the desirability of preserving features of architectural or historic interest within the Parish through Policies SP1 and SP2.

Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

Policy SP1 requires development proposals to have particular regard to the parish's Conservation Areas.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination. A screening report was prepared by Stratford on Avon District Council to determine whether or not the content of the draft Salford Priors Neighbourhood Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). The draft screening report was subsequently sent to the relevant statutory bodies: Natural England, Historic England and the Environment Agency to clarify whether they agreed with Stratford on Avon District Council's findings as to whether the plan requires a full SEA and/or HRA assessment.

Requirement for HRA / Legislative Background

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.

Screening Determination

Strategic Environmental Assessment (SEA)

A screening assessment to determine the need for a SEA in line with regulations and guidance was undertaken and can be found in section 8 of Stratford on Avon's Screening Report. The assessment finds that it is unlikely that significant environmental effects will occur as a result of the implementation of the Salford Priors Neighbourhood Plan. The assessment also finds that the Neighbourhood Plan will conform to the strategic influence of the Stratford on Avon Core Strategy which has been subject to a full SA/SEA where no significant effects were identified. Consequently, from the findings of the screening assessment it is recommended that a full SEA does not need to be undertaken for the Salford Priors Neighbourhood Plan. This was confirmed through the responses from Historic England, Natural England and the Environment Agency.

HRA

A screening assessment to determine the need for HRA in line with regulations and guidance was undertaken and is set out in Section 8 of the Screening report. It found that there are no internationally designated wildlife sites within the Neighbourhood Plan Area or within 20km of it. The Salford Priors Neighbourhood Development Plan will not, therefore, have an adverse effect on the integrity of internationally designated either on its own or in combination with other plans and does not need to be subject to a Habitats Regulations Assessment. This was confirmed through the responses from Historic England, Natural England and the Environment Agency which are set out in the accompanying Consultation Statement for Salford Priors Neighbourhood Plan.

Contribute to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government’s definition of sustainable development.

The UK Government’s interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs.’

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ “an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well- being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Salford Seven Submission Neighbourhood Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Salford Seven Submission Neighbourhood Plan’s contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	<p>The Submission Neighbourhood Plan seeks to support appropriate local economic development which is sensitive to the rural landscape and setting of the Parish. It supports improved accessibility to local employment opportunities and homeworking (Policies SP24, SP25 and SP26). It also protects existing employment uses.</p>
Social	<p>The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan protects local community facilities and promotes health and well-being by protecting recreational facilities and green spaces, encouraging investment in new facilities and by enhancing and improving the local footpath/cycleway network in order to maximise accessibility to residents. (Policies SP31, SP32, SP35, SP17 and SP20)</p> <p>The Plan also supports local needs housing (Policies SP10 and SP12).</p>
Environmental	<p>The Submission Neighbourhood Plan sets out policies that protect local green spaces (Policy SP17), watercourses and water features (Policy SP18) and protects rural landscapes.</p> <p>The Plan seeks to promote more sustainable transport patterns through walking and cycling and access to public transport and sustainable design and construction.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets, as an important aspect of the Parish’s identity.</p>

Be in General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Stratford on Avon Local Plan Core Strategy, and, where relevant, the ‘saved’ Local Plan Review policies.

Planning Practice Guidance 2014 para 009 advises that *“Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Table 3 below sets out the way that the Salford Seven Submission Neighbourhood Plan conforms to the relevant ‘saved’ strategic policies contained in the Stratford on Avon District Local Plan Review 2006 and policies contained in the emerging Stratford on Avon Core Strategy, as amended by the Main Modifications.

Table 3 Conformity with Local Strategic Policy

<i>Salford Seven Submission Neighbourhood Development Plan</i>	<i>Stratford on Avon District Local Plan Review 2006 'saved' policies</i>	<i>Stratford on Avon Core Strategy, as modified (Main Modifications 2016)</i>
<p>POLICY SP1: PROTECTING THE HISTORIC ENVIRONMENT</p> <p>Development proposals will be expected to preserve and enhance the historic and cultural built heritage that contributes to the character and identity of the Parish by:</p> <ul style="list-style-type: none"> a) maintaining the distinctive and separate character of each of the seven settlements of the parish, including their settings, spaces and built form; b) having particular regard to the parish's Listed Buildings and Conservation Areas; c) preserving features that reflect the historic interaction of human activity on the landscape, including local vernacular building styles and traditional farm buildings; 	<p>Policy EF.13 Conservation Areas - Preservation</p> <p>Development proposals which do not preserve or enhance the character or appearance of a conservation area or its setting will not be permitted. Any proposal should respect the special qualities and historic context of the conservation area as regards volume, scale, form, grouping and materials. Development proposals which are located outside a conservation area, but would affect its setting, will not be permitted if they harm the character or appearance of the conservation area. Cases involving demolition of buildings and other structures will not be granted Conservation Area Consent unless a detailed scheme for redevelopment or reinstatement has already been granted planning permission or is granted concurrently.</p> <p>Policy EF.14 Listed Buildings</p> <p>The preservation of buildings listed as being of special architectural or historic interest, and their settings, will be secured through the following means:</p> <ul style="list-style-type: none"> (a) applying the presumption in favour of the preservation of listed buildings; 	<p>Policy CS.8 Historic Environment</p> <p>A. Protection and Enhancement</p> <p>The District's historic environment will be protected and enhanced for its inherent value and for the enjoyment of present and future residents and visitors. Through a partnership approach, the Council will seek opportunities to promote the historic environment as a catalyst for enhancing the vitality of the District.</p> <p>Priority will be given to protecting and enhancing the wide range of historic and cultural assets that contribute to the character and identity of the District, including:</p> <ul style="list-style-type: none"> (1) designated heritage assets such as Listed Buildings, Conservation Areas, Registered Gardens, the Battle of Edgehill Historic Battlefield, Scheduled Monuments, and sites of archaeological importance, and their settings; (2) non-designated heritage assets and their settings; (3) Stratford-upon-Avon's historic townscape and street scene, and sites associated with William Shakespeare, to maintain the town's international and cultural importance; (4) the distinctive character of the market towns, villages and hamlets, including their

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<p>d) making use of traditional building materials to maintain the rural character of the settlements;</p> <p>e) encouraging new development that requires planning permission to make use of suitable, sustainable materials for surfaces such as roads, paths, hard-standings and other surfaces;</p> <p>f) working with the highway authority and infrastructure providers to ensure roads, streets, lanes and other areas in the public realm use suitable materials and are designed so that they make a positive contribution to the quality and historic value of the street scene; and</p> <p>g) protecting existing, and creating new, verges, hedgerows and tree planting so as to encourage wildflowers and wildlife and</p>	<p>(b) ensuring that proposed alterations, extensions or changes of use to listed buildings, or development on adjoining land, will not have an adverse impact on the special qualities of such buildings or their setting;</p> <p>(c) requiring applications for Listed Building Consent to include fully detailed and accurate drawings of the existing building and the proposed scheme;</p> <p>(d) Taking enforcement action to rectify unauthorised and unacceptable works to listed building;</p> <p>(e) Taking measures to ensure that neglected listed buildings are repaired</p>	<p>settings, townscapes, streets, spaces and built form;</p> <p>(5) features that reflect the historic interaction of human activity on the landscape, including local vernacular building styles and materials, traditional farm buildings, and historic features associated with canals, navigations and railways;</p> <p>(6) working with the highways authority and infrastructure providers to ensure works to streets and the public realm do not detract from the historic value of the street scene; and;</p> <p>(7) seeking to reduce the number of heritage assets at risk.</p> <p>B. Proposals Affecting the Significance of a Heritage Asset</p> <p>Where proposals will affect a heritage asset, applicants will be required to undertake and provide an assessment of the significance of the asset using a proportionate level of detail relating to the likely impact the proposal will have on the asset's historic interest.</p> <p>Proposals which would lead to substantial harm to, or total loss of significance of, designated heritage assets will only be permitted where substantial public benefits outweigh that harm or loss and it is demonstrated that all reasonable efforts have been made to sustain the existing use or find reasonable alternative uses.</p>

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<p>maintain the landscape and rural setting of the parish.</p>		<p>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm must be justified and weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>For non-designated heritage assets, proposals will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p>Where harm or loss of a heritage asset can be fully justified, as part of the implementation of the proposal the District Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.</p> <p>C. Appreciation, Design and Management Proposals will be high quality, sensitively designed and integrated with the historic context. The design and layout of development proposals will be informed by an understanding of the significance of the historic asset and environment. Creative and innovative design and architecture that helps to secure the conservation of heritage assets and integrates new development into the historic environment</p>

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		<p>will be encouraged where it is sympathetic to the character of the local area.</p> <p>The positive management of heritage assets through partnership approaches and measures will be encouraged, including the use of Conservation Area Appraisals and Management Plans, Heritage Partnership Agreements and Neighbourhood Plans.</p> <p>Where appropriate, opportunities should also be taken to assist people's understanding of the history of the asset by such measures as permitting public access and the provision of interpretation displays. This will be particularly important if the asset has relevance to the District's special contribution to the nation's literary and cultural history</p>
<p>POLICY SP2: BUILDINGS OF LOCAL IMPORTANCE</p> <p>The Buildings of Local Importance identified in Table 2 will be protected.</p> <p>Alteration and conversion will be supported when the building is retained and the proposed development is sympathetic to the heritage value of the building. The loss of these buildings</p>		<p>Policy CS.8 Historic Environment</p> <p>A. Protection and Enhancement</p> <p>The District's historic environment will be protected and enhanced for its inherent value and for the enjoyment of present and future residents and visitors. Through a partnership approach, the Council will seek opportunities to promote the historic environment as a catalyst for enhancing the vitality of the District.</p>

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<p>will only be permitted in the following circumstances:</p> <ul style="list-style-type: none"> a) the loss of the building would not have a detrimental impact on the surrounding area; b) the building is in a poor state of repair and it can be clearly demonstrated that economic cost of bringing the building back in to use outweighs its value as a heritage asset; c) the building is a danger to public safety, or d) the building can no longer sustain a viable use. <p>Where redevelopment leading to replacement is considered necessary, following assessment against criteria a to d above proposals will also have to demonstrate that the replacement development will make a positive contribution to the character of the local area.</p>		<p>Priority will be given to protecting and enhancing the wide range of historic and cultural assets that contribute to the character and identity of the District, including:</p> <ul style="list-style-type: none"> (1) designated heritage assets such as Listed Buildings, Conservation Areas, Registered Gardens, the Battle of Edgehill Historic Battlefield, Scheduled Monuments, and sites of archaeological importance, and their settings; (2) non-designated heritage assets and their settings; (3) Stratford-upon-Avon's historic townscape and street scene, and sites associated with William Shakespeare, to maintain the town's international and cultural importance; (4) the distinctive character of the market towns, villages and hamlets, including their settings, townscapes, streets, spaces and built form; (5) features that reflect the historic interaction of human activity on the landscape, including local vernacular building styles and materials, traditional farm buildings, and historic features associated with canals, navigations and railways; (6) working with the highways authority and infrastructure providers to ensure works to streets and the public realm do not detract from the historic value of the street scene; and;

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		<p>(7) seeking to reduce the number of heritage assets at risk.</p> <p>B. Proposals Affecting the Significance of a Heritage Asset Where proposals will affect a heritage asset, applicants will be required to undertake and provide an assessment of the significance of the asset using a proportionate level of detail relating to the likely impact the proposal will have on the asset's historic interest.</p> <p>Proposals which would lead to substantial harm to, or total loss of significance of, designated heritage assets will only be permitted where substantial public benefits outweigh that harm or loss and it is demonstrated that all reasonable efforts have been made to sustain the existing use or find reasonable alternative uses.</p> <p>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm must be justified and weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>For non-designated heritage assets, proposals will be assessed having regard to the scale of any</p>

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		<p>harm or loss and the significance of the heritage asset.</p> <p>Where harm or loss of a heritage asset can be fully justified, as part of the implementation of the proposal the District Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.</p> <p>C. Appreciation, Design and Management Proposals will be high quality, sensitively designed and integrated with the historic context. The design and layout of development proposals will be informed by an understanding of the significance of the historic asset and environment. Creative and innovative design and architecture that helps to secure the conservation of heritage assets and integrates new development into the historic environment will be encouraged where it is sympathetic to the character of the local area.</p> <p>The positive management of heritage assets through partnership approaches and measures will be encouraged, including the use of Conservation Area Appraisals and Management Plans, Heritage Partnership Agreements and Neighbourhood Plans.</p>

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		<p>Where appropriate, opportunities should also be taken to assist people's understanding of the history of the asset by such measures as permitting public access and the provision of interpretation displays. This will be particularly important if the asset has relevance to the District's special contribution to the nation's literary and cultural history</p>
<p>POLICY SP3: PROTECTING THE RURAL CHARACTER AND ENVIRONMENT</p> <p>The rural character of the Parish will be preserved by ensuring that all new development minimises, and where appropriate, mitigates its impact on the rural character and landscape of the Parish.</p> <p>In particular development proposals should:</p> <ul style="list-style-type: none"> a) have appropriate regard to the local distinctiveness of the Parish and its rural character and landscape; b) protect the landscape of the parish and avoid any detrimental effects on features which make a significant contribution to the 	<p>Policy PR.1 Landscape and Settlement Character</p> <p>All development proposals should respect and, where possible, enhance the quality and character of the area.</p> <p>Proposals that would damage or destroy features which contribute to the distinctiveness of the local area will not be permitted unless significant public benefit would arise from the scheme. The value attached to such features by local communities will be taken into account.</p> <p>In assessing all applications for development, thorough considerations will be given to the detailed guidance provided in supplementary planning guidance adopted by the District Council, including District Design Guide Countryside Design Summary and Village/Town Design Statements.</p>	<p>Policy CS.5 Landscape</p> <p>The landscape character and quality of the District will be maintained by ensuring that development takes place in a manner that minimises and mitigates its impact and, where possible, incorporates measures to enhance the landscape. The cumulative impact of development proposals on the quality of the landscape will be taken into account.</p> <p>Development could be permitted where:</p> <p>A. Landscape Character and Enhancement</p> <ol style="list-style-type: none"> 1. Proposals have regard to the local distinctiveness and historic character of the District's diverse landscapes. 2. Proposals protect landscape character and avoid detrimental effects on features which make a significant contribution to the character, history and setting of a settlement or area.

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<p>rural character and setting of the individual settlements of the parish;</p> <p>c) include suitable features to protect, and where possible, enhance the landscape character of the parish;</p> <p>d) include, dependent on scale, use and location, an assessment of the likely visual impact on the landscape;</p> <p>e) where harmful visual impacts are identified include suitable mitigation measures to minimise these impacts; and</p> <p>f) conserve and reinforce the form and setting of the hamlets and the village so that they retain their separate identities.</p>	<p>Policy DEV.1 Layout and Design Development proposals will be required to have regard to the character and quality of the local area through the layout and design of new buildings and the extension and change of use of existing buildings. The following principles will be taken into account in determining all planning applications:</p> <ul style="list-style-type: none"> (a) the extent to which the characteristics that define the locality are shared by the proposals; (b) the manner in which the proposed development is integrated with the existing settlement in terms of physical form, patterns of movement and land uses; (c) the interrelationship between the components making up the development, including buildings, landscaping, open space and access routes; (d) the effect of the development on the surrounding area in terms of its position, shape, size and height; (e) the provision of appropriate standards of amenity within the development and the extent to which the general amenity of adjoining properties is protected; 	<p>3. Measures are incorporated into development schemes to enhance and restore the landscape character of the locality.</p> <p>B. Visual Impacts</p> <ul style="list-style-type: none"> 1. Proposals include, dependent on their scale, use and location, an assessment of the likely visual impacts on the local landscape or townscape, and the site's immediate and wider setting. Applications for major developments may require a full Landscape and Visual Impact Assessment. 2. New landscaping proposals are incorporated to reduce predicted harmful visual impacts and enhance the existing landscape. Provision must be made for its long term management and maintenance. <p>C. Trees, Woodland and Hedges</p> <ul style="list-style-type: none"> 1. Proposals do not lead to any loss or damage but rather protect the quality of ancient seminatural woodland and aged/veteran trees, particularly in the Forest of Arden but also (due to their relative scarcity), elsewhere in the District. 2. Proposals that will have an impact on woodlands, hedges and trees incorporate measures to protect their contribution to landscape character, public amenity and biodiversity. The loss of those trees which are of

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	<p>(f) the extent to which important existing features on the site are retained or incorporated into the development;</p> <p>(g) the suitability of innovative design to the specific circumstances of the case; and</p> <p>(h) the use of materials and forms of detailing within the scheme</p> <p>Applications which fail to address adequately the above principles will not be permitted.</p> <p>Applications should be accompanied by a statement which sets out how design issues have been taken into account in formulating the proposal.</p>	<p>high public amenity value will be resisted and such trees will be protected by the use of Tree Preservation Orders.</p> <p>3. The design and layout of development schemes and other projects in rural and urban areas incorporates trees in a manner that is appropriate to the nature of the site, including the use of native species. However, given the continued threat to native trees and plant species from pests and diseases, the incorporation of non-native species into schemes will be considered and accepted where appropriate.</p> <p>4. Development schemes and other opportunities are used to:</p> <ul style="list-style-type: none"> • enable the expansion of native woodlands, • buffer, extend and connect fragmented ancient woodlands, • develop flood risk reduction measures through the planting of woodlands, trees and undergrowth for their intrinsic value and to help climate change adaptation.
<p>POLICY SP4: SUSTAINABLE CONSTRUCTION</p> <p>To help reduce the impact of climate change, minimise use of resources and minimise</p>	<p>Policy PR.5 Resource Protection</p> <p>All development will be expected to minimise the depletion of irreplaceable resources, such as energy, surface and ground water, soils,</p>	<p>Policy CS.2 Climate Change and Sustainable Construction</p> <p>A. Mitigating and Adapting to Climate Change</p>

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<p>household running costs all new residential development will be encouraged to seek to exceed national standards prevailing at the time. In particular, this will be done by encouraging the inclusion of the following:</p> <ul style="list-style-type: none"> a) measures to reduce and adapt to the impacts of climate change; b) flood prevention and mitigation measures, including the use of Sustainable Urban Drainage Systems (SUDS); and c) measures to reduce energy consumption and to provide energy from renewable or low carbon sources. 	<p>habitats and historic features. A thorough assessment of proposals will be carried out to gauge:</p> <ul style="list-style-type: none"> (a) the extent to which such resources are affected; (b) the availability of appropriate alternative sites for the proposed form of development which would have a lesser effect on such resources; (c) the scope to minimise impact through the design of the development and to mitigate any proven impact; (d) the opportunity to compensate effectively for any apparent loss of resources; and (e) the extent to which use is made of any existing or potential access to railway sidings. <p>The intended means of minimising, reusing and disposing of demolition and construction waste materials will be taken into account in appropriate cases.</p> <p>Policy DEV.7 Drainage All development proposals will be expected to incorporate sustainable drainage systems which provide for the disposal of surface water. Where this is not possible, it will be necessary</p>	<p>Proposals for development will be required to demonstrate that, dependent on their scale, use and location, measures are included that mitigate and adapt to the impacts of climate change. Full details of the proposed adaptation measures should be incorporated into the proposal.</p> <p>At a strategic level, measures to mitigate the impacts of climate change will include:</p> <ul style="list-style-type: none"> • directing development to sustainable locations. • locating development in a manner which minimises the need to travel and encourages other forms of sustainable transport such as cycling, walking and the use of public transport. • designing development to reduce carbon emissions and make efficient use of natural resources. • promoting decentralised low carbon and renewable energy schemes. <p>In order that development proposals adapt to climate change, measures will include:</p> <p>(a) Flood prevention and mitigation measures, including Sustainable Urban Drainage Systems (SUDS) and water efficiency measures as set out in Policy CS.4 Water Environment and Flood Risk.</p> <p>(b) Heating and Cooling</p>

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	<p>to demonstrate that an acceptable alternative means of surface water disposal is provided. The reuse and recycling of surface water and domestic waste water within the development will be encouraged.</p> <p>Policy DEV.8 Energy Conservation The layout and design of new development will be expected to minimise the amount of energy resources consumed in its occupation and use by taking into account the scope for:</p> <ul style="list-style-type: none"> (a) orientating buildings to maximise the potential for natural daylight and passive solar heating and to minimise the impact of wind on heat loss; (b) incorporating features which utilise sources of renewable energy; (c) adaptability in the design of buildings so that alternative uses can be found for them as required; (d) using materials with reduced energy input, such as recycled products; and (e) utilising natural and built features which already exist on the site 	<p>Proposals should demonstrate how development has been designed comprehensively to cope with rising and more extreme (high and low) temperatures. This will be achieved through the use of landform, layout, building orientation, construction materials and ventilation systems that do not increase carbon dioxide emissions, and by providing cooling for buildings, gardens and communal areas at appropriate times of the year.</p> <p>(c) Green Infrastructure and Biodiversity Development proposals should maximise opportunities for multiple benefits of green infrastructure as an integral part of development to mitigate and adapt to the predicted effects of climate change, through the use of a range of measures, including SUDS, green spaces, allotments, street trees, landscaping, ponds and green roofs. Proposals should reflect and enhance the District's locally distinctive character, as set out in Policy CS.7 Green Infrastructure.</p> <p>Development should ensure that biodiversity and natural habitats are resilient to the predicted effects of climate change by safeguarding and enhancing existing habitats and through the creation and management of additional habitats to strengthen existing networks.</p>

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		<p>Proposals which prevent or weaken networks will not be permitted, unless satisfactory mitigation or offsetting measures are put in place, as set out in Policy CS.6 Natural Environment.</p> <p>B. Sustainability Standards in Buildings The Council will encourage high standards of sustainability to ensure that development minimises its impact on the environment. The Council will promote an 'energy hierarchy' in seeking to achieve carbon dioxide emissions reduction, as follows:</p> <ol style="list-style-type: none"> 1. Reduce energy demand through energy efficiency measures; 2. Supply energy efficiently and give priority to decentralised energy supply; 3. Provide energy from renewable or low carbon energy sources. <p>Non-Residential Development All non-residential development should be compliant with BREEAM 'Good' standard until such time as this is superseded by the equivalent standards in the Building Regulations. Developers should seek to exceed these standards where it is viable to do so. To demonstrate that the required BREEAM standards will be met, proposals for new development should be accompanied by a pre-</p>

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		assessment certification under the relevant scheme and approved by a registered assessor.
<p>POLICY SP5: HIGH QUALITY DESIGN</p> <p>New development should be of high quality design, improve the quality of the public realm and maintain a strong sense of place, reflecting the character and the distinctiveness of the parish and its settlements.</p> <p>In particular proposals should:</p> <ul style="list-style-type: none"> a) be of a high quality design and incorporate appropriate landscaping; b) where appropriate use traditional and reclaimed materials - such as tiles, slates, bricks and stone; c) use building styles and materials, including innovative design, which positively enhance the character and appearance of the surrounding environment; d) have appropriate layout and orientation in the context of 	<p>Policy DEV.1 Layout and Design</p> <p>Development proposals will be required to have regard to the character and quality of the local area through the layout and design of new buildings and the extension and change of use of existing buildings.</p> <p>The following principles will be taken into account in determining all planning applications:</p> <ul style="list-style-type: none"> (a) the extent to which the characteristics that define the locality are shared by the proposals; (b) the manner in which the proposed development is integrated with the existing settlement in terms of physical form, patterns of movement and land uses; (c) the interrelationship between the components making up the development, including buildings, landscaping, open space and access routes; (d) the effect of the development on the surrounding area in terms of its position, shape, size and height; (e) the provision of appropriate standards of amenity within the development and 	<p>Policy CS.9 Design and Distinctiveness</p> <p>A. Ensuring Local Distinctiveness</p> <p>All forms of development will improve the quality of the public realm and enhance the sense of place, reflecting the character and distinctiveness of the locality. Proposals that would damage or destroy features which positively contribute to local distinctiveness will not be permitted. Understanding local context is key to achieving good design and proposals should take into account any relevant design principles and contextual analysis set out in local guidance. Where required as part of a planning application, Design and Access Statements will set out how new development responds to its unique context and enhances local distinctiveness.</p> <p>B. Ensuring High Quality Design</p> <p>High quality design will be achieved by ensuring that all development is:</p> <p>(1) Attractive: Proposals will be of a high quality architectural design and include appropriate landscaping to create places where people want to live, work and visit. Proposals should use a limited palette of materials to give coherence to the overall design. The provision of landscaping</p>

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<p>setting, existing built form, neighbouring uses, landscape and the topography of the site and the surrounding area;</p> <p>e) be legible and easy to navigate, with buildings designed and positioned to define and enhance the hierarchy of the surrounding area, taking into account the relationship of space between buildings and their height;</p> <p>f) where appropriate, have clearly defined public and private spaces;</p> <p>g) be well integrated with the existing built form, connecting to and enhancing footpaths, streets, green infrastructure and retaining existing rights of way;</p>	<p>the extent to which the general amenity of adjoining properties is protected;</p> <p>(f) the extent to which important existing features on the site are retained or incorporated into the development;</p> <p>(g) the suitability of innovative design to the specific circumstances of the case; and</p> <p>(h) the use of materials and forms of detailing within the scheme</p> <p>Applications which fail to address adequately the above principles will not be permitted.</p> <p>Applications should be accompanied by a statement which sets out how design issues have been taken into account in formulating the proposal.</p> <p>Policy DEV.2 Landscaping The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscape will be required.</p> <p>All proposals should ensure that:</p> <p>(a) important site features have been identified for retention through a detailed site survey;</p>	<p>will be accompanied by appropriate mechanisms to ensure its ongoing management and maintenance.</p> <p>(2) Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality. Proposals will reflect the context of the locality, ensuring a continuity of key design features that establishes the identity of the place, making best use of on-site assets including landscaping features as well as public views and vistas and not harming existing ones.</p> <p>(3) Distinctive: The layout of proposals will be easy to navigate with buildings designed and positioned to define and enhance a hierarchy of streets and spaces, taking account of the relationship between building height and street width. Public and private spaces should be clearly defined and areas that have little or no public or biodiversity value should be avoided. Densities should be appropriate to the site taking into account the fact a key principle of good design is the relationship between the height, width and depth of buildings.</p> <p>(4) Connected: Proposals will be well-integrated with existing built form, enhancing the network of streets, footpaths and green infrastructure across the site and the locality, and retaining existing rights of way.</p>

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<p>h) incorporate “Secured by Design”¹ measures to reduce crime and the fear of crime, and measures to increase road safety for all users. Proposals, where appropriate, should include pedestrian and cycle friendly access; and</p> <p>i) be designed to ensure a good standard of amenity for existing and future occupiers.</p> <p>In addition, high quality design innovation will be encouraged where it reflects or complements the immediate local environment.</p>	<p>(b) the landscape character of the area is retained and, where possible, enhanced;</p> <p>(c) features of environmental, ecological, geological, archaeological significance are retained and protected and opportunities for enhancing these features are utilised;</p> <p>(d) opportunities for utilising sustainable drainage methods are incorporated;</p> <p>(e) new planting comprises species which are of ecological value and appropriate to the area;</p> <p>(f) in appropriate cases, there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and</p> <p>(g) detailed arrangements are incorporated for the long-term management and maintenance of landscape features</p> <p>Policy DEV.10 Crime Prevention In assessing proposals for new development, or alterations to existing buildings, encouragement will be given to incorporating measures which</p>	<p>(5) Environmentally Sustainable: Proposals will respond to climate change. Measures should include energy efficiency technologies, low carbon and renewable energy sources, the use of local materials where possible, effective water management and flood protection, and appropriate landscaping.</p> <p>(6) Accessible: Proposals will encourage walking and cycling and provide for or be close to, community facilities, having good access to public transport.</p> <p>(7) Safe: Proposals will incorporate effective measures to help reduce crime and the fear of crime and to minimise danger from traffic. Schemes linked to the evening and night-time economy will incorporate measures to help manage anti-social behaviour and to avoid unacceptable impact on neighbouring uses, residents and the surrounding area. Measures should include pedestrian and cycle friendly streets and opportunities for natural surveillance whilst avoiding large parking courts and blank building elevations.</p> <p>(8) Healthy: Proposals will ensure a good standard of space and amenity for occupiers. Occupants of new and neighbouring buildings will be protected from unacceptable levels of</p>

¹ Secured By Design (SBD) is the UK Police flagship initiative supporting the principles of "designing out crime" through the use of effective crime prevention and security standards

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	will help to reduce the opportunity for crimes to occur and to enhance safety within the community	noise, contamination and pollution, loss of daylight and privacy, and adverse surroundings. C. Design Innovation High quality design innovation will be encouraged where it reflects and complements the immediate local environment and maximises sustainability benefits. Where such an approach is appropriate it should be based on the characteristics of the built environment in the local area and have a beneficial purpose.
<p>POLICY SP6: - SUSTAINABILITY AND RENEWABLE ENERGY</p> <p>Large-scale commercial renewable energy installations, such as full-sized wind turbines and solar farms, will not be supported unless the proposal can demonstrate, individually, and cumulatively:</p> <p>a) The proposal does not adversely affect residential amenity;</p> <p>b) The visual impact is minimal and does not adversely affect the rural and historic</p>	<p>Policy PR.6 Renewable Energy</p> <p>The provision of renewable energy schemes, particularly from wind, solar and biomass resources, will be encouraged. Proposals will be considered against the following criteria, according to the scale and nature of the scheme:</p> <p>(a) the proposed development would not have a detrimental effect on the environment and character of the local area, including visual impact and the generation of emissions;</p> <p>(b) the development is located and designed in a manner which would be sensitive to the character of any buildings affected;</p> <p>(c) the location of the scheme does not impinge on the transport routes,</p>	<p>Policy CS.3 Sustainable Energy</p> <p>A. Renewable and Low Carbon Energy Generation</p> <p>Provision will be made for a range of renewable energy and low carbon generation within the District to maximise environmental, social and economic benefits whilst minimising any adverse local impacts. The overarching aim is that the overall balance of outcomes from such projects should be positive for local communities.</p> <p>Small-scale community led initiatives for renewable and low carbon energy will be encouraged by the Council.</p> <p>Proposals for both building-integrated and standalone renewable and low carbon energy</p>

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<p>character and landscape of the parish;</p> <p>c) The noise impact is minimal and no greater than current noise levels within all inhabited areas of the parish;</p> <p>d) The land will be returned to its original use (i.e. agricultural) if the installation is removed. This should be made a condition of the planning permission;</p> <p>e) The impact on wildlife is minimal; and</p> <p>f) The installation does not affect a Listed Building or its setting, the Conservation Area, or a Local Green Space (see Policy 17).</p>	<p>including aircraft flightpaths, and public rights of ways; and</p> <p>(d) the scheme does not cause an unreasonable adverse effect on existing dwellings and business premises.</p> <p>Adequate supporting information, which assesses the extent of possible environmental effects and how they can be satisfactorily mitigated, should accompany any planning application for this form of development.</p>	<p>technologies will be supported where the impacts are, or can be, made acceptable.</p> <p>Where large scale low carbon and/or renewable energy projects are proposed that serve national, regional or county interest, but the majority of the effects will be felt locally, the Council will support such schemes where the impacts are, or can be, made acceptable.</p> <p>The developer must demonstrate, through a balanced assessment of the proposal's positive and negative effects, that detrimental impacts at construction, operation and decommissioning stage are appropriately minimised, mitigated and compensated.</p> <p>Where the proposal affects a Listed Building, an Area of Restraint, a Special Landscape Area, a Conservation Area, the Cotswolds Area of Outstanding Natural Beauty (AONB), or other nationally designated and non-designated heritage and cultural asset, the objective of the designation must not be compromised by the development. Within and adjacent to the Cotswolds AONB large scale wind or solar farms are unlikely to be appropriate. When assessing such proposals close to the AONB, careful consideration will also be given to ensure the</p>

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<p>That any new pylons or substations required meet all of the above criteria.</p> <p>The Parish Council will also seek to ensure that any large-scale renewable energy installation proposal outside of the parish, that will have a noise or visual impact on the parish, should also be subject to the same conditions.</p>		<p>objectives of the designation are not compromised.</p> <p>B. Solar Energy Proposals for solar energy will be supported where the impacts are, or can be, made acceptable, unless material considerations indicate otherwise. Applications for solar development will be assessed against the following issues, which are considered to be of particular local significance in the District:</p> <ul style="list-style-type: none"> • Impact on agricultural activities and disturbances to agricultural land. • Impact on the openness and character of the landscape and on visual amenity. • Impact on the character of the historic landscape. • Impacts of trees and other vegetation which may cause overshadowing, making allowance for their future growth. • Impact on and opportunities to enhance biodiversity. • Impact of direct and reflected lighting (including glare) on the amenity of occupied affected buildings or land on light pollution, on aviation and on biodiversity (particularly bats). <p>Proposals will be determined with regard to the Council's Renewable Energy Landscape</p>

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		<p>Sensitivity Assessment. This will be used to assess the capacity and sensitivity of the landscape to accommodate such schemes.</p> <p>C. Biomass Energy Projects and developments which use bio-energy will be supported by the Council where the impacts are, or can be, made acceptable, unless material considerations indicate otherwise.</p> <p>Applications for bio-energy heat and power proposals will be assessed against the following issues, which are considered to be of particular local significance in the District:</p> <ul style="list-style-type: none"> • Impact on designated biodiversity sites, species and ancient woodland. • Use of brownfield sites or co-location with other wood processing industries. • Scale and location to avoid adverse off-site impacts, particularly transport. • Minimisation of pollution, such as noise, emissions and odours. • Minimisation or mitigation of any adverse impact on amenity and existing residential development. • Opportunities to support a local biomass supply chain.

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		<p>The use of biomass for domestic and small businesses heating will be encouraged.</p> <p>.</p> <p>D. Wind Energy</p> <p>Proposals for wind energy development will be supported where the impacts are, or can be, made acceptable, unless material considerations indicate otherwise.</p> <p>Planning applications involving wind energy development will be assessed against the following issues, which are of particular local significance in the District:</p> <ul style="list-style-type: none"> • Impact of the scheme on landscape character and visual amenity. Careful consideration should be given to the likely significant effects of the wind turbine(s) on the visual amenity and landscape character, both individually and cumulatively, taking into account similar developments and permitted proposals within the District and within adjoining local authority areas. • Impact of the scheme on the significance of a heritage asset, whether designated or non-designated, including the impact of the proposal on views important to its setting or function. • Impact on the natural environment, including biodiversity, habitats and

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		<p>species of international, national and local importance.</p> <ul style="list-style-type: none"> • Impact of traffic generation on the local highway network during construction, operational and decommissioning stages. • Impact on air traffic operations, radar and air navigational installations. • Impact on users, businesses and residents of the local area and visitors, including generation of emissions, noise and visual impact, shadow flicker and safety. <p>Proposals will be determined with regard to the Council's Renewable Energy Landscape Sensitivity Study. This will be used to assess the capacity and sensitivity of the landscape to accommodate such schemes.</p> <p>Promoters of solar, biomass and wind energy schemes are required to hold early and meaningful pre-application discussions with the local community, other key consultees, and with the Council where such schemes are proposed.</p> <p>All applications for renewable energy development should be accompanied by adequate supporting information, which assesses the extent of possible environmental</p>

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		effects and how they can be satisfactorily mitigated.
<p>POLICY SP7: NEW HOUSING DEVELOPMENT IN THE PARISH OF SALFORD PRIORS</p> <p>Over the plan period 2011-2031 new housing development in Salford Priors will be supported on the allocated sites listed below and shown in Appendix 2:</p>		<p>Policy CS.15 Distribution of Development The distribution of development in Stratford-on-Avon District during the plan period 2011 – 2031 will be based on a pattern of balanced dispersal, in accordance with the distinctive character and function of the wide range of sustainable locations across the District:</p> <p>Local Service Villages A wide range of villages fall into this category, in accordance with the level of local services available. The status of an individual settlement could alter if the availability of services changes.</p> <p>The scale of housing development that is appropriate in each village is specified in Policy CS.16 Housing Development.</p> <p>Development will take place:</p> <ul style="list-style-type: none"> • on sites identified in a Neighbourhood Plan; and • through small-scale schemes on unidentified but suitable sites within their Built-Up Area Boundaries (where defined) or otherwise within their physical confines.

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		<p>Policy CS.16 Housing Development A. Housing Requirement Stratford-on-Avon District will meet its objectively assessed housing needs for the period 2011 to 2031. Provision will be made for at least 14,600 additional homes, distributed as follows based on the sustainable locations identified in Policy CS.15:</p> <ul style="list-style-type: none"> • Stratford-upon-Avon: approximately 3,500 homes • Main Rural Centres: approximately 3,800 homes • New Settlement at Lighthorne Heath: approximately 2,300 homes • New settlement at Long Marston Airfield: approximately 2,100 homes • Local Service Villages: approximately 2,000 homes • Large Rural Brownfield Sites: approximately 1,165 homes • Other Rural Locations: approximately 750 homes
<p>POLICY SP8: LAND OPPOSITE CLEEVE VIEW, EVESHAM ROAD, SALFORD PRIORS</p> <p>The land shown in Appendix 2, Figure A15, opposite Cleeve View, Evesham Road, Salford Priors, is allocated for housing for 12 new</p>	<p>Policy DEV.1 Layout and Design Development proposals will be required to have regard to the character and quality of the local area through the layout and design of new buildings and the extension and change of use of existing buildings.</p>	<p>Policy CS.15 Distribution of Development The distribution of development in Stratford-on-Avon District during the plan period 2011 – 2031 will be based on a pattern of balanced dispersal, in accordance with the distinctive character and</p>

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<p>homes. Development proposals will be supported when they include:</p> <ul style="list-style-type: none"> a) a development of 1.5 storeys in height properties built in a cottage courtyard style; b) a minimum of 35% affordable housing to meet local needs; c) good design that creates a sense of place, is distinctive and in keeping with the best of the surrounding vernacular; d) parking provision for 6 vehicles for properties known as Cleeve View; and e) existing public rights of way being protected and integrated within open areas of the site's design and not diverted on to estate roads. 	<p>The following principles will be taken into account in determining all planning applications:</p> <ul style="list-style-type: none"> (a) the extent to which the characteristics that define the locality are shared by the proposals; (b) the manner in which the proposed development is integrated with the existing settlement in terms of physical form, patterns of movement and land uses; (c) the interrelationship between the components making up the development, including buildings, landscaping, open space and access routes; (d) the effect of the development on the surrounding area in terms of its position, shape, size and height; (e) the provision of appropriate standards of amenity within the development and the extent to which the general amenity of adjoining properties is protected; (f) the extent to which important existing features on the site are retained or incorporated into the development; (g) the suitability of innovative design to the specific circumstances of the case; and 	<p>function of the wide range of sustainable locations across the District:</p> <p>Local Service Villages A wide range of villages fall into this category, in accordance with the level of local services available. The status of an individual settlement could alter if the availability of services changes.</p> <p>The scale of housing development that is appropriate in each village is specified in Policy CS.16 Housing Development.</p> <p>Development will take place:</p> <ul style="list-style-type: none"> • on sites identified in a Neighbourhood Plan; and • through small-scale schemes on unidentified but suitable sites within their Built-Up Area Boundaries (where defined) or otherwise within their physical confines. <p>Policy CS.16 Housing Development A. Housing Requirement Stratford-on-Avon District will meet its objectively assessed housing needs for the period 2011 to 2031. Provision will be made for at least 14,600 additional homes, distributed as</p>

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	<p>(h) the use of materials and forms of detailing within the scheme</p> <p>Applications which fail to address adequately the above principles will not be permitted.</p> <p>Applications should be accompanied by a statement which sets out how design issues have been taken into account in formulating the proposal.</p> <p>Policy COM.13 Affordable Housing In order to maximise the supply of affordable housing as a proportion of overall housing supply, the District Planning Authority will:</p> <ol style="list-style-type: none"> 1. Expect all proposals involving residential development on allocated and 'windfall' sites to provide a proportion of affordable housing, where: <ol style="list-style-type: none"> a. in the case of settlements with a population over 3000 the development would comprise either 15 or more dwellings and/or involve a site of 0.5 hectare or more of land; or b. in the case of settlements with a population of fewer than 3000 the development would comprise either 10 or more 	<p>follows based on the sustainable locations identified in Policy CS.15:</p> <ul style="list-style-type: none"> • Stratford-upon-Avon: approximately 3,500 homes • Main Rural Centres: approximately 3,800 homes • New Settlement at Lighthorne Heath: approximately 2,300 homes • New settlement at Long Marston Airfield: approximately 2,100 homes • Local Service Villages: approximately 2,000 homes • Large Rural Brownfield Sites: approximately 1,165 homes • Other Rural Locations: approximately 750 homes <p>A further strategic allocation of approximately 2,000 homes is identified for the Local Service Villages. Policy CS.15 identifies four categories of Local Service Village, to which the following housing requirements apply:</p> <ul style="list-style-type: none"> • Category 1 - approximately 450 homes in total, of which no more than around 25% should be provided in an individual settlement. • Category 2 - approximately 700 homes in total, of which no more than around 12% should be provided in an individual settlement.

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	<p> dwellings and/or involve a site of 0.4 hectares or more of land. Such provision must be made on-site in the form of serviced land and/or dwellings. Only in the most exceptional circumstances will contributions in cash or kind in lieu of on-site provision be accepted, in accordance with supplementary planning guidance adopted by the District Planning Authority.</p> <ol style="list-style-type: none"> 2. Seek to negotiate the exact level and means of provision of affordable housing in all such cases with reference to: <ol style="list-style-type: none"> a. the nature of the identified housing needs; b. the likely timing of the release and development of the site; c. any special considerations affecting the development of the site; and d. objectives and targets contained in supplementary planning guidance 3. Not grant planning permission until the developer has entered into satisfactory arrangements to ensure that the affordable housing is: <ol style="list-style-type: none"> a. built within an agreed timescale; 	<ul style="list-style-type: none"> • Category 3 - approximately 450 homes in total, of which no more than around 13% should be provided in an individual settlement. • Category 4 - approximately 400 homes in total, of which no more than around 8% should be provided in an individual settlement. <p>Within the Green Belt Local Service Villages, housing development will take place wholly in accordance with the provisions of Policy CS.10.</p> <p>C. Site Allocations</p> <p>The Council is committed to giving local people the opportunity to influence where homes are built in their communities and encourages Parish Councils to prepare Neighbourhood Plans that identify sites to meet or exceed the housing requirements set out above. However, to ensure that the housing requirement for the Local Service Villages is delivered, the Council will prepare a Site Allocations Plan by 2016. Based on monitoring of housing supply and progress on Neighbourhood Plans, the Site Allocations Plan will identify and allocate sites to meet the housing requirement in the Local Service Villages.</p>

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	<p>b. provided on terms that would meet identified need;</p> <p>c. to be occupied only by households requiring such accommodation; and</p> <p>d. managed and maintained on a long-term basis as affordable housing, normally through the involvement of a Joint Commissioning partner Registered Social Landlord</p> <p>4. Promote the role of 'exception' sites which provide affordable housing in rural settlements where residential development is normally restricted, in accordance with Policy CTY.5</p> <p>Policy COM.9 Walking and Cycling The layout and design of development proposals will be expected to incorporate facilities for walking and cycling which are safe, convenient to use and well connected to other parts of the settlement. Proposals will not be supported if the function of existing walking and cycling facilities would be compromised.</p>	<p>Policy CS.17 Affordable Housing</p> <p>A. Requirement and Thresholds All new residential development comprising self-contained homes, including that proposed to meet specialised needs (excluding Use Classes C2 and C2a), will be required to contribute to the provision of affordable housing in accordance with the following thresholds:</p> <ul style="list-style-type: none"> • In the parishes of Alcester and Kinwarton, Bidford-on-Avon, Henley-in-Arden and Beaudesert, Kineton, Shipston-on-Stour, Southam, Stratford-upon-Avon, Studley and Mappleborough Green, Tanworth-in-Arden, and Wellesbourne; development providing: <ul style="list-style-type: none"> o 11 or more dwellings; or o A combined gross floorspace of more than 1,000sqm • In all other parishes; development providing 6 or more dwellings <p>The affordable housing will comprise 35% of the homes, unless credible site specific evidence of viability indicates otherwise. Schemes proposing more than 35% affordable housing provision, including rural exceptions, will also be supported where it meets an identified need. The Council will also support Use Class C2 and C2a schemes that contribute to the provision of affordable housing.</p>

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		<p>B. On-site Provision</p> <p>On schemes proposing fewer than 11 homes a contribution to off-site affordable housing provision in the District will be provided where on-site provision (in whole or part) is not proposed. On schemes proposing 11 or more homes, affordable housing will be provided onsite.</p> <p>The application of the minimum affordable housing requirement may result in a fractional level of provision. Given the distributional strategy of this Plan and the preference for smaller sites, fractional provision assumes greater importance for reasons of equitability. On sites of fewer than 11 homes, the fractional requirement will be provided as an off-site contribution. For sites proposing between 11 and 20 homes the requirement for on-site provision will be rounded down to the nearest whole unit (unless the applicant proposes rounding up), with the balance to be provided as an off-site contribution. For sites proposing 21 homes or more, affordable housing will be provided on-site to the nearest whole unit.</p> <p>Full or partial off-site provision of general needs affordable housing on sites proposing 11 or more homes will only be permitted where</p>

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		<p>exceptional circumstances have been demonstrated to the Council's satisfaction. Schemes providing specialised accommodation may provide affordable housing off-site where such provision has been justified to the Council's satisfaction. In both circumstances the alternative form of provision will be equivalent or better in all respects to the affordable housing were this to have been provided on-site in accordance with Part A of the Policy.</p> <p>C. Affordability and Tenure Affordable housing is defined as social rented, affordable rented, and intermediate housing provided to eligible households whose needs are not met by the market. Such housing will:</p> <ol style="list-style-type: none"> (1) Ensure the development of cohesive and stable communities, through the provision of appropriate stock and tenure profiles and management arrangements on each site. (2) Effectively meet the needs of households, including through its availability at a cost low enough for them to afford, determined with regard to local house price and market rent levels. (3) Include provision for homes to remain at an affordable cost for future eligible households or, exceptionally if relevant restrictions are lifted, for the subsidy involved in their development to

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		<p>be fully recycled for alternative affordable housing provision.</p> <p>On each site to which this policy applies, an appropriate tenure profile will be determined based on the principle that total affordable housing costs (rents and sale prices together with any applicable service charges) must be set at levels which will ensure that the accommodation is genuinely affordable to all households on low incomes, including those in work and/or with special needs. In accordance with the housing size and mix required by Policy CS.18, the following preferred tenure mix will also apply. The final mix achieved on any site will be informed by the up-to-date position set out in the Development Requirements SPD, taking account of any relevant site specific issues and evidence of local circumstances.</p> <ul style="list-style-type: none"> • Maximum 20% Affordable Rented Housing • Maximum 20% Intermediate Housing • Minimum 60% Social Rented Housing <p>D. On-site Integration</p> <p>To ensure community cohesion and good design, affordable homes will be fully integrated in the design of the overall scheme, being physically and visually indistinguishable from the market units and dispersed across the site in clusters</p>

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		<p>appropriate to the size and scale of the development.</p> <p>E. Delivery The provision of affordable housing will be required irrespective of the availability of public subsidy. Schemes will remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. All affordable housing will reflect the Council's quality benchmark standards in respect of affordable housing allocation, monitoring and management arrangements as set out in the Development Requirements SPD.</p> <p>Policy CS.9 Design and Distinctiveness</p> <p>B. Ensuring High Quality Design High quality design will be achieved by ensuring that all development is: (1) Attractive: Proposals will be of a high quality architectural design and include appropriate landscaping to create places where people want to live, work and visit. Proposals should use a limited palette of materials to give coherence to the overall design. The provision of landscaping will be accompanied by appropriate mechanisms to ensure its ongoing management and maintenance.</p>

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		<p>(2) Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality. Proposals will reflect the context of the locality, ensuring a continuity of key design features that establishes the identity of the place, making best use of on-site assets including landscaping features as well as public views and vistas and not harming existing ones.</p> <p>(3) Distinctive: The layout of proposals will be easy to navigate with buildings designed and positioned to define and enhance a hierarchy of streets and spaces, taking account of the relationship between building height and street width. Public and private spaces should be clearly defined and areas that have little or no public or biodiversity value should be avoided. Densities should be appropriate to the site taking into account the fact a key principle of good design is the relationship between the height, width and depth of buildings.</p> <p>(4) Connected: Proposals will be well-integrated with existing built form, enhancing the network of streets, footpaths and green infrastructure across the site and the locality, and retaining existing rights of way.</p> <p>(5) Environmentally Sustainable: Proposals will respond to climate change. Measures should include energy efficiency technologies, low</p>

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		<p>carbon and renewable energy sources, the use of local materials where possible, effective water management and flood protection, and appropriate landscaping.</p> <p>(6) Accessible: Proposals will encourage walking and cycling and provide for or be close to, community facilities, having good access to public transport.</p> <p>(7) Safe: Proposals will incorporate effective measures to help reduce crime and the fear of crime and to minimise danger from traffic. Schemes linked to the evening and night-time economy will incorporate measures to help manage anti-social behaviour and to avoid unacceptable impact on neighbouring uses, residents and the surrounding area. Measures should include pedestrian and cycle friendly streets and opportunities for natural surveillance whilst avoiding large parking courts and blank building elevations.</p> <p>(8) Healthy: Proposals will ensure a good standard of space and amenity for occupiers. Occupants of new and neighbouring buildings will be protected from unacceptable levels of noise, contamination and pollution, loss of daylight and privacy, and adverse surroundings.</p>
POLICY SP9: LAND AT ORCHARD FARM, SCHOOL ROAD SALFORD PRIORS	Policy DEV.1 Layout and Design Development proposals will be required to have regard to the character and quality of the local area through the layout and design of new	Policy CS.15 Distribution of Development The distribution of development in Stratford-on-Avon District during the plan period 2011 – 2031 will be based on a pattern of balanced dispersal,

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<p>The land shown in Appendix 2, Figure A16, at Orchard Farm, School Road, Salford Priors, is allocated for housing for 60 new homes and a village green. Development proposals will be supported when they include:</p> <ul style="list-style-type: none"> a) a suitable mix of types and sizes of new homes, including detached dwelling houses and terraces; b) a minimum of 35% affordable housing to meet local needs; c) good design that creates a sense of place, is distinctive and in keeping with the best of the surrounding vernacular; d) a phasing plan and strategy in accordance with Table 3, below, that creates an appearance of incremental, organic growth rather than a single, short-term, estate type development; e) a village green of a minimum 3 hectares. The design and layout 	<p>buildings and the extension and change of use of existing buildings.</p> <p>The following principles will be taken into account in determining all planning applications:</p> <ul style="list-style-type: none"> (i) the extent to which the characteristics that define the locality are shared by the proposals; (j) the manner in which the proposed development is integrated with the existing settlement in terms of physical form, patterns of movement and land uses; (k) the interrelationship between the components making up the development, including buildings, landscaping, open space and access routes; (l) the effect of the development on the surrounding area in terms of its position, shape, size and height; (m) the provision of appropriate standards of amenity within the development and the extent to which the general amenity of adjoining properties is protected; (n) the extent to which important existing features on the site are retained or incorporated into the development; 	<p>in accordance with the distinctive character and function of the wide range of sustainable locations across the District:</p> <p>Local Service Villages</p> <p>A wide range of villages fall into this category, in accordance with the level of local services available. The status of an individual settlement could alter if the availability of services changes.</p> <p>The scale of housing development that is appropriate in each village is specified in Policy CS.16 Housing Development.</p> <p>Development will take place:</p> <ul style="list-style-type: none"> • on sites identified in a Neighbourhood Plan; and • through small-scale schemes on unidentified but suitable sites within their Built-Up Area Boundaries (where defined) or otherwise within their physical confines. <p>Policy CS.16 Housing Development</p> <p>A. Housing Requirement</p> <p>Stratford-on-Avon District will meet its objectively assessed housing needs for the period 2011 to 2031. Provision will be made for at least 14,600 additional homes, distributed as</p>

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<p>of the village green should pay careful attention to the junction with School Road and should include measures to prevent any parking in this area. Landscaping with indigenous species and fencing should be provided around the village green. Suitable foot and cycle links should be provided to the green from the development to other parts of the parish. The surrounding built development should also create strong frontages to the green so that there is a strong sense of enclosure and a degree of natural surveillance;</p> <p>f) a footpath link from the northern most point along School Road to the eastern boundary to connect into the existing footpath network and suitable access for the existing commercial development;</p>	<p>(o) the suitability of innovative design to the specific circumstances of the case; and</p> <p>(p) the use of materials and forms of detailing within the scheme</p> <p>Applications which fail to address adequately the above principles will not be permitted.</p> <p>Applications should be accompanied by a statement which sets out how design issues have been taken into account in formulating the proposal.</p> <p>Policy COM.13 Affordable Housing In order to maximise the supply of affordable housing as a proportion of overall housing supply, the District Planning Authority will:</p> <p>5. Expect all proposals involving residential development on allocated and 'windfall' sites to provide a proportion of affordable housing, where:</p> <p>a. in the case of settlements with a population over 3000 the development would comprise either 15 or more dwellings and/or involve a site of 0.5 hectare or more of land; or</p>	<p>follows based on the sustainable locations identified in Policy CS.15:</p> <ul style="list-style-type: none"> • Stratford-upon-Avon: approximately 3,500 homes • Main Rural Centres: approximately 3,800 homes • New Settlement at Lighthorne Heath: approximately 2,300 homes • New settlement at Long Marston Airfield: approximately 2,100 homes • Local Service Villages: approximately 2,000 homes • Large Rural Brownfield Sites: approximately 1,165 homes • Other Rural Locations: approximately 750 homes <p>A further strategic allocation of approximately 2,000 homes is identified for the Local Service Villages. Policy CS.15 identifies four categories of Local Service Village, to which the following housing requirements apply:</p> <ul style="list-style-type: none"> • Category 1 - approximately 450 homes in total, of which no more than around 25% should be provided in an individual settlement. • Category 2 - approximately 700 homes in total, of which no more than around 12% should be provided in an individual settlement.

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<p>g) a small off-street parking area to the northern corner of the site suitably located for the village shop and Post Office;</p> <p>h) a suitably located pedestrian crossing point on School Road; and</p> <p>i) existing public rights of way being protected and integrated within open areas of the site's design and not diverted on to estate roads.</p> <p>Development will only be supported when a planning application is submitted with a masterplan for the whole site together with a delivery statement to ensure open space and housing elements of the scheme are delivered in tandem over an appropriate timescale.</p> <p>The allocation does not affect the existing agricultural and employment uses at Orchard Farm. Any heavy goods vehicle traffic associated with these two existing uses will continue to access Orchard Farm from School Road.</p>	<p>b. in the case of settlements with a population of fewer than 3000 the development would comprise either 10 or more dwellings and/or involve a site of 0.4 hectares or more of land.</p> <p>Such provision must be made on-site in the form of serviced land and/or dwellings. Only in the most exceptional circumstances will contributions in cash or kind in lieu of on-site provision be accepted, in accordance with supplementary planning guidance adopted by the District Planning Authority.</p> <p>6. Seek to negotiate the exact level and means of provision of affordable housing in all such cases with reference to:</p> <ol style="list-style-type: none"> the nature of the identified housing needs; the likely timing of the release and development of the site; any special considerations affecting the development of the site; and objectives and targets contained in supplementary planning guidance <p>7. Not grant planning permission until the developer has entered into satisfactory</p>	<ul style="list-style-type: none"> Category 3 - approximately 450 homes in total, of which no more than around 13% should be provided in an individual settlement. Category 4 - approximately 400 homes in total, of which no more than around 8% should be provided in an individual settlement. <p>Within the Green Belt Local Service Villages, housing development will take place wholly in accordance with the provisions of Policy CS.10.</p> <p>C. Site Allocations</p> <p>The Council is committed to giving local people the opportunity to influence where homes are built in their communities and encourages Parish Councils to prepare Neighbourhood Plans that identify sites to meet or exceed the housing requirements set out above. However, to ensure that the housing requirement for the Local Service Villages is delivered, the Council will prepare a Site Allocations Plan by 2016. Based on monitoring of housing supply and progress on Neighbourhood Plans, the Site Allocations Plan will identify and allocate sites to meet the housing requirement in the Local Service Villages.</p>

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	<p>arrangements to ensure that the affordable housing is:</p> <ol style="list-style-type: none"> a. built within an agreed timescale; b. provided on terms that would meet identified need; c. to be occupied only by households requiring such accommodation; and d. managed and maintained on a long-term basis as affordable housing, normally through the involvement of a Joint Commissioning partner Registered Social Landlord <p>8. Promote the role of 'exception' sites which provide affordable housing in rural settlements where residential development is normally restricted, in accordance with Policy CTY.5</p> <p>Policy COM.14 Mix of Dwelling Types In order to secure a diversity of dwelling sizes and types to reflect identified needs, and to achieve an appropriate balance in the profile of the District's housing stock, proposals for residential development consisting of 10 or more dwellings, or involving 0.4 hectares or</p>	<p>Policy CS.17 Affordable Housing</p> <p>A. Requirement and Thresholds All new residential development comprising self-contained homes, including that proposed to meet specialised needs (excluding Use Classes C2 and C2a), will be required to contribute to the provision of affordable housing in accordance with the following thresholds:</p> <ul style="list-style-type: none"> • In the parishes of Alcester and Kinwarton, Bidford-on-Avon, Henley-in-Arden and Beaudesert, Kineton, Shipston-on-Stour, Southam, Stratford-upon-Avon, Studley and Mappleborough Green, Tanworth-in-Arden, and Wellesbourne; development providing: <ul style="list-style-type: none"> o 11 or more dwellings; or o A combined gross floorspace of more than 1,000sqm • In all other parishes; development providing 6 or more dwellings <p>The affordable housing will comprise 35% of the homes, unless credible site specific evidence of viability indicates otherwise. Schemes proposing more than 35% affordable housing provision, including rural exceptions, will also be supported where it meets an identified need. The Council will also support Use Class C2 and C2a schemes that contribute to the provision of affordable housing.</p>

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	<p>more of land, will be expected to provide a range and mix of dwelling types.</p> <p>The proposed mix of dwellings will be considered on a settlement-wide basis, having regard to:</p> <ul style="list-style-type: none"> (a) the extent to which a diversity of dwelling sizes and types is proposed, taking into account the overall scale of development and the physical characteristics of the site; (b) the existing profile of the housing stock in the settlement; and (c) the findings of a Parish Plan (or equivalent) adopted by the District Council <p>Policy COM.9 Walking and Cycling The layout and design of development proposals will be expected to incorporate facilities for walking and cycling which are safe, convenient to use and well connected to other parts of the settlement. Proposals will not be supported if the function of existing walking and cycling facilities would be compromised.</p> <p>Policy DEV.3 Amenity Open Space In addition to the provision of recreational open space applicable to residential development, it</p>	<p>B. On-site Provision On schemes proposing fewer than 11 homes a contribution to off-site affordable housing provision in the District will be provided where on-site provision (in whole or part) is not proposed. On schemes proposing 11 or more homes, affordable housing will be provided onsite.</p> <p>The application of the minimum affordable housing requirement may result in a fractional level of provision. Given the distributional strategy of this Plan and the preference for smaller sites, fractional provision assumes greater importance for reasons of equitability. On sites of fewer than 11 homes, the fractional requirement will be provided as an off-site contribution. For sites proposing between 11 and 20 homes the requirement for on-site provision will be rounded down to the nearest whole unit (unless the applicant proposes rounding up), with the balance to be provided as an off-site contribution. For sites proposing 21 homes or more, affordable housing will be provided on-site to the nearest whole unit.</p> <p>Full or partial off-site provision of general needs affordable housing on sites proposing 11 or more homes will only be permitted where</p>

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	<p>may be necessary to require the incorporation into the layout of all forms of new development an appropriate amount of amenity open space. The amount and nature of such provision will depend on the location and form of the proposed development. Such an assessment will be based on the contribution amenity open space would make to the appearance and enjoyment of the development.</p>	<p>exceptional circumstances have been demonstrated to the Council's satisfaction. Schemes providing specialised accommodation may provide affordable housing off-site where such provision has been justified to the Council's satisfaction. In both circumstances the alternative form of provision will be equivalent or better in all respects to the affordable housing were this to have been provided on-site in accordance with Part A of the Policy.</p> <p>C. Affordability and Tenure Affordable housing is defined as social rented, affordable rented, and intermediate housing provided to eligible households whose needs are not met by the market. Such housing will:</p> <ol style="list-style-type: none"> (1) Ensure the development of cohesive and stable communities, through the provision of appropriate stock and tenure profiles and management arrangements on each site. (2) Effectively meet the needs of households, including through its availability at a cost low enough for them to afford, determined with regard to local house price and market rent levels. (3) Include provision for homes to remain at an affordable cost for future eligible households or, exceptionally if relevant restrictions are lifted, for the subsidy involved in their development to

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		<p>be fully recycled for alternative affordable housing provision.</p> <p>On each site to which this policy applies, an appropriate tenure profile will be determined based on the principle that total affordable housing costs (rents and sale prices together with any applicable service charges) must be set at levels which will ensure that the accommodation is genuinely affordable to all households on low incomes, including those in work and/or with special needs. In accordance with the housing size and mix required by Policy CS.18, the following preferred tenure mix will also apply. The final mix achieved on any site will be informed by the up-to-date position set out in the Development Requirements SPD, taking account of any relevant site specific issues and evidence of local circumstances.</p> <ul style="list-style-type: none"> • Maximum 20% Affordable Rented Housing • Maximum 20% Intermediate Housing • Minimum 60% Social Rented Housing <p>D. On-site Integration</p> <p>To ensure community cohesion and good design, affordable homes will be fully integrated in the design of the overall scheme, being physically and visually indistinguishable from the market units and dispersed across the site in clusters</p>

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		<p>appropriate to the size and scale of the development.</p> <p>E. Delivery The provision of affordable housing will be required irrespective of the availability of public subsidy. Schemes will remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. All affordable housing will reflect the Council's quality benchmark standards in respect of affordable housing allocation, monitoring and management arrangements as set out in the Development Requirements SPD.</p> <p>Policy CS.9 Design and Distinctiveness</p> <p>B. Ensuring High Quality Design High quality design will be achieved by ensuring that all development is: (1) Attractive: Proposals will be of a high quality architectural design and include appropriate landscaping to create places where people want to live, work and visit. Proposals should use a limited palette of materials to give coherence to the overall design. The provision of landscaping will be accompanied by appropriate mechanisms to ensure its ongoing management and maintenance.</p>

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		<p>(2) Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality. Proposals will reflect the context of the locality, ensuring a continuity of key design features that establishes the identity of the place, making best use of on-site assets including landscaping features as well as public views and vistas and not harming existing ones.</p> <p>(3) Distinctive: The layout of proposals will be easy to navigate with buildings designed and positioned to define and enhance a hierarchy of streets and spaces, taking account of the relationship between building height and street width. Public and private spaces should be clearly defined and areas that have little or no public or biodiversity value should be avoided. Densities should be appropriate to the site taking into account the fact a key principle of good design is the relationship between the height, width and depth of buildings.</p> <p>(4) Connected: Proposals will be well-integrated with existing built form, enhancing the network of streets, footpaths and green infrastructure across the site and the locality, and retaining existing rights of way.</p> <p>(5) Environmentally Sustainable: Proposals will respond to climate change. Measures should include energy efficiency technologies, low</p>

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		<p>carbon and renewable energy sources, the use of local materials where possible, effective water management and flood protection, and appropriate landscaping.</p> <p>(6) Accessible: Proposals will encourage walking and cycling and provide for or be close to, community facilities, having good access to public transport.</p> <p>(7) Safe: Proposals will incorporate effective measures to help reduce crime and the fear of crime and to minimise danger from traffic. Schemes linked to the evening and night-time economy will incorporate measures to help manage anti-social behaviour and to avoid unacceptable impact on neighbouring uses, residents and the surrounding area. Measures should include pedestrian and cycle friendly streets and opportunities for natural surveillance whilst avoiding large parking courts and blank building elevations.</p> <p>(8) Healthy: Proposals will ensure a good standard of space and amenity for occupiers. Occupants of new and neighbouring buildings will be protected from unacceptable levels of noise, contamination and pollution, loss of daylight and privacy, and adverse surroundings.</p>
POLICY SP10: NEW HOUSING DEVELOPMENT ON NON-ALLOCATED SITES	Policy PR.1 Landscape and Settlement Character	Policy CS.15 Distribution of Development The distribution of development in Stratford-on-Avon District during the plan period 2011 – 2031 will be based on a pattern of balanced dispersal,

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<p>New housing development on non-allocated sites will be supported where it retains the essential rural character of the area and meets the following local criteria:</p> <p><u>Salford Priors</u> – small scale infill proposals within the existing built form of the village where they are in accordance with the policies of the neighbourhood development plan and other development plan policies.</p> <p><u>Abbot's Salford, The Bevingtons, Dunnington, Iron Cross, Pitchill and Rushford</u> - new housing development in these settlements will only be permitted when it is a small-scale community-led scheme which meets a need identified in an up-to-date housing needs survey.</p>	<p>All development proposals should respect and, where possible, enhance the quality and character of the area.</p> <p>Proposals that would damage or destroy features which contribute to the distinctiveness of the local area will not be permitted unless significant public benefit would arise from the scheme. The value attached to such features by local communities will be taken into account.</p> <p>In assessing all applications for development, thorough considerations will be given to the detailed guidance provided in supplementary planning guidance adopted by the District Council, including District Design Guide Countryside Design Summary and Village/Town Design Statements.</p> <p>Policy COM.1 Local Choice The views of the local community as expressed preferably in a Parish Plan (or equivalent), or in its absence an alternative source of reliable evidence, will be fully taken into account in the planning process. In particular, they will be used:</p> <p>(a) to help assess the merits of schemes promoted by communities to meet needs which they have identified;</p>	<p>in accordance with the distinctive character and function of the wide range of sustainable locations across the District:</p> <p>Local Service Villages A wide range of villages fall into this category, in accordance with the level of local services available. The status of an individual settlement could alter if the availability of services changes.</p> <p>The scale of housing development that is appropriate in each village is specified in Policy CS.16 Housing Development.</p> <p>Development will take place:</p> <ul style="list-style-type: none"> • on sites identified in a Neighbourhood Plan; and • through small-scale schemes on unidentified but suitable sites within their Built-Up Area Boundaries (where defined) or otherwise within their physical confines. <p>Policy CS.16 Housing Development A. Housing Requirement Stratford-on-Avon District will meet its objectively assessed housing needs for the period 2011 to 2031. Provision will be made for at least 14,600 additional homes, distributed as</p>

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	<p>(b) as a material consideration in the determination of planning applications and to assist in identifying the scope and nature of associated planning obligations which might be sought; and</p> <p>(c) to identify opportunities for environmental and other forms of enhancement.</p> <p>In the case of Main Rural Centres and Local Centre Villages only, as defined in Policy STR.1, small scale schemes which meet housing (particularly affordable housing) and employment needs identified by a local community will be encouraged in this way. Such schemes will be considered against the following criteria:</p> <p>(a) the robustness of the justification made in support of the scale, location and type of housing and employment sought;</p> <p>(b) the maximisation of the use of previously developed land which is available; and</p> <p>(c) the need to ensure that other relevant policies of the Local Plan are not undermined due to its location and design.</p>	<p>follows based on the sustainable locations identified in Policy CS.15:</p> <ul style="list-style-type: none"> • Stratford-upon-Avon: approximately 3,500 homes • Main Rural Centres: approximately 3,800 homes • New Settlement at Lighthorne Heath: approximately 2,300 homes • New settlement at Long Marston Airfield: approximately 2,100 homes • Local Service Villages: approximately 2,000 homes • Large Rural Brownfield Sites: approximately 1,165 homes • Other Rural Locations: approximately 750 homes <p>A further strategic allocation of approximately 2,000 homes is identified for the Local Service Villages. Policy CS.15 identifies four categories of Local Service Village, to which the following housing requirements apply:</p> <ul style="list-style-type: none"> • Category 1 - approximately 450 homes in total, of which no more than around 25% should be provided in an individual settlement. • Category 2 - approximately 700 homes in total, of which no more than around 12% should be provided in an individual settlement.

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		<ul style="list-style-type: none"> • Category 3 - approximately 450 homes in total, of which no more than around 13% should be provided in an individual settlement. • Category 4 - approximately 400 homes in total, of which no more than around 8% should be provided in an individual settlement. <p>7. Local Needs Schemes Within and adjacent to settlements, development may include small-scale community-led schemes brought forward to meet a need identified by that community. Dwellings provided through such schemes will contribute to the overall housing requirement for the District.</p> <p>Policy CS.9 Design and Distinctiveness</p> <p>B. Ensuring High Quality Design High quality design will be achieved by ensuring that all development is: (1) Attractive: Proposals will be of a high quality architectural design and include appropriate landscaping to create places where people want to live, work and visit. Proposals should use a limited palette of materials to give coherence to the overall design. The provision of landscaping will be accompanied by appropriate mechanisms</p>

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		<p>to ensure its ongoing management and maintenance.</p> <p>(2) Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality. Proposals will reflect the context of the locality, ensuring a continuity of key design features that establishes the identity of the place, making best use of on-site assets including landscaping features as well as public views and vistas and not harming existing ones.</p> <p>(3) Distinctive: The layout of proposals will be easy to navigate with buildings designed and positioned to define and enhance a hierarchy of streets and spaces, taking account of the relationship between building height and street width. Public and private spaces should be clearly defined and areas that have little or no public or biodiversity value should be avoided. Densities should be appropriate to the site taking into account the fact a key principle of good design is the relationship between the height, width and depth of buildings.</p> <p>(4) Connected: Proposals will be well-integrated with existing built form, enhancing the network of streets, footpaths and green infrastructure across the site and the locality, and retaining existing rights of way.</p>

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		<p>(5) Environmentally Sustainable: Proposals will respond to climate change. Measures should include energy efficiency technologies, low carbon and renewable energy sources, the use of local materials where possible, effective water management and flood protection, and appropriate landscaping.</p> <p>(6) Accessible: Proposals will encourage walking and cycling and provide for or be close to, community facilities, having good access to public transport.</p> <p>(7) Safe: Proposals will incorporate effective measures to help reduce crime and the fear of crime and to minimise danger from traffic. Schemes linked to the evening and night-time economy will incorporate measures to help manage anti-social behaviour and to avoid unacceptable impact on neighbouring uses, residents and the surrounding area. Measures should include pedestrian and cycle friendly streets and opportunities for natural surveillance whilst avoiding large parking courts and blank building elevations.</p> <p>(8) Healthy: Proposals will ensure a good standard of space and amenity for occupiers. Occupants of new and neighbouring buildings will be protected from unacceptable levels of noise, contamination and pollution, loss of daylight and privacy, and adverse surroundings.</p>

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<p>POLICY SP11: HOUSING DENSITY</p> <p>New housing should be developed at a maximum of 20 dwellings per hectare to preserve the rural character of the area.</p>		<p>Policy CS.9 Design and Distinctiveness</p> <p>A. Ensuring Local Distinctiveness All forms of development will improve the quality of the public realm and enhance the sense of place, reflecting the character and distinctiveness of the locality. Proposals that would damage or destroy features which positively contribute to local distinctiveness will not be permitted. Understanding local context is key to achieving good design and proposals should take into account any relevant design principles and contextual analysis set out in local guidance. Where required as part of a planning application, Design and Access Statements will set out how new development responds to its unique context and enhances local distinctiveness.</p> <p>B. Ensuring High Quality Design High quality design will be achieved by ensuring that all development is: (1) Attractive: Proposals will be of a high quality architectural design and include appropriate landscaping to create places where people want to live, work and visit. Proposals should use a limited palette of materials to give coherence to the overall design. The provision of landscaping will be accompanied by appropriate mechanisms</p>

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		<p>to ensure its ongoing management and maintenance.</p> <p>(2) Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality. Proposals will reflect the context of the locality, ensuring a continuity of key design features that establishes the identity of the place, making best use of on-site assets including landscaping features as well as public views and vistas and not harming existing ones.</p> <p>(3) Distinctive: The layout of proposals will be easy to navigate with buildings designed and positioned to define and enhance a hierarchy of streets and spaces, taking account of the relationship between building height and street width. Public and private spaces should be clearly defined and areas that have little or no public or biodiversity value should be avoided. Densities should be appropriate to the site taking into account the fact a key principle of good design is the relationship between the height, width and depth of buildings.</p>
<p>POLICY SP12 AFFORDABLE HOUSING</p> <p>All proposals for 6 or more new homes in Salford Priors village must provide affordable housing on site. On such sites at least 35% of homes must be affordable. Allocation of such homes should</p>	<p>Policy COM.13 Affordable Housing</p> <p>In order to maximise the supply of affordable housing as a proportion of overall housing supply, the District Planning Authority will:</p> <ol style="list-style-type: none"> 1. Expect all proposals involving residential development on allocated 	<p>Policy CS.17 Affordable Housing</p> <p>A. Requirement and Thresholds</p> <p>All new residential development comprising self-contained homes, including that proposed to meet specialised needs (excluding Use Classes</p>

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<p>be in the following order: existing residents of Salford Priors in housing need; residents of Stratford-on-Avon district in housing need; and residents of Warwickshire county in housing need.</p> <p>Affordable homes should be designed to be well integrated with their surroundings and with new market homes on the site of which they are a part. The type and size of affordable homes should meet the identified and up-to-date housing needs of the parish. Applications for more than 6 homes should therefore be accompanied by an affordable housing statement. This should be produced in consultation with an appropriate Registered Social Landlord and be discussed and agreed with Salford Priors Parish Council in advance of any planning application.</p>	<p>and 'windfall' sites to provide a proportion of affordable housing, where:</p> <ol style="list-style-type: none"> a. in the case of settlements with a population over 3000 the development would comprise either 15 or more dwellings and/or involve a site of 0.5 hectare or more of land; or b. in the case of settlements with a population of fewer than 3000 the development would comprise either 10 or more dwellings and/or involve a site of 0.4 hectares or more of land. <p>Such provision must be made on-site in the form of serviced land and/or dwellings. Only in the most exceptional circumstances will contributions in cash or kind in lieu of on-site provision be accepted, in accordance with supplementary planning guidance adopted by the District Planning Authority.</p> <ol style="list-style-type: none"> 2. Seek to negotiate the exact level and means of provision of affordable housing in all such cases with reference to: <ol style="list-style-type: none"> a. the nature of the identified housing needs; 	<p>C2 and C2a), will be required to contribute to the provision of affordable housing in accordance with the following thresholds:</p> <ul style="list-style-type: none"> • In the parishes of Alcester and Kinwarton, Bidford-on-Avon, Henley-in-Arden and Beaudesert, Kineton, Shipston-on-Stour, Southam, Stratford-upon-Avon, Studley and Mappleborough Green, Tanworth-in-Arden, and Wellesbourne; development providing: <ul style="list-style-type: none"> o 11 or more dwellings; or o A combined gross floorspace of more than 1,000sqm • In all other parishes; development providing 6 or more dwellings <p>The affordable housing will comprise 35% of the homes, unless credible site specific evidence of viability indicates otherwise. Schemes proposing more than 35% affordable housing provision, including rural exceptions, will also be supported where it meets an identified need. The Council will also support Use Class C2 and C2a schemes that contribute to the provision of affordable housing.</p> <p>B. On-site Provision</p> <p>On schemes proposing fewer than 11 homes a contribution to off-site affordable housing provision in the District will be provided where on-site provision (in whole or part) is not</p>

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	<ul style="list-style-type: none"> b. the likely timing of the release and development of the site; c. any special considerations affecting the development of the site; and d. objectives and targets contained in supplementary planning guidance <p>3. Not grant planning permission until the developer has entered into satisfactory arrangements to ensure that the affordable housing is:</p> <ul style="list-style-type: none"> a. built within an agreed timescale; b. provided on terms that would meet identified need; c. to be occupied only by households requiring such accommodation; and d. managed and maintained on a long-term basis as affordable housing, normally through the involvement of a Joint Commissioning partner Registered Social Landlord <p>4. Promote the role of 'exception' sites which provide affordable housing in rural settlements where residential development is normally restricted, in accordance with Policy CTY.5</p>	<p>proposed. On schemes proposing 11 or more homes, affordable housing will be provided onsite.</p> <p>The application of the minimum affordable housing requirement may result in a fractional level of provision. Given the distributional strategy of this Plan and the preference for smaller sites, fractional provision assumes greater importance for reasons of equitability. On sites of fewer than 11 homes, the fractional requirement will be provided as an off-site contribution. For sites proposing between 11 and 20 homes the requirement for on-site provision will be rounded down to the nearest whole unit (unless the applicant proposes rounding up), with the balance to be provided as an off-site contribution. For sites proposing 21 homes or more, affordable housing will be provided on-site to the nearest whole unit.</p> <p>Full or partial off-site provision of general needs affordable housing on sites proposing 11 or more homes will only be permitted where exceptional circumstances have been demonstrated to the Council's satisfaction. Schemes providing specialised accommodation may provide affordable housing off-site where such provision has been justified to the</p>

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		<p>Council’s satisfaction. In both circumstances the alternative form of provision will be equivalent or better in all respects to the affordable housing were this to have been provided on-site in accordance with Part A of the Policy.</p> <p>C. Affordability and Tenure Affordable housing is defined as social rented, affordable rented, and intermediate housing provided to eligible households whose needs are not met by the market. Such housing will:</p> <ol style="list-style-type: none"> (1) Ensure the development of cohesive and stable communities, through the provision of appropriate stock and tenure profiles and management arrangements on each site. (2) Effectively meet the needs of households, including through its availability at a cost low enough for them to afford, determined with regard to local house price and market rent levels. (3) Include provision for homes to remain at an affordable cost for future eligible households or, exceptionally if relevant restrictions are lifted, for the subsidy involved in their development to be fully recycled for alternative affordable housing provision. <p>On each site to which this policy applies, an appropriate tenure profile will be determined based on the principle that total affordable</p>

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		<p>housing costs (rents and sale prices together with any applicable service charges) must be set at levels which will ensure that the accommodation is genuinely affordable to all households on low incomes, including those in work and/or with special needs. In accordance with the housing size and mix required by Policy CS.18, the following preferred tenure mix will also apply. The final mix achieved on any site will be informed by the up-to-date position set out in the Development Requirements SPD, taking account of any relevant site specific issues and evidence of local circumstances.</p> <ul style="list-style-type: none"> • Maximum 20% Affordable Rented Housing • Maximum 20% Intermediate Housing • Minimum 60% Social Rented Housing <p>D. On-site Integration To ensure community cohesion and good design, affordable homes will be fully integrated in the design of the overall scheme, being physically and visually indistinguishable from the market units and dispersed across the site in clusters appropriate to the size and scale of the development.</p> <p>E. Delivery The provision of affordable housing will be required irrespective of the availability of public</p>

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		<p>subsidy. Schemes will remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. All affordable housing will reflect the Council's quality benchmark standards in respect of affordable housing allocation, monitoring and management arrangements as set out in the Development Requirements SPD.</p>
<p>POLICY SP13: CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS FOR HOUSING AND OTHER USES</p> <p>Conversion of redundant buildings for housing and other uses will be supported when proposals can meet the following - they:</p> <ul style="list-style-type: none"> a) maintain the original character of the building and do not include substantial new structures, or re-building, that results in them being fundamentally new build development (see also criteria (g) to (m) below); b) maintain overall form and proportions of the existing buildings; 	<p>Policy CTY.2 Reuse of Rural Buildings – Non-residential</p> <p>Proposals for the conversion of existing rural buildings to industrial, commercial, tourism or recreation uses will generally be supported. All conversion schemes will be subject to the following criteria being satisfied as appropriate:</p> <ul style="list-style-type: none"> (a) the building should be capable of accommodating the proposed use without significant rebuilding, alteration or extension; (b) the scale of the proposals should not be such as to jeopardise sustainability objectives, particularly in relation to the generation of car and goods vehicle traffic; (c) proposals for Class B8 (warehousing) uses should not be located where they would cause an increase in heavy goods 	<p>Policy AS.10 Countryside and Villages</p> <p>This policy applies to all parts of the District apart from those which lie within the Built-Up Areas Boundaries defined for Stratford-upon-Avon and the main Rural Centres, the area covered by Proposal GLH and land covered by Policy AS.11 large Rural Brownfield sites.</p> <p>In order to help maintain the vitality of rural communities and a strong rural economy, provision will be made for a wide range of activities and development in rural parts of the District.</p> <p>All proposals will be thoroughly assessed against the principles of sustainable development to make sure their scale, nature and location are appropriate, including the need to:</p> <ul style="list-style-type: none"> • minimise impact on the character of the local landscape, communities and environmental features;

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<p>c) use traditional materials (locally-sourced brick, tiles, stone, timber framing, etc.);</p> <p>d) retain any original architectural detailing;</p> <p>e) retain existing wall openings, and do not create inappropriate, or significant numbers of new openings; and</p> <p>f) retain existing roof structures and floor levels.</p> <p>Applications to convert or re-use buildings which are not suitable for conversion will not be supported, including those which are:</p> <p>g) structurally unsound;</p> <p>h) roofless, missing substantial sections of wall, or so ruined that only vestiges remain of the original structure;</p> <p>i) of temporary construction;</p>	<p>vehicles on roads in the vicinity which are unsuitable for such traffic;</p> <p>(d) proposed uses should complement the special qualities and features which help to create the distinctiveness of the locality, including those highlighted in Parish and Town Plans (and their equivalents), Conservation Area reports and landscape character assessments, and as reflected in any designation affecting the site;</p> <p>(e) proposals should be appropriate to a rural setting, particularly in relation to the scale of proposed extensions and the treatment of building elevations and curtilages, and should be consistent with the rurality of the area;</p> <p>(f) in the case of an agricultural building of modern construction it will be necessary to prove that the building was genuinely required and used for farming purposes; and</p> <p>(g) proposals should retain and respect the special qualities and features of listed buildings and buildings of local historic interest.</p> <p>All proposals require an assessment to be made of the presence of protected species. Appropriate measures will be identified to</p>	<ul style="list-style-type: none"> • minimise impact on the occupiers and users of existing properties in the area; • avoid a level of increase in traffic on rural roads that would be harmful to the local area; • make provision for sustainable forms of transport wherever appropriate and justified; • prioritise the re-use of brownfield land and existing buildings; and • seek avoid the loss of large areas of higher quality agricultural land. <p>The following forms of development and uses in the countryside are acceptable in principle:</p> <p>Community</p> <p>(a) Small-scale schemes for housing, employment or community facilities to meet a need identified by a local community in a Parish Plan, Neighbourhood Plan or other form of local evidence, on land within or adjacent to a village.</p> <p>Residential</p> <p>(b) Small-scale housing schemes, including the redevelopment of buildings, within the Built-Up Area Boundary of a Local Service Village (where defined), or</p>

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<p>j) eyesores which should be removed in the interests of landscape conservation;</p> <p>k) unsuitable in terms of size and form of construction;</p> <p>l) at risk of flooding;</p> <p>m) of insufficient floor area within the existing building to provide acceptable standards of accommodation (in the case of conversions to dwellings, this should be a minimum of 40m²) without the need for large and disproportionate extensions; and</p> <p>n) proposals that involve rebuilding more than 10% of the walls if the roof structure needs to be rebuilt; or 20% of the walls if the roof structure is to be retained.</p>	<p>ensure protected species are not harmed or disturbed.</p> <p>The scale of any retail use of such a building will be restricted to that which is directly related to the sale of goods produced on the site.</p> <p>Proposals for the conversion of buildings in the countryside to self-catering holiday accommodation will also be assessed against the above criteria. If permission is granted it will be subject to a condition limiting occupancy to short-term holiday lets.</p> <p>The potential environmental impact of permitted development rights will be assessed in each case and will be withdrawn where they would otherwise have significant environmental implications.</p> <p>For schemes within the Green Belt, the proposed use should not jeopardise the openness of the Green Belt, or the purposes of Green Belt designation, through the significant extension of buildings, the provision of extensive ancillary facilities such as external storage, vehicle parking/manoeuvring space, or boundary walling/fencing. The potential</p>	<p>otherwise within the physical confines, in accordance with Policy CS.15 Distribution of Development and Policy CS.16 Housing Development.</p> <p>(c) Conversion to a residential use of a building within the physical confines of a village.</p> <p>(d) Conversion to a residential use of a redundant or disused building in open countryside, constructed of brick or stone, that is listed or of local historic, architectural or other merit. In such cases, residential should be the only viable use and the building should be capable of conversion in a manner that is appropriate to its character and setting.</p> <p>(e) A dwelling that forms part of the conversion of a building in open countryside where it is ancillary to a business and is necessary to ensure the efficient and secure operation of the business.</p> <p>(f) A replacement dwelling subject to its scale and design not causing inappropriate harm to the character of the area or to neighbouring properties.</p> <p>(g) Redevelopment of a bad neighbour site for residential development where the</p>

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<p>In circumstances where the building has no original or traditional features of merit, it is expected that the design of any conversion will reflect the vernacular character and appearance of other buildings in the locality. To support applicants a set of guidelines is included at Appendix 3 of this Plan.</p>	<p>cumulative impact of schemes will also be taken into account.</p> <p>Policy CTY.2A Reuse of Rural Buildings – Residential Proposals for the permanent residential conversion of rural buildings will be resisted unless a specific justification is established in one or more of the following ways:</p> <ul style="list-style-type: none"> (a) a mixed use conversion scheme where a dwelling would be ancillary to an existing or proposed business use. This will only be permitted where clearly necessary for and subordinate to the efficient and secure operation of the business use; or (b) where residential conversion provides the only appropriate means of protecting from deterioration: <ul style="list-style-type: none"> - a listed building; - an unlisted building of local historic interest; or - an unlisted building which is situated within a settlement and which makes an important contribution to the character and amenity of the settlement <p>In the case of an unlisted building, permission will only be granted where it is clearly</p>	<p>current use has been the cause of prolonged environmental conflict.</p> <p>(h) A small-scale expansion of an existing mobile or park home site where this would secure benefits to its function and appearance.</p> <p>(i) A permanent dwelling for occupation by a person engaged in an agricultural operation or other form of use that can only reasonably be carried out in the countryside, subject to a functional need being established.</p> <p>(j) A new single dwelling in open countryside which is of exceptional quality and design and makes a positive contribution to the character of the local area.</p> <p>Business</p> <p>(k) Conversion of a building for business purposes subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years.</p> <p>(l) Redevelopment at a similar scale of an existing building for business purposes, excluding holiday lets, where this would result in a more effective use of the site.</p>

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	<p>demonstrated that business use is not a feasible option.</p> <p>The provisions of Policy CTY.2 will be applied where appropriate</p>	<p>(m) Small-scale expansion of an existing group of buildings for business uses, excluding holiday lets, where the site is readily accessible by means of transport other than the private car.</p> <p>(n) An extension to a business in its established location, particularly if it would be unreasonable to expect the business to relocate in order to expand.</p> <p>(o) A building or structure related to agriculture, horticulture and forestry where it is required for such purposes.</p> <p>(p) Farm-based business activities, including farm shops selling locally sourced produce that would help to diversify and support the viability of agricultural operations.</p> <p>(q) New and extended garden centres and nurseries.</p> <p>(r) Equine and equestrian-related activities, wherever practicable using existing buildings and structures.</p> <p>Tourism and Leisure</p> <p>(s) Small-scale tourism, visitor accommodation and leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services.</p>

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		<p>(t) Purpose-built visitor accommodation that is directly associated with and related to the scale and nature of an existing use.</p> <p>(u) A small-scale expansion of an existing holiday caravan/chalet site where this would secure benefits to its function and appearance.</p> <p>(v) Golf courses, golf driving ranges and ancillary facilities.</p> <p>Tourism and leisure-related schemes will also be assessed against the provisions of Policy CS.23.</p> <p>All other types of development or activity in the countryside, unless covered by a specific policy in the Core Strategy, will need to be fully justified, offer significant benefits to the local area and not be contrary to the overall development strategy for the District.</p>
<p>POLICY SP14: WOODLANDS, TREES AND HEDGEROWS</p> <p>Development proposals should seek to retain existing trees, woodland and hedgerows. The trees identified in Table 5 are locally important. Any new development affecting these trees will only be permitted when the need for, and</p>	<p>Policy EF.10 Trees, Woodland and Hedgerows – Preservation</p> <p>The landscape, amenity and nature conservation value of trees, woodlands and hedgerows will be preserved and enhanced. Tree Preservation Orders will be served where they would effectively safeguard public amenity and preserve the character of the local area.</p>	<p>Policy CS.5 Landscape</p> <p>The landscape character and quality of the District will be maintained by ensuring that development takes place in a manner that minimises and mitigates its impact and, where possible, incorporates measures to enhance the landscape. The cumulative impact of development proposals on the quality of the landscape will be taken into account.</p>

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<p>benefits of, the development in that location clearly outweigh the loss of the tree(s).</p> <p>Hedgerow replacement with other boundary treatments, such as fences, will not be supported.</p>	<p>Inappropriate arboricultural work to protected trees will be resisted.</p> <p>In conservation areas, inappropriate arboricultural works will be resisted where trees are of public amenity value and contribute to the character of the conservation area.</p>	<p>Development could be permitted where:</p> <p>C. Trees, Woodland and Hedges</p> <ol style="list-style-type: none"> 1. Proposals do not lead to any loss or damage but rather protect the quality of ancient seminatural woodland and aged/veteran trees, particularly in the Forest of Arden but also (due to their relative scarcity), elsewhere in the District. 2. Proposals that will have an impact on woodlands, hedges and trees incorporate measures to protect their contribution to landscape character, public amenity and biodiversity. The loss of those trees which are of high public amenity value will be resisted and such trees will be protected by the use of Tree Preservation Orders. 3. The design and layout of development schemes and other projects in rural and urban areas incorporates trees in a manner that is appropriate to the nature of the site, including the use of native species. However, given the continued threat to native trees and plant species from pests and diseases, the incorporation of non-native species into schemes will be considered and accepted where appropriate. 4. Development schemes and other opportunities are used to:

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		<ul style="list-style-type: none"> • enable the expansion of native woodlands, • buffer, extend and connect fragmented ancient woodlands, • develop flood risk reduction measures through the planting of woodlands, trees and undergrowth for their intrinsic value and to help climate change adaptation.
<p>POLICY SP15: PROTECTING THE BEST AND MOST VERSATILE AGRICULTURAL LAND</p> <p>The loss of best and most versatile agricultural land (Agricultural Land Classification Grades 1, 2 and 3a) should be avoided in favour of poorer quality land. To ensure that Grade 1, 2 and 3a land is retained the economic and other benefits of this land including the following will be taken in to account:</p> <ul style="list-style-type: none"> a) Impact of any loss of the land on the viability of individual agricultural holdings; b) Landscape; c) Character and setting of the parish's individual settlements; and 	<p>Policy CTY.4 Farm Diversification</p> <p>Proposals which seek to diversify farm-based operations will generally be supported. All proposals will be assessed against the following criteria:</p> <ul style="list-style-type: none"> (a) whether best and most versatile agricultural land is affected; (b) the extent to which existing buildings can be utilised in preference to new buildings being required; (c) whether the scale and nature of the proposed activity can be satisfactorily integrated into the landscape without being detrimental to its character; (d) the effect of the proposed activities on existing properties and settlements and on the road network; 	<p>Policy AS.10 Countryside and Villages</p> <p>This policy applies to all parts of the District apart from those which lie within the Built-Up Areas Boundaries defined for Stratford-upon-Avon and the main Rural Centres, the area covered by Proposal GLH and land covered by Policy AS.11 large Rural Brownfield sites.</p> <p>In order to help maintain the vitality of rural communities and a strong rural economy, provision will be made for a wide range of activities and development in rural parts of the District.</p> <p>All proposals will be thoroughly assessed against the principles of sustainable development to make sure their scale, nature and location are appropriate, including the need to:</p>

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<p>d) The other policies in this neighbourhood development plan.</p> <p>Planning permission will only be granted when alternative poorer quality land is not available elsewhere, and when the economic benefits of the proposed development clearly outweigh the economic, and other benefits provided by keeping Grade 1, 2 and 3a land open.</p>	<p>(e) the potential generation of vehicular movements, the adequacy of the proposed means of access and the provision of parking on the site;</p> <p>(f) the cumulative effect of activities on the character of the local area; and</p> <p>(g) the potential impact of the proposal on the natural and historic environment and on protected species.</p> <p>In assessing the merits of such proposals, the extent to which they would contribute to and not conflict with the long-term operation and viability of the existing farm holding will be taken into account.</p> <p>In addition, the role of proposals in the implementation of Whole Farm Plans will be taken into account.</p>	<ul style="list-style-type: none"> • minimise impact on the character of the local landscape, communities and environmental features; • minimise impact on the occupiers and users of existing properties in the area; • avoid a level of increase in traffic on rural roads that would be harmful to the local area; • make provision for sustainable forms of transport wherever appropriate and justified; • prioritise the re-use of brownfield land and existing buildings; and • seek avoid the loss of large areas of higher quality agricultural land.
<p>POLICY SP16: PROTECTED OPEN AREAS</p> <p>The open areas listed in Table 6 and shown on Figure 8 will be protected. Development affecting these open areas will be permitted only when:</p> <p>a) It does not have a detrimental impact on the historic character or rural setting of the open area;</p>	<p>Policy COM.6 Open Space - Retention</p> <p>The redevelopment of existing or proposed public and private open space, including allotments, will not be permitted unless all the following criteria apply;</p> <p>(a) an equivalent and equally convenient area of open space is laid out and made available for the same purpose, unless there is a lack of proven need for the facility;</p>	<p>Policy CS.5 Landscape</p> <p>The landscape character and quality of the District will be maintained by ensuring that development takes place in a manner that minimises and mitigates its impact and, where possible, incorporates measures to enhance the landscape. The cumulative impact of development proposals on the quality of the landscape will be taken into account.</p>

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<p>b) It would not lead to a detrimental impact on the wildlife of the open area; and</p> <p>c) It would not have a detrimental impact on views in to and out of the open area.</p>	<p>(b) the development would not entail the loss of an open space of significant amenity and/or ecological value; and</p> <p>(c) the level of open space provision would not fall below the standards set out in Policy COM.4 as a result of the development.</p> <p>Development on open space which is valuable for its contribution to the amenity and character of the area will also be resisted.</p>	<p>Development could be permitted where:</p> <p>A. Landscape Character and Enhancement</p> <ol style="list-style-type: none"> Proposals have regard to the local distinctiveness and historic character of the District's diverse landscapes. Proposals protect landscape character and avoid detrimental effects on features which make a significant contribution to the character, history and setting of a settlement or area. Measures are incorporated into development schemes to enhance and restore the landscape character of the locality. <p>B. Visual Impacts</p> <ol style="list-style-type: none"> Proposals include, dependent on their scale, use and location, an assessment of the likely visual impacts on the local landscape or townscape, and the site's immediate and wider setting. Applications for major developments may require a full Landscape and Visual Impact Assessment. New landscaping proposals are incorporated to reduce predicted harmful visual impacts and enhance the existing landscape. Provision must be made for its long term management and maintenance. <p>Policy CS.7 Green Infrastructure</p>

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		<p>B. Provision of Green Infrastructure The availability of open spaces, waterways and other green infrastructure features will be maintained and improved as a contribution towards:</p> <ul style="list-style-type: none"> (1) quality of life and attractive communities; (2) biodiversity and the provision of habitats; (3) landscape character and quality; (4) non-vehicular modes of movement; and (5) sustainable drainage, flood management, carbon sinks and other climate change mitigation and adaptation measures.
<p>POLICY SP 17: PROTECTED LOCAL GREEN SPACES</p> <p>The designated Local Green Spaces, listed in Table 7 and Appendix 4, will be protected. Development of these Local Green Spaces will only be permitted in line with national Green Belt policy. Inappropriate development will only be permitted in very special circumstances, that is, when any harm to the local green space, and any other harm, is clearly outweighed by other considerations.</p>	<p>Policy COM.6 Open Space - Retention The redevelopment of existing or proposed public and private open space, including allotments, will not be permitted unless all the following criteria apply;</p> <ul style="list-style-type: none"> (a) an equivalent and equally convenient area of open space is laid out and made available for the same purpose, unless there is a lack of proven need for the facility; (b) the development would not entail the loss of an open space of significant amenity and/or ecological value; and (c) the level of open space provision would not fall below the standards set out in Policy COM.4 as a result of the development. 	<p>Policy CS.7 Green Infrastructure</p> <p>B. Provision of Green Infrastructure The availability of open spaces, waterways and other green infrastructure features will be maintained and improved as a contribution towards:</p> <ul style="list-style-type: none"> (1) quality of life and attractive communities; (2) biodiversity and the provision of habitats; (3) landscape character and quality; (4) non-vehicular modes of movement; and (5) sustainable drainage, flood management, carbon sinks and other climate change mitigation and adaptation measures.

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	Development on open space which is valuable for its contribution to the amenity and character of the area will also be resisted.	
<p>POLICY SP18: WATERCOURSES AND WATER FEATURES</p> <p>All development proposals will be expected to retain on-site water features, such as streams and ponds, and maintain access to watercourses.</p> <p>Proposals to enhance, improve access, or improve informal recreational opportunities, near to water features, or along water courses will be encouraged.</p>	<p>Policy PR.5 Resource Protection</p> <p>All development will be expected to minimise the depletion of irreplaceable resources, such as energy, surface and ground water, soils, habitats and historic features. A thorough assessment of proposals will be carried out to gauge:</p> <ul style="list-style-type: none"> (a) the extent to which such resources are affected; (b) the availability of appropriate alternative sites for the proposed form of development which would have a lesser effect on such resources; (c) the scope to minimise impact through the design of the development and to mitigate any proven impact; (d) the opportunity to compensate effectively for any apparent loss of resources; and (e) the extent to which use is made of any existing or potential access to railway sidings. <p>The intended means of minimising, reusing and disposing of demolition and construction waste</p>	<p>Policy CS.4 Water Environment and Flood Risk</p> <p>All development proposals will take into account, dependent on their scale, use and location, the predicted impact of climate change on the District's water environment. Measures will include sustainable use of water resources, minimising water consumption, protecting and improving water quality, and minimising flood risk from all sources, as set out in the most up-to-date Strategic Flood Risk Assessment (SFRA).</p> <p>C. Enhancing and Protecting the Water Environment</p> <p>Development proposals that lie adjacent to a canal, river or tributary should ensure that the natural features and functions of the watercourses and its wider corridor are retained, or where possible reinstated and that appropriate habitats buffers are established.</p> <p>Culverts should be permitted for access purposes only and conform to the Environment Agency's culverting policy. Culverts must be removed unless it can be demonstrated that it is impractical to do so.</p>

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	<p>materials will be taken into account in appropriate cases.</p>	<p>Development proposals adjacent to canals should be supported by a SFRA Level 2 report to assess the residual risk of breach or overtopping.</p> <p>Physical and visual access to watercourses will be promoted where it respects the natural function of the watercourse and sensitive nature of the river corridor as a whole.</p> <p>All development proposed adjacent to a river corridor should be designed to take advantage of its proximity to the river through layout and orientation of buildings and spaces. Where a development site contains areas identified as flood plain, the development layout design should ensure that no surface water attenuation features are located in Flood Zone 1. There should be an 8 metre easement to allow maintenance and access to all main rivers and to ensure that the river corridor is sensitively managed to support environmental infrastructure (including wildlife corridors) and to protect/improve habitat for BAP species and/or ecological networks.</p> <p>All development proposals should demonstrate high levels of water efficiency. Non-residential development should demonstrate water efficiency of the relevant BREEAM 'Good'</p>

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		<p>standard. Grey water recycling and rainwater harvesting schemes should be used unless it can be demonstrated that it is not appropriate for a specific location.</p> <p>Development proposals will take full account of the biodiversity value of watercourses and river corridors and their role in supporting local ecological networks. Impacts from lighting noise and visual disturbances should be avoided or mitigated and opportunities to create, enhance and restore adjacent habitats for biodiversity will be encouraged.</p>
<p>POLICY SP20: FOOTPATHS AND CYCLEWAYS</p> <p>All development proposals should retain public footpaths, cycleways, bridleways and rights of way. Where proposals include new routes these should provide direct, legible connections to the existing network of routes, with clear signposting (with distance and time markers), when necessary, and full accessibility for all users.</p> <p>Development should improve and not impede accessibility to existing routes, and any visual impact on existing routes should be minimised through screening, landscaping and planting.</p>	<p>Policy DEV.4 Access</p> <p>New or improved access arrangement to serve development will be treated as an integral part of the overall layout and their design will be required to:</p> <ul style="list-style-type: none"> (a) ensure that the safety of all road users and pedestrians is not impaired; (b) reflect the function of the access arrangements in the hierarchy of routes within the settlement and the character of the area; (c) incorporate speed management measures which are appropriate to the function of the road and the development it serves; 	<p>Policy CS.9 Design and Distinctiveness</p> <p>B. Ensuring High Quality Design</p> <p>High quality design will be achieved by ensuring that all development is:</p> <p>(1) Attractive: Proposals will be of a high quality architectural design and include appropriate landscaping to create places where people want to live, work and visit. Proposals should use a limited palette of materials to give coherence to the overall design. The provision of landscaping will be accompanied by appropriate mechanisms to ensure its ongoing management and maintenance.</p>

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<p>The following proposals will be supported:</p> <p>a) The creation of a cycleway linking the Parish of Salford Priors to Alcester and the neighbouring parishes.</p> <p>b) The linking of cycle and path ways within the parish and with neighbouring parishes will be encouraged where possible.</p>	<p>(d) create a safe and attractive environment to promote walking and cycling;</p> <p>(e) provide scope in appropriate circumstances for bus services to operate through or close to the development;</p> <p>(f) allow for a range of possible uses in the detailed specification of carriageways, footways and verges;</p> <p>(g) distribute vehicular traffic appropriately around the development and the wider area;</p> <p>(h) provide, where possible, a choice of vehicular and non-vehicular routes within the development and to connect to the wider area; and</p> <p>(i) minimise impact on the landscape, existing properties and features of ecological and historic importance.</p> <p>Policy COM.9 Walking and Cycling The layout and design of development proposals will be expected to incorporate facilities for walking and cycling which are safe, convenient to use and well connected to other parts of the settlement. Proposals will not be supported if the function of existing walking and cycling facilities would be compromised.</p>	<p>(2) Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality. Proposals will reflect the context of the locality, ensuring a continuity of key design features that establishes the identity of the place, making best use of on-site assets including landscaping features as well as public views and vistas and not harming existing ones.</p> <p>(3) Distinctive: The layout of proposals will be easy to navigate with buildings designed and positioned to define and enhance a hierarchy of streets and spaces, taking account of the relationship between building height and street width. Public and private spaces should be clearly defined and areas that have little or no public or biodiversity value should be avoided. Densities should be appropriate to the site taking into account the fact a key principle of good design is the relationship between the height, width and depth of buildings.</p> <p>(4) Connected: Proposals will be well-integrated with existing built form, enhancing the network of streets, footpaths and green infrastructure across the site and the locality, and retaining existing rights of way.</p> <p>(5) Environmentally Sustainable: Proposals will respond to climate change. Measures should include energy efficiency technologies, low</p>

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	<p>Negotiations will be carried out with developers for contributions where a development generates a need for improved pedestrian or cycle facilities outside the development site. Where opportunities arise, improvements will be sought to existing pedestrian and cycling networks through the promotion of new linkages within the settlement.</p> <p>The District Planning Authority will work in partnership with the County Council to promote pedestrian priority areas and dedicated cycle routes.</p>	<p>carbon and renewable energy sources, the use of local materials where possible, effective water management and flood protection, and appropriate landscaping.</p> <p>(6) Accessible: Proposals will encourage walking and cycling and provide for or be close to, community facilities, having good access to public transport.</p> <p>(7) Safe: Proposals will incorporate effective measures to help reduce crime and the fear of crime and to minimise danger from traffic. Schemes linked to the evening and night-time economy will incorporate measures to help manage anti-social behaviour and to avoid unacceptable impact on neighbouring uses, residents and the surrounding area. Measures should include pedestrian and cycle friendly streets and opportunities for natural surveillance whilst avoiding large parking courts and blank building elevations.</p> <p>(8) Healthy: Proposals will ensure a good standard of space and amenity for occupiers. Occupants of new and neighbouring buildings will be protected from unacceptable levels of noise, contamination and pollution, loss of daylight and privacy, and adverse surroundings.</p> <p>Policy CS.25 Transport and Communications</p> <p>B. Transport and New Development</p>

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		<p>Development will only be permitted if the necessary mitigation is provided against any unacceptable transport impacts which arise directly from that development. This will be achieved, as appropriate, through:</p> <ol style="list-style-type: none"> (1) the submission of a Transport Statement or Assessment and the implementation of measures arising from it; (2) ensuring that the scale of traffic generated by the proposal is appropriate for the function and standard of the roads serving the area; (3) the implementation of necessary works to the highway; (4) contributions towards local public transport services and support for community transport initiatives; (5) the provision of new, and the improvement of existing, pedestrian and cycle routes; (6) the provision of a Travel Plan to promote sustainable travel patterns for work and education related trips; (7) entering into freight or bus quality partnerships; and (8) providing access to the rail network and the use of existing or potential railway sidings. <p>In addition, contributions towards strategic transport improvements and measures which</p>

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		mitigate the cumulative impacts of development will be sought through the Community Infrastructure Levy (see also Policy CS.26 Developer Contributions).
<p>POLICY SP21: TRAFFIC AND HIGHWAY SAFETY</p> <p>To protect the safety of all highway users and maintain the free flow of traffic, development proposals will be assessed so as to ensure that:</p> <ul style="list-style-type: none"> a) Existing and proposed road speed limits are suitable for the development proposed; b) In countryside areas the development can take place without the need for road widening, straightening or introduction of urban kerbing, paving, and street furniture on country roads and lanes; c) The proposal would not have a detrimental impact on the safety of pedestrian and cycle users of frequently walked and cycled routes that connect housing to community assets such as the school, village shop, public houses and playing field through 	<p>Policy DEV.4 Access</p> <p>New or improved access arrangement to serve development will be treated as an integral part of the overall layout and their design will be required to:</p> <ul style="list-style-type: none"> (a) ensure that the safety of all road users and pedestrians is not impaired; (b) reflect the function of the access arrangements in the hierarchy of routes within the settlement and the character of the area; (c) incorporate speed management measures which are appropriate to the function of the road and the development it serves; (d) create a safe and attractive environment to promote walking and cycling; (e) provide scope in appropriate circumstances for bus services to operate through or close to the development; (f) allow for a range of possible uses in the detailed specification of carriageways, footways and verges; 	<p>Policy CS.9 Design and Distinctiveness</p> <p>B. Ensuring High Quality Design</p> <p>High quality design will be achieved by ensuring that all development is:</p> <ul style="list-style-type: none"> (1) Attractive: Proposals will be of a high quality architectural design and include appropriate landscaping to create places where people want to live, work and visit. Proposals should use a limited palette of materials to give coherence to the overall design. The provision of landscaping will be accompanied by appropriate mechanisms to ensure its ongoing management and maintenance. (2) Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality. Proposals will reflect the context of the locality, ensuring a continuity of key design features that establishes the identity of the place, making best use of on-site assets including landscaping features as well as public views and vistas and not harming existing ones. (3) Distinctive: The layout of proposals will be easy to navigate with buildings designed and

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<p>the use of appropriate road speed limits, speed enforcement measures, lighting and suitable foot and cycle ways;</p> <p>d) Where traffic management measures have to be introduced as a result of a development proposal they should not lead to excessive signage, road markings or lighting; and</p> <p>e) The incorporation of suitable and appropriate car parking, see Policy SP22 below.</p>	<p>(g) distribute vehicular traffic appropriately around the development and the wider area;</p> <p>(h) provide, where possible, a choice of vehicular and non-vehicular routes within the development and to connect to the wider area; and</p> <p>(i) minimise impact on the landscape, existing properties and features of ecological and historic importance.</p>	<p>positioned to define and enhance a hierarchy of streets and spaces, taking account of the relationship between building height and street width. Public and private spaces should be clearly defined and areas that have little or no public or biodiversity value should be avoided. Densities should be appropriate to the site taking into account the fact a key principle of good design is the relationship between the height, width and depth of buildings.</p> <p>(4) Connected: Proposals will be well-integrated with existing built form, enhancing the network of streets, footpaths and green infrastructure across the site and the locality, and retaining existing rights of way.</p> <p>(5) Environmentally Sustainable: Proposals will respond to climate change. Measures should include energy efficiency technologies, low carbon and renewable energy sources, the use of local materials where possible, effective water management and flood protection, and appropriate landscaping.</p> <p>(6) Accessible: Proposals will encourage walking and cycling and provide for or be close to, community facilities, having good access to public transport.</p> <p>(7) Safe: Proposals will incorporate effective measures to help reduce crime and the fear of crime and to minimise danger from traffic. Schemes linked to the evening and night-time</p>

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		<p>economy will incorporate measures to help manage anti-social behaviour and to avoid unacceptable impact on neighbouring uses, residents and the surrounding area. Measures should include pedestrian and cycle friendly streets and opportunities for natural surveillance whilst avoiding large parking courts and blank building elevations.</p> <p>(8) Healthy: Proposals will ensure a good standard of space and amenity for occupiers. Occupants of new and neighbouring buildings will be protected from unacceptable levels of noise, contamination and pollution, loss of daylight and privacy, and adverse surroundings.</p> <p>Policy CS.25 Transport and Communications</p> <p>B. Transport and New Development Development will only be permitted if the necessary mitigation is provided against any unacceptable transport impacts which arise directly from that development. This will be achieved, as appropriate, through:</p> <ol style="list-style-type: none"> (1) the submission of a Transport Statement or Assessment and the implementation of measures arising from it; (2) ensuring that the scale of traffic generated by the proposal is appropriate for the function and standard of the roads serving the area;

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		<p>(3) the implementation of necessary works to the highway;</p> <p>(4) contributions towards local public transport services and support for community transport initiatives;</p> <p>(5) the provision of new, and the improvement of existing, pedestrian and cycle routes;</p> <p>(6) the provision of a Travel Plan to promote sustainable travel patterns for work and education related trips;</p> <p>(7) entering into freight or bus quality partnerships; and</p> <p>(8) providing access to the rail network and the use of existing or potential railway sidings.</p> <p>In addition, contributions towards strategic transport improvements and measures which mitigate the cumulative impacts of development will be sought through the Community Infrastructure Levy (see also Policy CS.26 Developer Contributions).</p>
<p>POLICY SP22: CAR PARKING</p> <p>Parking at community facilities such as the playing field and the Memorial Hall must be maintained at appropriate levels and any new community facilities developed must have appropriate levels of parking on or near the site.</p>	<p>Policy DEV.5 Car Parking</p> <p>The provision of car parking associated with development proposals will be expected to comply with the maximum car parking standards of the District Council. In applying the standards, it will be necessary to ensure that an effective balance is achieved between the provision of adequate car parking to serve the</p>	<p>Policy CS.25 Transport and Communications</p> <p>C. Parking Standards</p> <p>Parking provision will reflect local circumstances and have regard to the need to promote sustainable transport outcomes. Development should not have excessive on-site parking but provision will need to be sufficient in relation to</p>

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<p>New housing developments must provide adequate parking per dwelling.</p> <p>The car parking standard to be applied is as follows:</p> <ul style="list-style-type: none"> a) 2 bedroom properties 2 car parking spaces; and b) 3 or more bedroomed properties 3 car parking spaces. <p>These standards do not include space allocation within garages.</p> <p>New commercial development must demonstrate that the site has adequate parking for its needs and at a level suitable for a rural parish with limited public transport</p>	<p>development, the objectives of the parking standards and the need to minimise congestion and avoid any increase in highway danger. The framework for the parking standards is set out in Annex 4. Detailed car parking standards will be provided through supplementary planning guidance.</p> <p>Where on-site car parking cannot be provided in accordance with the specified standards, the proposal may be supported subject to the applicant making a contribution towards transport-related schemes in the area. Schemes may include those identified by the County Highway Authority, through the Local Plan or in Parish Plans (or their equivalent) which would benefit existing communities and the occupiers of the proposed development.</p>	<p>an individual scheme to avoid unacceptable impact on the amenity of the local area or highway safety.</p> <p>The Council will publish guidance on parking standards to influence the levels of parking provided in new developments. This will be provided in a Development Requirements Supplementary Planning Document.</p>
<p>POLICY SP23: PUBLIC TRANSPORT</p> <p>New development should be located and designed, wherever possible, to maximise the use of public transport. Development generating significant numbers of journeys may be required to make appropriate contributions to introducing, or improving, existing public transport. In particular, the following will be supported:</p>	<p>Policy DEV.4 Access</p> <p>New or improved access arrangement to serve development will be treated as an integral part of the overall layout and their design will be required to:</p> <ul style="list-style-type: none"> (a) ensure that the safety of all road users and pedestrians is not impaired; (b) reflect the function of the access arrangements in the hierarchy of routes within the settlement and the character of the area; 	<p>Policy CS.25 Transport and Communications</p> <p>B. Transport and New Development</p> <p>Development will only be permitted if the necessary mitigation is provided against any unacceptable transport impacts which arise directly from that development. This will be achieved, as appropriate, through:</p> <ul style="list-style-type: none"> (1) the submission of a Transport Statement or Assessment and the implementation of measures arising from it;

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<p>a) Measures to improve the duration and frequency of bus services; and</p> <p>b) Measures to improve existing public transport links to key town centres and their wider range of facilities.</p>	<p>(c) incorporate speed management measures which are appropriate to the function of the road and the development it serves;</p> <p>(d) create a safe and attractive environment to promote walking and cycling;</p> <p>(e) provide scope in appropriate circumstances for bus services to operate through or close to the development;</p> <p>(f) allow for a range of possible uses in the detailed specification of carriageways, footways and verges;</p> <p>(g) distribute vehicular traffic appropriately around the development and the wider area;</p> <p>(h) provide, where possible, a choice of vehicular and non-vehicular routes within the development and to connect to the wider area; and</p> <p>(i) minimise impact on the landscape, existing properties and features of ecological and historic importance.</p> <p>Policy COM.7 Bus Service Support The District Planning Authority will work with bus operators, developers, the County Council and other interested parties to protect, improve and extend both conventional and non-</p>	<p>(2) ensuring that the scale of traffic generated by the proposal is appropriate for the function and standard of the roads serving the area;</p> <p>(3) the implementation of necessary works to the highway;</p> <p>(4) contributions towards local public transport services and support for community transport initiatives;</p> <p>(5) the provision of new, and the improvement of existing, pedestrian and cycle routes;</p> <p>(6) the provision of a Travel Plan to promote sustainable travel patterns for work and education related trips;</p> <p>(7) entering into freight or bus quality partnerships; and</p> <p>(8) providing access to the rail network and the use of existing or potential railway sidings.</p> <p>In addition, contributions towards strategic transport improvements and measures which mitigate the cumulative impacts of development will be sought through the Community Infrastructure Levy (see also Policy CS.26 Developer Contributions).</p>

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	<p>conventional bus services to assist local people to gain access to work, shopping, health, leisure and other facilities. This will be achieved through:</p> <ul style="list-style-type: none"> (a) negotiating with developers for contributions towards enhancing existing services and facilities and/or securing new services and facilities to meet additional demand generated by new development; (b) promoting traffic management measures to give buses priority over other forms vehicular traffic, particularly at congested locations; (c) working in partnership with the County Council to promote park and ride facilities; and (d) ensuring that the design and layout of development proposals, where appropriate, have effective links to bus services 	
<p>POLICY SP24: EXISTING AND NEW EMPLOYMENT AND BUSINESS USES (USE CLASSES B1, B2 and B8)</p> <p>To help promote and sustain the rural economy of the parish existing Business (B1), General Industrial (B2) and Warehousing (B8) (as defined in the Use Classes Order) employment sites within the parish will be safeguarded for B1, B2</p>	<p>Policy COM.16 Existing Business Use</p> <p>Throughout the District the retention of sites in business uses will be promoted by:</p> <ul style="list-style-type: none"> (a) not permitting the redevelopment or conversion of such sites for other uses, including housing, except in those cases specifically identified in this plan or 'bad 	<p>Policy CS.21 Economic Development</p> <p>Development that provides for a wide range of business and commercial activity will be promoted in sustainable locations in order to support and foster the growth and competitiveness of the District's economy, provide more jobs and improve the vitality of the local business environment.</p>

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<p>and B8 uses. Any proposals requiring planning permission for a change of use on such sites to other uses would need to demonstrate that the site has been actively marketed for employment use for a minimum of 12 months and after this the applicant must clearly demonstrate that the site is no longer viable as an employment site.</p> <p>New small buildings for employment uses will be supported in the village of Salford Priors when they meet the following criteria:</p> <ul style="list-style-type: none"> a) The proposed development is of a scale and form and in keeping with the size and character of the settlement and its setting; b) The development relates well to the built-form of the existing settlement, existing infrastructure and services; c) The scale of development can be clearly related to the employment needs of the local economy; and <p>That proposals will not generate trips by Heavy Goods Vehicles using the parish rural road network</p>	<p>neighbour' uses in accordance with Policy PR.11; and</p> <ul style="list-style-type: none"> (b) supporting the expansion of existing firms in their established locations, except where the scale and nature of the activity would cause unacceptable environmental impact on the local area. <p>In cases where a site is vacant, wholly or partially, or is due to be vacated, and where there is clear evidence that an alternative business use cannot be attracted, an alternative use may be appropriate. This will be subject to the satisfaction of other policies in the Plan which seek to control the location of development.</p> <p>Policy COM.17 Rural Employment The provision of new employment opportunities will be encouraged in rural parts of the District through the following means;</p> <ul style="list-style-type: none"> (a) sites allocated in the Main Rural Centres for industrial development in this Plan; (b) small-scale schemes supported by a community to provide local jobs in accordance with Policy COM.1; (c) the conversion of rural buildings in accordance with Policy CTY.2; and 	<p>Provision will be made for at least 35 hectares of employment land over the plan period 2011-2031. The primary purpose of this land is to provide opportunities for business uses falling within Class B1a (offices) and Class B1b (research and development) of the Town and Country Planning (Use Classes) Order.</p> <p>A flexible approach will be taken to accommodating a wide range of employment-generating uses, including public and community uses, on existing industrial areas. This is subject to the specific provisions of other policies in the Core Strategy, including Policy CS.22 Retail Development and Main Centres. The exception to this approach is in relation to recently developed and proposed business parks where the primary uses are expected to be within Class B1 of the Use Classes Order.</p> <p>Opportunities for business development will be provided in the countryside, including farm-based activities, in accordance with Policy AS.10 Countryside and Villages.</p> <p>The expansion of businesses in their existing locations will be supported, subject to the scale and type of activities involved, the location and nature of the site, its accessibility including by</p>

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	<p>(d) the expansion of existing groups of rural buildings in accordance with policy CTY.3.</p> <p>In all cases, the impact of this form of development on the character of the local area will be considered, including the effects of traffic, emissions and drainage.</p> <p>In each case, the accessibility, scale and nature of the proposed development in relation to homes, services and other sources of employment will be taken into account in order to reduce the need to travel by car.</p> <p>In cases where the effect of the proposed development is difficult to quantify and could lead to an unreasonable degree of impact, it may be appropriate to grant a temporary planning permission only.</p> <p>Policy COM.1 Local Choice</p> <p>The views of the local community as expressed preferably in a Parish Plan (or equivalent), or in its absence an alternative source of reliable evidence, will be fully taken into account in the planning process. In particular, they will be used:</p>	<p>public transport, and impact on the character of the local area.</p> <p>The incorporation of workspace associated with residential development will be encouraged in order to increase the scope for home-based working. The provision of workspace in a proposed dwelling will not make that dwelling acceptable if its location is contrary to policies elsewhere in the Core Strategy.</p> <p>An existing employment site should not be redeveloped or converted to non-employment uses unless it is no longer viable or appropriate for a business purpose. The same principle applies to a site with planning permission for employment uses that has not been implemented. A rigorous assessment of each proposal of this nature will be undertaken.</p> <p>Schemes involving companies in the knowledge-based and other high value-added sectors will be encouraged in order to support the restructuring of the local economy and to provide more higher-skilled and paid jobs.</p> <p>Requirements for business investment in the District that are not specifically catered for elsewhere in this policy will be considered thoroughly and will be supported where the</p>

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	<p>(d) to help assess the merits of schemes promoted by communities to meet needs which they have identified;</p> <p>(e) as a material consideration in the determination of planning applications and to assist in identifying the scope and nature of associated planning obligations which might be sought; and</p> <p>(f) to identify opportunities for environmental and other forms of enhancement.</p> <p>In the case of Main Rural Centres and Local Centre Villages only, as defined in Policy STR.1, small scale schemes which meet housing (particularly affordable housing) and employment needs identified by a local community will be encouraged in this way. Such schemes will be considered against the following criteria:</p> <p>(d) the robustness of the justification made in support of the scale, location and type of housing and employment sought;</p> <p>(e) the maximisation of the use of previously developed land which is available; and</p> <p>(f) the need to ensure that other relevant policies of the Local Plan are not</p>	<p>economic and social benefits of an individual proposal outweigh any specific harm likely to be caused.</p>

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	undermined due to its location and design.	
<p>POLICY SP25: FARM DIVERSIFICATION</p> <p>Proposals to diversify farm businesses will be supported when they meet the following criteria:</p> <ul style="list-style-type: none"> a) the proposed use does not detract from, or prejudice, the existing agricultural operation or its future operation; b) the scale of activities associated with the proposed development is appropriate to the rural character of the parish; c) where possible existing buildings are used to reduce the need for new built development; and d) open storage of goods, containers and equipment associated with the business is kept to a minimum and is appropriately located to reduce any impact on the landscape or the setting of the area. 	<p>Policy CTY.4 Farm Diversification</p> <p>Proposals which seek to diversify farm-based operations will generally be supported. All proposals will be assessed against the following criteria:</p> <ul style="list-style-type: none"> (a) whether best and most versatile agricultural land is affected; (b) the extent to which existing buildings can be utilised in preference to new buildings being required; (c) whether the scale and nature of the proposed activity can be satisfactorily integrated into the landscape without being detrimental to its character; (d) the effect of the proposed activities on existing properties and settlements and on the road network; (e) the potential generation of vehicular movements, the adequacy of the proposed means of access and the provision of parking on the site; (f) the cumulative effect of activities on the character of the local area; and (g) the potential impact of the proposal on the natural and historic environment and on protected species. 	<p>Policy AS.10 Countryside and Villages</p> <p>This policy applies to all parts of the District apart from those which lie within the Built-Up Areas Boundaries defined for Stratford-upon-Avon and the main Rural Centres, the area covered by Proposal GLH and land covered by Policy AS.11 large Rural Brownfield sites.</p> <p>In order to help maintain the vitality of rural communities and a strong rural economy, provision will be made for a wide range of activities and development in rural parts of the District.</p> <p>All proposals will be thoroughly assessed against the principles of sustainable development to make sure their scale, nature and location are appropriate, including the need to:</p> <ul style="list-style-type: none"> • minimise impact on the character of the local landscape, communities and environmental features; • minimise impact on the occupiers and users of existing properties in the area; • avoid a level of increase in traffic on rural roads that would be harmful to the local area;

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	<p>In assessing the merits of such proposals, the extent to which they would contribute to and not conflict with the long-term operation and viability of the existing farm holding will be taken into account.</p> <p>In addition, the role of proposals in the implementation of Whole Farm Plans will be taken into account.</p>	<ul style="list-style-type: none"> • make provision for sustainable forms of transport wherever appropriate and justified; • prioritise the re-use of brownfield land and existing buildings; and • seek avoid the loss of large areas of higher quality agricultural land. <p>The following forms of development and uses in the countryside are acceptable in principle:</p> <p>Business</p> <p>(k) Conversion of a building for business purposes subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years.</p> <p>(l) Redevelopment at a similar scale of an existing building for business purposes, excluding holiday lets, where this would result in a more effective use of the site.</p> <p>(m) Small-scale expansion of an existing group of buildings for business uses, excluding holiday lets, where the site is readily accessible by means of transport other than the private car.</p> <p>(n) An extension to a business in its established location, particularly if it</p>

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		<p>would be unreasonable to expect the business to relocate in order to expand.</p> <p>(o) A building or structure related to agriculture, horticulture and forestry where it is required for such purposes.</p> <p>(p) Farm-based business activities, including farm shops selling locally sourced produce that would help to diversify and support the viability of agricultural operations.</p> <p>(q) New and extended garden centres and nurseries.</p> <p>(r) Equine and equestrian-related activities, wherever practicable using existing buildings and structures.</p> <p>Tourism and Leisure</p> <p>(s) Small-scale tourism, visitor accommodation and leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services.</p> <p>(t) Purpose-built visitor accommodation that is directly associated with and related to the scale and nature of an existing use.</p> <p>(u) A small-scale expansion of an existing holiday caravan/chalet site where this</p>

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		<p>would secure benefits to its function and appearance.</p> <p>(v) Golf courses, golf driving ranges and ancillary facilities.</p>
<p>POLICY SP26: LIVE/WORK UNITS AND HOME WORKING</p> <p>The provision of live/work units and homeworking in the parish will be supported providing the proposals are small-scale and they are appropriate to the character of the area, local settlement and the parish. In all cases preference will be for the conversion of existing buildings rather than new build.</p> <p>Small home-based businesses requiring planning permission will be supported when they do not have an adverse impact on residential amenity, local highways, the natural or built environment.</p> <p>The incorporation of workspace associated with residential development will be supported in order to increase the scope for home-based working.</p>	<p>Policy COM.18 Home-based Working The provision of workspace closely associated with residential use will be encouraged through:</p> <ul style="list-style-type: none"> (a) in appropriate circumstances, granting planning permission for a Class B1 business to operate in conjunction with an existing dwelling; (b) the design of dwellings which incorporate flexible floor plans capable of accommodating Class B1 office uses; (c) the provision of residential plots with accommodation suitable for Class B1 office and/or workshop uses; and (d) incorporating information and communication technology and other support facilities into development for home workers and small businesses to utilise. 	<p>Policy CS.18 Housing Mix and Type</p> <p>A. Principle All new homes (both market and affordable and whether general needs or specialised) will contribute to the creation of balanced and sustainable communities by meeting identified local and District housing needs in terms of mix, size, tenure and type to cater for the full range of different households. Generally, the larger the scale of development, the more opportunity exists for a wider range of dwelling types and sizes.</p> <p>D. Flexible Design and Space Standards All residential development will be designed and built to encourage sustainable and flexible living. In particular, it will provide accommodation that can be easily adapted to suit changing household needs and circumstances, including to cater for home working and to benefit household members with disabilities or older residents who may need care and support. All dwellings will therefore incorporate sufficient</p>

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		storage space and floor layouts will provide practical usable space and a good standard of amenity.
<p>POLICY SP27: COMMERCIAL DEVELOPMENT AND HIGHWAYS</p> <p>Any business-related proposals which would result in a 5% or greater increase in Heavy Goods Vehicles traffic will need to demonstrate that:</p> <ul style="list-style-type: none"> a) The economic benefits of the development, particularly to the local community, outweigh the impact of the increase in HGV traffic; b) The proposed development cannot be accommodated on a better site with better access to the Heavy Goods Vehicles Route Network within the District, the route as defined by Warwickshire County Council; and c) The supply and distribution routes proposed to serve the development are the most appropriate with regards to the 	<p>Policy DEV.4 Access</p> <p>New or improved access arrangement to serve development will be treated as an integral part of the overall layout and their design will be required to:</p> <ul style="list-style-type: none"> (a) ensure that the safety of all road users and pedestrians is not impaired; (b) reflect the function of the access arrangements in the hierarchy of routes within the settlement and the character of the area; (c) incorporate speed management measures which are appropriate to the function of the road and the development it serves; (d) create a safe and attractive environment to promote walking and cycling; (e) provide scope in appropriate circumstances for bus services to operate through or close to the development; (f) allow for a range of possible uses in the detailed specification of carriageways, footways and verges; 	<p>Policy CS.25 Transport and Communications</p> <p>B. Transport and New Development</p> <p>Development will only be permitted if the necessary mitigation is provided against any unacceptable transport impacts which arise directly from that development. This will be achieved, as appropriate, through:</p> <ul style="list-style-type: none"> (1) the submission of a Transport Statement or Assessment and the implementation of measures arising from it; (2) ensuring that the scale of traffic generated by the proposal is appropriate for the function and standard of the roads serving the area; (3) the implementation of necessary works to the highway; (4) contributions towards local public transport services and support for community transport initiatives; (5) the provision of new, and the improvement of existing, pedestrian and cycle routes; (6) the provision of a Travel Plan to promote sustainable travel patterns for work and education related trips;

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<p>impacts on the amenities of the village and its hamlets.</p>	<p>(g) distribute vehicular traffic appropriately around the development and the wider area;</p> <p>(h) provide, where possible, a choice of vehicular and non-vehicular routes within the development and to connect to the wider area; and</p> <p>(i) minimise impact on the landscape, existing properties and features of ecological and historic importance.</p>	<p>(7) entering into freight or bus quality partnerships; and</p> <p>(8) providing access to the rail network and the use of existing or potential railway sidings.</p> <p>In addition, contributions towards strategic transport improvements and measures which mitigate the cumulative impacts of development will be sought through the Community Infrastructure Levy (see also Policy CS.26 Developer Contributions).</p>
<p>POLICY SP28: RURAL TOURISM</p> <p>Proposals for new tourism development appropriate to a rural area will be encouraged, including:</p> <ul style="list-style-type: none"> a) Informal recreation; b) Development that is part of wider farm diversification; and c) Formal recreation proposals that would not require large new buildings and would not lead to significant vehicular traffic and noise. 	<p>Policy COM.22 Visitor Attractions</p> <p>The establishment of large scale visitor attractions will only be supported where they are compatible with the physical character of the area and are capable of providing access by means of transport other than the private car.</p> <p>In assessing schemes on greenfield land, consideration will be given to the availability of alternative brownfield sites for the proposed use.</p> <p>Small-scale tourism-based schemes which help to provide local employment and support for existing rural services will be encouraged.</p> <p>Policy CTY.2 Reuse of Rural Buildings – Non-residential</p>	<p>Policy CS. 23 Tourism and Leisure Development</p> <p>The role of tourism will be increased by supporting the growth and improvement of existing attractions and by encouraging new attractions and dispersing them throughout the District, in order to support the local economy and to provide the opportunity for local communities to enjoy the benefits that are derived.</p> <p>Small scale tourism and visitor-based schemes, including those for new or extensions to existing visitor accommodation and conference facilities, will be supported where they are appropriate to the size and role of the settlement and/or to the specific nature of the location.</p>

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	<p>Proposals for the conversion of existing rural buildings to industrial, commercial, tourism or recreation uses will generally be supported. All conversion schemes will be subject to the following criteria being satisfied as appropriate:</p> <ul style="list-style-type: none"> (a) the building should be capable of accommodating the proposed use without significant rebuilding, alteration or extension; (b) the scale of the proposals should not be such as to jeopardise sustainability objectives, particularly in relation to the generation of car and goods vehicle traffic; (c) proposals for Class B8 (warehousing) uses should not be located where they would cause an increase in heavy goods vehicles on roads in the vicinity which are unsuitable for such traffic; (d) proposed uses should complement the special qualities and features which help to create the distinctiveness of the locality, including those highlighted in Parish and Town Plans (and their equivalents), Conservation Area reports and landscape character assessments, and as reflected in any designation affecting the site; 	<p>All forms of tourism and leisure development should be sensitive to the character of the area and designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services.</p> <p>Wherever possible, tourist and visitor facilities should be located in existing or replacement buildings if they are suitable for the purpose, particularly where they are located outside settlements.</p> <p>Facilities requiring new buildings in the countryside should, where possible, be provided within or close to a settlement but may be justified in other locations where the facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available to re-use.</p> <p>In areas that are statutorily designated for their natural and cultural heritage qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justify the designation are conserved.</p>

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	<p>(e) proposals should be appropriate to a rural setting, particularly in relation to the scale of proposed extensions and the treatment of building elevations and curtilages, and should be consistent with the rurality of the area;</p> <p>(f) in the case of an agricultural building of modern construction it will be necessary to prove that the building was genuinely required and used for farming purposes; and</p> <p>(g) proposals should retain and respect the special qualities and features of listed buildings and buildings of local historic interest.</p> <p>All proposals require an assessment to be made of the presence of protected species. Appropriate measures will be identified to ensure protected species are not harmed or disturbed.</p> <p>The scale of any retail use of such a building will be restricted to that which is directly related to the sale of goods produced on the site.</p> <p>Proposals for the conversion of buildings in the countryside to self-catering holiday accommodation will also be assessed against the above criteria. If permission is granted it will</p>	<p>Policy AS.10 Countryside and Villages</p> <p>In order to help maintain the vitality of rural communities and a strong rural economy, provision will be made for a wide range of activities and development in rural parts of the District.</p> <p>Tourism and Leisure</p> <p>(s) Small-scale tourism, visitor accommodation and leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services.</p> <p>(t) Purpose-built visitor accommodation that is directly associated with and related to the scale and nature of an existing use.</p> <p>(u) A small-scale expansion of an existing holiday caravan/chalet site where this would secure benefits to its function and appearance.</p> <p>(v) Golf courses, golf driving ranges and ancillary facilities.</p> <p>Tourism and leisure-related schemes will also be assessed against the provisions of Policy CS.23.</p>

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	<p>be subject to a condition limiting occupancy to short-term holiday lets.</p> <p>The potential environmental impact of permitted development rights will be assessed in each case and will be withdrawn where they would otherwise have significant environmental implications.</p> <p>For schemes within the Green Belt, the proposed use should not jeopardise the openness of the Green Belt, or the purposes of Green Belt designation, through the significant extension of buildings, the provision of extensive ancillary facilities such as external storage, vehicle parking/manoeuvring space, or boundary walling/fencing. The potential cumulative impact of schemes will also be taken into account.</p>	
<p>POLICY SP29: TOURING CARAVANING AND CAMPING SITES Development proposals for the use of land for small touring caravanning and/or camping sites – especially those with good access to local services and facilities will be encouraged where sites are well screened, have appropriate access to the road network, do not adversely affect</p>	<p>Policy CTY.9 Holiday Accommodation In assessing proposals for new, or extensions to existing, sites for touring caravans, holiday chalets, static holiday homes or camping, planning permission will only be granted where the proposals are compatible with the character and amenity of the area and do not cause harm to features of acknowledged importance.</p>	<p>Policy AS.10 Countryside and Villages In order to help maintain the vitality of rural communities and a strong rural economy, provision will be made for a wide range of activities and development in rural parts of the District.</p> <p>All proposals will be thoroughly assessed against the principles of sustainable development to</p>

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<p>residential amenity, or the rural character of the parish.</p> <p>Proposals for improvements on existing sites will be supported when they are for:</p> <ul style="list-style-type: none"> a) The provision of improved facilities including shops and recreation opportunities that are of a scale appropriate to the site itself; and b) Improvements to site access, landscaping, or the appearance of the site. 	<p>Proposals should be well related to a main road and not have a significant impact on the local highway network.</p> <p>The amount of new building associated with the proposal should be kept to a minimum and, where practicable, existing buildings should be utilised.</p>	<p>make sure their scale, nature and location are appropriate, including the need to:</p> <ul style="list-style-type: none"> • minimise impact on the character of the local landscape, communities and environmental features; • minimise impact on the occupiers and users of existing properties in the area; • avoid a level of increase in traffic on rural roads that would be harmful to the local area; • make provision for sustainable forms of transport wherever appropriate and justified; • prioritise the re-use of brownfield land and existing buildings; and • seek avoid the loss of large areas of higher quality agricultural land. <p>The following forms of development and uses in the countryside are acceptable in principle:</p> <p>Tourism and Leisure</p> <p>(s) Small-scale tourism, visitor accommodation and leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services.</p> <p>(t) Purpose-built visitor accommodation that is directly associated with and</p>

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		<p>related to the scale and nature of an existing use.</p> <p>(u) A small-scale expansion of an existing holiday caravan/chalet site where this would secure benefits to its function and appearance.</p> <p>(v) Golf courses, golf driving ranges and ancillary facilities.</p>
<p>POLICY SP30: DEVELOPMENT AND THE COMMUNITY</p> <p>Development proposals should seek to capitalise on opportunities to create a strong, healthy, neighbourly community by integrating with, and enhancing, existing opportunities for social interaction within the various settlements of the parish. In particular, development proposals in Salford Priors should, in appropriate circumstances, include features (such as footpaths, other links, design features, and signage) to unite the two halves of the village to encourage a more integrated community with a stronger identity as a rural village with a centre.</p>	<p>Policy DEV.1 Layout and Design</p> <p>Development proposals will be required to have regard to the character and quality of the local area through the layout and design of new buildings and the extension and change of use of existing buildings. The following principles will be taken into account in determining all planning applications:</p> <p>(a) the extent to which the characteristics that define the locality are shared by the proposals;</p> <p>(b) the manner in which the proposed development is integrated with the existing settlement in terms of physical form, patterns of movement and land uses;</p> <p>(c) the interrelationship between the components making up the</p>	<p>Policy CS.9 Design and Distinctiveness</p> <p>B. Ensuring High Quality Design</p> <p>High quality design will be achieved by ensuring that all development is:</p> <p>(1) Attractive: Proposals will be of a high quality architectural design and include appropriate landscaping to create places where people want to live, work and visit. Proposals should use a limited palette of materials to give coherence to the overall design. The provision of landscaping will be accompanied by appropriate mechanisms to ensure its ongoing management and maintenance.</p> <p>(2) Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality. Proposals will reflect the context of the locality, ensuring a continuity of key design</p>

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	<p>development, including buildings, landscaping, open space and access routes;</p> <p>(d) the effect of the development on the surrounding area in terms of its position, shape, size and height;</p> <p>(e) the provision of appropriate standards of amenity within the development and the extent to which the general amenity of adjoining properties is protected;</p> <p>(f) the extent to which important existing features on the site are retained or incorporated into the development;</p> <p>(g) the suitability of innovative design to the specific circumstances of the case; and</p> <p>(h) the use of materials and forms of detailing within the scheme</p> <p>Applications which fail to address adequately the above principles will not be permitted.</p> <p>Applications should be accompanied by a statement which sets out how design issues</p>	<p>features that establishes the identity of the place, making best use of on-site assets including landscaping features as well as public views and vistas and not harming existing ones.</p> <p>(3) Distinctive: The layout of proposals will be easy to navigate with buildings designed and positioned to define and enhance a hierarchy of streets and spaces, taking account of the relationship between building height and street width. Public and private spaces should be clearly defined and areas that have little or no public or biodiversity value should be avoided. Densities should be appropriate to the site taking into account the fact a key principle of good design is the relationship between the height, width and depth of buildings.</p> <p>(4) Connected: Proposals will be well-integrated with existing built form, enhancing the network of streets, footpaths and green infrastructure across the site and the locality, and retaining existing rights of way.</p> <p>(5) Environmentally Sustainable: Proposals will respond to climate change. Measures should include energy efficiency technologies, low carbon and renewable energy sources, the use of local materials where possible, effective water management and flood protection, and appropriate landscaping.</p> <p>(6) Accessible: Proposals will encourage walking and cycling and provide for or be close to,</p>

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	<p>have been taken into account in formulating the proposal.</p>	<p>community facilities, having good access to public transport.</p> <p>(7) Safe: Proposals will incorporate effective measures to help reduce crime and the fear of crime and to minimise danger from traffic. Schemes linked to the evening and night-time economy will incorporate measures to help manage anti-social behaviour and to avoid unacceptable impact on neighbouring uses, residents and the surrounding area. Measures should include pedestrian and cycle friendly streets and opportunities for natural surveillance whilst avoiding large parking courts and blank building elevations.</p> <p>(8) Healthy: Proposals will ensure a good standard of space and amenity for occupiers. Occupants of new and neighbouring buildings will be protected from unacceptable levels of noise, contamination and pollution, loss of daylight and privacy, and adverse surroundings.</p>
<p>POLICY SP31: NEW AND IMPROVED COMMUNITY BUILDINGS</p> <p>Proposals for new and improvements to existing community buildings will be supported in order to help sustain a strong community.</p> <p>In particular, the following will be supported:</p>	<p>Policy COM.3 Local Shops and Services - Provision</p> <p>The provision of new shops and services which meet the needs of local communities will be encouraged.</p> <p>These should usually be provided within settlements or involve the use of buildings</p>	<p>Policy CS.24 Healthy Communities</p> <p>A. Infrastructure, Services and Community Facilities</p> <p>With the release of land for development, suitable arrangements will be put in place to improve infrastructure, services and community facilities to mitigate the impact of development</p>

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<p>a) TOPs being made into a permanent brick building, either on its current site or elsewhere, providing the current level of facilities are retained, there is improved access and the new building has direct access to a suitable open space.</p> <p>b) The renovation of the existing Scout Building or the provision of new facilities for such a use either in a new building or within an existing building in the Parish.</p> <p>There is a need for additional indoor space for community activities. This could be achieved through improvements to the existing buildings.</p>	<p>which are located close to existing residential areas and readily accessible by foot and cycle. In certain cases it may be appropriate to relax technical standards in order to secure a new facility.</p>	<p>and integrate it with the existing community (see also Policy CS.26 Developer Contributions). Opportunities to secure improvements for the wider community will be explored through collaborative working with Warwickshire County Council, Town and Parish Councils and other partner organisations.</p> <p>The provision of new and enhanced community, cultural, sport and leisure facilities will be encouraged as a way of promoting healthy, inclusive communities. Where appropriate, new community uses will be required as an integral part of residential developments. They are to be located where they are accessible by all reasonable sustainable modes of transport by potential users. Shared use of community spaces will also be encouraged.</p> <p>It is expected that existing community facilities, such as shops, pubs, medical and leisure, will be retained unless it can be demonstrated that one or more of the following criteria is satisfied:</p> <p>(a) there is no realistic prospect of the facility continuing for commercial and/or operational reasons on that site;</p> <p>(b) the land and/or property has been actively marketed or otherwise made available for a similar or alternative type</p>

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		<p>of facility that would be of benefit to the community;</p> <p>(c) the facility can be provided effectively in an alternative manner or on a different site in accordance with the wishes of the local community; and</p> <p>(d) there are overriding environmental benefits in the use of the site being discontinued.</p> <p>In all instances the potential to mitigate within the local area the loss of a community facility will be considered alongside any proposal for development on the site of the existing facility.</p>
<p>POLICY SP32: PROTECTING COMMUNITY ASSETS</p> <p>The Village Store, Post Office and public houses (The Bell, The Vineyard and The Queens Head), and the Memorial Hall are protected as community assets. Development of these assets for non-community uses will only be permitted when the existing use is no longer viable and an alternative community use has not been found following an active period of marketing for a minimum of at least twelve months.</p>	<p>Policy COM.2 Local Shops and Services - Retention</p> <p>Existing shops and services which serve the needs of local communities should be retained. All applications which seek to redevelop or change the use of such facilities will be subject to rigorous assessment to take into account the following factors:</p> <ul style="list-style-type: none"> (a) the value of the facility to the local community in social and economic terms; (b) the availability of similar facilities which are readily accessible by means other than the car; 	<p>Policy CS.24 Healthy Communities</p> <p>A. Infrastructure, Services and Community Facilities</p> <p>With the release of land for development, suitable arrangements will be put in place to improve infrastructure, services and community facilities to mitigate the impact of development and integrate it with the existing community (see also Policy CS.26 Developer Contributions). Opportunities to secure improvements for the wider community will be explored through collaborative working with Warwickshire County</p>

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	<ul style="list-style-type: none"> (c) the commercial and/or operational viability of the facility, including any measures available to improve viability; (d) the extent to which the existing use has been actively marketed to find a prospective new owner; and (e) whether there is scope for an alternative community use for the property. 	<p>Council, Town and Parish Councils and other partner organisations.</p> <p>The provision of new and enhanced community, cultural, sport and leisure facilities will be encouraged as a way of promoting healthy, inclusive communities. Where appropriate, new community uses will be required as an integral part of residential developments. They are to be located where they are accessible by all reasonable sustainable modes of transport by potential users. Shared use of community spaces will also be encouraged.</p> <p>It is expected that existing community facilities, such as shops, pubs, medical and leisure, will be retained unless it can be demonstrated that one or more of the following criteria is satisfied:</p> <ul style="list-style-type: none"> (a) there is no realistic prospect of the facility continuing for commercial and/or operational reasons on that site; (b) the land and/or property has been actively marketed or otherwise made available for a similar or alternative type of facility that would be of benefit to the community; (c) the facility can be provided effectively in an alternative manner or on a different site in accordance with the wishes of the local community; and

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		<p>(d) there are overriding environmental benefits in the use of the site being discontinued.</p> <p>In all instances the potential to mitigate within the local area the loss of a community facility will be considered alongside any proposal for development on the site of the existing facility.</p>
<p>POLICY SP 33: COMMUNITY SAFETY</p> <p>To maintain and improve community safety in the parish applicants must demonstrate that community safety measures have been included within the proposal, and, where appropriate, the following have been addressed:</p> <ul style="list-style-type: none"> a) Design and layout enables full access for emergency service vehicles; b) Adequate water supplies are available for effective firefighting; and c) Inclusion of suitable built and landscaped features that provide enclosure and natural surveillance (such as window openings and overlooking) of 	<p>Policy DEV.10 Crime Prevention</p> <p>In assessing proposals for new development, or alterations to existing buildings, encouragement will be given to incorporating measures which will help to reduce the opportunity for crimes to occur and to enhance safety within the community</p>	<p>Policy CS.9 Design and Distinctiveness</p> <p>B. Ensuring High Quality Design</p> <p>High quality design will be achieved by ensuring that all development is:</p> <p>(1) Attractive: Proposals will be of a high quality architectural design and include appropriate landscaping to create places where people want to live, work and visit. Proposals should use a limited palette of materials to give coherence to the overall design. The provision of landscaping will be accompanied by appropriate mechanisms to ensure its ongoing management and maintenance.</p> <p>(2) Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality. Proposals will reflect the context of the locality, ensuring a continuity of key design features that establishes the identity of the place, making best use of on-site assets</p>

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<p>streets, spaces, and natural features.</p>		<p>including landscaping features as well as public views and vistas and not harming existing ones.</p> <p>(3) Distinctive: The layout of proposals will be easy to navigate with buildings designed and positioned to define and enhance a hierarchy of streets and spaces, taking account of the relationship between building height and street width. Public and private spaces should be clearly defined and areas that have little or no public or biodiversity value should be avoided. Densities should be appropriate to the site taking into account the fact a key principle of good design is the relationship between the height, width and depth of buildings.</p> <p>(4) Connected: Proposals will be well-integrated with existing built form, enhancing the network of streets, footpaths and green infrastructure across the site and the locality, and retaining existing rights of way.</p> <p>(5) Environmentally Sustainable: Proposals will respond to climate change. Measures should include energy efficiency technologies, low carbon and renewable energy sources, the use of local materials where possible, effective water management and flood protection, and appropriate landscaping.</p> <p>(6) Accessible: Proposals will encourage walking and cycling and provide for or be close to, community facilities, having good access to public transport.</p>

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		<p>(7) Safe: Proposals will incorporate effective measures to help reduce crime and the fear of crime and to minimise danger from traffic. Schemes linked to the evening and night-time economy will incorporate measures to help manage anti-social behaviour and to avoid unacceptable impact on neighbouring uses, residents and the surrounding area. Measures should include pedestrian and cycle friendly streets and opportunities for natural surveillance whilst avoiding large parking courts and blank building elevations.</p> <p>(8) Healthy: Proposals will ensure a good standard of space and amenity for occupiers. Occupants of new and neighbouring buildings will be protected from unacceptable levels of noise, contamination and pollution, loss of daylight and privacy, and adverse surroundings.</p>
<p>POLICY SP34: CONTRIBUTIONS TO NEW INFRASTRUCTURE AND FACILITIES.</p> <p>Financial contributions, including Community Infrastructure Levy, will be required, as appropriate from new development to mitigate the impact of development on essential infrastructure such as public utilities, libraries, policing, waste services, and the highways network.</p>	<p>Policy IMP.4 Infrastructure Provision - General</p> <p>The District Planning Authority will only grant planning permission where it is satisfied that proper arrangements have been put in place to secure the provision of the full range of physical and social infrastructure necessary to serve and support the development proposed.</p> <p>In order to ensure the effective implementation of this policy applicants will be required to demonstrate that the likely impact of their</p>	<p>Policy CS.26 Developer Contributions</p> <p>The Council will introduce a Community Infrastructure Levy (CIL) to fund infrastructure and community facilities necessary to accommodate growth and to mitigate cumulative impacts.</p> <p>Affordable housing and local infrastructure, including facilities and services that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or</p>

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	<p>proposed development has been properly assessed. Particular attention will need to be paid to the impact of the proposed development on the local community. The form of assessment required will be proportionate to the nature and scale of the proposed development.</p> <p>The District Planning Authority will seek to negotiate planning obligations with developers where these would secure provision, either on- or off-site, of the necessary physical and/or social infrastructure.</p>	<p>neighbourhood level, will be secured through planning obligations (Section 106 and Section 278 agreements). Where appropriate, infrastructure (including community facilities, open space, indoor and outdoor recreation facilities, transport and green infrastructure) will be sought on-site.</p> <p>Infrastructure should be delivered concurrently with or in advance of development and have regard to the phasing of housing delivery in the plan as set out in Policy CS.16 Housing Development.</p>
<p>POLICY SP35: LEISURE AND RECREATION FACILITIES</p> <p>Current leisure and recreation facilities are to be retained or improved to offer an attractive range of facilities for all age groups. The following will be supported:</p> <p>a) The retention of the facilities currently provided by the Playing Field unless this is provided elsewhere in an accessible location in the settlement of Salford Priors to an equivalent or better standard;</p>	<p>Policy COM.6 Open Space - Retention</p> <p>The redevelopment of existing or proposed public and private open space, including allotments, will not be permitted unless all the following criteria apply;</p> <ul style="list-style-type: none"> (a) an equivalent and equally convenient area of open space is laid out and made available for the same purpose, unless there is a lack of proven need for the facility; (b) the development would not entail the loss of an open space of significant amenity and/or ecological value; and (c) the level of open space provision would not fall below the standards set out in 	<p>Policy CS.24 Healthy Communities</p> <p>B. Open Space and Recreation</p> <p>New housing development will enable an increase in or enhancement of open space and recreation facilities to meet the needs of its residents.</p> <p>Where it is justified by the scale of new development, developers will be expected to contribute towards the provision of open space in order to help achieve the standards set out in the Council’s Open Space, Sport and Recreation Assessment. These are:</p> <p>Parks & Gardens and Amenity Greenspace</p>

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<p>b) Development by local sports teams who need to make improvements or additions to outdoor sports facilities;</p> <p>c) New leisure facilities to provide activities for all age groups, such as: a run/trim track, outdoor gym equipment, play equipment for children of all ages and cycle ways; and</p> <p>d) The creation of a village centre/green that provides a focal point to the Parish and offers flexible use as an open green space.</p>	<p>Policy COM.4 as a result of the development.</p> <p>Development on open space which is valuable for its contribution to the amenity and character of the area will also be resisted.</p>	<p>District-wide: 1.15 hectares per 1,000 people Individual settlement: minimum provision of 1.15 hectares per 1,000 people</p> <p>Unrestricted Natural Accessible Greenspace District-wide: 4.92 hectares per 1,000 people Stratford-upon-Avon: 5.24 hectares per 1,000 people Main Rural Centres: 0.75 hectares per 1,000 people Local Service Villages: 0.75 hectares per 1000 people</p> <p>Children and Young People’s Equipped Play Facilities District-wide: 0.25 hectares per 1,000 people Individual settlement: 0.25 hectares per 1,000 people</p> <p>Outdoor Sport Additional pitch/facility requirements on the basis of Sport England’s Playing Pitch Strategy Guidance and the Council’s needs assessment.</p> <p>Allotments and Community Gardens District-wide: 0.4 hectares per 1,000 people Individual settlement: 0.4 hectares per 1,000 people subject to local circumstances</p>

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		<p>Developer contributions will also be spent on built recreation facilities where justified by an increase in population.</p> <p>These standards will be kept up to date, and will reflect guidance from Sport England, Play England, Fields in Trust and other relevant bodies, through the District Active Communities Strategy and Open Space Strategy.</p> <p>Consideration will be given to more diverse forms of provision (e.g. community orchards, local nature reserves etc.) where these respond to local needs and make a positive contribution towards the local environment. Regard will be paid to the Woodland Trust's Woodland Access Standard.</p> <p>New open space provision will be designed to complement the existing open space provision in the area. Where appropriate, improvements to the quality and/or accessibility of existing provision will be sought. Where developments are of a suitable scale provision will be made on site.</p> <p>Development proposals that would result in the loss of public or private open space, including allotments, without suitable replacement being made, will be resisted unless:</p>

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		(a) it can be demonstrated that there is an absence of need or it is surplus to requirements; and (b) it does not make a valuable contribution to the amenity and character of the area

Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment undertaken by Stratford on Avon Council. This concluded that the Neighbourhood Development Plan will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to a SEA report. Furthermore, as there are no internationally designated wildlife sites within the Neighbourhood Plan Area or within 20km of it, the Plan will not have an adverse effect on the integrity of internationally designated sites either on its own or in combination with other plans and does not need to be subject to a Habitats Regulations Assessment.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

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