



**BIDFORD  
ON-AVON  
PARISH**  
NEIGHBOURHOOD  
**PLAN**

2011-31

**NEIGHBOURHOOD DEVELOPMENT PLAN**

Referendum VERSION  
March 2017

[www.bidfordonavon-pc.gov.uk](http://www.bidfordonavon-pc.gov.uk)

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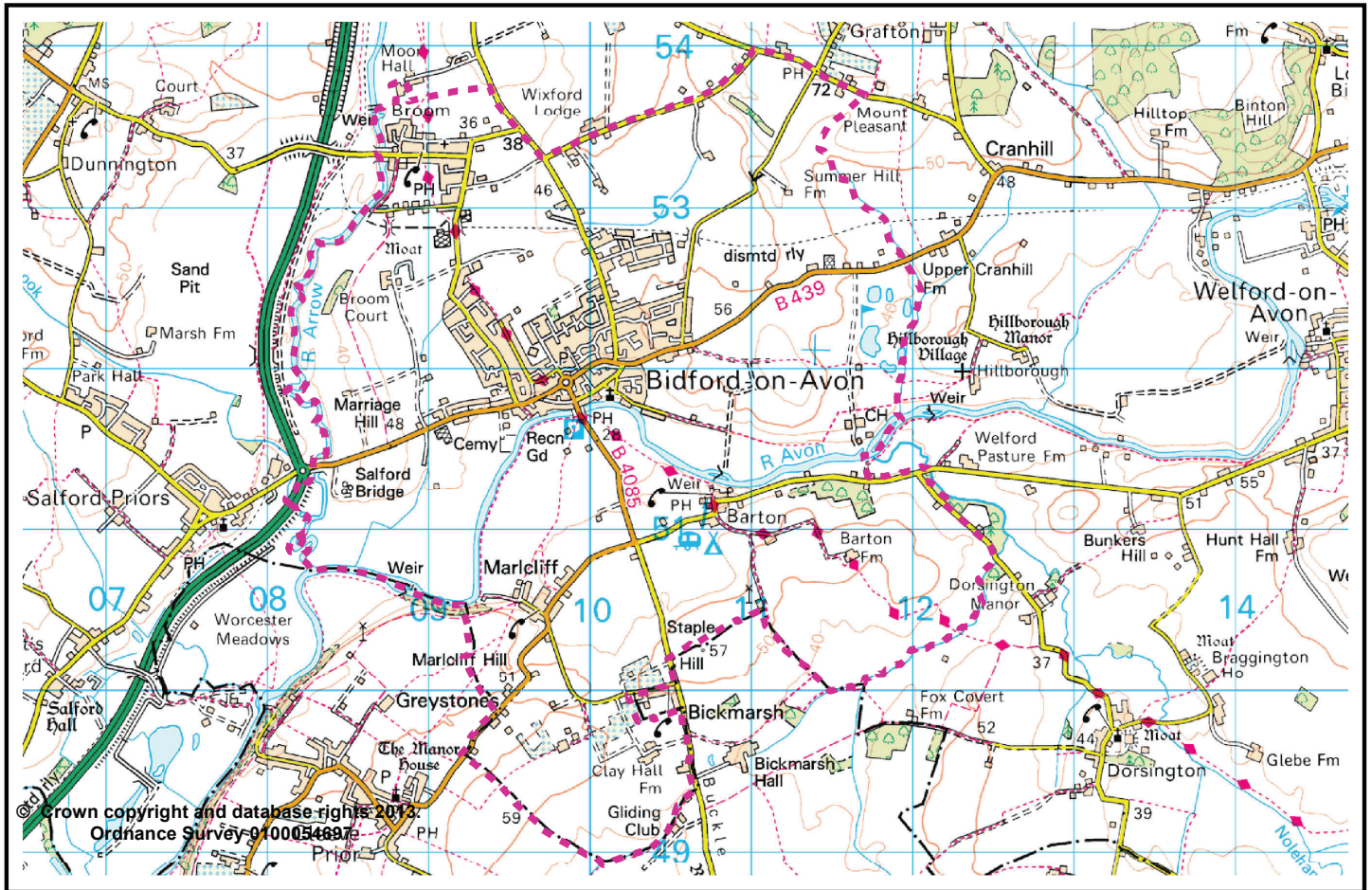
# 1.0 INTRODUCTION

## The Rationale

- 1.1 Neighbourhood Planning is an important part of passing greater influence on decision making from national and local government to communities. As such our Neighbourhood Development Plan (NDP) is a community led framework for guiding future development, regeneration and conservation in our local area.
- 1.2 This NDP forms part of the statutory development plan for Stratford-on-Avon district which gives it greater weight in planning decisions than the B50 Parish Plan prepared in 2003 which was only a material planning consideration. It cannot prevent development, but must plan positively to support local development and is a powerful tool in shaping that development in line with local wishes.

## The Neighbourhood Area

- 1.3 The Bidford-on-Avon NDP was designated by Stratford-on-Avon District Council Cabinet on 10 February 2014 for the purposes of implementation of policies contained within this plan.
- 1.4 The Neighbourhood Area follows the parish boundary.



Map of neighbourhood area

## The Context

- 1.5 The National Policy Planning Framework (NPPF) makes it clear that the purpose of planning is to help achieve sustainable development. Sustainable development means ensuring that better lives for ourselves does not mean worse lives for future generations.
- 1.6 Sustainable development is about change for the better, and not just through the built environment. Our natural environment is essential to our wellbeing, can be better looked after than it has been, and more accessible for people to experience it, to the benefit of body and soul.
- 1.7 Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 1.8 This should be a collective enterprise, yet, in recent years, planning has tended to exclude, rather than to include, people and communities.
- 1.9 The NPPF changes that, introducing neighbourhood plans which allow people and communities a greater influence in the decision making process.

## The Development Plan

- 1.10 Stratford-on-Avon District Council (SDC) is preparing a series of planning documents to guide development and change in the district up to 2031.
- 1.11 The most important of these documents is the Core Strategy, because it will set the course for everything to follow. It will present a vision of how the district will look and function in future years.
- 1.12 There are some big challenges facing the district, which the Core Strategy needs to address:
- Where should new homes be built and new jobs located?
  - How can we meet the housing needs of local people?
  - How can we reduce the impacts of climate change?
  - How can we make sure everyone can reach the services they need?
  - How do we protect our rich heritage and landscape?
- 1.13 The Core Strategy sets out SDC's views on land use and the environmental qualities for the district. The NDP takes this further and sets out what we are looking for across the Neighbourhood Area.
- 1.14 This NDP has been prepared in the context of the Stratford-on-Avon District Local Plan Review 1996-2011 which was adopted in 2006 and an emerging Core Strategy. The Core Strategy determines how many new homes are to be built, how any jobs will be created and how people can travel to get to things they need over the next 15 years amongst other things. The Core Strategy was adopted by SDC on 11 July 2016.
- 1.15 Our NDP sets out our vision for the Neighbourhood Area and contains policies to enable appropriate, sustainable development which will meet our need for houses, support job creation, safeguard existing amenities and create more.

## The Strategic Objectives

- 1.16 This NDP is structured around a number of strategic objectives, which will be achieved through the implementation of a series of land use based policies contained within the NDP.
- 1.17 A summary of the strategic objections is outlined below:

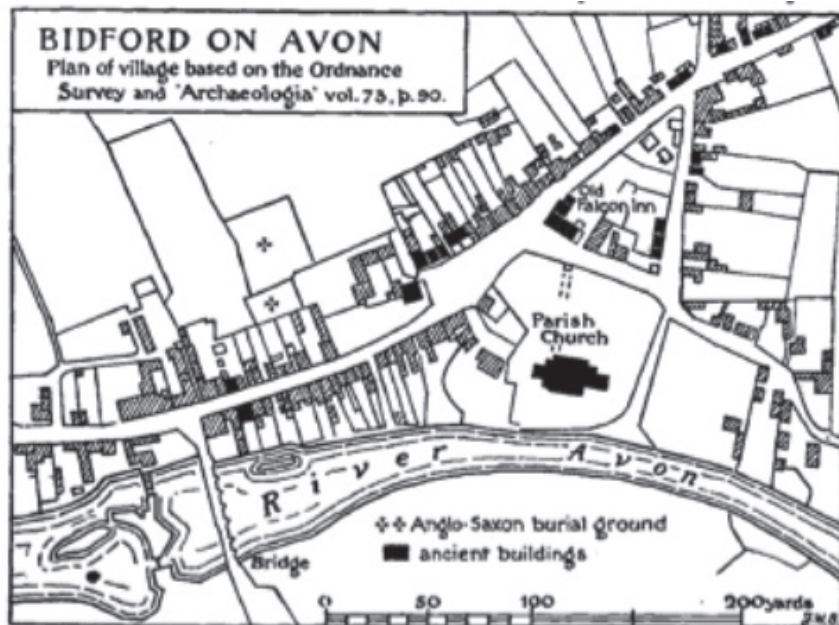
### STRATEGIC OBJECTIVES

<b>Housing</b>	To provide a sufficient supply and mix of dwellings to meet the needs of the community during the Plan period
<b>Economy</b>	To protect and promote jobs for local people in order to advance economic development in the Neighbourhood Area
<b>Environment</b>	To safeguard our natural environment and built heritage and enhance biodiversity whilst providing access for all, improving the well-being of the community, recognizing the importance of mitigating climate change and working towards a more sustainable future
<b>Amenities</b>	To ensure that valued community assets, local shops and services are maintained and where possible enhanced in order to promote sustainable living

## 2.0 BACKGROUND

### Bidford-on-Avon: From Rural Village to Main Rural Centre

- 2.1 The riverside village of Bidford-on-Avon is situated by the River Avon in the County of Warwickshire. To the east is Shakespeare's Stratford-upon-Avon; to the south is the small village of Honeybourne in the county of Worcestershire; to the west is the historic town of Evesham and to the north the Roman town of Alcester. It is within Stratford-on-Avon District Council (SDC) area which is its Local Planning Authority (LPA).
- 2.2 The main character of Bidford-on-Avon lies in the central and oldest part of the village with its intimate scale, buildings and winding Main Street. It is significant that all the buildings of 17th century are within 183m from the church.



- 2.3 Until the 20th century the village did not extend much further than the single street along the north bank of the river. In the interwar and post war years, some development spread along Victoria Road, to the west and Waterloo Road, to the east, and especially to the east of Waterloo Road in the form of sizeable Local Authority housing estates.
- 2.4 Then came the 1970s and the beginning of dramatic change. It started with the traffic congestion on the bustling High Street and the increasing demands from the local community that something be done! That something was the building of the relief road effectively, cutting the village in half! This undoubtedly started the demise of the High Street and opened the village up to large, new developments to the north of the said relief road.
- 2.5 Another decision that influenced the development in Bidford-on-Avon was being nominated one of eight Main Rural Centres by SDC: the intention being that these towns and villages would be encouraged to grow at a greater speed than smaller settlements. Those Main Rural Centres that were recognised Market Towns saw new development as business opportunities, but the smaller villages lacked the infrastructure to allow for this rapid expansion. Bidford-on-Avon was one of the latter and suffered, and continues to suffer, from this lack of investment.
- 2.6 So in 20 years, the population of Bidford-on-Avon rose from 2,822 in 1971 to 4,826 by 1991, and continues to grow. The current population is now over 5,300 living in approximately 2,500 dwellings.
- 2.7 From being a relatively small community working locally, it has become a large village where over 75% of the working population commutes. From being a village with a cohesive community it has moved to one where a large proportion of the population come back home to eat and sleep.
- 2.8 We firmly believe that the NDP will, as a part of the statutory development plan for Stratford-on-Avon, help to establish the principle of 'sustainable development'. It aims to properly shape any further necessary development closely in line with local needs and wishes. It also has a vital role to play in maintaining and enhancing the local environment for present and future generations.

## 3.0 NEIGHBOURHOOD HOUSING

### Strategic Objective

- 3.1 This NDP acknowledges that the Neighbourhood Area is required to play its part in the supply of housing for the district and is required to be in general conformity with the strategic vision of local planning policy. This will include taking account of SDC's Core Strategy as set out above.
- 3.2 Bidford-on-Avon has played a significant role already, contributing 770 new dwellings<sup>1</sup> between April 2011 - June 2016. A number of these houses have yet to be completed so are recognised in this NDP as housing commitments (see Map 1).
- 3.3 Housing policies within this NDP seek to ensure that the level of new development is commensurate with the scale of the village taking account of the development that has taken place over the last 5 years.
- 3.4 The villages of Barton, Marlcliff and Broom are not considered to be suitable for new market housing due to their inability to support sustainable development. Broom and Barton are also heavily constrained by conservation areas and neither village has the range of local facilities which would support sustainable living.
- 3.5 SDC's study of the capacity of villages to accommodate growth which takes account of national and district planning policies, physical, environmental and landscape constraints and location in relation to employment, public transport and key community facilities has been taken into account during the preparation of this plan.
- 3.6 There are a number of challenges to development in the Neighbourhood Area, which have been taken into account when considering potential new sites for development. The south of the village is heavily constrained by the River Avon flood plain which has resulted in significant growth to the north of the village.
- 3.7 Growth to the north of the village has moved development away from the historical centre of the village creating an imbalance in the location of houses to local services.

### POLICY H1 - VILLAGE BOUNDARY

The built up area of Bidford-on-Avon is defined by the Village Boundary as outlined on Map 1. New housing development within the Village Boundary will be supported in principle.

All areas outside of the Village Boundary are classed as countryside. New housing development in the countryside will be limited to dwellings for rural workers, replacement dwellings and new housing development supported by Policy H2.

### Explanation

- 3.8 87% of respondents to the NDP questionnaire<sup>2</sup> said they would prefer to see Bidford-on-Avon remaining broadly the same size. The adopted Core Strategy<sup>3</sup> endorsed by the Inspector does not allocate any further housing within the Parish of Bidford-on-Avon to assist in the supply of housing in the district.
- 3.9 However, small scale infill development on land within the Village Boundary will allow the flexibility to provide housing without significant damage to the character and setting of the village. This pattern of gradual organic development will ensure new dwellings contribute to the attractive appearance and character of Bidford-on-Avon and its sense of community.

<sup>1</sup> Planning permissions granted since 2011

<sup>2</sup> Question 4, NDP Questionnaire 2015



## POLICY H2 - RURAL EXCEPTION HOUSING

Affordable housing development will be supported on small sites beyond, but reasonably adjacent to, the Village Boundary of Bidford-on-Avon, and the settlements of Barton, Marlcliff and Broom where the following is demonstrated:

- a) There is a proven and as yet unmet local need, having regard to the latest Housing Needs Survey;
- b) No other suitable and available sites exist within the Village Boundary of Bidford-on-Avon and the built up areas of the settlements of Barton, Marlcliff and Broom; and
- c) Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.

Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, land owners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.

### Explanation

- 3.10 The NPPF allows for the provision of affordable housing through rural exception sites. These are additional housing sites that are used to meet defined affordable housing needs in rural areas where up-to-date survey evidence shows that local need exists. This enables small sites to be used specifically for affordable housing in small rural communities that would not normally be considered because, for example, they fall outside local plan development boundaries.
- 3.11 One of the ways local needs can be demonstrated is through a housing need survey or up-to-date evidence of local housing need. In addition Core Strategy Policy CS.15 allows local needs schemes within and adjacent to settlements including small-scale community-led schemes to meet a need identified by that community.

For the purposes of local needs housing for Policy H2 this will be based on a local connection with the Parish. A local connection is defined as:

- Someone who has lived in the Parish for a minimum of 6 months
- Someone who has previously lived in the Parish for 6 out of the last 12 months or 3 out of 5 years
- Someone who has close family (parents, siblings or children) residing in the Parish for at least 3 years
- Someone who has full or part-time work in the Parish and has been employed for at least 6 months
- Someone who can otherwise demonstrate a connection to the Parish.”

- 3.12 To satisfy the local connection criteria an applicant only has to meet one of the above points, although many may have more than this.

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<sup>3</sup> Stratford-on-Avon District Core Strategy 2011 to 2031 – July 2016.

<sup>4</sup> Annex 2: Glossary of the National Planning Policy Framework or as subsequently amended by Government Policy or Statute.

## POLICY H3 - PROMOTING AN APPROPRIATE MIX OF HOUSING

### Market Housing

Developments should provide a mix of house types and sizes which reflects the most up-to-date needs of the Parish and be informed by the Strategic Housing Market Assessment, Parish level surveys or Housing Needs Surveys as well as any site specific issues and evidence of market circumstances.

A variety of house types and sizes should be provided in accordance with the following mix unless evidence indicates otherwise:

1-bed	2-bed	3-bed	4+ bed	Total
10%	35%	40%	15%	100%

### Affordable Housing

Affordable housing should be provided in accordance with Policy CS.18 of the Core Strategy.

A variety of house types and sizes should be provided in accordance with the following mix unless evidence indicates otherwise:

1-bed	2-bed	3-bed	4+ bed	Total
20%	40%	35%	5%	100%

The requirement for, and provision of, a mix of different types and sizes of both market and affordable housing within the Parish will be monitored throughout the Plan period in order to ensure that local housing needs are being met and to inform this policy.

### Explanation

- 3.13 Mix will be subject to negotiation considering issues such as local need, viability and character of the area. Developers will be required to set out why they are not complying with the broad approach outlined in Policy H3 above.
- 3.14 The evidence from the Strategic Housing Market Assessment (SHMA) and its update indicates that the provision of a greater number of smaller market homes on development sites to help meet the identified need should be encouraged. In light of the ageing population, the provision of small market bungalows will be particularly welcomed.
- 3.15 In the recent Neighbourhood Plan Survey<sup>5</sup>, 67% of respondents stated a preference to small family homes (2 and 3 bedrooms). 59% indicated a desire for low cost starter homes. This sector of market housing has been underprovided over the last 20 years so it is now time to redress this balance.
- 3.16 The NPPF sets out the definition of Affordable Housing and the associated tenure types within this<sup>6</sup>.
- 3.17 The property types, sizes and tenures of the affordable housing on individual sites will vary subject to local needs. The last Housing Needs Survey was conducted in 2012 and provided an analysis of local housing need at the time of writing. Since 2012 a significant number of market and affordable homes have been granted many of which have been built but a large number have yet to be built.
- 3.18 Affordable housing will be provided through future Rural Exception Housing schemes under Policy H2 of this NDP and through existing commitments which incorporate a proportion of affordable housing as part of a market led housing scheme.
- 3.19 A review of the local housing need will be undertaken within the first 5 years of the adoption of this NDP through an up-to-date Housing Needs Survey.

<sup>5</sup> Table 6

<sup>6</sup> Annex 2: Glossary of the National Planning Policy Framework

## **POLICY H4 - USE OF BROWNFIELD LAND**

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

- a) The new use would be compatible with the surrounding uses;
- b) Any remediate works to remove contaminants are satisfactorily dealt with;
- c) The proposal would lead to an enhancement in the character and appearance of the site; and
- d) Would not result in the loss of any land of high environmental value.

### **Explanation**

- 3.20 The reuse and recycling of brownfield land, particularly where it is derelict or underused can help to achieve sustainable development more efficiently than the release of greenfield land.
- 3.21 For the purposes of this NDP, brownfield land is previously developed land which is, or was, occupied by a permanent structure no longer in active use. It includes the authorised curtilage of the developed land but specifically excludes any residential garden land. There is no presumption that the whole of the site will be suitable for development. This would need to be proven through the planning application process.

## **POLICY H5 - USE OF GARDEN LAND**

Development on garden land within the defined Village Boundary, as defined on Map 1, will only be supported if it can be demonstrated that proposals:

- a) Preserve or enhance the character of the area;
- b) Do not introduce a form of development which is at odds with the existing settlement character or pattern;
- c) Preserve the amenities of neighbouring properties; and
- d) Provide satisfactory arrangements for access and parking.

### **Explanation**

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

## 4.0 NEIGHBOURHOOD ECONOMY

### Strategic Objective

- 4.1 The NPPF identifies three dimensions to sustainable development, one of which is the economic role. The economic role is defined as “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure”<sup>7</sup>.
- 4.2 To ensure that the Neighbourhood Area continues to have a vibrant and diverse economic make up, appropriate for its size and rural location this NDP proposes a number of economic policies with the theme of protecting and enhancing. Particular importance is placed on maintaining the commercial vitality of the Bidford-on-Avon Village Centre and the Waterloo Industrial Estate.

### POLICY ECON1 - PROTECTING AND ENHANCING EXISTING EMPLOYMENT SITES

Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use will only be supported where:

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

### Explanation

- 4.3 The sustainability of Bidford-on-Avon is dependent upon the opportunity for local people to find local employment. The businesses on the industrial estate provide both work opportunities for local people and training and development. There is also an inflow of workers from outside of the neighbourhood who spend money supporting retail and other service industries within the Neighbourhood Area.

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<sup>7</sup> Paragraph 7

## **POLICY ECON2 - PROTECTING AND ENHANCING THE VILLAGE CENTRE**

Proposals for new or enhanced retail, commercial and community uses will be supported within the Village Centre defined on Map 7 where there is no conflict with other policies in the development plan.

The loss of retail, commercial or community uses will be resisted unless it can be demonstrated that the unit is no longer viable for such uses. In the case of changes of use to residential, the provision of flats above shops is supported in principle. Changes of use to residential of the whole unit will not usually be supported unless it can be demonstrated through a marketing exercise that no alternative retail, commercial or community use will come forward in a reasonable time frame.

### **Explanation**

- 4.4 The Village Centre has suffered a gradual loss of trade since the opening of the B439 in 1978. Nevertheless, the Village Centre is highly valued by residents and visitors and in order for it to remain as a retail and commercial area for the Neighbourhood Area, development which would reduce the retail or employment opportunity of the centre will be resisted.

## **POLICY ECON3 - PROMOTING HIGH SPEED BROADBAND**

All new residential and commercial development within the Neighbourhood Area will be expected to include the necessary infrastructure to allow future connectivity to high speed broadband.

### **Explanation**

- 4.5 In an age where home based businesses and home working is encouraged in order to advance sustainable patterns of living and working, it is important that appropriate infrastructure such as high speed broadband is provided.
- 4.6 This NDP seeks to promote the future proofing of new residential and commercial development by requiring the infrastructure associated with the installation of high speed broadband to be provided at the build stage.

## **POLICY ECON4 - PARKING IN THE VILLAGE CENTRE**

Development which would result in the loss of any parking provision in the Village Centre which is defined on Map 7 will be resisted unless it is replaced by equivalent or enhanced provision and is provided in a suitable location.

Proposals which enhance and improve parking provision in the Village Centre will normally be supported subject to other relevant development plan policies.

New development in the Village Centre should provide parking in accordance with the applicable County Council standards or as otherwise agreed on a site by site basis.

### **Explanation**

- 4.7 Current parking provision in the Village Centre must be maintained and, where possible, enhanced to facilitate ease of accessibility to the village centre and its businesses. Future developments within the Village Centre must provide adequate parking in accordance with Warwickshire County Council's adopted standards.

## POLICY ECON5 - PROMOTING RIVERSIDE ACTIVITIES

Development which promotes or enhances riverside facilities in order to facilitate and increase visitor numbers to the Neighbourhood Area and customers for its businesses will be supported.

CIL (Community Infrastructure Levy) receipts generated within the Neighbourhood Area will be used, where appropriate, to deliver such facilities.

Future developments must protect and where possible enhance the attraction to the river for visitors.

### Explanation

- 4.8 Bidford-on-Avon boasts an enviable natural resource in the form of the River Avon which attracts visitors to the Neighbourhood Area benefiting many local, particularly leisure and hospitality, businesses.

## POLICY ECON6 - HOMEWORKING AND LIVE-WORK UNITS

### Homeworking

All new dwellings are encouraged to provide space to support home-working, with flexible space adaptable to a home office, and where appropriate incorporate cabling to support broadband in accordance with Policy ECON3.

### Live-Work Units

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

- a) Have suitable independent access to both uses;
- b) Have an appropriate level of off road parking to serve both uses;
- c) Layout and design ensures that residential and work uses can operate together without conflict;
- d) Be in reasonably accessible locations to service facilities by means other than a private vehicle;
- e) In the case of conversions, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without major rebuilding or extension; and
- f) Have an adequate residential curtilage without having a detrimental impact on the building and its rural setting.

### Explanation

- 4.9 Many residents have adapted to modern working patterns and are either encouraged to work from home or have established their own business within part of their home. It is likely that this pattern will continue and potentially increase so new development must be able to accommodate and or adapt to the requirements of future owners to be able to home work.
- 4.10 Mixed use schemes where an occupier can work and live within the same planning unit has the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development that would otherwise not be supported in rural locations.

## 5.0 NEIGHBOURHOOD ENVIRONMENT

### Strategic Objective

- 5.1 One of the three dimensions of sustainable development as outlined in the NPPF is the environmental role. This is defined as “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”<sup>8</sup>.
- 5.2 We recognise the need to safeguard our natural environment and built heritage and enhance biodiversity whilst providing access for all and improving the well-being of the community.
- 5.3 We should protect the open rural character of the landscape in which our villages are set and ensure that the identities of our separate settlements are maintained.
- 5.4 We should work towards a more sustainable future and recognise the importance of mitigating climate change, ensuring that better lives for ourselves does not mean worse lives for future generations.

### POLICY ENV1 - RENEWABLE AND LOW CARBON ENERGY

Development proposals relating to the production of renewable and low carbon energy will be supported providing they can be satisfactorily integrated into the character and appearance of the village and its environs. Proposals which have an adverse impact on the character of the area will not be supported.

Where appropriate, other development should demonstrate how energy efficiency measures have been maximised through the provision of high energy efficient buildings.

### Explanation

- 5.5 We are all charged by our future generations to work towards a more sustainable future and recognise the importance of mitigating climate change. We recognise the need to reduce carbon emissions and the use of fossil fuels and support developments that contribute to green energy production. However, their scale and appearance must not compromise the character of our villages.

### POLICY ENV2 - GREEN INFRASTRUCTURE

Where appropriate, development will be expected to contribute to the provision and or improvement of Green Infrastructure including the protection of mature and healthy trees and hedges. Where this is not possible, new trees and hedges must be planted to replace those lost with appropriate native species which are of nursery stock.

Developments will need to demonstrate they have been landscape led in order to avoid retrofitting of poor quality or token landscaping.

### Explanation

- 5.6 Green infrastructure and provision of green space has the potential to deliver multiple benefits for both people and wildlife, including opportunities for recreation, biodiversity enhancement and access to nature.
- 5.7 We need to ensure the protection of the rural character of Bidford through the maintenance and enhancement of important landscape features such as trees, hedges and woodland.

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<sup>8</sup> Paragraph 7

## POLICY ENV3 - BLUE INFRASTRUCTURE

All development will be expected to safeguard existing rivers, streams and ponds both within and adjacent to development sites.

Development proposals which adversely affect existing rivers, streams and ponds will not be supported.

### Explanation

- 5.8 Our rivers, ponds and other water bodies are significant landscape and ecological features. We need to safeguard them for their importance for biodiversity, for amenity and for water resources that we need.
- 5.9 We should maintain or improve their water quality in accordance with Water Framework Directive requirements<sup>9</sup>.

## POLICY ENV4 - REDUCING FLOOD RISK

New developments of ten or more dwellings and major commercial development will be expected to provide and incorporate sustainable drainage systems unless it is demonstrated that this would be inappropriate.

Other measures such as the reuse and recycling of water, the use of permeable paving and other measures that help with water efficiency and those which enhance ecology will be encouraged in all development schemes. Proposals which do not satisfactorily address fluvial and pluvial flooding considerations will not be supported.

- a) On large-scale developments such schemes will be expected to contribute to ecological enhancement as well as sustainable drainage;
- b) The re-use and recycling of water; and
- c) The use of permeable paving.

### Explanation

- 5.10 All our villages have suffered considerably from flooding in recent years. New developments must contribute to flood alleviation through provision of sustainable drainage systems, soft landscaping and permeable surfaces where possible. Larger developments offer the opportunity to include landscape and biodiversity enhancement in sustainable drainage systems.
- 5.11 The Environment Agency considers that water resources are under 'moderate stress' in the locality with some areas under 'serious stress'<sup>10</sup>. Therefore developments should include means of re-using and recycling water where possible.
- 5.12 A further update to the Water Cycle Study<sup>11</sup> has been carried out and set out the evidence and recommendations for water efficiency measures in domestic and non-domestic buildings. This is based on evidence from Severn Trent Water 'Water Resources Management Plan' (WRMP). Stratford district and West Midlands generally is located within an area of moderate stress. The WRMP has concluded that any growth and increase in population will further exacerbate the issue. In addition, key resources of raw water (canals and rivers) supplying the district are considered to be close to their limit of water they can continue to yield for abstraction, before ecosystems and other users reliant on these resources would be adversely affected.
- 5.13 Sustainable urban drainage schemes should be constructed in line with the Warwickshire Sustainable Urban Drainage Systems (SUDs) manual. Applicants should ensure that the design of SUDs should support the findings and recommendations of the Warwickshire Surface Water Management Plan, the Warwickshire Sustainable Urban Drainage Manual and the District Council's Strategic Flood Risk Assessment. Where SUDs are proposed, they should be supported by a groundwater risk assessment and arrangements put in place for the whole life management and maintenance.
- 5.14 Water efficiency measures that go beyond the current Building Regulations and non-domestic buildings should as a minimum reach 'Good' BREEAM standards.

<sup>9</sup> Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy

<sup>10</sup> Halcrow, Warwickshire Sub-Regional Water Cycle Study, Final Report, March 2014



## POLICY ENV5 - DRAINAGE

All proposals for new residential dwellings or new commercial buildings must demonstrate that there are or will be adequate water supply and water treatment facilities in place to serve the whole development. Proposals that would result in an unacceptable risk to the quality and or quantity of a water body or water bodies will not be supported.

Proposals to expedite the improvement and upgrade the existing drainage network in the village will be supported.

All developments will be expected to demonstrate that there are suitable and satisfactory arrangements in place to deal with foul water.

### Explanation

- 5.15 Local planning authorities have a general responsibility not to compromise the achievement of UK compliance with the Water Framework Directive (WFD42) (Directive 2000/60/EC). All surface water bodies need to achieve “good ecological status” by 2015. The Localism Act 2011 enables the UK Government to require local authorities to pay if their inaction resulted in a failure to meet WFD requirements. The Localism Act 2011 also requires local planning authorities to co-operate on cross-boundary planning issues including the provision of water supply infrastructure, water quality, water supply and enhancement of the natural environment.
- 5.16 Under Section 94 of the Water Industry Act 1991, water companies have a general duty to provide effectual drainage to accommodate planned development. Furthermore, they are also required to manage their assets efficiently to minimise customers’ bills. Consequently, there will often be limited headroom as water companies do not generally provide significant amounts of spare capacity to accommodate speculative development. Where liaison through the planning process identifies a need to provide additional capacity, the required infrastructure upgrades are planned to ensure the delivery of planned development is not unduly delayed.
- 5.17 The effective management of waste water is considered critical in the pursuit of sustainable development and communities. It reduces the impact flooding can have on the community, maintains water quality and quantity and helps to enhance local amenity and biodiversity through the provision of green infrastructure.
- 5.18 Effective water management also reduces the movement of water and sewage thereby reducing energy requirements. The Parish Council will continue to work with Warwickshire County Council as lead local flood authority, SDC, the Environment Agency and Severn Trent Water to achieve compliance with the WFD and aim to provide sufficient water to meet local needs.

## POLICY ENV6 - PROTECTION OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND

Development of the Best and Most Versatile Agricultural Land (defined as land in grades 1, 2 and 3a of the Agricultural Classification) will not normally be supported unless it can be demonstrated that development of agricultural land is necessary and no other land of a poorer agricultural quality is available.

Operational development or changes of use directly associated with, and necessary for, agricultural activity will be considered compatible with this Policy.

### Explanation

- 5.19 The NPPF ensures protection against the loss of the best and most versatile agricultural land from significant development<sup>12</sup>.
- 5.20 Our best agricultural land should be protected both to maintain the rural surroundings of our villages and to ensure it continues to contribute to production of food.

<sup>11</sup> URS Water Cycle Study Update Final Report, September 2012

<sup>12</sup> Paragraph 112

## POLICY ENV7 - VALUED LANDSCAPES, SKYLINES AND VIEWS

In order to maintain the distinctive character of the Neighbourhood Area, all new development must have regard to the landscape character and historic landscape features and retention of important landmarks, skylines and views identified in the 'Bidford-on-Avon Parish Landscape Assessment'.

Proposals which have an adverse impact on the landscape, skylines or important views will not be supported.

### Explanation

- 5.21 We should protect the open and rural nature of the land surrounding built up areas of the parish to ensure the separate identities of our different settlements and retain its distinctive features, skylines and important views.
- 5.22 Applicants will be expected to have regard to the 'Bidford-on-Avon Parish Landscape Assessment'. This identifies and describes variations in the landscape across the Parish. It identifies six Parish Landscape Character Areas (PLCAs) which exhibit unique combinations of landscape elements and features which make them distinctive. It considers key views, landmark features, important skylines and sensitive visual characteristics. It outlines land management and development considerations for each PLCA and gives development guidance for each.
- 5.23 Land management and development should pay due regard to the guidance given in the Landscape Assessment and seek to enhance the Character Areas wherever possible.

## POLICY ENV8 - DESIGNATED HERITAGE ASSETS

Proposals which may affect a heritage asset will be required to include an assessment which describes the significance of the asset and their setting.

Proposals which lead to substantial harm to or total loss of significance of a designated heritage asset will only be supported if it can be demonstrated that

- a) the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or
- b) the nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found, and grant or other funding or ownership is not possible, and the harm or loss is outweighed by bringing the site back into use.

Proposals which lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefits of the proposal including securing the optimum viable use of the heritage asset.

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

All proposals must conserve the important physical fabric and settings of listed buildings and Scheduled Ancient Monuments.

Development within and adjacent to all heritage assets will be strictly controlled. Development which fails to conserve or enhance the character or appearance of the Conservation Area will not be supported.

### Explanation

- 5.24 Our villages contain a number of listed buildings, Conservation Areas and Scheduled Ancient Monuments (See Maps 2, 4, 5 and 6). We need to ensure that these buildings and structures are protected and enhanced and that they are not compromised by new developments.

## **POLICY ENV9 - PROMOTING HIGH QUALITY DESIGN**

All development proposals must demonstrate how local character has been taken into account during the conception and evolution of a design. Proposals that do not positively contribute to local character will not be supported.

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

The density of development must enhance the character and quality of the local area whilst preserving the amenity of neighbouring residential homes, being commensurate with a viable scheme and infrastructure capacity.

### **Explanation**

- 5.25 The local character of our villages, including buildings and other structures made from materials of local origin and its spatial forms, should be protected, enhanced and not compromised by inappropriate new developments.

## **POLICY ENV10 - NATURE CONSERVATION**

Development should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity wherever possible. Existing ecological networks should be retained and new ecological habitats and networks are particularly encouraged. Measures to improve landscape quality, scenic beauty and tranquility and to reduce light pollution are encouraged.

### **Explanation**

- 5.26 We should protect and enhance green spaces and the landscape features and habitats such as woodland, hedges, orchards, rivers, streams and ponds that support a wide biodiversity. A Local Biodiversity Action Plan is a means of ensuring this protection.
- 5.27 Until a Local Biodiversity Action Plan is completed, in considering proposals, reference should be made to existing ecological work including Phase 1 Habitat Surveys undertaken by the Habitat Biodiversity Audit of Warwickshire County Council.

## 6.0 NEIGHBOURHOOD AMENITIES

### Strategic Objective

- 6.1 Existing community facilities play an important role in maintaining a strong and vibrant community. The loss of existing community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that the facility is no longer in active use and has no prospect of being brought back into use. Proposals which enhance and improve existing community facilities will continue to be encouraged where they represent sustainable development.

### POLICY AM1 - PROTECTING AND ENHANCING HEALTH OPPORTUNITIES

Proposals which would directly adversely affect the provision and delivery of health care will not be supported unless it can satisfactorily demonstrate that:

- a) there is no realistic prospect of the facility continuing on that site for operational reasons; or
- b) the site has been marketed or made available for another community use; or
- c) the facility can be provided elsewhere in a suitable location in accordance with the community's wishes; or
- d) there are overriding environmental benefits in the use being discontinued.

Proposals which would enhance and expand existing health care facilities will be supported providing they do not conflict with adjoining land uses.

### Explanation

- 6.2 Providing access to health care is essential in maintaining a healthy community. General population increase and a specific increase in older age groups have placed considerable strain on health care provision within the Neighbourhood Area.
- 6.3 The health centre plays an important role in the lives of our community. A large number of respondents were very or fairly satisfied with the service provided. When the health centre moved out of the village centre, it was said that other health services would be available.

### Community Aspiration

- 6.4 Respondents to the 2015 Neighbourhood Plan Questionnaire requested additional services to be provided on the health centre site including physiotherapy, district nurses, NHS dentistry, chiropody, optometry, minor injuries, mental health support and complimentary therapies.
- 6.5 Many respondents felt that a footpath between the surgery and Bidford-on-Avon would be beneficial, because at present the safest option is to use a vehicle, given that there is only a grass verge to walk alongside the very busy road.

## POLICY AM2 - PROTECTING AND ENHANCING EDUCATION AND LIBRARY FACILITIES

Sustaining and increasing the opportunity to access education should be delivered through the protection and expansion of the existing primary school and the library. Such expansion should not be at the expense of the existing play areas and sports areas unless it can be satisfactorily demonstrated that the area is surplus to requirements or any loss of open space, sports or play areas would be replaced by equivalent or enhanced provision in a suitable location and landscape.

Proposals which adversely affect the provision and delivery of education and learning in the Neighbourhood Area will not be supported.

### Explanation

- 6.6 In order to accommodate the additional primary school pupils associated with the recent rapid growth in housing within the Neighbourhood Area, proposals to expand the existing school will be looked upon favourably. Future development will be expected to continue to contribute towards education facilities in accordance with the Education Authority's recommendations.

### Community Aspiration

- 6.7 Around 357 secondary school pupils are bussed to schools in Alcester, Stratford-upon-Avon and Chipping Campden. A review of the transport arrangements for secondary school pupils travelling outside of the Neighbourhood Area will be encouraged.
- 6.8 The library is run by volunteers and is used by all generations in the village. Future development will assist in the contribution towards the ongoing maintenance of this important village facility through CIL receipts.

## POLICY AM3 - COMMUNITY FACILITIES

Existing community facilities play an important role in maintaining a strong and vibrant community.

The loss of existing community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that the facility is no longer in active use and has no prospect of being brought back into use.

Proposals which enhance and improve existing community facilities will be supported. New community facilities will be encouraged providing they are compatible with existing neighbouring uses.

### Explanation

- 6.9 74% of residents expressed the view that they would like to see an upgraded village hall and indoor sports facility in Bidford-on-Avon. The Crawford Hall and Broom Village Hall provide vital indoor facilities within the Neighbourhood Area for potential recreational use. Proposals which would expand these and other important community assets to widen the range of facilities and services provided and enhance the opportunity for sports and recreational use will be supported.
- 6.10 An expansion of the Crawford Hall would supply a safe place for the younger generations to go to keep fit and active, both physically and mentally. The lack of secondary schools in the village make some after schools activities non accessible to some pupils, as bus passes are limited to one bus and parents may be unable to fetch them at later times in the day. The provision of such facilities would mean long-term improvement to individual's health and well-being.

## POLICY AM4 - LOCAL GREEN SPACE

This Plan designates the following areas of Local Green Space as defined on Map 3 (Bidford-on-Avon), Map 4 (Broom) and Map 5 (Marlcliff) at the following locations:

### **Bidford-on-Avon**

1. Playing Fields West of Dugdale Avenue
2. Dugdale Avenue
3. Paddock Close
4. Allotments, Sports Pitches and Cemetery, Salford Road
5. Big Meadow and Monie Meadow
6. C of E Primary School Playing Fields, Bramley Way
7. Russet Way
8. St Laurence Way
9. Chestnut Way
10. Crompton Avenue
11. The Leys, Hill View Road, Wessons Road and Jubilee Close
12. Wards Lane Play Area

### **Broom**

1. Millers Bank
2. Kings Lane Play Area
3. Malthouse Close

### **Marlcliff**

1. The Bank

The above designations include a range of existing formal sports and recreational spaces along with informal areas of play and open space.

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space.

Where appropriate, CIL funds will be used to enhance these designations to ensure a suitable quantum and quality of recreational and amenity space is available for the Neighbourhood Area.

### **Explanation**

- 6.11 In accordance with paragraphs 76-78 of the Framework, local communities are encouraged to include new and robustly justified Local Green Spaces within their neighbourhood plans, where this designation does not prevent identified development needs being met.
- 6.12 Local Green Space which is of particular importance to local communities, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife will be designated for special protection.
- 6.13 Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

## POLICY AM5 - ALLOTMENTS AND GROWING SPACE

Any development proposal that would result in the partial or complete loss of an existing allotment within the Neighbourhood Area will not be supported unless it can be clearly demonstrated that there would be a positive improvement to existing provision or a net increase in provision elsewhere.

Proposals for the provision of new allotments in appropriate and suitable locations will be supported. Proposals for new allotments should clearly demonstrate the following:

- a) There are no adverse impacts on the landscape or character of the area;
- b) There are satisfactory arrangements for parking;
- c) There are satisfactory arrangements for water supply; and
- d) There would be no adverse impacts on neighbouring uses.

Residential developments are encouraged to provide shared space or private gardens which are suitable for and encourage and enable residents the opportunity to grow their own food.

### Explanation

- 6.14 Despite the statutory obligation on local authorities to provide allotments where there is a demand, there are still very few sites being created each year. However the trend in people wanting to grow their own food is on the rise, and currently it is estimated that over 90,000 gardeners want an allotment and are on waiting lists.
- 6.15 Trends show that during times of recession people turn back to the land, wanting to reconnect with something tangible while at the same time experiencing home-grown food, which costs less and is better for us. The Dig for Victory campaign during the 1940s coupled with the grey of the post war years saw a rise in people taking up allotments. At its height there were over 1.5million allotment plots across the UK. The 1970s with its three day week and trade union unrest saw another desire for self-sustainability, immortalised in the BBC show *The Good Life*. Today, with our economic uncertainty on a global scale, the desire for more space to grow food locally and experience life's simple pleasures has reignited the call for more allotments. Figures suggest there are approximately 330,000 allotment plots in the UK, but to meet the current demand we need in the region of at least a further 90,000 plots<sup>13</sup>.
- 6.16 The Neighbourhood Area has approximately 78 allotment plots of various sizes on two different allotment sites (75 Riverside Allotments on land south of Salford Road, and 2 larger sized allotments on land north of Stratford Road). Many allotment holders are longstanding and therefore plots rarely change hands. However, there are approximately 15 people on the waiting list for plots. This evidence demonstrates a significant need for additional plots within the Neighbourhood Area.
- 6.17 It is clear that we have a responsibility to protect allotments for current and future generations and address any shortfall within this Plan.
- 6.18 All housing developments should take into account of the health and well-being of the future occupiers of those developments. Sufficient amenity space, either private or shared, should be provided within each development and made available in perpetuity for those residents.
- 6.19 These areas of vegetable and flower production are also valuable sources for wildlife and enable parts of the community the opportunity to grow their own food, bringing a sense of well-being.

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<sup>13</sup>Source: The National Allotment Society ([www.nsalg.org.uk](http://www.nsalg.org.uk))

## POLICY AM6 - PROMOTING WALKING AND CYCLING

The Neighbourhood Area has a wealth of public routes which should be protected, enhanced, expanded and positively utilised in all new development. Where appropriate, the use of CIL funds will be used to enhance and expand these routes.

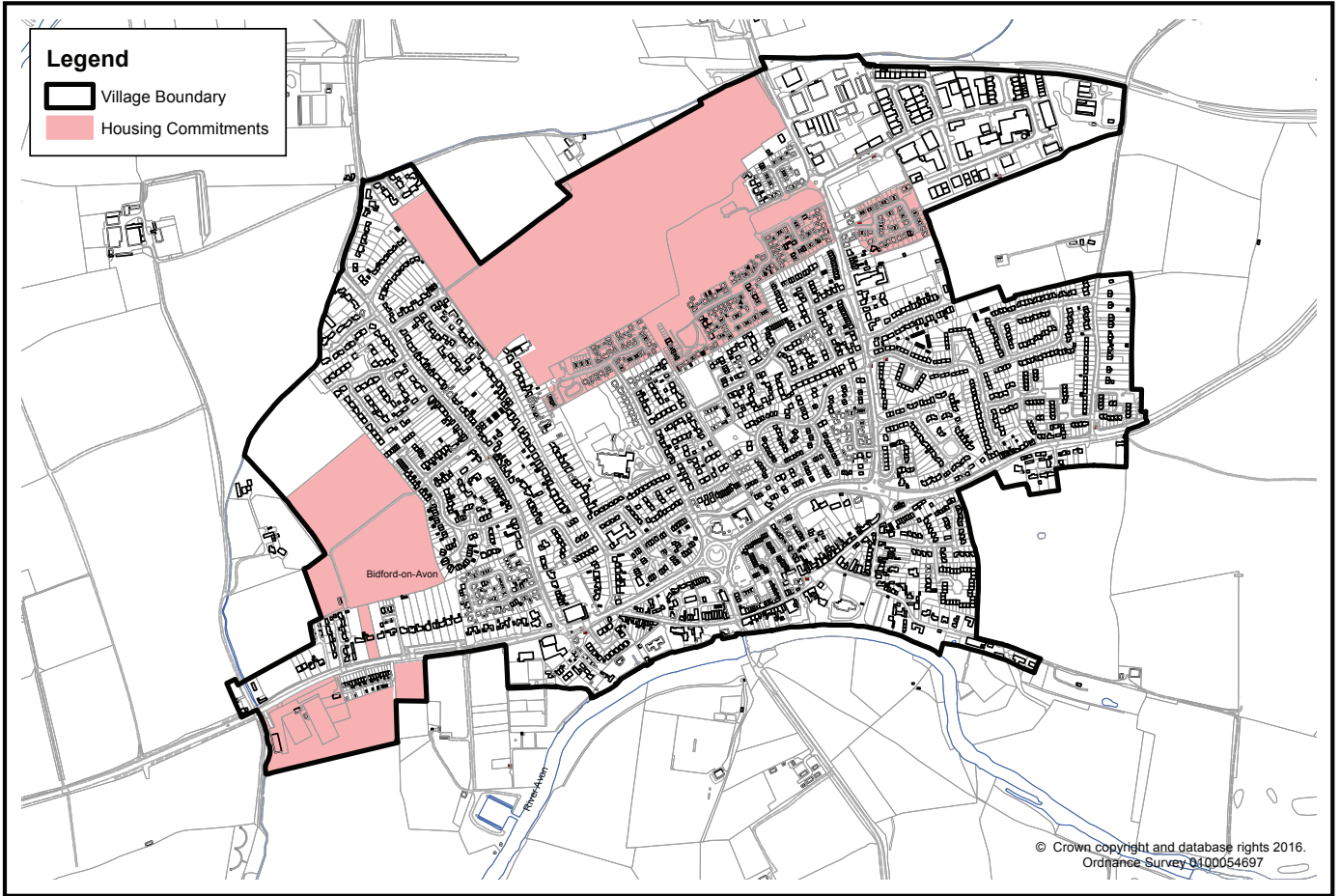
As appropriate, development must demonstrate how walking and cycling opportunities have been prioritised and connection made to existing routes.

Proposals which either adversely affect existing walking and cycling routes or fail to encourage appropriate new walking and cycling opportunities will not be supported.

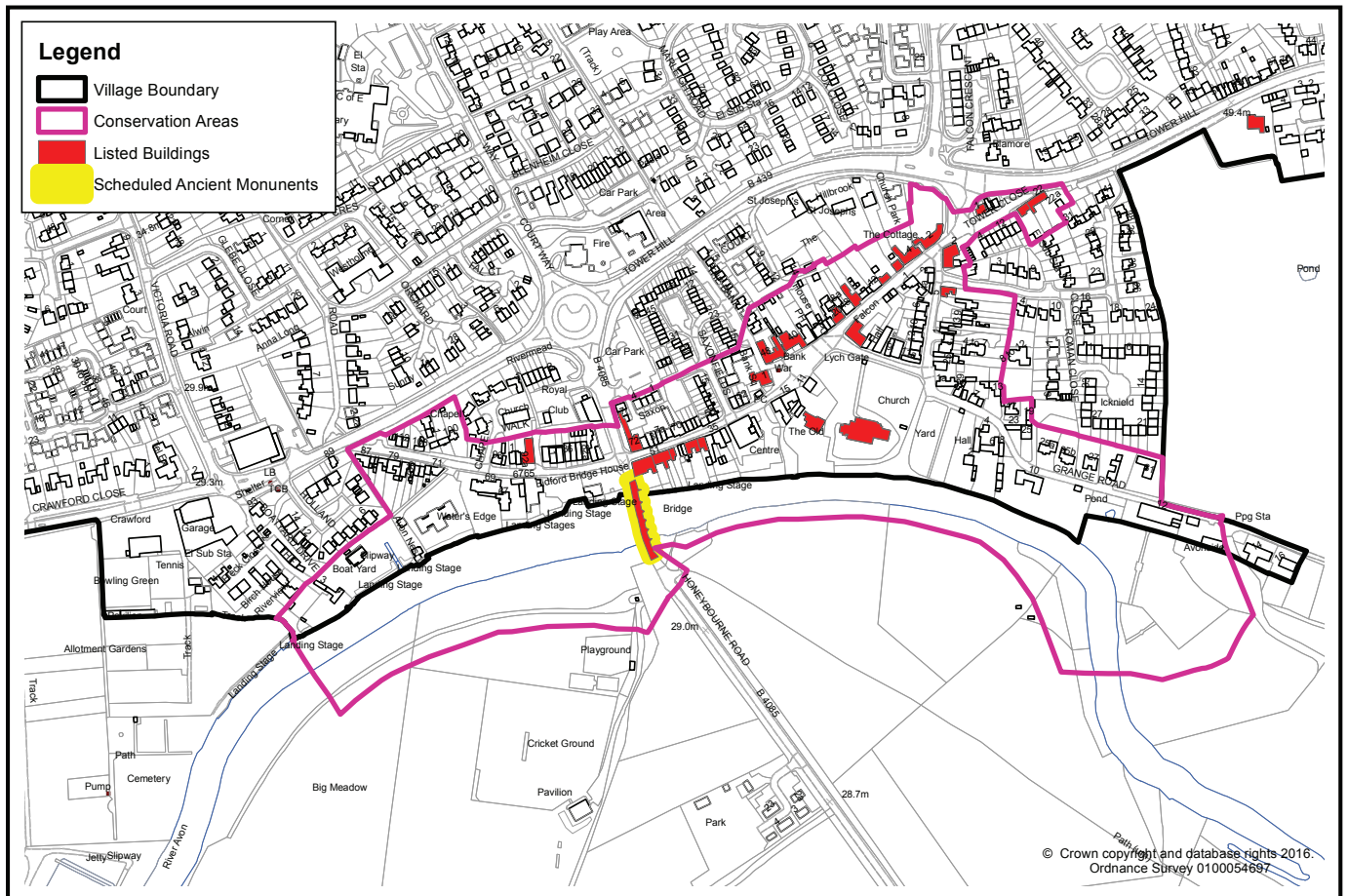
### Explanation

- 6.20 Public footpaths and bridleways are an important part of our heritage and have been used over centuries. They continue to be a key means of linking our settlements with the surrounding countryside.
- 6.21 These Public Rights of Way and walking and cycling routes within the villages which give access to schools, shops and other amenities, should be protected and enhanced where possible. The encouragement of walking and cycling is a key part of improving the health and well-being of our communities and of reducing our carbon emissions.

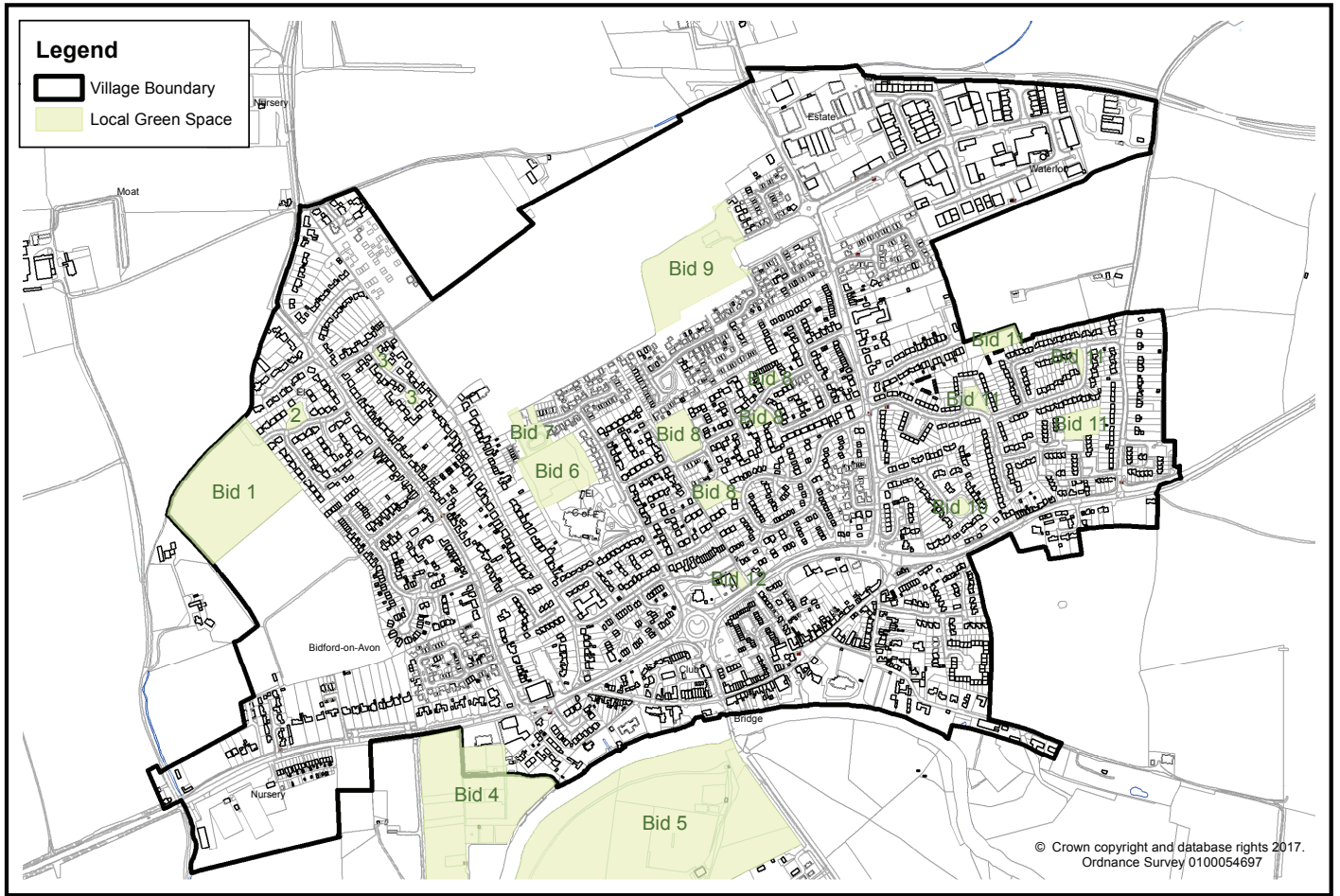




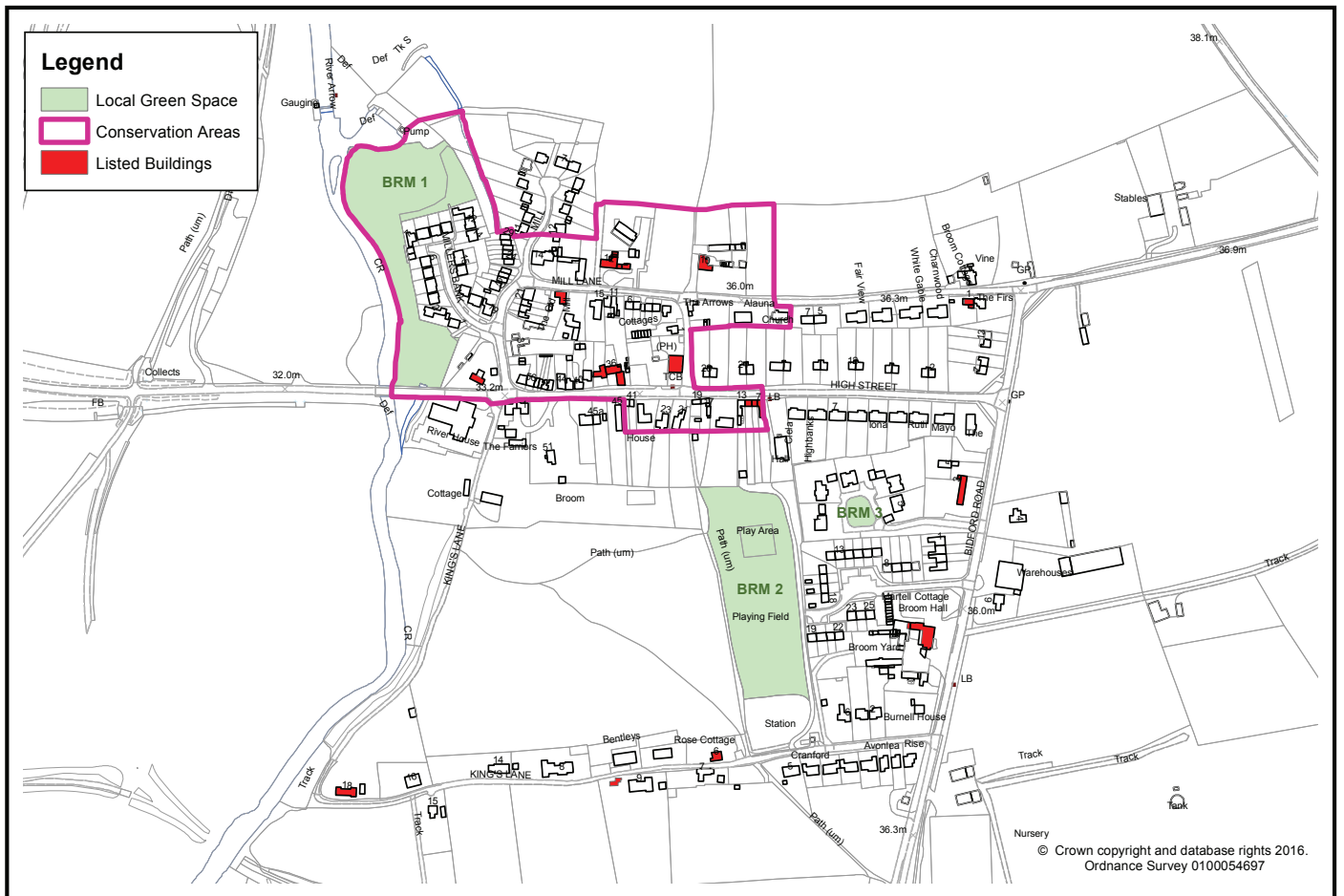
Map 1 - Bidford-on-Avon Village Boundary and Housing Commitments



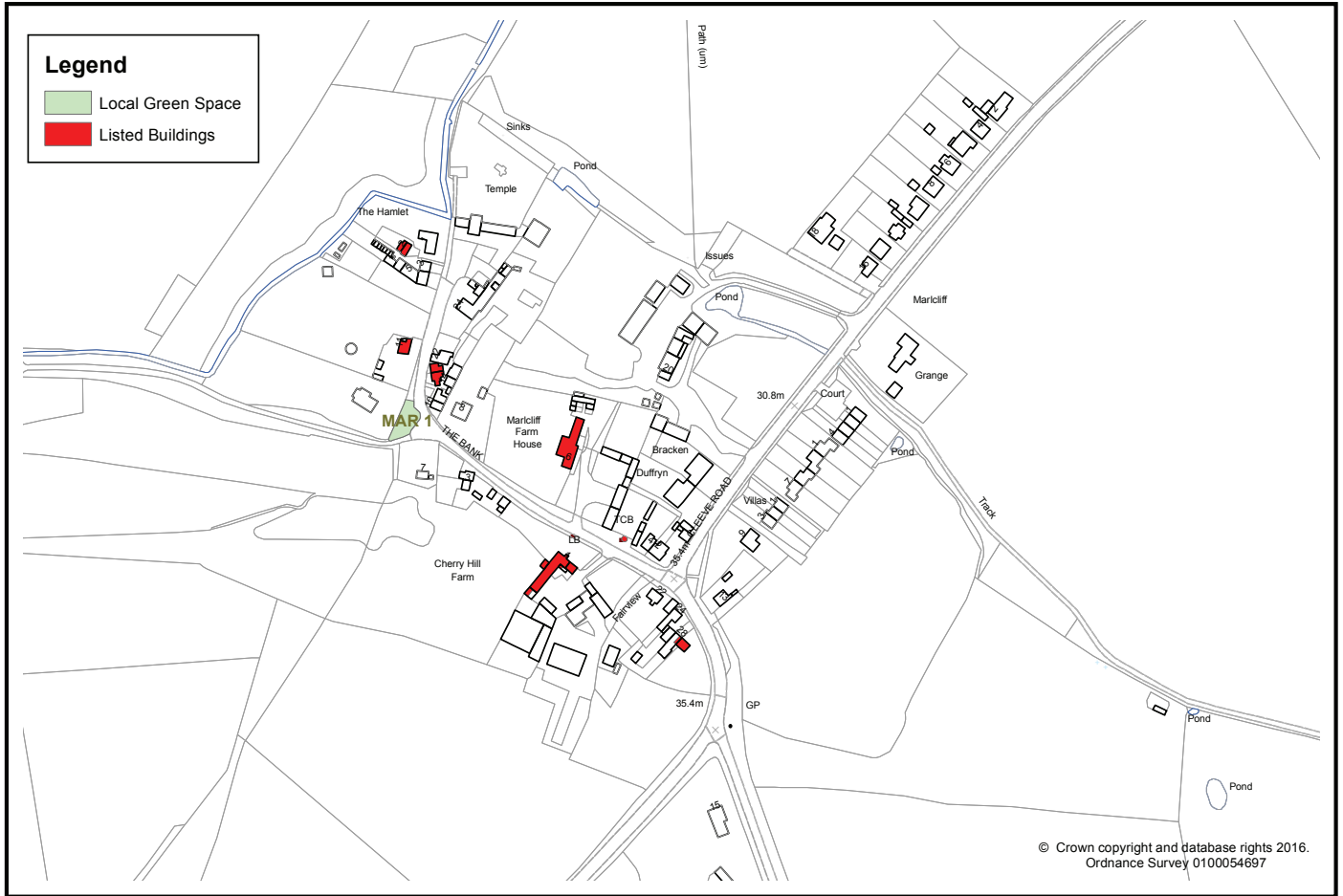
Map 2 - Bidford Designated Heritage Assets



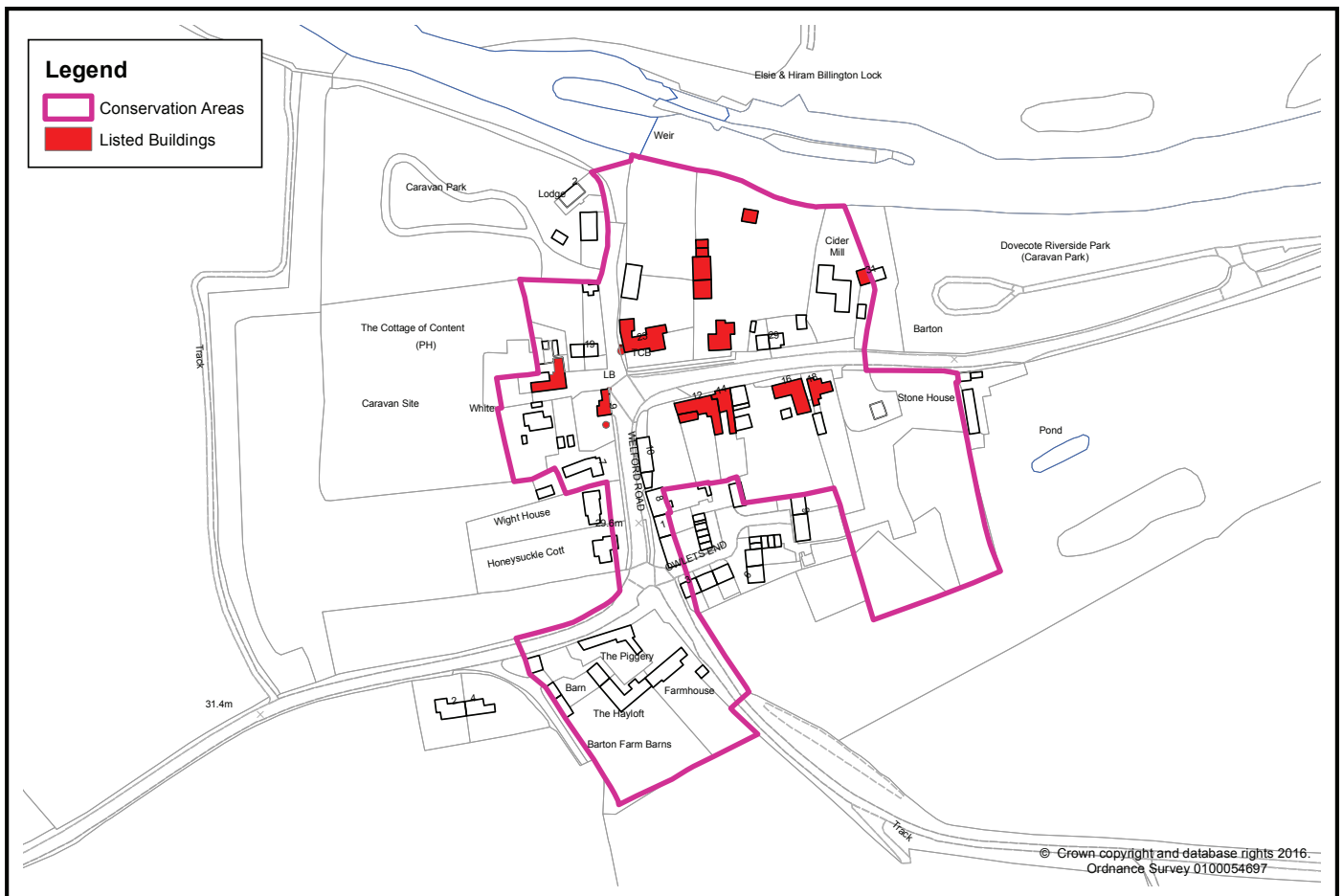
Map 3 - Bidford-on-Avon Local Green Space



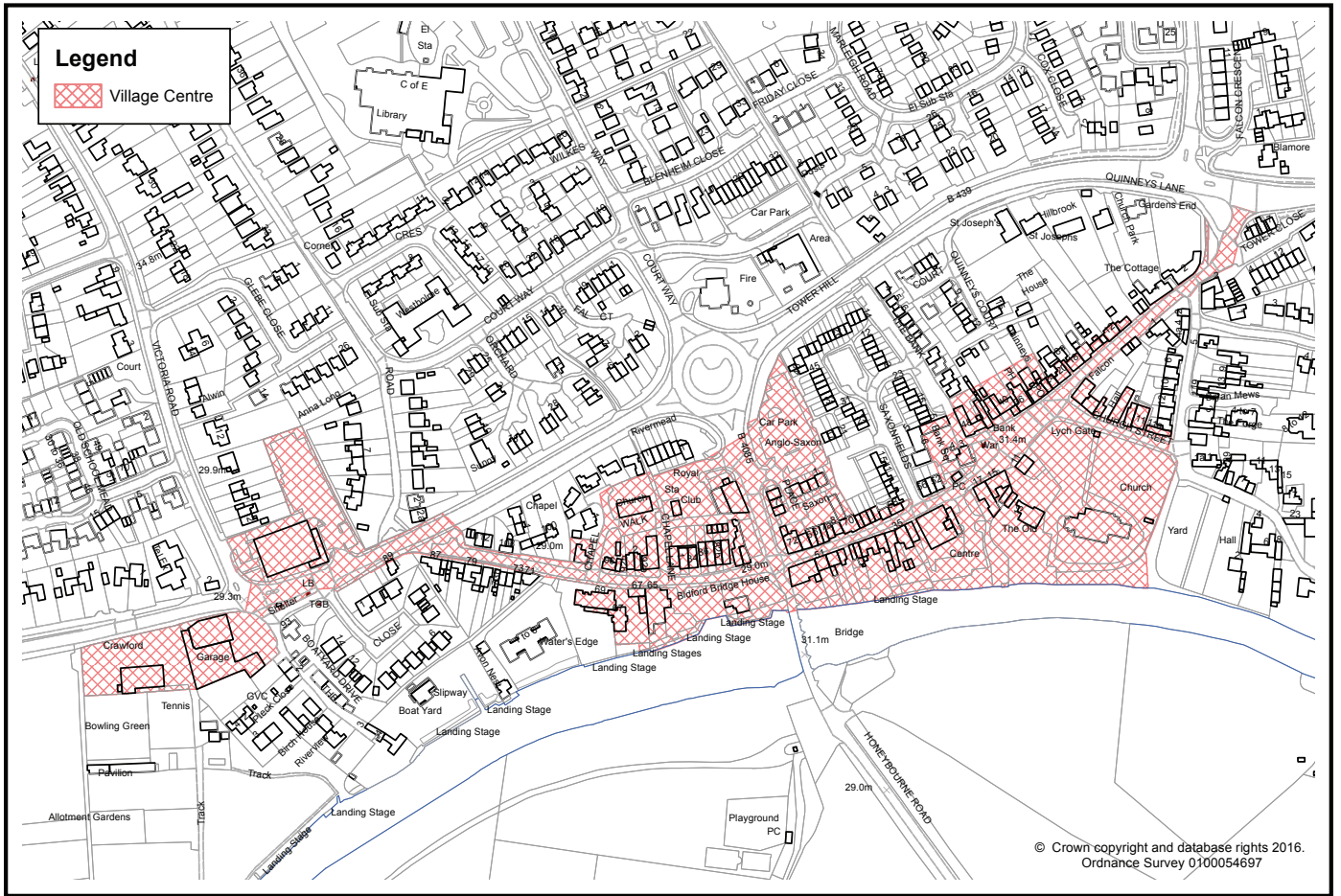
Map 4 - Broom Designated Heritage Assets and Local Green Space



Map 5 - Marcliff Designated Heritage Assets and Local Green Space



Map 6 - Barton Designated Heritage Assets



Map 7 - Bidford-on-Avon Village Centre

## **Bidford-on-Avon Neighbourhood Development Plan Regulation 123 List**

Regulation 123 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) places a requirement to publish a list of infrastructure projects or types of infrastructure that the Charging Authority (Stratford District Council) intends will be, or may be, wholly or partly funded by CIL receipts received from qualifying development.

In England, communities that draw up a Neighbourhood Plan or Neighbourhood Development Order (including a Community Right to Build Order), and secure the consent of local people in a referendum, will benefit from 25% of the levy revenues arising from the development that takes place in their area. This amount will not be subject to an annual limit.

The levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities. This definition allows the levy to be used to fund a very broad range of facilities such as play areas, parks and green spaces, cultural and sports facilities, academies and free schools, district heating schemes and police stations and other community safety facilities. This flexibility gives local areas the opportunity to choose what infrastructure they need to deliver their Neighbourhood Plan.

The neighbourhood portion of the levy can be spent on a wider range of things than the rest of the levy, provided that it meets the requirement to 'support the development of the area'. The wider definition means that the neighbourhood portion can be spent on things other than infrastructure. For example, the pot could be used to fund affordable housing where it would support the development of the area by addressing the demands that development places on the area.

The table below has been informed by consultation and preparation of the Bidford-on-Avon Neighbourhood Development Plan. It is important to note that inclusion in this list does not signify a commitment from the Parish Council to fund the entirety (or part of) of any particular project through CIL. In addition, the order of projects in the table does not imply any preference for spend.

<b>Infrastructure types and examples of projects that may be wholly, or partly, funded by CIL</b>  <b>(Provision, improvement, replacement, operation or maintenance of)</b>	<b>NDP Policy Reference</b>	<b>Content</b>
<b>Neighbourhood Housing</b>  <ul style="list-style-type: none"> <li>• Housing Needs Survey</li> </ul>	H2, H3	Rural exception schemes and the mix of affordable housing must be based on the most up to date local evidence.
<b>Neighbourhood Economy</b>  <ul style="list-style-type: none"> <li>• Public Realm and Signage in the Village Centre</li> <li>• Riverside Activities</li> </ul>	ECON2, ECON3  ECON5, ENV3	Investment in the Village Centre will enhance the vitality and viability for businesses and customers  Investments to the recreation ground and river corridor will enhance the vitality and viability for businesses and visitors
<b>Neighbourhood Environment</b>  <ul style="list-style-type: none"> <li>• Renewable Energy</li> <li>• Flood Prevention</li> <li>• Improvements to Public Realm and Landscaping</li> <li>• Neighbourhood Biodiversity Action Plan</li> </ul>	ENV1  ENV4  ENV9  ENV10	Community renewable and low carbon energy projects will benefit public buildings and set a good example to others  Projects which are needed to alleviate and prevent the most vulnerable areas within the Neighbourhood Area from future flooding  Investment in the physical environment of the Neighbourhood Area creates a more pleasant environment which residents, businesses and visitors will feel proud of  The preparation, publishing and monitoring of a BAP for the neighbourhood area to promote and protect the most important nature conservation aspects of the Neighbourhood Area

<b>Infrastructure types and examples of projects that may be wholly, or partly, funded by CIL</b>  <b>(Provision, improvement, replacement, operation or maintenance of)</b>	<b>NDP Policy Reference</b>	
<b>Neighbourhood Amenities</b> <ul style="list-style-type: none"> <li>• Health Care Facilities and GP Surgeries</li> <li>• New and Enhanced Education and Learning Facilities</li> <li>• Recreational Space and Local Green Space</li> <li>• Community Facilities</li> <li>• Community Allotments</li> <li>• Walking and Cycling</li> </ul>	<ul style="list-style-type: none"> <li>AM1</li> <li>AM2</li> <li>AM4</li> <li>AM3</li> <li>AM5</li> <li>AM6</li> </ul>	<ul style="list-style-type: none"> <li>Investment in existing health facilities commensurate with population increase and changing needs</li> <li>Investment in existing education and library facilities to meet increased demands from a growing population</li> <li>Investment in existing spaces for the health and wellbeing of a growing population including equipped and non-equipped play areas</li> <li>Built leisure and entertainment, youth clubs and groups, community groups,</li> <li>Investment in growing space to enable residents to grow their own food</li> <li>Investment in routes and paths to encourage a healthy lifestyle</li> </ul>

## Monitoring

Parish, Town and Community Councils must make arrangements for the proper administration of their financial affairs (see Section 151 of the Local Government Act 1972). They must have systems in place to ensure effective financial control (see Accounts and Audit (England) Regulations 2011 and Accounts. These requirements also apply when dealing with neighbourhood funding payments under the levy.

For each year when they have received neighbourhood funds through the levy, Parish, Town and Community Councils must publish the information specified in Regulation 62A. They should publish this information on their website or on the charging authority's website. If they haven't received any money they do not have to publish a report, but may want to publish some information to this effect in the interests of transparency.

There is no prescribed format. Parish, Town and Community Councils may choose to combine reporting on the levy with other reports they already produce. The levy neighbourhood funding income and spending will also be included in their overall published accounts but are not required to be identified separately in those accounts.

Where a charging authority holds and spends the neighbourhood portion on behalf of the local community, it should ensure that it reports this as a separate item in its own accounts.

## Pooling

From April 2015, the regulations restrict the use of pooled contributions towards items that may be funded via the levy. At that point, no more may be collected in respect of a specific infrastructure project or a type of infrastructure through a section 106

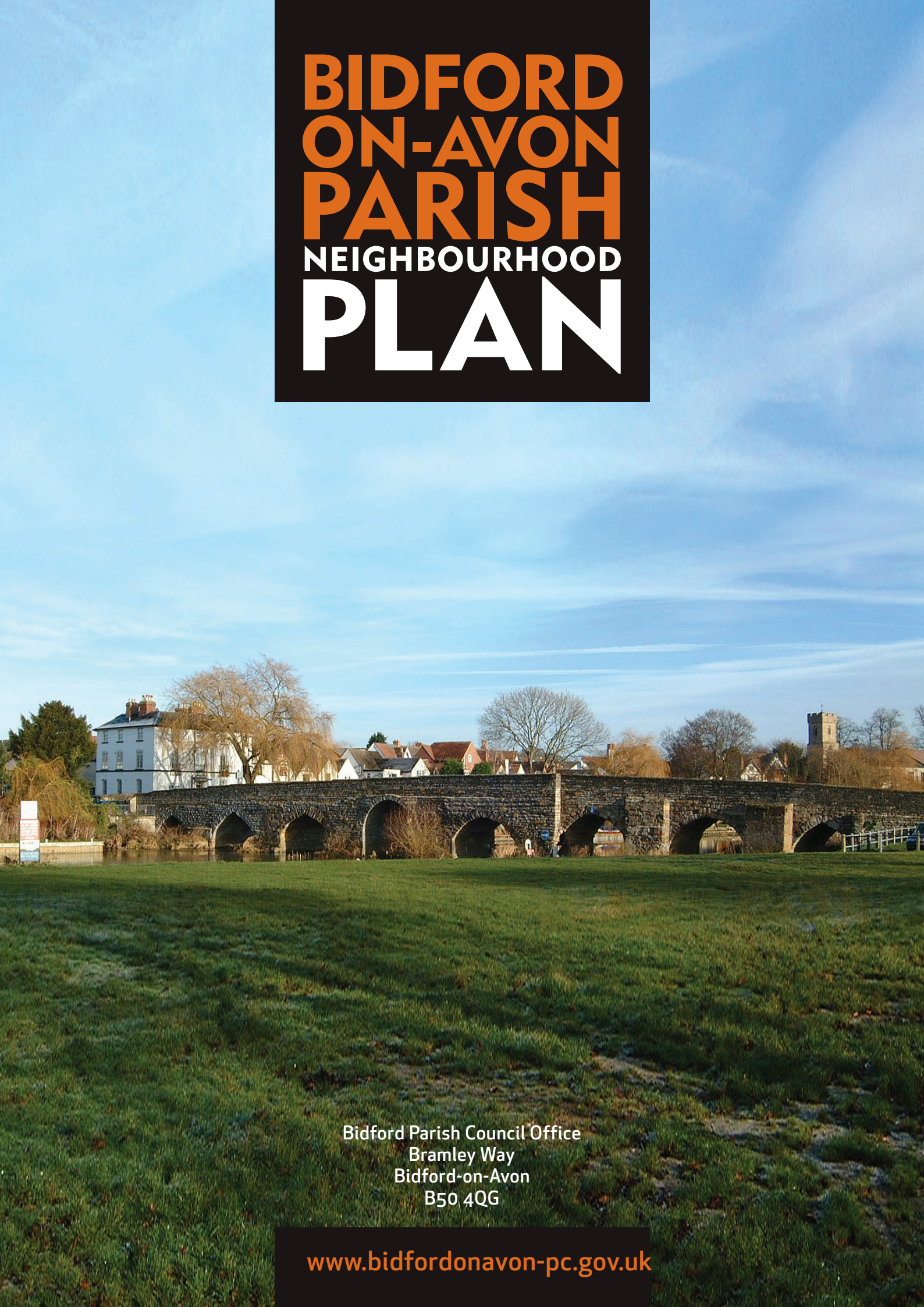
agreement, if five or more obligations for that project or type of infrastructure have already been entered into since 6 April 2010, and it is a type of infrastructure that is capable of being funded by the levy. Where a section 106 agreement makes provision for a number of staged payments as part of a planning obligation, these payments will collectively count as a single obligation in relation to the pooling restriction.

For provision that is not capable of being funded by the levy, such as affordable housing, local planning authorities are not restricted in terms of the numbers of obligations that may be pooled, but they must have regard to the wider policies on planning obligations set out in the National Planning Policy Framework.



**Bidford-on-Avon Parish Landscape Character Assessment**

# BIDFORD ON-AVON PARISH NEIGHBOURHOOD PLAN



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[www.bidfordonavon-pc.gov.uk](http://www.bidfordonavon-pc.gov.uk)