

**HARBURY**  
**PLANNING POLICY ASSESSMENT**  
**AND**  
**EVIDENCE BASE REVIEW**

**July 2015**

**Kirkwells**  
The Planning People



---

## Contents

	Page
1.0 Introduction	5
2.0 National Planning Policy Framework (NPPF)	6
3.0 Stratford-on-Avon Planning Policy	14
3.1 Stratford-on- Avon District Local Plan Review, 2006	14
3.2 Stratford-on-Avon Interim Adopted Core Strategy with Proposed Modifications, June 2006	44
4.0 Evidence Base	90
4.1 Housing	90
4.2 Built and Natural Environment	96
4.3 Employment	117
4.4 Infrastructure	119
4.5 Community Infrastructure Levy	121
5.0 Supplementary Planning Documents	123
6.0 Harbury Parish Plan	126
7.0 Built Heritage in Harbury	128
8.0 Conclusion	130

## **Document Overview**

- The Parish of Harbury lies about 5 miles south east of Leamington Spa. It incorporates the village of Harbury and the hamlet of Deppers Bridge and is bisected by the London to Birmingham rail line.
- The neighbourhood development plan area covers 1352.7 hectares and the population of the Parish was recorded as 2420 in the 2011 Census (Neighbourhood Statistics).
- The key policy documents which are relevant to the area are:
  - National Planning Policy Framework (NPPF)
  - ‘Saved’ policies of the adopted Stratford-on-Avon District Local Plan Review 2006
  - Stratford-on-Avon Core Strategy with Proposed Modifications, June 2015
- Harbury is identified as a Category 1 Local Service Village under Policy CS.15 (Stratford-on-Avon Core Strategy with Proposed Modifications). 450 homes should be provided in the Local Service Villages, of which no more than 25% should be provided in any individual settlement.
- Harbury falls within Natural England’s National Character Area 96: Dunsmore and Feldon.
- Much of Harbury is a Conservation Area and there are a total of 34 Listed Buildings in the Parish
- Harbury lies within the Rest of the District area in the Stratford-on-Avon District Council’s Community Infrastructure Levy Draft Charging Schedule, January 2015.

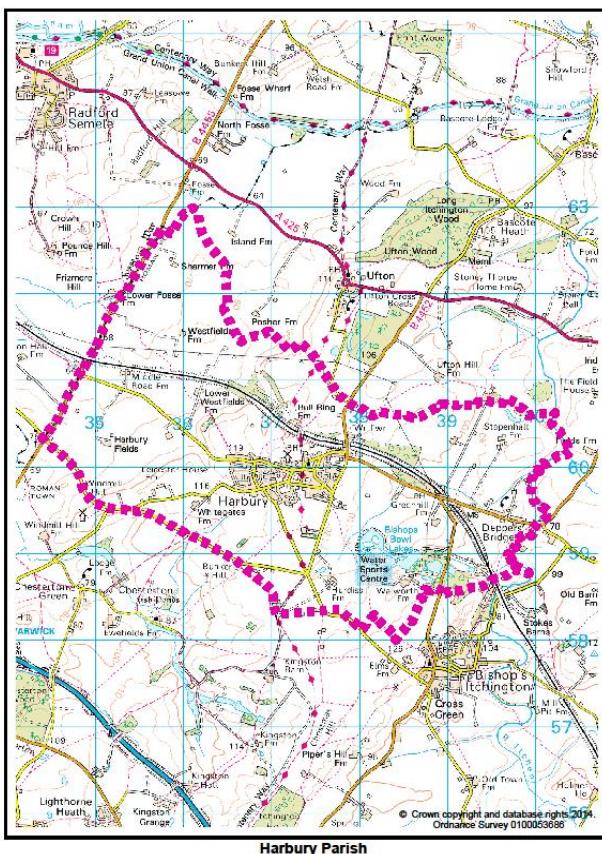
## **1.0 Introduction**

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national, regional and local planning policies that will have to be taken into account during the preparation of the proposed Harbury Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Harbury Neighbourhood Plan.

### **Harbury Neighbourhood Plan Boundary**



## **2.0 National Planning Policy Framework (NPPF)<sup>1</sup>**

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies and the priorities for development. It advises:

*Para 6.* The purpose of the planning system is to contribute to the achievement of sustainable development.

*Para 7.* There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- 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 and 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 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.

*Para 11.* Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

---

<sup>1</sup>

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

*Para 15:* All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

*Para 16:* The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

## **Delivering Sustainable Development**

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

### **1. Building a strong, competitive economy.**

*Para 19:* Planning should operate to encourage and not act as an impediment to sustainable growth.

*Para 21:* Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

*Para 22.* Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

### **2. Ensuring the vitality of town centres**

### **3. Supporting a prosperous rural economy**

*Para 28:* To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

#### ***4. Promoting sustainable transport***

*Para 29:* Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

*Para 30:* Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

#### ***5. Supporting high quality communications infrastructure***

*Para 42:* Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

#### ***6. Delivering a wide choice of high quality homes***

*Para 49.* Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

*Para 50.* To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older

people, people with disabilities, service families and people wishing to build their own homes);

- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

## ***7. Requiring Good Design***

*Para 56:* The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

*Para 57:* It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

*Para 58:* Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

*Para 59:* Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height , landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

*Para 60:* Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

## **8. Promoting healthy communities**

*Para 69:* Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

*Para 70:* Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

*Para 73:* Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

*Para 75:* Planning policies should protect and enhance public rights of way and access.

*Para 76:* Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local

communities will be able to rule out new development other than in very special circumstances.

*Para 77:* The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is reasonably close proximity to the community it serves
- where the green space is demonstrably special to a local community and holds a particular local significance
- where the green area is local in character and is not an extensive tract of land

*Para 78:* Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

### ***9. Protecting Green Belt land***

### ***10. Meeting the challenge of climate change, flooding and coastal change***

*Para 99:* new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

### ***11. Conserving and enhancing the natural environment***

*Para 109:* The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity

*Para 111:* Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

*Para 115:* Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

## ***12. Conserving and enhancing the historic environment***

*Para 132:* When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

## ***13. Facilitating the sustainable use of minerals***

### **Plan-making**

#### **Neighbourhood plans**

*Para 183:* Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

*Para 184.* Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

*Para 185.* Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

### **3.0 Stratford-on-Avon Planning Policy**

#### **3.1 Stratford-on-Avon Local Plan Review, 2006**

The ‘saved’ policies of the Stratford-on-Avon Local Plan Review 2006 set the current local planning policy framework for the area pending the adoption of the emerging Stratford-on-Avon Core Strategy.

The following policies are of relevance to the Harbury Neighbourhood Plan:

#### **Strategy of the Plan**

##### **Policy STR.1 Settlement Hierarchy**

For the purposes of controlling and regulating development, and also to reflect the wider functions of settlements, the following hierarchy will be applied:

- |       |                        |  |
|-------|------------------------|--|
| (i)   | Main town:             | Stratford-upon-Avon  |
| (ii)  | Main rural centres:    | Alcester<br>Bidford-on-Avon<br>Henley-in-Arden<br>Kineton<br>Shipston-on-Stour<br>Southam<br>Studley<br>Wellesbourne               |
| (iii) | Local Centre Villages: | Settlements with a basic range of facilities including, as a minimum, a general store, primary school and regular public transport |
| (iv)  | All other settlements  |  |

*Harbury is included as a Local Centre Village.*

##### **Policy STR.2B New Housing Provision**

In order to make efficient use of land new residential development will be required to be planned at an average net density of between 30 and 50 dwellings per hectare.

In town and local centres with good accessibility by public transport, net densities of more than 50 dwellings per hectare will be permitted provided the development is consistent with the character and quality of the local

area. Net densities below 30 dwellings per hectare will only be permitted in exceptional cases where development at a higher density would cause demonstrable harm to the character and quality of the local area and/or have an adverse impact on the amenities of adjoining occupiers.

**Policy STR.4 Previously Developed Land**

Except in accordance with the provisions of specific policies in this Plan, development will be expected to utilise previously developed (brownfield) land through:

- a) the implementation of allocations identified in the Local Plan;
- b) the infilling and redevelopment of such sites within the Built-Up Area boundaries of Stratford-upon-Avon and the Main Rural Centres, as defined on the Proposals Map; and
- c) small-scale schemes within the confines of the Local Centre Villages, in accordance with Policy COM.1. protect and enhance the landscape character of the area, particularly respecting its historic character;

The following principles will be applied:

- (a) sites currently or formerly in industrial or commercial uses should remain substantially in this type of use;
- (b) there should be no reduction in local employment opportunities through the redevelopment of sites in industrial or commercial uses;
- (c) the reduction in the provision of industrial or commercial land through its redevelopment to other uses should not lead to a requirement to sustain employment levels through the development of 'greenfield' land;
- (d) existing residential areas should, where appropriate opportunities arise, be redeveloped at higher densities;
- (e) the economic, employment and other requirements of the community will determine the suitability, or otherwise, of any site to accommodate a mixed-use scheme;
- (f) except where opportunities for change are appropriate, the character of the local area should be retained; and
- (g) the impact of redevelopment on the archaeological, ecological, geological or environmental value of the site will be fully assessed.

Outside the settlements identified above it will be necessary to justify the redevelopment of a previously developed site in order to ensure sustainable patterns of development. The provisions of Policy PR.11 on 'bad neighbour' uses and the opportunity to make significant improvements to the rural environment will be taken into account.

In all cases, the principles set out in Policies DEV.1 – Dev.11 will be applied.

### **Meeting Key Development Principles**

#### **Policy PR.1    Landscape and Settlement Character**

All development proposals should respect and, where possible, enhance the quality and character of the area.

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.

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 ad Village/Town Design Statements.

#### **Policy PR.5    Resource Protection**

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:

- (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.

The intended means of minimising, reusing and disposing of demolition and construction waste materials will be taken into account in appropriate cases.

### **Policy PR.6 Renewable Energy**

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:

- (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;
- (b) the development is located and designed in a manner which would be sensitive to the character of any buildings affected;
- (c) the location of the scheme does not impinge on the transport routes, including aircraft flightpaths, and public rights of ways; and
- (d) the scheme does not cause an unreasonable adverse effect on existing dwellings and business premises.

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.

### **Policy PR.7 Flood Defence**

Development in an area at risk from flooding will only be permitted where all of the following criteria are met, as fully demonstrated by a flood risk assessment submitted with the planning application appropriate to the scale and nature of the proposed development and the level of flood risk posed:

- (a) the type of development is appropriate to the level of flood risk associated with its location;
- (b) it is clear that no reasonable option would be available in a location of lower risk;
- (c) it would not reduce the capacity of the floodplain to store floodwater;
- (d) it would not impede the flow of water in the floodplain;
- (e) it would neither exacerbate existing flooding problems nor increase the risk of flooding on-site elsewhere;
- (f) it would not result in development which would be subject to regular flooding;
- (g) it would not necessitate the construction of new flood defences to achieve adequate protection from flooding, or existing flood defences protect the site to an appropriate standard and provision is made for their maintenance for the lifetime of the development;
- (h) in the case of dwellings proposed in high risk areas, it is evident that safe dry access would be available to land subject to lesser risk; and

(i) it would not have any adverse impact on the environmental, nature conservation, geological and archaeological assets of the floodplain. Development proposals in areas subject to little or no flood risk may still require flood risk assessments. If it is evident that proposals would exacerbate existing flooding problems, or give rise to new flooding problems, then permission will not be granted.

**Policy PR.8 Pollution Control**

Planning permission will not be granted for development which could give rise to air, noise, light or water pollution or soil contamination where the level of discharges or emissions is significant enough to cause harm to other land uses, health or the natural environment. The effectiveness of proposed mitigation measures will be fully taken into account.

**Policy PR.9 Hazardous Substances**

Proposals for new installations which would involve the storage of hazardous substances will not be permitted where such development would pose a significant risk to local residents, businesses and other uses in the vicinity.

The same consideration will apply to proposals for new development on sites which are in close proximity to locations where hazardous substances are stored.

**Policy PR.11 ‘Bad Neighbour’ Uses**

The re-use of a ‘bad neighbour’ site for appropriate alternative development may be permitted. To be acceptable it will be necessary to prove that:

- (a) the present use has been the cause of prolonged environmental conflict;
- (b) demonstrate environmental benefit will result from the redevelopment and r-use of the site.

**Protecting and Enhancing Environmental Features**

**Policy EF.6 Nature Conservation and Geology - Protection**

Features of nature conservation and geological value will be protected in the following ways:

- (a) not permitting development likely to destroy or damage, either directly or indirectly, a designated or proposed European site, or a Site of Special Scientific Interest (SSSI);

- (b) assessing development and land use change likely to have an adverse impact upon a site which is subject to a local ecological or geological designation, or is of substantive nature conservation or geological value, against the importance of the site and the extent to which that impact can be subject to mitigating or other compensatory measures; and
- (c) seeking to ensure the protection and long-term management of features of significant ecological and/or geological importance such as wildlife corridors, links or stepping stones and fossil sites.

Where appropriate, the management of such features will be secured through the use of conditions and/or planning obligations.

In all cases, the scope for mitigation and compensatory measures will be thoroughly assessed and secured where appropriate to ensure that any adverse ecological or geological impact is minimised as far as possible.

**Policy EF.7 Nature Conservation and Geology - Enhancement**

The retention, protection, management, and where appropriate, creation of wildlife habitats and geological features will be pursued in order to improve ecological diversity, contribute to geological science and assist in achieving Biodiversity and Geodiversity Action Plan targets.

Opportunities for integrating ecological and geological features into development proposals will be thoroughly investigated and, where appropriate, secured.

Where appropriate, such area may be promoted for educational, recreational and/or amenity purposes

**Policy EF.9 Trees, Woodland and Hedgerows – Protection of Woodland**

The loss of ancient semi-natural woodland will be resisted and such woodlands will be afforded strong protection from development and land uses that would harm their contribution to biodiversity and/or landscape character. Proposals for development and land uses affecting other types of woodland will only be permitted where they would have a positive impact on biodiversity and landscape character and/or where there would be overriding public benefits arising from the development.

Where appropriate, the establishment of new woodlands will be promoted and support given to initiatives intended to improve the extent and management of the local tree resource.

**Policy EF.10 Trees, Woodland and Hedgerows – Preservation**

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.

Inappropriate arboricultural work to protected trees will be resisted.

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.

**Policy EF.11 Archaeological Sites - Protection**

Sites of archaeological importance and their settings will be protected, enhanced and preserved. There will be a presumption in favour of the physical in situ preservation of remains of national importance, whether scheduled or otherwise. Developers will be expected to assist in that process where such remains are affected by development proposals.

Development which would affect such remains or their setting will not be permitted.

In the case of remains of regional or local importance, the case for in situ preservation will be assessed against other factors including the importance of the remains and the need for the proposed development.

Those proposing development on sites which may contain important archaeological remains will need to submit the results of an archaeological assessment/field evaluation with their planning application. Failure to supply such an assessment or evaluation may delay the progress of the application or lead to the refusal of planning permission.

**Policy EF.12 Conservation Areas - Designation**

The designation of additional conservation areas and the review of existing conservation areas will be considered in accordance with the following criteria:

- (a) the presence of historic features which represent the origins and development of the area;
- (b) the archaeological significance and potential of the area, including the presence of scheduled ancient monuments and sites identified in the Warwickshire Sites and Monuments Record;
- (c) the architectural and historic quality, character and coherence of the buildings, both listed and unlisted, and the contribution they make to the area;
- (d) the presence and traditional building materials, particularly those which are characteristic of the local vernacular styles

- (e) the character of spaces, the form of enclosure and the nature of views into and out of the area;
- (f) the contribution made by trees, hedges and other natural and cultivated features;
- (g) the relationship of the built environment to surrounding landscape or open countryside; and
- (h) the extent of any previous loss, intrusion or damage which detracts from the character of the area

**Policy EF.13 Conservation Areas - Preservation**

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.

**Policy EF.14 Listed Buildings**

The preservation of buildings listed as being of special architectural or historic interest, and their settings, will be secured through the following means:

- (a) applying the presumption in favour of the preservation of listed buildings;
- (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;
- (c) requiring applications for Listed Building Consent to include fully detailed and accurate drawings of the existing building and the proposed scheme;
- (d) Taking enforcement action to rectify unauthorised and unacceptable works to listed building;
- (e) Taking measures to ensure that neglected listed buildings are repaired

## **Promoting and Securing Appropriate Standards of Development**

### **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:

- (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
- (h) the use of materials and forms of detailing within the scheme

Applications which fail to address adequately the above principles will not be permitted.

Applications should be accompanied by a statement which sets out how design issues have been taken into account in formulating the proposal.

### **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.

All proposals should ensure that:

- (a) important site features have been identified for retention through a detailed site survey;
- (b) the landscape character of the area is retained and, where possible, enhanced;

- (c) features of environmental, ecological, geological, archaeological significance are retained and protected and opportunities for enhancing these features are utilised;
- (d) opportunities for utilising sustainable drainage methods are incorporated;
- (e) new planting comprises species which are of ecological value and appropriate to the area;
- (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
- (g) detailed arrangements are incorporated for the long-term management and maintenance of landscape features

#### **Policy DEV.3 Amenity Open Space**

In addition to the provision of recreational open space applicable to residential development, it 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.

#### **Policy DEV.4 Access**

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:

- (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;
- (g) distribute vehicular traffic appropriately around the development and the wider area;

- (h) provide, where possible, a choice of vehicular and non-vehicular routes within the development and to connect to the wider area; and
- (i) minimise impact on the landscape, existing properties and features of ecological and historic importance.

#### **Policy DEV.5 Car Parking**

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 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.

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.

#### **Policy DEV.6 Services**

Development which increases the demand for off-site services and infrastructure will not be permitted unless sufficient capacity already exists or additional capacity can be provided by the responsible authority to serve the development without harm to the environment.

The implementation and phasing of the proposed development will be co-ordinated with the provision of any improvements that are required, in accordance with Policy IMP.4

#### **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 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.

**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:

- (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

**Policy DEV.9 Access for People with Disabilities**

Development to which members of the public would reasonably expect to have access will only be permitted if provision is made in the design for safe and convenient access by people with disabilities.

The following will be expected of any scheme:

- (a) sufficient parking spaces in accordance with the District Planning Authority's parking standards which are located in close proximity to the facility or building;
- (b) a site layout and design which maximises convenience for using the facility and/or gaining access to the building; and
- (c) where appropriate, the provision of alternative access points to the facility and/or building

**Policy DEV.10 Crime Prevention**

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

**Policy DEV.11 Public Art**

The inclusion of works of public art will be sought in development proposals and in schemes associated with the enhancement of the environment.

**Policy DEV.12 Telecommunications**

The erection of new masts and antennae by telecommunications code system operators will be permitted where the following criteria are met:

- (a) the siting, height and appearance of the apparatus and any ancillary development have been designed to minimise environmental impact, bearing in mind the reasonable needs for the service;
- (b) it has been demonstrated that mast or site sharing is not a feasible alternative and that the apparatus cannot be sited on an existing building or other appropriate structure;
- (c) it has been demonstrated than an alternative, less environmentally harmful means of providing the same service is not feasible, especially where specific protection policies apply; and
- (d) the need to include additional structure capacity to take account of future demands for network developments, including that of other operators, has been considered.

All proposals for free-standing masts in the Green Belt, Cotswolds AONB, a Special Landscape Area or a conservation area should be accompanied by a network connectivity diagram. This should show the proposal's place within the wider network, and area coverage plots for the proposal and for alternatives examined, including existing masts and sites which might be shared.

Prior approval will be required in respect of the details of siting and appearance of development permitted under the Town and Country Planning (General Permitted Development) Order 1995 where a free-standing mast is proposed, or the sites lies in the Green Belt or a Special Landscape Area, or it affects the setting of The Cotswolds AONB or a conservation area.

Proposals for minor telecommunications development will be allowed where no demonstrable harm to the local area would be caused.

Planning permission will not be granted for the installation of telecommunications apparatus which would be harmful to the special character of listed buildings, ancient monuments and conservation areas.

**Policy DEV.14              Advertisements**

The display of advertisements will only be permitted if amenity and highway safety issues are not compromised. The following principles will be applied:

- (a) advertisements displayed on buildings will not be permitted if the character or setting of the building would be unduly affected,

- particularly if the building is listed or is situated in conservation area;
- (b) the display of advertisements of inappropriate size, design, colour, materials or illumination will not be permitted; and
  - (c) roadside advertisement displays in rural areas will be resisted unless they are located within the curtilage of the premises to which they relate, or at the site access, and are designed to be appropriate to the locality

## **Supporting and Building Communities**

### **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:

- (a) to help assess the merits of schemes promoted by communities to meet needs which they have identified;
- (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
- (c) to identify opportunities for environmental and other forms of enhancement.

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:

- (a) the robustness of the justification made in support of the scale, location and type of housing and employment sought;
- (b) the maximisation of the use of previously developed land which is available; and
- (c) the need to ensure that other relevant policies of the Local Plan are not undermined due to its location and design.

### **Policy COM.2 Local Shops and Services - Retention**

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:

- (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;
- (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.

**Policy COM.3 Local Shops and Services - Provision**

The provision of new shops and services which meet the needs of local communities will be encouraged.

These should usually be provided within settlements or involve the use of buildings 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.

**Policy COM.4 Open Space – Overall Standards**

The following standards of open space will be sought:

- (a) in Stratford-upon-Avon, open space to a minimum standard of 3.0 hectares per 1000 population;
- (b) in the Main Rural Centres, open space to a minimum standard of 2.6 hectares per 1000 population; and
- (c) in all other settlements, children's play areas to a minimum standard of 0.8 hectares per 1000 population.

**Policy COM.5 Open Space – Through Development**

Where there is a local deficiency in public open space in terms of Policy COM.4, new residential development should make provision to meet to the needs which would be generated by that development. Where this cannot be provided within the site, a contribution towards open space provision in the locality or for the upgrading of existing facilities will be sought.

Proposals for residential development will be expected to incorporate incidental open space to a minimum standard of 10 square metres per person (1 hectare per 1000 population). This should consist of children's play areas, in accordance with Policy COM.1, and informal areas for quiet relaxation.

Where open space is provided on site, it should be well related to the housing development that it is intended to serve. Its exact form and type will be determined having regard to the nature and size of the development.

Appropriate arrangements will be required of the developer for the maintenance of any public open space which is provided.

**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;

- (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.

Development on open space which is valuable for its contribution to the amenity and character of the area will also be resisted.

**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-conventional bus services to assist local people to gain access to work, shopping, health, leisure and other facilities. This will be achieved through:

- (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

**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.

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.

The District Planning Authority will work in partnership with the County Council to promote pedestrian priority areas and dedicated cycle routes.

#### **Policy COM.12 Existing Housing Stock**

In order to facilitate the effective management and stewardship of the existing housing stock, the following principles will be taken into account:

- (a) proposals resulting in the net loss of dwellings through demolition or change of use will not be permitted unless there is a specific and over-riding justification;
- (b) the extension of an existing dwelling may be permitted provided that no unacceptable harm is caused to neighbouring properties or to the character of the locality;
- (c) the sub-division of a dwelling to form two or more units may be permitted within the Built-Up Area Boundaries defined for Stratford-upon-Avon and the Main Rural Centres; and
- (d) outside the Built-Up Area Boundaries of Stratford-upon-Avon and the Main Rural Centres, the replacement of a permanent dwelling may be permitted where its scale, design and location would cause no unacceptable harm to neighbouring properties or to the character of the locality. Unless significant environmental benefits would accrue such a dwelling should lie within the curtilage of the existing dwelling. The existing dwelling should have the benefit of a lawful planning use and not have been substantially demolished and/or abandoned.

#### **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:

1. Expect all proposals involving residential development on allocated and ‘windfall’ sites to provide a proportion of affordable housing, where:

- 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.

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.

2. Seek to negotiate the exact level and means of provision of affordable housing in all such cases with reference to:
  - 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:
  - 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
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

**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 more of land, will be expected to provide a range and mix of dwelling types.

The proposed mix of dwellings will be considered on a settlement-wide basis, having regard to:

- (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

**Policy COM.15            Accessible Housing**

In all proposals for housing development, designs will be encouraged which ensure that the approaches, entrances and layout of dwellings are accessible to all potential occupants and visitors, in particular the elderly and disabled.

In the case of housing allocations identified in this Plan, and ‘windfall’ housing developments comprising 10 or more dwellings, a proportion of dwellings will be expected to satisfy standards associated with disabled access in accordance with the level of recognised need.

**Policy COM.16            Existing Business Use**

Throughout the District the retention of sites in business uses will be promoted by:

- (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 neighbour’ uses in accordance with Policy PR.11; and
- (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.

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.

**Policy COM.17            Rural Employment**

The provision of new employment opportunities will be encouraged in rural parts of the District through the following means;

- (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
- (d) the expansion of existing groups of rural buildings in accordance with policy CTY.3.

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.

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.

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.

**Policy COM.18      Home-based Working**

The provision of workspace closely associated with residential use will be encouraged through:

- (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.

**Policy COM.19      Retail Development**

New large-scale retail development will be directed to the town centre of Stratford-upon-Avon, as defined on the Proposals Map.

In all other circumstances such proposals will be refused unless it can be demonstrated that there is a need for the development. If such a need is proven, the applicant will also be expected to show that:

- (a) there are no suitable sites available for such a use within or adjacent to the town centre;
- (b) the proposal would not have a detrimental impact on the vitality and viability of the town centre;
- (c) the proposal would reduce the number and length of car journeys associated with shopping trips; and
- (d) the development would be readily accessible by foot, cycle and public transport.

Small-scale retail development within the existing commercial cores of the Main Rural Centres will be encouraged.

Retail schemes which meet the immediate needs of local communities will be encouraged, in accordance with Policy COM.3

**Policy COM.21              Visitor Accommodation**

Proposals for new, purpose-built visitor accommodation or extension to existing accommodation will be supported if they are:

- (a) located within or well related to the town centre of Stratford-upon-Avon, or within or on the immediate periphery of a Main Rural Centre; or
- (b) directly associated with an existing tourism, conference, or recreational complex of a scale where overnight accommodation can be justified.

Exceptionally, proposals involving vacant sites with a previous commercial or industrial use may be permitted for visitor accommodation.

Extensions to existing visitor accommodation in locations other than those identified above, should be small scale and not increase substantially the number of bedrooms or associated provided.

The change of use of existing properties to visitor accommodation will be acceptable in the following circumstances:

- (a) within Stratford-upon-Avon;
- (b) within the Main Rural Centres; and
- (c) in rural locations in accordance with Policy CTY.2.

In all cases, the proposal should not have an unreasonable effect on the character of the local area and the amenity of other properties.

**Policy COM.22      Visitor Attractions**

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.

In assessing schemes on greenfield land, consideration will be given to the availability of alternative brownfield sites for the proposed use.

Small-scale tourism-based schemes which help to provide local employment and support for existing rural services will be encouraged.

**Policy COM.23      Water-based Recreation**

The enhancement and recreational use of water-based features, including existing navigable waterways, within the District will be encouraged, subject to the character of the area being maintained.

**Controlling the Location, Scale and Mix of Development – Countryside**

**Policy CTY.1    Control Over Development**

All forms of development in the countryside, other than those in accordance with provisions elsewhere in the Local Plan, will generally be resisted in order to preserve its character and to ensure that resources are protected.

Proposals for forms of development and activity in the countryside that are not covered elsewhere in the Plan will have to be fully justified and show that they would not be contrary to the overall strategy of the Plan and that their impact on the character of the area would not be harmful.

**Policy CTY.2    Reuse of Rural Buildings – Non-residential**

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:

- (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;
- (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;
- (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
- (g) proposals should retain and respect the special qualities and features of listed buildings and buildings of local historic interest.

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.

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.

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.

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.

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.

**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:

- (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:
  - 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

In the case of an unlisted building, permission will only be granted where it is clearly demonstrated that business use is not a feasible option.

The provisions of Policy CTY.2 will be applied where appropriate

**Policy CTY.3 Reuse of Rural Buildings – Expansion**

Outside the Green Belt, consideration will be given to providing scope for the expansion of existing groups of rural buildings for industrial uses where they are readily accessible by means of transport other than the private car from Stratford-upon-Avon or a Main Rural Centre, or similar sized settlements in adjoining Districts.

In assessing such proposals, it will be necessary to ensure that the scale and nature of activities to be accommodated on the site are appropriate to the character of the local area and would not cause undue harm to features of acknowledged importance.

The criteria set out in Policy CTY.2 are applicable in the operation of this policy.

**Policy CTY.4A Agriculture**

Proposals for buildings and structures related to agricultural, horticultural and forestry activities will be permitted where:

- (a) they are genuinely required for such purposes; and
- (b) the siting, design and intended use of the proposed building or structure would not have a detrimental impact on the environment.

#### **Policy CTY.4 Farm Diversification**

Proposals which seek to diversify farm-based operations will generally be supported. All proposals will be assessed against the following criteria:

- (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.

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.

In addition, the role of proposals in the implementation of Whole Farm Plans will be taken into account.

#### **Policy CTY.5 Housing ‘Exception’ Schemes**

The development, in exceptional circumstances, of affordable dwellings to meet local housing need in perpetuity may be permitted in settlements where residential development is normally resisted.

Such schemes will be supported within or adjacent to existing settlements provided that:

- (a) it has been demonstrated that there is a local and long-term need for affordable housing;
- (b) the content of the scheme reflects and can reasonably be expected to meet identified local need;

- (c) the scheme has been initiated from within the local community concerned and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan (or equivalent);
- (d) satisfactory prior arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs, both initially and in perpetuity; and
- (e) the need to ensure that other relevant policies of the Plan are not undermined in the location and design of the scheme.

Proposals will only be acceptable if they are submitted in the form of a full planning application and accompanied by:

- (a) a local housing needs assessment; and
- (b) a financial appraisal

#### **Policy CTY.7 Gypsy Sites**

Proposals for the provision of permanent gypsy sites will be supported where all the following criteria are met:

- (a) monitoring indicates that there is a significant unmet need for further provision within the District;
- (b) the proposed site would not cause harm to the character of the local area or to features of acknowledged importance, or unduly affect any neighbouring properties or activities; and
- (c) appropriate facilities are provided to meet the requirements of people living on the site

#### **Policy CTY.8 Mobile Homes**

Proposals for new sites in rural areas for positioning mobile homes or caravans for permanent accommodation, including individual units, will be resisted.

The small-scale expansion of existing sites may be permitted where it is proven that environmental or other forms of benefits will be secured.

Ancillary development to improve the amenities and facilities available to existing sites may be permitted.

**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.

Proposals should be well related to a main road and not have a significant impact on the local highway network.

The amount of new building associated with the proposal should be kept to a minimum and, where practicable, existing buildings should be utilised.

**Policy CTY.10 Rural Recreation Facilities**

Proposals which seek to provide and extend the benefits of small-scale recreation and leisure facilities in the countryside will be supported.

In considering specific proposals regard will be given to the potential for nuisance to be caused to local residents, the effect on the tranquillity of the area as a result of the activities involved, and any harm likely to be caused to features of acknowledged importance.

For proposals in the Green Belt the provisions of Policy PR.2 will be applied.

**Policy CTY.12 Golf Courses**

In considering proposals for golf courses, driving ranges and associated facilities, the following criteria will be taken into account:

- (a) the impact of the proposal on the landscape and features of ecological, archaeological or historic significance
- (b) the appropriateness of the form and scale of the proposal, particularly the design and siting of buildings and other structures;
- (c) the protection of water resources;
- (d) the effect of the proposal on land drainage and existing aquatic habitats;
- (e) the potential generation of vehicular movements and the adequacy of the proposed means of access to the site;
- (f) the provision of adequate space for parking and manoeuvring of cars and service vehicles;
- (g) the protection of the amenity value and the safety of users of public rights of way;

- (h) the provision of landscaping and screening using indigenous species in order to minimise visual intrusion and to make a positive contribution to the appearance of the landscape;
- (i) the extent to which the proposal affects the best and most versatile agricultural land;
- (j) the effect on amenity, safety and visual intrusion of any form of external illumination;
- (k) the cumulative impact of proposals which are in close proximity; and
- (l) the extent to which the proposal will meet an identified need for golf courses or related activities.

Proposals which involve the construction of substantial new buildings which would detract from the character and appearance of the open countryside will not be supported.

The provision of new visitor accommodation will not be supported, except where this would comply with the requirements of Policy COM.21

For proposals in the Green Belt the provisions of Policy PR.2 will be applied.

#### **Policy CTY.13 Equestrian Facilities**

Proposals for the development of, or an extension to, an equestrian establishment will be supported provided that there would be no significant adverse effects upon neighbouring properties or on the character of the landscape or on features of acknowledged importance.

Consideration will also be given to the extent to which roads and bridleways would be used by horses as a result of the development, and the impact of the activity on traffic generation.

The utilisation of existing buildings and structures will be encouraged to reduce the amount of new building in the countryside. Where new structures are proposed they should be located adjacent to existing structures wherever possible.

#### **Policy CTY.14 Farm Shops**

The establishment of new farm shops and the extension of existing farm shops will be supported where the proposal:

- (a) involves the conversion of an existing rural building where this is feasible, or where it involves the erection of a small-scale new building or extension to an existing building, in either case being well-related to existing farm buildings; and

- (b) would not have an adverse impact on existing village shops in the local area.

A condition will be applied to any permission to control the proportion of goods to be sold which is not produced locally.

**Policy CTY.20 Harbury Cement Works, Bishops Itchington**

Land at the depot and former cement works at Bishops Itchington, together with adjoining land to the west, as shown on the Proposals Map, is suitable for mixed use development in accordance with a Masterplan to be prepared by Stratford District Council in conjunction with the owners of the site, the County Council, the Parish Councils of Harbury, Bishops Itchington and Ladroke, and other interested parties such as the Warwickshire Wildlife Trust

The uses which will form part of that development will include light and general industry together with leisure and recreational uses. Other uses may be included where they would not conflict with the general locational strategy of the Plan and not be likely to cause material harm to the ecological value of the site or to the amenities of those living and working nearby. Any residential development will be strictly limited to that identified by the local community under Policy COM.1 to meet specific local needs, including for affordable housing.

The following factors will need to be addressed in assessing the acceptability of a particular scheme:

- (a) the likelihood that a rail freight transhipment facility or a passenger railway station will be provided;
- (b) the provision of an effective public transport service linking the site with nearby settlements;
- (c) the conclusions of a comprehensive Transport Assessment which will be required to be submitted as part of any development proposal;
- (d) the expectation that new buildings should in general be restricted to the previously developed parts of the site;
- (e) the results of a comprehensive assessment of the ecological, geological, archaeological, arboricultural and landscape value of the site with appropriate provision through a Wildlife Management Plan to protect important habitats, species and features;

- (f) the need for comprehensive structural landscaping around and within the site to be implemented as an integral component of any development and arrangements for long term maintenance;
- (g) the impact of buildings, activities and associated features on views across the site, particularly from public viewpoints around the periphery of the site; and
- (h) the extent to which nearby settlements and land uses would be affected and the need for effective mitigation of any material adverse impacts.

**Policy IMP.4 Infrastructure Provision - General**

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.

In order to ensure the effective implementation of this policy applicants will be required to demonstrate that the likely impact of their 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.

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.

**Policy IMP.5 Infrastructure Provision - Transport**

The District Planning Authority will assess each planning application to gauge the level and form of contribution towards transport-related facilities required as a result of the development, taking into account the following factors:

- (a) the need for measures to deal with the infrastructure requirements of the development;
- (b) the need to mitigate any consequential loss to the community in terms of amenity and character;
- (c) an assessment of the cumulative impact of the proposal together with other related development in the locality.

Outside Stratford-upon-Avon, each application will be considered on its own merits and the level of contribution will take into account the location, scale and impact of the proposal on the locality.

### **3.2 Stratford-on-Avon Core Strategy with Proposed Modifications, June 2015**

Stratford-on-Avon District Council is currently preparing a Core Strategy which will set out the strategic planning policies for the district and will, when adopted, replace some of the ‘saved’ Local Plan Review policies. This document was published, for consultation, in June 2014, prior to its submission to the Secretary of State for Communities and Local Government for independent examination. The consultation closed on 17 July 2014.

Examination hearings were held during January 2015 and the Inspector published an Interim Report on 19 March 2015. Following its consideration of this report, the Council published a Core Strategy Proposed Modifications document setting out the suggested changes to the Core Strategy following its examination.

The Inspector has invited the Council to do further work on the Core Strategy, particularly in relation to the housing requirement and the Sustainability Appraisal. A revised timetable for progress towards re-opening the Examination and adoption is currently being determined.

The following policies in the Core Strategy Proposed Modification document (with the proposed modifications highlighted in red) are relevant to the Harbury Neighbourhood Plan.

#### **Sustainability Framework**

##### **Policy CS.1 Sustainable Development**

The Council supports and will apply the principle that planning to secure a high quality environment, managed economic growth and social equity are of equal importance.

All development proposals should contribute towards the character and quality of the District and to the well-being of those who live and work in and visit the District.

Development should be located and designed so that it contributes towards the maintenance of sustainable communities within the District. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Core Strategy (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies in the Core Strategy that are relevant to the application, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF when taken as a whole; or
- specific policies in the NPPF indicate that development should be restricted.

## **District Resources**

### **Policy CS.2    Climate Change and Sustainable Construction**

#### **A. Mitigating and Adapting to Climate Change**

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. At a strategic level, measures to mitigate the impacts of climate change will include:

- 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.

In order that development proposals adapt to climate change, measures will include:

(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.

(b) Heating and Cooling

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.

(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.

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.

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.

## **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:

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.

## **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-assessment certification under the relevant scheme and approved by a registered assessor.

### **Extensions and the Re-Use of Buildings**

The Council will expect that where an extension or major refurbishment is proposed, the applicant will demonstrate that the overall energy performance of the building will be improved, where it is viable to do so. Actual provision of appropriate sustainability standards will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of a specific development proposal.

## **Policy CS.3 Sustainable Energy**

### **A. Renewable and Low Carbon Energy Generation**

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.

The Council will encourage the use of decentralised energy systems, which incorporate either heating (District Heating) or heating, power and cooling (Combined Heat and Power) or power (micro-grid) into new developments.

**The Council is commissioning a study to identify “district heating priority areas”.**

All new developments in district heating priority areas will be required to incorporate infrastructure for district heating, and will be expected to connect to existing systems where and when this is available, unless demonstrated that this would render development unviable.

All new developments in other areas will be encouraged to incorporate infrastructure for district heating, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of construction), unless it is demonstrated that this would render development unviable.

Detailed advice on District Heating will be provided in a Development Requirements Supplementary Planning Document.

Small-scale community led initiatives for renewable and low carbon energy will be encouraged by the Council.

Proposals for both building-integrated and standalone renewable and low carbon energy technologies will be supported where the impacts are, or can be, made acceptable.

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.

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.

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 objectives of the designation are not compromised.

## **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:

- 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).

Proposals will be determined with regard to the Council's Renewable Energy Landscape Sensitivity Assessment. This will be used to assess the capacity and sensitivity of the landscape to accommodate such schemes.

### **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.

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:

- 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.

The use of biomass for domestic and small businesses heating will be encouraged.

### **D. Wind Energy**

Proposals for wind energy development will be supported where the impacts are, or can be, made acceptable, unless material considerations indicate otherwise.

Planning applications involving wind energy development will be assessed against the following issues, which are of particular local significance in the District:

- 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 species of international, national and local importance.
- 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.

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.

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.

All applications for renewable energy development should be accompanied by adequate supporting information, which assesses the extent of possible environmental effects and how they can be satisfactorily mitigated.

#### **Policy CS.4 Water Environment and Flood Risk**

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).

### **A. Flood Risk Areas**

All development proposals should be located in Flood Risk Zone 1 (Low Probability Flood Risk).

Development within the Environment Agency's flood risk zones **2 and 3a** will only be acceptable when the sequential test and, where applicable, the exception test have been satisfied, as set out in the National Planning Policy Framework. **Land use in High Probability Flood Zone 3b should be restricted to water compatible or, with the exception test, essential infrastructure.**

The flood plain will be maintained and, where opportunities arise, restored in order to maximise natural storage of flood water, reduce flooding problems and increase landscape, **ecological** and conservation value. **Rural and urban land use practices to restore more sustainable natural floodplains and to reduce runoff will be encouraged.** Developers will be encouraged to reduce the reliance on hard engineered solutions through their site by contributing to upstream flood storage, giving consideration to a whole catchment approach.

### **B. Surface Water Runoff and Sustainable Urban Drainage Systems**

In all development, there should be no flooding, from all sources, **to** properties up to the 100 year flood event, including an allowance for climate change.

Development will not be permitted where it results in an increase in the risk of flooding elsewhere.

All development proposals should ensure there is no increase in the rate of surface water runoff from the site as a result of development and, where possible, should seek to reduce the rate of surface water runoff generated from the development to the equivalent Greenfield runoff rates.

For Greenfield development sites, the rate of surface water runoff generated as a result of the development should be equivalent to the rate of surface water runoff generated from an undeveloped site.

For Brownfield development sites, developers are expected to deliver a substantial reduction in the existing rate of surface water runoff generated from the development and, where possible, limit the rate of surface water runoff to the equivalent Greenfield rate.

The surface water runoff rate restrictions for a development site will be agreed with the appropriate body (i.e. the Environment Agency or SUDs Approval Body), at an early stage in the planning process. These discussions will establish whether there are any local flooding issues that require mitigation through additional reductions in surface water runoff from proposed development sites.

Sustainable Urban Drainage Systems (SUDS) will be proportionately incorporated in all scales of development, supported by a groundwater risk assessment. Infiltration SUDS will be promoted where it is practical. Where evidence is supplied to demonstrate that infiltration SUDS are not applicable, the SUDS hierarchy will be followed. Where SUDS are proposed, arrangements will be put in place for their whole life management and maintenance. Making space for water should be incorporated into the design layout to allow for a full range of SUDS measures.

Applicants should ensure foul and surface water from new development and redevelopment are kept separate. Where sites which currently connect to combined sewers are redeveloped, the opportunity to disconnect surface water and highway drainage from combined sewers must be taken.

All development proposals should seek to control and discharge 100% of surface water runoff generated on site **during the one in 100 year plus climate change rainfall event** using above ground sustainable drainage systems, such as swales, ponds and other water based ecological features. Where it can be demonstrated that it is not practicable, development proposals should maximise opportunities to use SUDS measures which require no additional land take, such as green roofs, permeable surfaces and water butts. **There is a presumption against the underground storage of water.**

Applicants should ensure that the design of SUDS supports 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.

Development should ensure the linkage of SUDS to green infrastructure to provide environmental enhancement and amenity, social and recreational value, as well as balancing storm flows and improving water quality. The

design of SUDS should maximise the opportunity to create amenity, enhance biodiversity and contribute to a network of green and blue open spaces.

### **C. Enhancing and Protecting the Water Environment**

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.

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.

Development proposals adjacent to canals should be supported by a SFRA Level 2 report to assess the residual risk of breach or overtopping.

**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.**

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.

All development proposals should demonstrate high levels of water efficiency. Non-residential development should demonstrate water efficiency of the relevant BREEAM 'Good' 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.

**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.

#### **D. Water Quality**

In accordance with the Water Framework Directive's objectives, development must not affect the water bodies' ability to reach good status or potential as set out in the Rivers Severn, Humber and Thames River Basin Management Plans (RBMP).

The RBMPs provide the baseline classifications for each watercourse and the latest versions will be taken into account.

In respect of the proposal for land at Gaydon/Lighthorne Heath (Policy GLH) and the growth of existing employment at Gaydon (Policy AS.11), Severn Trent Water has identified the need for improvements to be made to the local wastewater infrastructure, including temporary works to ensure that adequate capacity is secured prior to occupation of early phases of development. Such improvements are necessary to support the delivery of the overall strategy for the District and will be supported accordingly.

Development will not be permitted where proposals have a negative impact on water quality, either directly through pollution of surface or ground water, or indirectly through the overloading of Wastewater Treatment Works. Prior to any potential development, consultation must be held with Severn Trent Water or Thames Water as appropriate to ensure that the required wastewater infrastructure is in place in sufficient time.

#### **Policy CS.5 Landscape**

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.**

Development could be permitted where:

##### **A. Landscape Character and Enhancement**

**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.
3. Measures are incorporated into development schemes to enhance and restore the landscape character of the locality.

#### **B. Visual Impacts**

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.

#### **C. Trees, Woodland and Hedges**

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:
  - 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.

---

Policy CS.12 sets out additional factors to be taken into account when considering development proposal in those parts of the District designated as Special Landscape Areas.

### **Policy CS.6 Natural Environment**

Development will be expected to contribute towards a resilient ecological network throughout the District that supports ecosystems and provides ecological security for wildlife, people, the economy and tourism.

Developments that are likely to have an adverse effect either directly, indirectly or cumulatively upon a site designated through the EC Habitats Directive or Birds Directive will not be permitted.

#### **A. Biodiversity**

Proposals will be expected to secure a net gain in biodiversity by:

1. Safeguarding **and enhancing** existing habitats, including:

- (a) Sites of Special Scientific Interest, which will be subject to a high degree of protection. **Development proposals should seek to avoid impacts on SSSIs.** Development adversely affecting a SSSI, either directly or indirectly, will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the likely impacts on the site and any broader impacts on the national networks of SSSIs.
- (b) Those that are irreplaceable in view of their unique characteristics arising from, for example, a particular combination of site specific circumstances and/or a prolonged evolution of the site's ecosystem, such as ancient woodland.
- (c) Those subject to local designations such as Local Wildlife Sites and Local Nature Reserves. Development adversely affecting a Local Site will only be permitted either where it can be demonstrated that the benefits of the development clearly outweigh the impacts on the site.
- (d) Those not yet subject to formal designation but which are known to make a positive contribution to biodiversity, taking account of their current or potential role in strategic networks of habitats across the District.
- (e) Those which comprise or host habitats or species of principal conservation importance. Particular attention should be paid to priority habitats, ecological networks and priority species recognised as being of importance in the Local Biodiversity Action Plan.

2. Making provision, where appropriate, for measures that will secure the creation and management of additional habitats, to strengthen networks of habitats, to foster landscape scale conservation in line with identified opportunities and priorities, to address the priorities of the Local Biodiversity Action Plan and to support an increase in the local populations of species of principal importance.

Where a development will have a negative impact on a biodiversity asset, mitigation will be sought in line with the mitigation hierarchy. Impacts should be avoided and, if this is not possible, mitigated. Where there would be a residual impact on a habitat or species and mitigation cannot be provided on site in an effective manner, developers will be required to offset the loss by contributing to appropriate biodiversity projects elsewhere in the area. Where an impact cannot be fully mitigated or, as a last resort, compensated for, then planning permission will be refused.

### **B. Geodiversity**

Proposals that affect Local Geological Sites or other sites containing features of geological interest need to safeguard these features with reference to the Local Geodiversity Action Plan.

Proposals should also seek, wherever possible, to conserve and enhance features of geological Interest for the future

## **Policy CS.7 Green Infrastructure**

### **A. Green Infrastructure Network**

The existing Green Infrastructure network in the District will be promoted through the principles of protection, enhancement, restoration and creation. The network will help to:

- support the growth of a strong, competitive low carbon economy;
- create a more attractive District for visitors and support tourism;
- promote healthy and active communities;
- protect and support historic and archaeological settings, sense of place and the distinctive landscape and character of the District;
- form a place for biodiversity to survive and thrive in the face of climate change; and
- reduce the risk of flooding.

Development proposals must demonstrate, dependent on their scale, use and location, how they contribute to the provision of a comprehensive Green Infrastructure network, through:

- maintaining and enhancing existing Green Infrastructure assets;
- optimising opportunities to create links between existing Green Infrastructure assets within the District and in neighbouring authority areas; and
- helping to deliver new Green Infrastructure assets where a specific need has been identified.

### **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:

- (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.

Access to Green Infrastructure features within settlements and the countryside will be provided through, **for example**, local nature reserves, green corridors, waterway ('blue') corridors, allotments and woodland, together with connections between built up areas and the countryside.

Opportunities will be sought to help deliver the priorities identified in the Sub-Regional Green Infrastructure Strategy and to implement the specific projects identified in the Area Strategies for Stratford-upon-Avon and the Main Rural Centres set out in Section 6 of the Core Strategy.

The Council will support the creation of new routes for walking, cycling and horse-riding to improve access to the countryside.

Where outdoor recreation facilities are proposed, either within urban areas or open countryside, a management plan will be sought to enhance the Green Infrastructure features of the site. Such management plans will also be encouraged in relation to existing facilities.

## **Policy CS.8    Historic Environment**

### **A. Protection and Enhancement**

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.

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:

- (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;
- (7) seeking to reduce the number of heritage assets at risk.

### **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.

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.

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.

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.

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.

#### **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.

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.

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

#### **Policy CS.9     Design and Distinctiveness**

##### **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.

## **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.
- (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 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.
- (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.
- (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.

(6) Accessible: Proposals will encourage walking and cycling and provide for or be close to, community facilities, having good access to public transport.

(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.

(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.

### **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.

### **D. Advertisements**

The display of advertisements will not compromise amenity and highway safety. Advertisements will not be permitted if the character or setting of a building would be unduly affected due to inappropriate size, design, colour, materials or illumination. Advertisements should be located within the curtilage of the premises to which they relate or at the site access.

## **Development Strategy**

### **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:

#### **1. Main Town: Stratford-upon-Avon**

The town is the principal settlement in the District **and as such is a main focus for housing and business development.** Services and infrastructure

will be improved to reflect the scale of development that takes place. The role of the town centre as a focus of shopping, services and tourism will be maintained.

The specific strategy for the town is set out in its Area Strategy and Policy AS.1 Stratford-upon-Avon.

Development will take place:

- on allocated sites identified in the Area Strategy and shown on the Policies Map;
- on sites identified in the Neighbourhood Plan; and
- through the redevelopment and re-use of suitable land and property within the Built-Up Area Boundary defined on the Policies Map.

## **2. Main Rural Centres**

The following rural market towns and large villages are identified as suitable locations for housing and business development and the provision of local services:

Alcester, Bidford-on-Avon, Henley-in-Arden, Kineton, Shipston-on-Stour, Southam, Studley and Wellesbourne

The strategies for these settlements are set out in their individual Area Strategies and Policies AS.2 to AS.9.

Development will take place:

- on allocated sites identified in the Area Strategies and shown on the Policies Map;
- on sites identified in a Neighbourhood Plan; and
- through the redevelopment and re-use of suitable land and property within their Built-Up Area Boundaries as defined on the Policies Map.

## **3. New Settlement**

Land in the vicinity of Gaydon and Lighthorne Heath to the west of the M40 is identified as a major new growth point in the District.

The detailed provisions of this development are set out in Proposal GLH and the extent of the site is shown on the Policies Map.

### **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.

The scale of housing development that is appropriate in each village is specified in Policy CS.16 Housing Development.

Development will take place:

- on sites to be identified in the Site Allocations Development Plan Document;
- 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.

### **5. Large Rural Brownfield Sites**

To encourage the effective use of previously developed land, development will take place on Large Rural Brownfield Sites in accordance with Policy AS.11.

### **6. All other settlements**

Development is restricted to small-scale community-led schemes which meet a need identified by the local community.

### **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.

### **8. Requirements**

All development at existing settlements is expected to protect and enhance the character of the settlement involved and its setting.

To achieve this, each individual proposal will be assessed against the following principles:

- (a) in relation to residential development, the number of homes proposed is consistent with the overall scale of development identified for the settlement in Policy CS.16 Housing Development;
- (b) the scale of the development is appropriate to its immediate surroundings and to the overall size and character of the settlement;

- (c) the design of the development is well-related to, and can be readily integrated with, the existing form of the settlement;
- (d) the location and extent of the development does not have an unreasonably harmful impact on the surrounding landscape and setting of the settlement;
- (e) the location and extent of the development would not result in the identity and/or integrity of the settlement being undermined as a result of the reduction in the gap with an adjacent settlement; and
- (f) the scheme incorporates or provides for appropriate improvements to the infrastructure and services of the community.

For development proposals that are clearly larger than would be consistent with the principles set out above, a detailed Masterplan accompanying an application will be required to show:

- what specific and additional opportunities would be secured for the benefit of the local community;
- how any impacts on the character of the existing settlement and community would be overcome effectively;
- what arrangements would be made to phase the implementation of the development; and
- how the necessary infrastructure and services to support the development would be provided.

It is expected that promoters of development schemes will engage with the local community, including through the neighbourhood planning process **where such a plan is under active preparation** prior to the submission of a planning application.

**The explanation for this policy sets out the following:**

The villages across the District display a wide range of sizes, functions and characteristics. As a means of applying the dispersal approach to future housing development, a methodology was devised to identify an appropriate set of Local Service Villages (see Appendix 2 of the Core Strategy). The approach applied an assessment of the presence and comparative quality of three key services - general store, primary school and public transport - together with the existing size of the settlement. The latter has been applied as the overriding factor, by which a settlement has to have at least 100 dwellings to be identified as a Local Service Centre regardless of the presence of key services.

Based on this methodology, the following grouping of villages has been identified:

Category 1: Bishop's Itchington, **Harbury**, Long Itchington, Quinton, Tiddington

Category 2: Brailes, Fenny Compton, Lighthorne Heath, Napton-on-the-Hill, Salford Priors, **Stockton**, Tysoe, Welford-on-Avon, Wilmcote, Wootton Wawen

Category 3: Claverdon, Earlswood, Ettington, Great Alne, Ilmington, Long Compton, **Long Marston**, Newbold-on-Stour, Snitterfield, Temple Herdewycke, Tredington

Category 4: Alderminster, Alveston, Aston Cantlow, Bearley, Clifford Chambers, Gaydon, **Halford**, Hampton Lucy, Ladbroke, Lighthorne, Loxley, Mapleborough Green Moreton Morrell, Northend, Oxhill, Pillerton Priors, Priors Marston, Tanworth-in-Arden, Wood End

The scope for individual villages to accommodate development, and the assessment of specific sites for their suitability for development, will take into account the presence of environmental designations, such as **the Cotswolds AONB, Special Landscape Areas and Conservation Areas**.

## **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 11,320 additional homes**, distributed as follows based on the **sustainable locations identified** in Policy CS.15:

- Stratford-upon-Avon: approximately **2,690** homes
- Main Rural Centres: approximately **2,910** homes
- New Settlement at Lighthorne Heath: approximately **2,500** homes
- Local Service Villages: approximately **2,000** homes
- Large Rural Brownfield Sites: approximately **700** homes
- Other Rural Locations: approximately **610** homes

### **B. Strategic Allocations**

To deliver the housing requirement, the Core Strategy identifies the following strategic allocations for housing and housing-led mixed-use development during the plan period. The detailed provisions for each site allocation are set out in Section 6 Area Strategies.

- 650 homes **within the plan period from a total of approximately 1,010 homes** on the Canal
- Quarter Regeneration Zone, Stratford-upon-Avon (SUA.1)

- 190 homes North of Allimore Lane (southern part), Alcester (ALC.1)
- 160 homes North of Allimore Lane (northern part), Alcester (ALC.2)
- 200 homes West of Banbury Road, Southam (SOU.1)
- 165 homes West of Coventry Road, Southam (SOU.2)
- 2,500 homes **within the plan period from a total of approximately 3,000 homes** at Gaydon/Lighthorne Heath New Settlement (GLH)

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:

- 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.
- 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.

**Within the Green Belt Local Service Villages, housing development will take place wholly in accordance with the provisions of Policy CS.10.**

### **C. Site Allocations**

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.

### **D. Phasing and Delivery**

The accompanying Housing Trajectory Table shows how the housing requirement will be delivered. The provision of new homes will be monitored at least annually to ensure **the trajectory is being met and to assess the housing land supply**. The calculation of 5 year housing land supply as set out in the latest Authority Monitoring Report (AMR) will provide the mechanism for managing housing delivery and updating the Housing Trajectory to bring forward additional sites if required.

The Site Allocations Plan will identify Reserve Housing Sites providing flexibility to ensure that the District can meet in full its agreed housing requirement (the share of the housing needs arising in the Coventry and Warwickshire Housing Market Area to 2031) and/or to respond to the need to meet housing need arising outside the Coventry and Warwickshire Housing Market Area (HMA). The location of any reserve sites will reflect the settlement pattern and maintain the overall balance of distribution of development set out in Policy CS.15. Reserve sites will have the capacity to deliver up to 10% of the total housing requirement to 2031.

Reserve sites will be released in the following circumstances:

- To bring forward alternative sites to respond to an identified shortfall in the amount of housing being delivered;
- To contribute to meeting any identified additional need for housing in relation to a net growth in jobs at Jaguar Land Rover arising from development of the employment allocation at Gaydon Lighthorne Heath;
- To contribute to meeting within the District any identified shortfall in housing across the Coventry and Warwickshire HMA as demonstrated through the agreed outcomes of ongoing joint working between the Coventry and Warwickshire local planning authorities;
- To contribute to meeting any housing needs arising outside the Coventry and Warwickshire HMA that it is accepted through co-operation between the relevant councils as needing to be met within the HMA and most appropriately being met within the District.

In accordance with Policy CS.xx, the Council will bring forward a review of the Core Strategy if it is evident that the required scale of additional housing site provision is beyond that which can properly be addressed within the context of the Site Allocations Plan process.

### **Policy CS.17 Affordable Housing**

#### **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:

- 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:
  - 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

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.**

#### **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.

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.

**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 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.**

### **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:

- (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.

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.**

- Maximum 20% Affordable Rented Housing
- Maximum 20% Intermediate Housing
- Minimum 60% Social Rented Housing

### **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.

### **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.

### **Policy CS.18   Housing Mix and Type**

#### **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.

#### **B. General Needs Housing Mix**

The following table sets out the preferred type and size mix of homes that will apply, in accordance with the tenure mix set out in Policy CS.17 Affordable Housing. 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 market circumstances.

Dwelling Type	Market Housing	Affordable Housing
1 bed (2 person)	5-10%	10-20%
2 bed (3 or 4 person)	35-40%	25-45%
3 bed (5 or 6 person)	40-45%	25-45%
4+ bed (6, 7 or 8+ person)	15-20%	5-25%

To maximise flexibility in the housing stock, 1 and 2 bed affordable homes should be provided through an appropriate mix of bungalows, maisonettes and houses, whilst 3 and 4 bed affordable homes should be provided as houses. Intermediate affordable housing should not be provided as 1-bed homes. All 1 and 2 bed affordable homes will be built with bedrooms capable of satisfactorily accommodating 2 occupiers in each bedroom (i.e. double or twin bedrooms).

### **C. Specialised Accommodation**

Specialised accommodation is housing that meets the needs of vulnerable people of whatever age and includes the broad range of accommodation for older people such as, for example ‘extra care’ housing. Schemes that provide specialised accommodation whilst promoting independent living will be supported in accordance with Policy CS.16 ‘Housing Development’ provided all of the following criteria are met:

- (1) the type of specialised accommodation proposed meets identified District needs and contributes to maintaining the balance of the housing stock in the locality;
- (2) the proposal relates well to the existing settlement and provides easy access to services and facilities, including public transport, enabling its residents’ to live independently as part of the community;
- (3) the design of the proposal, including any individual units of accommodation, is capable of meeting the specialised accommodation support and care needs of the occupier; and
- (4) arrangements are in place to ensure the delivery of appropriate care and support packages.

### **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 storage space and floor layouts will provide practical usable space and a good standard of amenity. All homes will be built to the optional higher level of accessibility as set out in Building Regulations (Part M). Proposals for affordable housing will meet the national space standard for new homes.

## **Policy CS.19 Existing Housing Stock and Buildings**

### **A. Conversions and Changes of Use**

The District’s existing housing stock will be managed and safeguarded as a vital resource. Proposals will not result in the net loss of dwellings through demolition or change of use unless there is a specific and overriding justification.

The subdivision or conversion of existing buildings into dwellings or existing houses into flats or Homes in Multiple Occupation (HMO) will be supported

where the residential use is acceptable in principle and the conversion provides a satisfactory **safe** living environment and amenity for the intended occupiers and there would be no significant adverse impact on the amenities of neighbouring properties by virtue of the intensification of use.

The provision of flats above shops will also be supported in principle where the proposal does not dilute or undermine the commercial activity on site or in the vicinity.

#### **B. Alterations and Modifications**

Alterations and modifications to existing buildings and dwellings, including proposed extensions, outbuildings and annexes, will be of an appropriate scale and subservient in relation to the existing building, taking into account the site location and the cumulative impacts of previous extensions and development on the site where appropriate.

#### **C. Replacement Dwellings**

Renovating existing dwellings is often a more sustainable and environmentally friendly approach than replacing existing dwellings in their entirety. Where the existing dwelling is not considered suitable for retention, the replacement dwelling will be well sited in relation to the existing site and buildings, not visually intrusive, and not significantly larger than the dwelling it replaces.

Where a replacement dwelling is considered appropriate, the existing dwelling will have a lawful planning use as a dwelling and not have been demolished prior to the determination of the associated planning application and/or have been abandoned. Replacement dwellings should be sited within the lawful curtilage of the existing dwelling, unless significant environmental benefits would result.

#### **D. Empty Homes**

The Council will support in principle the re-use of empty homes for residential use where the home has an existing lawful residential use.

#### **E. Requirements**

(1) Proposals will preserve and enhance the character of the locality and will not unacceptably detract from the amenities of any neighbouring property by reason of loss of daylight, loss of privacy, overshadowing, or overbearing impacts.

- (2) Proposals for new dwellings should help achieve sustainable mixed communities by contributing to the provision of a mix of housing to meet local needs.
- (3) In determining applications, other material planning considerations will be taken into account, in particular the impacts on highway safety, heritage assets, protected trees, openness in the Green Belt, protected species, flooding and drainage.
- (4) Proposals will be compliant with the considerations set out in the Development Requirements Supplementary Planning Document, as appropriate.

**Policy CS.20 Gypsies and Travellers and Travelling Showpeople**

Proposals for the provision of permanent, temporary and transit Gypsy and Traveller pitches and Travelling Showpeople plots will be **considered against the following criteria:**

- (a) the site is not located within the Green Belt, unless there are very special circumstances, or the Cotswolds Area of Outstanding Natural Beauty (AONB), unless it complies with Policy CS.11;
- (b) the site is not located within an area of designated historic or environmental importance and will not compromise the objectives of any national or local designation, including Special Landscape Areas;
- (c) if located in proximity to the Cotswolds AONB, the site will have a buffer of appropriate scale and landscaping to minimise any adverse visual impact upon the AONB;
- (d) **the site should avoid areas prone to fluvial, pluvial or surface water flooding and exclude areas with a 1 in 100 or greater annual probability of flooding;**
- (e) the site will not be located on unstable or contaminated land that cannot be mitigated;
- (f) the site will have safe access to the highway and avoid significant impact on minor rural roads;
- (g) the site will be in a sustainable location in reasonable proximity to local services and facilities, including health **and emergency** services, making them accessible by modes of transport more sustainable than the private car;
- (h) the location of the site will not result in unacceptable environmental impacts on the amenity of future occupiers of the site;
- (i) the development and use of the site makes best use of previously developed, untidy or derelict land **where available and suitable** and will not have unacceptable adverse impacts on the landscape, biodiversity or the built environment;

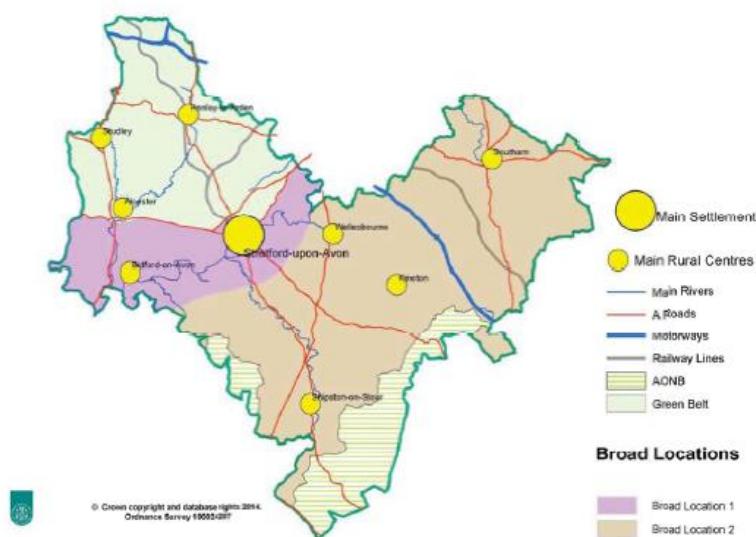
- (j) the site will have a good residential environment and be of good quality layout and design incorporating appropriate landscaping, security, utilities and facilities, and be acceptable in terms of foul and surface water drainage and waste storage and disposal;
- (k) the site will not have an unacceptable adverse impact on neighbouring residential amenity, including noise from any commercial activities; and
- (l) arrangements are put in place to ensure the proper management of the site to seek to ensure community cohesion between the settled and traveller communities.

The Gypsy and Traveller Local Plan will identify sites but consideration will also be given to the provision of pitches as a component of sites allocated for development in the Core Strategy, where this is considered appropriate.

Two preferred broad locations for gypsy and traveller provision have been identified. See Map 1.

- Broad Location 1 – the ‘Avon Valley’ outside of the Green Belt
- Broad location 2 – the remainder of the district, but outside of the Cotswolds AONB.

**Map 1 - Gypsy and Traveller Sites Provision –  
Broad Locations**



## **Policy CS.21 Economic Development**

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.

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.

A further 19 hectares of employment land are allocated to meet the specific needs of Redditch. (see Proposals REDD.1 and REDD.2)

In addition, approximately 100 hectares of land are identified at Gaydon/Lighthorne Heath to enable the expansion of Jaguar Land Rover's activities. (See Proposal GLH)

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.

Opportunities for business development will be provided in the countryside, including farm-based activities, in accordance with Policy AS.10 Countryside and Villages.

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 public transport, and impact on the character of the local area.

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.

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.

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.

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 economic and social benefits of an individual proposal outweigh any specific harm likely to be caused.

#### **Policy CS.22 Retail Development and Main Centres (extract)**

Throughout the District, the change of use of a property from one falling within Class A1 of the Town and Country Planning (Use Classes) Order to one within another class will be resisted unless the proposal satisfies the provisions of Policy CS.24 Healthy Communities.

The provision of new shops in neighbourhood centres and villages will be encouraged.

#### **Policy CS. 23 Tourism and Leisure Development**

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.

Large-scale schemes for visitor attractions or overnight accommodation should, wherever possible, be located within the urban areas of Stratford-upon-Avon or a Main Rural Centre.

Elsewhere in the District, unless established through other provisions of the Plan such as Policy AS.11 Large Rural Brownfield Sites, large-scale proposals for new and major extensions to existing tourism-related development, including accommodation, will need to be justified taking into account:

- (a) the nature of the activity and whether it can only reasonably be located in a rural area;
- (b) the nature of the existing site and its relationship to the local area;
- (c) its impact on the character of the local landscape and settlements, including historic and natural features;
- (d) the benefits that the scheme offers to the local communities;
- (e) the benefits that the scheme would secure to wider economic or environmental interests;
- (f) the relationship between the development and major transport routes and impact on the highway network; and
- (g) the accessibility of the site by existing public transport and the scope to improve services.

Large-scale visitor accommodation may be justified in the rural parts of the District where it is directly associated with and genuinely ancillary to a major existing tourist, recreation, conference or other form of business use.

The provision of additional conference facilities is encouraged in order to support business tourism. Large scale schemes should be located in Stratford-upon-Avon, a Main Rural Centre, or in the rural area of the District in relation to an existing hotel, visitor attraction or business.

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.

Increased access to and use of canals and navigable waterways in the District will be encouraged, including the provision of moorings and marinas where it respects and works with the natural features and function of the watercourse. Any proposed extension to or creation of new navigable waterways must ensure there are no overall detrimental impacts on the natural environment. Additional permanent moorings and marinas will only be supported where there is adequate access, availability of existing facilities such as transport links or shops, adequate water

resources and foul waste infrastructure and it can be demonstrated that the Water Framework Directive status of navigable rivers will not deteriorate. Such schemes should not compromise the use or operation of existing navigable waterway features such as junctions or locks.

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.

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.

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.

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.

### **Area Strategies**

#### **Policy AS.10 Countryside and Villages**

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.

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.

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:

- 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.**

The following forms of development and uses in the countryside are acceptable in principle:

**Community**

(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.

**Residential**

(b) Small-scale housing schemes, including the redevelopment of buildings, within the Built-Up Area Boundary of a Local Service Village (where defined), or otherwise within the physical confines, in accordance with Policy CS.15 Distribution of Development **and Policy CS.16 Housing Development.**

(c) Conversion to a residential use of a building within the physical confines of a village.

(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.

(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.

(f) A replacement dwelling subject to its scale and design not causing inappropriate harm to the character of the area or to neighbouring properties.

- (g) Redevelopment of a bad neighbour site for residential development where the current use has been the cause of prolonged environmental conflict.
- (h) A small-scale expansion of an existing mobile or park home site where this would secure benefits to its function and appearance.
- (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.
- (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.

#### **Business**

- (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.
- (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.
- (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.
- (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.
- (o) A building or structure related to agriculture, horticulture and forestry where it is required for such purposes.
- (p) Farm-based business activities, including farm shops selling locally sourced produce that would help to diversify and support the viability of agricultural operations.
- (q) New and extended garden centres and nurseries.
- (r) Equine and equestrian-related activities, wherever practicable using existing buildings and structures.

#### **Tourism and Leisure**

- (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.
- (t) Purpose-built visitor accommodation that is directly associated with and related to the scale and nature of an existing use.

- (u) A small-scale expansion of an existing holiday caravan/chalet site where this would secure benefits to its function and appearance.
- (v) Golf courses, golf driving ranges and ancillary facilities.

Tourism and leisure-related schemes will also be assessed against the provisions of Policy CS.23.

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.

For proposals relating to sites within the Green Belt or the Cotswolds Area of Outstanding Natural Beauty, the specific provisions of Policy CS.10 and Policy CS.11 respectively will be taken fully into account.

#### **Policy AS.11 Large Rural Brownfield Sites (Extract)**

Proposals for the re-use and redevelopment of extensive previously developed sites in the countryside, outside the Green Belt, will be assessed against the following factors in order to minimise any adverse impacts:

- (a) The extent to which the nature of the proposed development would be in the national or local interest.
- (b) Whether the form and scale of the proposed development could reasonably be provided elsewhere in the District in a manner that is consistent with the overall development strategy set out in this Plan.
- (c) The extent to which the nature of the proposed development would be beneficial compared with the current use and condition of the site.
- (d) The scale and nature of impacts, including visual, noise and light, on the character of the local area and local communities.
- (e) The extent to which features that are statutorily protected or of local importance are affected and any impact on them can be mitigated.
- (f) The scope to minimise the need to travel and promote the use of transport other than the private car.
- (g) The absence of development on any area of the site liable to flood risk.

The approach to previously developed sites situated in the Green Belt is set out in Policy CS.10.

The approach to specific sites of this nature is set out below.

#### **4. Former Harbury Cement Works, Bishop's Itchington**

The following uses are appropriate in principle:

- storage and distribution and other forms of business operations that provide and make use of a rail connection into the site;
- leisure, tourism and recreation; and
- residential development **that is consistent with the approach set out in Policies CS.15 and CS.16 and justified on the basis of specific circumstances that apply to this site.**

Other uses will be acceptable if they are compatible with those specified above and satisfy the provisions of this policy.

All development proposals on the site should take into account the need to:

- (a) **Take into account the Masterplan that has been produced for the site and justify any significant departure from its provisions;**
- (b) restrict new buildings to the previously developed parts of the site;
- (c) carry out a comprehensive assessment of the ecological value of the site, with appropriate provision made to protect important habitats and species;
- (d) carry out a comprehensive assessment of features of geological and archaeological interest to be protected as part of any development;
- (e) provide comprehensive structural landscaping around and within the site, to be implemented as an integral component of any development, and arrangements for its long-term maintenance;
- (f) minimise the impact of buildings, activities and associated features, particularly from public viewpoints around the periphery of the site;
- (g) provide an effective public transport service linking the site with nearby settlements, particularly Southam; and
- (h) implement the findings of a comprehensive Transport Assessment which is required to be submitted as part of any development proposal.

#### **Infrastructure**

##### **Policy CS.24 Healthy Communities**

###### **A. Infrastructure, Services and Community Facilities**

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 Council, Town and Parish Councils and other partner organisations.

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.

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:

- (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
- (d) there are overriding environmental benefits in the use of the site being discontinued.

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.

#### **B. Open Space and Recreation**

New housing development will enable an increase in or enhancement of open space and recreation facilities to meet the needs of its residents.

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:

##### **Parks & Gardens and Amenity Greenspace**

District-wide: 1.15 hectares per 1,000 people

Individual settlement: minimum provision of 1.15 hectares per 1,000 people

**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 1,000 people

**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

**Outdoor Sport**

Additional pitch/facility requirements on the basis of Sport England's Playing Pitch Strategy Guidance and the Council's needs assessment.

**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

Developer contributions will also be spent on built recreation facilities where justified by an increase in population.

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.

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.

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.

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:

- (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

**Policy CS.26 Developer Contributions**

The Council will introduce a Community Infrastructure Levy (CIL) to fund infrastructure and community facilities necessary to accommodate growth and to mitigate cumulative impacts.

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 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.

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.

Further detail will be provided in a Development Requirements Supplementary Planning Document.

**Appendix 2 Local Service Villages Methodology 1.**

The Local Service Village (LSV) category of settlement is an integral part of the proposed distribution of housing development in the Core Strategy. The role of these settlements is greater than that of the Local Centre Villages (LCV) in the District Local Plan.

In the Local Plan, only housing development to meet a proven local need would be appropriate, through the operation of the ‘local choice’ policy (COM.1).

In the Core Strategy, in order to achieve the scale of development envisaged, the role of LSVs is to meet local need and also an element of demand for market housing from new households, including those moving into the District.

As a means of applying the proposed ‘dispersal’ approach to future housing development in the District, a methodology has been devised to define a wider range of settlements as LSVs, compared with the LCV category in the District Local Plan.

## **2. Evidence Base**

There is a clear inter-relationship between the overall scale of housing development envisaged for LSVs, the number of settlements to be identified in this category, and the number of dwellings that each settlement might be expected to provide in order to achieve the dispersal strategy.

Given the wide range of settlements in the LSV category, in terms of size and character, it would be inappropriate to assume that each one should take a similar (average) amount of housing development. To avoid this misinterpretation, it is necessary to provide an indication of the scale of development that would be suitable for each settlement. Two approaches to doing this were considered:

- (i) Set a percentage increase in dwellings that would be applied to each LSV regardless of the level of facilities and accessibility; and
- (ii) Identify bands of settlements to which a different scale of housing development would be applied, according to the range of facilities available in the settlement and accessibility.

Of these two approaches, it was decided that the latter would, on balance, be the more appropriate as it takes into account other factors, not just the current size of the settlement.

The methodology initially used in producing the Third Draft Core Strategy (February 2012) was a reasonable approach. However, it did not assess the quality of a particular service, e.g. size and opening hours of a general store, frequency of a bus service.

The methodology has been refined in producing the Proposed Submission Core Strategy by applying a qualitative assessment of three key services: general store, primary school and public transport, together with the existing size of the settlement.

The following scoring system has been used:

**Size of settlement:** Large (600-1000 dwellings) = 3 points Medium (250-600 dwellings) = 2 points Small (100-250 dwellings) = 1 point

**General Store:** Large/long opening hours = 3 points Medium or small/medium to long opening hours = 2 points Medium or small/short opening hours = 1 point

**Primary School:** Large (210 or more places) = 3 points Medium (105-209 places) = 2 points Small (less than 105 places or infant/junior only) = 1 point

**Public Transport:** Very good (at least hourly Mon-Sat) = 3 points Good (at least two hourly Mon-Sat) = 2 points Fair (less frequent than two hourly Mon-Sat, but includes a morning and afternoon work service) = 1 point

The availability of a public transport service close to a village has been taken into account, not just those that run through or adjacent to a village. A maximum distance of 500 metres between the edge of a village and the service has been applied.

The size of the settlement has been applied as the overriding factor, i.e. to be a LSV a settlement has to have at least 100 dwellings regardless of the presence of key services. It is appropriate and logical to apply such an approach in order to avoid a situation where a very small settlement could be identified as a LSV solely, for example, by being on a frequent public transport route.

The table below provides the scores based on this approach. It should be noted that the information about service provision will need to be checked and updated on a regular basis in order to apply the LSV categorization accurately.

Settlement	Size	Shop	School	Public Transport	Total
Harbury	3	3	3	3	12

Based on the total scores in the table above, and taking into account the prerequisite that a settlement has to have at least 100 dwellings to be a LSV, the following categories have been identified:

**Category 1 (Score 10+)** Bishop's Itchington, **Harbury**, Long Itchington, Quinton, Tiddington

**Category 2 (Score 8-9)** Brailes, Fenny Compton, Lighthorne Heath, Napton-on-the-Hill, Salford Priors, [Stockton](#), Tysoe, Welford on-Avon, Wilmcote, Wootton Wawen

**Category 3 (Score 5-7)** Claverdon, Earlswood, Ettington, Great Alne, Ilmington, Long Compton, [Long Marston](#), Newbold-on-Stour, Snitterfield, Stockton, Temple Herdewycke, Tredington

**Category 4 (Score 2-4)** Alderminster, Alveston, Aston Cantlow, Bearley, Clifford Chambers, Gaydon, [Halford](#), Hampton Lucy, Ladroke, Lighthorne, Long Marston, Loxley, Mappleborough Green, Moreton Morrell, Northend, Oxhill, Pillerton Priors, Priors Marston, Tanworth-in-Arden, Wood End

Having established an appropriate means of categorising the LSVs, the next step was to assess the scale of housing development that would be appropriate, in broad terms, in settlements falling within each category given their existing size and character.

In doing so, it was also necessary to bear in mind the overall amount of housing development that would be necessary in the LSVs in order to achieve the development strategy proposed in the Core Strategy.

The following scale of housing has been identified for each category of LSV over the plan period, which is considered to be both appropriate and achievable subject to the satisfaction of policies in the Core Strategy that seek to regulate the amount, location and nature of development:

- 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.
- 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.

Within the Green Belt Local Service Villages, housing development will take place wholly in accordance with the provisions of Policy CS.10.

It should be noted that the capacity of individual villages to take development, and the assessment of specific sites for their suitability for development, will take into account the presence of environmental designations, such as Green Belt, Cotswolds AONB, Special Landscape Areas and Conservation Areas.

## **4.0 Local Plan Evidence Base**

### **4.1 Housing**

#### **Joint Housing Assessment for South Warwickshire 2007<sup>2</sup>**

In 2005, Stratford-on-Avon District Council and Warwick District Council commissioned Outside Research and Development Ltd. to undertake a Joint Housing Assessment for South Warwickshire covering the two districts. The Assessment was completed in October 2006. It was approved for publication by Stratford-on-Avon District Council in April 2007. The District Council has agreed to treat the Joint Housing Assessment as a material consideration for development control purposes in relation to all relevant planning applications and appeals.

The Assessment was published in the form of three different reports:

- Housing Markets of South Warwickshire - Final Report August 2006 provides information on a range of economic and social factors within the two districts including labour market and the economy, housing market characteristics, the demand for market housing and the need for affordable housing
- Housing Needs of Stratford-on-Avon District – Final Report August 2006
- Housing Needs of Warwick District – Final Report August 2006

All of these reports include district specific information about households, affordability, specially commissioned sections on the housing needs of older people and key worker households, housing moves and housing need.

**Parts of this Assessment were updated by a Strategic Housing Market Assessment Review in 2009.**

---

<sup>2</sup> <https://www.stratford.gov.uk/planning/joint-housing-assessment.cfm>

### **Strategic Housing Market Assessment update 2013<sup>3</sup>**

A Strategic Housing Market Assessment (SHMA) is intended to provide an assessment of both housing need and demand, develop understanding of current housing need and housing market conditions and consider what level and mix of housing – both market and affordable – is required to meet population and household growth to 2028, and to meet the needs of different groups within the local community.

#### Housing Stock in Stratford-on-Avon

The Core Strategy will set out policies for housing provision over the plan period to 2028. Much of the District's housing stock in 2028, will, inevitably be the housing stock that exists now, and it is, therefore, important to understand up-front the existing profile of housing in the District to consider what mix of housing should be built in the future.

There were 53,700 homes in the District in 2011. 13% are defined as affordable housing. The majority, 87%, are privately owned, either owner occupied or privately rented, and private ownership is above the national average.

The District's housing offer is skewed towards larger detached and semi-detached properties with around a third of properties in 2001 having four or more bedrooms; and 34% of properties in 2011 falling in Council Tax Bands E-H.

In 2001, the private rented sector accommodated 7.8% of households in the District. The private rented sector has, however, grown substantially in size over the last decade: across the West Midlands it grew by 115% between 2000-10. It is likely to have grown in Stratford-on-Avon District as well. Although statistics are not available, the evidence suggests that it may have grown less substantially than in other parts of the West Midlands region.

---

<sup>3</sup>

<https://www.stratford.gov.uk/files/sealsodocs/147877/Strategic%20Housing%20Market%20Assessment%20%28SMHA%29%20Update%20%2D%20GL%20Hearn%20Jan%202013.pdf>

## Market Dynamics

The average house price in Stratford-on-Avon District was £269,000 in Spring 2012 compared to £203,000 for Warwickshire as a whole. Average prices vary from £130,000 for a flat or maisonette (on average across the District) to £414,000 for detached properties. House prices in the District have grown just 1.7% in the District between 2006-11 (and remained static across the region). However, taking account of inflation, house prices have fallen in real terms over this period.

Market demand in the District is more strongly focused towards larger family homes and older buyers. However this is partly influenced by the current housing stock profile; and there are a range of factors which need to come together in determining the future housing mix.

## Housing Moratorium

The delivery of new homes in the District has declined notably over the last few years. Over the ten year period from 2001-11 an average of 437 homes a year (net of demolitions) were built in the District. A housing moratorium was in place between 2006-11 which, combined with economic conditions, led to a substantial reduction in housing delivery over the last 7 years from a peak of over 800 homes built in 2004-5 to just 109 in 2010/11.

**Figure 1: Estimated Level of Housing Need (2012-17) including Pipeline**

Sub-area	Total Need	Net Supply	Development Pipeline	Net Need
Stratford-upon-Avon	936	299	111	526
Alcester	204	131		73
Bidford	190	84		106
Henley-in-Arden	116	60	10	46
Kineton	111	69		42
Shipston-on-Stour	158	76	5	77
Southam	187	110		77
Studley	146	90	5	51
Wellesbourne	146	104		42
<b>Rural Areas</b>	<b>1,107</b>	<b>448</b>	<b>177</b>	<b>482</b>
District Total	3,301	1,470	308	1,523

There are 39 local service villages. The Preferred Option identifies that these settlements will accommodate 2,240 dwellings over the 2008-28 plan period. This would equate to an average of more than 50 additional dwellings over this period (in addition to any Local Choice Schemes), again delivered through a number of development schemes.

### **Housing mix recommendation**

The analysis points to a need for more affordable family housing with 3 or more bedrooms in Stratford-upon-Avon and the Rural Areas than in the Main Rural Centres.

The need for affordable housing of different sizes will however vary by settlement across the District and over time.

### **Strategic Land Availability Assessment (SHLAA) 2012<sup>4</sup>**

The Strategic Housing Land Availability Assessment (SHLAA) is a technical site assessment of potential housing sites. It is not a plan for development, but simply a part of the technical evidence base required to inform the plan making process.

The purpose of the Assessment is to identify where and how many new housing sites could be developed over a 5, 10 and 15 year period. It is a key element of the evidence base for the Core Strategy/Local Plan so that policy makers can assess the available land against all the other policy considerations which have to be taken into account. However, it does not in itself determine whether a site should be allocated for housing development.

The SHLAA looked at the suitability of settlements in the District to accommodate future housing development. The broad findings for Harbury are set out in the following table:

---

<sup>4</sup> <https://www.stratford.gov.uk/planning/2013-evidence-base-studies.cfm>

Designation	Accessibility	Landscape Sensitivity	Conclusions
The principal physical constraint is SSSI north of the village.  There are a couple of areas covered by Conservation Area.  There is Local Wildlife Site to the north of the village.  There is a Park, Gardens and Amenity Greenspaces south of the village	The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.  The village has 1 primary school, 1 GP, 3 food stores and 16 bus stops.	All areas are identified as being of high or high/medium or medium sensitivity to housing development.  The most potential in landscape terms is identified within zones HR03 and HR05.	There may be 2 broad locations for further growth around the settlement:  Land to the north of the settlement  Land to the south east of the settlement at Bush Heath Road  Sites Har107b may provide future potential subject to further consideration through the plan making process.

The SHLAA also looked at a number of large brownfield sites in rural locations within the district as the Council was keen for the SHLAA to assess these sites as potential spatial strategy options for housing, within mixed use developments to create new sustainable settlements. Harbury Cement Works (site ref HAR108) is included as one such site.

The following sites are identified in Harbury:

**SHLAA Sites in Harbury considered to have potential (as set out in Appendix 7 of the SHLAA 2012<sup>5</sup>)**

Site Name	Site Ref	Site Area (ha)	Location	Conclusion
Land at Harbury	HAR 101	0.69	Adjacent to new and existing	Because of its location and characteristics, this site would be suitable for a mix of dwellings of about

<sup>5</sup>

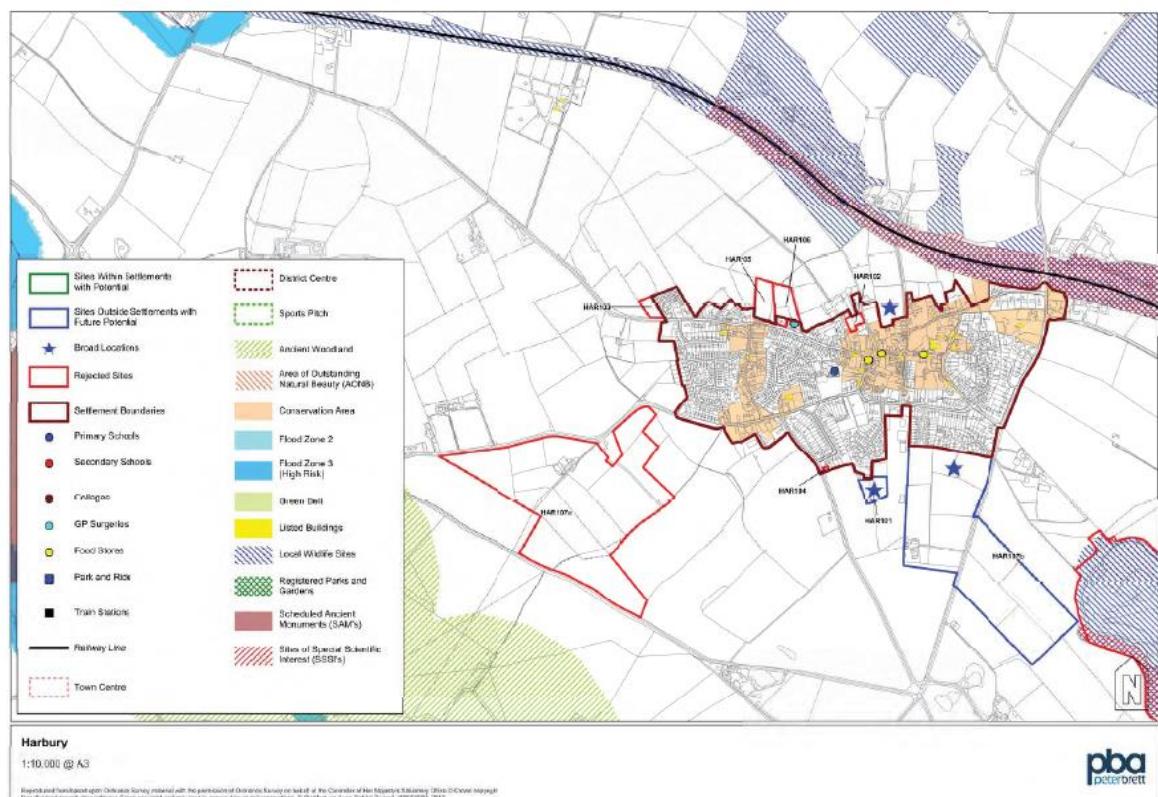
<https://www.stratford.gov.uk/files/seealsodocs/147875/SHLAA%20Review%202012%20Sites%20Information%20-%20Appendices%201-8.pdf>

Site Name	Site Ref	Site Area (ha)	Location	Conclusion
			residential development	20 units which could be started in the medium term, depending on the Council's eventual distribution of development strategy, and whether modest extensions to the larger villages are to be pursued. Ecological value on site should be considered in any future proposal.
Land west of Bush Heath Road	HAR 107b	20.81	This is a large site situated on the edge of Harbury bordering the village on the south eastern corner, adjacent existing residential properties.	The landscape study identifies a small area of land suitable for residential, adjacent the development boundary. Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 40, depending on the Council's eventual distribution of development strategy, and whether modest extensions to the villages are to be pursued. Ecological value on site should be considered in any future proposal.

#### **SHLAA Sites in Harbury rejected in the SHLAA (Appendix 8)**

Site Name	Site Ref	Reason for Rejection
The Old Orchard, Mill Street, Harbury	HAR 102	The site does not have adequate access.
Land at Hillside	HAR 103	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development
43 Manor Road	HAR 104	The site is too small
Mill Street	HAR 105	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development
36 Mill Street	HAR 106	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high, and is not suitable for residential development
Land to the south west of Harbury	HAR 107a	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.

Site Name	Site Ref	Reason for Rejection
Harbury Cement Works	HAR 108	The site is rejected in the Landscape Sensitivity Study and covered a Local Wildlife Site. Half the site is TPO and small parts are SSSI. The site is also too small to create a new sustainable settlement, and is therefore not suitable for housing development

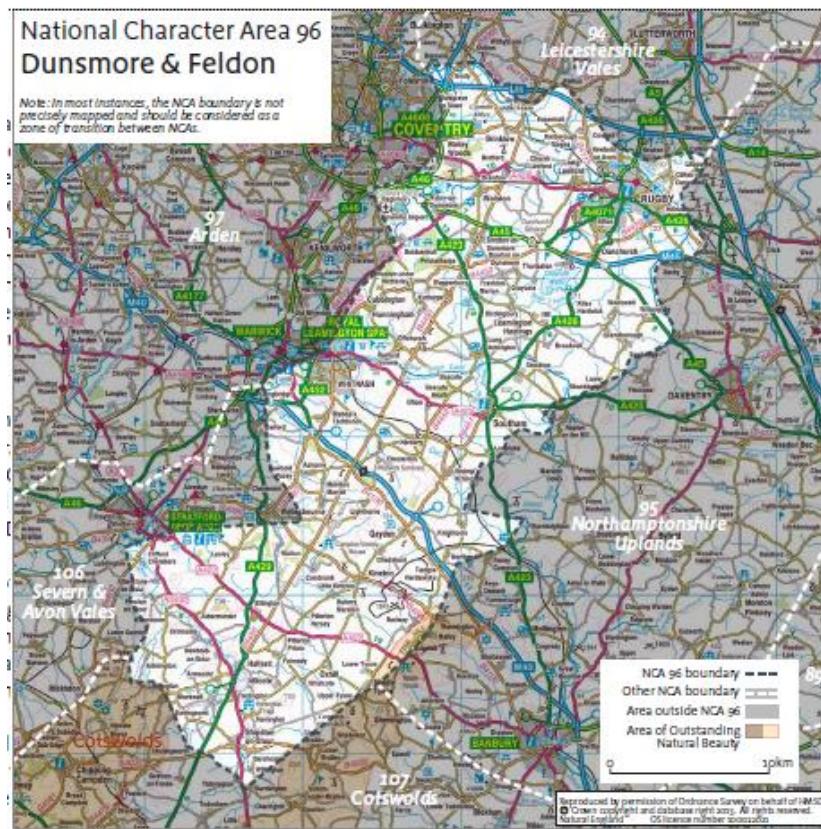


## **4.2 Built and Natural Environment**

## Landscape – Natural England National Character Areas

Natural England has produced profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative

boundaries, making them a good decision-making framework for the natural environment. Harbury lies within NCA 96: Dunsmore and Feldon<sup>6</sup>.



This is described as a transitional National Character Area (NCA), moving from the wooded landscape of Arden in the north to the more agricultural and market garden lands of the Severn and Avon Vales in the south-west. It is mainly bordered by rural and agricultural landscape, although there are some large urban areas in neighbouring NCAs. To the west and on the border of Dunsmore and Feldon lie the city of Coventry and the well-wooded landscape of Arden. To the north and north-east lie the open agricultural lands of the Mease/Sence Lowlands and the Leicestershire Vales. To the east are the undulating pastures and low hills of the Northamptonshire Uplands. To the south-west of the area and linked by the M40 are the Severn and Avon vales, and on the southern edge the area is defined by the steep escarpment of the Cotswolds Area of Outstanding

6

<http://publications.naturalengland.org.uk/publication/4878893332824064?category=587130>

---

Natural Beauty, with Edge Hill, which is the highest point in this NCA, being a prominent landmark.

Its key characteristics are described as being:

- The sense of a predominantly quiet, rural landscape is heightened by its close proximity to several urban areas, with a gently undulating landscape of low hills, heathland plateaux and clay vales separated by the occasional upstanding escarpment.
- The underlying lower Lias clays and Mercia mudstones are similar throughout Dunsmore and Feldon but the Quaternary 'superficial' deposits are what mark the change in character between Dunsmore and Feldon.
- Light sandy soils associated with the west (Dunsmore) supporting mixed farming and some intensive arable with fertile alkaline soils to the east (Feldon) supporting grazed pasture.
- Generally low woodland cover across the area, although there are areas of well-wooded character and ancient woodlands, especially in the north, providing habitats for bluebells, molluscs and fritillary butterflies; these woodlands are linked with landscaped parklands and hedgerow trees.
- Remnants of the formerly extensive Dunsmore Heath, preserving characteristic heathland archaeology, can still be found in woodland clearings. Natural regeneration on sand and gravel soils also occurs along roadside verges, although bracken is often abundant.
- Narrow, meandering river valleys with pollarded willows, streamside alders and patches of scrub supporting dipper, kingfisher, otter and Atlantic stream crayfish.
- Canals, including the Grand Union Canal, and Draycote Reservoir provide important riparian habitats and a well-used recreational resource.
- Mainly large fields, with regular or rectilinear shapes, although some smaller fields also feature. Numerous areas of remnant ridge-and-furrow and earthwork remains of medieval settlements as found at Lower Tysoe, Radwell and Napton on the Hill.
- Predominantly nucleated settlement pattern with a low density of isolated farmsteads and some field barns sitting within a landscape of piecemeal and planned enclosure of the open fields which extended from the villages over large parts of this area. Many villages have recently expanded but the traditional buildings, constructed of red brick or Lias limestone, still retain their blue brick or ironstone details.

- The busy roads and large industrial units on the outskirts of the main settlements of Leamington Spa, Coventry and Rugby exert an urban influence on the surrounding area.
- Limestone quarrying for the cement industry was formerly a feature in the centre and south of the area, and disused quarries are now prominent elements in the landscape. The rock exposures and spoil heaps are of geological importance, as well as having interesting limestone grassland communities.

### **Landscape Sensitivity Study 2012<sup>7</sup>**

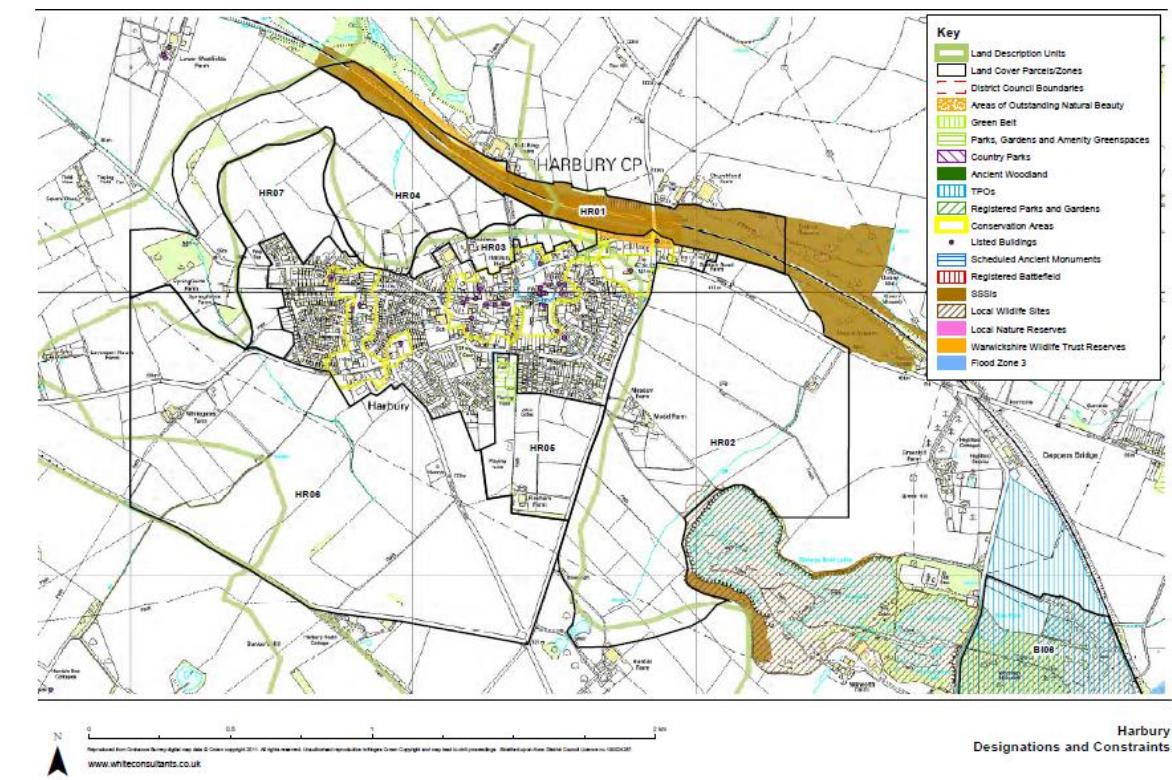
White Consultants in association with Steven Warnock were appointed to undertake a landscape sensitivity study for additional settlements identified as Local Service Villages in the Draft Core Strategy 2012.

The study offers an important opportunity to protect the most sensitive landscapes while identifying where development may be acceptable around settlements.

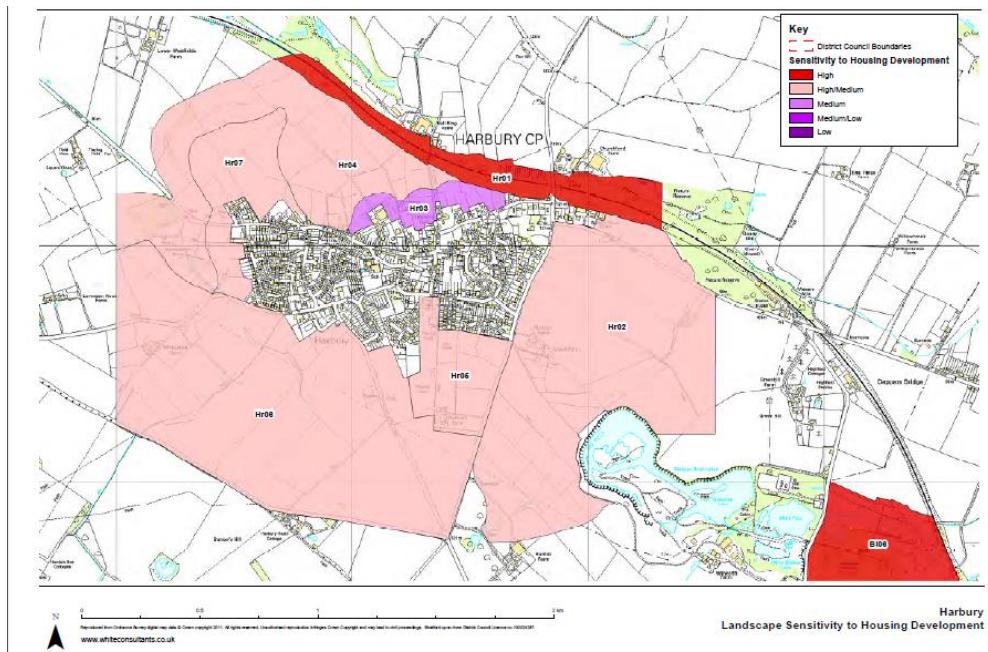
The brief states that the study is to '*assist the District Council to determine the most appropriate locations for development to be identified in the Local Development Framework, whether in the form of strategic sites allocated within the Core Strategy, or as other sites to be allocated in the Site Allocations Development Plan Document.*'

---

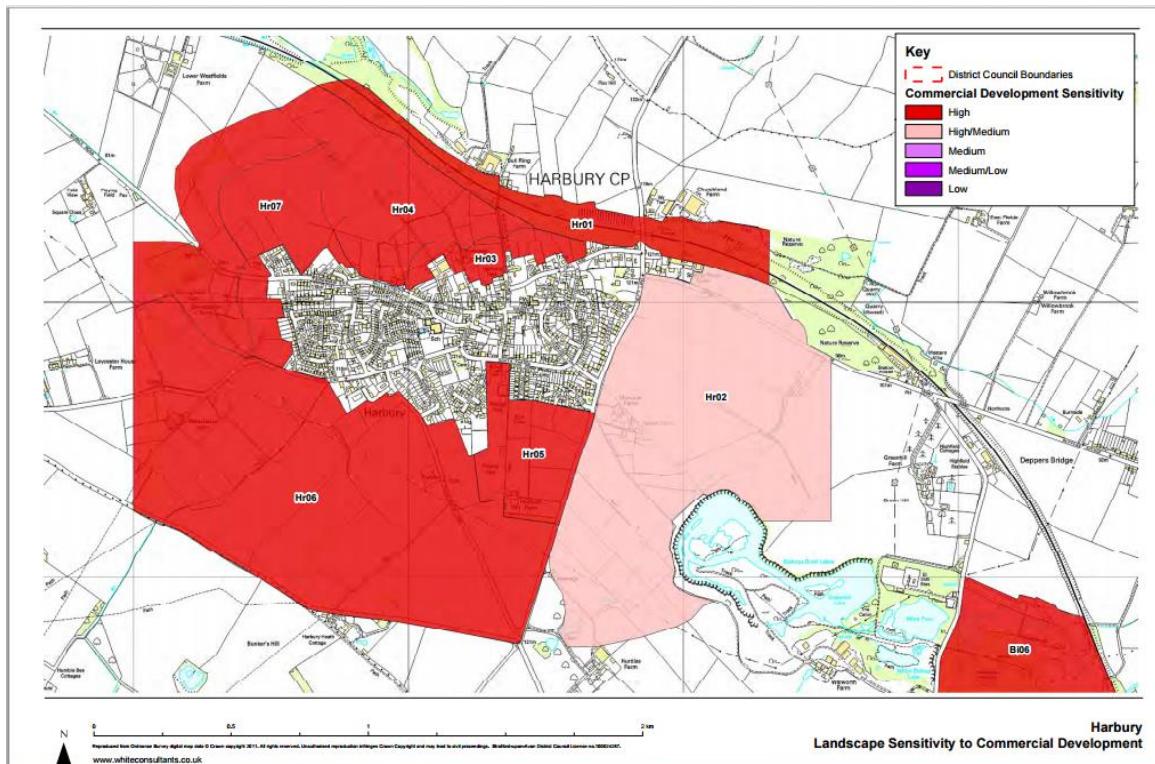
<sup>7</sup> <https://www.stratford.gov.uk/planning/landscape-sensitivity-study-2012.cfm>



Harbury: Map Showing Designation and Constraints



Harbury: Map Showing Landscape Sensitivity to Housing Development



Harbury: Map Showing Landscape Sensitivity to Commercial Development

### **Ecological and Geological Study – Local Service Centres<sup>8</sup>**

The purpose of this Study is to analyse the ecological and geological potential of those settlements in Stratford-upon-Avon that have been identified as Local Service Villages in the Draft Core Strategy 2012. The Study will also assist the consideration of development options for the emerging Core Strategy and provide a useful evidence base for the production of Neighbourhood Plans.

It includes the following information relating to Harbury:

#### **Ecology**

Designated Sites:

SSSI	Harbury Railway Cutting	26.74ha
LWS Potential Site	Land Adjacent to SSS1	24.01ha
WWT Reserve	Harbury Spoilbank	

Habitats with high distinctiveness are associated with the Harbury Railway Cutting SSSI and are characterised by mature broad-leaved semi-natural woodland and managed scrubland.

Just over half the habitats in the survey area have a low distinctiveness score. These are associated with agricultural land use including improved grassland and arable fields.

#### **Geology**

Harbury has considerable geological potential for its early Jurassic geology and overlying glacial and fluvial deposits. Any excavations into natural geology would be of potential interest for purposes of recording and/or museum collecting.

#### **Protected Species**

Great crested newt, smooth newt, common lizard plus the bat species of common pipistrelle, noctule, brown long-eared, brandts and an indeterminable bat species have been recorded in the settlement area. In the wider area there are additional records of grass snake, adder, badger, brown hare, hedgehog and the butterfly species of dingy and grizzled

---

<sup>8</sup> <https://www.stratford.gov.uk/files/seealsodocs/147821/E%26G%20LSV%20Harbury.pdf>

skipper, small blue and small heath. There are also rare plants including corn marigold rough hawk's-beard, green-winged orchid, strawberry clover, basil thyme, mink's-hood and eyebright recorded in the wider area.

### **Recommendations for Further Study**

The land adjacent to Harbury Cutting SSSI.

### **Green Infrastructure Study for the Stratford-on- Avon District August 2011<sup>9</sup>**

In order to aid in the development of a robust and effective Core Strategy, Stratford-on-Avon District Council instructed UE Associates to undertake a Green Infrastructure Study. The Study will form an evidence base for the Stratford-on-Avon Local Development Framework, and will inform the Stratford-on-Avon District Core Strategy.

The aim of the Study is to identify the opportunities available for strengthening the GI network across Stratford-on-Avon and to mitigate any adverse effects that may be affecting the way in which the various GI assets function individually and as part of a network.

### **Warwickshire, Coventry and Solihull Sub - Regional Green Infrastructure Strategy November 2013 (endorsed by the Council 31<sup>st</sup> January 2014<sup>10</sup>**

In 2011 Land Use Consultants (LUC) was commissioned by Natural England to undertake the Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure (GI) Study.

The overall purpose of the study was to gather and analyse existing information to provide a shared evidence base which will support a consistent approach to Green Infrastructure planning across the sub-

---

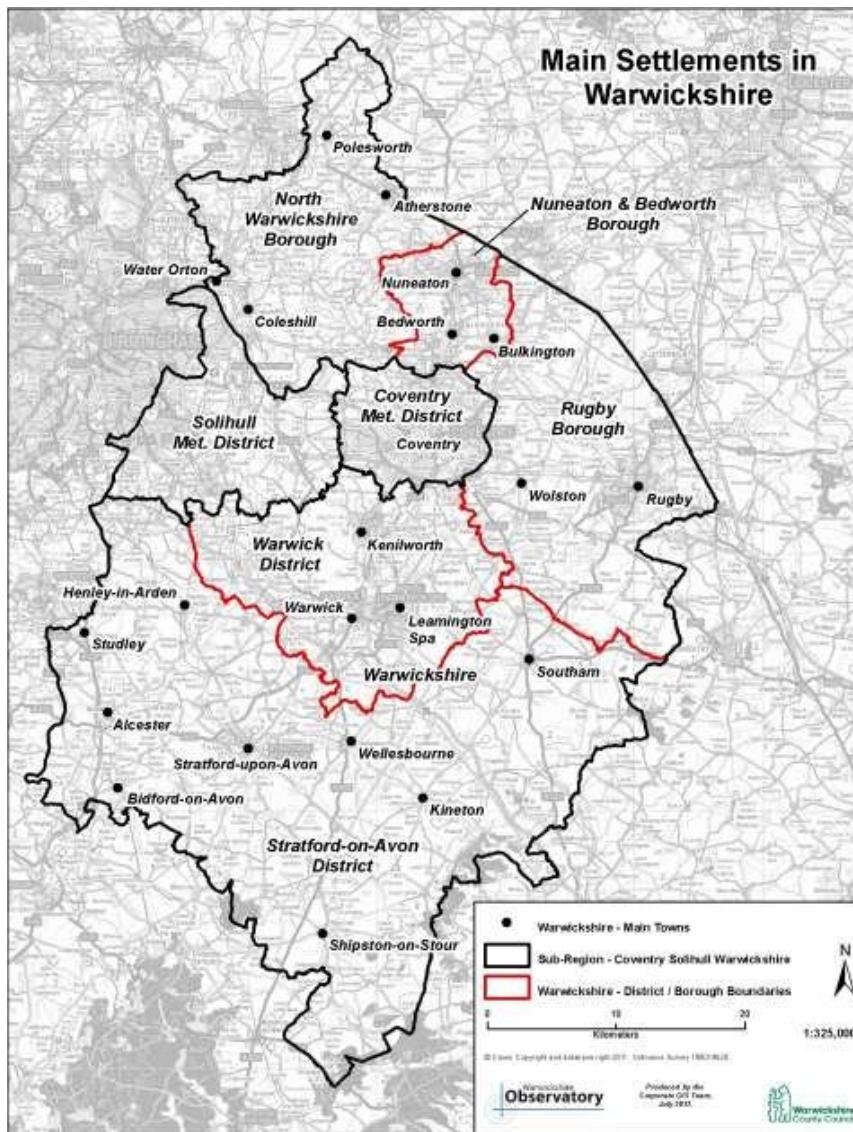
<sup>9</sup>

<https://www.stratford.gov.uk/files/seealsodocs/12449/District%20Green%20Infrastructure%20Study%20%2D%20Main%20Report%20%2D%20Aug%202011.pdf>

<sup>10</sup> <https://www.stratford.gov.uk/planning/green-infrastructure--sub-region.cfm>

region. The output will inform the preparation of the local authorities' planning policies and the production of Infrastructure Delivery Plans.

### Sub-regional area covered by the Regional Green Infrastructure Strategy



Its recommendations include the following which may be of relevance to the Harbury Neighbourhood Plan:

#### Hedgerows and Field Boundaries

- Enhance the structure of the landscape through replanting and regeneration of primary hedgerow boundaries.

- reintroduce mixed native species hedgerows along primary boundaries.
- enhance the age structure of hedgerow tree cover, particularly hedgerow oaks.

**Woodlands**

- conserve and enhance the biodiversity of Ancient Woodlands and
- identify opportunities for restoring Ancient Woodland on former sites.
- identify opportunities for new tree planting, to strengthen the sense of landscape cohesion and connectivity.

**Grasslands**

- conserve neutral grasslands and enhance species diversity
- maintain and restore areas of older permanent pasture, including ridge and furrow meadows.
- conserve the ecological character of wet grasslands.
- identify opportunities for sensitive grassland management, to strengthen the sense of landscape cohesion and connectivity.

**Wetlands**

- maintain the special character and continuity of river and canal corridors.
- enhance the unity and wetland character of river valley wetlands, through habitat creation and management.

**Rural Character**

- maintain strong rural character.
- conserve pastoral character.
- restrict and, where possible, reverse the sub-urbanisation of the landscape.
- identify opportunities to strengthen ‘local distinctiveness’ and a ‘sense of place’.
- identify opportunities for new tree planting to soften the impact of buildings and ‘grey’ infrastructure.

Green Infrastructure provision and development should strengthen landscape character, reflecting locally distinctive natural and cultural landscape patterns, and integrating with natural processes and systems and land-use change,

contributing to their long-term protection, conservation and enhanced management.

### **Strategic Flood Risk Assessment**

Strategic Flood Risk Assessments are completed in two consecutive stages:

- Level 1 SFRA which is a strategic assessment of all forms of flood risk in an area
- Level 2 SFRA which is a more detailed flood risk assessment of areas which have been identified as potential development sites

Warwickshire County Council, Stratford-on-Avon District Council, Rugby Borough Council and North Warwickshire Borough Council commissioned consultants to undertake a Level Strategic Flood Risk Assessment (SFRA) update in July 2013. This updated the Level 1 SFRA completed in February 2008.

This Level 1 SFRA provides some useful information about flood risk in Stratford-on-Avon District and sets out the following advice in relation to planning and flood risk:

#### *General*

- any planning application for a site within Flood Zones 2, 3a or 3b will require an FRA appropriate to the site and complexity of development;
- any development proposal greater than 1ha in size within Flood Zone 1 will require an FRA;
- the FRA should explore the risk to the development from all sources of flooding;
- during preparation of a FRA, consultation with the Environment Agency is likely to identify whether hydraulic modelling will be required as part of the assessment. As a minimum the FRA should confirm the extent of Flood Zones 3a and 3b relative to the development.

#### *Sewer Flooding*

- future development if not adequately planned can increase the flood risk from sewer flooding and in some cases cause new flood problems to occur. Potential increases in surface water or sewage discharge from new development must be adequately managed and mitigation measures introduced where required.

### *Surface Water Flooding*

- surface water flow paths should be taken into account in spatial planning for urban developments. Local topography and built form can have a strong influence on the direction and depth of flow. The design of development down to a micro-level can influence or exacerbate this.
- where an area is identified as being at risk from surface water flooding, site specific flood risk assessments should consider localised flow paths to establish the risks to the site.
- surface water runoff from all new developments should be attenuated to the greenfield runoff rate for equivalent rainfall events, up to and including, the 1% AEP (1 in 100 year) plus climate change return period event.
- developments should aim to use SuDS, wherever practicably possible, in order to achieve surface water runoff requirements for all developments. Infiltration measures should be the preferred means of surface water disposal where ground conditions are appropriate.

### *Groundwater Flooding*

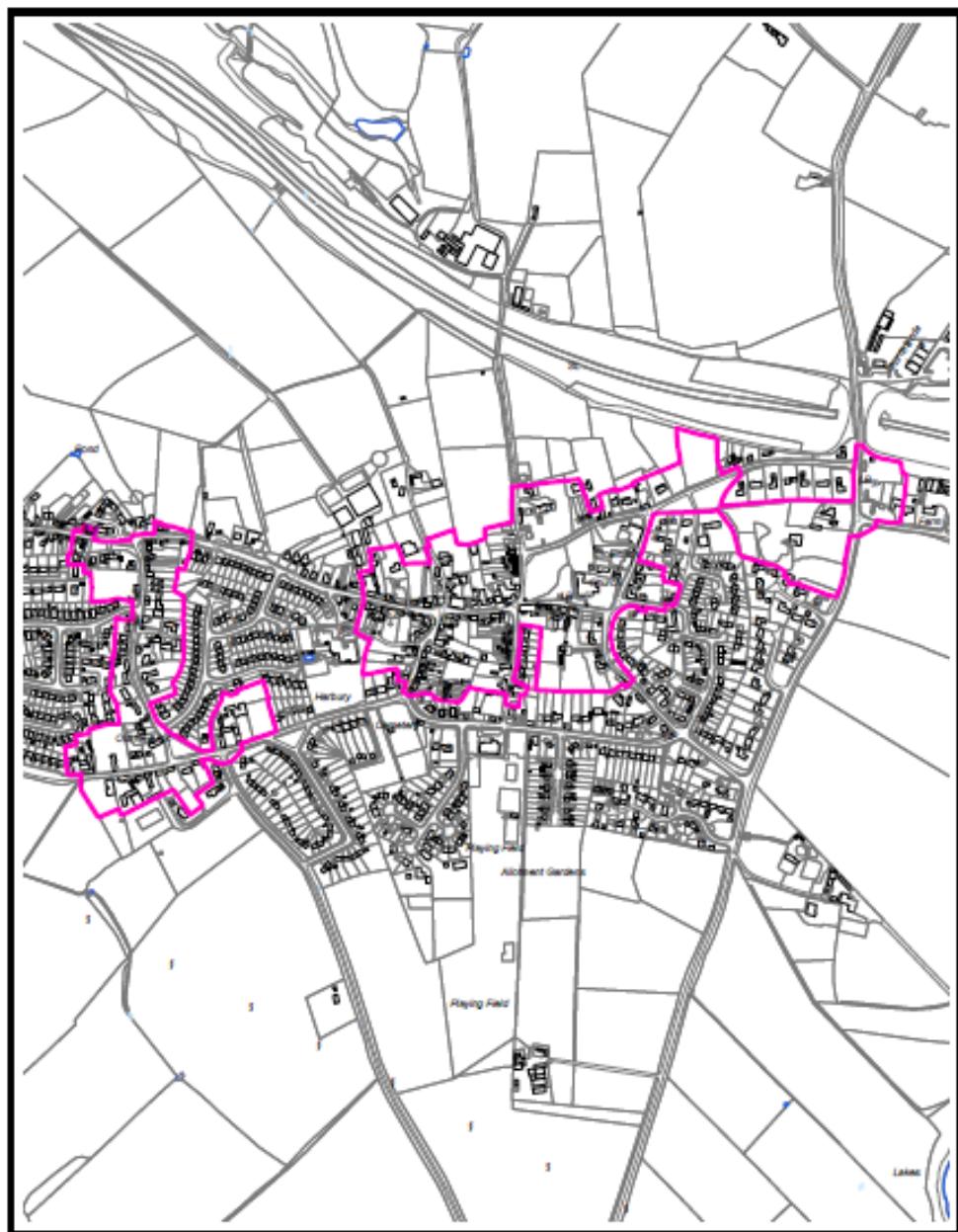
- where an area is identified as being susceptible to groundwater flooding, site specific flood risk assessments should consider localised groundwater levels and geology to establish the risks to the site.

### *Artificial Sources*

- where an area is identified as being at risk from flooding from an artificial source, a site specific FRA should consider the risk to the development and potential mitigation measures

## **Harbury Conservation Area**

The area designated as Harbury Conservation is shown on the map below:



Harbury Conservation Area



## **Historic Environmental Assessment – Local Service Villages**

### **Assessment 2012<sup>11</sup>**

In 2012 AOC Archaeology produced a Historic Environment Assessment to assess the impact on Stratford District's historic and archaeological environment from a wider dispersal of development to additional settlements identified as Local Service Villages in the Draft Core Strategy 2012.

The Historic Environment Assessment (HEA) of Local Service Villages comprises 39 separate desk-top assessments, undertaken concurrently and in a consistent fashion, and combined into this single report which will be provided to the District Council.

The assessments have comprised three basic stages;

Collation and interpretation of historic environment baseline data for a study area of 500m around each village;

Identification and assessment of development 'sensitivity' (in relation to the historic environment) within each of the 39 study areas; and

Presentation of conclusions and recommendations for appropriate further works / mitigation; should areas be considered for future development, followed by the dissemination of all appropriate data to the District Council.

The completed assessments comprise illustrated documents, mapping the general nature, character, extent, quality and value of the heritage resource within each of the 39 study areas. The assessments provide appropriate advice on potential constraints on development within each of the villages' buffer areas.

---

<sup>11</sup>

<https://www.stratford.gov.uk/files/seealsodocs/125539/4%20Historic%20Environment%20Assessment%20%20LSVs%20-%20Gaydon%20to%20Long%20Marston.pdf>

## **HEA 15: Harbury**

### **Introduction**

Harbury is located within the parish of the same name, c. 17.5km northeast of Stratford-upon-Avon; approximately centred on NGR SP 37300 59962. The available online geological mapping indicates that the majority of the village is located on a bedrock of Rugby Limestone (mudstone and limestone interbedded) overlain by glacial till lain in the mid-Pleistocene.

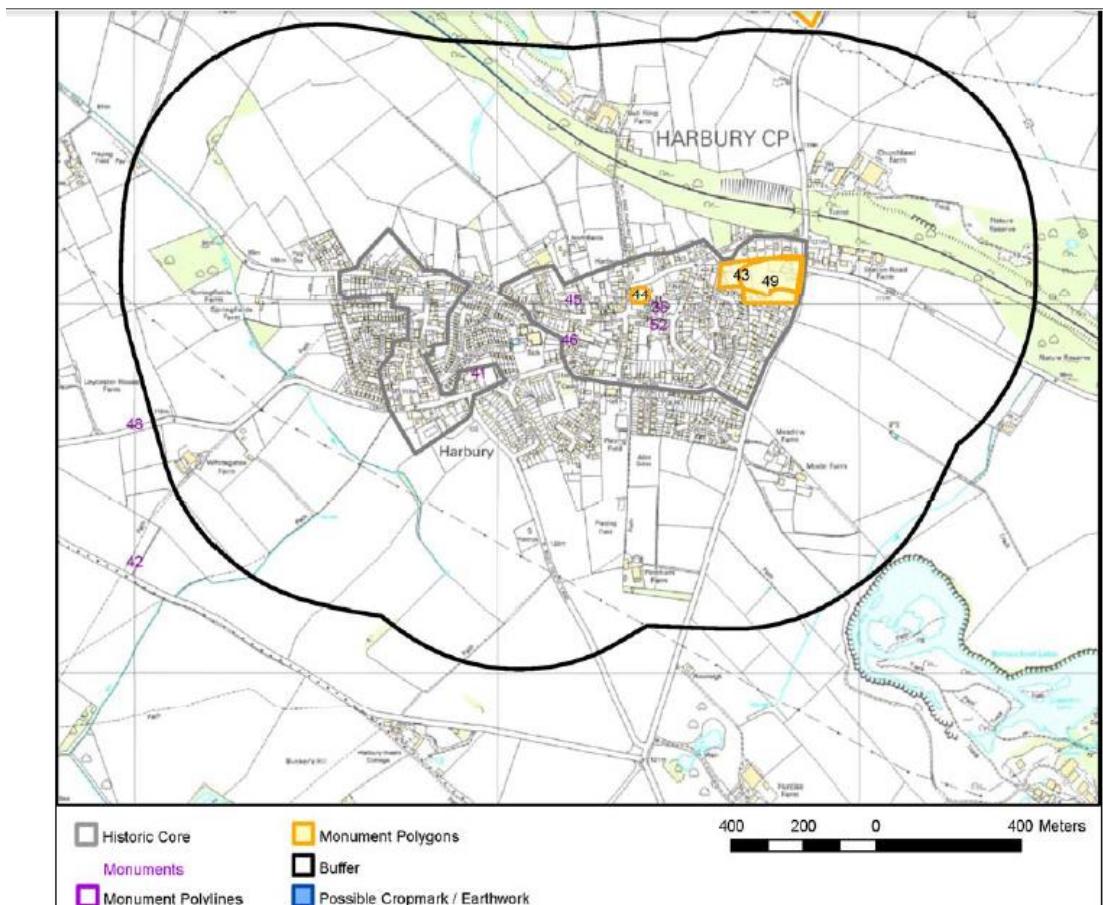
Harbury is thought to be early medieval in origin and is recorded as a pre-Conquest manor in the Domesday Survey of 1086. The place-name is recorded as '*Erburgeberie*' '*Edburberie*' and '*Erburberie*' in 1086; thought to derive from the Old English personal name '*Hereburh*' and '*burrh*' (a defended place) (Gover et al 1970). First and second edition Ordnance Survey mapping shows a nucleated settlement pattern during the 19th century, with one focus of settlement activity around the parish church on the east, and a smaller focus along Farm Street on the west. Subsequent 20<sup>th</sup> century development is extensive, with infilling in the areas between the two historic cores, and new development expanding westwards out from Farm Street and eastwards towards Butt Lane.

### **Historic Environments Record Data**

A total of 30 heritage assets lie within 1km of the village, of which nine (including the historic core) are located within the 500m study area.

The earliest evidence recorded by the WHER within 500m of the village relates to the medieval settlement itself (HAR 32, 36), although an area of Romano-British settlement activity is recorded to the north of the 500m buffer (HAR 34).

Five heritage assets are identified by the WHER from the post-medieval to imperial period (HAR 41, 43 – 46), relating to built heritage assets and designed landscapes, for example Harbury House Garden (HAR 43).

**Harbury Designated Assets Map**

### Aerial Photographs and LiDAR (Figure 15.2)

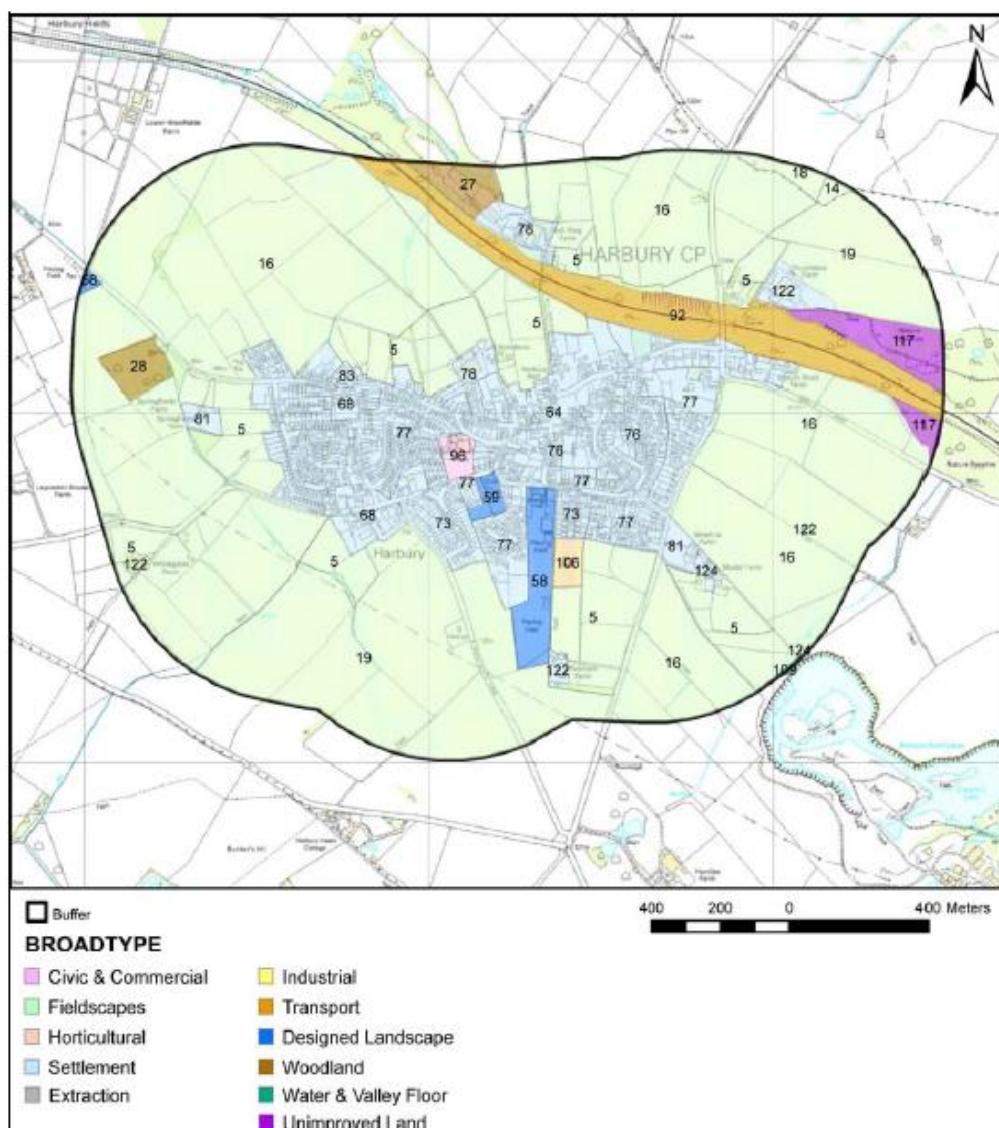
Harbury is covered by LiDAR survey imagery held by the WHER. An appraisal of this source revealed areas of ridge and furrow to the north and southeast of the village only.

The WHER has a number of aerial photographs covering the Harbury area. No new cropmarks or earthworks were identified during the appraisal of these sources.

### Historic Landscape Character

The area surrounding the medieval settlement core of Harbury in the central part of the study area is predominantly occupied by fieldscapes, many of which show evidence of medieval farming.

Surrounding the settlement core of Harbury are a number of historical farmsteads, such as Pineham Farm, immediately to the north, Churchland Farm in the northeast, and Bull Ring Farm, c. 200m north of the settlement core. Other landmarks include a large irregular-shaped area of scrubland to the east of the Harbury, which is possibly the site of an old quarry and an area of woodland c. 800m north of the settlement, which may have also been formerly used for quarrying.



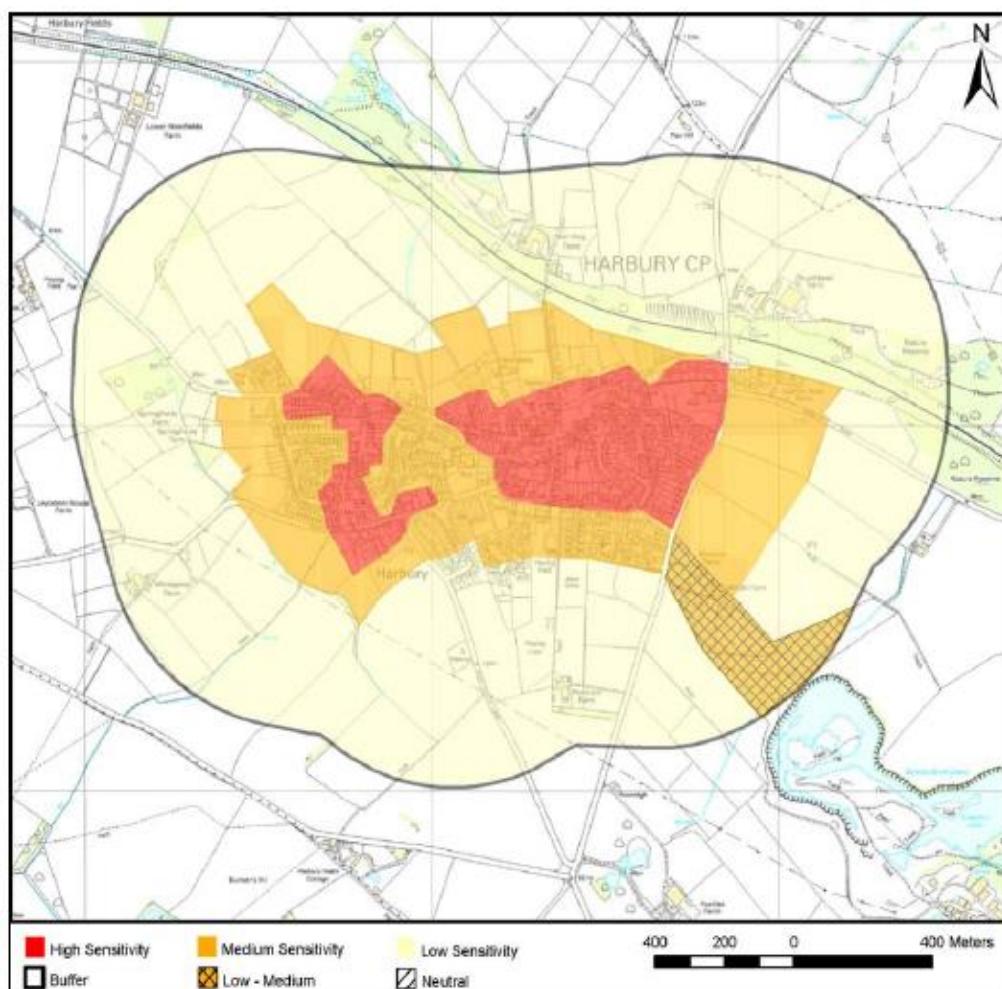
**Harbury Historic Landscape Characterisation Map**

### Assessment of Archaeological Sensitivity

The assessment has identified two principal areas of high sensitivity, which are centred on the area of medieval settlement as defined by the WHER.

A buffer of medium sensitivity has been assigned to the area around the extent of settlement at Harbury and around the area of the possible site of the medieval mill (HAR 34). An area of ridge and furrow has been assigned low – medium sensitivity to the southeast of the village.

The archaeological sensitivity in the rest of the area is considered low / uncertain. Based on an appraisal of readily available sources there is no evidence for significant archaeological remains in these areas. As stipulated in the method statement, however, further archaeological assessment may be required in these areas to mitigate the uncertainty of the archaeological sensitivity in these areas.



Harbury Sensitivity Map

## **Conclusions and Recommendations**

### *High Sensitivity*

Within the areas of high sensitivity a programme of pre-determination assessment is likely to be required. Such work could comprise a mixture of detailed desk-based assessment; a programme of non-intrusive survey works; and / or programmes of evaluation trenching. Mitigation may be required (e.g. watching brief, survey work, open area excavation), depending on the results of the initial assessment work; and the results of the pre-determination assessment may be used to inform upon changes to the proposed development's design scheme. Post-excavation works will also be required. Should remains of national importance be encountered, it is possible that programmes of *in situ* preservation may be required. Development which would adversely affect such remains (or their setting) would not be permitted.

It is highly recommended that consultation with the Planning Archaeologist in WCC's Archaeological Information and Advice Team, be undertaken early as possible in order to determine the exact scope of works for specific sites. The need for pre-determination works and / or further mitigation will be dependent upon the size and scale of the proposed development. This is in-line with Policies EF.11, EF.11A and EF.11B of the Stratford-on-Avon Local Plan Review.

### *Medium Sensitivity*

Within the areas of medium sensitivity a programme of pre-determination investigation may be required, dependent on the size and scale of the development. Such work could comprise a mixture of detailed desk-based assessment; non-intrusive survey works; and / or programmes of evaluation trenching. In some instances, the need for survey works; and / or programmes of evaluation trenching may be attached to planning approval as a condition.

Within these areas there are no statutory constraints to propose development. It is recommended that pre-planning consultation with the WCC Planning Archaeologist be undertaken in order to determine the exact scope of works for specific sites.

Mitigation (e.g. watching brief, survey work, open area excavation) may be required based on the results of the initial assessment work and / or pre-planning consultation with the WCC Planning Archaeologist. Post-excavation works will also be required. Should remains of national

importance be encountered during the pre-determination or mitigation works, it is possible that programmes of *in situ* preservation and changes to the proposed development design scheme may be required. This is in line with Policies EF.11, EF.11A and EF.11B of the Stratford-on-Avon Local Plan Review.

*Medium – Low and Low Sensitivity*

Within areas identified as low – medium sensitivity there are no statutory constraints to development. These areas comprise fields to the south of the settlement, identified as containing evidence of ridge and furrow ploughing. Depending upon its nature and extent, the ridge and furrow may contain value as either as a physical example of upstanding remains or evidence of past land-use; as well as the potential to conceal evidence of earlier activity.

For this reason, pre-planning consultation with the WCC Planning Archaeologist is recommended in order to determine the exact scope of works for specific sites. Due to the uncertainty of the archaeological resource in this area, a programme of pre-determination assessment may be required (dependent upon the size and scale of the proposed development) which could comprise a basic archaeological assessment including a site visit to assess the nature of the ridge and furrow and appraisal of the likely impact from the proposed development works.

Based on the results of this initial assessment and / or pre-planning consultation with the WCC Planning Archaeologist, further works may be recommended, such as programmes of non-intrusive survey, evaluation trenching and / or watching briefs, attached to planning approval as a condition. Further mitigation may be required based on the results of the initial assessment work and / or preplanning consultation. Post-excavation works will also be required. This is in-line with Policies EF.11, EF.11A and EF.11B of the Stratford-on-Avon Local Plan Review.

Within areas identified as low sensitivity there are no statutory constraints to development. It is recommended that pre-submission consultation is undertaken with the WCC Planning Archaeologist to confirm the scope of works. Within these areas, programmes of pre-determination fieldwork are unlikely, although this is dependent on the size and scale of the development. A heritage statement (identifying likely constraints and development impact) may be required to be submitted with the planning application

Dependent on the size and scale of the development, further works / mitigation may be required and attached as conditioned to planning approval. Such works could comprise programmes of evaluation trenching, survey work and / or watching brief. As with all sites, should remains of national importance be encountered during the pre-determination or mitigation works, it is possible that programmes of *in situ* preservation and changes to the proposed development design scheme may be required. This is in-line with Policies EF.11, EF.11A and EF.11B of the Stratford-on-Avon Local Plan Review.

#### *Conservation Area & Listed Buildings*

For any new development / alterations within or adjacent to the extent of the conservation area, it is recommended that early consultation is undertaken with the Stratford-on-Avon Conservation Officer. Works within the conservation area will require Conservation Area Consent and all works will need to consider the visual impact of the area and its setting. Similar consideration should be made of the impact upon character of listed buildings within the study area, and their setting. Any alterations or demolition would require Listed Building Consent. Consultation with English Heritage may be required for the highest grade of buildings. This is in line with Policies EF.12, EF.13 and EF.14 of the Stratford-on-Avon Local Plan Review.

### **4.3 Employment**

#### **Employment Land Review August 2011<sup>12</sup>**

Stratford-on-Avon District Council commissioned GL Hearn and Regeneris Consulting to prepare an Employment Land Study in 2011. The Study considered demand for and supply of employment sites and premises within Stratford-on-Avon District.

The Study was intended to inform employment policies within the Council's Local Development Framework. It considered the stock and use of existing employment land in the District; the need for and role of additional employment land; and the most appropriate broad locations for future

---

<sup>12</sup>

<https://www.stratford.gov.uk/files/seealsodocs/12435/Employment%20Land%20Study%20-%20Final%20Report%20-%20August%202011.pdf>

employment development. It focuses on 'B class' uses which are office, industrial and warehouse/distribution floorspace, but includes 'sui generis' uses which are similar in nature such as waste and recycling uses and car showrooms.

The study profiles the key settlements within the District: Alcester

- Bidford on Avon
- Henley in Arden
- Kineton
- Shipston on Stour
- Southam
- Stratford upon Avon
- Studley
- Wellesbourne
- Rural area (including Harbury)

### **Rural Areas**

*Total Employment and Recent Trends* – Rural Stratford-on-Avon contains around 14,700 jobs. Employment increased strongly between 2003 and 2008 (17%), but declined between 2008 and 2009 (-3%). Performance has been similar to the district average in this respect.

*Sectoral Breakdown of Employment* – Food and beverage activities, Education and Computer Programming account for the highest number of jobs locally. High concentrations of employment activity in education, computer programming, wholesale trade, accommodation, insurance and reinsurance, activities of head offices, activities auxiliary to financial services and architecture and engineering.

*Business base and Recent Trends* – Around 3,100 businesses in total, at a high (relative to the district average) business density of 121 per 1,000 working age population. High business base growth (18%) in recent years.

*Population* – Total population of around 46,400, 56% of which is of working age. Population growth overall since 2003, but population decline amongst working age groups.

*Rural Sites* - It is **not** recommended that an allocation of additional land be made in rural areas. Planning policy should support and protect the

continuing employment use of rural sites and the Council should support intensification of use within existing site boundaries.

#### **4.4 Infrastructure**

##### **Warwickshire Local Transport Plan 2011-2026<sup>13</sup>**

The Warwickshire Local Transport Plan (LTP3) sets out the County Council's proposals to improve transport and accessibility between 2011 and 2026. The Plan, which was submitted to the Department for Transport in March 2011, provides a 15-year strategy for transport up to the year 2026, with a rolling short term Implementation Plan.

The previous Warwickshire Local Transport Plan (2006-11) identified five overarching objectives for transport in the County. These have been reviewed to ensure that they remain relevant within the current policy context for transport. The revised objectives are as follows:

1. To promote greater equality of opportunity for all citizens in order to promote a fairer, more inclusive society;
2. To seek reliable and efficient transport networks which will help promote full employment and a strong, sustainable local and sub-regional economy;
3. To reduce the impact of transport on people and the [built and natural] environment and improve the journey experience of transport users;
4. To improve the safety, security and health of people by reducing the risk of death, injury or illness arising from transport, and by promoting travel modes that are beneficial to health;
5. To encourage integration of transport, both in terms of policy planning and the physical interchange of modes; and
6. To reduce transport emissions of carbon dioxide and other greenhouse gases, and address the need to adapt to climate change.

Objective 6 has been added to support the Government's commitment to tackling climate change as set out in the Climate Change Act 2008, the National Transport Goals and the Local Transport White Paper.

---

<sup>13</sup> <http://www.warwickshire.gov.uk/ltp3>

When these are combined with the vision for transport in Stratford-on-Avon District as set out above, a number of local imperatives begin to emerge:

1. The need for a sustainable transport system to underpin growth, with a focus on public transport, walking, cycling and targeted highway improvements;
2. The need to ensure that any growth proposals support the economy of the District, and do not adversely impact upon it (particularly in terms of congestion);
3. The need for the impact of any transport improvements on the built and natural environment to be minimised (particularly air quality); and
4. The need to ensure that existing and future residents/visitors to the area can access and use the transport network safely and in an integrated way.

### **Stratford-on-Avon Infrastructure Delivery Plan, June 2015**

The Infrastructure Delivery Plan (IDP) identifies the strategic priorities for the delivery of the key infrastructure needed to support the scale of growth put forward in the Stratford-on-Avon Core Strategy and form Appendix 1 of the Core Strategy document. It has been prepared in consultation with infrastructure providers to ensure that the plan not only provides new homes and employment, but that developments are properly supported by high quality infrastructure.

However, in terms of small local projects that will be determined by Town and Parish Councils through the Neighbourhood Development Plan process, these are not identified in the IDP. Nevertheless, they may be indirectly funded by the Community Infrastructure Levy (CIL), via the proportion of the levy that is passed to Town and Parish Councils.

Local pedestrian and cycle links, including off-road schemes that improve access to or the amenity value of open space, will generally either be negotiated as part of a Section 106 package in lieu of on-site open space contributions (if the need can be linked to a particular development), or they will be identified through the Neighbourhood Development Plan process.

In terms of education provision at primary age, Warwickshire County Council needs to consider how best to meet additional pressure in Stratford, Wellesbourne, Welford on Avon, Fenny Compton, Lighthorne Heath, Tanworth in Arden, Studley, Alcester, Napton, Southam, Ilmington, Shipston, Quinton, Henley in Arden, **Harbury**, Great Alne, Bidford on Avon, Ettington and Long Compton.

The Infrastructure Plan covers the impact of future development in the Local Service Villages and other rural locations and concludes that further analysis is required to establish any infrastructure requirements arising from these developments. In total 1,574 additional houses are planned which will result in an increased population of 3,463 residents. The maximum requirement would therefore be for two clinical rooms.

It also recognises that future growth in these locations will require other associated infrastructure investments, such as open space, sport and recreation facilities, local road improvements, etc.

#### **4.5 Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) is a statutory way of collecting developer contributions to help fund infrastructure projects such as transport schemes and community facilities, to support new development in the area. Under the CIL arrangements local authorities can charge a locally set rate per square metre on many types of new development.

Stratford-on-Avon District Council consulted on a Preliminary Draft Charging Schedule (PDCS) in 2013. This consultation has been used to inform the Draft CIL Charging Schedule which was the subject of further consultation ending on 2 October 2014. It is proposed that the Community Infrastructure Levy be adopted alongside the Core Strategy.

#### **Stratford-on-Avon District Council Community Infrastructure Levy - Draft Charging Schedule August 2014<sup>14</sup>**

<b>Development Sector</b>	<b>Proposed CIL £ per sq m</b>
Residential development <ul style="list-style-type: none"><li>• At Gaydon/Lighthorne Heath new</li></ul>	<ul style="list-style-type: none"><li>• £145</li></ul>

---

<sup>14</sup>

<https://www.stratford.gov.uk/files/seealsodocs/169420/CIL%20Draft%20Charging%20Schedule%20-%20Aug%202014.pdf>

Development Sector	Proposed CIL £ per sq m
settlement <ul style="list-style-type: none"> <li>• Canal Quarter Regeneration Zone</li> <li>• Rest of District</li> </ul>	<ul style="list-style-type: none"> <li>• £85</li> <li>• £150</li> </ul>
Retail (A1-A5) <ul style="list-style-type: none"> <li>☒ Within all identified centres</li> <li>☒ Within Gaydon/Lighthorne Heath new settlement</li> <li>☒ Out of centre retail</li> </ul>	<ul style="list-style-type: none"> <li>☒ £0</li> <li>☒ £10</li> <li>☒ £120</li> </ul>
Employment (B1, B2, B8)	0
Hotels	0
Extra Care Housing	0
Mixed Leisure	0
Public service and community facilities	0
Other uses	0

The CIL Regulations 2010 (as amended) make provision for three classes of development that are exempt from any CIL liability. These are:

- Affordable housing;
- Charitable developments that are used wholly, or mainly for charitable purposes; and
- Self-build housing.

The Council may also consider introducing an Exceptions Policy enabling the two other areas of discretionary exemptions, as set out in the regulations, namely:

- Developments by charities which are held as an investment from which the profits are applied for charitable purposes; and
- Where a specific scheme cannot afford to pay the levy. Relief is only possible in these circumstances where it can be demonstrated that paying the full charge would have an unacceptable impact on the development's economic viability and that, in being granted an exemption from CIL, the developer/liable party is not considered to be receiving state aid. These claims would be considered on a case by case basis.

## **5.0 Supplementary Planning Documents**

Supplementary planning documents (SPDs) are used to amplify development plan policies on separate topics or on different spatial scales. SPDs are not subject to independent inspection via an examination in public, and are simpler to update and adopt on a regular basis by the local council.

### **Harbury Cement Works Masterplan<sup>15</sup> - December 2007**

The purpose of this SPD is to deliver a high quality development that:

- is sustainable, balances the aims of maintaining local character, distinctiveness and purposeful innovation;
- is well integrated with its surroundings;
- meets the needs of local people;
- protects and enhances the environmental and natural assets of the locality.

The SPD provides the following broad indication of the sequence in which proposals on the site could come forward:

<b>Proposal</b>	<b>Implementation</b>
Proposals with the benefit of extant planning approval	Can be implemented at any time in accordance with the detailed provisions of the permission
General industrial development in accordance with Policy COM.1	Can be promoted only after an employment needs survey has been carried out in accordance with the provisions of Policy COM.1 and a local need for jobs has been proven. Development should not conflict with the general locational strategy of the Local Plan Review or cause material harm to environmental and natural assets of the site or to the amenities of people living nearby. A Transport Assessment and a Landscape, Ecology and Geology Management Plan will be required as part of a planning application.

---

<sup>15</sup>

<https://www.stratford.gov.uk/files/seealsodocs/8050/Harbury%20Cement%20Works%20Masterplan%20SPD%20-%20Dec%202007.pdf>

<b>Proposal</b>	<b>Implementation</b>
Housing Need for Bishops Itchington	<p>Can be promoted only after a housing needs survey has been carried out in accordance with the provisions of Policy COM.1 and a local need has been proven.</p> <p>Development should not conflict with the general locational strategy of the Local Plan Review or cause material harm to environmental and natural assets of the site or to the amenities of people living nearby. A Transport Assessment and a Landscape, Ecology and Geology Management Plan will be required as part of a planning application.</p>
Leisure and Recreation	<p>Open recreation will be accepted in principle subject to other policies of the Local Plan Review. Other forms of leisure and recreational uses will need to be justified in accordance with the relevant policies of the Local Plan Review such as Policies COM.22, COM.23 and CTY.10. A Landscape, Ecology and Geology Management Plan will be required as part of a planning application.</p>
Transport improvement proposals	To be confirmed after the completion of a Transport Assessment.
Hotel and further lodges on the site	They will have to be in accordance with the requirement of Policy COM.21.
Rail related industrial development	The reinstatement of the railway line and its active use will be a pre-requisite to the development coming forward. A Transport Assessment and a Landscape, Ecology and Geology Management Plan will be required as part of the planning application. These assessments should include appropriate mitigation

### **Local Choice – Meeting the Needs of Rural Communities SPD – April 2007**

This SPD expands upon Policy COM.1 – Local Choice in the District Local Plan Review 2006. It:

- explains the role of Parish Plans and the local community in identifying and meeting local needs for development (eg. housing and employment needs).
- gives advice to communities and other interested parties about the evidence that the District Planning Authority will require in order to assess the merits of a proposal to meet local needs.

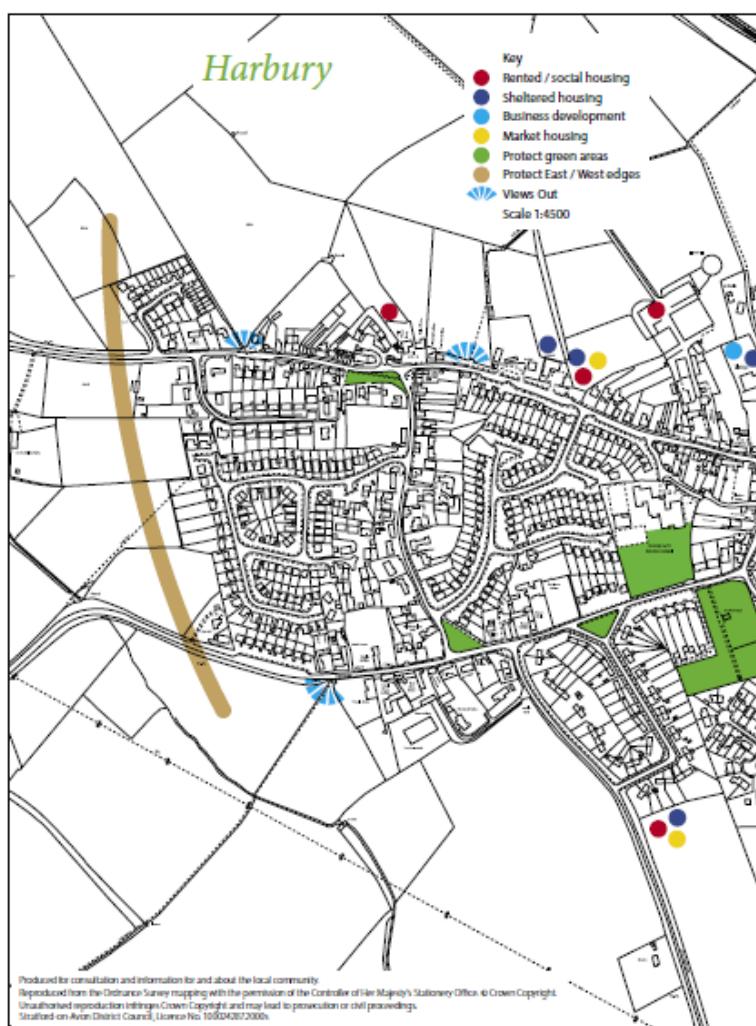
### **Car and Cycle Parking Standards SPD, April 2007**

This SPD sets out detailed parking standards for all forms of development across the District and is still referred to in the consideration of planning applications. (NB. Car Parking Standards are out of date in relation to residential developments.)

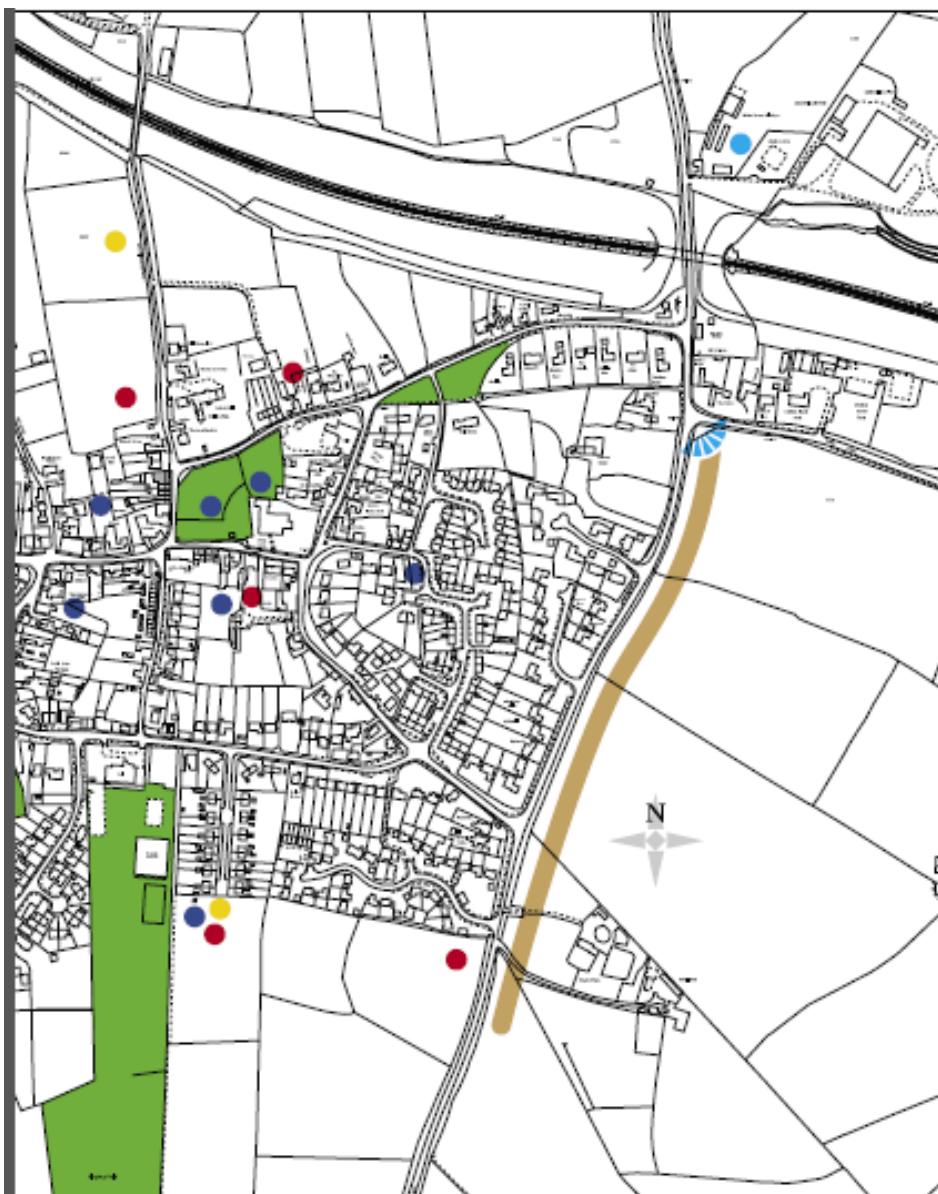
## **6.0 Harbury Parish Plan, January 2005**

The Parish Plan sets out where development is needed, defining design criteria and identifying suitable sites for local needs housing, industry and recreation, whilst safeguarding the most environmentally significant areas. Parish Plan.

It sets out the following proposals:



Page 12



## 7.0 Built Heritage in Harbury

### Listed Buildings

There are 34 statutory Listed Buildings in Harbury Parish<sup>16</sup>. These are:

Name	Location	Grade
Stone Walls	Farm Street, Harbury	II
1-4 Hall Lane	1-4 Hall Lane, Harbury	II
Butchers	7 High Street, Harbury	II
Lower Westfields Farmhouse	Middle Road, Harbury	II
Barn and stable approx. 30 metres north of Lower Westfields Farmhouse	Middle Road, Harbury	II
Harbury Fields Farmhouse	Middle Road, Harbury	II
The Manor House	Park Lane, Harbury	II
Western House	Ufton Road, Harbury	II
14 Vicarage Lane	14 Vicarage Lane, Harbury	II
K6 telephone kiosk	Mill Street, Harbury	II
Pump approx. 2 metres north of 7, Binswood End	Binswood End, Harbury	II
Harbury House	Butt Lane, Harbury	II
Bridles and Saddlers	Chapel Street, Harbury	II
Chest tomb approx. 0.5 metres east of the south aisle of Church of All Saints	Church Street Street, Harbury	II
Wissett Lodge	10 Church Street, Harbury	II
The Crown Inn	Crown Street, Harbury	II
Hillcrest Cottage	7, Binswood End, Harbury	II
Baker Thornicroft's House Country Fayre	Chapel Street, Harbury	II
Church of All Saints	Church Street, Harbury	II
Former font approx. 0.5 metres west of tower of All Saints	Church Street, Harbury	II
The Homestead	Crown Street, Harbury	II
Wagstaffe School House	Crown Street, Harbury	II
Harbury windmill	Mill Lane, Harbury	II
Bull Ring Cottage	The Bull Ring, 1, High Street, Harbury	II
The Shakespeare Public House	Mill Street, Harbury	II
27, Farm Street	27, Farm Street, Harbury	II
Church House	Crown Street, Harbury	II
Former cottage and attached barn at Stapenhall Farm	Southam Road, Deppers Bridge, Harbury	II
The Homeland	18, Vicarage Lane	II

<sup>16</sup> <http://list.historicengland.org.uk/results.aspx>

Name	Location	Grade
Former dairy and cheese room approx. 1.25 metres north of Lower Westfields Farmhouse	Middle Road, Harbury	II
Milestone at Grid Ref: Sp 3928 5935	Southam Road, Deppers Bridge	II
The Cottage	5, High Street, Harbury	II
Phoenix House	High Street, Harbury	II
Stone House	2, Mill Street, Harbury	II

## **8.0 Conclusion**

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Harbury Neighbourhood Plan should be prepared.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

The planning policy background will therefore be reviewed before consultation on the Draft Plan, and at the point of submission of the final version to the District Council.

The Planning People

For more information on the contents of this document contact:

Margaret Whewell  
Kirkwells  
Lancashire Digital Technology Centre  
Bancroft Road  
Burnley  
Lancashire  
BB10 2TP

01282 872570  
[margaretwhewell@kirkwells.co.uk](mailto:margaretwhewell@kirkwells.co.uk)