

# Alcester Neighbourhood Development Plan Final Submission Consultation

## Representation Form

Alcester Town Council has prepared a final submission Neighbourhood Development Plan for the Alcester Area and is inviting you to comment by **FRIDAY 12TH JULY 2019**.

In order for your remarks to be taken into account when the Neighbourhood Plan goes to Independent Examination and to keep you informed of the future progress of the Neighbourhood Plan, your contact details are needed.

All comments will be publicly available on the Stratford-on-Avon District Council website once they have been analysed, but will not be identifiable by name and/or organisation. Please note that any personal information provided will be processed in line with the General Data Protection Regulation 2018 and not made available on the website.

As the consultation is long, you can at any time save up to the point you have completed the questionnaire. You will be prompted with a screen allowing you to cut and paste the URL created to the point you have reached to bookmark or have the saved link emailed to yourself.

### Personal Details

Please fill in your contact details below:

**Q1 Full Name**

**Q2 Capacity in which commenting on Plan.**

Resident.....

Statutory Consultee .....

Business/Work in area.....

Other .....

Resident's Association Representative ..

**Q3 Organisation represented (where relevant)**

**Q4 Address**

**Q5 Post Code**

**Q6 Telephone Number**

**Q7 Email Address**

## Housing and the Built Environment

Strategic Objective A: Provision of a range of housing types to meet community needs, whilst protecting the Town's character.

To provide a range of housing types which meet the aspirations and needs of the whole community, ensuring safe and healthy living in a supportive, inclusive social environment, together with supporting infrastructure and facilities, whilst protecting and enhancing the character of the town and its surroundings.

### Policy HBE1 – Residential Development within the Built-up Area Boundary

Proposals for new housing within the Built-up-Area Boundary, either by means of new build, or by converting, extending and/or redeveloping existing underused buildings, will be supported, provided the proposals satisfy other relevant policies in this Plan.

The Built-Up-Area Boundary as defined in the Core Strategy is shown on Map 2. For the avoidance of doubt, the sections which are within the parishes of Kinwarton and Arrow with Weethley and not included in the Neighbourhood Area are shaded blue.

Within the Built-up-Area boundary, community-led housing schemes and serviced plots for those wishing to build or commission their own housing will be supported.

Within the Built-up-Area boundary, schemes for key worker housing will also be supported.

All areas outside of the Built-up-Area Boundary are classed as countryside. New housing in the countryside will only be supported in accordance with the criteria in paragraph 79 of the NPPF and Policies AS.10 and CS.10 of the Core Strategy.

**Q8 Do you support or object to Policy HBE1?**

Support.....  Object.....

**Q9 Please make any comment you have in relation to Policy HBE1 below**

## Policy HBE2 – Local Needs Housing

Local needs housing development will be supported on small sites beyond, but adjacent to the Built-up -Area Boundary where the following is demonstrated:

There is a proven and as yet unmet local need, having regard to the latest Housing Needs Survey; and Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.

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

For the purpose of local needs housing, a local connection is defined as the following:

- Born in the parish or whose parents were ordinarily resident in the parish at the time of birth
- Currently lives in the parish and has done so for at least the past 12 months
- Used to live in the parish and did so for a continuous period of not less than 3 years
- Currently works in the parish and has done so for at least the past 12 months for an average of not less than 16 hours per week
- Currently has a close family member (i.e. mother, father, brother, sister, son, daughter) living in the parish and who has done so for a continuous period of not less than 3 years.

**Q10 Do you support or object to Policy HBE2?**

Support.....       Object.....

**Q11 Please make any comment you have in relation to Policy HBE2 below**

## Policy HBE3 –Housing Mix

Development of Site 1 should make a positive contribution to the character of the village. In addition to Policy DP.1 Design Principles and Design Guide in Section 7 and the other policies within this Plan, the development should also:

### Market Housing

Developments should reflect the housing mix in the table below or those in the most up to date published housing needs assessment at district wide or parish level. Developers will be required to justify developments which depart from this approach having regard to viability and the character of the area.

In order to meet the specific needs of the Neighbourhood Area, market housing will be provided with the following mix:

1-bed: at least 10%  
2-bed: at least 35%  
3-bed: no more than 40%  
4+ bed: no more than 15%  
Total: 100%

### Affordable Housing

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

In order to meet the specific needs of the Neighbourhood Area, affordable housing will be provided with the following mix:

1-bed: at least 20%  
2-bed: at least 40%  
3-bed: no more than 35%  
4+ bed: no more than 5%  
Total: 100%

The requirement for and provision of affordable housing within the Neighbourhood Area will continue to be monitored by the Town Council throughout the Plan period in order to ensure that the most up-to-date evidence is used to identify the current need. Such evidence will be used to inform the provision of affordable housing on qualifying sites.

### **Q12 Do you support or object to Policy HBE3?**

Support.....  Object.....

### **Q13 Please make any comment you have in relation to Policy HBE3 below**

## Policy HBE4 – Bungalows

Proposals for the development of bungalows within the Built Up Area Boundary will be supported. Developments of 10 or more units within the Built Up Area Boundary (except specialist accommodation) should include at least 10% bungalows.

**Q14 Do you support or object to Policy HBE4?**

Support.....       Object.....

**Q15 Please make any comment you have in relation to Policy HBE4 below**

## Policy HBE5 – Specialist Accommodation

Proposals for new specialist accommodation will be supported, provided the proposals meet other relevant policies in the Plan.

**Q16 Do you support or object to Policy HBE5?**

Support.....       Object.....

**Q17 Please make any comment you have in relation to Policy HBE5 below**

## Policy HBE6 – Healthy Living

Where justified by the scale of development, proposals should demonstrate how they protect occupant health and the wider environment by making the best use of site orientation, building form, layout, landscaping and materials to maximise natural light and heat, whilst avoiding internal overheating by providing passive cooling and ventilation.

Proposals for 10 or more new dwellings will be required to calculate Indoor Air Quality and Overheating Risk performance.

Development for 10 or more dwellings including conversions, extensions and changes of use will be required to demonstrate how the development will satisfy the criteria set out in Healthy Placemaking, as published by Design Council and Social Change UK.

**Q18 Do you support or object to Policy HBE6?**

Support.....

Object.....

**Q19 Please make any comment you have in relation to Policy HBE6 below**

## Policy HBE7 – Electric Car Charging Points

All new dwellings shall be provided with at least one permanently wired electric car charging point per dwelling.

Non residential development shall provide one permanent wired electric car charging point per 10 spaces of parking.

**Q20 Do you support or object to Policy HBE7?**

Support.....

Object.....

**Q21 Please make any comment you have in relation to Policy HBE7 below**



## Policy HBE8 – Renewable Energy

Development proposals relating to the production of renewable energy will be supported where they are in accordance with other policies in the Neighbourhood Plan and provided that they do not cause unreasonable adverse impact on neighbouring properties, or the character or landscape of the area. Plans coming forward should ensure that any adverse impacts are addressed, including cumulative landscape and visual impact.

**Q22 Do you support or object to Policy HBE8?**

Support.....

Object.....

**Q23 Please make any comment you have in relation to Policy HBE8 below**

Strategic Objective B: To safeguard the quality of the built environment and heritage assets.

To ensure that the design of all development is of high quality, in keeping with the character of the town and preserves the town's heritage assets which are a key part of its history and identity.

## Policy HBE9 – Development Design

All development in the Neighbourhood Area should be well designed, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness. Development proposals that do not demonstrate high standards of design will not be supported. Depending on its scale and nature, new development will be encouraged to have regard to the Building for Life 12 criteria or subsequent guidance. Changes to approved details in a permitted scheme such as a change in materials, will only be permitted if the overall quality of the development is not materially diminished.

**Q24 Do you support or object to Policy HBE9?**

Support.....

Object.....

**Q25 Please make any comment you have in relation to Policy HBE9 below**

## Policy HBE10 – Responding to local character

All development proposals must demonstrate how the requirement to positively contribute to local character has been embedded during the design process, in accordance with the following principles:

- Be compatible with the distinctive character of the area, respecting the local settlement pattern building styles and materials whilst taking a positive approach to innovative, contemporary designs that are sensitive to their setting.
- Be of a density and scale that is in keeping with the character of the surrounding development and landscape.
- Applications must provide a materials palette consistent with that found in the Alcester vernacular.
- Building heights should not normally be higher than three storeys

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

### **Q26 Do you support or object to Policy HBE10?**

Support.....  Object.....

### **Q27 Please make any comment you have in relation to Policy HBE10 below**

## Policy HBE11 – Public Realm

Where appropriate, developments should strive to establish a high quality environment. Developments which offer high standards of public realm design as part of residential and Town Centre developments will be supported, subject to meeting other policies in this Plan.

**Q28 Do you support or object to Policy HBE11?**

Support.....       Object.....

**Q29 Please make any comment you have in relation to Policy HBE11 below**

## Policy HBE12 – Heritage Assets

Development within or adjacent to the Alcester Conservation Area and/or affecting a heritage asset or within the setting of a heritage asset, will only be supported if it conserves or enhances the Conservation Area or heritage asset.

Developments which ensure that heritage assets remain in active and viable use and are properly maintained in a manner appropriate to their significance will be supported.

Developments which seek to bring heritage assets back into use in a manner appropriate to their heritage value will be strongly supported. Applications which negatively impact the collective heritage value of buildings within the Conservation Area, including the historic urban plots and grid patterns will not be supported.

Where a development proposal will cause harm to a heritage asset, it will be supported only where an assessment of the significance of the harm to the heritage asset has been carried out, and the proposal can be shown to be justified.

This policy will be applied to applications affecting both designated and non-designated heritage assets and their settings. Maps 4 and 5 show the heritage assets in the Neighbourhood Area.

**Q30 Do you support or object to Policy HBE12?**

Support.....       Object.....

**Q31 Please make any comment you have in relation to Policy HBE12 below**

# Economy

Strategic Objective A: Promoting and protecting economic activity and job opportunities

To support development that contributes to the economic activity of Alcester, maintains the vitality of the Town Centre, and provides employment opportunities.

## Policy EC1 – Development within the Town Centre

Proposals that provide new retail, offices, hospitality, or tourism units or which look to enhance/extend existing units for the same uses will be supported.

Development that results in any loss of parking provision in the town will not be supported unless it is replaced by equivalent or enhanced provision in a suitable location.

Development proposals which require permission to change the use of existing retail, office, hospitality or tourism units to alternative business use will be supported where it can be demonstrated that proposals will enhance or support the vitality of the Town Centre.

Where permission is required, change of use of commercial premises to residential will be resisted at ground floor level unless it can be demonstrated that their continued use is no longer viable. Any applications for change of use will need to be supported by evidence of a minimum of 12 months of appropriate but unsuccessful marketing for a range of possible business/employment uses.

Where permission is required, change of use of commercial premises above ground level to residential will be supported where separate access and adequate resident parking provision within 24 hour availability is provided and where development would not result in the loss of, or adversely affect the ground floor business use.

**Q32 Do you support or object to Policy EC1?**

Support.....

Object.....

**Q33 Please make any comment you have in relation to Policy EC1 below**

## Policy EC2 – Supporting Employment on Brownfield Sites

Proposals for employment uses on brownfield Sites within the Neighbourhood Area will be supported subject to ensuring the amenity of neighbouring uses is protected.

**Q34 Do you support or object to Policy EC2?**

Support.....

Object.....

**Q35 Please make any comment you have in relation to Policy EC2 below**

## Policy EC3 – Supporting Business Start up

Proposals for small-scale business space suitable for start-ups will be supported provided that they comply with other policies in the Neighbourhood Plan. Support will also be given to the development of flexible units that can be altered to meet the needs of new and small businesses.

Development proposals for new build or conversions providing live/work space will be supported where the amenity of neighbouring properties is fully addressed.

Proposals for new residential developments which include home office space will be supported provided that they comply with other policies in this Plan.

**Q36 Do you support or object to Policy EC3?**

Support.....

Object.....

**Q37 Please make any comment you have in relation to Policy EC3 below**



## Policy EC4 – Employment land change of use

Where planning permission is required for land currently in employment use (including offices, retail, hospitality, tourism and other commercial uses), proposals for changes of use to other employment uses will be supported.

Where permission is required, change of use from employment use to residential use will only be supported where it can be clearly demonstrated that the continued business use is no longer viable. Any applications will need to be supported by evidence of a minimum of 12 months of appropriate but unsuccessful marketing for a range of possible business/employment uses.

Development proposals for a mixed-use scheme of employment and residential will only be supported if the residential element is necessary to enable the development or change of use of the site to an employment use and the residential element should not occupy the majority of the site.

### **Q38 Do you support or object to Policy EC4?**

Support.....

Object.....

### **Q39 Please make any comment you have in relation to Policy EC4 below**

## Policy EC5 – Support for commercial development

Proposals for new commercial developments, particularly where they demonstrate direct benefits to the local area and support and promote use of the local workforce and products, will be supported within the Built Up Area Boundary provided that they provide adequate parking provision for staff and visitors.

Any proposals for retail development outside the town centre, whether on greenfield or brownfield sites, will be subject to an impact assessment in relation to the town centre in line with SDC's Convenience Goods Retail Study and will only be supported where it can be shown that the impact to the Town Centre vitality and viability is not adversely affected.

Environmental improvements to existing employment land will be supported within the Built Up Area Boundary. Proposals that include business conferencing and meeting facilities will be supported within the Built Up Area Boundary.

Proposals that include the provision of low-cost business space within the Built Up Area Boundary to meet the needs of micro or small enterprises and to support firms wishing to start-up or expand will be supported.

### **Q40 Do you support or object to Policy EC5?**

Support.....

Object.....

### **Q41 Please make any comment you have in relation to Policy EC5 below**

Strategic Objective B - Supporting Education: To support development of facilities which provide education, learning and training for people of all ages.

Policy EC6 – Education and Childcare Provision

The provision of new educational and childcare facilities will be supported where they:

- Meet an identified need
- Are accessible via a footpath/cycle link
- Demonstrate high quality design
- Comply with other relevant Neighbourhood Plan policies

Developments which propose the expansion or improvement of existing school sites will be supported subject to provision of adequate parking provision and compliance with other relevant Neighbourhood Plan policies including demonstrating high quality design.

**Q42 Do you support or object to Policy EC6?**

Support.....

Object.....

**Q43 Please make any comment you have in relation to Policy EC6 below**

## Policy EC7 – Further Education Support

Developments which include tertiary education, adult education, apprenticeship training and general learning and training facilities will be supported provided that they comply with other relevant policies in this Neighbourhood Plan.

Such facilities will be supported where they are of a high quality design, accessible via footpath/cycle links and include adequate parking for staff and students.

**Q44 Do you support or object to Policy EC7?**

Support.....

Object.....

**Q45 Please make any comment you have in relation to Policy EC7 below**

Strategic Objective C - To support developments which encourage visitors and enhance their experience.

**Policy EC8 – Support for new or improved tourist attractions and accommodation**

Development proposals that will increase or improve the amount and range of visitor attractions and accommodation in the town will be supported.

Proposals will need to demonstrate how they contribute towards other objectives of the Neighbourhood Plan by providing adequate parking provision, cycle storage, linkages to public transport, new and improved footpath and cycle routes and ensuring all facilities are fully accessible for all.

Development proposals that contribute to the creation of new town centre facilities for providing visitor and tourist information will be supported subject to compliance with other policies in this Plan.

Proposals that enhance the visitor enjoyment of or engagement with Alcester’s natural environment and historical sites including Alcester Abbey and Beauchamp Court will be supported.

**Q46 Do you support or object to Policy EC8?**

Support.....

Object.....

**Q47 Please make any comment you have in relation to Policy EC8 below**

## Transport and Infrastructure

Strategic Objective A: Accessibility for pedestrians, cyclists and disabled persons  
To ensure that developments provide full and easy access for all persons and link with existing routes, whilst providing appropriate screening and planting.

### Policy TI1 – New development and connectivity

Developments of 10 or more units should provide direct connections to the existing network or public footpaths, cycleways, bridleways and rights of way with clear signposting (with distance and time markers) and ensure full accessibility for all users except where it can be clearly demonstrated to be physically impossible.

Such developments should improve and not impede accessibility to existing routes, and any visual impact should be minimised through screening, landscaping and planting.

Such developments should seek to encourage a modal shift (or transition) to reduce car journeys by integrating into existing footpaths, cycleways and bus routes, which may require developers liaising with local public transport providers. Such developments should also provide bike storage.

#### **Q48 Do you support or object to Policy TI1?**

Support.....

Object.....

#### **Q49 Please make any comment you have in relation to Policy TI1 below**

**Strategic Objective B: Access to the latest communication technologies**

To ensure that businesses, residents and visitors benefit from the most up to date technologies, while managing any adverse impacts.

**Policy TI2 – Telecommunications**

New and enhanced telecommunications development will be supported subject to the following factors:

- The operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus.
  - The need to comply with the most up to date guidelines on safety in place at the time of the application.
  - The need to avoid interference with existing electrical equipment and transmission services.
  - The potential for sharing existing masts, buildings and other structures. Sufficient evidence and justification for any new site should accompany any application.
- 
- The impact of the development on its surroundings with particular regard to the siting and appearance of the proposed apparatus and associated structures and the surrounding areas. If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact upon the external appearance of the building.
  - The safe removal of all redundant masts and apparatus.

**Q50 Do you support or object to Policy TI2?**

Support.....

Object.....

**Q51 Please make any comment you have in relation to Policy TI2 below**

Policy TI3 – High Speed Broadband

All new residential and commercial development within the Neighbourhood Area will be expected to include the necessary infrastructure to allow future connectivity at the highest speeds available.

**Q52 Do you support or object to Policy TI3?**

Support.....

Object.....

**Q53 Please make any comment you have in relation to Policy TI3 below**



## Community, Leisure and Well-being

Strategic Objective A: Promoting and enhancing community and leisure facilities  
To safeguard and enhance current facilities for leisure, well-being and the community, to benefit local residents' physical and mental health.

### Policy CLW1 – Community and leisure facilities development

Development Proposals which enhance and improve existing community and leisure facilities, indoor and outdoor, will be supported, where shown to be sustainable and serve a demonstrable need. Proposals for new leisure and community facilities will be supported provided that they are compatible with existing neighbouring uses. New sites for such facilities should be located where they are supported where they are accessible via good footpath/cycle links.

The loss or partial loss of existing community facilities will not be supported unless it can be demonstrated that the facility is no longer required and has no prospect of being brought back into use.

**Q54 Do you support or object to Policy CLW1?**

Support.....

Object.....

**Q55 Please make any comment you have in relation to Policy CLW1 below**

Strategic Objective B: Maximising use of our green spaces

To help the community get maximum benefit from Alcester's open green spaces.

Policy CLW2 – Enhancing access to and utilisation of open green spaces

Proposals to improve access to and recreational usage of open green spaces, especially the river corridors, will be supported.

Consideration should be given to wheelchair users as well as pedestrians. Level, safe pathways, and appropriate signage/waymarking should be provided where possible.

In relation to Abbey Fields and Priory Meadow any changes must be compatible with protection of the underground and surface features of the heritage asset. Any development must not harm or threaten the open nature of the area as this is an Area of Restraint identified under Policy CS.13 of the Core Strategy.

**Q56 Do you support or object to Policy CLW2?**

Support.....

Object.....

**Q57 Please make any comment you have in relation to Policy CLW2 below**

Strategic Objective C: Promoting an active and healthy community

To support development which provides facilities which encourage exercise and improve health. Also, to protect public health by proposing that developments that would cause pollution and have an adverse impact on health can be rejected.

Policy CLW3 – Health provision

Any development proposal, meeting a proven local need, which would create or enhance facilities for supporting or improving peoples’ mental or physical health will be supported, subject to compliance with other Plan policies.

**Q58 Do you support or object to Policy CLW3?**

Support.....  Object.....

**Q59 Please make any comment you have in relation to Policy CLW3 below**

## Policy CLW4 – Allotments and growing spaces

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

Proposals for the provision of new allotments in appropriate and suitable locations will be supported.

Proposals for new allotments should clearly demonstrate the following criteria:

- There are no adverse impacts on the landscape or character of the area;
- There are satisfactory arrangements for water supply; and
- There would be no adverse impacts on neighbouring uses

New dwellings should provide sufficient space for individual homeowners with the opportunity to grow their own food.

### **Q60 Do you support or object to Policy CLW4?**

Support.....

Object.....

### **Q61 Please make any comment you have in relation to Policy CLW4 below**

Policy CLW5 – Protecting against air, noise, water and light pollution

Proposals which will give rise to unacceptable levels of air, noise or water or light pollution will not be supported.

Where appropriate, development proposals will be required to demonstrate how measures to minimise the impact of pollution have been considered.

**Q62 Do you support or object to Policy CLW5?**

Support.....

Object.....

**Q63 Please make any comment you have in relation to Policy CLW5 below**

## Natural Environment

Strategic Objective A: Protecting the green landscape, green spaces and rivers and bio-diversity

To protect the rural nature of the town and ensure that its green environment is preserved.

### Policy NE1 – Trees, hedges and landscape features

All new development will be expected to protect mature healthy trees and hedges where appropriate, as per BS 5837-2012 or the latest British Standard. Where this is not appropriate, new trees and hedges should be planted to replace those lost as part of a mitigation scheme. Where possible and appropriate, new development should incorporate new native trees and hedge planting of a suitable site and species. The new hedge or shrub planting should be implemented as per the recommendations in BS 4428-1989 and any new tree planting should be carried out in accordance with BS 8545-2004 or the latest British Standard.

Significant or sensitive development proposals will also need to demonstrate how they have incorporated a landscape led strategy from the outset in order to avoid retro-fitting of poor quality or token landscape features.

**Q64 Do you support or object to Policy NE1?**

Support.....       Object.....

**Q65 Please make any comment you have in relation to Policy NE1 below**

## Policy NE2 – Biodiversity

Development will not be supported unless it contributes to and enhances the natural and local environment, minimises impacts on biodiversity and provides net gains in biodiversity wherever possible.

Existing ecological networks should be retained and enhanced. New ecological habitats and networks are particularly encouraged and measures to improve landscape quality, scenic beauty and tranquillity and to reduce light pollution are encouraged.

**Q66 Do you support or object to Policy NE2?**

Support.....

Object.....

**Q67 Please make any comment you have in relation to Policy NE2 below**

## Policy NE3 – Local Green Spaces

This Plan identifies the following sites to be designated as Local Green Space:

- LGS1 – Westbury Park
- LGS2 – River Arrow Nature Reserve
- LGS3 – Abbey Field
- LGS4 – Priory Meadow
- LGS5 – Jubilee Fields
- LGS6 – St Mary’s Park, Kinwarton
- LGS7 – Crooks Lane Play Area
- LGS8 – Bleachfield Street Play Area
- LGS9 – Collins Way Play Area
- LGS10 – Moorfields Park
- LGS11 – Gas House Lane Recreation Ground (Centenary Field)
- LGS12 – Alcester Town Cemetery
- LGS13 – Whitehall Farm Green Space
- LGS14 – Bleachfield Street North Allotments
- LGS15 – Bleachfield Street South Allotments
- LGS16 – Allimore Lane Allotments
- LGS17 – School Road Allotments
- LGS18 – Land at Eclipse Road

The Local Green Spaces are identified on Map 7 and full details are included in Appendix 2. Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space.

**Q68 Do you support or object to Policy NE3?**

Support.....       Object.....

**Q69 Please make any comment you have in relation to Policy NE3 below**



Policy NE4 – Safeguarding rivers and ponds

Development proposals which adversely affect existing rivers, streams and ponds, including the creation of new culverts, will not be supported.

**Q70 Do you support or object to Policy NE4?**

Support.....

Object.....

**Q71 Please make any comment you have in relation to Policy NE4 below**

## Policy NE5 – Protecting Valued Landscapes and Important Views

Development proposals must demonstrate how they are appropriate to, and integrate with, the character of the landscape setting whilst conserving, and where appropriate, enhancing the character of the landscape including important landscape features.

The Valued Landscapes and Important Views are shown on:

Map 8 – Valued Landscapes; and

Map 9 – Important Views within the Conservation Area

Development proposals should ensure that all important vistas of the Valued Landscape or Important View (as shown on Maps 8 and 9) and skylines are maintained and safeguarded, particularly where they relate to heritage assets and town approaches.

Proposals which have an adverse effect on a Valued Landscape, Important View or skyline will not be supported.

**Q72 Do you support or object to Policy NE5?**

Support.....

Object.....

**Q73 Please make any comment you have in relation to Policy NE5 below**

Policy NE6 – Mitigating and preventing increased flood risk

Development should not increase pluvial or fluvial flood risk. Planning applications for development within the Plan area must be accompanied by site-specific flood risk assessment in line with the requirements of national and district policy but may also be required on a site-by-site basis based on locally available evidence.

Development proposals involving the discharge of surface water into the River Arrow will not be supported unless it can be demonstrated by means of approved comprehensive digital modelling techniques that the proposal will not increase the risk of flooding to properties in the Neighbourhood Area.

All proposals, in areas requiring a flood risk assessment under national policy, must demonstrate that flood risk will not be increased elsewhere and that the proposed development is appropriately flood resistant and resilient.

Information accompanying applications should demonstrate how any mitigation measures will satisfactorily be integrated into the design and layout of the development.

All developments will be expected to include sustainable drainage systems and permeable surfaces.

Where site conditions are proven to be unsuitable an alternative drainage solution will need to be agreed with the local planning authority and water authority.

The re-use and recycling of water within developments will be encouraged.

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

**Q74 Do you support or object to Policy NE6?**

Support.....

Object.....

**Q75 Please make any comment you have in relation to Policy NE6 below**

Thank you for completing this survey.