



**BIDFORD
ON-AVON
PARISH**
NEIGHBOURHOOD
PLAN

NEIGHBOURHOOD DEVELOPMENT PLAN

Pre-submission Draft Policy Consultation
24th September – 6th November 2015

www.bidfordonavon-pc.gov.uk

1.0 INTRODUCTION

The Rationale

Neighbourhood Development Plans (NDP's) are an important part of passing greater decision making from national and regional levels to local government and communities. As such our Plan is a community led framework for guiding future development, regeneration and conservation in our local area.

The NDP forms part of the statutory development plan for Stratford-upon-Avon district which gives it far more weight than other locally prepared documents. It does not have the power to stop all development, but it is a powerful tool in shaping that development in line with local wishes and the local environment.

The Context

The National Policy Planning Framework (NPPF) makes it clear that the purpose of planning is to help achieve sustainable development. Sustainable development means ensuring that better lives for ourselves does not mean worse lives for future generations.

Sustainable development is about change for the better, and not just through the built environment. Our natural environment is essential to our wellbeing, can be better looked after than it has been, and more accessible for people to experience it, to the benefit of body and soul.

Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

This should be a collective enterprise, yet, in recent years, planning has tended to exclude, rather than to include, people and communities.

The NPPF changes that, introducing neighbourhood planning and allowing people and communities a greater influence in the decision making process.

The Core Strategy

The District Council is preparing a series of planning documents to guide development and change in the district up to 2031. They will determine how many new homes are built, how many new jobs are created and how people can travel to get to the things they need.

The most important of these documents is the Core Strategy, because it will set the course for everything to follow. It will present a vision of how the district will look and function in future years.

There are some big challenges facing the district, which the Core Strategy needs to address:

- Where should new homes be built and new jobs located?
- How can we meet the housing needs of local people?
- How can we reduce the impacts of climate change?
- How can we make sure everyone can reach the services they need?
- How do we protect our rich heritage and landscape?

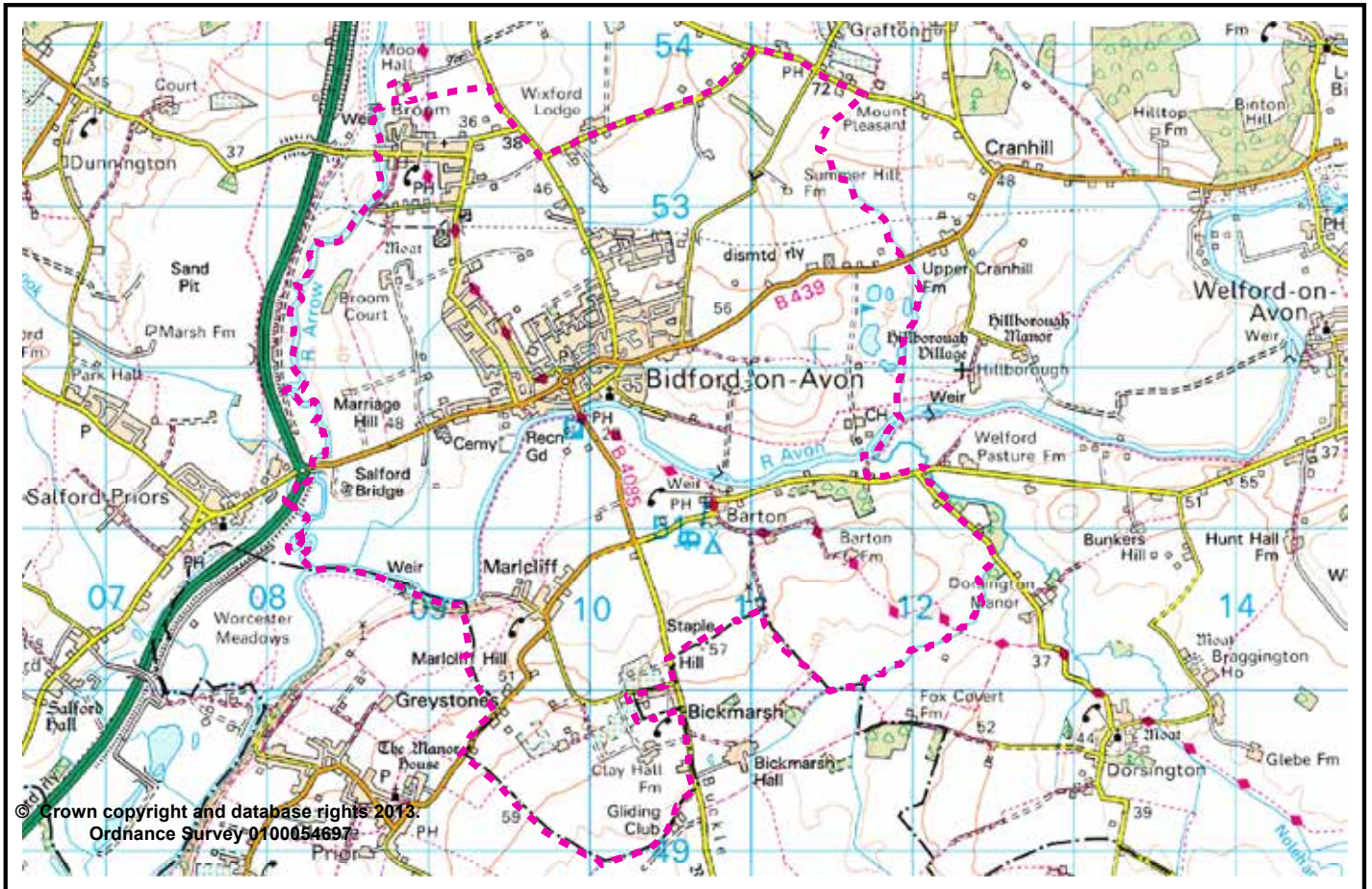
The Core Strategy sets out the District Council's views on land use and the environmental qualities for the district. The NDP takes this further and sets out what we are looking for across the Parish.

Our NDP sets out our vision for the Parish and contains policies to enable appropriate, sustainable development which will meet our need for houses, support job creation, safeguard existing amenities and create more.

STRATEGIC OBJECTIVES

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

The Neighbourhood Area

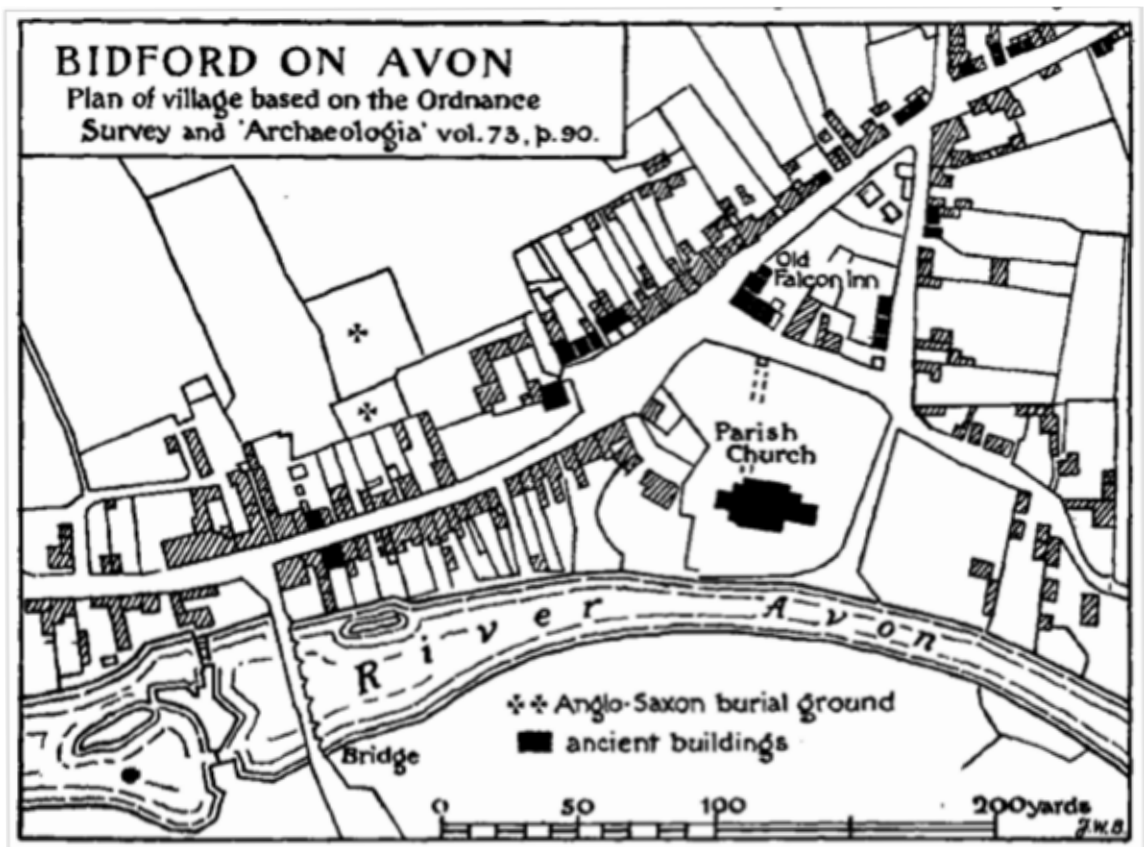


2.0 BACKGROUND

Bidford-on-Avon - from rural village to main rural centre

The riverside village of Bidford-on-Avon is situated by the River Avon in the County of Warwickshire. To the east is Shakespeare's Stratford-upon-Avon; to the south is the small village of Honeybourne in the county of Worcestershire; to the west is the historic town of Evesham and to the north the Roman town of Alcester. It is within Stratford-on-Avon District Council (SDC) which is its Local Planning Authority (LPA).

The main character of Bidford-on-Avon lies in the central and oldest part of the village with its intimate scale, buildings and winding Main Street.



It is significant that all the buildings of 17th century are within 183 m from the church. Until the 20th century the village did not extend much further than the single street along the north bank of the river. In the interwar and post war years, some development spread along Victoria Road, to the west and Waterloo Road, to the east, and especially to the east of Waterloo Road in the form of sizeable Local Authority housing estates.

Then came the 1970s and the beginning of dramatic change. It started with the traffic congestion on the bustling High Street and the increasing demands from the local community that something be done! That something was the building of the relief road effectively, cutting the village in half! This undoubtedly started the demise of the High Street and opened the village up to large, new developments to the north of the said relief road.

Another decision that influenced the development in Bidford-on-Avon was being nominated one of the seven Main Rural Centres: the intention being that these towns and villages would be allowed to grow. Those Main rural Centres that were recognised Market Towns saw new development as business opportunities, but the smaller villages lacked the infra structure to allow for this rapid expansion. Bidford-on-Avon was one of the latter category and suffered, and continues to suffer, from this lack of investment.

So in 20 years, the population of Bidford-on-Avon rose from 2,822 in 1971 to a whopping 4,826 by 1991, and continues to grow. The current population of is now over 5,300 living in 2495 dwellings.

From being a relatively small community working locally, it has become a large village where over 75% of the working population commutes. From being a village with a cohesive community it has moved to one where a large proportion of the population come back home to eat and sleep.

We firmly believe that the Bidford Neighbourhood Plan will (as a part of the statutory core plan for Stratford-on-Avon) help to establish the principle of 'sustainable' development. It aims to properly shape any further necessary development closely in line with local needs and wishes. It also has a vital role to play in maintaining and enhancing the local environment for present and future generations.

3.0 NEIGHBOURHOOD HOUSING

Strategic Objective

This Plan acknowledges that the Neighbourhood Area is required to play its part in the supply of housing for the district. Bidford-on-Avon has played a significant role already, contributing 450 new dwellings¹ since 2011.

Housing policies within this Plan seek to ensure that the level of new development is commensurate with the scale of the village taking account of the development that has taken place over the last 4 years.

The villages of Barton, Marlcliff and Broom are not considered to be suitable for new housing due to their inability to support sustainable development. Broom and Barton are also heavily constrained by conservation areas and neither village has the range of local facilities which would support sustainable living.

The District Council's study of the capacity of villages to accommodate growth which takes account of national and district planning policies, physical, environmental and landscape constraints and location in relation to employment, public transport and key community facilities has been taken into account during the preparation of this plan.

The Proposals Map demonstrates a number of constraints to development in the Neighbourhood Area, which have been taken into account when considering potential new sites for development. The south of the village is heavily constrained by the River Avon flood plain which has resulted in significant growth to the north of the village.

Growth to the north of the village has moved development away from the historical centre of the village creating an imbalance in the location of houses to local services.

POLICY H1 - VILLAGE BOUNDARY

All new housing development will be confined to within the Village Boundary, as defined on the Proposals Map, and the sites allocated within Policy H2, unless supported by other policies in this Plan.

Proposals for new housing outside of these built up area boundaries will not be supported.

EXPLANATION

87% of respondents to the questionnaire would prefer not to see any new development within the Neighbourhood Area. It is understood that the latest revised draft of the Stratford District Council Core Strategy will not require any further contribution towards the supply of housing in the district.

Small infill development on land within the Village Boundary will provide housing without significant damage to the character and setting of the village. This pattern of gradual and piecemeal development will ensure new dwellings contribute to the attractive appearance and character of Bidford-on-Avon and its sense of community.

POLICY H2 - STRATEGIC RESERVE FOR FUTURE HOUSING NEED

This Plan supports the safeguarding of land west of Waterloo Road as shown on the Proposals Map for potential future housing development.

This site will only be released for housing during the plan period if it can be demonstrated through the submission of evidence that there is an identified local housing need for its early release.

Development on this site must not exceed 100 dwellings and will only be permitted providing the following requirements are met:

- a) A high quality design utilising the most up to date technologies in building construction and renewal technology;
- b) A high quality landscape led layout which takes account of the sensitive landscape in which the site is located;
- c) A sensitive external lighting scheme designed to minimise light pollution;
- d) Safe access and egress from the local highway network;
- e) Use of a high quality pallet of external materials which have regard to the sensitive rural location;
- f) Green travel measures are provided throughout the lifetime of the development including enhanced links with existing public transport; and
- g) A mix of dwellings that reflects the current housing needs at the time.

Development proposals must comply with other policies outlined in this Plan.

EXPLANATION

Stratford-on-Avon District Council is currently preparing its Core Strategy² which will govern the spatial vision for new housing in the district up to 2031. Stage 1 of the Examination in Public is now complete. The Inspectors interim conclusions³ on the stage 1 examination were published on 18 March 2015.

Stratford District Council has recently submitted the latest revised draft⁴ of the Core Strategy in response to the Inspectors interim conclusions. Although the overall housing figure for the district has risen, no new housing allocation is required for Bidford-on-Avon. However, as a precaution, the Plan has identified a potential site as 'Safeguarded Land' which will be protected from development until such time as a specific evidence based need is established and then the site will be released for the appropriate development.

POLICY H3 - PROMOTING AN APPROPRIATE MIX OF HOUSING FOR THE NEIGHBOURHOOD AREA

All development must demonstrate how the latest Housing Needs Survey or other relevant local evidence has been taken into account when determining housing mix.

Market Housing

On sites of 5 or more dwellings the following market housing mix will be required:

35% = 2 bed dwellings or less

35% = 3 bed dwellings

30% = 4 bed dwellings or more

This mix of housing shall include semi-detached and terraced housing as appropriate.

Affordable Housing

The 2012 Housing Needs Assessment highlights the following need across the Neighbourhood Area:

13 x 2 bedroom houses for affordable rent

1 x 2 bedroom bungalow for affordable rent

6 x 3 bedroom houses for affordable rent

1 x 4 bedroom house for affordable rent

3 x 2 bedroom houses for shared ownership

Continued >

1. Planning permissions granted since 2011

2. Stratford-on-Avon District Council Core Strategy Proposed Submission Version (June 2014)

3. Examination of the Stratford-On-Avon Core Strategy - Inspector's Interim Conclusions (March 2015)

4. Stratford-on-Avon District Council Core Strategy Proposed Modifications (July 2015)

Development will be expected to meet any unmet local need and thereafter provide affordable housing broadly in accordance with the following tenure split:

- 80% Affordable Rent
- 20% Shared Ownership

EXPLANATION

Mix will be subject to negotiation considering issues such as local need, viability and character of the area. Developers will be required to set out why they are not complying with the broad approach given in Policy H3 above.

The evidence from the SHMA and its update indicates that the provision of a greater number of smaller market homes on development sites to help meet the identified need should be encouraged. In light of the ageing population, the provision of small market bungalows will be particularly welcomed.

In the recent Neighbourhood Plan Survey⁵, 67% of respondents stated a preference to small family homes (2 and 3 bedrooms). 59% indicated a desire for low cost starter homes. This sector of market housing has been underprovided over the last 20 years so it is now time to redress this balance.

The National Planning Policy Framework sets out the definition of Affordable Housing and the associated tenure types within this .

The property types, sizes and tenures of the affordable housing on individual sites will vary subject to local needs. The latest Housing Needs Survey was conducted in 2012 and provides the most up to date analysis of local housing need at the time of writing.

A review of the local housing need will be undertaken within the first 5 years of the adoption of this Plan.

POLICY H4 - USE OF BROWNFIELD LAND

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

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

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

EXPLANATION

It would be contrary to the principles of sustainable development to allow more homes on greenfield sites than would be necessary to meet identified housing need arising in the Neighbourhood Area.

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

POLICY H5 - USE OF GARDEN LAND

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

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

5. Table 6

6. Annex 2: Glossary (page 50)

EXPLANATION

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

4.0 NEIGHBOURHOOD ECONOMY

Strategic Objective

The National Planning Policy Framework identifies three dimensions to sustainable development, one of which is the economic role. The economic role is defined as “contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure”⁷.

To ensure that the Neighbourhood Area continues to have a vibrant and diverse economic make up, appropriate for its size and rural location this Plan proposes a number of economic policies with the theme of protecting and enhancing. Particular importance is placed on maintaining the commercial vitality of the Bidford-on-Avon Village Centre and the Waterloo Industrial Estate.

POLICY ECON1 - PROTECTING AND ENHANCING EXISTING EMPLOYMENT SITES

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

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

EXPLANATION

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

POLICY ECON2 - PROTECTING AND ENHANCING THE VILLAGE CENTRE

Proposals for the change of use or redevelopment of land or premises within the Village Centre, as defined on the Proposal Map, will only be permitted if it would not result in the loss of a shop or commercial premise.

Proposals for new retail or commercial premises will be supported where there is no conflict with other policies in this Plan.

The change of use of retail or commercial premises in the village centre to residential will not be permitted unless it has been proven that there is no alternative or viable use. Evidence of a robust marketing exercise will be expected as evidence to demonstrate that no alternative use is likely to come forward.

EXPLANATION

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

7.Paragraph 7

POLICY ECON3 - PROMOTING HIGH SPEED BROADBAND

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

EXPLANATION

In an age where home based businesses and home working is encouraged in order to advance sustainable patterns of living and working, it is important that appropriate infrastructure such as high speed broadband is provided.

This Plan seeks to promote the future proofing of new residential and commercial development by requiring the infrastructure associated with the installation of high speed broadband to be provided at the build stage.

POLICY ECON4 - PARKING IN THE VILLAGE CENTRE

Development which would adversely affect the current parking provision in the village centre will not be permitted.

EXPLANATION

Current parking provision in the village centre must be maintained and, where possible, enhanced to facilitate ease of accessibility to the village centre and its businesses. Future developments within the village centre must provide adequate parking in accordance with adopted standards.

POLICY ECON5 - PROMOTING RIVERSIDE ACTIVITIES

Development which promotes or enhances riverside facilities in order to facilitate and increase visitor numbers to the village as a whole and its businesses will be supported.

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

EXPLANATION

Bidford-on-Avon boasts an enviable natural resource in the form of the River Avon which attracts visitors to the Neighbourhood Area benefiting many local, particularly leisure and hospitality, businesses. Future developments must protect and where possible enhance the attraction of the river to visitors.

POLICY ECON6 - HOMEWORKING AND LIVE-WORK UNITS

All new dwellings must include space to support home-working, with flexible space adaptable to a home office, and incorporate cabling to support broadband in accordance with Policy ECON3.

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

- a) Have suitable independent access to both uses;
- b) Have an appropriate level of off road parking to serve both uses;
- c) Have independent service facilities (e.g. kitchen, toilet etc.) for the workspace which do not rely on the living space;
- d) Be in reasonably accessible locations to service facilities by means other than a private vehicle;
- e) In the case of conversions, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without major rebuilding or extension; and
- f) Have an adequate residential curtilage without having a detrimental impact on the building and its rural setting.

EXPLANATION

Many residents have adapted to modern working patterns and are either employed to work from home or have established their own business within part of their home. It is likely that this pattern is likely to continue and potentially increase so new development must be able to accommodate and or adapt to the requirements of future owners to be able to home work.

Mixed use schemes where an occupier can work and live within the same planning unit has the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development that would otherwise not be supported in rural locations.

5.0 NEIGHBOURHOOD ENVIRONMENT

Strategic Objective

One of the three dimensions of sustainable development as outlined in the National Planning Policy Framework is the environmental role. This is defined as “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”⁸.

We recognise the need to safeguard our natural environment and built heritage and enhance biodiversity whilst providing access for all and improving the well-being of the community.

We should protect the open rural nature of the landscape in which our villages are set and ensure that the identities of our separate settlements are maintained.

We should work towards a more sustainable future and recognise the importance of mitigating climate change, ensuring that better lives for ourselves does not mean worse lives for future generations.

POLICY ENV1 - RENEWABLE ENERGY

Development proposals relating to the production of green energy will be supported providing they can be satisfactorily integrated into the character and appearance of the village and its environs. Proposals which fail to preserve or enhance the established character will not be supported.

All new developments should maximise energy efficiency through the provision of high energy efficient buildings.

EXPLANATION

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

POLICY ENV2 - GREEN INFRASTRUCTURE

All development will be expected to protect mature and healthy trees and hedges. Where this is not possible, new trees and hedges must be planted to replace those lost with appropriate native species which are of nursery stock.

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

EXPLANATION

We need to ensure the protection of the rural character of Bidford through the maintenance and enhancement of important landscape features such as trees, hedges and woodland.

POLICY ENV3 - BLUE INFRASTRUCTURE

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

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

8. Paragraph 7

EXPLANATION

Our rivers, ponds and other water bodies are significant landscape and ecological features. We need to safeguard them for their importance for biodiversity, for amenity and for water resources that we need.

We should maintain or improve their water quality in accordance with Water Framework Directive requirements⁹.

POLICY ENV4 - REDUCING FLOOD RISK

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

On large-scale developments such schemes will be expected to contribute to ecological enhancement as well as sustainable drainage.

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

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

EXPLANATION

All our villages have suffered considerably from flooding in recent years. New developments must contribute to flood alleviation through provision of sustainable drainage systems, soft landscaping and permeable surfaces where possible. Larger developments offer the opportunity to include landscape and biodiversity enhancement in sustainable drainage systems.

The Environment Agency considers that water resources are under 'moderate stress'¹⁰ in the locality with some areas under 'serious stress'. Therefore developments should include means of re-using and recycling water where possible.

POLICY ENV5 - FOUL DRAINAGE

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

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

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

EXPLANATION

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

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

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

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

10. Halcrow, Warwickshire Sub-Regional Water Cycle Study, Final Report (March 2014)

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

Development which would result in the complete or partial loss of the Best and Most Versatile Agricultural Land, as outlined on the Proposals Map, will not be supported.

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

EXPLANATION

The National Planning Policy Framework ensures protection against the loss of the best and most versatile agricultural land from significant development¹¹.

Our best agricultural land should be protected both to maintain the rural surroundings of our villages and to ensure it continues to contribute to production of food.

POLICY ENV7 - PROTECTION OF LANDSCAPE, SKYLINES AND IMPORTANT VIEWS

In order to maintain the distinctive character of the Neighbourhood Area, all new development must have regard to the landscape character and historic landscape features and retention of important landmarks, skylines and views.

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

EXPLANATION

We should protect the open and rural nature of the land surrounding built up areas of the parish to ensure the separate identities of our different settlements and retain its distinctive features, skylines and important views.

POLICY ENV8 - PRESERVATION OF HERITAGE ASSETS

Proposals which cause harm to the special historical or architectural fabric and interest of listed buildings and Scheduled Ancient Monuments and their settings will not be supported.

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

All proposals must as a minimum preserve the important physical fabric and settings of listed buildings and Scheduled Ancient Monuments.

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

EXPLANATION

Our villages contain a number of listed buildings, Conservation Areas and important architectural fabric. We need to ensure that these buildings and structures are protected and enhanced and that they are not compromised by new developments.

POLICY ENV9 - PROMOTING HIGH QUALITY DESIGN

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

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

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

11. Paragraph 112

EXPLANATION

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

POLICY ENV10 - NATURE CONSERVATION

A Biodiversity Action Plan shall be prepared for the Neighbourhood Area in consultation with key stakeholders and the public. All proposals should take account of the Local Biodiversity Action Plan and show what effect, if any, they will have on local biodiversity. Where development involves a loss of biodiversity or habitat, appropriate habitat should be created in mitigation.

EXPLANATION

We should protect and enhance green spaces and the landscape features and habitats such as woodland, hedges, orchards, rivers, streams and ponds that support a wide biodiversity. A Local Biodiversity Action Plan is a means of ensuring this protection.

POLICY ENV11 - MINERALS AND AGGREGATES EXTRACTION

Where mineral extraction occurs this must be clearly time limited. Measures must be in place from the outset to minimize the impact of extraction on residential areas and local roads. Restoration to an agreed appropriate after use such as agriculture, habitat creation or informal recreation must be achieved within clear time limits.

EXPLANATION

Parts of the Neighbourhood Area, particularly around the village of Broom, have seen extensive mineral extraction and suffered its impacts. We should ensure that where future mineral extraction occurs it is clearly time limited, that the impact on residential areas and its roads is minimised and that restoration to suitable uses such as agriculture, recreation and habitat creation is also achieved within clear time limits.

6.0 NEIGHBOURHOOD AMENITIES

Strategic Objective

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

POLICY AM1 - PROTECTING AND ENHANCING HEALTH OPPORTUNITIES

Providing access to health care is essential to maintain a healthy community. General population increase and a specific increase in older age groups have placed considerable strain on health care provision within the Neighbourhood Area.

Proposals which would adversely affect the provision and delivery of health care will not be supported.

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

EXPLANATION

The health centre plays an important role in the lives of our community. A large number of respondents were very or fairly satisfied with the service provided. When the health centre moved out of the village centre, it was said that other health services would be available.

Respondents to the 2015 Neighbourhood Plan Questionnaire requested additional services to be provided on the health centre site including physiotherapy, district nurses, NHS dentistry, chiropody, optometry, minor injuries, mental health support and complimentary therapies.

Many respondents felt that a footpath between the surgery and Bidford-on-Avon would be beneficial, because at present the safest option is to use a vehicle, given that there is only a grass verge to walk alongside the very busy road.

POLICY AM2 - PROTECTING AND ENHANCING EDUCATION AND LIBRARY FACILITIES

Sustaining and increasing the opportunity to access education should be delivered through the protection and expansion of the existing primary school and the library but such expansion should not be at the expense of the existing play areas, sports areas and landscape.

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

This Plan supports the review of transport arrangements for secondary school pupils travelling outside of the Neighbourhood Area for access and safety.

EXPLANATION

In order to accommodate the additional primary school pupils associated with the recent rapid growth in housing within the Neighbourhood Area, proposals to expand the existing school will be looked upon favourably.

Around 357 secondary school pupils are bussed to schools in Alcester, Stratford-upon-Avon and Chipping Campden.

The library is run by volunteers and is used by all generations in the village. Future development will be expected to contribute towards the ongoing maintenance of this important village facility.

POLICY AM3 - PROTECTING AND ENHANCING SPORTS AND RECREATIONAL SPACES (FORMAL)

Existing sports and recreational spaces will be protected and enhanced, where appropriate by CIL funds, in order to ensure a suitable quantum and quality of recreational and amenity space is available for the Neighbourhood Area.

The following areas of formal open space have been identified on the Proposals Map. Development which adversely affects these important spaces will not be supported:

Bidford-on-Avon

1. Big Meadow and Monie Meadow
2. C of E Primary School Playing Fields
3. Dugdale Sports Fields
4. Marleigh Park
5. Jubilee Close
6. Wards Lane
7. The Leys
8. Crawford Hall and associated Sports Clubs
9. Friday Furlong
10. Bramley Way

Broom

1. Kings Lane
2. Millers Bank

EXPLANATION

74% of residents expressed the view that they would like to see an upgraded village hall and indoor sports facility in Bidford-on-Avon. The Crawford Hall and Broom Village Hall provides the only indoor facilities within the Neighbourhood Area for potential recreational use. Proposals which would expand these important community assets to widen the range of facilities and services provided and enhance the opportunity for sports and recreational use will be supported.

An expansion of the Crawford Hall would supply a safe place for the younger generations to go to keep fit and active, both physically and mentally. The lack of secondary schools in the village make some after schools activities non accessible to some pupils, as bus passes are limited to one bus and parents may be unable to fetch them at later times in the day. The provision of such facilities would mean long-term improvement to individual's health and well-being.

POLICY AM4 - PROTECTING AND ENHANCING INFORMAL OPEN SPACES

Existing informal open spaces will be protected and enhanced, where appropriate by CIL funds, in order to ensure a suitable quantum and quality of amenity space is available for the Neighbourhood Area.

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

The following areas of Local Green Space have been identified. Development which adversely affects these important spaces will not be supported:

Bidford-on-Avon

1. Green area at Dugdale Avenue
2. Green area Paddock Close
3. Green area Lambourne Close
4. Green area St Laurence Way
5. Green area St Laurence Way
- 6a. Green area The Leys – Orbit Housing
- 6b. Green area The Leys – Orbit Housing
7. Green area Crompton Avenue – Orbit Housing
8. Green area Hill View/Wessons Road
9. Green area on Friday Furlong

Broom

1. Green area at Malt House Close

EXPLANATION

The National Planning Policy Framework allows local communities, through the preparation of Neighbourhood Development Plans, to be able to identify for special protection green areas of particular importance to them¹².

The Framework states that, "By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period".

POLICY AM5 - ALLOTMENTS AND GROWING SPACE

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

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

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

All new dwellings should be designed with private and secure gardens of at least 80sqm in order to facilitate individual homeowners with the opportunity to grow their own food.

EXPLANATION

Despite the statutory obligation on local authorities to provide allotments where there is a demand, there are still very few sites being created each year. However the trend in people wanting to grow their own food is on the rise, and currently it is estimated that over 90,000 gardeners want an allotment and are on waiting lists.

Trends show that during times of recession people turn back to the land, wanting to reconnect with something tangible while at the same time experiencing home-grown food, which costs less and is better for us. The Dig for Victory campaign during

12. Paragraph 76

the 1940s coupled with the grey of the post war years saw a rise in people taking up allotments. At its height there were over 1.5million allotment plots across the UK. The 1970s with its three day week and trade union unrest saw another desire for self-sustainability, immortalised in the BBC show The Good Life. Today, with our economic uncertainty on a global scale, the desire for more space to grow food locally and experience life's simple pleasures has reignited the call for more allotments. Figures suggest there are approximately 330,000 allotment plots in the UK, but to meet the current demand we need in the region of at least a further 90,000 plots¹³.

The Neighbourhood Area has approximately 78 allotment plots of various sizes on two different allotment sites (75 Riverside Allotments on land south of Salford Road, and 2 larger sized allotments on land north of Stratford Road). Many allotment holders are longstanding and therefore plots rarely change hands. However, there are approximately 15 people on the waiting list for plots. This evidence demonstrates a significant need for additional plots within the Neighbourhood Area.

It is clear that we have a responsibility to protect allotments for current and future generations and address any shortfall within this Plan.

All housing developments should take into account of the health and well-being of the future occupiers of those developments. Sufficient amenity space, either private or shared, should be provided within each development and made available in perpetuity for those residents.

These areas of vegetable and flower production are also valuable sources for wildlife and enable parts of the community the opportunity to grow their own food, bringing a sense of well-being.

POLICY AM6 - PROMOTING WALKING AND CYCLING

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

All new development must demonstrate how walking and cycling opportunities have been prioritised and connection made to existing routes.

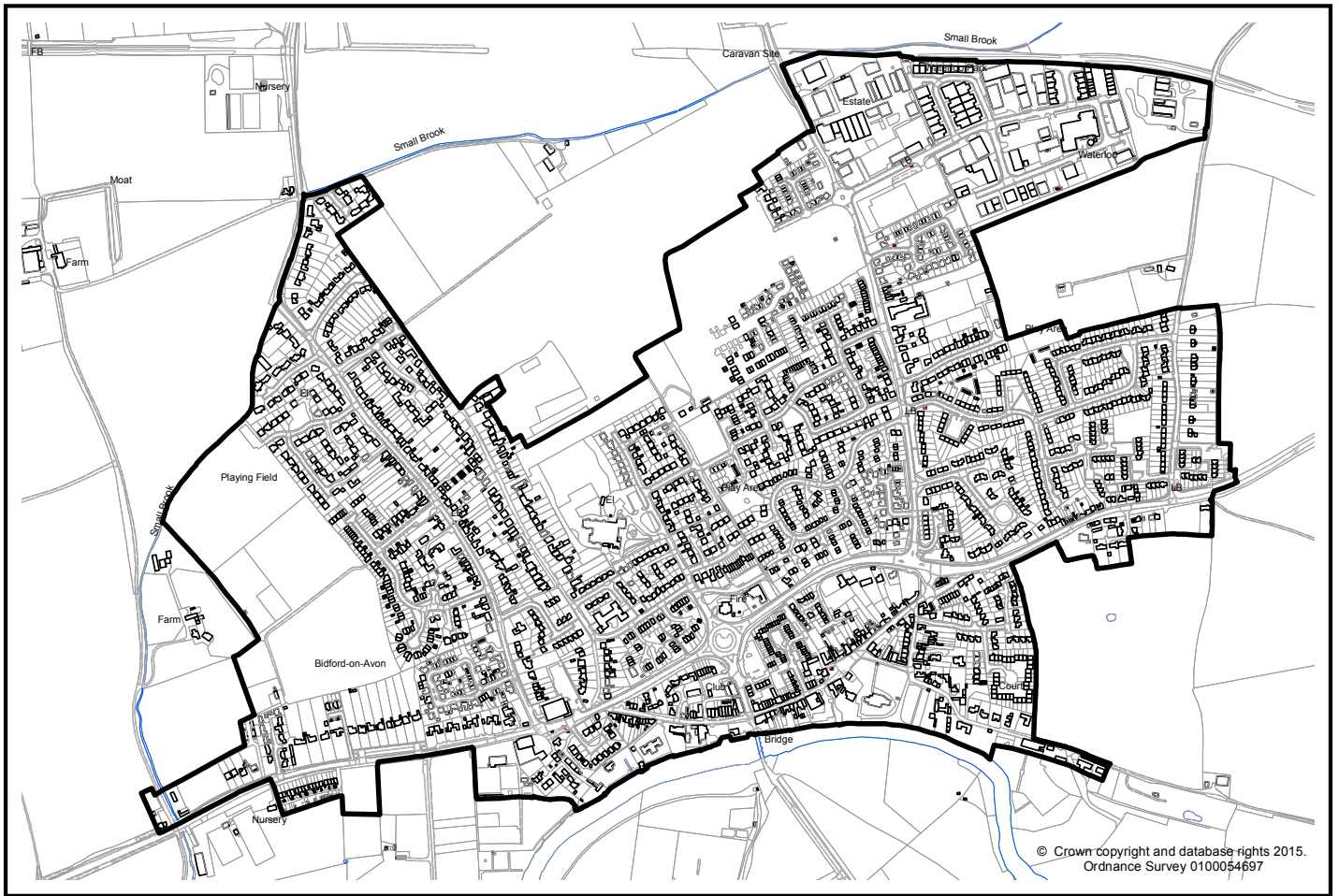
Proposals which either adversely affect existing walking and cycling routes or fail to encourage appropriate new walking and cycling opportunities will not be supported.

EXPLANATION

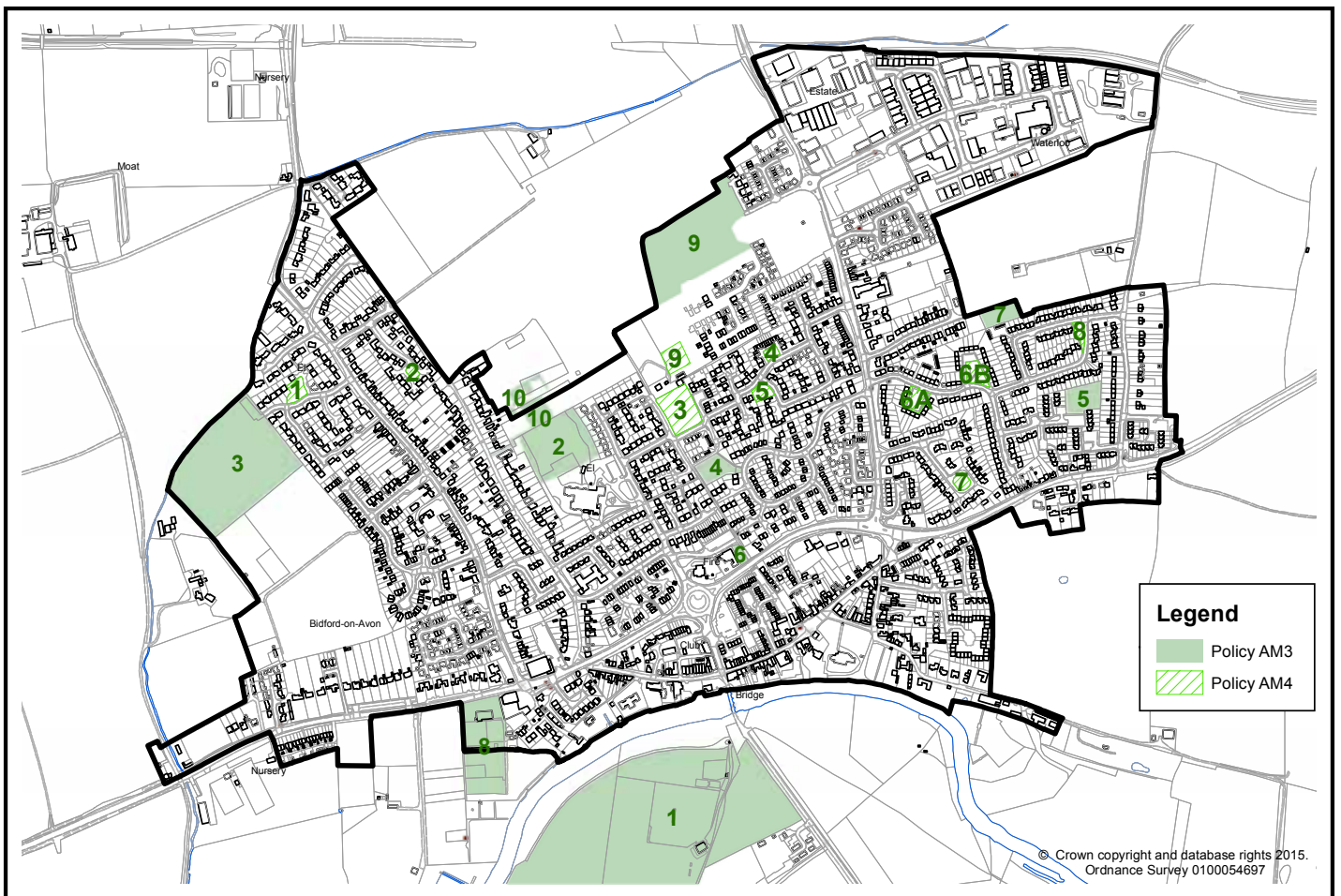
Public footpaths and bridleways are an important part of our heritage and have been used over centuries. They continue to be a key means of linking our settlements with the surrounding countryside.

These Public Rights of Way and walking and cycling routes within the villages which give access to schools, shops and other amenities, should be protected and enhanced where possible. The encouragement of walking and cycling is a key part of improving the health and well-being of our communities and of reducing our carbon emissions.

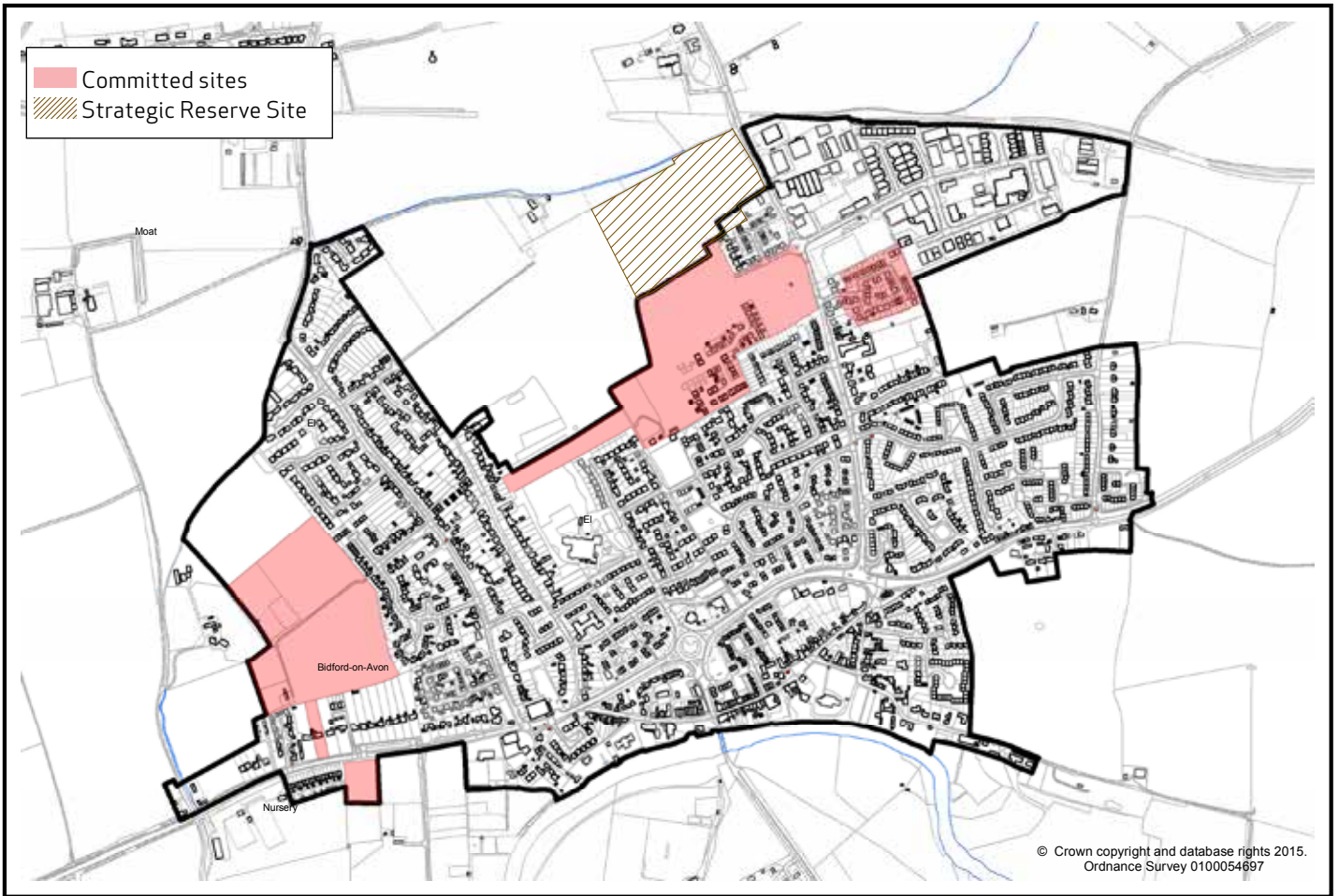
¹³. Source: The National Allotment Society (www.nsalg.org.uk)



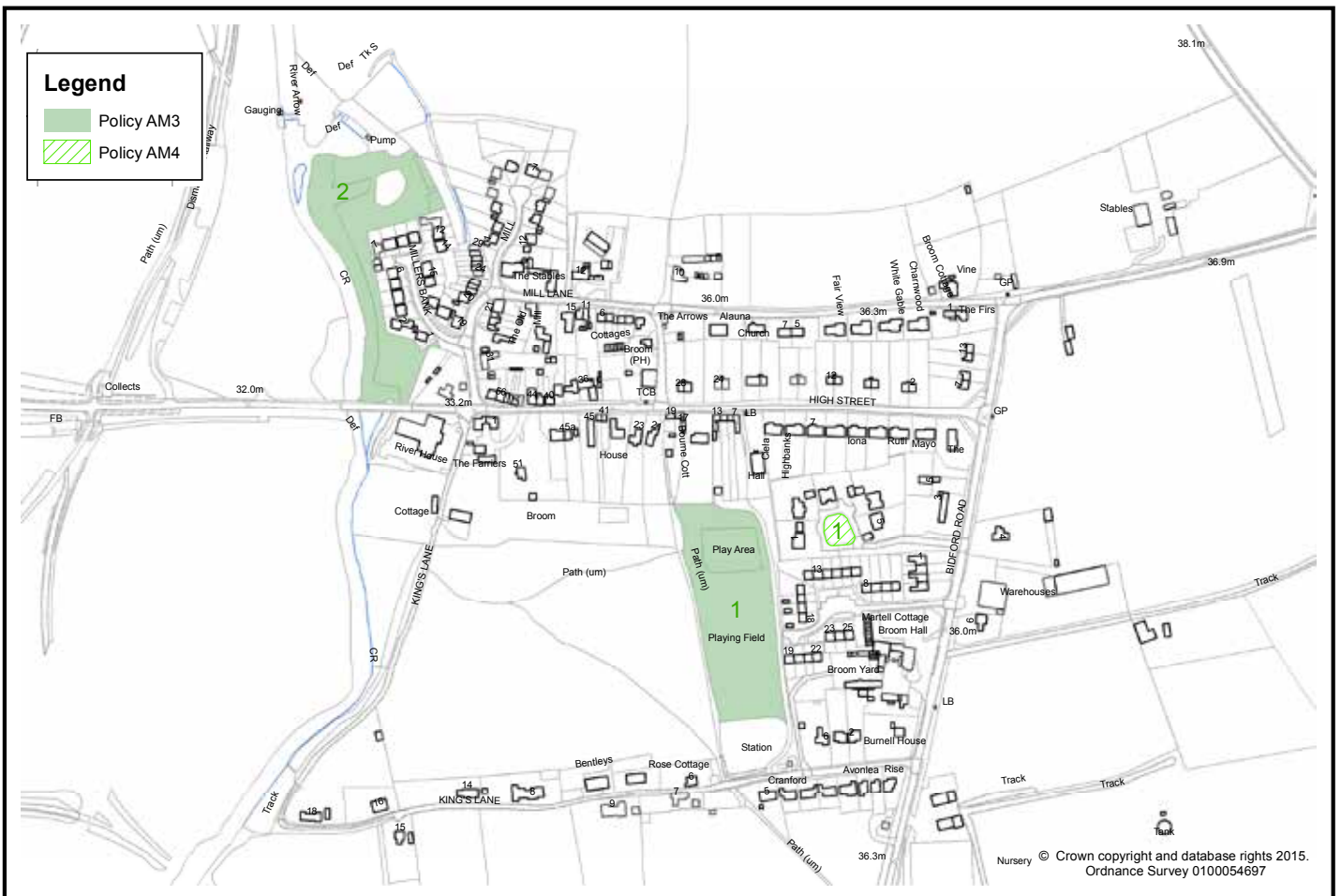
Policy H1 – Bidford-on-Avon Village Boundary Map



Bidford-on-Avon Formal Public Open Spaces – **Policy AM3**: Informal Public Open Spaces – **Policy AM4**

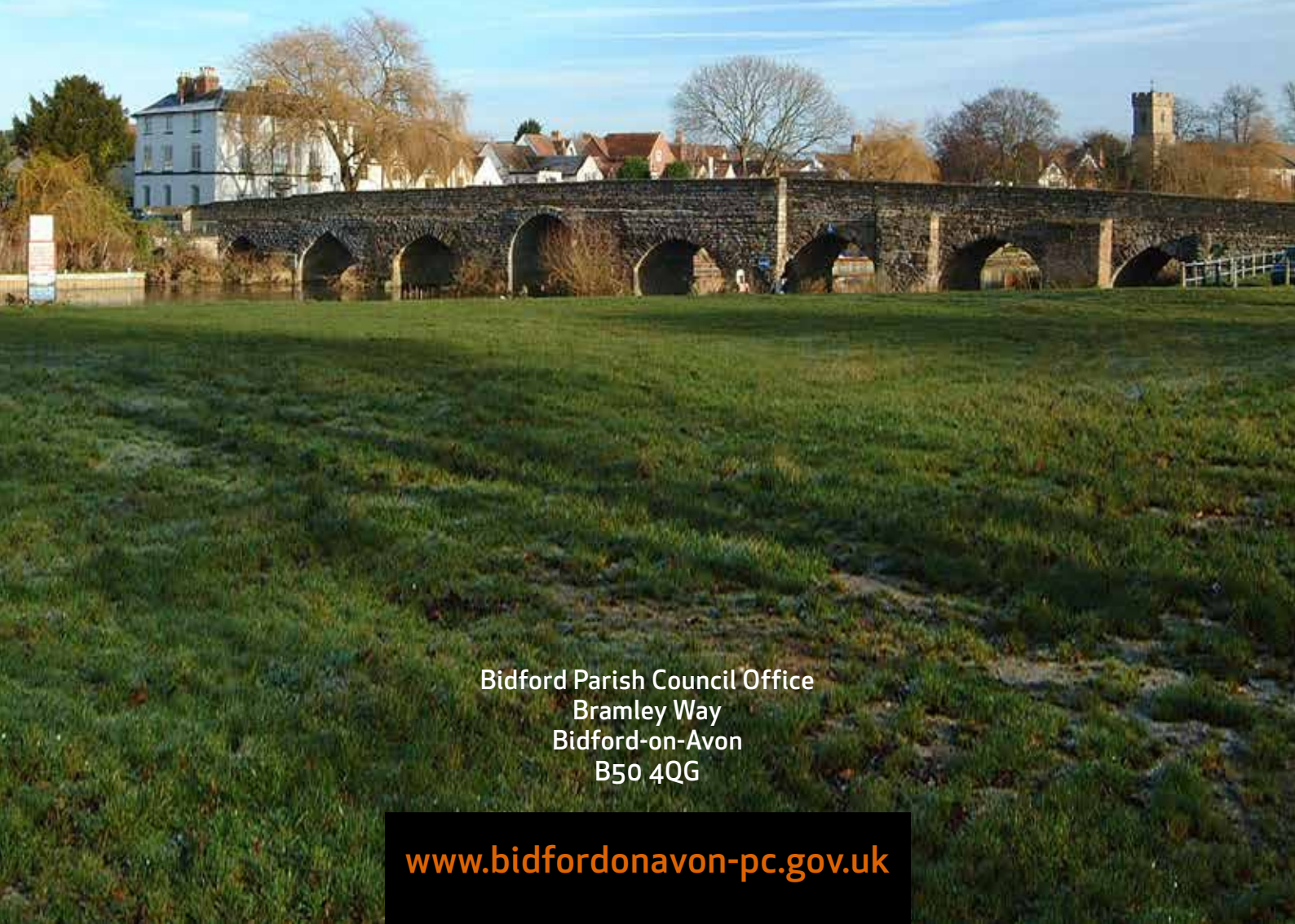


Policy H2 – Strategic Reserve Site



Broom – Formal Public Open Spaces – Policy AM3: Informal Public Open Spaces – Policy AM4

BIDFORD ON-AVON PARISH NEIGHBOURHOOD PLAN



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