

Loxley Neighbourhood Development Plan Final Submission Consultation

Representation Form

Loxley Parish Council has prepared a final submission Neighbourhood Development Plan for the Loxley Area and is inviting you to comment by **FRIDAY 9TH AUGUST 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: To meet principally local, but also district sustainable housing needs, through moderate, small-scale and modest developments. Such development will encourage a socially mixed community to ensure the long-term sustainability of the village. New housing should increase the housing choice including the provision of affordable homes. All new development will preserve and be sensitive to the unique and distinctive character of the village.

Policy H1 - Housing Growth

1. Village Boundary

The built up area of Loxley is defined by the Development Boundary (see Figure 2). New infill housing development within the Development Boundary will be supported in principle provided they accord with the principles and parameters set out in the Village Design Statement (see Appendix 1).

All areas outside of the Development Boundary are classed as countryside. New housing in the countryside will be limited to dwellings for rural workers, replacement dwellings, the appropriate conversion of existing buildings and new dwellings (in accordance with Policy H2), as well as dwellings of exceptional design (paragraph 79 of the NPPF and Policy AS.10 part E and J from the Core Strategy).

2. Housing Allocations

The following sites, as outlined in Figure 2, have been identified as potentially suitable for small scale housing development.

- a) Site A - Land adjacent to Clematis Cottage, Stratford Road (allocated for approximately* 2-3 dwellings)
- b) Site B - Land between Loxley Fields and Loxley House (allocated for approximately* 4-5 dwellings)
- c) Site C - Land adjacent to the recreation ground, Goldicote Road (allocated for approximately* 4-5 dwellings)

Development on the above sites should have regard to the Village Design Statement in Appendix 1.

* Note: Housing numbers are indicative only. Higher densities may be appropriate (for example, in order to achieve viability).

Q8 Do you support or object to Policy H1?

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

Q9 Please make any comment you have in relation to Policy H1 below

Policy H2 - Local Housing Needs

Affordable housing development as defined in the NPPF, will be supported on rural exception sites beyond, but reasonably adjacent to, the Development Boundary of Loxley where the following is demonstrated:

- a) There is a proven and as yet unmet local need, having regard to the most recent Housing Needs Survey;
- b) No other suitable and available sites exist within the Development Boundary of Loxley; and
- c) Secure arrangements through Section 106 agreements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.

Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, applicants 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.

While preference should be given to allocating affordable housing provision to people with a local connection via a Section 106 agreement, some flexibility may be required where there is no/insufficient demand from those with a qualifying local connection.

Q10 Do you support or object to Policy H2?

Support.....

Object.....

Q11 Please make any comment you have in relation to Policy H2 below

Policy H3 - Design and Character

The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to sustain and enhance the distinctive character of the Neighbourhood Plan Area.

Development proposals should comply with the following guiding principles taken from the previous Loxley Village Design Statement:

- a) be compatible with the distinctive character of the area, respecting the local settlement pattern which is predominantly ribbon development, building styles and materials whilst taking a positive approach to innovative, contemporary designs that are sensitive to their setting;
- b) the detrimental erosion of space between and behind buildings will be resisted in order to preserve the open aspect of the village and retain links with the countryside beyond;
- c) retain existing open green spaces within Loxley where they make an important contribution to the character and local distinctiveness of the area and/or contribute to reducing the likelihood of surface water flooding;
- d) be of a density and scale that is in keeping with the character of the surrounding development and landscape;

- e) look to conserve or enhance heritage assets including listed buildings and their settings, balancing the significance of the asset and extent of any harm vis-à-vis any other public benefits of development;
- f) protect, or enhance landscape and biodiversity by incorporating landscaping consistent with Warwickshire County Council Landscape Guidelines;
- g) conserve and not obstruct the enjoyment of views to and from higher slopes or skylines, or panoramic views across the landscape;
- h) have regard to the impact on tranquility, including dark skies; and
- i) not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems; and
- j) have due regard to drainage and flood management issues***.

****This includes adherence to requirements set out in the NPPF, the relevant paragraphs of the Planning Practice Guidance and DEFRA non-technical standards for sustainable drainage.*

Development that is not sustainable and/or does not positively contribute to local character will not be supported.

Q12 Do you support or object to Policy H3?

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

Q13 Please make any comment you have in relation to Policy H3 below

Policy H4 – Re-use of Rural Buildings

The conversion of redundant buildings built of traditional materials or of historical or architectural merit to housing, permanent business space or residential tourist accommodation will be supported provided development:

- a) does not have an unacceptable impact on the visual and landscape amenity of the area;
- b) does not have an unacceptable impact on neighbours amenity;
- c) does not cause harm to nature conservation interests;
- d) benefits from a safe and convenient access to the site or a satisfactory access can be created; and
- e) ancillary and/or outbuildings and boundary treatments are in keeping with the character and setting of the original building.

Q14 Do you support or object to Policy H4?

Support.....

Object.....

Q15 Please make any comment you have in relation to Policy H4 below

Policy H5 – Replacement Dwellings

Proposals for replacement dwellings must respect the character and appearance of the locality. Particular importance is placed on sensitive sites such as those within the Special Landscape Area or affecting the setting of listed buildings. All proposals for replacement dwellings should:

- a) Not be disproportionately large relative to the size of the plot;
- b) Consider the need for – and potential to provide - garages;
- c) Be of an appropriate scale so as not to be too dominant or adversely affect the amenity of neighbouring uses; and
- d) Demonstrate that protected species will not be harmed as a result of the proposals.

This policy will only apply to lawful dwellings and does not apply to caravans or mobile homes.

Q16 Do you support or object to Policy H5?

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

Q17 Please make any comment you have in relation to Policy H5 below

Natural Environment

Strategic Objective: The rural character of Loxley should be preserved by ensuring that any new development is sensitive to and protects the landscape and built setting. Such development should protect green spaces, minimise, and where appropriate, mitigate its impact on the existing landscape and be supportive of nature conservation. Furthermore, new development should endorse policies that have a positive effect on the environment and protect and enrich the landscape and built setting.

Policy NE1 – Protection of Special Landscape Area and Valued Landscapes

1. Special Landscape Area (SLA)

All development must conserve or enhance the high landscape quality of the Special Landscape Area which includes the majority of the village to the south of the Stratford / Wellesbourne Road.

Proposals which would have a harmful effect on the distinctive character and appearance of the Special Landscape Area will not be supported unless sufficient mitigation measures are put in place.

2. Valued Landscapes

Proposals which have an adverse impact on valued landscapes, as shown in Figure 3 and described within the Loxley Village Design Statement (see Appendix 1), will not be supported.

Q18 Do you support or object to Policy NE1?

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

Q19 Please make any comment you have in relation to Policy NE1 below

Policy NE2 – Biodiversity

Where appropriate, development should contribute to and enhance the natural and local environment by minimising negative impacts on biodiversity and providing net gains in biodiversity wherever possible through new and improved green infrastructure.

Where appropriate, new developments are encouraged to open up any existing culverts on a site providing more open space / green infrastructure for greater amenity, biodiversity and reduced flood risk; and the creation of new culverts should be kept to a minimum.

Existing ecological habitats (eg Loxley Meadow SSSI, designated Local Wildlife Sites) and networks should be retained and new ecological habitats and networks will be encouraged.

Measures to improve landscape quality, scenic beauty and tranquility and to reduce light pollution will be encouraged.

Q20 Do you support or object to Policy NE2?

Support.....

Object.....

Q21 Please make any comment you have in relation to Policy NE2 below

Policy NE3 – Trees and Hedgerows

Development should encourage the protection and retention of existing trees and hedgerows which are important for their historic, visual or biodiversity value unless the need for, and the benefits of, the development in that location clearly outweigh any loss.

Where it is not possible or feasible to retain such trees or hedgerows, in these circumstances replacement trees or hedgerows will be required in an appropriate location on the site.

Where necessary, all new development should incorporate the planting of appropriate native trees and hedges in their plans.

Q22 Do you support or object to Policy NE3?

Support.....

Object.....

Q23 Please make any comment you have in relation to Policy NE3 below

Policy NE4 – Renewable and Low Carbon Energy

Development proposals relating to the production of renewable 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 of the Neighbourhood Area will not be supported, apart from where there are exceptional circumstances and/or it is in the interests of national needs.

Q24 Do you support or object to Policy NE4?

Support.....

Object.....

Q25 Please make any comment you have in relation to Policy NE4 below

Policy NE5 – Flooding

Development will be expected to have regard to pluvial (surface water) and fluvial (rivers) flood risk in the following ways:

a. Proposals will only be supported if they satisfactorily address the risk of fluvial and pluvial flooding.
b. Appropriate Sustainable Drainage Systems (SuDS) should be incorporated into all new developments and designed to control run-off generated on-site to the greenfield run-off rate for all return periods up to and including the 1 in 100 years plus climate change critical storm event criteria.

c. Infiltration and above ground SuDS attenuation, such as swales, ponds and other water-based ecological systems, should be used wherever feasible and is preferred to underground storage of water.

d. Where mitigation measures involve cut off ditches, balancing ponds and or similar, proposals should demonstrate the means by which these shall be maintained to ensure their satisfactory performance in perpetuity.

Q26 Do you support or object to Policy NE5?

Support.....

Object.....

Q27 Please make any comment you have in relation to Policy NE5 below

Local Community

Strategic Objective:

To ensure that existing community facilities are maintained and where possible enhanced to promote sustainable living.

To support the development of new community facilities in response to need in order to improve the quality of life in Loxley.

Policy LC1 – Community Assets

Development, which requires permission, that results in the change of use or loss of a designated community asset, as listed below and shown on Figure 4, will not be supported unless it can be clearly demonstrated that the use of the building and ancillary land is no longer viable or that the use can be satisfactorily relocated for the ongoing benefit of the local community:

- 1) Loxley Primary School
- 2) St Nicholas's Church
- 3) The Fox Public House

Proposals to improve the viability of an established community use of the buildings and ancillary land by way of its extension or partial redevelopment will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

Q28 Do you support or object to Policy LC1?

Support.....

Object.....

Q29 Please make any comment you have in relation to Policy LC1 below

Policy LC2 – Designated Local Green Spaces

This Plan designates the following areas of Local Green Space, as defined in Figure 5, at the following locations:

- 1) Recreation Ground
- 2) Village Green
- 3) Pub Field

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

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

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

Q30 Do you support or object to Policy LC2?

Support.....

Object.....

Q31 Please make any comment you have in relation to Policy LC2 below

Policy LC3 – Encouraging the use of Public Routes

The Neighbourhood Area has a wealth of public rights of way which should be protected, enhanced and positively utilised, where possible, in all new development. New development must demonstrate how walking and cycling opportunities have been incorporated.

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

Q32 Do you support or object to Policy LC3?

Support.....

Object.....

Q33 Please make any comment you have in relation to Policy LC3 below

Traffic and Transport

Strategic Objective:

To provide a safe environment for drivers, pedestrians, schoolchildren and all residents travelling in and through Loxley.

To provide adequate parking in non-obstructive / dangerous areas for local residents without their own parking provision and for village visitors.

Policy TT1 – Local Parking Standard

Where appropriate development must include adequate and safe provision for off-road parking and accessing arrangements.

Dwellings will be expected to provide one space per bedroom. Additionally, dwellings must provide secure storage space for cycles.

In the absence of any adopted standards from Warwickshire County Council, the parking provision for non-residential developments will be considered on their own merits.

New developments should not undermine existing pedestrian and cycle routes into the village centre and to the village school.

Development proposals which exacerbate the current on-street parking problems within the village, will not be supported unless substantial and sufficient evidence can demonstrate why this proposal is required, is effective and meets all other requirements and policy stipulations, as detailed by the area's development plan policies.

New developments, where appropriate, should take any available opportunities to provide new, or enhance existing, accessible and safe pedestrian and cycle routes from the development to the village centre and school.

Q34 Do you support or object to Policy TT1?

Support.....

Object.....

Q35 Please make any comment you have in relation to Policy TT1 below

Policy TT2 – Highway Safety

All new development will be expected to demonstrate that:

- a) the safety of all road users will not be compromised;
 - b) there will be no demonstrable adverse impact on the capacity and operation of the local highway network; and
 - c) there is safe access to and from the development with appropriate visibility at any road junctions.
- Proposals which fail to demonstrate the above will not be supported.

Q36 Do you support or object to Policy TT2?

Support.....

Object.....

Q37 Please make any comment you have in relation to Policy TT2 below

Thank you for completing this consultation.