

Clifford Chambers and Milcote Neighbourhood Development Plan: Final Submission Consultation

Representation Form

Clifford Chambers & Milcote Parish Council has prepared a final submission Neighbourhood Development Plan for the Clifford Chambers & Milcote Area and is inviting you to comment by 5pm on **Friday 28th February 2020**.

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.

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

Policy H1 - Housing Growth

Strategic Objective: Disperse development evenly throughout the period of the Neighbourhood Plan.

1. Village Boundary

The built-up area of Clifford Chambers is defined by the Village Boundary as outlined on Figure 2. New housing development within the Village Boundary will be supported in principle provided they accord with the principles and parameters set out in Policy LC3.

All areas outside of the Village 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, construction of houses with exceptional design which are truly groundbreaking and new dwellings in accordance with Policy H2. All historical and approved in-plan development has been restricted to the confines of the Village Boundary so as not to encroach into open countryside in support of Policy NE2.

2. Reserve Housing Allocation

A reserved housing site has been identified for potential future suitable small-scale housing. This site will only be released during the NP period if it can be demonstrated through the submission of robust evidence that there is an identified local housing need for its release.

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 Need

Strategic Objective: To provide new housing as required by residents in various stages of their lives.

Affordable housing development will be permitted on small sites beyond, but reasonably near to, the Village Boundary where the following is demonstrated:

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

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

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 - Live work units

Strategic objective: To encourage sustainable working patterns within the Neighbourhood Area.

Proposals for small scale live-work development (new build or conversion), comprising commercial space and living space will be supported, provided they are consistent with Core Strategy AS10 for protecting the open countryside and subject to the following criteria:

- a) Have suitable independent access to both uses;
- b) Offer appropriate off-road parking;
- c) Demonstrate that the layout and design allow for residential and work uses to operate together without conflict;
- d) Be in reasonably accessible locations to service facilities by means other than a private vehicle;
- e) In the case of conversions in the open countryside, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without a major rebuilding or extension;
- f) Have an adequate residential curtilage to avoid detrimental impact on the building, its rural setting and the amenities of any nearby residential property; and
- g) Have no adverse impact on adjoining residential amenity.

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 – Use of Garden Land

Strategic Objective: To ensure development within gardens of existing houses leads to appropriate development.

Development on garden land within the defined Village Boundary 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) Do not significantly affect the amenity of the host and neighbouring properties;
- d) Provide safe and suitable access and parking arrangements; and
- e) Do not exacerbate the risk of flooding

Q14 Do you support or object to Policy H4?

Support.....

Object.....

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

Natural Environment

Policy NE1 - Flood Risk and Surface Water Drainage

Strategic Objective: Development should not increase flood risk.

Development should not increase flood risk. Where necessary planning applications for development within the Neighbourhood Area should be accompanied by a site-specific flood risk assessment in line with the requirements of national policy and advice but may also be required on a site-by-site basis on locally available evidence.

All proposals must demonstrate that land being proposed for development is not at significant risk of flooding based on current and historical data and that it can be demonstrated it will not increase the risk of flooding elsewhere.

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

The use of sustainable drainage systems and permeable surfaces will be encouraged, where appropriate.

All development proposals should demonstrate high levels of water efficiency. All residential development should incorporate water efficiency measures to achieve the enhanced technical standard for water usage under Section H of the building regulations 2000 and designed to the Lead Local Flood Authority's requirements.

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 – To Protect Valued Landscapes and Skylines

Strategic Objective: To protect important landmarks and valued landscapes.

In order to maintain the distinctive and inobtrusive character of the Village, all new development must have regard to the landscape character and protect valued landscapes. Proposals which have an adverse impact will not be supported.

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 - Nature Conservation

Strategic Objective: To preserve and protect habitats to ensure that wider biodiversity is protected.

Development should protect, and where possible enhance, the natural environment including natural features, boundaries and areas of biodiversity. Development will not be supported that will adversely affect:

- 1) Woodland and copses;
- 2) Mature trees and hedgerows; and
- 3) Protected, rare, endangered or priority species.

Development should ensure that the natural features and functions of watercourses and their wider corridor are retained, and where relevant reinstated, and that appropriate habitat buffers are established in areas peripheral to a sensitive site which is landscaped or managed with the aim of enhancing the positive and reducing the negative impacts of development. Reinstating of ditches by removing existing culverts will be encouraged. In all cases development should not:

- a) have a significant adverse effect on the integrity of the watercourse structure;
- b) have a significant adverse effect on the quality of the water;
- c) have a significant adverse effect due to unauthorised discharges and run off or encroachment; or
- d) adversely effect the ecological quality and character of the River Stour and its tributaries.

All new development will be encouraged to demonstrate a high level of sensitive landscaping and native tree/hedge planting in order to reflect the rural character and heritage of the area and protect the welfare of local wildlife. All development should retain, protect and where possible, enhance existing trees and hedgerows which are important for their historic, visual or biodiversity value. Where it is not possible or feasible to retain such trees or hedgerows in such cases, replacement trees and/or hedgerows of an equivalent or better standard will be required in an appropriate location on the site.

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 – Maintaining 'Dark Skies'

Strategic Objective: To strongly moderate light pollution and retain 'dark skies'

Development should aim to minimise light pollution by avoiding obtrusive external property and street lighting.

Applications for development must demonstrate how the dark skies environment will be protected through the submission of appropriate supporting documents and demonstrate that they accord with current professional guidance to achieve an appropriate lighting environment for the area.

Q24 Do you support or object to Policy NE4?

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

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

Local Community

Policy LC1 – Designated Heritage Assets

Strategic Objective: To ensure that the heritage buildings and structures are protected.

Proposals which may affect a heritage asset will be required to include an assessment which demonstrates understanding of the significance of the asset and its setting and describes mitigation measures which will be taken to ensure the protection of the asset.

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

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

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

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

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

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

Q26 Do you support or object to Policy LC1?

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

Q27 Please make any comment you have in relation to Policy LC1 below

LC2 –Designated Local Green Spaces

Strategic Objective: To preserve existing green spaces.

This Plan designates the following areas of Local Green Space:

- 1) Spinney opposite Orchard Place
- 2) The Village Pound on Milcote Lane
- 3) The Recreation Ground on Main Street
- 4) The Allotments at the rear of Main Street
- 5) The Village Green, from Rainsford Close to the Manor House

Development that would harm the character and intended use or purpose of Local Green Space or its significance and value to the local community will not be permitted unless there is substantial evidence to prove that the public benefit would outweigh the harm to the Local Green Space.

Q28 Do you support or object to Policy LC2?

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

Q29 Please make any comment you have in relation to Policy LC2 below

Policy LC3 – Neighbourhood Area Character

Strategic Objective: That any development serves to enhance the essential character of the Neighbourhood Area.

Where appropriate the following design principles will be applied to all relevant development within the Neighbourhood Area:

- a) Development should achieve a density and layout which reflects established local character and settlement pattern and a mass and footprint which is proportionate to the size of the plot;
- b) New dwellings will usually be of a simple design reflecting the traditional style of existing properties within the Neighbourhood Area;
- c) A variety of roof heights will be encouraged having regard to local character;
- d) The mixing of styles or historical references in the same building should normally be avoided but the use of locally distinctive architectural features and styles will be encouraged. Innovative design will be supported in appropriate locations;
- e) The use of slate and plain clay tiles for roofs are dominant in the Neighbourhood Area and will be encouraged on new developments;
- f) Chimneys will be encouraged as a traditional design feature found in the Neighbourhood Area but must be constructed of brick or stone and appropriately positioned on the host building;
- g) Joinery must be of a traditional design and proportional to the property, especially on the front elevation. Lintels must be incorporated as functional and decorative architectural features. White U.P.V.C windows and doors will be discouraged;
- h) Where dormer windows are proposed, in both new developments and extensions to existing properties they must be appropriately proportioned in the context of the host dwelling and as unobtrusive as possible;
- i) Street and other lighting should be avoided but where necessary must be kept to an absolute minimum to avoid impacting other properties whilst ensuring developments are safely lit; and
- j) Large areas of hard surfacing should be avoided but where unavoidable the use of permeable granite setts and stone chippings is preferable to concrete and tarmac.
- k) 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.
- l) 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. Proposals which fail to satisfactorily create a safe and secure environment will not be supported.

Q30 Do you support or object to Policy LC3?

Support.....

Object.....

Q31 Please make any comment you have in relation to Policy LC3 below

Policy LC4 – Promoting High Speed Broadband

Strategic Objective: Development of infrastructure to allow future connectivity to high speed broadband/internet.

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

Q32 Do you support or object to Policy LC4?

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

Q33 Please make any comment you have in relation to Policy LC4 below

Traffic and Transport

Policy TT1 - Parking

Strategic Objective: To ensure the provision of safe off-road parking.

All new development must include adequate and safe provision for off road parking and accessing arrangements.

Dwellings must provide off-road spaces which may include garages and car ports, in line with the Development Requirements Supplementary Planning Document (SPD) 2019:

- 1 and 2 bedroom properties - 1 space;
- 3 bedroom properties - 2 spaces;
- 4 and 5 bedroomed properties - 3 spaces.

Parking provision for non-residential developments will be considered against Stratford-on-Avon District Development Requirements SPD.

Q35 Do you support or object to Policy TT1?

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

Q37 Please make any comment you have in relation to Policy TT1 below

Policy TT2 - Walking and Cycling

Strategic Objective: To maintain and enhance existing pedestrian and cycle routes.

The Neighbourhood Area has a wealth of public rights of way which should be protected, and where possible enhanced, expanded and positively utilised in all new development. As appropriate, development must demonstrate how walking and cycling opportunities have been incorporated and connection made to existing routes. Proposals which have a significant adverse effect on existing walking and cycling routes or fail to encourage appropriate new walking and cycling opportunities will not be supported.

Q38 Do you support or object to Policy TT2?

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

Q39 Please make any comment you have in relation to Policy TT2 below

Policy TT3 - Highway Safety

Strategic Objective: To improve road safety at key access points and junctions.

New development should not result in inappropriate traffic generation or have an unacceptable adverse impact on road safety.

Development proposals will be supported provided they do not compromise road safety or increase congestion within the Neighbourhood Area, particularly along Main Street.

Proposals which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate road safety concerns, including compromising existing pedestrian and cycle routes into the village centre.

Development proposals that generate significant amounts of movement (e.g. >10 dwellings) must be supported by a Transport Statement or Transport Assessment which details satisfactory mitigation plans. In addition, developers will be required to quantify the level of traffic movement proposed developments are likely to generate and their cumulative effect with other development in adjoining or surrounding areas.

Q36 Do you support or object to Policy TT3?

Support.....

Object.....

Q34 Please make any comment you have in relation to Policy TT3 below

Thank you for completing this consultation.

Please return to: (No stamp required)
FREEPOST RTJX-GHEE-ZUCS
Stratford-on-Avon District Council
Consultation Unit
Elizabeth House
Church Street
Stratford-upon-Avon
CV37 6HX