

## **Revised policies for Long Itchington Neighbourhood Plan March 25<sup>th</sup> 2022**

### **H1 Housing within the BUAB**

A Built Up Area Boundary (BUAB) is established for the village of Long Itchington as defined in Figure 5. All areas outside the BUAB are classed as Countryside (with the exception of the Cemex site identified as Site 3 in Core Strategy Policy AS.11) where new dwellings are strictly controlled in accordance with Policy AS10 of the Core Strategy.

(a) Proposals for new dwellings within the BUAB, at a small scale appropriate to their village setting (typically up to 10 units), are supported subject to being in accordance with other policies in the Development Plan.

(b) New housing development will be supported where a proposal helps to satisfy an identified housing need

(c) The reuse of previously developed land is always preferred.

(d) Building on brownfield land is preferred. The new use of such land for housing would be welcomed if it is compatible with surrounding uses and leads to an enhancement in the character and appearance of the site and its immediate surroundings.

### **H2 Housing Stock Diversity**

a) Housing development that retains and/or adds to the choice of type and tenure of housing, including bungalows, self-build, custom-build and live/work units is supported. Building which meets an identified local need is preferred.

b) Developers of new housing are encouraged to build sustainable and flexible living into house design to meet the requirements of people throughout their lives. In particular, accommodation should be easily adaptable to suit changing household needs and circumstances, including to cater for home working, people with disabilities and older residents who may need care and support.

c) Single storey living and/or accessible dwellings with a predominance of ground floor accommodation where a local need is identified would be supported.

### **H3 Affordable Housing**

Development proposals for the provision of small-scale affordable housing (as defined in Core Strategy Policy CS.18) are supported either within the BUAB or on rural exception sites adjacent to the BUAB when the identified needs of the local community are being addressed. Where appropriate, housing tenures will be secured in perpetuity through a legal agreement.

### **H4 Building on garden land**

Development on private garden land within the BUAB may be supported providing it can be demonstrated that the proposal:

a) preserves or enhances the character of the setting, with particular attention to context if the site is within the Long Itchington Village Conservation Area;

b) achieves a good fit with the existing settlement pattern;

c) addresses and remedies any harm to the amenity of the host dwelling and neighbouring properties; and

d) provides satisfactory arrangements for access and off-road parking.

## **BE1 Design Standards**

Development proposals must demonstrate that their scale, form, layout and design are consistent with and sympathetically reflect the rural setting of the Neighbourhood Area. The architectural character and distinctiveness of buildings and structures should be the inspiration for the new buildings and this should be achieved by addressing the recommendations of the Village Design Statement and the standards set out in Part A, 'How to Achieve Good Design' of Stratford on Avon's Development Requirements Supplementary Planning Document 2020. Innovative design proposals will be supported providing that they add to and do not detract from the distinctive character of their location.

In particular, proposals should be considered against each of the following key recommendations contained in the Village Design Statement 2000:

- a) Maintain the open, rural character of settlements by protecting all existing open spaces including green verges forming part of the adopted highway within the BUAB;
- b) The characteristics of new buildings should reflect the scale and form of the settlement;
- c) Tree planting and landscaping must be an integral part of the design and construction of any development;
- d) Healthy, mature, native trees and hedges must be protected and supplemented by new planting of indigenous species;
- e) Integration of any new development should be strengthened by connections to existing footpaths and cycleways where appropriate;
- f) Adequate, off-road parking should be incorporated in accordance with Part O of the adopted Development Requirements SPD. Depending on the location of the development site, its relationship with neighbouring properties and the extent of existing on-street parking additional parking provision may be appropriate. Vehicle parking should be screened from public view as far as is practicable; large expanses of hard surfacing should be avoided.
- g) All new dwellings should incorporate cycle storage wherever practicable in order to promote sustainable transport.
- h) Design features should be incorporated to protect and enhance wildlife corridor within and between the sites of buildings, green spaces and, where applicable, the adjoining countryside.

## **BE2 – Conservation of Heritage Assets**

Development proposals that affect a heritage asset (whether or not designated) and/or its setting, an archaeological asset or the Long Itchington Village Conservation Area must assess and address their impacts and any mitigation in accordance with national requirements. **Proposals should demonstrate how they will conserve or enhance the historic environment.**

Proposals, including changes of use, that enable the appropriate and sensitive restoration or conservation of heritage assets will be supported.

## **EB1 Land for Business Use**

Development proposals for new business uses appropriate to a rural location within the BUAB or expansion or redevelopment of existing business sites that lead to local employment opportunities are supported in principle providing that their design and impact at their location are assessed and addressed, with mitigation where appropriate.

If a change of use is proposed on the basis that an employment site is no longer suitable for any employment/business use it should be accompanied by a detailed analysis of the reasons why it is unsuitable and evidence of a minimum of 12 months active marketing to attempt to secure a new business occupier on reasonable open market terms. A proposal for an alternative use of part of a site could also be supported if this would help achieve sustainable economic viability and growth of local employment opportunities.

Development of business sites for housing, social or community uses would be supported if an identified local need was apparent.

## **EB2 Tourism**

Development proposals that encourage or support the growth of the local economy from tourism are supported in principle providing that their design and impact at their location are assessed and addressed with mitigation where appropriate.

## **NE1 Valued Landscapes**

Development proposals must demonstrate how they are appropriate to and integrate with their landscape setting including important local features where appropriate. Development proposals should assess and address their impact on the important views of the valued landscapes shown on the map in Figure 9, particularly where they relate to heritage assets, village approaches and the green spaces around and between settlements.

## **NE2 Local green spaces**

The following areas are designated as Local Green Spaces; these are identified on the map in Figure 10:

Development on these Spaces will not be supported unless there are very special circumstances.

## **NE3 Designation of Green Infrastructure**

The following areas are designated as Important Green Infrastructure which are open areas considered vital to the rural and green character of the community in which they are situated.

These and their cumulative effect are of particular significance in areas where dwellings do not provide garden space.

Inclusion of green infrastructure is considered vital to any new multiple housing development, particularly where gardens are very small or non-existent.

## **NE4 Wildlife and Biodiversity.**

Development proposals should protect and, where possible, enhance the natural environment including valued landscapes, natural features, wildlife corridors and other biodiversity-rich areas. Inclusion of proposals to create, enhance and restore adjacent habitats for biodiversity is encouraged.

When constructing boundaries, hedges should be used in preference to walls and close-boarded fences; where used, the latter should incorporate suitable ground-level access to protect and enhance wildlife corridors.

Development proposals should ensure that the natural features and functions of watercourses and their wider corridors are retained and, where relevant, reinstated. Appropriate habitat buffers should also be established.

All developments should incorporate the planting of native tree and hedge species as well as nectar-rich plants.

## **NE5 Flooding and water management planning**

Development proposals should meet the requirements of Core Strategy Policy CS.4 and be sensitive to the impact of Climate Change. In particular, proposals should be designed to reduce the risk of flooding. A site-specific flood risk assessment may be required dependent on the scale, use and location of proposals, in line with the requirements of national policy and advice, but may also be required based on locally available evidence.

Proposals that improve or enhance existing flood defence works benefitting land or properties in proximity to the River Itchen and its associated watercourses will be supported. No proposal should have an adverse impact on the effectiveness of existing flood defence works, including restriction of essential access to watercourses or flood defence structures for maintenance purposes. No development should be undertaken within a minimum of 8.0 metres of any point either along the banks of the River Itchen or the toe of any flood defence structure.

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

Dependent on the scale and nature of any development proposal, appropriate Sustainable Drainage Systems (SuDS) should be incorporated into new developments following the SuDS hierarchy. This should maximise any opportunities to enhance biodiversity, create amenity and contribute towards green infrastructure. Infiltration SuDS and above ground SuDS attenuation, such as swales, ponds and other water based ecological systems, should be used wherever feasible. Where it can be demonstrated that Infiltration SuDS and above ground SuDS attenuation is not practicable, development proposals are encouraged to maximise opportunities to use SuDS measures which require no additional land take, such as green roofs. Surface water drainage schemes should have regard to Warwickshire's Surface Water Management Plan (SWMP).

All development proposals are encouraged to seek control and discharge runoff generated on site to the Greenfield runoff rate for all periods up to the 1 in 100 years plus climate change critical storm event using above ground sustainable drainage systems.

The reuse and recycling of water within developments is encouraged including the use of water butts.

*In the light of historical issues, we would encourage positive discussions between all parties and, where appropriate, the uptake of hydrology surveys at an early stage.*

## **NE6 Renewable Energy**

Dependent on their scale and nature, development proposals are encouraged to contribute to environmental sustainability through the inclusion of on-site renewable or low carbon producing technologies with the aim of maximising as far as practicable their contribution to the development's energy demands.

Proposals for renewable energy generation schemes will be supported providing that:

- a) they have no adverse impact on the Valued Landscapes and Views identified in Policy NE1;
- b) the design, scale and form of the proposal meets all other relevant policies set out in the Development Plan.

New dwellings must be constructed to a high standard of energy efficiency and thermal insulation in accordance with Building Regulations and have regard to Stratford on Avon's Development Requirements SPD 2020, Part V Climate Change Adaptation and Mitigation.

## **C1 Protection of existing Community facilities**

Development proposals should not result in the complete or partial loss of a community facility. To be supported, proposals that affect an existing facility must:

- a) Evidence that the facility is either not used or meeting the needs of the community; or
- b) Provide a replacement in an equivalent location and form.

## **C2 Support for Community Hubs**

In principle, development proposals that support the retention of community hubs and **community assets** or facilitate the expansion of their use are supported.

### **SLR1 Sport's grounds and children's play areas**

In principle, proposals for the development of new sports grounds and children's play areas or improvements to existing facilities will be supported.

Development proposals should not result in the complete or partial loss of a sports ground or children's play area. To be supported, proposals that affect an existing facility must:

- a) Establish that the proposed development meets an identified need of local people, for instance for housing, social or community facilities; and
- b) Include for the replacement of the existing facility in an equivalent location and to a standard at least equivalent to the one affected.

### **SLR2 Access to the countryside**

In principle, development proposals that create new public rights of way, provide a link between existing ones or improve access to the network for people with special needs will be supported.

To be supported, development proposals should assess and address, with mitigation where appropriate, their impact on access to, or enjoyment of the network of public footpaths, bridleways, the 'Sustrans' disused railway route and canal towpath .

### **SLR3 Allotment Gardens**

There are two allotments in the Neighbourhood Area. One in Collingham Lane and one between Church Road and Leamington Road.

Allotments located in the centre of Conservation Area are designated as Local Green Space (LGS) and as offering a valued landscape within the Conservation Area

To be supported, development proposals should not adversely affect or result in the loss or partial loss of both allotment gardens.

Any development proposal intended to improve the use of and facilities for allotment gardens will be supported in principle.