

Southam Neighbourhood Plan
Consultation Statement



Consultation Statement

Version 6



Southam Neighbourhood Plan

Consultation Statement



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1 Introduction & Purpose

This document has been prepared to accompany the submission version of the Southam Neighbourhood Development Plan and is designed to meet the requirements for a Consultation Statement as defined by Regulation 15 of the Neighbourhood Planning Regulations 2015.

1.1 Structure and Method of Public Consultation

Public consultation was designed to align with the stages of discovery and elaboration of the Southam Neighbourhood Plan. These stages were:

1. Start-up and identification of topics of interest to residents,
2. Topic classification and ranking
3. Vision development
4. Objectives development
5. Policies development
6. First draft
7. Regulation 14 Public Consultation
8. Submission

This Statement of Consultation is structured in the same way and describes the consultations, result and actions in chronological order. Detailed information is referenced out to external documents or public evidence base.

1.2 General Publicity and Communication

Out with the specific consultations described below, there was a parallel thread to ensure Southam residents were made aware of the activities of the Neighbourhood Plan Working Party and could get more information as and when they so wished. These methods were:

- Establishment of a Facebook group in 2016,
- Development of a dedicated and specific web site in 2016,
- A photographic competition for both adults and juniors in 2017,
- Regular “update” articles in the Town Council newsletter,
- A presentation at the Town Meeting of 2018,
- A presentation at a Rotary Club 2000 dinner in 2018.

In addition, members of the Working Party were encouraged to engage friends and contacts.

Southam Neighbourhood Plan Who are we?!

Purpose:

The group exists to develop and author a Neighbourhood Plan for Southam which will be used in a legal capacity during determination of planning applications and policies in our town

Who and How:

We are a group of 20 or so individuals with an interest in our town. Some form the steering committee to manage the project and others are part of a volunteer group who provide support and input as required. There are also 4 working groups to investigate issues in more detail


Working groups

There are 4 themes we are currently working on, to get the views of Southam residents and define our visions, objectives and ultimately policies. These sectors are overseen by individual working groups and cover:


1. Environment
2. Community
3. Infrastructure
4. Housing

Photo Competition


Our summer 2017 photo competition was won by the following two photographs. Well done to these photographers and thanks to all who took part.



Community with History
Georgina Smith



Christmas lights
Tony Lorimer



Interested in joining us?
Speak to one of the steering committee members today, we'd love you to get involved

FIGURE 1 Example of Publicity Poster for the NDP Group

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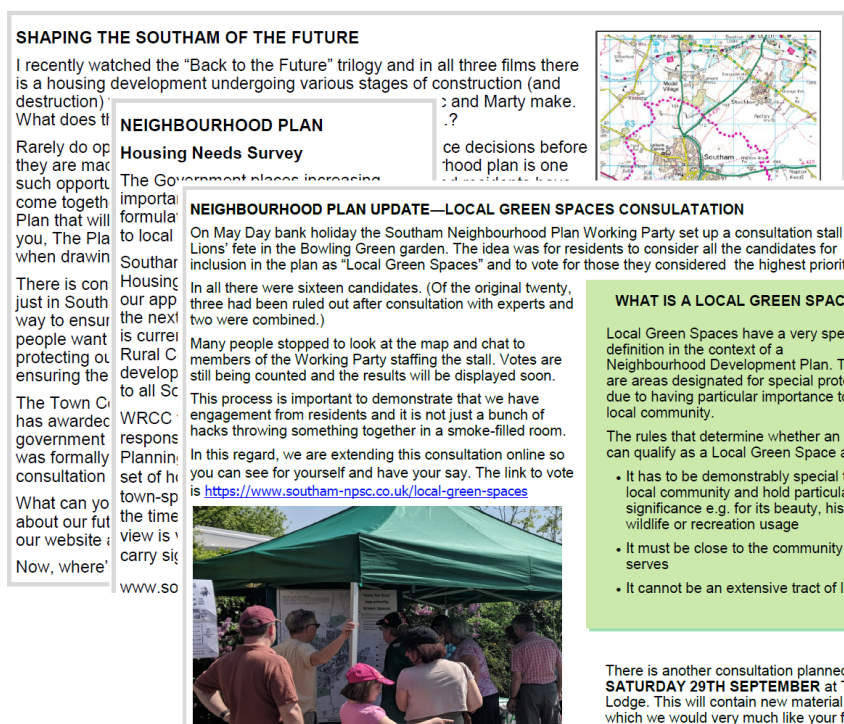


FIGURE 2 Examples of Council Newsletter Articles from 2016-18

2 Start-up and identification of topics of interest

2.1 Mobilisation

In December 2014, Stratford-on-Avon District Council designated the Southam Neighbourhood Planning Area with Southam Town Council as the Qualifying Body.

A Launch Meeting was held on 21st May 2016 to attract resident volunteers to help with the compilation of the plan as part of a working party. Some 40 residents attended and 18 signed up to be members of the working party.

The first full meeting of the group was on 25th June 2016. Working Party (initially referred to erroneously as a “Steering Committee”) meetings and presentations can be found in a dedicated folder in the Evidence File (See Appendix 3).

Meetings were advertised on the dedicated Neighbourhood Plan web site and Minutes published in the same place.

2.2 Town Survey

In March 2015, Stratford on Avon District Council (SDC) conducted a town survey on behalf of Southam Town Council with final results reported 26th May 2016. Of the 2940 questionnaires mailed to all households on the electoral roll in Southam Town Council area, 476 questionnaires were completed representing a response rate of 16.2%.

As part of the survey, respondents were asked to indicate whether they would be willing to be contacted to help with the compilation of the plan. Those that said “yes” and who were not at the Launch Meeting were later canvassed and a number agreed to help.

2.3 Town Survey Analysis

The survey responses included a total of 4,184 free-text inputs and the first job was to analyse these into common themes. This was done by dividing the Neighbourhood Planning team into four sub-groups: Housing, Infrastructure, Community and Environment. All the responses were then classified into one of the four groups and then each group undertook the condensing of its free text answers into a set of 27 broad themes.

3 Vision development

3.1 Consultation on Priorities

It was decided to use the common themes to formulate vision statements for each of the four sub-group topic-areas: Housing, Infrastructure, Community and Environment. To inform this process, we set up a stall at the 2016 Christmas Market and asked residents to rank the importance of each of the 27 themes across the four topic areas. The Christmas Market and lights switch-on is one of the most popular public events in Southam with a large cross-section of the community attending. In the event, 115 responses were made after excluding those from non-residents.



FIGURE 3 The Christmas Market 2016

3.2 Consultation on Specifics

Each Topic sub-group came across unanswered questions for one or more of their themes and so another consultation was made, this time at the spring French Market in April 2017. At the market, the progress so far was displayed and groups canvassed for inputs to their questions. Altogether 24 responses were received and indicated clear answers.

3.3 Housing Needs Survey

The group collaborated with SDC to make a Housing Needs Survey specific for Southam. The survey was distributed in June 2107 with a deadline for returns of 30th June. There were 605 forms returned out of the 2,735 distributed, making a response rate of 22%. The report was delivered in July 2017 and the results used to inform the Housing element of the Vision Statements.

3.4 Vision Statements Public Exhibition

Once the Vision Statements had been drafted, there was a public walk-in exhibition to explain them and to get feedback. The exhibition took place on Saturday 16th September 2017 in a public room at Tithe Place, a community hub in the centre of Southam. Feedback was so supportive and positive from the over 80 visitors on the day that no changes were required as a result.



FIGURE 4 The Vision Statement Exhibition Sept 2017

What is Southam to you?



Southam Neighbourhood Plan Steering Committee 2017

FIGURE 5 Photo presentation as shown in a loop at 2017 walk-in
(see APPENDIX 3 to access full materials under Consultation Documents)



FIGURE 6 The HS2 Display at the Vision Exhibition 2017

4 Objectives development

Following the finalisation of a vision for Southam, the next task was to synthesise the key objectives that would support this vision.

4.1 Green Spaces and Valued Landscapes

One point that arose a lot was the concern of residents about development incursion into local green spaces, including views that were seen as very important to Southam. Therefore, it was resolved early on to define the Green Spaces and Valued Landscapes that should be marked out for special preservation in the Neighbourhood Plan.

Initially this was done by the Group by recording all the Green Spaces in Southam and, in a series of workshops, determining a long list for designation. The long list was marked on a dedicated map and each Green Space had a description and why it should be designated.

4.1.1 GREEN SPACE CONSULTATION

On the May Day bank holiday in 2018, the Neighbourhood Plan Working Party took a stall at a popular charity fete held in the garden of the Bowling Green pub in the town centre. The Green Space map was displayed together with the description and justification details for each. Visitors were asked to rank their top four priority Green Spaces on a physical voting slip. The same display was also repeated on the Neighbourhood Plan's web site together with the means of voting online. Altogether there were 126 votes including online.

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FIGURE 7 The Green Space Consultation 2018

In addition, there were several contacts to the web site regarding the Green Space nominations.

- A landowner objected to their land being on the list due to its dedication to private use. After consideration and discussion, the Working Party agreed to remove it from the list.
- Another landowner contacted the group to point out that the boundary of one of the Green Spaces included part of their rear garden. This was found to be an error on the original mapping and was corrected.

- A Developer contacted the group and indicated that one of the Green Spaces, the football ground, was overlapping an intended development. The developer was invited to attend a meeting of the Working Party. The development would result in the movement of the amenity in question as part of a S106 agreement and so it was decided to note this but leave the map as it was until the need for update.

4.1.2 VALUED LANDSCAPE CONSULTATION

Promoted on Social media and using the Working Party's own web site, visitors were requested to nominate Valued Landscapes that they cherished and wanted to ensure were preserved. In all, 5 nominations were received. One was eliminated because it was not an overly attractive view and the land concerned was already subject to a planning application. Following Regulation 14 review it was concluded that the Valued Landscape section of the proposed plan was unlikely to survive independent examination due to the criteria set out for characterising a Valued Landscape and was therefore deleted.

4.1.3 LGS ASSESSMENTS

The Town Council engaged Avon Planning Services to undertake assessments of the local green spaces and the resulting draft reports were delivered in May 2018 with the final version in October 2018. The reports are included in the main Neighbourhood Plan document as an appendix.

4.2 Other Objectives

The working party used a series of workshops to brainstorm the points that the NDP should bring out based on the vision statements already established. The workshops concluded with a rationalisation into Objectives that, if achieved, would help to fulfil the vision and into Policies that would achieve the Objectives.

The Working Party then refined the wording of each Objective and added draft justifications.

4.3 Other General Consultations

4.3.1 DISTRICT COUNCIL MEETING

During this time there was also a preliminary meeting with Stratford District Council Planning Department on 8th June 2018 to discuss progress and planning and possible policy areas to cover the "bungalow gap" highlighted in the Housing Needs Survey. The time plan was updated as a result.

4.3.2 BUSINESS SURVEY

One possible gap identified in the knowledge was the canvassing of businesses. Although many smaller retailers are also residents, there was a possibility that we had missed getting views from non-resident business owners or managers with operations inside the NDP area. To ensure that we gave a chance for these people to express their views, a specific Business Survey was undertaken. This was contracted to Stratford District Council. The survey went out on 30th July 2018 with a request for responses by 7th September. The coverage was derived from the companies registered in Southam minus where the address was an accountant for an out-of-town company.

Of the 433 survey forms sent, 32 were received, a return rate of only 7.5%. This was partly explained by the closeness of this survey to an earlier one by SDC that sampled all addresses on the business rate register. (The results from the SDC survey were also considered.)

4.3.3 COMMUNITY GROUPS SURVEY

With Community Life a high priority on the general survey it was decided to conduct a more focused survey to cover the needs of Community Groups in Southam. This survey was broadcast by post and email in August 2018 with options to return electronically or by post. Of the 44 surveys sent, 28 were returned making a response rate of 64%.

5 Policies development

5.1 Policy Derivation and Classification

Draft Policies were classified according to the Objective they were designed to achieve. In addition, specific actions that would not be possible through land use policies were labelled as “Aspirations”. This was done as a means of guiding future infrastructure investment made possible partly through CIL payments from developers so that it aligned with the aims of the Southam NDP.

5.2 Objectives and Policies Consultation

The Objectives, justifications and summary policies and aspirations were compiled into a single PowerPoint presentation as a basis for another public exhibition similar to the one from a year earlier. The presentation was displayed in a loop for visitors in addition to each slide being enlarged and printed on a display board. In addition, the materials from the previous exhibition were also displayed in summary form, together with areas designated where visitors could leave post-it notes with comments and ideas.



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PUBLIC CONSULTATION

Tithe Lodge Sat 29th Sept 9am-noon

Just drop in to see and make comments on:

- Objectives and Aspirations for Southam
- Local Green Spaces
- Valued Landscapes
- Planning Policies
- Survey Results
- What is Southam's Unique Character?



SOUTHAM
Neighbourhood Plan

for Southam Residents

FIGURE 8 Example of publicity used on notice boards and social media

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FIGURE 9 Scenes from the Objectives and Policies Exhibition Sept 2018

Other materials exhibited included an “Idiot’s Guide” to Neighbourhood Plans, results of recent surveys of businesses and community groups and external evidence such as statistics that were also relevant.

The exhibition was held on the morning of Saturday 29th September 2018 in the same room as before in Tithe Lodge after being advertised on Facebook, local notice boards and in the Leamington Courier’s “District News” section. Of the post-it notes received on the day, 24 were general comments and a further 12 were specifically in response to a question on Southam’s unique character.

6 First Full Draft

The first draft Plan was made available via weblink to SDC for comment on 5th March 2019 and really detailed, useful feedback was received for our adoption or adaption on 21st and 22nd March 2019. Some stylistic changes were suggested, some minor comments were offered and two major concerns were raised.

Southam Town Council were sent the updated draft Plan on 17th July 2019 and voted to approve the submission to SDC for a further informal “health check” on 25th July 2019.

A meeting was held with SDC on 6th November 2019 to discuss their comments and agree a way forward for the next edit. All outstanding matters were re-addressed by the Working Party and progressed to finalisation at meetings with SDC on 21st January 2020 and in a virtual meeting on 13th July 2020.

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The remainder of 2020 saw numerous virtual Working Party meetings to update the Plan in taking into account SDC guidance, resulting in a version that was used for Strategic Environmental Assessment screening.

7 Public Consultation

Southam Town Council approved the updated Plan submission date for Regulation 14 Public Consultation as 10th May 2021.

The District Council supplied list of statutory consultees to be contacted and this is reproduced below.

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Statutory Bodies and Interested Groups Consulted

Index No.	Category	Consultee Type	Contact Organisation
1	Business & Retail	Business Group	Stratford Business Forum
2	Consultancy	Planning Consultant	Kernon Countryside Consultants
3	Consultancy	Planning Consultant	Stansgate Planning
4	Consultancy	Planning Consultant	SSA Planning, Nottingham
5	Consultancy	Planning Consultant	Lichfields
6	Consultancy	Planning Consultant	Delta Plannning (Stefan Stojsavljevic)
7	Consultancy	Planning Consultant	Julie Warwick (JMW Planning Solutions Ltd)
8	Defence	National Govt Department	Ministry of Defence
9	Energy	Energy Company	Atkins Ltd
10	Energy	Energy Company	Arqiva
11	Energy	Energy Company	Coal Authority
12	Telecoms	Telecoms Company	Joint Radio Company
13	Energy	Energy Company	National Grid Gas Distribution
14	Energy	Energy Company	National Grid UK Transmission
15	Energy	Energy Company	Western Power Distribution
16	Environment & Nature	Nature and Environment Organisation	Commission for Architecture and Built Environment
17	Environment & Nature	Nature and Environment Organisation	Environment Agency
18	Environment & Nature	Nature and Environment Organisation	Forestry Commission
19	Environment & Nature	Nature and Environment Organisation	Natural England
20	Environment & Nature	Nature and Environment Organisation	The Design Council
21	Environment & Nature	Nature and Environment Organisation	RSPB
22	Environment & Nature	Nature and Environment Organisation	Warwickshire Badger Group
23	Environment & Nature	Nature and Environment Organisation	Warwickshire Bat Group
24	Environment & Nature	Nature and Environment Organisation	Warwickshire Wildlife Trust
25	Environment & Nature	Nature and Environment Organisation	Woodland Trust
26	Environment & Nature	Nature and Environment Organisation	Warwickshire Amphibian and Reptile Team
27	National Govt Department	National Govt Department	National Planning Casework Unit
28	Health	Health Organisation	Warwickshire Primary Care Trust
29	Health	Health Organisation	NHS Property Services Ltd
30	Health	Health Organisation	Coventry and Warwickshire Partnership NHS Trust
31	Health	Health Organisation	South Warwickshire Clinical Commissioning Group
32	Heritage	Heritage Organisation	Ancient Monuments Society
33	Heritage	Heritage Organisation	Council for British Archaeology
34	Heritage	Heritage Organisation	Cotswold Conservation Board
35	Heritage	Heritage Organisation	Historic England
36	Heritage	Heritage Organisation	English Heritage Parks and Gardens
37	Heritage	Heritage Organisation	Garden History Society
38	Heritage	Heritage Organisation	Georgian Group
39	Heritage	Heritage Organisation	CPRE (Mr. Butler)
40	Heritage	Heritage Organisation	National Trust
41	Heritage	Heritage Organisation	SDC Conservation
42	Heritage	Heritage Organisation	Victorian Society
43	Housing	Housing Association	Homes England
44	Housing	Housing Association	Warwickshire Rural Housing Association
45	Housing	Housing Association	Strutt and Parker
46	Housing	Housing Association	Bromford Housing Group
47	Housing	Housing Association	Stonewater Housing Association
48	Housing	Housing Association	Fortis Living Housing Association
49	Housing	Housing Association	Warwickshire Rural Housing Association

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Index No.	Category	Consultee Type	Contact Organisation
50	Housing	Housing Association	Orbit Group
51	Housing	Housing Association	Waterloo Housing Group
52	Landowners	Landowner	Coventry Diocese DAC Secretary
53	Landowners	Landowner	Royal Agricultural Society of England
54	Local Government Department	Local Government Department	Capital and Property Projects
55	Local Government Department	Local Government Department	WCC Principle Highway Control Officer
56	Local Government Department	Local Government Department	SDC Planning and Environment
57	Local Government Department	Local Government Department	WCC - planning
58	Local Government Department	Local Government Department	WCC Archaeology
59	Local Government Department	Local Government Department	WCC Extra Care Housing
60	Local Government Department	Local Government Department	WCC NDP Liaison Officer
61	Local Government Department	Local Government Department	WCC Flood Risk
62	Local Government Department	Local Government Department	WCC Ecology
63	Local Government Department	Local Government Department	WCC Forestry
64	Local Government Department	Local Government Department	WCC Fire & Rescue Service
65	Local Government Department	Local Government Department	WCC Gypsy & Traveller Officer
66	Local Government Department	Local Government Department	WCC Health & Communities
67	Local Government Department	Local Government Department	WCC Highways
68	Local Government Department	Local Government Department	WCC Land Registry
69	Local Government Department	Local Government Department	WCC Libraries
70	Local Government Department	Local Government Department	WCC Rights of Way
71	Local Government Department	Local Government Department	Community Forum - Stratford area
72	Local Government Department	Local Government Department	SDC Planning Policy
73	Police, Crime & Safety	Police, Crime & Safety Organisation	Force Crime Prevention Design Advisor
74	Police, Crime & Safety	Police, Crime & Safety Organisation	Warwickshire Police
75	Police, Crime & Safety	Police, Crime & Safety Organisation	Warwickshire Police Road Safety
76	Sport & Leisure	Sport & Leisure Organisation	CTC - National Cycling Charity
77	Sport & Leisure	Sport & Leisure Organisation	Glide Sport UK
78	Sport & Leisure	Sport & Leisure Organisation	Ramblers Association
79	Sport & Leisure	Sport & Leisure Organisation	Sport England (West Midlands)
80	Sport & Leisure	Sport & Leisure Organisation	Stratford-on-Avon Gliding Club
81	Sport & Leisure	Sport & Leisure Organisation	Theatres Trust
82	Sport & Leisure	Sport & Leisure Organisation	Warwickshire Rural Community Council
83	Telecoms	Telecom Organisation	MBNL (Mobile Broadband Network Ltd)
84	Telecoms	Telecom Organisation	Ofcom
85	Tourism & Visitors	Tourism & Visitor Organisation	Shakespeares England
86	Transport	Transport Organisation	Birmingham International Airport
87	Transport	Transport Organisation	Civil Aviation Authority
88	Transport	Transport Organisation	Coventry Airport
89	Transport	Transport Organisation	Highways Agency (Midlands)
90	Transport	Transport Organisation	London Oxford Airport
91	Transport	Transport Organisation	National Air Traffic Services
92	Transport	Transport Organisation	Network Rail
93	Transport	Transport Organisation	Sustrans
94	Transport	Transport Organisation	Wellesbourne Airfield
95	Utilities	Utility	Severn Trent Water
96	Utilities	Utility	Thames Water Utilities
97	Waterways	Waterways Organisation	Canal and River Trust
98	Waterways	Waterways Organisation	Inland Waterways Association
99	Waterways	Waterways Organisation	Upper Avon Navigation Trust Ltd

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Local Elected Members Consulted

Index No.	Category	Consultee Type	Contact Organisation
	Ward members		
100	Nearby Parish Council	Neighbouring Parish	Long Itchington Parish Council
101	Nearby Parish Council	Neighbouring Parish	Bishops Itchington Parish Council
102	Nearby Parish Council	Neighbouring Parish	Stockton Parish Council
103	Nearby Parish Council	Neighbouring Parish	Napton on the Hill Parish Council
104	Nearby Parish Council	Neighbouring Parish	Ladbroke Parish Council
105	Nearby Parish Council	Neighbouring Parish	Harbury Parish Council
106	Nearby Parish Council	Neighbouring Parish	Priors Marston
107	Nearby Parish Council	Neighbouring Parish	Ufton Parish Council
108	Ward Member (District)	Local Elected Representative	Cllr. Louis Adam
109	Ward Member (District)	Local Elected Representative	Cllr Tony Bromwich
110	Ward Member (District)	Local Elected Representative	Cllr Andrew Crump
111	Ward Member (District)	Local Elected Representative	Cllr. Jaqui Harris
112	Ward Member (District)	Local Elected Representative	Cllr Chris Kettle
113	Ward Member (District)	Local Elected Representative	Cllr. Nigel Rock
114	Member (County)	Local Elected Representative	Cllr. Andy Crump
115	Member (County)	Local Elected Representative	Cllr Chris Kettle

7.1 Public Consultation Publicity

The consultation was advertised about the town with A2 posters at strategic points, A3 notices on public noticeboards with design as illustrated below.



FIGURE 10 Public Consultation Posters

Entries were also put in the Leamington Courier District News section (under “Town Plan”) and a quarter-page advertisement placed in the District Advertiser, delivered free to residential addresses in Southam. More detailed articles were in the April and June Town Council Newsletters, delivered to all addresses in Southam and available in public places such as the library and Town Council office foyer.

During the consultation period, reminders were regularly posted on local social media.

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FIGURE 11 Examples of Public Consultation Publicity

The Regulation 14 Plan submission version was presented for all Southam residents via weblink a “virtual walk-in” was hosted on 12th June 2021 under Covid restrictions.

7.2 Public Consultation Responses

The numbers of representations received within the deadline for the public consultation were:

Comments from the public: 46

Comments from nominated consultees (including the District Council): 51

Comments from developers: 6

Following the receipt of representations, a tracking document was produced summarising all comments and the responses from the Working Party. These responses were refined in consultation with APS Planning Services Ltd. Actionable matters were addressed by the Working Party and incorporated into the Plan document as the draft submission version. A meeting with SDC on 6th April 2022 helped to clarify and finalise the last few points.

All representations and responses are recorded in Appendix 1.

8 Consultation Reference Documents

An informal health check process via the District Council planning department was managed via a checklist. The first is from March 2019, the second from November 2019.

The Southam Town Council Newsletter, published four times a year, was extensively used to inform and maintain awareness of the Neighbourhood Planning process.

All documents mentioned herein are to be found in the Consultations folder.

APPENDIX 1 Regulation 14 Consultation Summary of Responses

This pdf document is supplied separately.

APPENDIX 2 Regulation 14 Public Consultation 2021 Presentation

This was a self-contained presentation created specifically to accompany the public consultation draft of the Plan and was posted on the web site dedicated to the consultation (separate pdf document).



APPENDIX 3 Core Reference and Evidence Documents

This is a spreadsheet with hotlinks to the locations of the specified documents either online or in the Southam Neighbourhood Plan Evidence File. It includes:

- Guidance and evidence documents consulted at the start of the process.
- Relevant legislation
- Establishment of the Plan Area.
- Local background and reference documents, with cross references to citations in the Plan where applicable.
- National background documents with cross references to citations in the Plan where applicable.

It is a separate Excel file.

SOUTHAM
NEIGHBOURHOOD PLAN
2011 TO 2031



SOUTHAM
Neighbourhood Plan

Record of consultation under Regulation 14

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Southam Neighbourhood Plan

2011 to 2031



Item No.	From	Regarding Plan Element Ref.	Comment	Steering Group Response
1	Resident Susan Warner	General	We need some NHS dentist I know people who have been on the list to join for 2 years	Whilst a Local Development Plan is limited to Policies on land use and cannot mandate a service to be provided. The town's infrastructure and the requirement for access to adequate NHS medical treatment given the population growth in the town was an ever-present concern for the Plan working party. The strength of feeling from the town's population in various evidence gathering exercises was clear but on inspection there was found to be no shortfall in dentistry provision within the town with three active dental practises to choose from.
2	Robert Baxter	General	I was surprised that the plan made no mention of the need to reduce the noise nuisance created by the regular use of the bypass as a raceway for motorcycles and high-powered cars. This is particularly important for residents living outside the bypass.	The County Highways Department sets the speed limits based on safety and the Town Council has made representations to the County Council to reduce the bypass speed limit, especially as there will be a supermarket entrance off the road. Changing the speed limit would bring down noise assuming everyone obeys the limit. If they don't, it is an enforcement issue rather than a planning one.
3	Evelyn Baxter	Policy 17	<p>I feel the plan has missed out some important areas that should be considered.</p> <p>The fate of the Manor House should have been included in Policy 17. This is an important part of Southam's heritage and should not be allowed to drift into a state where it can only be demolished. Surely it should be looked at as an asset and something that adds character to the town. As it is in private hands perhaps the community should be working towards buying it and restoring it to use as a community asset.</p> <p>Also under Policy 17 I feel there should be mention of the market and it's disappearance. The market was a great way to develop Southam as a vibrant</p>	<p>The Plan Working Party had tremendous difficulty with Policy 17. The problem is that all the things we would like to happen (such as the things you mention) are not legitimate land use policies. Even so it should be noted that the Policy will be reviewed based on other comments received. Incidentally the Manor House is a privately owned Grade 1 listed building in a conservation area. There is nothing in the Neighbourhood Plan that prevents community acquisition. Regarding the weekly market, that stopped initially because of Covid but later because the organisers simply could not make any money out of it due to so few stall holders. Today, due to the good grace of the Bowling Green, a small market continues, mainly for greengrocery. A monthly indoor market is also running in the Grange Hall. Investment is the concern of business owners and is not a subject for the Plan -</p>

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2011 to 2031



			and desirable place to visit but it has just been allowed to virtually fade away. The few stallholders who have been continuing to come on Thursdays should be praised and supported in reviving it. I am very surprised that there is no mention of the market in the plan.	that said, our aspirations on how the town centre should be used does support such investment.
4	Evelyn Baxter	Policy 5	With reference to safety (Policy 5), I feel there should be plans to extend the CCTV coverage to include all of Wood Street Car Park so that there are no black spots which are currently used for antisocial behaviour. There are parts of the car park which the cameras currently do not cover and certain individuals know this and take advantage of it.	In respect of safety, the Plan team agrees and indeed the Town Council has added new cameras recently to the system covering other "hotspots" in the town although further coverage of the car park was not considered.
5	Evelyn Baxter	Aspiration 11	Finally, Aspiration 11 to relocate Southam College will create a huge change to the layout and balance of the town. I feel this idea should already be more advanced than a single paragraph at the very end of this document. The plans for this and implications for the town should already be in the public domain for further consultation.	The Plan section on school relocation has already been superseded by the investment decision to replace school buildings on the existing site.
6	Chloe	Policies 06 & 07	As an 18-year-old who has lived here all her life as well as many of my previous generations living in Southam and surrounding villages (including Stockton and Long Itchington) I believe that there is no more need for new houses, considering Southam has had 4 new estates (at time of writing 19th May 2021). Southam has a strong community with many families traced back hundreds and hundreds of years, so diluting our neighbourhoods further is something that should be decreased (why so many houses if it's for the local people?). Furthermore, there is only one over-subscribed high school,	There is a lot of supporting evidence that Southam has no need for more new houses after the significant developments already recently built or in progress. At government level, UK population growth requires the country to build more new houses - the Plan demonstrates that Southam has already built its fair share for the Plan period (10 more years). The only thing identified by our Housing Need Survey for the town itself was that we need 10 more bungalows to meet the current housing need. You will note that we have not identified land upon which to build other than the aforementioned bungalows and self-build units. This way we can be sure that our medical, school and other services will have sufficient capacity. HS2 is a major UK

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			<p>over-subscribed doctors surgeries and other over-subscribed facilities and services, so if all these new houses are built, where are the children going to go to school or elderly family members going to go when in ill health?</p> <p>Southam is a rural, green town so even more houses will mean less natural beauty. Walks in the countryside have been a lifeline to many people, especially in the covid pandemic, so destroying more green space will negatively effective the community's mental health. More housing development would also add onto the awful destruction of precious green space of the HS2 project, which is felling trees around Southam and Warwickshire, negatively affecting the community for a wasteful and pollution-increasing project which is not beneficial for Southam and Warwickshire.</p> <p>I would like you to think carefully about expanding housing, as destroying more green space and inviting people into an already swamped town with not the facilities to match would have negative consequences and may cause resentment</p>	<p>infrastructure project and commenting on it is outside local planning parameters. Very little land has been taken permanently by HS2 within the Plan boundary. A major part of the Plan is devoted to protecting green spaces.</p>
7	Fasil Muhammed	General	<p>Southam has three A-roads and now all these A-roads have built up areas on the sides. Please consider 30MPH speed restriction on all A-roads that is within 100m to a built-up area. This will reduce road noise inside the residential properties and will also reduce risk of accidents. The noise from motorcycles is at quite painful levels.</p> <p>Please introduce a drop of zone for all schools in Southam, where parents are allowed to park their vehicle for a maximum of ten minutes to drop their kids. It is not practical for working parents</p>	<p>Matters relating to highways, such as setting speed limits, are outside the remit of a Neighbourhood Plan. They are always under review by County Council who are lobbied by the Town Council. For school drop-off points, there are multiple places for dropping children within easy walking distance of schools already, albeit informal. The Plan wants to encourage more walking and cycling to schools and so will not be encouraging more road traffic close to the schools themselves.</p>

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			from housing estates located at outskirts to walk their children to school.	
8	Fasil Muhammed	General	Consider building market square with at least a super market in it.	Unfortunately, there are no sites in the retail centre for a traffic-free square but one of the Plan's aspirations is to transform the retail area into a "shared space" to reduce through traffic and make it more welcoming to cycles and walkers.
9	David K Smith	Policy 13	<p>Re: Policy 13 specifically traffic speed limits passing recent housing developments i.e.: Lilley Meadows (A423), Flying Fields (A425) and the developments on the Banbury road (A423)</p> <p>I believe the speed limits should be reviewed with an intention to reduce limits to 30 mph until having passed housing development exits.</p> <p>I believe current limits of 50 mph or higher present significant risk to residents who drive, cycle and walk when leaving the estates.</p>	It was said many times by Plan volunteers that what once was a by-pass is now a fast road between residential streets. Speed limits are reviewed and set by the County Council on safety grounds and recently a new 40mph speed limit was approved for Welsh Road East up to the Flying Fields development. It is our Plan aspiration that Southam should be safe enough for children to walk or cycle safely to school in Southam with or without parents. The best way to achieve speed limit changes is to lobby local elected representatives.
10	Jodie Wiltshire	General	<p>Southam is becoming overdeveloped with too many uniform housing estates. The increase in traffic has been considerable in the high street and Coventry Street making it a less pleasant place to live. There are also not enough quality shops to attract people away from shopping in Leamington. The choice is very limited and concentrates more on discount shops. Anti-social behaviour has increased in the past few years, especially with loud pipes on bikes and cars using the high street, Coventry and Welsh Rd as a race track. These bikes and significant problem seem to be ignored by the police. Having tried local cllrs and never getting a response, I contacted my MP. The cllr did respond then to say it was local people causing the noise but seems nothing can be done. This is not good enough as</p>	<p>There is evidence that Southam <i>itself</i> has no need for more new houses now, following significant developments recently built or in flight. However, at a government level, UK population growth requires the country to build more new houses - we feel that Southam has already built its fair share for the Plan period (15 more years) and we say so. The only need identified was for a few more bungalows to meet the current housing need. You will note that we have not identified land upon which to build other than the aforementioned bungalows and some self-build units. This way we can be sure that our medical, school and other services will have sufficient capacity. HS2 is a major UK infrastructure project and is mostly outside Southam and therefore outside of our Plan.</p> <p>The 20mph idea is a good one and is being pursued by the Town and County Councils. It is our Plan aspiration that Southam should be safe enough for</p>

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			<p>it makes being in the house and garden very unpleasant especially on bank holidays.</p> <p>It is all well and good developing new homes or letting people build their own but you need the infrastructure to support this. Southam facilities as they stand to not meet the needs of those wanting to spend income in their town.</p>	<p>children to safely walk or cycle to school in Southam with or without parents.</p>
11	M. J. Hayes	Policy 05	<p>Crime cannot be designed out, it needs enforcement - yet Southam is to lose its Police station.</p>	<p>There is in fact a standard for designing out crime that the police themselves endorses. This is referenced in the Plan text.</p>
12	M. J. Hayes	Policy 09	<p>All new developments should have rooftop solar panels.</p>	<p>This is perhaps desirable but difficult to mandate locally at this level; this will take national legislation and there are still debates on affordability.</p> <p>However, it should be noted that Policy 09 will be amended in response to this and other comments. Old paragraph c) in the Policy is deleted and there is a new paragraph a) "New builds should support zero carbon by not having any appliances that consume fossil fuel." Old para a) is new para b).</p>
13	M. J. Hayes	Policy 11	<p>Electric vehicles. Few houses. if any, have enough electric power to recharge more than one car overnight yet, even in our street there are around an average of 2 cars per house. I see no cohesive plans for charging vehicles in streets with terraced accommodation, flats, etc. Much of what is proposed doesn't seem to grasp the size of the oncoming challenge.</p>	<p>Policy 11 is designed exactly to address your first point. The second point can be at least partially covered by installing cable troughs to be embedded in public footpaths between residences and the road to allow safe charging from terraces and flats. At present there is insufficient evidence available to be able to mandate this in a Plan policy.</p>
14	M. J. Hayes	Policy 13	<p>Safe cycling. Many cyclists don't use the cycleways already provided - especially the one along the Kineton Road.</p>	<p>The comment is noted but no amendment to the Plan is envisaged that will reduce the number of people that may be bypassing safe cycle ways.</p>
15	M. J. Hayes	Policy 14	<p>Residential parking problems are a problem of too many cars per house, 1 parking space per bedroom in a house is never</p>	<p>Policy 14 is a balance between the cost of land required for the residence plus all its parking and the inconvenience and sometimes safety concerns with</p>

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			enough. Plus, parking laws aren't enforced.	antisocial parking. The Plan can offer nothing in terms of enforcement.
16	M. J. Hayes	Policies 15 & 16	Riverside flood management is non-existent, much of the river at the bottom of our property is in an overgrown state after the Environment Agency stopped riverbank maintenance many years ago. It is left to individual property holders to do it & most don't.	A Neighbourhood Development Plan has no power to enforce landowners' obligations to manage riverside areas on their properties.
17	M. J. Hayes	Aspiration A2	<p>A 20mph speed limit will not be observed, the 30mph speed limit in High Street is commonly exceeded by the majority of vehicles - why? because it is not enforced. A speed camera outside Lloyds Bank would make a fortune.</p> <p>Shared space policies for high streets don't work, the one in Warwick doesn't work. Cars, vans, trucks, motorbikes & cycles don't share space with pedestrians. More pedestrian crossings are essential to make the town centre more pedestrian friendly. I was recently missed by a cyclist doing around 25mph on the pavement outside the police station.</p> <p>As for lowering the 60mph speed limit on the bypass, I am led to believe that motorcyclists have a challenge going, to exceed 100mph between the islands! As with so much in life, making laws & rules is a waste of time if they aren't enforced.</p>	<p>We note your observations about enforcement but planning law has no remit there. However, it is important to ensure the right limit is in place otherwise there is nothing to enforce.</p> <p>Our evidence is that shared spaces CAN work, the nearest example being in Coventry; there will always be exceptions as there are with the current arrangements. The key issue is the expense of implementing.</p> <p>We don't agree that lobbying for the appropriate speed limit is a waste of time.</p>
18	Mr. J E Taylor	Policies 01, 02 & 09	Policies 01, 02, 09 give the opportunity to describe proposals for the increase in biodiversity by protecting existing habitats, creating new habitats eg wetlands, woodland, wild flower meadows, river/stream management and in general considering the rich wild life we have (although rapidly declining) as well as the amenities the public expect to	The Green Spaces that are listed in the plan are mostly grassy or arable field. Green Space 7 however, is already planned to become a nature reserve by the owners Cemex whether or not it is publicly accessible. It should be understood that the Neighbourhood Plan cannot <i>compel</i> landowners to take any sort of action in the absence of any development plans. However, if there are particular areas of high bio diversity

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			enjoy. Surely public opinion in Southam would place nature conservation and the enhancement of our natural habitats above "weeping trees" in the Town Centre.	in Southam that the Plan team have overlooked, please let us know.
19	Mr. J E Taylor	Policies 06, 08	Policies 06,08. Simply what Southam needs to help young people in Southam to live (and hopefully work) in the town they grew up in is LOW COST RENTED ACCOMMODATION. Surely "self-build" is way out of the reach of new families starting out.	The need for low cost rented accommodation is understood and Policy 07 on Self Build is not intended to address that. Instead, Policy 08 sets out a mix that takes into consideration the local need but also the requirement for a development to create a return on investment. Without that, there would be no development and therefore no housing mix.
20	Mr. J E Taylor	General	<p>The Southam Neighbourhood Plan has some obvious popular ideas with which no-one would disagree eg open spaces, views, car parking etc etc but our future depends on building an environment our children and future generations can enjoy. Why not consult our local groups like Butterfly Conservation and Warwickshire Wildlife Trust who have loads of Southam members? They understand the causes of the local decline in biodiversity. In general the Plan is conservative and lacking imagination.</p> <p>Just a question. If Southam as affluent as the author suggests. Why do we need food banks?</p>	<p>The Neighbourhood Plan team has consulted widely, including Warwickshire Wildlife Trust.</p> <p>Regarding your "affluence vs food bank" point, even in generally better-off places there are some people that struggle financially and Southam is no exception.</p>
21	Daniel Lamb	Figure 15	The image is of low quality so it is hard to view properly.	We will take a look at Fig 15 before submission to see if it can be rendered better in the document. The original is very high resolution.
22	Daniel Lamb	Section 4.1	I strongly support the designation of local green spaces. For the size of Southam, it feels deficient in open green space. I would welcome more ambition to add new areas and seek more than the minimum when new development comes forward.	Noted. No action required.

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23	Daniel Lamb	Policy 13	Getting to Long Itchington on foot or on bike can be dangerous currently, with a fast road and one narrow footpath. As part of the Sustrans proposal to improve the old railway line into a cycle route, could we include an ambition to create better safer pedestrian/cycle links to Long Itchington to create more cycle friendly routes around Southam area (which are quite limited currently)? This would benefit pupils travelling to Southam College, too.	<p>The Plan cannot make proposals for land use outside of the Plan boundary such as routes to other settlements.</p> <p>The resource centres you mention are privately owned and the Neighbourhood Plan cannot compel owners to maintain buildings or raise funds to do so.</p>
24	Daniel Lamb	Section 4.9	The underpass flooding is a well-known problem for students and residents travelling between the newer parts and older parts of town. It is disappointing that this has not been mentioned here and would welcome an additional comment that the Town Council will work with others to find a solution.	The Town Council is working with Warwickshire County Council and, through the District Council, developers, to explore options to solve the flooding problem. This process is happening outside of the Neighbourhood Plan activity.
25	Daniel Lamb	Section 5	Access to the eastern side of the bypass is significantly restricted for pedestrians and cyclists. Whilst there are PROWs, I think they can be quite dangerous and unsuitable crossing points. With the potential for Aldi and further development east of the bypass, I would welcome greater east-west access across this part of the town. A footbridge over the bypass? It could create a lovely feature for the town?!	The need for a new pedestrian bridge to cross the bypass is included in Aspiration A2.
26	Daniel Lamb	Aspiration A11	One of the factors that brought us to Southam is Southam College. I disagree with the ambition to relocate this asset to the town. The college have invested in a new sports hall and will be undertaking redevelopment within the college. I agree traffic can create problems, but I think the focus should be on resolving the infrastructure issues. Traffic problems are common issues	In respect of the school, work is already in progress to redevelop the existing site but currently this does not increase its capacity at all. There will need to be another solution given that the current built area cannot encroach any further onto the playing fields.

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			with popular high schools unfortunately.	
27	Colin Bowker	Policy 12	<p>The document seems to refer only to new developments. There is a need to review existing sources of light and reduce them. Some street lighting could be switched off in late evening (bearing in mind safety for pedestrians) and some private sources should be addressed. For example, Hewer's building yard has a powerful floodlight permanently switched on all night. It is a significant level of light pollution with known adverse effects on wildlife (and bedrooms in its beam). Pressure should be exerted to reduce this excessive level of lighting. I assume it is intended to be a burglary deterrent. The same protection might be achieved with a motion sensor, or other alarm device which would not impact on neighbours and wildlife. Police could advise.</p>	<p>The Neighbourhood Plan is unable to impose action on existing landowners, especially when it is the County Council Highways. The Town Council is in the process of handing over the street lights that are still under its remit to the County Council and any that don't meet modern standards are having to be replaced as part of that process.</p>
28	Colin Bowker	Policy 13 & Aspirations A6 & A7	<p>I'm putting these together as they are closely related.</p> <p>Sadly, the proposed measures (20mph limit and shared use surface) are insufficient to improve the experience of using the town centre, or of living along one of our main routes.</p> <p>The aspirations do not address the pressing need to reduce through traffic which ignores the by-pass, its excessive speed through the town centre, and the major issues of noise and air pollution.</p> <p>Access to the town centre is needed for residents and deliveries and the small number of visitors but heavy and speeding traffic is not discouraged from using the Market Hill/Coventry St as a rat run. Entrances to the town need strong signage and traffic</p>	<p>We respectfully disagree. With a reduced speed limit and less freedom of movement for motor traffic, any incentive to use the town centre as a through route will be greatly diminished.</p> <p>Enforcement measures such as those called for are not within the remit of a Neighbourhood Plan.</p>

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			<p>calming measures to prevent this through traffic (often speeding heavy goods vehicles and roaring motor bikes and hot hatches).</p> <p>Recently we have seen greater emphasis, and a well-publicised case of air pollution being recognised by the coroner in London as a cause of death of a young child. There must be a grave risk in Southam from almost constant heavy traffic. Has there been a survey? The high proportions of older people with frail health, and young children forced to pass heavy traffic must be at risk.</p> <p>Traffic calming and more attention to noisy, detuned (probably illegally) bikes and cars from police and counsellors is urgently needed.</p>	
29	Colin Bowker	General	<p>Air and noise pollution rank very high in my concerns about living in Southam. I think this neighbourhood plan has sadly failed to address these concerns with any adequacy - if at all.</p> <p>Indeed action should not wait for the fruition of this plan. There is a need to divert through traffic - especially, but not only, heavy vehicles (including large and speeding farm vehicles) from any but the most essential access. A safe central area for pedestrians and (slow-moving!) cyclists is unfeasible without this.</p> <p>A 20 mph limit could be introduced immediately to cover all outer entrances to the town, with police or concerned resident checks on noisy, dirty bikes and cars using Southam as a race track on weekends and evenings. Without this living in and accessing the town centre will continue to be quite unpleasant and often stressful.</p>	<p>Regarding air pollution, records for Leamington Spa, the nearest large town, over the last 8 years, covering Particulates, NO2 and Ozone https://aqicn.org/historical#!city:united-kingdom/leamington-spa do not show levels of air quality considered as dangerous or alarming.</p> <p>Regarding noise pollution, one of the benefits of Aspiration A6 would be to calm motor traffic through the centre. The Plan team disagree that this is unfeasible given its success in other places in the UK and Europe.</p>
30	Sarah Kelly	Aspiration A11	<p>This is a useful future improvement for the long term,</p>	<p>In respect of the schools, work already in progress to redevelop the existing site</p>

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			<p>however Southam needs action not aspiration. School places are required immediately to meet current social, family and most importantly educational need. New residents are currently struggling to find school places with Southam primary and secondary provision. Local residents are having to apply for out of town (Kineton, Stratford, Leamington) school places for their children. This places new families at a significant disadvantage - having to incur time, travel and cost penalties.</p> <p>Local home building has been permitted without the development of educational places to meet demand. This must be improved with significant and immediate investment by Stratford District council and Warwickshire LEA for the Sept 2021 intake.</p>	<p>will not add to its capacity. It is important that children living in Southam AND surrounding villages should have the opportunity to attend a Southam school.</p>
31	Sarah Kelly	General	A careful and well considered plan for the future of Southam.	Thank you.
32	Kate Marshall Steve Marshall	Objective 1	<p>Why are we not conserving our green spaces for wildlife & enhancing biodiversity or using them to improve air quality, sequester carbon or alleviate flood risk?</p> <p>The majority of Southam's green spaces are of very poor quality for nature & do not provide much in the way of interest or wellbeing. A lot of these spaces are monoculture grass or areas of farmland.</p> <p>There is mention of the quarry land as a nature reserve but where is the detail? What else are you doing? Biodiversity is being lost at a rapid rate and Southam needs to play its part in preventing this. Warwickshire Wildlife Trust have plenty of statistics on endangered species in Warwickshire.</p>	<p>The Green Spaces that are listed in the plan are mostly grassy or arable field. Green Space 7 however, is already planned to become a nature reserve by the owners Cemex and such plans exist but are outside the remit of the Neighbourhood Plan. It should be understood that the Neighbourhood Plan cannot compel landowners to take any sort of action in the absence of any development plans. However, if there are particular areas of high bio diversity in Southam that the Plan team have overlooked, please let us know.</p>

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33	Kate Marshall Steve Marshall	Objective 2	Developments in recent years do not reflect the character of Southam. The style in figure 7 of houses has not been used elsewhere. Developers have a few different house styles reflected hundreds of times that look no different to many other towns all over England.	Your comment is noted and, yes, the style illustrated is intended as an example of "what good looks like". Developers don't do enough to diversify designs in large developments although an effort has been made to "mix up" the few different designs they have. The District Council, with their excellent Supplementary Planning Document (Design Requirements Supplementary Planning Document July 2020 section A1) lays down what good design is and this is a mandatory consideration in planning decisions.
34	Kate Marshall Steve Marshall	Objective 3	Sexual offences have risen since 2015 " what is Southam doing to prevent this in its town plan? Most public transport does not reach residential areas (especially later in the evenings), leaving people, especially women, to walk home a further 10 minutes or so.	There is some statistical evidence for a rise in sexual offences but some of this is due to re-classifying some domestic violence as sex-related. The plight of women having to walk home late on a dark night is well understood but sadly the provision of public transport is outside the powers or remit of a Neighbourhood Plan.
35	Kate Marshall Steve Marshall	Objective 6	<p>The Climate Change Act came in in 2008 and we have since had various legislations and targets around net zero carbon, energy efficiency and the Environment Bill and Future Homes Standards should be a strong factor and be planned for as they will both come into force well before 2031.</p> <p>It is very worrying that the term "net zero carbon" does not feature into this section or any other in this Neighbourhood Plan. It should be THE most important priority of Southam's future.</p> <p>All existing buildings should be transitioning to net zero carbon - what is Southam doing to help with this?</p> <p>There is no urgency in this section and terms like "energy efficient" need proper definition. Energy efficient does not equal zero or low carbon if the energy is non renewable!</p>	<p>Objective 6 will be strengthened with a new final sentence that reads: "Before the end of the Plan period, it is realistic to expect that only buildings that directly consume no fossil fuel will be planned."</p> <p>Although the phrase "net zero carbon" is not used, Objective 6 does talk about reducing carbon and specifically references the Climate Change Act.</p> <p>The Plan is silent on the provision of community heating and battery storage but this does not mean that it can't or won't happen.</p>

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			Are there plans for district and community heating systems? Battery storage?	
36	Kate Marshall Steve Marshall	Policy 10	As for water conservation: there are references to flooding concerns throughout this plan but little recognition that traditional development worsens likelihood of flooding. The fact is that flooding is set to worsen with climate change. Where possible, integration into SUDS systems will be supported. SUDS should be mandatory and developments should be able to demonstrate their plans to reduce flood risk through natural solutions.	Policy 10 is about integrating grey water recovery with SuDS, not the provision of SuDS per se. The provision of SuDS or any other drainage system is set out in the NPPF para 167 and is regulated by the Lead Local Flood Authority which, for us, is Warwickshire County Council.
37	Kate Marshall Steve Marshall	Policy 11	There is no reference to non domestic EV charging infrastructure. In 2030 all new petrol and diesel vehicles will be banned and most residents will own an electric or hybrid car. There are a small number of charging points in Southam. Where are the plans for more and plans for residential areas where off street parking is not an option?	The simplest option for non-off-street EV charging is to ensure that there is a cable channel cut across all sidewalks outside terraced and flat accommodation. Non ground floor flats should be built so that a charge point is accessible at ground level.
38	Kate Marshall Steve Marshall	Policy 12	All lighting should be LED powered by renewable sources.	Street lighting on the highway is outside the remit of the Plan but for information, all new street lights are indeed LED to save energy and cost. There is no method by which the Plan can mandate that the lighting power source is renewable.
39	Kate Marshall Steve Marshall	Objective 7	We believe that Daventry Road fulfils the "arterial road"• criteria. Safe cycling routes should be provided throughout Southam and also neighbouring villages such as Napton and Long Itchington. Cycling is an environmentally friendly mode of transport promoting health and wellbeing. It also provides a better social connection for non drivers. Finally, cycling takes cars	Objective 7 to be amended to add "Daventry Road" after Welsh Road. The comment about cycling is well made but the Plan cannot make any provision for anything outside the Plan boundary.

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			off the road thus helping to lower air pollution.	
40	Kate Marshall Steve Marshall	Policy 14	Why are there more car parking spaces allocated than cycling? Surely this encourages car use over cycling?	This is a good suggestion, and the Policy will be modified so modified so that 2 bed units have 2 bike spaces instead of 1 and 4 bed units have 3 instead of 2. A sentence will be added after "...general public can use." that says: "Cycle spaces should be covered and be designed such that cycles can be secured."
41	Kate Marshall Steve Marshall	Figure 40	Why do these improvements to pedestrian and cyclist infrastructure only reach halfway out into residential areas? There are places where cycle routes start and then stop abruptly e.g. Pound Way which almost makes things less safe!	Figure 40 will be modified to extend the improvement on Welsh Road East to the Flying Fields estate entrance. Some parts of Pound Way are not covered in the diagram because they are not a main access route to town.
42	Kate Marshall Steve Marshall	Figure 41	It is very confusing that the plan is aiming to encourage safe cycling and walking routes yet prioritises more parking in the town centre. Cars will always dominate if these spaces are to be shared. Why not make the High Street a car free zone so that residents and visitors are encouraged to walk, cycle or uses public transport? This is surely the healthy option for both people and the environment?	It is not practical to make the centre a car free zone with no parking as this will impede those of limited mobility and discourage visitors. Retail businesses along the high street also benefit from such "parking trade".
43	Kate Marshall Steve Marshall	Aspiration A3	Ref. 39: should be updated to reflect new EV laws and the current EV uptake rates. This topic requires constant review to reflect the rapidly increasing market.	Comment is noted and given that the aspiration has already been realised, A3 will be amended to read: "The public car park in Southam is now equipped with charging points for Electric Vehicles. Provision of extra charge points should maintain pace with demand."
44	Kate Marshall Steve Marshall	Aspirations A1, 2, 3, 5, 8 & 10	These Aspirations should be part of the plan not just aspirations!	It is understood that, following discussions with Chair, Vice Chair and Secretary of the Southam Neighbourhood Plan, you have modified your comments regarding the conversion of Aspirations into Policies. This is based on a better understanding of what Neighbourhood Plan is and is not empowered to do under the legislation. No further action required.

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45	Kate Marshall Steve Marshall	A11	<p>We do not believe that the relocation of Southam College is a positive change for Southam, especially to replace this site with bungalows. Southam College is listed as one of the green spaces early in the plan (this green space is not accessible to residents) and the idea of building bungalows goes against conserving this green space.</p> <p>We acknowledge that the traffic here is an issue but there are better solutions. What about a "park & ride" shuttle for the many children being dropped off by cars? Encouraging car sharing? Encouraging pupils to walk or cycle from further away? Since many students come from further afield, perhaps a new secondary school is needed to accommodate this demand for school places?</p> <p>We do not think that this plan represents the needs of children or young adults!</p>	<p>Regarding Southam College, although inadequate safety is a factor, more pressing is the lack of expansion potential in the current site (something that the latest planned building does nothing to help). In time, something will need to be done, either moving or splitting the college.</p>
46	Kate Marshall Steve Marshall	General	<p>We think that the following are MISSING from the plan:</p> <ul style="list-style-type: none"> * Broadband & digital provision * Pollution, especially air quality * Local & shared community workspaces to address the working from home need * Facilities such as tennis courts, other sports provision & entertainment for a range of ages and abilities. 	<p>Broadband provision is missing from the plan as it was not raised as a significant topic during plan development and new developments are already being equipped with FTTP.</p> <p>Regarding pollution, the Neighbourhood Plan team checked recent records for the nearest town, Leamington Spa, (see https://aqicn.org/historical#!city:united-kingdom/leamington-spa) and found no particular issue with air pollution nor any trend indicating worsening air quality in the area.</p> <p>Regarding provision of shared workspaces, no compelling evidence for such a need has come to light as of now, therefore will not be included in the submission version of the Plan.</p> <p>The point about new sporting and leisure facilities is debatable and the Neighbourhood Plan team will pass on to the Town Council. If you have any other to support the need for one or</p>

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				more of the items on the list, this can also be passed on.
47	WCC Flood Risk	Fig 16	You have included some good maps demonstrating the Fluvial flood risk to Southam. It may be good to include an additional map highlighting the Surface Water flood risk to the town.	Surface water flood risk within the plan area, according to the government maps, is not markedly different from the fluvial maps except for showing a high risk in the A423 pedestrian underpass. A map taken from check_long_term_flood_risk.gov.uk showing the central part of Southam will therefore be added.
48	WCC Flood Risk	Objective 1	We support the protection of open spaces and river corridors – this could be developed to mention the benefits of open space as flood risk management to retain water. Above ground SuDS could be utilised in open spaces.	The sentence “Another benefit of more open space is to prevent obstruction of natural drainage and hence mitigate overall flood risk.” Will be added to the end of Objective 1.
49	WCC Flood Risk	Policy 03	You could add to your objective a specific point about new developments needing to consider their flood risk and sustainable drainage systems when building on Greenfield and brownfield sites.	No action necessary; covered in Policy 15
50	WCC Flood Risk	Objective 4	If a site is for ten or more houses it is classed as a major planning application, therefore in line with the National Planning Policy Framework, a site-specific Flood Risk Assessment must be submitted to the Lead Local Flood Authority for review.	Noted and agreed. As this is regulation in force, no further action is required in the Plan.
51	WCC Flood Risk	Policy 08	All developments will be expected to include sustainable drainage systems.	Noted and agreed. Covered in Policy 10
52	WCC Flood Risk	Policy 09	You could include an additional point that encourages new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum. New culverts will need consent from the LLFA and should be kept to the minimum length.	Policy 09 justification to be strengthened with the addition of the sentence: “When sites include the opening up of existing culverts, the amenity value is increased and contributes to bio-diversity.” With a footnote referring to this representation.

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53	WCC Flood Risk	Policy 09	You could add an additional point stating all developments will be expected to include sustainable drainage systems and should consider their flood risk.	Already incorporated in Policy 15. No further action.
54	WCC Flood Risk	Policy 10	We support the integration of SuDS in Policy 10.	Noted.
55	WCC Flood Risk	Policy 15	<p>You could develop this point to include the SuDS hierarchy. The hierarchy is a list of preferred drainage options that the LLFA refer to when reviewing planning applications. The preferred options are (in order of preference): infiltration (water into the ground), discharging into an existing water body and discharging into a surface water sewer. Connecting to a combined sewer system is not suitable and not favourable.</p> <p>In policy 15 Part B, you state the discharge rate should be below 5 litres per second. Discharge rates should be determined on the site area and the greenfield runoff rate which in some circumstance may be more than 5 litres per second.</p> <p>WCC FRM are aware of repeated flooding at the underpass beneath the A423. We would welcome a comment that the Town Council will work with WCC, developers and the Environment Agency to explore solutions.</p>	<p>i) In Policy 15 (b), the word “Appropriate” will be deleted. The phrase “in accordance with the LLFA Flood Risk Management Plan” will be inserted after “(SuDS).”</p> <p>ii) Discharge rates to be below 5l/sec will be deleted from the Plan.</p> <p>iii) Regarding the flooding pedestrian underpass, the following paragraph will be entered after the one ending “..Flood Zone 3a.”: “130.141. The only pedestrian route that avoids crossing the 60mph bypass becomes impassable regularly due to flooding. The County and District Councils, supported by the Town Council, are considering plans to alleviate the flood risk.”</p>
56	Sport England (West Midlands)	General	General advice provided about developing policies supporting sport and protection of playing fields. [See Appendix 1 for full text of representation.]	Advice noted.
57	Stratford on Avon District Council Planning Department	General (New Government Guidelines on New Homes)	The Government has introduced criteria for ‘First Homes’, a specific kind of discounted market sale housing that is also classed as affordable housing: First Homes - GOV.UK (www.gov.uk).	Noted and the following text will be added to Policy 08 – Housing Mix: “Housing developments which include affordable housing should demonstrate that Government’s First Homes Scheme has been taken into account.”

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			Local plans and neighbourhood plans submitted for examination before 28 June 2021 (Regulation 15), or that have reached publication stage (Regulation 14) by 28 June 2021 and subsequently submitted for examination (Regulation 15) by 28 December 2021, will not be required to reflect the First Homes policy requirement. However, this may mean that if the Plan is not submitted for examination before the 28 December 2021 the Plan may need to reflect this new guidance, therefore depending on your expected timings for the NDP to reach Examination, it would be advisable to incorporate the First Homes requirement within an NDP policy.	
58	Stratford on Avon District Council Planning Department	Introduction	It is suggested adding a small section setting out what the Neighbourhood Plan is and how it is required to meet the 'Basic Conditions'. Reference to the current work on the South Warwickshire Local Plan could also be included.	A new para 1 will be added saying: "The Localism Act of 2012 is intended to give people the opportunity to have a greater say in the planning process taking place within their area. This is achieved by enabling communities to produce a Neighbourhood Development Plan."
59	Stratford on Avon District Council Planning Department	Introduction	The Plan should also emphasise the need to include all members of the community in Southam life e.g. jobs, housing, transport, open spaces etc. Accessibility to those needs to be improved for those with disabilities. Opportunities for inter-generational activities and interaction should be explored.	Para 1 (new para 2) will be amended to read: "This Neighbourhood Development Plan aims to make Southam an even better place to be, now and for future generations and is intended to meet the aspirations of all members of the community. The Plan term covers a period up to 2031 and will be subject to review during this time." In addition, new final bullet in para 2 to be added: "• Explore opportunities for inter-generational activities and interaction."
60	Stratford on Avon District Council Planning Department	Introduction / Aspirations	There should be reference to facilities for younger people, e.g. open space/BMX park/sports pitches. There should be an additional crossing of the by-pass e.g. bridge as the underpass often floods.	An additional crossing of the bypass is in Aspiration A2. Comments on youth needs are noted and additional green space is intended to contribute to allowing informal meeting space for youths.

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61	Stratford on Avon District Council Planning Department	Para 11	The two points referred to in this paragraph are unrelated.	The following text will be deleted from this paragraph: "and development would have low sustainability and poor connections to town amenities."
62	Stratford on Avon District Council Planning Department	Para 12	Only the western part of the river valley is designated an Area of Restraint. Delete 'the' before Southam.	Agree to the deletion. The text "part of which is" will be inserted after the word "valley".
63	Stratford on Avon District Council Planning Department	Fig 11	This figure will need to be amended to take account of any additions or omissions.	Noted.
64	Stratford on Avon District Council Planning Department	Fig 12	It may be worth considering having two separate figures, one to show valued landscapes and one to show viewpoints as they could be considered to be different.	After due consideration it has been decided to delete Policy 02 owing to the fact that the difference between landscapes and viewpoints were not considered during consultations.
65	Stratford on Avon District Council Planning Department	Figs 15 & 16	Could these two figures be combined into one?	We feel these are too complex to remain clear when combined.
66	Stratford on Avon District Council Planning Department	Para 35 1 st bullet	More definition is required, e.g. what is meant by 'fair'? Responses also included comments regarding the following 'There needs to be a link to ensure that growth is what people in Southam want and that it is in the right place'. Water supply is important and infrastructure needs to be fit for purpose.	These are vision statements rather than Policies and so some licence is to be expected when it comes to precision. Nevertheless, the first Vision Statement bullet will be modified, replacing the words "be fair to" with "meet the needs of".
67	Stratford on Avon District Council Planning Department	Para 35 2 nd bullet	Need to emphasise disabled access.	Bullet will be amended changing "All residents" to "All residents, including disabled".
68	Stratford on Avon District Council Planning Department	Para 35 3 rd bullet	Should be a reference to parking. It should be noted that CIL money has been allocated by SDC to upgrade both GP surgeries / facilities, that the high school is likely to be full and what are the plans for this and employment land is at a premium due to it being used for housing.	Whilst the comment makes sense, introducing a new topic at the vision statement level at this stage cannot be accepted given that the statements were widely consulted on in the early phases of the process. The comments on SDC plans for infrastructure are welcomed and noted.
69	Stratford on Avon District	Para 35 4 th bullet	How will Southam attract new shops?	Smarten up the town centre (see aspirations) to make it a more desirable

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	Council Planning Department			place to spend time. More footfall means more attractive to retailers.
70	Stratford on Avon District Council Planning Department	Para 39	Add 'about' before '1100'.	Accepted.
71	Stratford on Avon District Council Planning Department	Policy 01	<p>Delete: 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.</p> <p>It is suggested replacing the final paragraph with: The management of development within areas of Local Green Space will be consistent with that for development within Green Belts. This will ensure consistency with paragraph 101 of the NPPF.</p>	Accepted
72	Stratford on Avon District Council Planning Department	LGS1	<p>Site LGS1: Whilst it is acknowledged that there is an intrinsic beauty argument for the valley floor leading to the Holy Well via the public footpath, it is considered that the 'shape' of the LGS is incorrect. It includes part of an agricultural field beyond the Holy Well to the west which wouldn't meet the LGS criteria and should be removed; the northern boundary doesn't follow the tree line and includes part of a field that wouldn't meet the LGS criteria; the LGS excludes part of a field to the south of the footpath on the southern edge which would form part of the overall 'experience' of the valley floor and could be included. A proposed alternative boundary for the LGS site is shown on the attached photo ref: 125226.</p>	The comment is accepted and the boundary of LGS1 will be amended as proposed.
73	Stratford on Avon District Council Planning Department	LGS 7	<p>Site LGS7 is a lake formed from sand and gravel extraction on a working quarry site. Whilst it may have potential as and when</p>	This comment is noted and taking into consideration that spoil from HS2 works have fallen through, LGS7 will be removed.

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			it is re-purposed as a nature reserve some time in the future, there is a concern that it may not meet the NPPF criteria at present and subsequently may need to be removed from the Plan.	
74	Stratford on Avon District Council Planning Department	LGS 13, Para 74	Southam Cricket Ground. The footpath has now been diverted and this paragraph should be updated to reflect this.	The following text will be appended to the final sentence of the paragraph: "even since its recent diversion following nearby housing development."
75	Stratford on Avon District Council Planning Department	LGS 14	Site LGS14 is currently playing pitches to the south of the settlement. The site is the subject of a current planning application (ref: 20/02365/FUL) for the erection of 84 dwellings. The land in question is also part of allocation SOU.1 in the Core Strategy. Whilst the planning application has yet to be determined it should be acknowledged that there is the possibility of this LGS designation being overtaken by other events.	LGS 14 was designated to protect the football and bowls pitches. Since then, these amenities have been relocated and so this LGS will be removed.
76	Stratford on Avon District Council Planning Department	Policy 02	It is not possible to 'maintain and safeguard' landscapes within certain vistas in perpetuity. The phrase 'maintained and safeguarded' should be replaced by 'respected' (as in Policy DC.4 of the Ilmington NDP which passed Examination). Delete: maintained and safeguarded Add: respected	Accepted. Policy 02 on Valued Landscapes is to be removed.
77	Stratford on Avon District Council Planning Department	Policy 03	The policy should also deal with brownfield land outside the BUAB. Parts of the justification relate to greenfield land so aren't directly relevant to this policy.	In the first sentence of the Policy, the words "Built up Area Boundary" will be replaced by "Plan Area". Para 87 will be deleted. Para 89 will be changed to read "The intention of this Policy is to indicate a preference for brownfield development over greenfield."
78	Stratford on Avon District Council Planning Department	Policy 04	It is unclear as to what is meant by 'utility'. Consideration could be given to using 'uses' or 'activities'.	Accepted, will change to "activities".

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79	Stratford on Avon District Council Planning Department	Policy 04	The NPPF requires public benefits to outweigh any identified harm to heritage assets. The wording of the policy here requires “special circumstances” It may be better to use the NPPF compliant term of ‘public benefits’ instead. Delete: special circumstances. Add: public benefits.	Accepted. Changed to “clear public benefits”.
80	Stratford on Avon District Council Planning Department	Policy 05	It is unclear as to where the justification is for reference to ‘larger than 10 dwellings’ within the policy. It would be useful to know how this threshold was agreed. Similarly, there is no explanation as to the choice of SBD Silver Level certification (as opposed to any other) and the mechanism for implementation is unclear.	In fact the lower limit applies only to Gold certification and so the text “of larger than 10 dwellings” will be removed. Also, a new para will be appended to the justification: “Although Silver level is specified in the Policy, Gold level is preferred. Gold is not specified due to the additional assessment burden it places on local police resources.
81	Stratford on Avon District Council Planning Department	Para 97	This paragraph is a selective representation of what the Core Strategy actually says in para 6.7.20 on page 170. The wording should be clear so that everyone understands why the District Council is identifying reserve housing sites in the SAP, particularly as the NDP isn’t intending to do so.	The following sentence will be appended to Para 97: “It is acknowledged that the Planning Authority will be required to identify reserve sites in order to meet possible additional housing demand.”
82	Stratford on Avon District Council Planning Department	Para 98	The text will need to be amended as a self-build site isn’t a Rural Exception or a Reserve Site.	Para 98 will be truncated to finish at "demand".
83	Stratford on Avon District Council Planning Department	Policy 06	As written, this policy appears to be overly restrictive in that only schemes including bungalows and located close to the post office will be supported. There is concern that this would not meet the Basic Conditions test.	We recognise that development will occur away from the retail and amenity centre but the policy is designed to emphasise the need for ground level, single story independent dwellings close to central amenities. Text will be added to the justification to clarify that stating a particular development would be supported doesn’t necessarily mean that other development would not. Reference will also be made to Policy 08 – Housing Mix.
84	Stratford on Avon District Council Planning Department	Policy 06	In summary, it is recommended that this policy is re-written. It appears to conflate two distinct issues: meeting local	The point is taken that Local Needs Housing is not solely about single storey dwellings. It is proposed to clarify the intent of the Policy by modifying the title

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			<p>housing need and the need for single storey dwellings. Whilst it is true that Southam has seen extensive housing development in recent years, this is broadly in line with the strategic approach established in the Core Strategy and, more specifically, is to address District-wide housing need.</p> <p>The 2017 Southam Housing Needs Survey identified a need for 36 additional homes for households with a local connection to Southam, comprising a mix of housing association homes for rent and Shared Ownership sale and homes for owner-occupation. It should be highlighted that 10 of the 36 homes (28%) were required in the form of bungalows.</p> <p>The Policy as currently drafted is not likely to be effective in meeting the above need (or any need that might be identified in any subsequent survey). It would benefit from being re-written to clarify its purpose and, possibly, allocating one or more sites specifically for a small-scale Local Need scheme.</p> <p>It is suggested that a further discussion regarding this policy takes place with John Gordon in the Housing Team at Stratford District Council.</p>	to be "Siting of Ground Floor, Single Level Dwellings" and referring to Ground Floor Single Level in the Policy.
85	Stratford on Avon District Council Planning Department	Policy 07	<p>The policy should refer to self-build and custom housebuilding. The title should be changed to cover both elements. Consider amending the first para to read: "Proposals that involve schemes for self-build housing and custom-build housing will be supported provided the site is sustainable through new or existing infrastructure subject to the provision of appropriate infrastructure". The local connection criteria are more</p>	<p>Accepted. Policy Title will be changed to "Self-Build and Custom Housebuilding Provision"</p> <p>The first paragraph will be amended as proposed.</p> <p>The final paragraph containing the criterial for selection will be truncated to end at "...District Council."</p>

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			stringent than Policy SAP.6, which states that all plots will be offered in the first instance to individuals or households that have a local connection through living and/or working in Stratford-on-Avon District or by having close family living in the District... The criteria in the NDP policy should be re-defined, or removed.	
86	Stratford on Avon District Council Planning Department	Policy 08	<p>The principle of the policy is supported, however it is unlikely to work in its current form due to the lack of housing allocations in the NDP and the lack of in-fill opportunities within the settlement. Therefore, it is suggested that the policy is re-written.</p> <p>The focus on the provision of bungalows is understandable, given the findings of the 2017 survey and the fact that Part B of Core Strategy Policy CS.19 does not contain any specific requirements in respect of the proportion of bungalows within individual schemes (only their inclusion as part of an 'appropriate mix'). However, the reality is that, in the absence of further specific allocations, only small-scale schemes on unidentified "windfall" sites within the Built Up Area Boundary of the town are likely to come forward. The prospects for achieving the prescribed proportions of bungalows on smaller sites are likely to be limited.</p> <p>It is suggested that a further discussion takes place with John Gordon in the Housing Team at Stratford District Council.</p>	<p>This comment is noted but the Policy is intended to last well into the future and cover any reserve sites that may be identified or used.</p> <p>The term "bungalow" is to be replaced by "single level ground floor dwelling". In addition, the following text will be added the final paragraph of justification about market housing in Policy 08 - Housing Mix:</p> <ul style="list-style-type: none"> • Developments of 20 or more homes should include homes designed for an ageing population through the provision of at least 10% of the total number as bungalows or other suitable accommodation unless there are site specific reasons why this would not be appropriate. • Specialist accommodation for older people must be located in areas with easy access to public transport, to everyday amenities, to shopping needs and to primary health care facilities.
87	Stratford on Avon District Council Planning Department	Policy 09	<p>The principle of this Policy is supported, however the criteria set out currently is considered to be too generalised to enable the Policy to be workable in practice.</p>	<p>In response also to representation 35, Policy 09 will be strengthened by modifying to include a new item a): "New builds should support zero carbon by not having any appliances that</p>

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				consume fossil fuel." Old item c) is deleted.
88	Stratford on Avon District Council Planning Department	Policy 11	<p>The principle of this Policy is supported. However, there are a couple of points for consideration as follows:</p> <p>It is unclear as to how this Policy would be implemented/enforced? For example, via condition? If so, it would be useful to say so. It should be clear as to what is meant by 'near future' as this could be months or it could be years.</p> <p>It is unclear as to how realistic the requirement for a three-phase electricity supply to all new domestic properties would be? This is important given the potential additional costs involved. Has this proposal been discussed with the local electricity distribution network operator?</p>	<p>This Policy has been discussed with the Operations Director of Western Power Distribution at a meeting in March 2018. This network provider is very keen because the flexibility it afford for load balancing via smart chargers. This requirement is very realistic and has been trialled by WPD in South Wales. The point is that provision of 3 phase supply vs single phase is of marginal cost when it is done at the time of original construction.</p> <p>Whether such provision has been made is easily inspected visually and is therefore enforceable.</p> <p>In order to clarify the Policy, it will be reworded as follows: "All new dwellings must be provided with suitable provision for electric car charging points. In order to provide maximum flexibility and capacity, 3-phase supplies are required to be available at domestic meters in all new dwellings so that additional connection work to increase domestic capacity will be unnecessary in the future"</p>
89	Stratford on Avon District Council Planning Department	Policy 12	There should be reference to community safety issues re: streetlights.	Community safety will be added to the Policy and Justification will include a new first paragraph: "CPRE states that dark skies are a key characteristic of a rural area (ref) and Southam is a small rural town. It is recognised that lighting levels and times balance community safety and cost. This Policy seeks to add the control of light pollution as a design consideration so that the light goes where it is needed and nowhere else.
90	Stratford on Avon District Council Planning Department	Policy 13	It is suggested amending the 1st paragraph to read 'Developments should provide safe pathways'.	Accepted
91	Stratford on Avon District Council Planning Department	Policy 14	It would appear that this Policy follows the requirements within Part O (Travel and Parking) of the current District Council's Development Requirements SPD, therefore given the	Other remarks from the Reg 14 public consultation suggest that the provision for cycles should be at least the same as for cars to be consistent with the objective of encouraging more cycle and pedestrian transport. As such the

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			<p>comprehensive nature of the SPD, consideration should be given as to whether there is a need for having a separate set of requirements unless there are any Southam specific reasons for doing so. This could be explained in the justification.</p> <p>Should the Policy remain, it is suggested that there should be some text included to state that the standards are a starting point similar to that in the SPD in case there are site specific circumstances to justify a slightly different level of parking provision.</p>	<p>allocation in the Policy will be amended as follows: for 2 bed units, cycle spaces will be 2 rather than 1. For 4 bed units, cycle spaces will be 3 not 2. In addition, a new sentence will be appended to para 3: "Cycle spaces should be covered and be designed such that cycles can be secured."</p> <p>The Policy is in the Plan to strengthen the SPD and the following sentence will be added to the justification: "The proposed parking standards contained in Policy 14 are intended to ensure that new development does not contribute to further on-street parking."</p>
92	Stratford on Avon District Council Planning Department	Policy 15	There should be more of an emphasis on flood prevention.	We believe that Policy 15 and 16, taken together, address flood risk as far as practicable within the confines of an NDP planning policy. The Policy will be amended however in the light of comments 48, 52, 55 from WCC Flood Risk Management Team.
93	Stratford on Avon District Council Planning Department	Policy 17	There is a concern that the element of the policy restricting the change of use of retail units to dwellings does not comply with recent changes to permitted development rights through the revised GDPO. It is suggested that the heading and 2nd line are changed from 'retail' to 'commercial' given changes to the Use Classes Order which places a wide range of uses into a new Class E. Restricting change of use from retail to residential will not be enforceable because of relaxed national policy	<p>The Policy wording states the circumstances in which proposals would be supported. The objective is to encourage such proposals in preference to changes of use to residential rather than attempt to "ban" such proposals. We anticipate that this clarification is sufficient if included in the justification and so we plan to add a new second paragraph to Policy 17 justification: "The intention is that this Policy encourages developments that improve the existing commercial centre in preference to those that involve changes of use."</p> <p>New evidence from benchmarking study citing a public desire for an improved retail offering in the town will be added.</p>
94	Stratford on Avon District Council Planning Department	Aspiration A6, A7	Should these also cover Market Hill?	The term "high Street" in lower case was used as shorthand for the retail centre comprising Market Hill, High Street, Daventry Street and Coventry Street. Additional text: "(covering Coventry Street from its junction with Welsh Road West, High Street and Market Hill)" will be added to clarify.
95	Stratford on Avon District	Aspiration 11	Southam College Relocation. The inclusion of this Aspiration	The points made are noted but one of the main issues with the local needs is

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	Council Planning Department		reflects pre-publication engagement. However, it would be helpful for the supporting text to explain that decisions about the re-location of Southam College and any consequential redevelopment of the existing campus are likely to be taken in the context of the emerging South Warwickshire Local Plan. This will take some time to complete the necessary statutory processes leading to adoption. Even then, it is important to recognise that the actual process of securing the necessary funding and physically relocating to a new campus are likely to take many years. With reference to para. 176, there is therefore a distinct possibility that the profile of identified local housing need may have changed in this time. Furthermore, it is implicit within the Aspiration that the only option available for the existing campus would involve the discontinuation of its existing educational use. This may not necessarily be the case. This all points to the fact that it would be desirable to consider the option of bringing forward a Local Need scheme on another site or sites on the edge of Southam.	that it is for single level ground floor dwellings, most likely to be occupied by the less mobile members of society. Any other site that might be considered for development is going to be located at some distance from local amenities and thus be counter-productive to key aims of the Plan.
96	Stratford on Avon District Council Planning Department	Appendix 1	Definition of "Affordable Housing". With reference to the 'Remarks', It should be noted that this is a partial and incomplete explanation, and therefore potentially misleading. In the interests of completeness and brevity, it would be preferable simply to cross-reference to the corresponding definition in Annex 2 of the NPPF.	Accepted.
97	National Grid	General	There are no National Grid Assets within the Plan area.	No response required.

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98	Woolf Bond Planning (on behalf of Rockwood Barwood Southam Ltd.)	General	Introductory text. [This is a summary. See Appendix 1 for full text]	No Response required. [This is a summary. See Appendix 2 for full text]
99	Woolf Bond (on behalf of Barwood)	General	Assessment of the Neighbourhood Plan against the Basic Conditions Reminder of Basic Conditions, reminder that Stratford of Avon District Council is in talks with Warwick District Council regarding a merger and impact on the Core Strategy. [This is a summary. See Appendix 2 for full text]	We of course note that although the possible merger of Warwick and Stratford of Avon District Councils has been called off, there may still be more co-operation on planning. For the present however we can only deal with what released documents that are in front of us.
100	Woolf Bond (on behalf of Barwood)	Policy 01	Evidence needed to substantiate designation of Local Green Spaces. LGS 7 is separated from the town. LGS designation does not give access rights. Barwood Riverside Park proposal as part of development south of Welsh Road West. NPPF requirements for a Local Green Space. Criticisms of LGS 1 and LGS 6. [This is a summary. See Appendix 1 for full text]	Our understanding of your objection to Local Green Space 1 in Policy 01 is that it conflicts with a development that your client has in mind for this site and other nearby land. Our evidence, sought from a specific public consultation in 2018 and bolstered by the strong public reaction to your client's first submission for this site 17/01254/OUT, is that LGS 1 is the one most valued by Southam's residents. Our independent consultant assessed all green spaces proposed by the Neighbourhood Plan team and modifications were made to the list and designated areas as a result of this and other consultations. LGS 1, in its current form, was deemed suitable for inclusion and complied with basic conditions (the ones you enumerate) for such a designation. However, in response to a representation from the District Council, the boundary of LGS1 will be modified to align with their recommendation. LGS6 is a school playing field and has an element of protection anyway as long as Southam College occupies its current site because it is part of the mandatory sports field allocation as determined by Sport England. In the event that the college relocates, LGS6 would provide amenity space for any development on

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				<p>the school site. There is no other plan visible to the NDP team.</p> <p>The management of development within areas of Local Green Space must be consistent with that for development within Green Belts. This does not mean development cannot happen, it just means there must be exceptional circumstances. Local Authorities may grant permission. For example, if the application is for:</p> <ul style="list-style-type: none"> • A proportionate extension or alteration of a current structure • The replacement of a current building for the same use. <p>For these reasons, no changes are required to LGS6.</p> <p>Concerning LGS7, there is no reason why a space “divorced from the town” cannot be designated a Local Green Space. In Southam’s case, there is a need for more Green Space (see Core Strategy Policy AS7) and LGS 7 represents a huge opportunity to add to the green amenities of Southam (possibly also for Stockton and Long Itchington). However, this LGS will be deleted from Policy 01 due to the fact that a scheme to use HS2 workings to develop the space has not moved forward. It will remain as an aspiration.</p>
101	Woolf Bond (on behalf of Barwood)	Policy 02	<p>Criticism of VL 2 justification.</p> <p>Criticism of VL 4 justification.</p> <p>Pointing out that the landscape areas are ill defined (as viewpoints).</p> <p>Evidence of consultation not included in the Plan.</p> <p>[This is a summary. See Appendix 1 for full text]</p>	<p>In the light of this and also District Council comments, this Policy 01 will be removed from the NDP.</p>
102	Woolf Bond (on behalf of Barwood)	General	<p>Promotion of sites to the North and South of Welsh Road West.</p> <p>[This is a summary. See Appendix 1 for full text]</p>	<p><u>Land to the South of Welsh Road West</u></p> <p>The Neighbourhood Plan can only take into account plans rather than future proposals.</p> <p>There was no public evidence to support the allocations proposed and so no such allocations will be made.</p>

				<p>A previous development proposal (17/01254/OUT) in that area (that included the “riverside park” was opposed by an unprecedented mass public demonstration in the town, showing a unique strength of feeling for that particular area, and was subsequently rejected by the Planning Authority for being outside the BUAB and likely harm to visual landscape and character. In the Core Strategy it states in Policy CS.13 that “an Area of Restraint makes an important contribution to the character of the settlement. Development must not harm or threaten the open nature of such areas”. The Stowe Valley is designated as such an area and there are other possible sites outside the Area of Restraint.</p> <p><u>Land to the North of Welsh Road West</u></p> <p>We note your client’s intention to submit plans to develop to the north of Welsh Road West. Such a development would be assessed at the appropriate time by the Planning Authority. The NDP team can only deal with extant plans. Your comment that Southam’s role as a Main Rural Centre automatically demands further housing is not accepted. According to the Core Strategy, Development will take place in Main Rural Centres:</p> <ul style="list-style-type: none"> • “on allocated sites identified in the Area Strategies and shown in the Policies Map • “on sites identified in the Neighbourhood Plan • “through the redevelopment and reuse of suitable land and property within their Built-Up Area Boundaries as defined in the Policies Map.” <p>The site north of Welsh Road West, would qualify in none of the above categories. Moreover, surrounding Local Service Villages look to Southam for amenities rather than housing.</p>
103	Woolf Bond (on behalf of Barwood)	General	<p>Summary and Suggested Changes</p> <p>Taking account of the above comments, if Policies 01 and 02</p>	<p>We would like to thank you for the time and effort that went into your considered feedback on the draft Neighbourhood Plan.</p>

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			<p>are to be retained in the emerging Neighbourhood Plan (which we do not endorse), the land controlled by our clients (within parcel 1 of Local Green Space) and the areas covered by vistas 2 and 4) should be omitted.</p> <p>Furthermore, the land north and south of Welsh Road West should be included as allocations within the plan. The inclusion of housing allocations would reflect that already envisaged with respect of the self-build site as referenced in paragraph 103.</p>	<p>Changes to Policy 01 and Policy 02 have been detailed above.</p> <p>Due to the public and Planning responses to 17/01254/OUT, the QB will not be proposing the allocations you suggest and there is no obligation on a QB to make allocations in an NDP.</p>
104	Delta Planning (on behalf of A.C. Lloyd)	General	<p>We have no objection to the Draft Neighbourhood Plan as currently written, however it is considered that it is lacking any economic development policy relating to future employment in Southam. Whilst such policies are principally contained in Stratford District Council's adopted Core Strategy and emerging Site Allocations Plan, it would be beneficial for the Neighbourhood Plan to also make provision for new employment development in Southam.</p> <p>We are currently preparing an outline planning application for an employment scheme at land south of Leamington Road, Southam as shown on the attached Site Location Plan. The site currently comprises of agricultural land (7.4 Ha). It is suitably sized and well placed for an employment development as it lies immediately adjacent to the existing industrial area to the east, known as Holywell Business Park. The HS2 line is situated to the south of the site, creating a strong, long term defensible boundary to the south. The attached Proposed Site Layout Plan shows an employment scheme comprising of 28,530</p>	<p>We note the comment on the lack of specific Policies for economic development (other than for the retail centre). As the comment states, the Town Council as a whole and the Neighbourhood Plan team are aware of the plan for a new employment centre off the A425 and, as it is already the subject of pre-application information, saw no need to include a site allocation in the Neighbourhood Plan.</p>

			<p>sq.m gross internal area. The scheme provides 16 units designed for small and medium sized businesses varying in size from 1,068 sq.m (11,496 sqft) to 4,890 sq.m (52,636 sqft).</p> <p>A new vehicular and pedestrian access is proposed off Leamington Road via a signalised T-junction. A signalised pedestrian crossing with tactile paving will be provided to the east of the site access. The scheme includes mitigation planting along the site frontage to screen the site from long distance views. A 20-metre wildlife corridor is proposed along the sites eastern boundary to protect and enhance the existing hedgerow. In addition to this, land to the south-west of the site is proposed as an ecological enhancement area.</p> <p>The proposed employment scheme is designed to comply with draft Policy SAP.8 'Employment Enabling Sites' within the emerging Stratford District Site Allocations Plan. This policy allows proposals for employment development to come forward on unallocated land adjacent to settlements where there is evidence of a local need for the development. It should be noted that representations have been submitted to the Site Allocations Plan to promote employment development at the site.</p> <p>It should be noted that in September 2020, pre-application advice was received from the District Council for this proposal (PREAPP/00101/20). The pre-application advice was generally positive regarding the principle of the development. Accordingly, we are currently working towards the submission of an outline planning application in</p>	
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Southam Neighbourhood Plan

2011 to 2031



		<p>the second half of 2021 to coincide with the next stage of the Site Allocations Plan which is expected in Autumn/Winter 2021. Further pre-application discussions are currently being held with County Highways and the Council's Landscape Officer to agree the scope of the Landscape and Visual Impact Appraisal.</p> <p>Following the positive pre-application discussions with the District Council, a pre-application meeting was held with Southam Town Council and Neighbourhood Plan Group in November 2020 to inform them of the proposals. There were no objections in principle to the proposals, however some concerns were raised regarding the site access, traffic impacts and onsite parking. Any planning application will respond to these issues.</p> <p>It should be noted that the proposed employment scheme has also been submitted to the South Warwickshire Local Plan Scoping and Call for Sites Consultation for the site to be considered as an employment allocation.</p> <p>Overall, it is considered that the site offers a sustainable location for employment development. There are no physical constraints to development. The site is not green belt. The land is not at risk from flooding and there is no known contamination. There are no other known environmental issues. It is therefore considered that the site should be considered as an employment allocation in the Neighbourhood Plan. This would provide a positive message about securing the future of economic development for Southam.</p>	
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Appendix 1 – Representation from Sport England

From: Planning Central <Planning.Central@sportengland.org>

Sent: 27 May 2021 17:29

To: Debbie Carro <clerk@southamcouncil-warks.gov.uk>

Subject: Southam Neighbourhood Plan Consultation - Regulation 14

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework** (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local

investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance:
<https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Administration Team

E: Planning.central@sportengland.org

Appendix 2 – Representation from Woolf Bond Planning

Attached as a separate pdf.



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: SB/GR/7543

Email: s.brown@woolfbond.co.uk

21st June 2021

Southam Neighbourhood Plan Consultation
Southam Town Council
The Grange
Coventry Road
Southam
CV47 1QA

By Email: clerk@southamcouncil-warks.gov.uk

Dear Sir/Madam,

SOUTHAM NEIGHBOURHOOD PLAN 2020-2036: REGULATION 14 CONSULTATION

REPRESENTATIONS ON BEHALF OF ROCKSPRING BARWOOD SOUTHAM LTD

General

Introduction

We refer to the above Regulation 14 Neighbourhood Plan ("NP") consultation document and write on behalf of our client, Rockspring Barwood Southam Ltd (Barwood), setting out a number of comments upon the policies and proposals contained therein.

Our client has a controlling interest in land to the west of Southam, north and south of Welsh Road West.

We also suggest that some policies of the emerging Neighbourhood Plan are removed as they are not supported by the necessary robust proportionate evidence as envisaged in the NPPF and therefore would not accord with the basic conditions and other legal requirements. Details are set out below.

As an overarching comment, and general observation, Barwood Land is supportive of the plan-led approach to place-making and this includes in relation to neighbourhood planning.

We generally commend the Town Council's endeavours and collaborative approach to preparing the NP, and offer our comments on a positive basis in order assist the NP Team in preparing a Plan that is fit for purpose having regard to satisfying the basic conditions.

As the Stratford-on-Avon Local Plan (Policies CS16) enables the Neighbourhood Plan to allocate sites for residential development, as outlined in this statement, our view is that our clients land north and south of Welsh Road West should be identified as sites for residential development accordingly.

Alongside the contribution towards boosting the supply of housing, our clients land will also support the expansion of Southam College¹ together with the provision of an extended area of open space along the valley of the River Stowe west of the town, the latter identified as an objective in policy AS.7.

Supporting Plans and Particulars

Accompanying particulars comprise as follows:

- Completed comment form
- Site Location Plan BAR0524-001 (Node)
- Comprehensive Masterplan for land north and south of Welsh Road West BAR0524-002 (Node)
- Masterplan for land south of Welsh Road West BAR0524-003 (Node)
- Masterplan for land north of Welsh Road West BAR0524-004 (Node)

Our detailed comments upon the policies and proposals contain the in draft NP are set out below.

Assessment of the Neighbourhood Plan against the Basic Conditions

General

In terms of assessing the appropriateness of the consultation draft Neighbourhood Plan ("NP"), it must meet the "Basic Conditions" set out in Law [paragraph 8[2] of Schedule 4B of the Town and Country Planning Act 1990].

In order to meet the Basic Conditions, the NP must:

- Have regard to national policy advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area; and
- Be compatible with EU obligations.

¹ Identified as a key constraint in section 1.2, paragraph 9 of draft NP

Although the existing Stratford-on-Avon Core Strategy was adopted on 16th July 2016, the Council undertook a review of the document at its meeting on 19th April 2021 (prior to the fifth anniversary of its adoption as required by the statute²) and this has confirmed that the approach of the document is appropriate. Nevertheless the Council has commenced a formal review of the Development Plan as a joint document for South Warwickshire with Warwick District Council. As the existing Core Strategy remains, it is important that the emerging Neighbourhood Plan is consistent with the strategic policies of the existing development plan.

Our comments on the draft policies of the emerging Neighbourhood Plan are outlined below.

Local Green Spaces (Policy 01)

General

Policy 01 proposes the designation of a number of sites as Local Green Space. Whilst section 4.1.2 details the current justification for the designation of Local Green Spaces the independent assessment of sites reference in paragraph 44 has not been made publicly available as part of consultation documents. Consequently, and without sight of this assessment, there is clear uncertainty whether there is the necessary evidence to substantiate the inclusion of the policy alongside the extent of the areas envisaged to be designated. This is especially important where the Neighbourhood Plan envisages the designation of Local Green Space sites which do not follow recognised existing features.

Paragraph 42 of the NP recognize that Core Strategy AS7 identifies Southam as having a deficiency in publicly available amenity green space. The NP does not provide details of the findings of the Town Survey undertaken in 2016 and there is no further evidence provided as to where particular deficiencies in publicly accessible green space are within and around Southam.

However, there is a need to maximise high quality, accessible multifunctional green space close to the town that can provide maximum benefit to local residents and visitors alike.

Whilst proposed Local Green Space *LGS 7 – Southern End of Southam Quarry* is identified by the NP as a “major new site” to include a nature reserve and area of recreation value for local residents and visitors (NP paragraph 43), it is divorced from the town by the ring road and does not provide direct, easily accessible links from the town to the surrounding countryside and wider footpath network.

It is also noteworthy that designation as a LGS does not give public access rights.

Opportunity to Deliver a Riverside Park Accessible to All Southam Residents

The provision of a Riverside Park as and integral part of the proposals for land controlled by our client to the south of Welsh Road West (see Plan No. BAR0524-003) would offer further recreation, access and biodiversity opportunities beyond the area of the proposed LGS1 and would link with the riverside walks and Holy Well walk to provide significant amenity and recreation benefits to local residents and wildlife.

² Under [regulation 10A of The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\)](#)

Furthermore, land within the proposed LGS would be brought into and combined with new publicly accessible green space, incorporating public footpaths, whilst respecting the setting of the Holy Well, preserving and enhancing landscape character and safeguarding the open character and tranquillity of the Stowe Valley.

The Riverside Park, including the proposed LGS1, riverside walk and Holy Well walk would combine to provide a comprehensive “major new site” that is accessible from and well-related to the town and existing green spaces and could be provided alongside and in addition to the nature reserve proposed within the Southam Quarry (LGS7).

The Approach set out in the NPPF

The NPPF (paragraph 100) is clear of the circumstances which must be demonstrated to substantiate the designation of Local Green Space. These are:

- a) Reasonably close proximity to the community it serves;
- b) Demonstrably special to a local community and holds a particular local significance for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) Local in character and is not an extensive tract of land.

Analysis

In the absence of the evidence to substantiate Local Green Space sites, it is not considered that the information within the document currently demonstrates that each and every site currently envisaged for designation as Local Green Space achieves the tests outlined in paragraph 100 of the NPPF. Therefore this policy and its supporting text should be omitted from the Plan alongside the removal of the figure 11.

Furthermore, and to illustrate the inconsistency of the NP with the advice in the NPPF, we outline our concerns with respect of the proposed designation of two areas of land as Local Green Space. These are:

Area 1 (Stowe Valley including the Holy Well) and area 6 (Southam College Playing Fields). These reasons why we dispute the inclusion of these two areas are as follows:

With regard to Area 1, the extent envisaged for designation is shown on the extract of figure 11.



This is a site where it is noted that the proposed designation does not follow clear definable existing features of the ground (as illustrated by the area bound in blue on the annotated plan. In the absence of the use of existing features to define the extent of the proposed Local Green Space, it is unclear how the land within the proposed area meets the criteria detailed in paragraph 100 of the NPPF whereas land outside it i.e. to the north of the land bound in blue does not.

Whilst it is accepted that the Holy Well is a clear local feature of historic significance it is not considered that it has been adequately demonstrated why the extent of land proposed for inclusion in the Local Green Space site all achieves the criteria specified in paragraph 100 of the NPPF.

Whilst there is a footpath along the course of the River, the majority of the site is in private ownership and consequently other than permitted walking along the path is not available for recreation.

Although paragraph 47 refers to the unbroken vistas in all directions, these are restricted by existing vegetation, especially along field boundaries. Furthermore, the topography of the river valley alongside vegetation (especially along the A425) prevents vistas into the proposed local green space site contrary to the suggested by paragraph 46.

The existing development off Watton's Lane together with the vegetation along the course of the River Stowe will likewise restrict views eastwards of the recreation ground as also suggested in paragraph 46.

The above analysis indicates that the tract of land proposed for designation as local green space, especially that within the area bound in blue does not meet the criterion outlined in paragraph 100 of the NPPF. If the local green space policy was to be retained (which we do not consider is justified for the reasons given), the extent of parcel 1 should be revised to exclude the area bound in blue as it has not been demonstrated that this section accords with the necessary criteria obligated by the NPPF.

With respect of area 6, the College's playing fields, this area is proposed for designation as (paragraph 58 after section 4.1.3.6):

“The school field provides sports facilities for the local community although its greatest asset is the area opposite Windmill Way which provides a panoramic view over the fields to South Fields Farm. It is currently used by the school and local community for recreational purposes and functions as a well-used community resource.”



Whilst the use of the playing fields is acknowledged, the NP has not considered the implications of the proposed designation for any proposals that the College may prepare for the enhancement/improvement of the site which may be hindered by the designation. This is especially important as the NP (paragraph 9) highlights an issue with the capacity of the college.

Although the Plan identifies an aspiration (no. A11) for the relocation of the college, we understand that the College has no intention or aspiration to relocate and is (and plans to continue) investing significantly in improving its facilities for the benefit of its students and the local community. Moreover, as indicated in the submissions on behalf of Barwood Land, their control of land north of Welsh Road West adjoining the college provides scope for expansion of the education site alongside residential development. This would therefore provide the scope to expand the capacity of the college without necessitating the identification of an alternative site.

Whilst the assessments of sites 1 and 6 are illustrations of the inconsistency of their proposed designation with the criteria in paragraph 100 of the NPPF, it indicates that the policy itself is not appropriately evidenced and should be omitted from the plan. Alternatively, the extents of site 1 should be revised to exclude the land bound in blue with the College's playing fields in parcel 6 omitted in any event.

Valued Landscapes and Viewpoints (Policy 02)

General

Policy 02 details a number of vistas/valued landscapes which it suggests should be protected. These are shown on figure 12 (extract below).

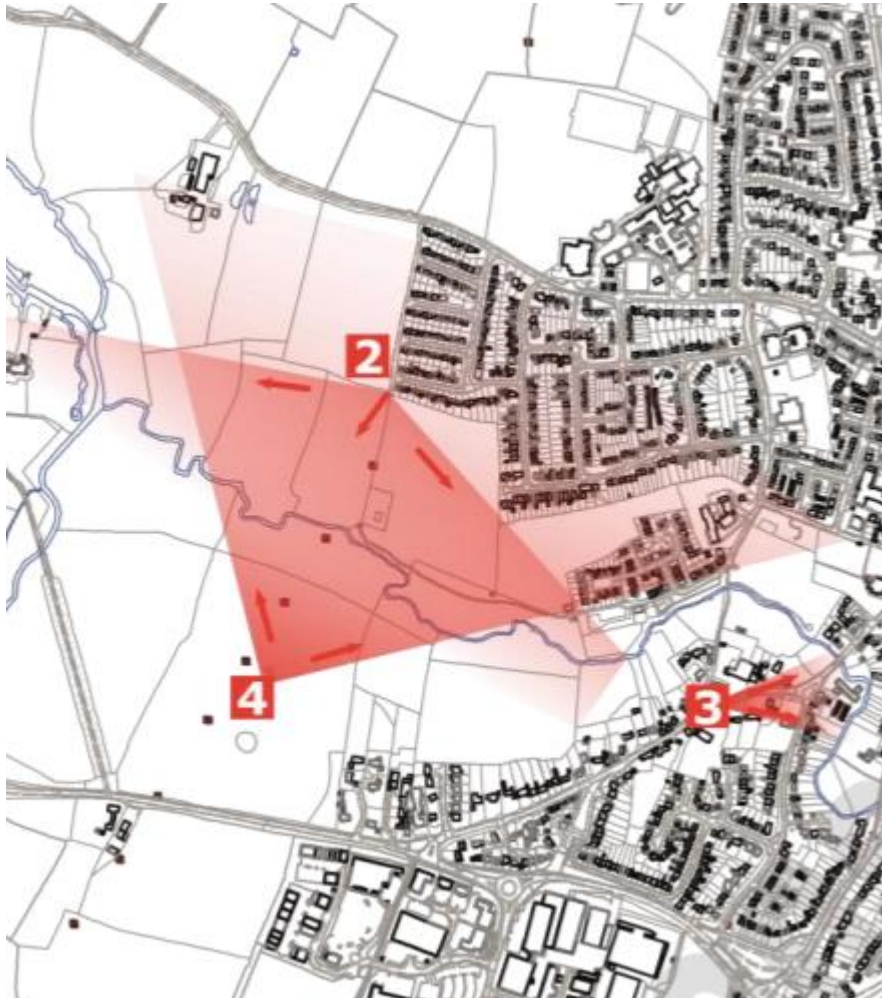
Whilst it is acknowledged that paragraph 170 of the NPPF protects valued landscapes, it is not considered that the Neighbourhood Plan is supported by the necessary evidence to confirm why the locations chosen area valued landscapes.

Analysis

Whilst policy 01 refers to an independent analysis (unpublished) in support of the Local Green Space sites, there is no information to show how the locations and views selected have been appraised consistently to show that they are valued. Although it is noted that paragraph 80 indicates that sites were nominated by the public, as indicated above there is no information to show whether any locations suggested are not proposed for designation and why the views identified are of particular value.

Therefore, the policy should be omitted from the plan without clear evidence confirming the reasons why they are of value.

To illustrate the concerns regarding the limited evidence to support the approach of the policy, we have analysed the proposed vistas referenced as numbers 2 and 4 on figure 12. These are shown below.



The assessment of these vistas refers to the public rights of way network – the map below is an extract from the County Council's website illustrating the various rights of way around Southam.



With respect of vista 2, paragraph 82 states the following as the justification for its inclusion as a valued landscape:

“Standing at the five-bar gate looking south there is the open aspect of Stowe Valley including the fields on the northern bank, the old barn on the southern bank and Polo Ground to the west. Long horn highland cattle roam free in the field to the south-west. Each season brings a unique quality to this landscape: sledging is very popular here in the winter months, spring and autumn give rise to many ramblers enjoying the Public Footpaths that permeate and summer is brings of colour and leisure walkers.”

It is not considered that this statement has indicated why it is of value, especially as the type of agriculture (i.e. arable, pastoral or mixed farming) on the various fields will vary from year to year and also seasonably. As it is not open space, the reference to winter sports activities is not relevant as these are not permissible on the land. Without clear evidence of its value or the justification of the specific vistas (notwithstanding vegetation heights along field boundaries can change), the necessary justification of this vista or value has not been provided. It should consequently be omitted.

With respect of vista 4, paragraph 84 states the following as its justification.

“The complementary landscape to Valued Landscape 2 above is from the footpath that runs along the field towards the ruined barn on the south bank of the Stowe. The view takes in the fields up to Welsh Road West all the way along to the church spire. A great vantage point to watch breeding buzzards and herons who can often be seen in the valley. The swans are regular visitors too to breed and move up and down the river, having a number of favoured safe-spots.”

Whilst it is acknowledged that there are views across the valley of the River Stowe, alongside the fields up to Welsh Road West, the existing residential development along the southern side of the road is also visible.

As the existing residential properties are an integral element of the view, this must be recognised in the analysis, especially as the angle of the vista shown does not include the church spire referenced in the analysis.

The assessment has not considered and appraised all the features that contribute towards its character. The failure to recognise the existing built-form in the vista means that it is unduly restricted further development in this location (such as on our clients land south of Welsh Road West) which lies in the contended view.

Detailed Landscape Commentary

Landscape Character

Policy 02 is divided into two parts. The first of these states that:

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

The aspirations of this part of the policy are reflective of the provision of Core Strategy Policy CS.5 ‘Landscape’ which requires development to minimise and mitigate its impact and, where possible, incorporate measures to enhance the landscape.

The wording of the first part of NP Policy 02 is not specific to any specific landscapes, areas or views and appears to be generalise din relation to the plan area as a whole.

Recommendations

Given that the wording appears to be generalised in this manner, it does not wholly relate to the focus of the policy, which is on “valued landscapes & viewpoints”. It is therefore suggested that this part of the policy be either incorporated into a separate landscape policy within the NP that applies to the plan area as a whole, or is removed. Core Strategy Policy CS.5 already delivers protection to all landscapes within the District, so there is no need for a further layer of local policy protection within the NP.

In the absence of any local landscape character assessment or supporting evidence being prepared by the Town Council to support the NP, reference should also be made to the published studies that support the Core Strategy, as these provide the current recognised evidence base. As set out in the supporting text to Core Strategy Policy Cs.5, these include the following:

- The Warwickshire Landscape Guidelines
- The District Design Guide; and
- Landscape Sensitivity Study, 2011

Valued Landscapes and Viewpoints

The second part of Policy 02 relates specifically to Figure 12, stating that:

“Development proposals should ensure that all valued landscapes, as shown in Figure 12, are maintained and safeguarded, particularly where they relate to heritage assets, rising land, village approaches and settlement boundaries”

As illustrated on Figure 12, there are no areas identified, only viewpoints.

At paragraph 79, the supporting text states that: *“There are a number of Valued Landscapes within the Neighbourhood Area and their associated views that were highly ranked by Southam Residents.”*

At paragraph 80, the plan goes on to say: *“These sites were nominated via the web site and consulted on at public events.”* A reference is made to the Southam May Day Fate 2018 (footnote 12 of the NP), but no further details are provided.

There are also no details to be found on either the Town Council or NP websites as to how areas / sites were nominated, their locations, extents, or characteristics and attributes that made them of particular value to those residents who provided feedback. The emphasis upon the visual aspect of the landscape is highlighted in the 'Introductory Slide Deck' that is available on the NP consultation website (www.southamreg14.org) and which provides background to the plan. Under the title *Plan Objective 1 of 11 'Conserve and develop local green spaces'* on slide 10, it is stated that:

*“There are four views iconic to Southam specified in **Policy 02** that we want to preserve - This means we don't want development on whatever land that will spoil or obscure these views.”*

Again, this statement is not specific as to which land / areas, features or characteristics are sought to be protected within these views / landscapes.

The policy wording does seek to provide some clarity on those aspects of the landscape that may indicate particular value, including:

- Heritage assets;
- Rising land;
- Village approaches; and
- Settlement boundaries

However, it is not clear or evidenced as to why some of these aspects / features are of value and where and to which views they pertain.

Under the 'List of Valued Landscapes & Viewpoints' included at Section 4.1.5 of the NP, illustrative photographs (figures) are provided for each of the viewpoints, along with brief descriptive text.

For Viewpoint 2 (figure 34) looking south across the Stowe Valley, the text identifies the following (paraphrased) at paragraph 82:

- Open aspect of the Stowe Valley, including fields on the northern bank;
- The old barn on the southern bank;
- Polo Ground to the west; and
- Long horn highland cattle roaming free in the field to the south-west (Stoneythorpe)

The text also identifies seasonal change and the public footpaths being used by ramblers and leisure walkers.

For Viewpoint 4 (figure 36) looking north across the Stowe Valley, the text identifies the following (paraphrased) at paragraph 84:

- Fields on northern valley side;
- Church Spire; and
- Vantage point to watch breeding buzzards and herons and swans.

Recommendations

By not defining specific landscape areas, Policy 02 provides flexibility and allows for proposals to be assessed against identified landscape qualities. This is reflective of the approach taken by the Core Strategy and is supported by national policy and guidance which encourages the use of criteria based policies that identify characteristics and are supported by landscape character assessments and sensitivity studies.

However, it is not set out within the policy or supporting text how those aspects of particular value identified by Policy 02 (namely: heritage assets, rising land, village approaches and settlement boundaries) relate to each of the identified views.

It is therefore unclear as to what characteristics or features are important, or why. Furthermore, the description and supporting text for the views include descriptions of bird sightings and other, non-landscape matters.

It is also unclear as to what the evidence for those views and landscapes is from the consultation undertaken with residents. This should be provided and clearly related to the policies within the NP.

The NP needs to provide greater clarity on these matters to provide a policy which is based on clear, sound evidence and criteria.

Further details relating to the character of the landscape, key features and sensitivities are available in the published landscape character assessment and sensitivity studies that support the Core Strategy (see above).

Suitability of Land North and South of Welsh Road West for inclusion as an allocation in the Emerging NP

Overview

Land parcels north and south of Welsh Road West are suitable for identification as a housing allocation in the emerging NP.

The land is not subject to any statutory or non-statutory designations for landscape quality, scientific or nature conservation interest and there are no known heritage assets which will be affected by the proposals.

The Illustrative Masterplan Framework illustrates how the land parcels could be developed as follows:

Land South of Welsh Road West (Current SHLAA ref SOU.10):

- Approximately 175 - 190 dwellings
- Access from Welsh Road West
- Housing parcels well-related to the existing settlement
- Landscape buffer to the west
- Provision of a landscaped and publicly accessible riverside park; and enhanced pedestrian access

Land North of Welsh Road West (Current SHLAA ref SOU.11):

- Approximately 325 – 350 dwellings
- Access from Welsh Road West
- Housing well-related to the existing settlement form (including the Taylor Wimpey development to the north), creating a new and defined edge to Southam
- Landscape buffer to the west
- Public open space; enhanced access

Collectively the two parcels could provide approximately 500 - 540 dwellings, to include a mix of house sizes and types as well as up to 35% affordable housing.

Where justified in accordance with paragraph 56 of the NPPF and Regulation 122(2) of the CIL Regulations 2010, financial contributions to be secured as part of a future planning permission would contribute towards improving services and facilities in the area; whilst the provision of a publicly accessible riverside park would enhance the setting of the town whilst also benefiting both existing and future residents in terms of providing a new opportunity for outdoor leisure and recreation.

The provision of enhanced recreation along the Stowe Valley is a key objective of the draft NP – the allocation of the part of the site south of Welsh Road West would consequently contribute towards its achievement through the provision of a publicly accessible Riverside Park.

Additional benefits include the provision of a new high-quality gateway into Southam from the west, opportunities to improve bus services and connectivity/sustainability for new and existing residents in this part of the town. Traffic calming measures can also be incorporated, with reduced speeds as well as improved walking/cycling links. The site is located adjacent to the College for easy and sustainable access for education, with possible opportunities to support improvements in the education offer which could be explored further if our clients land off Welsh Road West is allocated.

As noted, providing additional educational capacity at the College is a key aspiration of the NP – development of our clients land would therefore contribute towards achieving this objective too.

On the basis of the foregoing, and as a whole, the site represents a development opportunity that could deliver substantial and wide-ranging public benefits.

As set out in the introduction above, the land parcels are available as single development sites that can come forward separately and independently of one another, or as a comprehensive opportunity to be masterplanned as a whole.

Highways and Sustainability

The land to the north and south of Welsh Road West adjoins the Southam built up area and represents a sustainable location with the area which can contribute towards meeting wider housing needs in the District alongside with boosting the supply of housing (a key objective of the Government).

The sustainable and accessible location of the land is further acknowledged by the Core Strategy at paragraph 6.7.6 which recognises Southam's role as acting as a service centre for the eastern part of Stratford-on-Avon District together with the adjoining areas of Rugby District. It is therefore appropriate to ensure sufficient

housing is delivered in Southam to ensure that its role as a service centre continues and the vitality of existing services retained consistent with paragraph 78 of the NPPF.

The site is within walking and cycle distance from the town centre, with direct access to Southam College.

Development of the site will also secure funding to extend existing bus services to the west of the High Street that would enhance the sustainability merits of the wider area, thus contributing to sustainable patterns of growth. It is also concluded that a safe means of access can be provided to the parcels and that they are within walking distance from local services and facilities.

Development on land north and/or south of Welsh Road West offers a unique opportunity to provide for housing growth adjoining Southam College. Not only would pupils from the scheme be able to walk to school, but the allocation of either of the plan parcels (north or south of Welsh Road West) provides opportunities to enable the expansion of the College – matters we have discussed with the College.

In addition, development of land North and/or South of Welsh Road West will include funding for the provision of a bus service (and loop) to serve existing and future residents, thus making this part of Southam more sustainable. In addition, development can also help provide funding for improved foot/cycle connections to the town.

Overall, development of the sites results in significant sustainability benefits to the wider community (residents and College pupils), including, but not limited to, reduced traffic speeds through traffic calming, improved accessibility via the improvements that would result from the allocation of these sites through the provision of foot and cycleways, extended and enhanced bus services.

The Landscape Benefits of a Riverside Park: South of Welsh Road West

The provision of a Riverside Park (Plan No. BAR0524-003 refers) would preserve the character of the Stowe Valley, retaining the open fields as a setting to the settlement and integrating with the riverside walk within the valley (including the Area of Restraint and proposed Local Green Space 1), as well as the Holy Well Walk and associated features including the Holy Well, views of the parkland at Stoneythorpe Hall and the spire of St James' church.

In addition to the recreation and amenity benefits offered, there would also be opportunities for the management of the valley and riverside park for wildlife and biodiversity enhancement through the management of the current arable fields as meadow grasslands and enhancement of the river corridor.

Moreover, and in addition to providing amenity, recreation and wildlife benefits associated with a Riverside Park (as set out above in relation to Policy 01 and Local Green Spaces), the proposals shown on the concept masterplan would maintain those characteristics and features of the Stowe Valley as identified by Policy 02 and the supporting text relating to each of the views. These include the open aspect of the Stowe Valley looking to the south (viewpoint 2) and fields to the northern bank which also form a backdrop to the valley in views from the south (viewpoint 4).

In these views, the features and landmarks identified by the supporting text would also be safeguarded, including the old barn to the south, polo ground to the west and Stoneythorpe to the southwest as seen from viewpoint 2 and as well as views towards the church spire from the south (viewpoint 4).

The masterplan also shows how there are also opportunities to reinforce existing hedgerows, tree belts and woodland to strengthen the landscape structure and provide an improved landscaped settlement edge.

Land South of Welsh Road West: Masterplan Approach

The Illustrative Masterplan for the southern site (Plan No. 003) provides for 175 to 190 dwellings within the area of the site to be developed (circa 5.09ha), at densities of between 35dph to 38dph. This density will ensure the new dwellings integrate with, and complement the local area in terms of scale, massing and layout, whilst sympathetically responding to the site's edge of village location.

The Masterplan approach has been informed by a thorough landscape appraisal. As a result, the illustrative layout provides for the retention of feature trees and hedgerows both within and on the boundaries of the site whilst also proposing new structural planting to provide for a significant amount of green infrastructure which helps to assimilate the development into the wider landscape character comprising dwellings interspersed with trees/landscaping.

The proposed development can be accommodated without material impact upon the character of the area or the visual amenity of public vantage points.

The peripheral areas around the edges of the residential areas have been designed to create a soft edge to the development, respecting the site's edge of village location.

A wide green corridor is provided within the residential part of the development, which provides a quiet area of land. It incorporates the existing hedgerows and will be part of a sustainable urban drainage system. Buffer planting along the western boundaries will screen the site from the wider countryside to further to the west.

The Riverside Park is the principal area of publicly accessible open space, designed to be used by residents and the wider community. It is proposed as a large (circa 5ha) area of public open space with an area of wildflower meadow towards the western site boundary and an area of managed grassland for informal recreation.

The Riverside Park will also secure biodiversity enhancements. Ecological survey work undertaken to date has identified that within the site there are no habitats of county, regional, national or international nature conservation importance.

The Riverside Park could provide a range of public, recreational and ecological benefits, including as follows:

- 1. A large circa 5ha publicly accessible open space**
- 2. A Riverside Park trail** (to include provision of information boards along a riverside trail highlighting the wildlife of the Stowe Valley. They could also provide information relating to local heritage, the wetland and aquatic habitats, grasslands and meadows and orchard being provided within the park. The path will also take people past the Holy Well scheduled and listed monument beyond the south eastern corner of the site. This recreational resource could also provide educational benefits linked to local schools)
- 3. Tree planting** (planting of small groups and scattered parkland trees within the Riverside Park reflects the character of the Stowe Valley and the parkland at Stoney Thorpe and ties in with the local landscape. Whilst softening and filtering

views towards the built edge, the trees are arranged so as to allow for the continued enjoyment of elevated views across the Stowe Valley and Stoney Thorpe Native species used to strengthen the landscape structure, soften the built edge and provide foraging for birds and bats)

4. A range of biodiversity enhancements

5. A trim trail/play area

6. Community orchard

7. Ponds and wetlands

8. A bird hide

Development of the Site provides a unique opportunity to secure a Riverside Park as a public asset for the town.

The proposed development will include measures to enhance the nature conservation interest of the site, through the creation of new areas of 'habitat'. This will maintain and enhance opportunities for wildlife habitats in the local area. In addition, the existing trees and hedgerows are to be retained and enhanced with appropriate species, which will have further ecological benefits providing a greater mitigation of the potential visual impact of the scheme.

Overall, the LVIA concludes that the scheme will have a long-term **moderate beneficial** effect on the landscape character. This is in part due to the Riverside Park proposals which will enable the enhancement of degraded aspects of the landscape and provide a wide range of landscape, green infrastructure and recreational benefits.

Land North of Welsh Road West: Masterplan Approach

Development within the eastern part of the site would relate to the existing settlement edge on the valley sides, tying-in with the Lilley Meadow development to the north. Containing development within the existing field pattern and reinforcing hedgerows and hedge tree planting would preserve the landscape structure.

As illustrated on the Framework Masterplan No. 004, there would be opportunities to deliver substantial new woodland copse long with planting and tree belts to strengthen the field hedgerows on the slopes of the Itchen Valley. This reflects the published landscape guidelines for the area and would tie-in with woodland along the Itchen Valley to the west and south west of the Parcel.

Landscape Summary: Both Parcels (North and South of Welsh Road West)

Some key design principles for the development of the Parcels to the west of Southam have been developed through the analysis of the landscape character and sensitivity. These have been incorporated into the Framework Masterplan for both Parcels and include the following:

- Characteristic woodland copses and tree belts to boundaries to strengthen landscape structure, soften development edge and filter views;
- Hedgerows retained through development parcels within green corridors, providing opportunities to connect through the site and biodiversity and landscape benefits;

- Setting properties beyond a soft, well treed edge. Includes opportunities to soften the defined edge formed by properties above the Stowe Valley;
- Creating a new, positive gateway at the entrance to Southam on Welsh Road West. Properties fronting the road, set-back beyond tree and hedgerow planting; and
- Riverside Park wrapping around the edge of the development, connecting with existing recreation routes and forming a circular work to the south and west of Southam. Opportunities to manage the park and open space areas for biodiversity and wildlife gain whilst retaining the open aspect to the lower slopes of the Stowe and Itchen valleys.

Framework Masterplan 002 shows how both Parcels could be delivered together to deliver to provide a comprehensive development that respects the character of the settlement edge and incorporates a robust landscape structure providing enhancements to the character of the Itchen Valley and agricultural landscape to the west of Southam, whilst providing substantial areas of Green Infrastructure and open space managed for access and wildlife.

Development of the Parcels, both independently or together as part of a wider scheme offer opportunities to provide enhancements to the landscape structure and provision of new landscape features including woodland and trees in line with guidelines set out in the Warwickshire Landscape Character Assessment.

A substantial benefit of development of each of the parcels individually is that both offer the potential to provide large areas of land provided with public access as a riverside park, incorporating new links to the surrounding Public Rights of Way network and connecting with Southam and the wider countryside. In addition to the amenity benefits, the parks offer opportunities to be managed for wildlife delivering biodiversity enhancements.

Summary

The land parcels to the north and south of Welsh Road West have been demonstrated to represent a logical location for housing, in a sustainable location, within walking distance from local services and facilities, that can assist in contributing towards meeting the Government's wider objectives of boosting the supply of housing.

The detailed analysis and commentary above demonstrates the suitability of both parcels as an allocation(s) within the emerging NP.

The land is controlled by a national housing developer, who is in a position to bring forward the southern part of the site for a total of approximately 175 - 190 no. dwellings and the northern site for approximately 325 – 350 dwellings (total of around 500 - 540 dwellings).

The technical work that has been undertaken to inform the Masterplan Framework proposals, read in the context of the representations set out above, both land parcels have been demonstrated to be available, suitable and achievable, thus representing deliverable sites in the context of helping to meet the identified need for housing.

As such, the land parcels are deliverable in the current five-year period and can provide a material number of market and affordable housing units in a location where the short term need is pressing.

Development of either land parcel as single development site(s), or in-combination as a comprehensive development that could deliver the following wide-ranging and substantial public benefits:

Land South of Welsh Road West (SOU.10)

- Approximately 175 - 190 dwellings, including affordable housing
- Housing well-related to the settlement edge
- Provision of a landscaped and publicly accessible riverside park; enhancing the setting of the town whilst also benefiting both existing and future residents in terms of providing a new opportunity for outdoor leisure and recreation.

Land North of Welsh Road West (SOU.11)

- Approximately 325 – 350 dwellings, including affordable housing
- Housing well-related to the existing settlement form (including the Taylor Wimpey development to the north), creating a new and defined edge to Southam
- Landscape buffer to the west
- Public open space; enhanced public access

Shared Benefits

- Where justified in accordance with paragraph 56 of the NPPF and Regulation 122(2) of the CIL Regulations 2010, financial contributions to be secured as part of a future planning permission(s) would contribute towards improving services and facilities in the area.
- Provision of a new high quality gateway into Southam from the west.
- Opportunities to improve bus services and connectivity/sustainability for new and existing residents in this part of the town.
- Traffic calming, with reduced speeds as well as improved walking/cycling links.

For the reasons set out above, land north and south of Welsh Road West, Southam should be allocated within the emerging NP for approximately 175 – 190 dwellings on SOU.10 and approximately 325 – 350 dwellings on SOU.11.

Summary and Suggested Changes

Taking account of the above comments, if policies 01 and 02 are to be retained in the emerging Neighbourhood Plan (which we do not endorse), the land controlled by our clients (within parcel 1 of Local Green Space) and the areas covered by vistas 2 and 4) should be omitted.

Furthermore, the land north and south of Welsh Road West should be included as allocations within the plan. The inclusion of housing allocations would reflect that already envisaged with respect of the self-build site as referenced in paragraph 103.

We welcome the opportunity to continue dialogue with the Town Council in relation to the merits of our client's land holdings as suitable housing allocations in the emerging NP, therefore contributing towards the Government's objectives of boosting the supply of housing.

Please do not hesitate to contact the writer should you wish to discuss any matter(s) arising.

Yours faithfully

Woolf Bond Planning

Steven Brown BSc Hons DipTP MRTPI
(for Woolf Bond Planning LLP obo Barwood Land)
Enc.



“Regulation 14” Public Consultation 2021

V4 May 2021

Contents

1. What these slides are all about
2. What is a Neighbourhood Plan?
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7. What happens next

So What's it all about?

- ❑ This presentation explains what neighbourhood plans are and why they are important
- ❑ It talks about the 4-year journey that has led the Southam team to this point
- ❑ You can see a summary of what's in the current draft of the plan
- ❑ It explains the whole Neighbourhood Plan process and where we are in that process
- ❑ You can find out how you can affect what goes into the final plan

What is a Neighbourhood Plan?

- ❑ A Neighbourhood Plan is a statement by the community within a defined boundary as to their wishes for land use, the built and the natural environments in their area.
- ❑ A “made” Neighbourhood Plan is a legal document and carries weight with the Local Planning Authority in informing local planning decisions and infrastructure projects
- ❑ A Neighbourhood Plan gains its power from the fact that the community has voted for it in a special referendum and therefore it reflects a democratic view
- ❑ Communities with “made” neighbourhood plans get to control more of the money levied on new developments (rather than it going to District or Borough councils)

What can a Neighbourhood Plan do?

- ❑ A Neighbourhood Plan *can*:
 - designate sites for specific types of development
 - define specific protected areas (within reason)
 - specify some aspects of design for new developments
 - outline a vision for the future of the area covered by the plan

- ❑ There are limits on what a Neighbourhood Plan can do and each plan must be assessed by an independent expert to ensure that it is within the regulations.

- ❑ A Neighbourhood Plan *must*:
 - comply with higher level planning documents: the National Planning Policy Framework and local authority's plan (for Stratford DC it's the "Core Strategy").
 - show evidence to support each policy in the plan
 - be worded positively: say what is permitted or supported not what is banned
 - Confine itself to topics related to local land use (e.g. not "more bobbies on the beat")

Regulation 14 Public Consultation

- ❑ As part of the process, a complete draft of the Plan must go through a well-publicised public consultation lasting at least 6 weeks
 - Public within the plan area must be allowed to read and make comments on the document
 - Neighbouring parishes, statutory bodies and key interested parties should also get the opportunity to comment
 - Usually the consultation would include drop-in sessions where the team behind the plan can be available to answer questions
 - Since Covid, the government has allowed these consultations to be entirely online and postal
- ❑ Following the consultation, the authoring team is bound to show that all the comments have been assessed and decisions taken on what further action to take for each
- ❑ Depending on the severity of the resulting changes, another public consultation may be needed

Where did our Neighbourhood Plan come from?

- ❑ Sponsored by the Town Council, a working party consisting of councillors and residents was set up in 2016
- ❑ Lots of consulting, reading, discussion and looking at other examples
- ❑ Town survey (late 2015) plus stalls gathering opinions at local events and a full Housing Need Survey
- ❑ Brainstorming of topic areas the plan should cover
 - Formed sub-teams to investigate each topic and compile a draft vision statements
- ❑ Walk-in consultation in 2017 to validate vision statements
- ❑ Brainstorming, discussions & research to come up with draft set of objectives arising from vision statements
- ❑ Engaged a consultant to survey candidate green spaces and views we wanted to protect
 - Consultation at the 2018 Mayday market where the green spaces were ranked in importance
- ❑ Yet more discussions, research and consultation to arrive at a set of policies arising from the objectives
- ❑ Walk-in consultation in late 2018 on the draft policies
- ❑ Modification of policies based on discussions and advice from the District Council planning department
- ❑ Full draft plan endorsed by Town Council and screened by a consultancy for Strategic Environmental impact

What's in our Neighbourhood Plan?

- ❑ Please read the plan itself to comment in this consultation – ***don't rely on just these slides!***
- ❑ The Plan starts with a description of Southam and includes little of its history
- ❑ There is a vision statement about what Southam should be like in the future
- ❑ There are eleven objectives in the plan designed to help bring about the vision
- ❑ Where possible, Policies set out specific planning requirements in order to meet each objective
 - **The Policies are the legal heart of a Neighbourhood Plan**
- ❑ There are some aspirational projects at the end of the plan that are not part of the policies.

Southam Neighbourhood Plan Vision Statement

Southam will be a desirable place to live, being a sustainable rural community where people feel happy to live and work safely with plentiful opportunities for sport and recreation. The environment, community services, economic growth, cultural development and infrastructure of the neighbourhood will be protected and enhanced for future generations.

- **Housing**

Further growth in Southam will be fair to people of all ages and abilities with respect to access to community, infrastructure and retail amenities. The built environment will reflect and enhance the qualities of Southam.

- **Environment**

All residents will have non-motor access to preserved and protected green spaces, landscape views and dark skies.

- **Infrastructure**

Visiting the town centre will be a safe and pleasant experience with ready access for those with or without motor transport. Places for healthcare, education and employment will keep pace with growing and evolving population needs.

- **Community**

Visitors will be attracted to the town to add to the already strong community spirit and maintain a vibrant retail centre.

Conserve and develop local green spaces

- ❑ There are fifteen specific green spaces in **Policy 01** that we want to either preserve or enhance
 - This means we discourage development in these places because these places are important to our quality of life
- ❑ There are four views iconic to Southam specified in **Policy 02** that we want to preserve
 - This means that we don't want developments on whatever land that will spoil or obscure these views
- ❑ In **Policy 03** we express a preference for developments to be on “brown field” sites rather than Green Field
 - In other words, we prefer to build where there have already been buildings

Reflect and enhance Southam qualities

- ❑ We reinforce in **Policy 04** our support of, and commitment to, the conservation area already designated in the centre
 - Historic England has already labelled Southam's conservation area as being under threat
 - We don't have to worry about listed buildings as these are already individually protected

Enhance the public realm

- ❑ In **Policy 05**, we emphasise the need to build crime prevention into the design of new developments

Meet the housing need

- ❑ Recognising the demand for new housing, we mandate in **Policy 06** that the local need for single story dwellings (e.g. bungalows), evidenced by the Housing Needs Survey, is prioritised.
- ❑ There is also a proven need for sites where people can design and/or build their own houses and this is brought out in **Policy 07**

Refine the housing mix

- ❑ Some types of house are more profitable for developers than others. The District Council specifies a mix of housing types to ensure all needs are met across the district but **Policy 07** defines a slightly different mix that we want to see in Southam, based on our specific needs.

Reduce carbon and resource demand

- ❑ **Policy 09** declares our wish that development is environmentally sustainable and should include newer, greener technology for energy and heating as well as using eco-friendly materials and techniques.
- ❑ Although Southam often has too much water, there is increasing demand for fresh water, often used simply to flush toilets. **Policy 10** expresses our requirement that developments should reuse rainwater wherever possible, maybe reusing what goes into flood drainage.
- ❑ Electric vehicles are rocketing in popularity and **Policy 11** is there to make sure that new builds have sufficient capacity to charge multiple cars and allow the complex loads placed on the electricity grid to be manage
- ❑ **Policy 12** says that we don't want developments to contribute unnecessary light pollution on buildings and pathways other than as needed for safety.

Safe walking and cycling

- ❑ Southam has perceptibly fewer regular cyclists than other towns in the area, especially to and from the schools. **Policy 03** is there to ensure that all reasonable steps are taken to provide cycle and pedestrian friendly routes in the town. This measure is also designed to limit on-street parking.

Manage parking and traffic

- ❑ Cars have been getting bigger over the years but roads are not getting any wider. This leads to much parking on paths to avoid impeding traffic, especially around Southam's residential streets. At the same time, using valuable land for parking instead of houses is not popular with developers. **Policy 14** slightly increases the requirement to allocate parking spaces in new builds over that specified by the District Council.

Manage flood risk

- ❑ We all know parts of Southam flood and are doing so more often. **Policy 15** is there to ensure that flood prevention is uppermost in developers' minds, both at the site in question and impact on other sites.
- ❑ Specifically for water courses, **Policy 16** increases the margin between the river edge and any development so that there is less chance of obstructing the flow in times of high water volumes and there is also plenty of space for river maintenance.

Encourage a vibrant commercial centre

- ❑ As a way of helping to preserve a busy, attractive and useful town centre, **Policy 17** expresses our support for any development that increases the number of people out and about in the centre. At the same time, it discourages converting retail units into housing as this diminishes the usefulness and attraction of the town and will accelerate a decline in footfall.

Conserve Southam's heritage

- ☐ This is an objective that we share although there are no specific land use policies that we could think of to support it. Even so, we thought it important to include in our plan.

How to have your say

- ☐ We want you to read the plan itself and submit your comments. No comments will be read by the plan team until the consultation is closed. It is important to comment on the plan document itself **NOT** this slide presentation!
- ☐ To enter your comments, go to the web site southamreg14.org and scroll down to the green 'Send your comments.' area
 - *Fill in the form, including your full address*
 - *Add your comment (please include the relevant Policy numbers for reference)*
 - *When you submit a comment, the form will reset and allow you to make another one*
- ☐ ALL comments will be considered and assessed
- ☐ Thank you for your participation

What Happens Next?

- ☐ The Neighbourhood Plan team will assess the comments and record its decision on each one. It will then update the plan document according to its decisions
- ☐ If the changes are significant (adding, subtracting or materially changing any Policies) then the new draft would go through Town Council approval
- ☐ Depending on the changes, a repeat of this consultation may be needed
- ☐ Once this is done, it will go to an independent expert examiner who will give a set of recommended technical changes and refer to a number of statutory bodies for comment
- ☐ Another round of edits and discussions will result in a version that the examiner accepts
- ☐ The plan then goes to a referendum of residents in the town
- ☐ Finally, if it passes referendum the Neighbourhood Plan is adopted by the District Council
- ☐ THERE IS A RISK THAT THIS PROCESS, ALREADY DELAYED BY COVID, WILL BE FURTHER DELAYED BY LOCAL GOVERNMENT REORGANISATION

Southam Neighbourhood Development Plan
Examination Core Documents

1. Relevant Legislation	Title	Content and Links	Plan page of first citation
CD 1.1	Localism Act 2011	http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	n/a
CD 1.2	The Neighbourhood Planning (General) Regulations 2012	http://www.legislation.gov.uk/uksi/2012/637/contents/made	n/a
CD 1.3	The Neighbourhood Planning (General) (Amendment) Regulations 2015	http://www.legislation.gov.uk/uksi/2015/20/contents/made	n/a
2. The Neighbourhood Area	Title	Content and Links	Plan page of first citation
CD 2.1	Neighbourhood Area application by Qualifying Body - August 2014	Southam Town Council application letter	n/a
CD 2.2	Map of Neighbourhood Area - Dec 2014	Neighbourhood Plan Area (SDC web site)	n/a
CD 2.3	Neighbourhood Area Designation Confirmation - Dec 2014	NDP Area Confirmation Letter (SDC web site)	n/a
3. Submission Documents	Title	Content and Links	Plan page of first citation
CD 3.1	Southam Neighbourhood Plan - Submission Version 2022	Southam NDP Submission Version	n/a
CD 3.2	Basic Conditions Statement - Sept 2022	Southam NDP Basic Conditions Statement	n/a
CD 3.3	Consultation Statement - Sept 2022	Southam NDP Consultation Statement	n/a
CD 3.3	Consultation Statement - Appendix 1	Southam NDP Consultation Statement Appendix 1: Record of Consultation under Regulation 14	n/a
CD 3.3a	Consultation Statement - Appendix 1, sub Appendix 2	Southam NDP Consultation Statement - Full Representaton from Woolf Bond Planning	n/a
CD 3.4	Consultation Statement - Appendix 2	Southam NDP Consultation Statement - Reg 14 Introductory Presentation	n/a
CD 3.5	Consultation Statement - Appendix 3	This document	n/a
4. Strategic Environmental Assessment	Title	Content and Links	Plan page of first citation
CD 4.1	Screening Report by Lepus including Statutory Consultation Responses - January 2021	SEA Screening Report	n/a
CD 4.2	'Screening Out' Letter by SDC - 2021	SEA Screening Conclusions	n/a
5. Local Background Documents	Title	Content and Links	Plan page of first citation
CD 5.1	Warwickshire Population Reports 2020	Warwickshire population reports by area	6
CD 5.2	Warwickshire population projections	https://data.warwickshire.gov.uk/population/	7
CD 5.3	Stratford-on-Avon Single Equality Scheme 2017-2021	https://www.stratford.gov.uk/council-democracy/single-equality-scheme-2017-2021.cfm	7
CD 5.4	Stratford-on-Avon District Core Strategy 2011 to 2031 - July 2016	https://www.stratford.gov.uk/planning-regeneration/core-strategy.cfm	9
CD 5.5	Stratford-on-Avon District Supplementary Planning Document - Design Requirements	SDC Supplementary Planning Documents - Design Requirements	11
CD 5.6	Christmas Market Survey 2016	Consultation Documents Repository	24
CD 5.7	Southam Neighbourhood Plan Survey - 2016	Neighbourhood Plan Initial Consultation Survey Results Report	24
CD 5.8	Landscape Sensitivity Assessment (White Consultants) - June 2012	https://www.stratford.gov.uk/planning-regeneration/landscape-and-green-infrastructure.cfm	25
CD 5.9	Areas of Restraint Assessments & Glossary (White Consultants) - July 2011	SDC Areas of Restraint Assessments and Glossary	25
CD 5.10	Huddersfield University Paper on Secured by Design	Secured by Design - An Investigation of its history etc	36
CD 5.11	Stratford-on-Avon Residents Survey 2017	https://www.stratford.gov.uk/doc/206569/name/SDC%20Residents%20Survey%202017%20Final%20Detailed%20Report%202017.pdf	37
CD 5.12	Stratford-on-Avon Residents Survey 2019 - Southam Detail	https://www.stratford.gov.uk/doc/209256/name/SDC%20Residents%20Survey%202019%20Southam%20Locality%20Results%202019.pdf	37
CD 5.13	Secured by Design Design Guide - Homes	https://www.securedbydesign.com/guidance/design-guides	37
CD 5.14	Southam 2021 Benchmarking Report	Southam 2021 Benchmarking Report	39
CD 5.15	Southam Housing Needs Survey - 2017	https://www.stratford.gov.uk/doc/175473/name/Southam%20HNS%20Report%20Sep%202009.pdf/	41
CD 5.16	Strategic Housing Market Assessment Update 2013 (GL Hearn)	Strategic Housing Market Update 2013	42
CD 5.17	REA Postion Paper: The feasibility, costs and benefits of three phase power supplies in new homes	Report on Three-Phase Power Supplies for New Homes	45
CD 5.18	Night Blight: Mapping England's Light Pollution and Dark Skies (CPRE)	https://www.nightblight.cpre.org.uk/images/resources/Night_Blight_cpre.pdf	46
CD 5.19	Local Transport Note 2-08: Cycle Infrastructure Design	LTN 2-08 Cycle Infrastructure Design	47
CD 5.20	A Homeowner's Guide to Flood Resilience	https://shiregroup-idbs.gov.uk/wp-content/uploads/2018/04/FloodGuide_ForHomeowners.pdf	52
CD 5.21	Stratford-on-Avon [etc.] Strategic Flood Risk Assessment 2013	www.warwickshire.gov.uk/sfra	52
CD 5.22	Core Strategy: Inspectors Final Report - June 2017	https://www.stratford.gov.uk/planning-regeneration/core-strategy.cfm	
CD 5.23	Water Cycle Studies - 2010, 2012, 2014, 2015	https://www.stratford.gov.uk/planning-regeneration/water-and-flood-risk.cfm	
CD 5.24	Green Infrastructure Study by UE Associates - July 2011	https://www.stratford.gov.uk/planning-regeneration/landscape-and-green-infrastructure.cfm	
CD 5.25	Neighbourhood Planning for Health by Warwickshire County Council - 2015	http://publichealth.warwickshire.gov.uk/planning/	
CD 5.26	Open Space, Sport and Recreation Assessments - 2011, 2012, 2013, 2014	https://www.stratford.gov.uk/planning-regeneration/leisure-open-space.cfm	
CD 5.27	Stratford-on-Avon District Special Landscape Area Study June 2012	https://www.stratford.gov.uk/planning-regeneration/landscape-and-green-infrastructure.cfm	
CD 5.28	Stratford-on-Avon Character Map	https://www.stratford.gov.uk/doc/175517/name/The%20Stratford%20on%20Avon%20Character%20Map.pdf	
CD 5.29	Southam Consultation Documents	Consultation Documents Repository	
CD 5.30	Independent Local Green Space Assessments	Southam Evidence File - LGS Assessments	
CD 5.31	Stratford-on-Avon District Brownfield Land Register 2020	https://www.stratford.gov.uk/doc/209211/name/brownfield2019.pdf	
CD 5.32	Habitat Regulations Assessment of the Stratford-on-Avon Core Strategy	HRA Screening of SDC Core Strategy	
6. National Background Documents	Title	Content and Links	Plan page of first citation
CD 6.1	National Planning Policy Framework - July 2021	http://planningguidance.planningportal.gov.uk/	6
CD 6.2	Environment Agency Long Term Flood Risk Map	https://www.gov.uk/check-long-term-flood-risk	51
CD 6.3	Department for Environment, Food and Rural Affairs Sustainable Drainage Systems Non-statutory technical standards for sustainable drainage systems	DEFRA SuDS Standards	51
CD 6.4	Electric Vehicles and Infrastructure - House of Commons Library	https://commonslibrary.parliament.uk/research-briefings/cbp-7480/	59
CD 6.5	National Infrastructure Commission's Infrastructure Assessment 2018	https://nic.org.uk/studies-reports/national-infrastructure-assessment/	59
CD 6.6	Planning Practice Guidance (ID 41)	http://planningguidance.planningportal.gov.uk/	
CD 6.7	Neighbourhood Plans Roadmap Guide by Locality - March 2018	https://neighbourhoodplanning.org/toolkits-and-guidance	
CD 6.8	Building for Life 12 - January 2015	https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition	
CD 6.9	Government Guidance - Flood risk and coastal change: Flood zone definitions	https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones	
CD 6.10	BREEAM	Building Research Establishment Environmental Assessment Method	
7. Background Legislation	Title	Content and Links	Plan page of first citation
CD 7.1	Wildlife and Countryside Act 1981	http://www.legislation.gov.uk/ukpga/1981/69/contents	
CD 7.2	Town and Country Planning Act 1990 (as amended)	http://www.legislation.gov.uk/ukpga/1990/8/contents	
CD 7.3	Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)	http://www.legislation.gov.uk/ukpga/1990/9/contents	
CD 7.4	Human Rights Act 1998	http://www.legislation.gov.uk/ukpga/1998/42/contents	
CD 7.5	Crime and Disorder Act 1998 (Section 17)	http://www.legislation.gov.uk/ukpga/1998/37/contents	
CD 7.6	Planning and Compulsory Purchase Act 2004	http://www.legislation.gov.uk/ukpga/2004/5/contents	
CD 7.7	Natural Environment and Rural Communities (NERC) Act 2006	http://www.legislation.gov.uk/ukpga/2006/16/contents	
CD 7.8	Planning Act 2008	http://www.legislation.gov.uk/ukpga/2008/29/contents	
CD 7.9	The Conservation of Habitats and Species Regulations 2010	http://www.legislation.gov.uk/uksi/2010/490/contents/made	
CD 7.10	Community Infrastructure Levy Regulations 2010 (as amended)	http://www.legislation.gov.uk/uksi/2010/948/contents/made	
CD 7.11	Equality Act 2010	http://www.legislation.gov.uk/ukpga/2010/15/contents	
CD 7.12	Flood and Water Management Act 2010	http://www.legislation.gov.uk/ukpga/2010/29/contents	
CD 7.13	Growth and Infrastructure Act 2013	http://www.legislation.gov.uk/ukpga/2013/27/contents	
CD 7.14	Housing and Planning Act 2016	http://www.legislation.gov.uk/ukpga/2016/22/contents/enacted	
Useful Websites	Useful Websites	Abbreviations	
Southam Town Council	http://www.southamcouncil-warks.gov.uk	SDC - Stratford-on-Avon District Council	
Stratford-on-Avon-District Council	https://www.stratford.gov.uk/		
Warwickshire County Council	http://www.warwickshire.gov.uk/		
Department for Communities & Local Government	https://www.gov.uk/search?q=neighbourhood+planning		
Locality	http://locality.org.uk/projects/building-community/		
Planning Advisory Service	https://www.local.gov.uk/latest-news-pas		
Royal Town Planning Institute	http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/		
Neighbourhood Planning Forum	https://neighbourhoodplanning.org/		