

Southam Neighbourhood Development Plan Final Submission Consultation

Representation Form

Southam Town Council has prepared a final submission Neighbourhood Development Plan for the Southam area and is inviting you to comment by 5pm on **Friday 9 December 2022**.

In order for your remarks to be taken into account when the Neighbourhood Plan goes to Independent Examination, and to keep you informed of the future progress of the Neighbourhood Plan, your contact details are needed.

All comments will be publicly available on the Stratford-on-Avon District Council website once they have been analysed, but only identifiable by name and/or organisation. No address or contact information will be published. Please note that any personal information provided will be processed in line with the General Data Protection Regulation 2018. Please see the Policy Consultation Privacy Notice for Stratford-on-Avon District Council on the website at www.stratford.gov.uk/planning-building/privacy-notice.cfm for further information.

Personal Details

Please fill in your contact details below:

Q1 Full Name

Q2 Capacity in which commenting on Plan.

Resident.....	<input type="checkbox"/>	Statutory Consultee	<input type="checkbox"/>
Business/Work in area.....	<input type="checkbox"/>	Other	<input type="checkbox"/>

Q3 Organisation represented (where relevant)

Q4 Address

Q5 Post Code

Q6 Telephone Number

Q7 Email Address

OBJECTIVE 1: CONSERVE AND DEVELOP LOCAL GREEN SPACES (ENVIRONMENT)

To conserve and develop Southam’s green spaces to ensure that all current and future residents of Southam have green and open spaces of a suitable quality and quantity to appreciate and enjoy.

Policy 01. Local Green Spaces

This Plan designates the following areas of Local Green Space as defined on Figure 10 at the following locations in the town of Southam:

LGS1: Stowe Valley including the Holy Well

LGS2: Abbey Lane Green

LGS3: Park Lane Recreation Ground

LGS4: Tithe Lodge

LGS5: Grange Gardens and Peace Garden

LGS6: Southam College Playing Fields

LGS7: Merestone Park

LGS8: Tollgate Road Play Area

LGS9: River Stowe off A425

LGS10: Riverside Walk

LGS11: Welsh Road East Allotments

LGS12: Southam Cricket Ground

LGS13: Southam United Rugby Football Club

The management of development within areas of Local Green Space will be consistent with that for development within Green Belts.

Q8 Do you support or object to Policy 01?

Support.....

Object.....

Q9 Please make any comment you have in relation to Policy 01 below.

Policy 02. Use of Brownfield Land

Proposals for the redevelopment of Brownfield land within the Plan Area to create new housing will be supported subject to the following criteria:

- a) The new use would be compatible with the surrounding uses;
- b) Any remedial works to remove contaminants are satisfactorily dealt with; and
- c) The proposal would lead to an enhancement in the character and appearance of the site.

Q10 Do you support or object to Policy 02?

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

Q11 Please make any comment you have in relation to Policy 02 below.

OBJECTIVE 2: REFLECT AND ENHANCE SOUTHAM QUALITIES

To ensure that future development in the Neighbourhood Area reflects and enhances the distinctive qualities that make Southam a pleasant place to live, work or visit.

Policy 03. Conservation Area

Proposals should demonstrate how they will conserve or enhance the character of the Southam Conservation Area.

Development that would harm the special character of the Conservation Area will not be supported unless there are clear public benefits (such as the enhancement of town centre community activities and/or attraction to visitors) which outweigh the harm to it.

Q12 Do you support or object to Policy 03?

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

Q13 Please make any comment you have in relation to Policy 03 below.

OBJECTIVE 3: ENHANCE THE PUBLIC REALM

To enhance the attractiveness of the town’s public realm creating a safe environment that both residents and visitors can enjoy walking around.

Policy 04. Designing Out Crime

All development proposals will be expected to demonstrate how design has been influenced by the need to plan positively to minimise crime. Developments will be expected to achieve Secured By Design (SBD) Silver Level certification or, if not, the developer must demonstrate why it is not possible.

Proposals that fail to satisfactorily create a safe and secure environment will not be supported.

Q14 Do you support or object to Policy 04?

Support.....

Object.....

Q15 Please make any comment you have in relation to Policy 04 below.

OBJECTIVE 4: MEET THE HOUSING NEED

To ensure that Southam has homes available to meet the needs in the Neighbourhood Area especially for its young people and those wishing to self-build.

Policy 05. Siting of Ground Floor, Single Level Dwellings

Development proposals, including any community-led schemes aligned with CS15 Part G and AS10, that help meet the need for ground floor, single level dwellings and that are near to central amenities (defined as being within 1km of the current Post Office) will be supported provided that such proposals also meet the needs of Policy 04.

Q16 Do you support or object to Policy 05?

Support.....

Object.....

Q17 Please make any comment you have in relation to Policy 05 below.

Policy 06. Self-Build & Custom Housebuilding Provision

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.

In allocating self-build sites, preference will be given to applicants registered with Stratford on Avon District Council.

Q18 Do you support or object to Policy 06?

Support.....

Object.....

Q19 Please make any comment you have in relation to Policy 06 below.

OBJECTIVE 5: REFINE THE HOUSING MIX

All developments should accommodate residents of all ages to encourage mixed communities.

Policy 07. Housing Mix

Housing developments of 6 or more dwellings should reflect the housing mix table below. Departure from this approach by developers will require justification having regard to local need and character of the area.

In order to meet the specific needs of the Neighbourhood Area Market Housing to be provided with the following mix.

Market Housing

Storeys	1 bed	2 bed	3 bed	4+ bed	Total
2+ storeys	10%	32%	37%	15%	94%
1 storey (ground floor)	0%	3%	3%	0%	6%

Allocations for 1 storey are to be rounded up where the fractional part of the calculated allocation is 0.25 or more.

2 bed, 1 storey dwellings are to be designed to accommodate 4 persons.

Affordable Housing

Affordable housing will be provided in accordance with Core Strategy Policy CS.18 for Housing Developments of 11 or more dwellings or 6 or more dwellings with a combined floorspace of more than 1,000 sqm.

Developments that include affordable homes should demonstrate that the government's First Homes scheme has been taken into account.

In order to meet the specific needs of the Neighbourhood Area, affordable housing will be provided with the following size mix.

Storeys	1 bed	2 bed	3 bed	4 + bed	Total
2+ storeys	20%	37%	32%	5%	94%
1 storey (ground floor)	0%	3%	3%	0%	6%

Allocations for 1 storey are to be rounded up where the fractional part of the calculated allocation is 0.25 or more.

Q20 Do you support or object to Policy 07?

Support.....

Object.....

Q21 Please make any comment you have in relation to Policy 07 below.

OBJECTIVE 6: REDUCE CARBON AND RESOURCE DEMAND

To reduce Southam’s carbon footprint and demand on water, energy and sewerage services with aim for all new builds to be carbon neutral by 2031.

Policy 08. Environmental Sustainability

All development should be designed to be environmentally sustainable.

- a) New builds should support zero carbon by not having any appliances that consume fossil fuel.**
- b) Plans for renewable technology will be supported provided that proposals, including solar panels and heat pumps, are situated so as to minimise any harm to the conservation area and the appearance of buildings and the street scene.**
- c) Any new buildings should contribute to the achievement of sustainable development in reducing the environmental impact through resource efficient design, the use of suitable, ‘eco-friendly’ forms of construction and where appropriate, locally sourced building materials.**

Q22 Do you support or object to Policy 08?

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

Q23 Please make any comment you have in relation to Policy 08 below.

Policy 9. Water Conservation

- a) Proposals for new development should demonstrate that rainwater harvesting has been considered and included at the outset of design for grey water recovery and its use in place of mains water where appropriate.
- b) Plans that include the recycling of grey water and captured rainwater and, where possible, integration into SuDS systems will be supported.
- c) Suitable techniques for "domestic grey water recycling" should be adopted where it will reduce the volume of grey water reserve storage required.

Q24 Do you support or object to Policy 09?

Support.....

Object.....

Q25 Please make any comment you have in relation to Policy 09 below.

Policy 10. Electric Vehicles

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.

Q26 Do you support or object to Policy 10?

Support.....

Object.....

Q27 Please make any comment you have in relation to Policy 10 below.

Policy 11. Dark Skies

Consideration should be given in new development to the careful use of lighting including dwelling external lighting so that it does not cause light pollution outside the specific area intended to be illuminated.

a) Development should aim to minimise light pollution by avoiding obtrusive external property lighting

b) All applications for new development should show that they accord with current professional guidance to achieve an appropriate lighting environment for the area. In particular, they should demonstrate that the luminance level and period of illumination are necessary for the lighting to perform its function and that there will be minimal light spillage beyond the property boundary.

c) In considering applications, parties will be encouraged to assess whether the proposed development could take place without external lighting.

Q28 Do you support or object to Policy 11?

Support.....

Object.....

Q29 Please make any comment you have in relation to Policy 11 below.

OBJECTIVE 7: SAFE WALKING AND CYCLING

To provide pedestrians and cyclists with the routes (infrastructure) to move safely throughout our town especially for safe walking routes to schools.

Policy 12. Safe Walking & Cycling

We require that developments should provide safe pathways and cycleways within them and should link with such similar routes external to the development as may exist.

Development should incorporate the use of even, well-lit and well-surfaced paths and cycleways and should be wide enough for 2-way movements.

As appropriate, development must demonstrate how safe walking and cycling opportunities have been prioritised and connection made to existing routes. Proposals which either adversely affect existing walking and cycling routes or does not encourage appropriate new walking and cycling opportunities will not be supported.

Q30 Do you support or object to Policy 12?

Support.....

Object.....

Q31 Please make any comment you have in relation to Policy 12 below.

OBJECTIVE 8: PARKING AND TRAFFIC

Development designs should have adequate off-road parking and encourage good traffic flow especially for service vehicles.

Policy 13. Residential Parking

All new dwellings shall ensure by design that spaces will be allocated as in the table below:

Property Size	No. allocated car parking spaces	No. unallocated (visitor) car parking spaces	No. allocated cycle spaces (houses)	No. unallocated cycle spaces (apartments)
1 bed units	1	0.25	1	0.3
2 bed units	2	0.25	2	0.3
3 bed units	2	0.25	2	0.3
4 bed units	3	0.25	3	0.3
5+ bed units	3	0.25	3	0.3

The number of spaces derived from this table is to be rounded up to the nearest whole number i.e. a development of 6 dwellings that totals 18 bedrooms should provide 2 additional visitor car parking spaces and 2 additional cycle spaces.

Allocated car parking spaces are preferred to be "on-plot" rather than in a shared parking area. Visitor parking is defined as a space that is unallocated to a house that visitors or the general public can use. Cycle spaces should be covered and be designed such that cycles can be secured.

- The minimum sizes for car parking spaces are:
- a) 2.75m by 5m for on-plot external parking
 - b) 3m by 5m internal dimensions for garage parking
 - c) 2m by 6m for on-street parallel parking.

The provisions of any applicable SDC Supplementary Planning Document on Design Requirements apply other than as specified in this policy.

Q32 Do you support or object to Policy 13?

Support.....

Object.....

Q33 Please make any comment you have in relation to Policy 13 below.

OBJECTIVE 9: FLOOD STRATEGY

To reduce the number of properties being flooded on a regular basis to zero.

Policy 14. Flood Risk Mitigation

a) Proposals will only be supported if they satisfactorily identify and address the risk of fluvial and pluvial flooding, do not increase the risk of flooding, and where existing flood risks are identified, are supported by a site-specific flood risk assessment.

b) Sustainable Drainage Systems (SuDS) in accordance with the LLFA Flood Risk Management Plan will be proportionally incorporated in all scales of development to accord with Core Strategy (2016) policy CS.4 and designed to control run-off generated on-site to the greenfield run-off rate (Qbar1) for all return periods up to and including the 1 in 100 years plus climate change critical storm event criteria.

c) SuDS features must be located outside areas of identified flood risk.

Q34 Do you support or object to Policy 14?

Support.....

Object.....

Q35 Please make any comment you have in relation to Policy 14 below.

Policy 15. Riverside Management

To ensure the river is managed along the riverside and that the water flows freely away from risk areas:

a) All riverside development proposals must ensure a minimum easement of 8 metres from the top of the river bank to allow access for river maintenance and to ensure that the natural features and functions of the river corridor are retained or reinstated, and

b) Proposals should demonstrate how long-term management will be realised post development and for the future.

Q36 Do you support or object to Policy 15?

Support.....

Object.....

Q37 Please make any comment you have in relation to Policy 15 below.

OBJECTIVE 10: ENCOURAGE A VIBRANT COMMERCIAL CENTRE

To conserve and encourage footfall in the town (especially at weekends), to improve the social and commercial viability of the high street and discourage anti-social behaviour.

Policy 16. Commercial Area Development

Any development that can be demonstrated to be additive to daily footfall in the town's commercial centre will be supported so long as it does not change the use of a commercial site to be residential.

Q38 Do you support or object to Policy 16?

Support.....

Object.....

Q39 Please make any comment you have in relation to Policy 16 below.

Thank you for completing this consultation.

Please return this form to Stratford-on-Avon District Council, Planning Policy Section,
Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX