

**Whitnash Submission Neighbourhood Development Plan**  
**Paragraph 8 of Schedule 4b The Neighbourhood Planning (General) Regulations 2012.**  
**'Basic Conditions' Statement**



## **1.0 Legal Requirements**

### **The Submission Plan is being submitted by a qualifying body**

This Submission Plan is being submitted by a qualifying body, namely Whitnash Town Council.

### **What is being proposed is a neighbourhood development plan**

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning (General) Regulations 2012.

### **The proposed Neighbourhood Plan states the period for which it is to have effect**

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made up to 2029 (the same period as the emerging Warwick Local Plan).

### **The policies do not relate to excluded development**

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

### **The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.**

The Neighbourhood Plan proposal relates to the designated Whitnash Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

## 2.0 Basic Conditions

### Have Appropriate Regard to National Policy

The Whitnash Neighbourhood Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the planning policies of Warwick District Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Whitnash Neighbourhood Plan does not undermine the strategic policies of Warwick District Council; the Plan aims to support these policies and site allocations by promoting the development of a new “community hub” for the town, ensuring improved connectivity and accessibility across Whitnash, and protecting local built and natural heritage assets such as areas of open countryside to the south of the urban area from additional major development which could lead to development that is not sustainable.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

**Table 1 NPPF Core Planning Principles and the Whitnash Submission Neighbourhood Development Plan**

| NPPF Core Planning Principle   | Regard that Whitnash Neighbourhood Plan has to guidance   |
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| <p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p> | <p>The Town Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through consultation, the Plan will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2029. The Neighbourhood Plan sets out a concise and practical suite of policies (17 in total) to guide development control decisions.</p> |

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| <p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>  | <p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Whitnash in a creative way, ensuring that the quality of the place is enhanced by protecting important local greenspaces, surrounding areas of countryside and built heritage assets whilst at the same time supporting housing growth.</p>  |
| <p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p> | <p>This Submission Neighbourhood Plan refines and amplifies District-wide policies and proposals set out in Warwick’s Local Plan policies. The Submission Neighbourhood Plan supports appropriate business and economic growth in the town in Policies W12 and W13. Policy W1 supports the provision of a new local community hub which would enhance existing retail and community facilities in the area.</p>   |
| <p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>   | <p>The Submission Neighbourhood Plan sets out policies to protect and enhance local character and ensure that amenity is protected.</p>   |
| <p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>  | <p>The Submission Neighbourhood Plan takes regard of this guidance fully in plan-making and decision- taking.</p> <p>The Whitnash Neighbourhood Plan seeks to protect the surrounding countryside; preserve the character and identity of Whitnash; and improve links to the communities in the rural area to the south of Whitnash. This should help those from urban and suburban areas enjoy the special qualities of the green spaces on their doorsteps.</p> <p>Existing local centres and facilities are protected.</p> |

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| <p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p> | <p>The Submission Neighbourhood Plan promotes an approach which reduces reliance on the private car. The Submission Plan seeks to protect and improve locally important green spaces. The Plan also includes policies to reduce risk of surface water run-off from new development and to reduce flood risk through landscaping.</p>   |
| <p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>   | <p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for protection and enhancement of open green spaces including Whitnash Brook Nature Reserve, and supporting local biodiversity and wildlife through landscape design principles which benefit local biodiversity. These policies should have a beneficial impact on the natural environment and pollution reduction.</p> <p>Proposals for increasing opportunities for walking and cycling have the potential to improve traffic flow through the area reducing carbon emissions, and with their concomitant environmental improvements are likely to have a positive impact on air quality.</p> |
| <p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>  | <p>The Submission Whitnash Neighbourhood Plan is not at variance with this principle, and seeks to safeguard locally important open spaces from further new housing development. The Plan promotes the development of brownfield sites for economic development, where possible in Policy W12.</p>   |
| <p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as</p>  | <p>The Submission Plan seek to ensure a sustainable mix of housing and employment uses in Policy W13.</p>  |

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| <p>wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>  | <p>Open land to the south of Whitnash is protected from further encroachment by the urban area to ensure an area of countryside will be accessible now and in the future on the doorstep of local residents.</p> <p>Policy W15 promotes an approach to development which supports flood resistance and resilience.</p>  |
| <p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>                  | <p>The Submission Neighbourhood Plan is fully in line with this principle.</p> <p>The Plan area includes 12 statutory Listed Buildings and 2 Conservation Areas as well as a range of non statutory local heritage assets of some interest. The Warwickshire Historic Environment Record (HER) is noted as is the Historic Landscape Characterisation project. English Heritage provided a number of very positive comments on the Plan at Draft Plan stage and these are set out in the Consultation Statement.</p> <p>Information from the Warwickshire HER has been incorporated into the text and appendices.</p> |
| <p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p> | <p>The Submission Neighbourhood Plan seeks to promote the use of sustainable forms of transport through policies promoting walking and cycling. The policies supporting the new community hub and protecting local centres will also facilitate more sustainable patterns of transport, by ensuring that services are available at a local level. W2 protects existing local centres and community facilities. The Plan promotes improvements to accessibility through new and existing networks for walking and cycling and public transport.</p>  |

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| <p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p> | <p>The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve local green spaces and promote a network of routes to support walking and cycling. In addition, policies that support the proposed community hub and local centre will help to support local services for the benefit of residents.</p> |
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**Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

The Submission Neighbourhood Plan has special regard to the desirability of preserving listed buildings and their settings, and features of architectural or historic interest within the town through Policy W3.

**Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area**

The Plan area has 2 Conservation Areas and these are referred to in Policy W3.

**The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).**

The Neighbourhood Plan has been subject to a separate Screening Process for Strategic Environmental Assessment prepared by Warwick District Council that accompanies the Submission Plan and this Basic Condition Statement. Plans that may have a significant effect on European Sites have to undertake a Habitat Regulations Assessment (HRA).

Responses were received from Natural England and English Heritage and both bodies were satisfied with the local planning authority’s conclusion that an SEA would not be required. Natural England also advised that they were satisfied with the conclusion of the local planning authority that there would be no likely significant effects on European sites, and therefore they advised that further Habitats Regulations Assessment was not required. There was no response received from the Environment Agency. The accompanying Consultation Statement for Whitnash Neighbourhood Plan includes the full responses of Natural England and English Heritage.

**Contribute to the Achievement of Sustainable Development**

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.



Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ "an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

In Paragraph 6, the NPPF states that "the policies in paragraphs 18-219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system".

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

**Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.**

| Sustainable Development Role | Neighbourhood Development Plan’s Contribution  |
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| Economic                     | <p>The Submission Neighbourhood Plan seeks to support local centres through the protection of important local retail and community facilities. The plan seeks to support employment provision and promotes a mix of housing and economic uses in new development. By supporting significant housing growth identified in the emerging Local Plan the Neighbourhood Plan recognises the need to plan for housing and jobs together.</p>   |
| Social                       | <p>The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. The plan promotes a new community hub, protects local centres and community facilities and promotes health and well-being by protecting recreational facilities and green spaces.</p>   |
| Environmental                | <p>The Submission Neighbourhood Plan sets out policies that protect local wildlife and biodiversity and protects open space around the settlement as a valued local asset.</p> <p>The Plan seeks to promote more sustainable transport patterns through the creation of walking and cycling routes which will encourage more pedestrian journeys.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets to local residents as an important aspect of the town’s identity.</p> <p>The Plan incorporates policies to deal with reducing flood risk and surface water run-off.</p> |

### **Be in General Conformity with Strategic Local Planning Policy**

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Warwick Local Plan 2005.

Planning Practice Guidance 2014 para 009 advises that “*Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*”

*A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”*

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the Adopted Plan. Note is also made of the relevant policies in the emerging new Local Plan for Warwick, although this Plan has little weight in decision making at the time of Submission of the Neighbourhood Plan. It is understood that the new Local Plan is likely to be Submitted to the Secretary of State in the near future.

**Table 3 Conformity with Local Strategic Policy**

| <b><i>Whitnash Neighbourhood Development Plan</i></b>   | <b><i>Warwick District Adopted Local Plan 1996 - 2011 Saved Policies</i></b>   | <b><i>Warwick District Local Plan 2011 – 2029 Publication Draft</i></b>  |
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| <p><b>Policy W1 A New Community Hub for Whitnash</b></p> <p>Proposals for a new Community Hub for Whitnash will be supported in principle. The Community Hub will include the development of a new community centre to meet the needs of local residents and groups, a civic centre which provides office space and a focus for the activities of the Town Council, a new library with internet facilities, police station, healthcare facilities and other suitable community and local retail-type uses.</p> <p>The Community Hub will complement and enhance existing local retail facilities at Acre Close and through careful siting and location and the provision of improved parking and high quality landscaping.</p> <p>Detailed proposals will be informed by the results of a feasibility study which will be commissioned to consider the cost implications, proposed uses, access and siting of the proposed Community Hub.</p> | <p><b>DP8 Parking</b></p> <p>Development will only be permitted that makes provision for parking which:-</p> <ul style="list-style-type: none"> <li>a) does not encourage unnecessary car use;</li> <li>b) has regard to the location and accessibility of the site by means other than the private car;</li> <li>c) does not result in on-street car parking detrimental to highway safety;</li> <li>d) takes account of the parking needs of disabled car users, motorcyclists and cyclists; and</li> <li>e) takes account of the requirements of commercial vehicles.</li> </ul> <p><b>DP15 Accessibility and Inclusion</b></p> <p>The layout and design of development will be encouraged to meet the highest standards of accessibility and inclusion for all potential users, regardless of disability, age or gender. Development</p> | <p><b>STRATEGIC POLICY DS3: Supporting Sustainable Communities</b></p> <p>We will expect development which enables new communities to develop and sustain themselves. As part of this we will provide for the infrastructure needed to support communities and businesses including:</p> <ul style="list-style-type: none"> <li>a) physical infrastructure (such as transport and utilities);</li> <li>b) social infrastructure (such as education, sports facilities and health);</li> <li>c) green infrastructure (such as parks, open space and playing pitches).</li> </ul> <p><b>PC0: Prosperous Communities</b></p> <p>The Council will promote sustainable economic development to support a vibrant and thriving economy to deliver the jobs the District needs during the</p> |

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|  | <p>proposals will be expected to demonstrate that they provide safe, easy and inclusive access to, into and within buildings and facilities.</p> <p><b>SC14 Community Facilities</b></p> <p>Contributions will be sought towards community facilities in conjunction with new development where appropriate.</p> <p><b>UAP3 Directing New Retail Development</b></p> <p>Retail development will be permitted within the town centres in accordance with those policies set out in the Town Centres section of the Plan. In all other circumstances retail development will not be permitted unless:-</p> <ul style="list-style-type: none"> <li>a) there is a proven retail need for the proposal;</li> <li>b) there are no available, suitable and viable sequentially preferable sites or buildings;</li> <li>c) it would reduce the need to travel by private car;</li> <li>d) the development is, or can be made, genuinely accessible and well served by a choice of means of transport, especially public transport, walking and cycling as well as by car;</li> <li>e) it can be demonstrated that the proposal would not have a significant adverse impact on the vitality</li> </ul> | <p>plan period in line with following principles:</p> <p>e) to enable thriving and vibrant town centres which fulfil a range of functions;</p> <p><b>Overarching Policy SC0: Sustainable Communities</b></p> <p>New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should:</p> <ul style="list-style-type: none"> <li>f) provide good access to community facilities including meeting places, local shops, transport services, health facilities, and open space;</li> </ul> <p><b>HS1 Healthy, Safe and Inclusive Communities</b></p> <p>The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals which:</p> |
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|  | <p>and viability of town centres, district centres and local centres nor on the development plan retail strategy.</p>               | <p>h) deliver, or contribute to, new and improved health services and facilities in locations where they can be accessed by sustainable transport modes;</p> <p>i) provide good access to local shops, employment opportunities, services, schools and community facilities,</p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p> |
| <p><b>Policy W2 Protection of Local Centres and Community Facilities</b></p> <p>Within the defined neighbourhood centres of:</p> | <p><b>DP6 Access</b></p> <p>Development will only be permitted which provides safe, convenient and attractive access routes for</p> | <p><b>TC17 Local Shopping Facilities</b></p> <p>Heathcote Road, Whitnash and Home Farm Crescent, Whitnash</p>  |

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| <ul style="list-style-type: none"> <li>- Heathcote Road / Acre Close</li> <li>- Coppice Road and</li> <li>- Home Farm Crescent</li> </ul> <p>Development for local needs retail and community facilities uses will be permitted.</p> <p>The loss of retail and community uses in these centres will be resisted and proposals for changes of use from retail, commercial, or community use, to residential uses at <i>ground floor level</i> in the defined local centres will <i>not</i> be permitted.</p> <p>Residential uses may be allowed at first floor level to safeguard the vitality of the relevant centres where these are part of a mix, and where ground floors are retained in commercial or community use.</p> <p>Local community facilities such as local health facilities, community centres, youth centres, libraries, education facilities, care homes, community health facilities and religious buildings will be protected as Community Assets. There will be a presumption in favour of the re-use of such facilities for health and community type uses. The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:</p> | <p>pedestrians, cyclists, public transport users and other users of motor vehicles, as appropriate.</p> <p>Development proposals will be expected to demonstrate that they:-</p> <ul style="list-style-type: none"> <li>a) do not cause harm to highway safety;</li> <li>b) are designed to give priority access to, and allow penetration by, pedestrians, cyclists and public transport services, as appropriate; and</li> <li>c) integrate the access routes into the overall development.</li> </ul> <p><b>UAP4 Protecting Local Shopping Centres</b></p> <p>Changes of use from general shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food take-aways (Use Class A5) will not be permitted in local shopping centres, as defined on the Proposals Map, unless:-</p> <ul style="list-style-type: none"> <li>a) the unit has been vacant for a period of at least 1 year or evidence can be provided that the unit has been actively marketed for an A1 use for a period of at least 9 months; or</li> </ul> | <p>Are identified as local centres.</p> <p><b>Local Shopping Centres</b></p> <p>Changes of use of the ground floor from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food take-aways (use Class A5) will only be permitted in local shopping centres as defined on the Policies Map if:-</p> <ul style="list-style-type: none"> <li>a) The shop unit has been vacant for a period of at least 1 year or evidence can be provided that the unit has been actively marketed on reasonable terms for a shop use for a period of at least 9 months without success: or</li> <li>b) It is demonstrated that the proposed use will significantly increase pedestrian footfall in the centre, will introduce a new use into the centre which meets local needs, and will not reduce the proportion of shop frontage in the centre below 50%.</li> </ul> <p>Changes of use from Use Class A to other uses will be permitted provided that the proposal is for a service or facility which</p> |
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| <p>(a) the proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or</p> <p>(b) there is no longer a need for the facility, and this can be demonstrated to the satisfaction of the Town Council.</p> | <p>b) the proposed use can demonstrate that it will significantly increase pedestrian footfall in the centre</p> <p>and will introduce a new use into the centre which meets a local need; and</p> <p>c) allowing the proposed change of use will maintain the predominance of A1 uses in the centre.</p> <p>Changes of use from Use Class A uses to all other uses will not be permitted unless the proposal is for a community service or facility which can be demonstrated to meet a particular local need and which can be satisfactorily controlled by planning condition.</p> <p><b>UAP5 Protecting Local Shops</b></p> <p>Changes of use of general shops (Use Class A1), outside of town centres and local shopping centres, to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food take-aways (Use Class A5) will not be permitted.</p> | <p>can be demonstrated to meet an important unmet local need and which can be satisfactorily controlled by planning condition.</p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p> |
| <p><b>Policy W3 Protecting Local Heritage and Identifying a Local Heritage List</b></p>  | <p><b>DAP9 Unlisted Buildings in Conservation Areas</b></p>  | <p><b>HE5 Locally Listed Historic Assets</b></p> <p>Development will be strongly resisted that would lead to the demolition or loss</p>  |



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| <p>New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</p> <p>Once the Local Heritage List for Whitnash has been adopted by Warwick District Council, proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they protect or enhance the heritage asset.</p> <p>The renovation or alteration of buildings or structures identified on the Local Heritage List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.</p> <p>Loss of non-designated heritage assets (locally listed buildings) will be resisted.</p> | <p>Alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted.</p> <p>There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area.</p> <p>Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will bring about a genuine qualitative improvement to the Conservation Area and to the setting of adjacent buildings.</p> | <p>of significance of a locally listed historic asset.</p> <p>Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.</p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p> |
| <p><b>Policy W4 Building Design Principles</b></p> <p>All new development proposals and particularly those within or in close proximity to Whitnash Church Green and Chapel Green Conservation Area</p>  | <p><b>DP3 Natural and Historic Environment and Landscape</b></p>  | <p><b>BE1 Layout and design</b></p> <p>New development will be permitted where it positively contributes to the</p>   |

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| <p>will be required to demonstrate how they have taken account of the following:</p> <ol style="list-style-type: none"> <li>1. New development should enhance and reinforce the local distinctiveness of the Parish and particularly the Conservation Area and proposals should show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with the “grain”<sup>1</sup> of the surrounding area within Design and Access Statements.</li> <li>2. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. Proposals should not feature designs specific to a generic “scheme” and should display how they take account of the locally distinctive character of the area in which they are to be sited within Layout and Design Statements.</li> <li>3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Traditional materials should be chosen to complement the design of a development and add to the quality or</li> </ol> | <p>Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate that they:-</p> <ol style="list-style-type: none"> <li>a) protect and/or enhance local ecology, including existing site features of nature conservation value;</li> <li>b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;</li> <li>c) protect and enhance the landscape character of the area, particularly respecting its historic character;</li> <li>d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;</li> <li>e) integrate the amenity space and proposed landscaping into the overall development;</li> <li>f) secure the long term management and maintenance of habitat/landscape features; and</li> </ol> | <p>character and quality of its environment through good layout and design. ....</p> <p><b>HE2 Protection of Conservation Areas</b></p> <p>Development will be expected to respect the setting of Conservation Areas and important views both in and out of them.</p> <p>Applications for changes of use which cannot be achieved without unsympathetic alterations will not be permitted.</p> <p>Alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted.</p> <p>There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area.</p> <p>Consent for total demolition of unlisted buildings will only be granted where the</p> |
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<sup>1</sup> Grain is defined as “The pattern of the arrangement of street blocks, plots and their buildings in a settlement.”, *By Design*, CABI, 2000  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7665/158490.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7665/158490.pdf)  
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| <p>character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways.</p> <p>4. Building alterations or extensions particularly in the Conservation Area should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. The Town Council promotes the use of natural materials from environmentally responsible sources, the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled.</p> | <p>g) protect best and most versatile agricultural land</p> <p>Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where mitigation measures are not possible, compensation measures may be appropriate.</p> <p><b>DAP8 Protection of Conservation Areas</b></p> <p>Development will be required to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas as defined on the Proposals Map.</p> <p>Development will also be expected to respect the setting of Conservation Areas and important views both in and out of them.</p> <p>Detailed plans shall be submitted for all types of applications involving building works in Conservation</p> <p>Areas, including a full specification of building materials and finishes to be used, to demonstrate how they comply with this policy. Notification of</p> | <p>detailed design of the replacement can demonstrate that it will preserve and enhance the Conservation Area.</p> <p>New development within Conservation Areas should make a positive contribution to the local character and distinctiveness of the Conservation Area.</p> <p>Measures will be taken to restore or bring back into use areas that presently make a negative contribution to Conservation Areas.</p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p> |
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|   | <p>works to trees in Conservation Areas will also be required.</p> <p><b>DAP9 Unlisted Buildings in Conservation Areas</b></p> <p>Alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted.</p> <p>There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area.</p> <p>Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will bring about a genuine qualitative improvement to the Conservation Area and to the setting of adjacent buildings.</p> |  |
| <p><b>Policy W5 Improved Linkages to Proposed Country Park at Tach Brook</b></p> <p>Proposals for improved linkages and accessibility from Whitnash to the proposed new country park facility at Tach Brook will be supported. Accessibility to the proposed new country park should be</p> | <p><b>SC4 Supporting Cycle and Pedestrian Facilities</b></p> <p>Development will not be permitted which would have an unacceptable adverse impact upon, or prejudice the implementation of, new or improved cycle and pedestrian routes identified in the Warwickshire Local Transport Plan 2006, or the</p>   | <p><b>TR1 Access and Choice</b></p> <p>Development will only be permitted which provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, delivery vehicles and other users of motor</p> |

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| <p>enhanced within Whitnash to ensure local residents enjoy the benefit of the nearby facility. Existing green networks should be improved and new green networks created within Whitnash to support biodiversity and local wildlife and to maximise accessibility to residents from Whitnash:</p> <ul style="list-style-type: none"> <li>• Enhanced public access and appropriate signage from residential areas;</li> <li>• New footpaths and cycle routes linking to existing and new networks;</li> <li>• Linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland and orchards, new hedgerows, grassland and wetland habitats.</li> </ul> | <p>continuity of any existing cycle and pedestrian routes.</p> <p>Development of cycle and pedestrian facilities will be permitted provided the benefits in terms of encouraging cycling and walking outweigh any adverse impacts.</p> | <p>vehicles, as appropriate. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> <li>a) are not detrimental to highway safety;</li> <li>b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists and public transport services;</li> <li>c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development;</li> <li>d) incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling, and;</li> <li>e) have taken account of the needs of people with disabilities by all modes of transport.</li> </ul> <p><b>HS1 Healthy, Safe and Inclusive Communities</b></p> <p>The potential for creating healthy, safe and inclusive communities will be taken</p> |
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|  |  | <p>into account when considering all development proposals. Support will be given to proposals which:</p> <p>d) contribute to the development of a high quality, safe and convenient walking and cycling network;</p> <p>e) contribute to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle;</p> <p>f) seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets;</p> <p>g) improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure;</p> <p>i) provide good access to local shops, employment opportunities, services, schools and community facilities, and;</p> |
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|  |  | <p>j) do not involve the loss of essential community buildings and social infrastructure.</p> <p><b>NE1 Green Infrastructure</b></p> <p>The Council will protect, enhance and restore the District’s green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy.</p> <p>The natural environment will be planned for at a variety of spatial scales:</p> <ul style="list-style-type: none"> <li>a) sub regional level, crossing administrative boundaries;</li> <li>b) district-wide scale;</li> <li>c) town-wide scale, and at;</li> <li>d) local and neighbourhood scales.</li> </ul> <p>...The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership to plan for green infrastructure at a landscape scale:</p> <p>protecting and enhancing existing habitats and restoring fragmented areas ensuring access natural green space and improvements to landscape character.</p> |
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|  |   | <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p> |
| <p><b>Policy W6 Protection and Enhancement of Whitnash Brook and Brook Valley</b></p> <p>Whitnash Brook Nature Reserve and the proposed 700 yard strip Wildlife Buffer as shown in Map 6 below are protected from inappropriate development.</p> <p>Proposals to enhance the area for the benefit of local residents and visitors such as improved pedestrian and cycle accessibility will be supported. The following enhancements are supported:</p> | <p><b>DP3 Natural and Historic Environment and Landscape</b></p> <p>Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate</p> <p>that they:-</p> | <p><b>TR1 Access and Choice</b></p> <p>Development will only be permitted which provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, delivery vehicles and other users of motor vehicles, as appropriate. Development proposals will be expected to demonstrate that they:</p> <p>a) are not detrimental to highway safety;</p>  |



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| <ul style="list-style-type: none"> <li>• Provision of a heritage trail or on-site interpretation to improve opportunities for understanding, promoting and managing the historic environment.</li> <li>• Enhanced cycle routes including the creation of a new cycle route from the end of Fieldgate Lane northwards to the entrance to the school bordering the railway line.</li> <li>• Improvements to the bridleway for pedestrian and cycle access from the bridge at Church Lane down to the Brook Valley and beyond to Radford Semele.</li> <li>• Provision of a new continuing cycle route along Golf Lane to the Fosse Way from the end of the cycle path at Fieldgate Lane.</li> <li>• Provision of education and interpretation facilities in the area.</li> <li>• Extension of the footpath from Whitnash Brook northwards to Newbold Comyn.</li> <li>• A permissive right-of-way from the bridge under the railway about a mile south of Fieldgate Lane to provide a longer circular route.</li> </ul> <p>The route of the Brook Valley bridleway linking Whitnash to Radford Semele is protected. The route</p> | <p>a) protect and/or enhance local ecology, including existing site features of nature conservation value;</p> <p>b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;</p> <p>c) protect and enhance the landscape character of the area, particularly respecting its historic character;</p> <p>d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;</p> <p>e) integrate the amenity space and proposed landscaping into the overall development;</p> <p>f) secure the long term management and maintenance of habitat/landscape features; and</p> <p>g) protect best and most versatile agricultural land</p> <p>Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where</p> | <p>b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists and public transport services;</p> <p>c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development;</p> <p>d) incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling, and;</p> <p>e) have taken account of the needs of people with disabilities by all modes of transport.</p> <p><b>HS1 Healthy, Safe and Inclusive Communities</b></p> <p>The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals which:</p> <p>d) contribute to the development of a high quality, safe and convenient walking and cycling network;</p> |
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| <p>will remain open in character and should not follow an enclosed narrow corridor between high walls or other visually intrusive and inappropriately high boundary treatment through the proposed housing estate. Views towards Black Bridge from the Bridle path are protected.</p> <p>These routes are shown on Map 7 below:</p> | <p>mitigation measures are not possible, compensation measures may be appropriate.</p> <p><b>DAP3 Protecting Nature Conservation, Geology and Geomorphology</b></p> <p>Development will not be permitted which will destroy or adversely affect the following sites of national importance:-</p> <p>a) designated Sites of Special Scientific Interest (SSSIs). Currently designated sites are shown on the Proposals Map;</p> <p>Development will be strongly resisted that will destroy or adversely affect the following locally important sites/features:-</p> <p>b) designated Ancient Woodlands. Currently designated sites are shown on the Proposals Map;</p> <p>c) designated Local Nature Reserves (LNRs). Currently designated sites are shown on the Proposals Map;</p> <p>d) any other sites subject to a local ecological or geological/geomorphological designation unless the applicant can demonstrate that the benefits of the proposal significantly outweigh the ecological/geological/geomorphological importance of the area;</p> | <p>e) contribute to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle;</p> <p>f) seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets;</p> <p>g) improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure;</p> <p>i) provide good access to local shops, employment opportunities, services, schools and community facilities, and;</p> <p>j) do not involve the loss of essential community buildings and social infrastructure.</p> <p><b>NE1 Green Infrastructure</b></p> <p>The Council will protect, enhance and restore the District’s green infrastructure assets and strive for a healthy integrated</p> |
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|  | <p>e) protected, rare, endangered or other wildlife species of conservation importance.</p> <p>In assessing the effect of development on a nature conservation or geological/geomorphological site in relation to b), c), d) and e), proposals will not be permitted unless the applicant demonstrate that consideration has been given to any mitigation and compensatory measures proposed that take account of the importance of the site/species, the extent to which ecological, geological or geomorphological impact is minimised, the nature of the measures proposed, and proposed long term management of features/sites/habitats of ecological/ geological/ geomorphological importance.</p> | <p>network for the benefit of nature, people and the economy.</p> <p>The natural environment will be planned for at a variety of spatial scales:</p> <ul style="list-style-type: none"> <li>a) sub regional level, crossing administrative boundaries;</li> <li>b) district-wide scale;</li> <li>c) town-wide scale, and at;</li> <li>d) local and neighbourhood scales.</li> </ul> <p>...The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership to plan for green infrastructure at a landscape scale:</p> <p>protecting and enhancing existing habitats and restoring fragmented areas ensuring access</p> <p>natural green space and improvements to landscape character.</p> <p><b>NE2 Protecting Designated Biodiversity and Geodiversity Assets</b></p> <p>The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.</p> |
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|  |  | <p><b>Sites of Local Importance</b></p> <p>Development will not be permitted that will destroy or adversely affect the following locally important sites and assets unless, it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.</p> <p>b) Local Nature Reserves;</p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p> |
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| <p><b>Policy W7 Local Greenspace Designations</b></p> <p>The Following Site(s) Are Allocated As Local Greenspace Under Paragraphs 76 And 77 Of The National Planning Policy Framework:</p> <ol style="list-style-type: none"> <li>1. Dobson Lane Allotments</li> <li>2. Chapel Green</li> <li>3. Church Green</li> <li>4. Golf Lane Allotments</li> <li>5. Whitnash Brook Valley Nature Reserve and Local Wildlife Buffer (i.e. that area within the Whitnash Designated Neighbourhood Plan Area)</li> <li>6. Washbourne Fields</li> <li>7. Golf Course</li> <li>8. Arable Land</li> </ol> <p>New development which impacts adversely on the openness of these sites will not be acceptable other than in very special circumstances.</p> <p>The Local Green Spaces are shown on Map 8 below.</p> | <p><b>SC5 Protecting open Spaces and SC6 Protecting Sport and Recreation Facilities are deleted.</b></p> <p><b>DP3 Natural and Historic Environment and Landscape</b></p> <p>Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate that they:-</p> <ol style="list-style-type: none"> <li>a) protect and/or enhance local ecology, including existing site features of nature conservation value;</li> <li>b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;</li> <li>c) protect and enhance the landscape character of the area, particularly respecting its historic character;</li> <li>d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;</li> </ol> | <p><b>HS2 Protecting Open Space, Sport and Recreation Facilities</b></p> <p>Development on, or change of use of open spaces and sport and recreation facilities will not be permitted unless:</p> <ol style="list-style-type: none"> <li>a) an alternative can be provided which is at least equivalent in terms of size, quality, accessibility, usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision, or</li> <li>b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.</li> </ol> <p>Development on open spaces for sport and recreation purposes will be permitted subject to the proposal being of sufficient benefit to clearly outweigh the loss.</p> <p><b>HS3 Local Green Space</b></p> <p>The Council supports the principle of designating land as Local Green Space. Local communities, through Neighbourhood Plans, may designate Local Green Spaces which are demonstrably special to their local</p> |
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|   | <p>e) integrate the amenity space and proposed landscaping into the overall development;</p> <p>f) secure the long term management and maintenance of habitat/landscape features; and</p> <p>g) protect best and most versatile agricultural land</p> <p>Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where mitigation measures are not possible, compensation measures may be appropriate.</p> | <p>community and of particular local significance in accordance with national planning policy.</p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p> |
| <p><b>Policy W8 Protection of Open Area to the South of Whitnash</b></p> <p>Proposals for new development including Gypsy and Traveller accommodation on green field sites on the edge of the existing built up area as identified in the</p> | <p><b>DP3 Natural and Historic Environment and Landscape</b></p> <p>Development will only be permitted which protects important natural features and positively</p>   | <p><b>STRATEGIC POLICY DS4: Spatial Strategy</b></p> <p>Allocated Housing and Employment will be distributed across the District to take account of the following:</p>   |

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| <p>new Local Plan for Warwick District will be required to demonstrate physical and visual linkages to the existing built up area.</p> <p>Further development on land in the open countryside to the south of Whitnash, including the golf course, will be resisted to ensure that individual settlements remain distinct from one another and do not merge together, and that the open, rural character of this area is maintained.</p> <p>Development proposals for gypsy and traveller accommodation at the Leamington Football Club ground should be carefully planned and designed to maximise the retention of green space on site.</p> <p>Any proposals for the development of existing open space, sports and recreational facilities which would result in the loss of such facilities on that site will be required to provide new facilities to at least the same standard in terms of quality and quantity on an alternative, accessible site within Whitnash.</p> | <p>contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate that they:-</p> <ul style="list-style-type: none"> <li>a) protect and/or enhance local ecology, including existing site features of nature conservation value;</li> <li>b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;</li> <li>c) protect and enhance the landscape character of the area, particularly respecting its historic character;</li> <li>d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;</li> <li>e) integrate the amenity space and proposed landscaping into the overall development;</li> <li>f) secure the long term management and maintenance of habitat/landscape features; and</li> <li>g) protect best and most versatile agricultural land</li> </ul> <p>Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature</p> | <ul style="list-style-type: none"> <li>a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement;</li> <li>b) where greenfield sites are required for housing, they should be located on the edge of urban areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.</li> <li>c) where greenfield sites are required for employment, they should be allocated in locations which are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and are in close proximity to existing or proposed housing;</li> <li>d) limiting development on sites which would lead to coalescence of settlements to ensure settlement identity is retained;</li> <li>e) sites which have a detrimental impact on the significance of heritage assets will be avoided unless suitable mitigation can be put in place;</li> </ul> |
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|  | <p>Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where mitigation measures are not possible, compensation measures may be appropriate.</p> | <p>f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided;...</p> <p><b>H7 Meeting the Accommodation Needs of Gypsies and Travellers</b></p> <p>The Council will produce a Development Plan Document (DPD) which will allocate sufficient land on sustainable sites to meet the permanent accommodation needs of its Gypsy and Traveller community satisfying an identified need for 31 pitches over a period of 15 years (25 of which should be within the first 5 years). Monitoring of such sites will inform future requirements.</p> <p><b>HS2 Protecting Open Space, Sport and Recreation Facilities</b></p> <p>Development on, or change of use of open spaces and sport and recreation facilities will not be permitted unless:</p> <p>a) an alternative can be provided which is at least equivalent in terms of size, quality, accessibility, usefulness and attractiveness, and a management plan</p> |
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|   |   | <p>is submitted to ensure the future viability of the provision, or</p> <p>b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.</p> <p>Development on open spaces for sport and recreation purposes will be permitted subject to the proposal being of sufficient benefit to clearly outweigh the loss.</p>  |
| <p><b>Policy W9 Landscape Design Principles</b></p> <p>All new development proposals will be required to demonstrate consideration of the following landscape design principles:</p> <ol style="list-style-type: none"> <li>1. Local habitats and wildlife and landscape features of the historic environment should be preserved and enhanced.</li> <li>2. Mature and established trees should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree</li> </ol> | <p><b>DP1 Layout and Design</b></p> <p>Development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:-</p> <ol style="list-style-type: none"> <li>a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;</li> <li>b) relate well to local topography and landscape features, including prominent ridge lines;</li> <li>c) reinforce or enhance the established urban character of streets, squares and other spaces;</li> </ol> | <p><b>NE4 Landscape</b></p> <p>New development will be permitted which positively contributes to landscape character.</p> <p>Development proposals will be required to demonstrate that they:</p> <ol style="list-style-type: none"> <li>a) integrate landscape planning into the design of development at an early stage;</li> <li>b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;</li> <li>c) relate well to local topography and built form and enhance key landscape</li> </ol> |

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| <p>species should be used. Existing hedgerows should be retained and the establishment of new native hedges is encouraged.</p> <p>3. All new development must incorporate sustainable urban drainage systems (SUDS) which are fully compliant with the most recently adopted national and local standards.</p> <p>4. Development proposals on the urban fringe should demonstrate consideration of visual impacts on local landscape through a visual landscape impact assessment, Layout and design should provide an appropriate transition from rural to urban areas, such as inclusion of lower densities around the edges and suitable landscaping schemes.</p> <p>Proposals for new development on open land to the south of Whitnash should demonstrate consideration of the historic route of the Fosse way corridor and ensure views from nearby Chesterton windmill towards the area are protected.</p> | <p>d) reflect, respect and reinforce local architectural and historical distinctiveness;</p> <p>e) enhance and incorporate important existing features into the development;</p> <p>f) respect surrounding buildings in terms of scale, height, form and massing;</p> <p>g) adopt appropriate materials and details;</p> <p>h) integrate with existing paths, streets, circulation networks and patterns of activity;</p> <p>i) provide adequate open space for the development in terms of both quantity and quality;</p> <p>j) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;</p> <p>k) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment; and</p> <p>l) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.</p> <p>Development proposals which have a significant impact upon the character and appearance of an</p> | <p>features, ensuring their long term management and maintenance;</p> <p>d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;</p> <p>e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;</p> <p>f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;</p> <p>g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas;</p> <p>h) maintain the existence of viable agricultural units, and;</p> <p>i) are sensitive to an area's capacity to change, acknowledge cumulative effects</p> |
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|  | <p>area will be required to demonstrate how they comply with this policy by way of a Character Appraisal and Design Statement.</p> <p><b>DP3 Natural and Historic Environment and Landscape</b></p> <p>Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate that they:-</p> <ul style="list-style-type: none"> <li>a) protect and/or enhance local ecology, including existing site features of nature conservation value;</li> <li>b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;</li> <li>c) protect and enhance the landscape character of the area, particularly respecting its historic character;</li> <li>d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;</li> <li>e) integrate the amenity space and proposed landscaping into the overall development;</li> </ul> | <p>and guard against the potential for coalescence between existing settlements.</p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <ul style="list-style-type: none"> <li>c) Neighbourhood Plans.</li> </ul> |
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|  | <p>f) secure the long term management and maintenance of habitat/landscape features; and</p> <p>g) protect best and most versatile agricultural land</p> <p>Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where mitigation measures are not possible, compensation measures may be appropriate.</p> <p><b>DAP3 Protecting Nature Conservation, Geology and Geomorphology</b></p> <p>Development will not be permitted which will destroy or adversely affect the following sites of national importance:-</p> <p>a) designated Sites of Special Scientific Interest (SSSIs). Currently designated sites are shown on the Proposals Map;</p> <p>Development will be strongly resisted that will destroy or adversely affect the following locally important sites/features:-</p> <p>b) designated Ancient Woodlands. Currently designated sites are shown on the Proposals Map;</p> |  |
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|  | <p>c) designated Local Nature Reserves (LNRs). Currently designated sites are shown on the Proposals Map;</p> <p>d) any other sites subject to a local ecological or geological/geomorphological designation unless the applicant can demonstrate that the benefits of the proposal significantly outweigh the ecological/geological/geomorphological importance of the area;</p> <p>e) protected, rare, endangered or other wildlife species of conservation importance.</p> <p>In assessing the effect of development on a nature conservation or geological/geomorphological site in relation to b), c), d) and e), proposals will not be permitted unless the applicant demonstrate that consideration has been given to any mitigation and compensatory measures proposed that take account of the importance of the site/species, the extent to which ecological, geological or geomorphological impact is minimised, the nature of the measures proposed, and proposed long term management of features/sites/habitats of ecological/ geological/ geomorphological importance.</p> |   |
| <p><b>Policy W10 Improving Accessibility for All</b></p> <p>Proposals which improve accessibility for existing and future residents of Whitnash will be supported.</p> | <p><b>DP6 Access</b></p> <p>Development will only be permitted which provides safe, convenient and attractive access routes for</p>   | <p><b>TR1 Access and Choice</b></p> <p>Development will only be permitted which provides safe, suitable and</p> |

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| <p>Developer contributions will be sought which support the following accessibility and transport improvements:</p> <ul style="list-style-type: none"> <li>• Widening pavements to provide shared pedestrian / cycle paths to remove cycles from narrow roads, particularly Whitnash Road and Golf Lane</li> <li>• Provision of double yellow lines around approaches to junctions where appropriate</li> <li>• Incorporating the provision of safe cycle routes into the design of new roads</li> <li>• Inclusion of appropriate covered bike storage at community and retail facilities such as the proposed new Community Hub</li> <li>• Inclusion of appropriately surfaced cycle routes and footpaths through green spaces to assist cyclists and pedestrians to use these routes in adverse weather.</li> <li>• Signalling improvements, environmental enhancements and improved signage to promote increased use of walking and cycling routes to local schools, neighbourhood centres and open spaces</li> </ul> | <p>pedestrians, cyclists, public transport users and other users of motor vehicles, as appropriate.</p> <p>Development proposals will be expected to demonstrate that they:-</p> <ol style="list-style-type: none"> <li>a) do not cause harm to highway safety;</li> <li>b) are designed to give priority access to, and allow penetration by, pedestrians, cyclists and public transport services, as appropriate; and</li> <li>c) integrate the access routes into the overall development.</li> </ol> <p><b>SC4 Supporting Cycle and Pedestrian Facilities</b></p> <p>Development will not be permitted which would have an unacceptable adverse impact upon, or prejudice the implementation of, new or improved cycle and pedestrian routes identified in the Warwickshire Local Transport Plan 2006, or the continuity of any existing cycle and pedestrian routes.</p> <p>Development of cycle and pedestrian facilities will be permitted provided the benefits in terms of encouraging cycling and walking outweigh any adverse impacts.</p> <p><b>SC12 Sustainable Transport Improvements</b></p> | <p>attractive access routes for pedestrians, cyclists, public transport users, delivery vehicles and other users of motor vehicles, as appropriate. Development proposals will be expected to demonstrate that they:</p> <ol style="list-style-type: none"> <li>a) are not detrimental to highway safety;</li> <li>b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists and public transport services;</li> <li>c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development;</li> <li>d) incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling, and;</li> <li>e) have taken account of the needs of people with disabilities by all modes of transport.</li> </ol> <p><b>HS1 Healthy, Safe and Inclusive Communities</b></p> |
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| <ul style="list-style-type: none"> <li>• Integration of any new green routes into existing off road networks</li> <li>• Improvements to local bus service provision where routes and services are related to new development</li> <li>• Working towards the provision of a new station facility on the Coventry / Oxford / London rail line over the longer term in partnership with rail service providers and other agencies</li> <li>• Enhancing accessibility between the rural community to the south of Whitnash and facilities in the town, particularly through linkages to new and existing walking and cycling networks</li> <li>• Working towards the provision of a new station facility on the Coventry / Oxford / London rail line over the longer term in partnership with rail service providers and other agencies.</li> </ul> | <p>Contributions towards sustainable transport improvements will be sought from all development that would lead to a material increase in traffic on the road network. The level of contributions will be calculated in accordance with criteria set out in the Warwickshire Local Transport Plan or any subsequent revision.</p> <p>Contributions will also be sought in appropriate cases towards footpaths, cycleways and towpaths both within development sites, and to create links with the wider network.</p> | <p>The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals which:</p> <p>d) contribute to the development of a high quality, safe and convenient walking and cycling network;</p> <p>e) contribute to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle;</p> <p>f) seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets;</p> <p>g) improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure;</p> <p>i) provide good access to local shops, employment opportunities, services, schools and</p> |
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|  |  | <p>community facilities, and;</p> <p>j) do not involve the loss of essential community buildings and social infrastructure.</p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p> |
| <p><b>Policy W11 Housing Mix</b></p> <p>New housing development in Whitnash will be required to include a suitable mix of housing types,</p> | <p><b>SC1 Securing a Greater Choice of Housing</b></p> | <p><b>H4 Securing a Mix of Housing</b></p> <p>1. The Council will require proposals for residential development to include a mix</p>  |



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| <p>sizes and styles to meet local housing needs. In particular, developments will be supported which include bungalows or other accommodation designed for the elderly, starter homes (1-2 bedrooms) and affordable family housing (3-4 bedrooms).</p> | <p>Residential development will not be permitted unless it makes provision for a range of sizes and types of dwelling in all appropriate cases.</p> <p><b>SC11 Affordable Housing</b></p> <p>Residential development on the following sites will not be permitted unless provision is made for a minimum of 40% affordable housing to meet local needs :-</p> <p>a) within towns, sites of 10 or more dwellings or 0.25 hectare or more in area irrespective of the number of dwellings;</p> | <p>of market housing which contributes towards a balance of house types and sizes across the District, in accordance with the latest Strategic Housing Market Assessment.</p> <p>....</p> <p><b>H5 Specialist Housing for Older People</b></p> <p>Planning permission for specialist housing for older people will be granted where:</p> <p>a) the site is in close proximity to shops, amenities and public transport; and</p> <p>b) it can be demonstrated that satisfactory Primary Health Care services to serve the residents of the development will be available within reasonable proximity; and</p> <p>c) the development makes a positive contribution towards meeting the identified need for specialist housing for older people as identified in the latest Strategic Housing</p> <p>Market Assessment and as agreed by Warwickshire County Council (as the provider of Adult Social Care).</p> |
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| <p><b>Policy W12 Employment Provision</b></p> <p>The provision of small to medium scale employment / workshop units will be supported in Whitnash, where the development includes the re-use of existing premises or buildings or is on a brownfield site.</p> | <p><b>UAP2 Directing New Employment Development</b></p> <p>Employment development for small scale offices, research and development and light industry (B1) will only be permitted on previously-developed land in the following locations:-</p> <ul style="list-style-type: none"> <li>a) within town centres subject to the policies within the Town Centres Chapter;</li> <li>b) within established employment areas;</li> <li>c) within the upper floors of units in local shopping centres;</li> <li>d) within sites allocated under Policy SSP1; or</li> <li>e) adjacent to public transport interchanges or in other locations which are genuinely accessible and well served by a choice of means of transport, especially public transport, walking and cycling.</li> </ul> <p>Employment development for general industrial uses (B2) and warehousing and distribution uses (B8) will only be permitted in the following locations:-</p> <ul style="list-style-type: none"> <li>a) within established employment areas;</li> <li>b) within town centres subject to the policies within the Town Centres Chapter; or</li> <li>c) within sites allocated under Policy SSP1.</li> </ul> | <p><b>PC0: Prosperous Communities</b></p> <p>The Council will promote sustainable economic development to support a vibrant and thriving economy to deliver the jobs the District needs during the plan period in line with following principles:</p> <ul style="list-style-type: none"> <li>a) to support more sustainable patterns of growth focusing development, where we can, on previously developed land in the most sustainable locations;</li> <li>b) to ensure employment opportunities are provided to balance housing growth across the District; .....</li> </ul> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> |
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|   |  | <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p>  |
| <p><b>Policy W13 Encouraging a Mix of Uses</b></p> <p>Development which includes a mix of housing and employment uses appropriate to a residential area will be supported where they:</p> <ul style="list-style-type: none"> <li>A. Do not have a detrimental impact on surrounding residential amenity;</li> <li>B. Do not lead to the loss of open space or green infrastructure;</li> <li>C. Do not have an unacceptable impact on traffic and there is adequate provision of parking for employees and visitors.</li> </ul> | <p><b>DP2 Amenity</b></p> <p>Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users/occupiers of the development.</p> | <p><b>BE3 Amenity</b></p> <p>Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users and occupiers of the development.</p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various</p> |

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|   |  | <p>community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p>  |
| <p><b>Policy W14 Sustainable Design</b></p> <p>Development is supported which is designed to optimise energy and resource efficiency through siting, layout and design and the use of high quality materials.</p> <p>Wherever possible, new development should use natural materials from environmentally responsible sources, and materials of high quality which have been reclaimed, salvaged, or recycled.</p> <p>New developments should also incorporate low energy and renewable energy technologies in street lighting and signage.</p> | <p><b>DP1 Layout and Design</b></p> <p>Development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:-</p> <ul style="list-style-type: none"> <li>a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;</li> <li>b) relate well to local topography and landscape features, including prominent ridge lines;</li> <li>c) reinforce or enhance the established urban character of streets, squares and other spaces;</li> <li>d) reflect, respect and reinforce local architectural and historical distinctiveness;</li> <li>e) enhance and incorporate important existing features into the development;</li> <li>f) respect surrounding buildings in terms of scale, height, form and massing;</li> <li>g) adopt appropriate materials and details;</li> </ul> | <p><b>Overarching Policy SC0: Sustainable Communities</b></p> <p>New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place.</p> <p><b>CC1 Planning for Climate Change Adaptation</b></p> <p>All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate:</p> <ul style="list-style-type: none"> <li>a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;</li> </ul> |

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|  | <p>h) integrate with existing paths, streets, circulation networks and patterns of activity;</p> <p>i) provide adequate open space for the development in terms of both quantity and quality;</p> <p>j) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;</p> <p>k) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment; and</p> <p>l) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.</p> <p>Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Character Appraisal and Design Statement.</p> <p><b>DP12 Energy Efficiency</b></p> <p>The layout and design of development will be encouraged to promote energy efficient buildings.</p> | <p>b) optimising the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1;</p> <p>c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3;</p> <p>d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SUDS in accordance with Policy FW2;</p> <p>Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated.</p> <p><b>CC2 Planning for Renewable Energy and Low Carbon Generation</b></p> <p>Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will</p> |
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|  | <p>Where appropriate, development proposals will be expected to demonstrate that they have considered:-</p> <ul style="list-style-type: none"> <li>a) opportunities to maximise passive solar gain, minimise heat loss and wind tunnelling and eddying;</li> <li>b) opportunities to limit overshadowing of buildings to minimise loss of useful solar gain;</li> <li>c) opportunities for landscaping to provide shelter belts to improve energy conservation;</li> <li>d) the use of materials with a reduced energy input, such as recycled products; and</li> <li>e) the use of sustainable and renewable forms of heating such as solar panels and CHP (Combined Heat and Power) schemes.</li> </ul> | <p>be supported in principle subject to all of the following criteria being demonstrated:</p> <ul style="list-style-type: none"> <li>a) the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity;</li> <li>b) the proposal has been designed to minimise the impact (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact;</li> <li>c) the design would not result in substantial harm to any adjacent heritage assets and local areas of historical and architectural distinctiveness;</li> <li>d) where appropriate, the scheme can link in with proposals being brought forward through the Council's Low Carbon Action Plan and any other future Climate Change strategies;</li> <li>e) the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example</li> </ul> |
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|  |  | <p>linking to existing or emerging District Heating Systems);</p> <p>f) for biomass, it should be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised, and;</p> <p>g) for proposals for hydropower the application should normally be accompanied by a flood risk assessment.</p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p> |
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| <p><b>Policy W15 Flood Resistance and Resilience</b></p> <p>New development in Whitnash is required to be flood resilient. Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.</p> <p>Such measures should include the following:</p> <ul style="list-style-type: none"> <li>- the use of water-resistant materials for floors, walls and fixtures</li> <li>- the siting of electrical controls, cables and appliances at a higher than normal level</li> <li>- setting the ground floor level where practical / feasible sufficiently high not to be affected by the flood</li> <li>- raising land to create high ground where this would not result in increased flood risk elsewhere</li> </ul> <p>The lowest floor level should be raised above the predicted flood level, and consideration must be given to providing access for those with restricted mobility.</p> <p>New development should also incorporate flood-resistant construction to prevent entry of water or to minimise the amount of water that may enter a building, where there is flooding outside. This could include boundary walls and fencing such as solid gates with waterproof seals, and where possible</p> | <p><b>DP1 Layout and Design</b></p> <p>Development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:-</p> <ul style="list-style-type: none"> <li>i) provide adequate open space for the development in terms of both quantity and quality;</li> <li>j) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;</li> </ul> <p><b>Note DP 10 Flooding is deleted.</b></p> | <p><b>FW1 Development in Areas at Risk of Flooding</b></p> <p>Development will be directed away from areas of flood risk. However if development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> <li>a) the type of development is appropriate to the level of flood risk associated with its location with reference to Warwick District Council’s Strategic Flood Risk Assessment (SFRA) flood zone maps and advice on appropriate uses within these zones from the Environment Agency;</li> <li>b) it can be demonstrated that no suitable alternative sites are available in an area of lower risk;</li> <li>c) it is provided with the appropriate minimum standard of flood defence (including suitable warning and evacuation procedures) which can be maintained for the lifetime of the development;</li> <li>d) it does not impede flood flows, does not increase the flood risk on site or</li> </ul> |
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| <p>integral drains or fencing where the lower levels are constructed to be more resistant to flooding.</p> |  | <p>elsewhere or result in a loss of floodplain storage capacity;</p> <p>e) it would not be subject to regular flooding;</p> <p>f) the site is not required for washland creation as part of the overall flood defence strategy for the river catchments;</p> <p>g) in the case of dwellings, it is evident that as a minimum, safe, dry pedestrian access would be available to land not at high risk, and;</p> <p>h) in the case of essential civil infrastructure, access must be guaranteed and must be capable of remaining operational during all flooding events.</p> <p>A sequential, risk-based approach to the location of suitable development will be undertaken by the Council based on the Environment Agency's latest flood maps, SFRA flood zones and Vulnerability Classification to steer new development to areas with the lowest probability of flooding avoiding, where possible, flood risk to people and property and managing any residual risk.</p> |
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|  |  | <p>The Exception Test (for use when there are large areas in Flood Zones 2 and 3, “where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is necessary) will apply where development will provide wider sustainability benefits that outweigh flood risk, fully informed by a Flood Risk Assessment (FRA) which indicates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible reducing flood risk overall.</p> <p>Land that is required for current and future flood management will be safeguarded from development.</p> <p>Where development is supported as an exception to this policy within high risk areas, applicants will need to demonstrate that they strictly comply with criteria b), c), d), and g) above.</p> <p>Applicants will be required to demonstrate how they comply with this policy by way of a Flood Risk Assessment, appropriate to the scale and nature of</p> |
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|   |  | <p>the development proposed, where the development is:</p> <ul style="list-style-type: none"> <li>a) within a river floodplain, as defined by the Warwick District SFRA indicative flood zone maps;</li> <li>b) within or adjacent to any watercourse;</li> <li>c) adjacent to, or including, any flood bank or other flood control structure;</li> <li>d) within an area where there may be drainage problems;</li> <li>e) likely to involve the culverting or diverting of any watercourse, or;</li> <li>f) of such size and nature relative to the receiving watercourse/drainage system that there could be a significant increase in surface water run-off from the area.</li> </ul> |
| <p><b>Policy W16 Design to Reduce Surface Water Run Off</b></p> <p>New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable Drainage Systems (SUDS) should be implemented wherever possible.</p> <p>The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes</p> | <p><b>DP1 Layout and Design</b></p> <p>Development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:-</p> <ul style="list-style-type: none"> <li>b) relate well to local topography and landscape features, including prominent ridge lines;</li> </ul> | <p><b>See FW1 above.</b></p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved</p>  |

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| <p>away from property and into appropriate storage facilities.</p> <p>Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites if needed.</p> <p>Sustainable design of buildings such as use of “green” or “living” roofs and “blue roofs” which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.</p> | <p>g) adopt appropriate materials and details;</p> <p>i) provide adequate open space for the development in terms of both quantity and quality;</p> <p>j) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;</p> <p>Development proposals will be expected to demonstrate that they:-</p> <p>a) protect and/or enhance local ecology, including existing site features of nature conservation value;</p> <p>b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;</p> <p>d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;</p> <p>e) integrate the amenity space and proposed landscaping into the overall development;</p> <p>f) secure the long term management and maintenance of habitat/landscape features;</p> <p><b>Note DP 10 Flooding is deleted.</b></p> | <p>without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <p>c) Neighbourhood Plans.</p> |
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| <p><b>Policy W17 Reducing Flood Risk through Landscaping</b></p> <p>Landscaping and the public realm should be designed to reduce surface water flooding and to enhance local biodiversity.</p> <p>Native plants such as willow, alder and sea buckthorne should be planted in in or near swales to prevent scouring or wash out of surface drainage systems.</p> <p>Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.</p> | <p><b>DP1 Layout and Design</b></p> <p>Development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:-</p> <ul style="list-style-type: none"> <li>b) relate well to local topography and landscape features, including prominent ridge lines;</li> <li>i) provide adequate open space for the development in terms of both quantity and quality;</li> <li>j) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;</li> </ul> <p>Development proposals will be expected to demonstrate that they:-</p> <ul style="list-style-type: none"> <li>a) protect and/or enhance local ecology, including existing site features of nature conservation value;</li> <li>b) protect and/or enhance features of historical, archaeological, geological and geomorphological</li> </ul> | <p><b>See FW1 above.</b></p> <p><b>NP1 Neighbourhood Plans</b></p> <p>Planning applications that accord with the policies set out in this Plan, other Development Plan Documents, and where relevant, with policies in neighbourhood plans, will be approved without delay, unless other material considerations indicate otherwise.</p> <p><b>NP2 Community-led Planning</b></p> <p>The Council will support communities which are engaged in various community-led planning activities including:</p> <ul style="list-style-type: none"> <li>c) Neighbourhood Plans.</li> </ul> |

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|  | <p>significance;</p> <p>d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;</p> <p>e) integrate the amenity space and proposed landscaping into the overall development;</p> <p>f) secure the long term management and maintenance of habitat/landscape features;</p> <p><b>DP3 Natural and Historic Environment and Landscape</b></p> <p>Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate that they:-</p> <p>a) protect and/or enhance local ecology, including existing site features of nature conservation value;</p> <p>b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;</p> |  |
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|  | <p>c) protect and enhance the landscape character of the area, particularly respecting its historic character;</p> <p>d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;</p> <p>e) integrate the amenity space and proposed landscaping into the overall development;</p> <p>f) secure the long term management and maintenance of habitat/landscape features; and</p> <p>g) protect best and most versatile agricultural land</p> <p>Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where mitigation measures are not possible, compensation measures may be appropriate.</p> <p><b>Note DP 10 Flooding is deleted.</b></p> |  |
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## **Be Compatible with EU Obligations**

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual. The Neighbourhood Plan accepts the strategic proposal for a gypsy and traveller site in the designated area but includes a policy which requires re-provision of an equivalent sports facility within the town, should development of the football club involve the loss of the facility. This proposal helps to support the health and wellbeing of existing and future residents of Whitnash.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully



compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Town Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.



