

Leek Wootton and Guy's Cliffe Neighbourhood Development Plan (NDP)

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)

Leek Wootton and Guy's Cliffe Parish Council

With assistance from



1.0 INTRODUCTION

- 1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
 - b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
 - c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
 - d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
 - e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
 - g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).
- 1.2 This Basic Conditions Statement sets out how the Leek Wootton and Guy's Cliffe NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 LEGAL REQUIREMENTS

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely the Leek Wootton and Guy's Cliffe Parish Council.

2.2 What is being proposed is a neighbourhood development plan

The plan being proposed 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 Regulations 2012.

2.3 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 2011 to 2029 (the same period as the emerging Warwick Local Plan).

2.4 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.

2.5 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 Leek Wootton and Guy's Cliffe Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish at the time of the designation and is shown on Map 1 in the NDP.

3.0 BASIC CONDITIONS

3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Leek Wootton and Guy's Cliffe Neighbourhood Development 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 relevant strategic planning policies for 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 Leek Wootton and Guy's Cliffe 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 proposed allocated housing sites whilst protecting natural and built heritage assets, supporting a proposed community hub facility with enhanced recreational facilities, promoting improved connectivity and accessibility with the Parish and to neighbouring centres such as Kenilworth, and promoting improvements in accessibility and traffic management.

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 Leek Wootton and Guy's Cliffe Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that the Leek Wootton and Guy's Cliffe Neighbourhood Development Plan has to guidance
<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 Parish Council has produced the Submission Plan in line with this guidance.</p> <p>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.</p> <p>The Neighbourhood Plan sets out a concise and practical suite of policies (15 in total) to guide development management decisions.</p>
<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 Leek Wootton and Guy's Cliffe in a creative way, ensuring that the quality of the place is enhanced by protecting important local greenspaces and built heritage assets, and promoting high quality design in new development 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</p>	<p>This Submission Neighbourhood Plan refines and amplifies District-wide policies and proposals set out in Warwick's Local Plan policies. It supports housing development on identified allocated housing sites, including a</p>

NPPF Core Planning Principle	Regard that the Leek Wootton and Guy's Cliffe Neighbourhood Development Plan has to guidance
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.	very sensitive site at the former Warwickshire Police Headquarters at Woodcote. Policies support the provision of an enhanced local community hub which would improve recreational and community facilities in the area. The Plan also supports investment in local education and employment opportunities.
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>The Submission Neighbourhood Plan sets out policies to protect and enhance local character and ensure that amenity is protected.</p> <p>Policies encourage high quality design in new development, including detailed design guidelines for the historic site of Woodcote.</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>The Submission Neighbourhood Plan takes regard of this guidance fully in plan- making and decision- taking.</p> <p>The Leek Wootton Neighbourhood Plan seeks to protect the surrounding landscape character and supports the use of an area of woodland (The Lunch) for public access and educational purposes; seeks to preserve the historic character and identity of Leek Wootton and Hill Wootton; and aims to improve cycle / footpath links to Kenilworth.</p>
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and	The Submission Neighbourhood Plan promotes an approach which reduces reliance on the private car by promoting good accessibility in

NPPF Core Planning Principle	Regard that the Leek Wootton and Guy's Cliffe Neighbourhood Development Plan has to guidance
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>new development, walking and cycling, and improving traffic management through the village. SuDs are encouraged in new development.</p> <p>The allocated housing sites in the Warwick District Plan are largely within existing sites such as the golf club car park and Woodcote, and at least some would be considered to be brownfield.</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>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Submission Plan seeks to protect and improve locally important green spaces and promotes a green infrastructure approach to support wildlife and biodiversity.</p> <p>Proposals for increasing opportunities for walking and cycling and improving traffic management 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>
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.	The Neighbourhood Plan supports this principle. It seeks to safeguard locally important open spaces from new housing development such as the playing field at Woodcote.
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	The Submission Plan promotes a green infrastructure approach in policies which protect and seek to enhance local open spaces.

NPPF Core Planning Principle	Regard that the Leek Wootton and Guy's Cliffe Neighbourhood Development Plan has to guidance
functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).	Mixed use developments are not promoted as the neighbourhood area is a rural area in the green belt and only limited housing growth is proposed in line with the emerging Warwick Local Plan and the two identified settlements' roles within the settlement hierarchy.
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>The Submission Neighbourhood Plan is fully in line with this principle.</p> <p>There is a conservation area and 39 statutory Listed Buildings, Scheduled Monuments and Historic Parks and Gardens in the Neighbourhood Area of Leek Wootton and Guy's Cliffe. An asset of particular interest and sensitivity is Woodcote house and surrounding land which is identified for re-development for a mix of uses including new housing and conversion of an existing building to apartments, and recreation / open space. The Plan includes detailed policies and design guidance to help protect this asset whilst supporting its re-use and development on parts of the site. The Plan also includes policies to protect other built heritage assets and local landscape character.</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	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 will also facilitate more sustainable patterns of transport, by ensuring that services are available at a local level.

NPPF Core Planning Principle	Regard that the Leek Wootton and Guy's Cliffe Neighbourhood Development Plan has to guidance
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>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.</p> <p>In addition, policies that support the proposed community hub will help to support local services for the benefit of residents.</p>

3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

There are 39 Listed Buildings, Scheduled Monuments and Historic Parks and Gardens in the Neighbourhood Plan area. 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 Policies LW4 and LW5.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area has a Conservation Area and this is referred to in Policy LW4.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 d. Contributes 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 Leek Wootton and Guy's Cliffe Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Leek Wootton and Guy's Cliffe Submission Plan's contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan's Contribution
Economic	The Submission Neighbourhood Plan seeks to support employment provision and promotes homeworking. By supporting significant housing growth as identified in the emerging Local Plan the Neighbourhood Plan recognises the need to plan for housing and jobs together.
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 community facilities and promotes health and well-being by protecting recreational facilities and green spaces.</p> <p>The proposed housing site allocations and supporting policies promote a mix of house types and tenures with an emphasis on providing more housing for older people and smaller properties, including apartments.</p>
Environmental	<p>The Submission Neighbourhood Plan sets out policies that protect landscape character, local wildlife and biodiversity and protect open space within and around the village of Leek Wootton 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 Parish's identity.</p>

3.5 e. 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. Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the Local Plan. Note is also made of the relevant policies in the emerging new Local Plan for Warwick. Relevant extracts of key policies which are pertinent to the NDP policies are shown in **bold**.

Table 3 Conformity with Strategic Local Planning Policy

Leek Wootton and Guy's Cliffe NDP Policies	Warwick District Adopted Local Plan 1996 - 2011 'Saved' Policies	Warwick District Local Plan 2011 – 2029 Publication Draft (incorporating proposed Modifications, January 2016 and March 2017)
<p>Policy LW1 – Protecting and Enhancing Local Landscape Character</p> <p>Development proposals should include landscaping schemes which aim to protect and enhance the distinctive rural landscape character of the Parish of Leek Wootton and Guy's Cliffe.</p> <p>Landscaping schemes should be designed to incorporate the following landscape design principles wherever possible to ensure opportunities are maximised for supporting local biodiversity and to ensure new development responds positively to this high quality local environment:</p> <p>1. Species selection along woodland edges should include native trees and shrubs and tree cover should be enhanced on and around development sites through the</p>	<p>DP3 Natural and Historic Environment and Landscape</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> <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>NE4 Landscape</p> <p>New development will be permitted which positively contributes to landscape character. Development proposals will be required to demonstrate that they:</p> <p>a) integrate landscape planning into the design of development at an early stage;</p> <p>b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;</p> <p>c) relate well to local topography and built form and enhance key landscape 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>

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<p>planting of new woodlands and belts of trees;</p> <p>2. Existing parkland should be retained and enhanced and where opportunities arise, consideration should be given to restoring areas of former parkland;</p> <p>3. Primary hedgelines should be conserved and enhanced by reintroducing mixed native species hedgerows along primary boundaries;</p> <p>4. Opportunities should be taken for re-establishing areas of heathland on suitable sites;</p> <p>5. Tree cover within and around rural settlements should be conserved and enhanced and large scale woodland planting on rising ground is encouraged;</p> <p>6. Schemes should protect and enhance the internal open spaces and the irregular outline of village settlements;</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>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 and guard against the potential for coalescence between existing settlements.</p>

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<p>7. The re-creation of riverside wetland habitats is encouraged;</p> <p>8. The sinuous hedgerows defining river floodplains and the wooded character of river corridors should be retained and enhanced;</p> <p>9. Overall, landscaping schemes should be designed to maintain the strong rural character, conserve pastoral character, restrict and, where possible, reverse the sub-urbanisation of the landscape, and strengthen 'local distinctiveness' and a 'sense of place'.</p>		
<p>Policy LW2 – Protecting and Enhancing Local Wildlife and Green Infrastructure</p> <p>New development is encouraged to incorporate schemes which support and enhance local biodiversity.</p>	<p>DAP3 Protecting Nature Conservation, Geology and Geomorphology</p> <p>Development will not be permitted which will destroy or adversely affect the following sites of national importance:-</p>	<p>NE3 Biodiversity</p> <p>New development will be permitted provided that it protects, enhances and/or restores habitat biodiversity. Development proposals will be expected to ensure that they:</p> <p>a) lead to no net loss of biodiversity, and where possible a net gain where appropriate, by means of an</p>

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<p>Proposals for new development should:</p> <ol style="list-style-type: none"> 1. Demonstrate how the design has taken into account its potential impact on local habitats, species and landscape character; and 2. Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. Appropriate measures may include for instance use of swift bricks, bat and owl boxes and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds. Actions as re-naturalising watercourses, woodland planting, provision of green roofs and the use of native species in the landscape planting are encouraged wherever possible. <p>Existing green infrastructure (GI) within the neighbourhood area is protected and the creation of new green infrastructure is encouraged as part of development proposals. Such green infrastructure could include for</p>	<p>a) designated Sites of Special Scientific Interest (SSSIs). Currently designated sites are shown on the Proposals Map; 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 ecological/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 can demonstrate that consideration has</p>	<p>approved ecological assessment of existing site features and development impacts;</p> <p>b) protect or enhance biodiversity assets and secure their long term management and maintenance, and;</p> <p>c) avoid negative impacts on existing biodiversity. Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.</p> <p>NE1 Green Infrastructure</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> <ol style="list-style-type: none"> a) sub regional level, crossing administrative boundaries; b) district-wide scale; c) town-wide scale, and at; d) local and neighbourhood scales. <p>The Council recognises the Warwickshire, Coventry and Solihull Sub Regional Green Infrastructure Strategy and will support the periodic updating of this important strategic</p>

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instance protection and creation of priority habitats such as woodlands, wetlands and hedgerows.	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.	document. 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: protecting and enhancing existing habitats and restoring fragmented areas ensuring access natural green space and improvements to landscape character.
<p>Policy LW3 The Lunch</p> <p>“The Lunch” area of woodland (as shown on Map 2 Policies Map and Map 5 The Lunch) is protected as a local community resource for wildlife value, recreation and access and appropriate education projects.</p> <p>Proposals which provide opportunities linked to education and training in woodland and countryside management will be supported, provided that any development for forestry and outdoor recreation type uses is of high quality, sustainable</p>	<p>DAP3 as above.</p> <p>RAP13 Directing New Outdoor Sport and Recreation Development</p> <p>Development of outdoor leisure and recreation facilities will only be permitted where:-</p> <p>a) major outdoor leisure and recreation developments demonstrate that the use cannot operate effectively in an urban location and that the location is, or can be made to be, highly accessible to the urban area by walking, cycling and public transport; or</p>	<p>DS19 Green Belt</p> <p>The extent of the Green Belt is defined on the Policies Map. The Council will apply national planning policy to proposals within the green belt.</p> <p>DSNEW3 – Former Police HQ, Leek Wootton</p> <p>The former Police Headquarters site will be developed for housing purposes. Built development will be limited to appropriate areas of the site that lie within the Village Growth Envelope Boundary (Policy H10) as identified on the Policies Map. There will be a requirement to agree a masterplan with the Council for the entirety of the former police headquarters landholding, including other associated land parcels outside of the Growth Village Envelope Boundary.</p>

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<p>design, and preserves the openness of the Green Belt.</p> <p>Schemes which incorporate proper and effective woodland management to provide a source of fuel for sustainable community energy schemes and / or related commercial activity such as production of wood chips, pellets, logs and charcoal will be supported, provided they are of an appropriate scale and do not conflict with the role of the Green Belt.</p> <p>New development proposals at the former Warwickshire Police Headquarters at Woodcote will be required to provide improved pedestrian and cycle accessibility and linkages to the woodland area to support its role as a recreational, leisure and wildlife asset on the doorstep of the village of Leek Wootton.</p>	<p>b) small scale outdoor leisure and recreation developments within or adjacent to settlements meet the needs of local communities.</p> <p>c) Proposals for such uses in open countryside will only be acceptable where they are part of farm diversification proposals in accordance with policy RAP9 or where there are no other sites available to meet the need identified in criterion b).</p> <p>Furthermore, all proposals must be in accordance with the following criteria:-</p> <p>I. they do not result in the irreversible loss of best and most versatile farm land; and</p> <p>II. any buildings must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to policy RAP7. New buildings will only be acceptable where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to a rural area.</p>	<p>All planning applications for development of the site within the Growth Village Envelope must comply with the Masterplan and accord with other relevant policies of this Local Plan and any adopted Neighbourhood Development Plan, taking account of viability. In determining any planning applications on the site the local planning authority will seek to ensure that the proposals:</p> <p>a) Protect and enhance the historic assets and their setting;</p> <p>b) Secure the sustainable long-term future of Woodcote House as a Grade 2 Listed Building;</p> <p>c) Contribute positively to the landscape character;</p> <p>d) Deliver a mix of housing, including affordable housing;</p> <p>e) Demonstrate a high quality of design and layout, including an appropriate means of access and circulation;</p> <p>f) Make provision for all reasonable infrastructure requirements, including open space;</p> <p>g) Make provision for the future management / maintenance of the balance of the site (those areas not to be utilised for housing development),</p> <p>h) The Council will require the developer to enter into an agreement / agree a mechanism in order to provide certainty that both the new build (greenfield) housing elements on the allocation and Woodcote House conversion (and the associated restoration of its</p>

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		<p>setting) are delivered simultaneously or within a mutually acceptable timescale.</p> <p>NE2 Protecting Designated Biodiversity and Geodiversity Assets</p> <p>The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.</p> <p>...</p> <p>Sites of Local Importance</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> <ul style="list-style-type: none"> a) Ancient Woodland, aged and veteran trees; b) Local Nature Reserves; c) Local Wildlife Sites and potential Local Wildlife Sites; d) Local Geological Sites; e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance. <p>NE1, NE3 and NE4 as above.</p>

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<p>Policy LW4 Protecting and Enhancing Built Heritage</p> <p>New development in the village of Leek Wootton will be required to be of high design quality and of a scale, height and massing which enhances the setting of the nearby Conservation Area.</p> <p>All new development proposals in the parish will be required to demonstrate how they have taken account of the following:</p> <ol style="list-style-type: none"> 1. New development should enhance and reinforce the local distinctiveness of the area and proposals should show clearly how the general character, scale, mass, and layout of the site and surrounding area have been considered and used to influence designs 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) 	<p>DP1 Layout and Design</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"> a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use; b) relate well to local topography and landscape features, including prominent ridge lines; c) reinforce or enhance the established urban character of streets, squares and other spaces; d) reflect, respect and reinforce local architectural and historical distinctiveness; e) enhance and incorporate important existing features into the development; f) respect surrounding buildings in terms of scale, height, form and massing; g) adopt appropriate materials and details; h) integrate with existing paths, streets, circulation networks and patterns of activity; 	<p>Policy BE1 Layout and Design:</p> <p>New development will be permitted where it 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"> a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use; b) relate well to local topography and landscape features; (see policy NE4); c) reinforce or enhance the established urban character of streets, squares and other spaces; d) reflect, respect and reinforce local architectural and historical distinctiveness; e) enhance and incorporate important existing features into the development; f) respect surrounding buildings in terms of scale, height, form and massing; g) adopt appropriate materials and details; h) integrate with existing paths, streets, circulation networks and patterns of activity; i) incorporate design and layout to reduce crime and fear of crime; (see policy HS7); j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport; (see policy TR1);

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<p>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, for example taking references from local use of parapet windows in roof spaces and gables.</p> <p>3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or 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 way. The use of good quality materials that complement the existing palette of materials used</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>DAP8 Protection of Conservation Areas</p>	<p>k) provide adequate public and private open space for the development in terms of both quantity and quality; (see policy HS4);</p> <p>l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features including incorporating sustainable water management features;</p> <p>m) 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;</p> <p>n) 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>o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender, and;</p> <p>p) ensures that layout and design addresses the need for development to be resilient to climate change; (see policy CC1).</p> <p>q) Ensure that there is an appropriate easement between all waterbodies/ watercourses to allow access and maintenance</p> <p>HE1 Designated Heritage Assets and their setting</p>

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<p>within the village of Leek Wootton and Hill Wootton is encouraged, including reclaimed materials and timber from sustainable sources. Materials should be chosen to reflect the existing building stock, for example elevations tend to be of traditional red brick or white painted 'render' in older timber framed properties, roofs are of traditional red or dark grey tiles or thatched and doors and window frames are wooden.</p> <p>4. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and street and security lighting should be appropriate, unobtrusive and energy efficient.</p> <p>5. New development should be sited and designed to enhance the identified important views (see Map 7) and not obscure them. In particular, development which would impact on views into and, where appropriate, out of the village of Leek Wootton and</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 Areas, including a full specification of building materials and finishes to be used, to demonstrate how they comply with this policy. Notification of works to trees in Conservation Areas will also be required.</p>	<p>Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:</p> <ul style="list-style-type: none"> • The nature of the heritage asset prevents all reasonable uses of the site; and • No viable use of the heritage asset itself can be found that will enable its conservation; and • Conservation by grant funding or charitable or public ownership is not possible; and • The harm or loss is outweighed by the benefit of bringing the site back into use. <p>Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>HE2 Conservation Areas</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. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or</p>

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<p>Hill Wootton should demonstrate that these views have been sensitively and appropriately considered and incorporated / mitigated as necessary.</p> <p>6. Proposals should incorporate sustainable drainage techniques (SUDS) and include the use of grey water recycling where possible.</p> <p>7. Schemes should include sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape.</p> <p>8. Proposals should demonstrate good connectivity to existing foot and cycle networks and support the enhancement of green routes as identified in Section 6.5 below.</p>		<p>enhance the character or appearance of the Conservation Area. Measures will be taken to restore or bring back into use areas that presently make a negative contribution to Conservation Areas.</p> <p>HE5 Locally Listed Historic Assets</p> <p>Development that would lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss and the significance of the asset.</p>
<p>Policy LW5 Design Guidelines for Historic Site of Woodcote</p> <p>The sensitive development of the Woodcote site for a mix of new housing, landscaping, car parking and leisure uses, and the appropriate</p>	<p>DAP4 Protection of Listed Buildings</p> <p>Consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity or setting. Consent will not be granted for the demolition of a listed building.</p>	<p>DSNEW3 – Former Police HQ, Leek Wootton</p> <p>The former Police Headquarters site will be developed for housing purposes. Built development will be limited to appropriate areas of the site that lie within the Village Growth Envelope Boundary (Policy H10) as identified on the Policies Map. There will be a requirement to agree a masterplan with the Council for</p>

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<p>conversion of Woodcote house for apartments is supported.</p> <p><u>Protecting Historic Character</u></p> <p>New development of the Woodcote site should be informed by the Heritage Assessment Study and Historic Landscape Character Study for the site, which will define the boundaries of the registered historic park and garden, and the masterplan once approved by Warwick District Council.</p> <p>Development within the site will be required to:</p> <ol style="list-style-type: none"> 1. Protect the original enclosed character of the site, existing listed and historic buildings and landscape areas of high quality and historic interest; 2. Include sensitive enhancement of the high quality landscape areas within the site and provide new landscaping schemes which respond positively to the historic layout, 	<p>Development will not be permitted that will adversely affect the setting of a listed building.</p> <p>DAP7 Restoration of Listed Buildings Restoration of, and alteration to, Listed Buildings will only be permitted using traditional natural materials and appropriate colours and finishes.</p> <p>DAP11 Protecting Historic Parks and Gardens Development will not be permitted if it would harm the historic structure, character, principal components and setting of Parks and Gardens of Special Historic Interest included in the English Heritage Register, as defined on the Proposals Map.</p> <p>Development will be strongly resisted if it would harm the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local Register.</p>	<p>the entirety of the former police headquarters landholding, including other associated land parcels outside of the Growth Village Envelope Boundary. All planning applications for development of the site within the Growth Village Envelope must comply with the Masterplan and accord with other relevant policies of this Local Plan and any adopted Neighbourhood Development Plan, taking account of viability. In determining any planning applications on the site the local planning authority will seek to ensure that the proposals:</p> <ol style="list-style-type: none"> a) Protect and enhance the historic assets and their setting; b) Secure the sustainable long-term future of Woodcote House as a Grade 2 Listed Building; c) Contribute positively to the landscape character; d) Deliver a mix of housing, including affordable housing; e) Demonstrate a high quality of design and layout, including an appropriate means of access and circulation; f) Make provision for all reasonable infrastructure requirements, including open space; g) Make provision for the future management / maintenance of the balance of the site (those areas not to be utilised for housing development), h) The Council will require the developer to enter into an agreement / agree a mechanism in order to

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<p>planting and context and ensure landscaping is an integral part of new design proposals;</p> <p>3. Guide the built form to areas of poorer environmental quality and areas of moderate or low sensitivity to development, where the character has been eroded or needs re-connecting into the site and improving;</p> <p>4. Enhance the distinctive architectural features and landscape character, ensuring schemes respond positively to the historic and natural environment; and</p> <p>5. Ensure that new development relates well and connects to its surroundings both visually and physically through, for example, retention of significant vistas and views and connections to existing pedestrian links to the village. Design Requirements for the Site Development proposals overall should contribute positively to the character and local distinctiveness of the Woodcote site through, for example:</p>		<p>provide certainty that both the new build (greenfield) housing elements on the allocation and Woodcote House conversion (and the associated restoration of its setting) are delivered simultaneously or within a mutually acceptable timescale.</p> <p>See also: BE1, HE1, HE5, NE4 (all)</p>

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<p>6. Demonstrating a clear understanding and analysis of the character of the historic site and of its heritage assets and describing how design proposals will make a positive contribution to protecting and enhancing them;</p> <p>7. Where the existing development lacks any identifiable or cohesive character, providing a high quality scheme to achieve a more attractive, sustainable environment;</p> <p>8. Protecting the quality, character, scale and skyline of the historic site and safeguarding key views out of the site and into the site from the open countryside to the north and west and the Conservation Area to the south;</p> <p>9. Ensuring car parking has minimal impact on the heritage assets and key views through careful siting, screening and landscaping and ensuring key views are not unduly dominated by cars;</p>		

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<p>10. Ensuring that adequate provision for waste facilities is provided which has minimal impact on the amenities of the heritage site;</p> <p>11. Locating structures such as telecommunications equipment, building plant, and signs where the impact on the heritage character of the site and its heritage assets will be minimal;</p> <p>12. Having particular regard to the significant contribution that the existing park and gardens make to the site's suburban character and distinctive local context; and</p> <p>13. Preserving and enhancing primary hedge lines by reintroduction of mixed native hedgerow species.</p> <p><u>Woodcote house</u></p> <p>14. The features and plan form of the house should be retained and where possible exposed by removing intrusive partitions and alterations. The second floor of Woodcote house,</p>		

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<p>which seems to have been more intensively altered over the years, offers an opportunity for new design solutions.</p> <p>15. An appropriate use of the house should respect its unitary residential character and should acknowledge the 'courtyard' house typology which revolves around the full height central hall.</p> <p>16. The surviving important views towards and from the house should be retained and where possible left uncluttered. For example, the car park currently impinging on the approach to Woodcote house could be contained within a corner of the approach yard and could be screened with vegetation to reconnect the view from the driveway with the house.</p> <p>17. The 1960s office block adjacent to Woodcote house, in place of the original servants and kitchen buildings, should be replaced with an appropriate small scale, low height development to reveal and</p>		

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<p>complement Woodcote house as originally built. This would benefit all views towards the front and rear elevations of Woodcote house.</p> <p>18. The surviving stables and kitchen garden walls should be restored and incorporated into a new design to provide tangible memories of the history and architecture at Woodcote.</p> <p>19. Proposed materials and architectural language should not compete with Woodcote house and should aim to reconnect the built environment with the natural landscape.</p>		
<p>Policy LW6 Former Police Headquarters Woodcote (115)</p> <p>Proposals for new development of the Former Police Headquarters Woodcote (See Map 2 Policies Map) will be supported subject to Policy LW5. Proposals should provide an integrated approach to ensure schemes are designed and laid out as a single large development scheme,</p>	<p>SSP2 Major Developed Sites in the Green Belt</p> <p>Within the following major developed sites within the Green Belt, as defined on the Proposals Map, appropriate limited infilling and redevelopment for employment or other uses identified in the supporting text as being appropriate for each site will be permitted:-</p> <p>...</p> <ul style="list-style-type: none"> • Police Headquarters, Leek Wootton; 	<p>DSNEW3 as above.</p> <p>DS10 Broad Location of Allocated Housing Sites</p> <p>Sites within Growth Villages and the rural area – 968</p> <p>DS11 Allocated Housing Sites</p> <p>The following sites, as shown on the Policies Map, are allocated for housing development and associated infrastructure and uses:</p>

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<p>with shared access from suitable points of entry off Woodcote Lane.</p> <p><u>Residential Development at The Paddock and Land East of Broome Close (46)</u></p> <p>In line with the Masterplan, this area is considered to have relatively low sensitivity to development (Areas 7 and 8 on Map 8). Buildings should be up to two storeys in height to minimise likely to impact upon the setting of the listed buildings or the significance of the locally listed park and garden, and should benefit from of appropriate design, landscaping and screening.</p> <p>Development should take the form of mixed 2, 3 and 4 bedroomed properties in a low density layout reflecting the suburban built form of the surrounding part of the Woodcote site.</p> <p>Consideration needs to be given to the rising nature of the land and the need to preserve open aspects to and</p>	<p>...</p>	<p>DSNEW3 Leek Wootton - Former Police HQ (in accordance with policy DSNEW3) 115 dwellings</p> <p>H4 Securing a Mix of Housing</p> <p>1. The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the District, including the housing needs of different age groups, in accordance with the latest Strategic Housing Market Assessment.</p> <p>H10 Bringing forward Allocated Sites in the Growth Villages Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where the housing mix of schemes reflects any up to date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in the absence of a local Housing Needs Assessment, the scheme reflects the needs of the District as set out in the latest Strategic Housing Market Assessment See also: BE1, HE1, HE5, NE4 (all)</p>

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<p>from Woodcote, as well as views into the site from Woodcote Lane and the entrance to the village of Leek Wootton from the north west.</p> <p>Landscaping and design of new built form should be sensitive to the character of the surrounding area and appropriate in terms of scale, height, massing and use of local materials. Existing vegetation and important trees should be retained wherever possible and landscaping schemes should reinstate native hedges to provide connectivity between roadside trees on Woodcote Lane and Woodcote Drive. The strong boundary vegetation and TPO trees should be retained and protected. Any loss of habitat should be re-provided.</p> <p>A shared amenity area should be provided within the scheme and cycle parking.</p> <p>Adequate onsite car and cycle parking should be provided on the site in line with Warwick District Council's parking standards of: - 2 car parking spaces</p>		

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<p>per dwelling for homes of 2 bedrooms or more except where a garage is provided, which would constitute 1 of these spaces - Provision of cycle parking.</p> <p><u>Residential Development at Former Police Headquarters Office and Workshop Complex (55)</u></p> <p>Schemes will be encouraged which involve the sensitive restoration of the main house and stables as apartments or other appropriate residential type of use, and demolition of the 20th Century office and other buildings to provide a suitable mix of housing.</p> <p><u>Woodcote house</u></p> <p>The Masterplan identifies Woodcote house as an area of high sensitivity to development (Area 1 on Map 8). This area is most prominent and indicative of the surviving historic designed landscape. New development here is likely to have an adverse impact upon the setting of the listed building, and</p>		

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<p>the significance of the locally listed park and garden, and will be resisted.</p> <p><u>Stables and Extension</u></p> <p>The historic site of the stables and the 19th century extension to the main house (later replaced in the 1960s) is considered to have moderate sensitivity in the Masterplan (Area 2 on Map 8). The area is screened to a degree from the wider setting of the listed building by the stone wall overlooking the forecourt. Despite the inappropriate nature of the later extensions, this area is sensitive to redevelopment and proposals may impact upon the setting of the listed building. With the removal of the 1960s building, there is scope for replacement development to be an enhancement. Development in this area will need to be sympathetic to and respectful of the scale and character of the historic elements it replaces.</p>		

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<p><u>Former Walled Kitchen Garden</u></p> <p>The old walled kitchen garden (Area 3 on Map 8) is also considered to have moderate sensitivity to development. Any proposed development would need to be carefully considered in terms of height, layout and design in order to provide a suitably sympathetic development within the parameters of the historic walled garden.</p> <p><u>Driveway</u></p> <p>An area of moderate sensitivity is identified for a section of the tree lined driveway between North Lodge and later development further into the site (Area 4 on Map 8). It is considered sensitive to change, in that the isolated character of the small gate lodge and the sense of openness to the south across the playing field is likely to be considered worthy of preservation. There may be some scope to develop new housing along the drive, especially closer to the existing late 20th century buildings,</p>		

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<p>which do not make a positive contribution to the appearance of the park and garden. However the scale and mass of the development, its design, its visual impact upon the wider parkland and the way in which it interacts or competes with the lodge will be significant considerations.</p> <p><u>North of site</u></p> <p>An area of low sensitivity is identified to the north of the site (Area 5 on Map 8): This part of the Woodcote site is generally screened from the wider site by topography and other buildings, and is already heavily developed. Where some views into the area are possible, such as along the North Lodge Access, the scale, design, materials and detail of the replacement buildings will have to respect the parkland context. In areas that are less visible the parameters of development would be set by their visibility in relation to Woodcote House.</p>		

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<p><u>Residential Development at Former Tennis Courts (14)</u></p> <p>This area has moderate sensitivity to development (Area 6 on Map 8). Development of this site for new housing is supported, provided that schemes are of a high design quality which reflects the distinctive local character of the village of Leek Wootton. Landscaping and design of new built form should be sensitive to the character of the surrounding area and appropriate in terms of scale, height, massing and use of local materials. New development is likely to be sufficiently distant from Woodcote house that it would not impact adversely upon the setting of the listed building or the parkland approach. However, careful screening should be provided.</p> <p>Development proposals should provide single storey houses suitable for older residents or mews houses with gardens, accessed from Woodcote Drive.</p>		

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<p>Proposals should preserve the existing vegetation on the northern boundary and be sited to enhance views from the northern edge of the site towards the open field. A shared amenity area should be provided within the scheme.</p> <p>Adequate car and cycle parking should be provided on the site in line with Warwick District Council's parking standards of: - 2 car parking spaces per dwelling for homes of 2 bedrooms or more except where a garage is provided, which would constitute 1 of these spaces; or - 1 parking space per dwelling for 1 bedroom homes; and - Cycle parking.</p> <p>Overall, proposals will be required to demonstrate how the setting of Woodcote house, its gardens and the former stables, have been enhanced through careful layout and design of new development, and sympathetic restoration of the built and natural heritage assets on the site.</p>		

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<p>Policy LW7 Residential Development at Car Park East of The Hayes (5) (Local Plan Site Allocation H37, see Map 2 Policies Map)</p> <p>Proposals for new housing will be supported on this site, providing the scheme is of a high design quality, reflecting the distinctive character of the village of Leek Wootton and enhancing the existing apartment building of The Hayes nearby.</p> <p>Proposals could provide an apartment block or at least 5 two to three bedroomed houses.</p> <p>Existing vegetation, in particular the listed arboretum and pinetum, on the southern boundary should be retained.</p> <p>Buildings should be sited to take into consideration the need to protect views from the northern edge of the site towards the open fields.</p> <p>Schemes should include a communal amenity area and adequate onsite car</p>	<p>N/A</p>	<p>DS10 Broad Location of Allocated Housing Sites</p> <p>Sites within Growth Villages and the rural area – 968</p> <p>DS11 Allocated Housing Sites The following sites, as shown on the Policies Map, are allocated for housing development and associated infrastructure and uses:</p> <p>H37 Leek Wootton – Car park east of The Hayes 5 dwellings</p> <p>H4 Securing a Mix of Housing</p> <p>The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the District, including the housing needs of different age groups, in accordance with the latest Strategic Housing Market Assessment</p> <p>H10 Bringing forward Allocated Sites in the Growth Villages Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where the housing mix of schemes reflects any up to date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in</p>

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<p>and cycle parking in line with Warwick District Council's parking standards of:</p> <ul style="list-style-type: none"> - 2 car parking spaces per dwelling for homes of 2 bedrooms or more except where a garage is provided, which would constitute 1 of these spaces; - 1 parking space per dwelling for 1 bedroom homes; and - Cycle parking of 1 secure space per apartment. 		<p>the absence of a local Housing Needs Assessment, the scheme reflects the needs of the District as set out in the latest Strategic Housing Market Assessment</p>
<p>Policy LW8 Infill Housing Development in Leek Wootton Village</p> <p>Proposals for small scale infill development within the Growth Village Envelope of Leek Wootton village will be supported where:</p> <ol style="list-style-type: none"> 1. The proposed development is well related to the character and density of surrounding buildings in terms of density, height, scale, massing and materials; 2. Adequate on site car parking is provided within the curtilage of the development; 3. Suitable access can be provided; 	<p>N/A</p>	<p>H1 Directing New Housing</p> <p>1. Housing development will be permitted in the following circumstances:</p> <ol style="list-style-type: none"> a) Within the Urban Areas, as identified below and on the Policies Map; b) Within the allocated housing sites at Kings Hill Lane (H43) and Westwood Heath (H42) as shown on the Policies Map c) Within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map; <p>.....</p> <p>(Leek Wootton is identified as a Growth Village)</p>

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<p>4. The development does not have an adverse impact on the setting of nearby heritage assets including the Conservation Area and Listed Buildings;</p> <p>5. The proposal accords with other policies in the Neighbourhood Development Plan.</p>		
<p>Policy LW9 Housing in Hill Wootton</p> <p>New housing development comprising limited infill development is supported in Hill Wootton, provided that development is of a small scale (i.e. up to 2 units) and is appropriate to the Green Belt location and the village's role as a Limited Infill Village.</p> <p>Sensitive refurbishment and redevelopment of old farmstead buildings is supported where schemes are designed to enhance the character and appearance of the existing settlement and do not impact adversely on the openness of the Green Belt and surrounding countryside.</p>	<p>RAP1 Directing New Housing</p> <p>Residential development will only be permitted in the following circumstances:-</p> <p>a) it is on previously developed land within the Limited Growth Villages of Barford, Bishop's Tachbrook, Hampton Magna, Lapworth (Kingswood) and Radford Semele as defined on the Proposals Map where any market housing meets a specific local need as identified by the community in an appraisal or assessment;</p> <p>b) it is affordable housing in accordance with Policy RAP4;</p> <p>c) it is housing for rural workers in accordance with Policy RAP5;</p> <p>d) it is the conversion or subdivision of appropriate rural buildings in accordance</p>	<p>H11 Limited Village Infill Housing Development in the Green Belt</p> <p>Limited village infill housing development in the Green Belt will be permitted where the site is located within a Limited Infill Village (as shown on the Policies Map) and the following criteria are satisfied:</p> <p>a) the development is for no more than 2 dwellings;</p> <p>b) the development comprises the infilling of a small gap fronting the public highway between an otherwise largely uninterrupted built up frontage, which is visible as part of the street scene; and</p> <p>c) the site does not form an important part of the integrity of the village, the loss of which would have a harmful impact upon the local character and distinctiveness of the area.</p>

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	<p>with RAP7 where all the following additional criteria are met:-</p> <ul style="list-style-type: none"> I. the building is located within or adjacent to a village; II. the housing meets an identified local need; and III. outside of the Limited Growth Villages, the applicant can demonstrate that other uses (as identified by policies of this Plan) or a mixed use (where the residential element is subordinate to a business use) are not appropriate or viable. <p>e) it is a replacement dwelling in accordance with Policy RAP3.</p>	
<p>Policy LW10 Supporting a Local Community 'Hub' Facility in Leek Wootton</p> <p>The area shown in Map 10 is identified and protected as a local community hub for Leek Wootton.</p> <p>Proposals which include the improvement and redevelopment of the Sports Club building, investment in playing pitches, allotments and recreational provision, and other community uses such as a village shop / café, together with health related</p>	<p>SC8 Protecting Community Facilities</p> <p>Redevelopment or change of use of community facilities that serve local needs will not be permitted unless:-</p> <ul style="list-style-type: none"> a) there are other similar facilities accessible to the local community by means other than the car; and either b) the facility is redundant and no other user is willing to acquire and manage it; or c) there is an assessment demonstrating a lack of need for the facility within the local community. 	<p>Policy HS2 Protecting Open Space, Sport and Recreation Facilities</p> <p>Development on, or change of use of open spaces and sport and recreation facilities will not be permitted unless:</p> <ul style="list-style-type: none"> a) an alternative can be provided which is at least equivalent or better provision in terms of size, quality, accessibility, usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision. b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.

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<p>and other suitable local community and retail-type uses will be supported in principle.</p> <p>Proposals to improve linkages between local facilities such as the development of green walking and cycling routes linking the 'hub' to the primary school, church, and housing areas and Kenilworth will be supported.</p> <p><u>Creation of additional sports facilities at Former Warwickshire Police Headquarters Site</u></p> <p>Proposals for additional recreation / sports provision at the site at Woodcote will be supported subject to careful siting and design of any built form in line with Policy LW5.</p> <p>Proposals could include a high quality, sustainable building to accommodate a well-designed multi-purpose facility which provides suitable changing and social club facilities to meet the needs of the various sports clubs using the playing pitches on the Woodcote site.</p>	<p>SC13 Open Space and Recreation Improvements</p> <p>Contributions from residential and commercial developments will be sought to provide, improve and maintain appropriate open space, sport or recreational facilities to meet local needs. The exact level and form of contributions required will have regard to the location, nature and size of development. Where appropriate, applicants will be required to ensure that provision is made for:-</p> <p>a) well designed informal open space for quiet relaxation on site;</p> <p>b) appropriate children's play facilities which are visible from nearby houses but not so close they would cause disturbance, and</p> <p>c) outdoor or indoor sport accessible by walking, cycling and public transport.</p> <p>Developments will be expected to provide a proportion of the site as recreational facilities, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site but within the catchment area of the site.</p> <p>SC14 Community Facilities</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>Policy HS3 Local Green Space</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 community and of particular local significance in accordance with national planning policy.</p> <p>Policy HS4 Improvements to Open Space, Sport and Recreation Facilities</p> <p>Contributions from developments will be sought to provide, improve and maintain appropriate open space, sport and recreational facilities to meet local and District wide needs. The exact level and form of contributions required will have regard to the location, nature and size of development. Where appropriate, applicants will be required to ensure that provision is made for:</p> <p>a) well designed open space in accordance with the requirements of the Open Space Supplementary Planning Document (or any subsequent document);</p> <p>b) appropriate children's play facilities which are visible from nearby houses but not so close they would cause disturbance, and;</p>

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<p>New buildings should be sited outside the identified area of Local Green Space. Proposals should include improved linkages and connectivity between any additional facilities, residential areas and existing facilities such as the Village Hall, Children's Playground and War Memorial Recreation Ground.</p> <p>The existing Recreation Ground is protected as a Local Green Space. Development of this area will only be acceptable in very special circumstances.</p>	<p>Contributions will be sought towards community facilities in conjunction with new development where appropriate.</p>	<p>c) outdoor and/or indoor sport accessible within a 20 minute travel time by walking, cycling and/or public transport.</p> <p>Applicants will be expected to include a proportion of the site to meet its requirements for open space, sport and recreation requirements, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site provided that this is within its catchment area. Wherever possible, good connectivity to the existing public rights of way network will be required.</p> <p>See also DSNEW3 – criteria (f) as above.</p>
<p>LW11 Minimising the Impacts of Traffic from New Developments</p> <p>Developers will be required to identify the realistic level of traffic which development proposals are likely to generate and to consider the impact of additional traffic on other road users and pedestrian safety. Schemes will be required to include proposals for the mitigation of adverse impacts and to implement improvements to transport and accessibility in Leek Wootton.</p>	<p>DP6 Access Development will only be permitted which provides safe, convenient and attractive access routes for pedestrians, cyclists, public transport users and other users of motor vehicles, as appropriate. Development proposals will be expected to demonstrate that they:- a) do not cause harm to highway safety; b) are designed to give priority access to, and allow penetration by, pedestrians, cyclists and public transport services, as appropriate; and</p>	<p>TR1 Access and Choice</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> <ul style="list-style-type: none"> a) are not detrimental to highway safety; b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists, emergency services and public transport services;

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<p>Development which demonstrates and contributes to measures that reduce impacts of congestion and traffic in the centre of the village of Leek Wootton will be supported.</p> <p>New developments will be required to incorporate the following measures:</p> <ol style="list-style-type: none"> 1. Developments must be built with the provision of safe walking and cycling pathways of hard surface materials. They must be designed to provide easy access to the school and services in the centre of the village of Leek Wootton without the need to use cars. These pathways should be of a standard suitable for people to ride mobility scooters and to push buggies and wheelchairs. 2. Existing footpaths within development sites must be retained. New routes should be created linking to existing public footpaths and roadways and to the village centre. These are shown on Map 11. 3. Car parking should be provided according to the following standards: 	<p>c) integrate the access routes into the overall development.</p> <p>DP7 Traffic Generation Development will not be permitted which generates significant road traffic movements unless practicable and effective measures are taken to avoid adverse impact from traffic generation.</p> <p>In appropriate circumstances, development proposals will be required to demonstrate how they comply with this policy by way of a Transport Assessment and, where necessary, Travel Plan.</p> <p>DP8 Parking Development will only be permitted that makes provision for parking which:-</p> <ol style="list-style-type: none"> a) does not encourage unnecessary car use; b) has regard to the location and accessibility of the site by means other than the private car; c) does not result in on-street car parking detrimental to highway safety; d) takes account of the parking needs of disabled car users, motorcyclists and cyclists; and 	<ol style="list-style-type: none"> c) create safe and secure layouts for motorised vehicles, cyclists , pedestrians and public transport and integrate the access routes into the overall development; d) where practical, 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; e) have taken account of the needs of people with disabilities by all modes of transport. <p>TR2 Traffic Generation</p> <p>All large scale developments (both residential and non-residential) which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to avoid the adverse impacts of traffic.</p> <p>Any development that results in significant negative impacts on health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.</p>

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<ul style="list-style-type: none"> • Studio apartments and 1 bedroom units - 1 space • 2 bedroom units - 2 spaces are allowed except where a garage is provided which would constitute 1 of these spaces. • 3 bedroom units – 2 spaces • 4+ bedroom units - 2 spaces. <p>4. Incorporating planting schemes and other measures to provide noise barriers to reduce noise nuisance from traffic on the A46.</p>	<p>e) takes account of the requirements of commercial vehicles.</p>	<p>Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.</p> <p>A Transport Statement may be required for development that has relatively small transport implications in line with the Guidance on Transport Assessments.</p> <p>All measures required in the Policy should take full account of the cumulative impact of all development proposed in this Plan (and any other known developments) on traffic generation and air quality.</p>
<p>Policy LW12 Traffic Management and Transport Improvements</p> <p>Proposals for improvements in road safety and traffic management and the provision of / improvements to public transport will be fully supported. This includes proposals for</p>	<p>DP6, DP7, DP8 as above.</p>	<p>TR1 and TR2 as above.</p>

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<p>traffic calming on the Warwick Road in the village of Leek Wootton as shown on Map 11 and a new one-way route at Hill Wootton as shown on Map 13.</p> <p>Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the parish:</p> <ol style="list-style-type: none"> 1. Highway improvement schemes which improve the safety of pedestrians and cycle users. 2. Traffic calming measures, pedestrian priority schemes and the reduction of traffic speeds on routes through the village centre Increasing public and community transport to and from the designated area to local towns, supermarkets etc and supporting the school bus service. 3. Supporting safe new pedestrian and cycle routes to / from Kenilworth and Warwick such as increasing the width of pedestrian footpaths. 		

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<p>4. Provision of adequate public parking within the Growth Village Envelope, especially near community facilities.</p> <p>Any road improvement / traffic calming measures which may divert traffic on to the A46 should be discussed with Highways England at the earliest opportunity to ensure that the existing operation of the A46 can be maintained.</p>		
<p>Policy LW13 New Communications Technologies</p> <p>Improvement and development of new mobile telecommunication infrastructure will be supported provided that:</p> <ol style="list-style-type: none"> 1. It is designed and sited to minimise any adverse impacts on the visual amenity, character or appearance of the surrounding area; 2. Its design and siting does not have an unacceptable effect on the village of Leek Wootton Conservation Area, 	<p>SC9 Telecommunications</p> <p>Development of new masts and antennae by telecommunications and code systems operators will be permitted provided:-</p> <ol style="list-style-type: none"> a) it has been demonstrated that mast or site sharing is not feasible and that the apparatus cannot be sited on an existing building or other appropriate structure where this represents the preferable environmental solution; b) it has been demonstrated that alternative, less environmentally harmful means of providing the same service is not feasible; c) every effort has been made to minimise the visual impact of the proposal; 	<p>BE5 Broadband Infrastructure</p> <p>Residential and employment developments will be encouraged to provide on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology.</p>

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historical features and buildings, visually sensitive landscape or views.	d) proposals adhere to current Government advice on the health effects of exposure to radio waves; and e) consideration has been given to the future demands of network development, including that of other operators.	
<p>Policy LW14 Supporting Investment and Improvements in Local Education Facilities</p> <p>Proposals for improving local educational facilities and in particular educational provision at Leek Wootton All Saints' Church of England (V.A.) Primary School will be supported.</p> <p>New buildings should be of sustainable construction and sited and designed to minimise any adverse impacts on the approach and setting of the village within the Green Belt.</p>	N/A	<p>STRATEGIC POLICY DS3 : Supporting Sustainable Communities</p> <p>We will promote high quality new development including:</p> <p>a) delivering high quality layout and design which relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs;</p> <p>b) caring for our built, cultural and natural heritage;</p> <p>c) regenerating areas in need of improvement;</p> <p>d) protecting areas of significance including high quality landscapes, heritage assets and ecological assets;</p> <p>e) delivering a low carbon economy and lifestyles and environmental sustainability. We will expect development which enables new communities to develop and sustain themselves.</p> <p>f) delivering communities and developments that are safe, secure and experience very low crime levels</p>

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		<p>As part of this we will provide for the infrastructure needed to support communities and businesses including:</p> <p>a) Physical infrastructure (such as transport, flood defence and utilities)”;</p> <p>b) social infrastructure (such as education, health, the emergency services and sports facilities);</p> <p>c) green infrastructure (such as parks, open space, playing pitches and ecosystem services such as Sustainable Drainage Systems (SuDS) and habitats).</p>
<p>Policy LW15 Supporting Local Employment Opportunities through Home Working</p> <p>New housing development which supports opportunities for homeworking (for instance through the provision of office space within the building or the curtilage of the building), will be encouraged provided that:</p> <p>1. Proposals maintain the surrounding residential amenity</p> <p>2. There are no significant impacts from traffic and there is adequate provision of parking for employees and visitors</p>	<p>DP2 Amenity</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>BE3 Amenity</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>See above also DS3 and BE5.</p>

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3. Developments are located centrally within the Growth Village Envelope, or comprise small scale expansion of existing sites.		

3.6 f. Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

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).

Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

A SEA screening report was prepared by Warwick District Council to determine whether or not the content of the Draft Leek Wootton and Guy's Cliffe Neighbourhood Plan required a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

Requirement for Habitats Regulations Assessment (HRA)

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation. There are no European Sites within the neighbourhood area or in close proximity.

A Habitat Regulations Assessment screening report was undertaken for the Neighbourhood Plan as part of the SEA Screening Report to determine whether a Habitats Regulations Assessment (HRA) is required in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

The Report concluded *“that as a result of the screening assessment in section 3, it is considered unlikely there will be any significant environmental effects arising from the Leek Wootton Neighbourhood Plan that were not covered / addressed in the Sustainability Appraisal (s) of the Local Plan. As such, it is considered that the Leek Wootton Neighbourhood Development Plan does not require a full SEA to be undertaken.”*

The Report was published for consultation on 13th April 2017 and circulated to the 3 consultation bodies (Natural England, Environment Agency and Historic England) for comments.

The responses are set out in Table 4 below:

Table 4 SEA Responses

Consultation Body	Response
Historic England (12 May 2017)	<p><i>LEEK WOOTTON NEIGHBOURHOOD PLAN SEA SCREENING CONSULTATION</i></p> <p><i>Thank you for the above consultation.</i></p> <p><i>For the purposes of consultations on SEA, Historic England confines its advice to the question, “Is the Plan or proposal likely to have a significant effect on the environment?” in respect of our area of concern, cultural heritage. Our comments are based on the information supplied by yourselves in your consultation to us.</i></p> <p><i>On the basis of the information supplied, including that set out in the draft plan, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of ‘SEA’ Directive], Historic England concur with the conclusion of the document that the preparation of a Strategic Environmental Assessment is not required. However,</i></p>

	<p><i>you may wish to note that throughout the screening document there appear to be stray references to the Barford NP?</i></p> <p><i>The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <https://historicengland.org.uk/images-books/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/></i></p> <p><i>I hope this advice is helpful.</i></p>
<p>Natural England (24 April 2017)</p>	<p><i>Planning consultation: Leek Wootton Neighbourhood Plan – Strategic Environmental Assessment Screening Report.</i></p> <p><i>Thank you for your consultation on the above dated 13/04/2017.</i></p> <p><i>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</i></p> <p><i>Strategic Environmental Assessment Screening</i></p> <p><i>We welcome the production of this SEA Screening report. Natural England notes and concurs with the screening outcome i.e. that no SEA is required.</i></p> <p><i>Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance.</i></p>

	<p><i>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</i></p> <p><i>For any queries relating to the specific advice in this letter only please contact Tom Amos on 02080 260961. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</i></p> <p><i>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service</i></p> <p><i>Yours sincerely</i></p>
<p>Environment Agency (4 July 2017)</p>	<p><i>SEA Screening Opinion for the Leek Wootton Neighbourhood Plan</i></p> <p><i>Thank you for consulting us on the above plan.</i></p> <p><i>Due to the limited amount of development planned in the area and the locations not being particularly sensitive, we concur that the plan will not result in any likely significant effects on the environment.</i></p> <p><i>We also agree that in relation to the Habitat Regulations Assessment, the plan will not lead to any likely significant effects to European protected sites.</i></p> <p><i>Yours faithfully</i></p>

European Convention on Human Rights

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.

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 Parish 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.

3.7 g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

The prescribed conditions have therefore been met in relation to the Neighbourhood Development Plan (NDP) and prescribed matters have been complied with in connection with the proposal for the Plan.



The Civil Parish of

Leek Wootton & Guy's Cliffe

Prepared on behalf of Leek Wootton and Guy's Cliffe Parish Council by Kirkwells Town Planning Consultants www.kirkwells.co.uk

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