



# Budbrooke Submission Neighbourhood Development Plan Consultation Statement

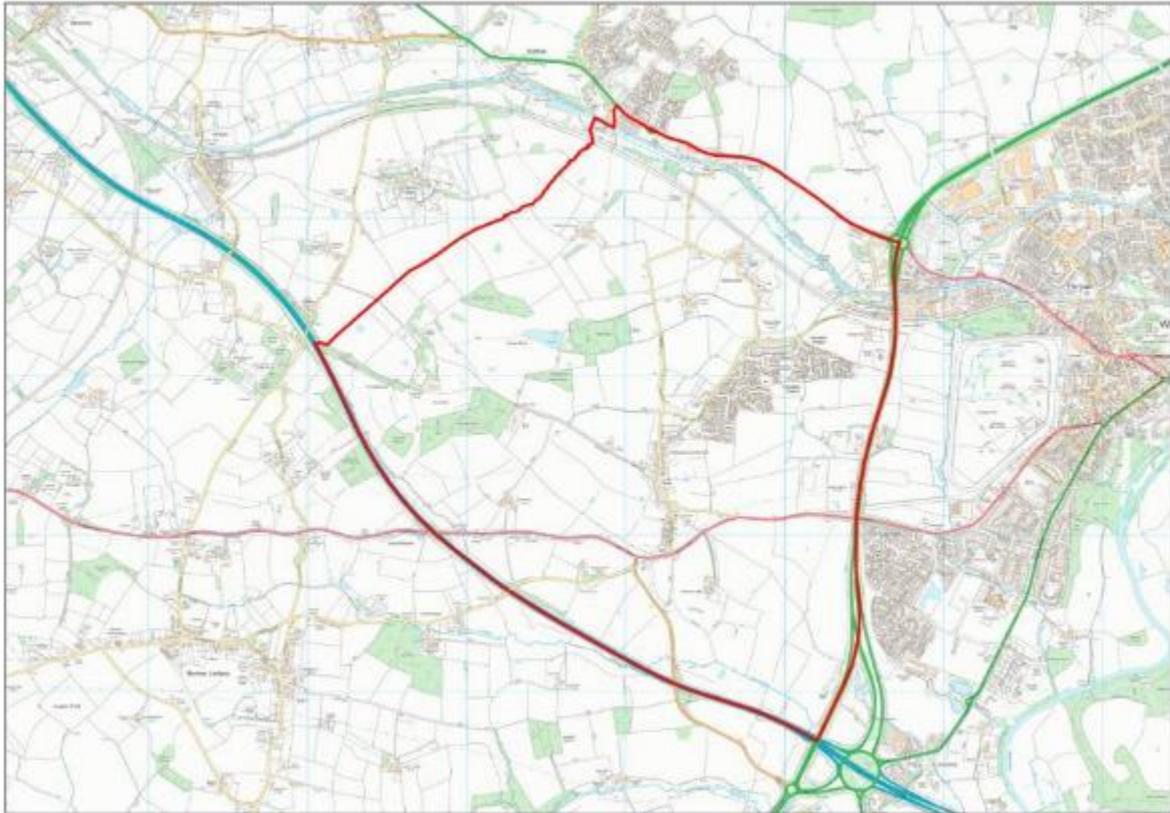


November 2017

With assistance from



## Map 1 Budbrooke Designated Neighbourhood Plan Area



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# 1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)<sup>1</sup> which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
  - (b) explains how they were consulted;*
  - (c) summarises the main issues and concerns raised by the persons consulted; and*
  - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Parish Neighbourhood Development Plan (NDP) has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 Budbrooke Parish Council made the decision in 2014 to prepare a Neighbourhood Development Plan to help determine planning applications in the Parish up to 2029, as the application for designation was approved by Warwick District Council on 5<sup>th</sup> November 2015.
- 1.4 A letter was sent out to all residents advising of the Parish Council decision to begin work on preparing a Neighbourhood Plan for the parish. (**Appendix 1**)
- 1.4 Initially, a volunteer sub-group of villagers and parish Councillors was set up by the Parish Council to help in the development of this plan. From an early stage, the Sub-Group carried out a questionnaire, the aim was to reach right across the various groups, businesses, individuals and landowners to build up a picture (and evidence base) for the development of the Budbrooke Neighbourhood Development Plan. (**Appendix 2**)

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<sup>1</sup> <http://www.legislation.gov.uk/ukSI/2012/637/contents/made>

## **2.0 Informal Consultation on the Draft Budbrooke Neighbourhood Plan**

- 2.1 The results of the questionnaire we taken into account and used to draft the policies in the first draft of the Neighbourhood Plan. The Steering Group met several times to discuss and amend the document.
- 2.2 A further informal consultation took place on the draft Budbrooke Neighbourhood Plan in September 2015.
- 2.3 Flyers/posters advertising the event are included at **Appendix 3**.
- 2.4 The event included displays of the emerging plan for residents to comment on. A response form was included to be returned by 21<sup>st</sup> September 2015. (**Appendix 3**)
- 2.5 The recorded comments are included at **Appendix 4**.
- 2.6 All responses were taken into account when finalising the Draft Plan for the first formal Regulation 14 consultation.

### **3.0 Formal Consultation on the Budbrooke Draft Neighbourhood Development Plan – 16<sup>th</sup> November 2015 to 6<sup>th</sup> January 2016**

- 3.1 The public consultation on the Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

*Before submitting a plan proposal to the local planning authority, a qualifying body must—*

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
  - (i) details of the proposals for a neighbourhood development plan;*
  - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
  - (iii) details of how to make representations; and*
  - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

- 3.2 The Draft NDP was published for 6 weeks formal (“Regulation 14”) public consultation from Monday 16<sup>th</sup> November 2015 to 26<sup>th</sup> December 2015. Copies of the Plan and supporting documents were placed on the neighbourhood plan pages of the Parish Council website <http://budbrookepc.org.uk/planning/budbrooke-neighbourhood-plan/>.
- 3.3 The consultation process was publicised to consultation bodies and stakeholder groups, local businesses, and residents by email, a notice on the Parish Council’s website and by using local publications. Representations were invited using a response form by email or in writing to the Parish Clerk.
- 3.4 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the neighbourhood plan website detailed above.

- 3.5 Consultation responses were invited using the accompanying Response Form (provided in Appendix II) to the Parish Clerk via an email to [clerk@budbrookepc.org.uk](mailto:clerk@budbrookepc.org.uk) or by post to:

Mrs Alex Davis  
Clerk to Budbrooke Parish Council  
5 Curlieu Close  
Hampton Magna  
CV35 8UA

**by 5pm 26<sup>th</sup> December 2015**

- 3.6 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded, and contact details of the Parish Clerk for hard copies on request. Copies of the letters were sent or emailed out to local businesses and local community organisations. A copy of the letter, Representation Form and the complete list of Consultation Bodies and other groups / organisations consulted are provided in **Appendix 5**. The list of Consultation Bodies was kindly provided by Warwick District Council.
- 3.7 Screen shots of both the Parish website and Warwick District Council website are included at **Appendix 6**
- 3.8 A flyer was distributed to residents in the Parish an Open Day was held in the Community Centre. A presentation was given on the process. (**Appendix 7**)
- 3.8 A copy of the Draft Neighbourhood Plan was sent to Warwick District Council.

## 4.0 Consultation Responses to the Draft Neighbourhood Plan

- 4.1 Consultation responses were received and are included in Table 1 below.
- 4.2 However, Warwick District Council were proposing significant amendments to the Warwick Local Plan and were consulting on additional housing sites in the District following suspension of the Local Plan Examination in Public.
- 4.3 As this had significant impacts to Budbrooke Parish, it was considered prudent to wait until the Warwick Local Plan was further through the process before continuing work on the Budbrooke Neighbourhood Plan.

**Table 1 Consultation Responses and Consideration of Responses, Budbrooke Draft Neighbourhood Development Plan.**

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support /	Comments received (verbatim)	Parish Council Comments	Amendments to NP	Agreed amendments
1	Coal Authority	General			Comment	We have no comment to make on the plan	Noted	No change	No change
2	Highways England	Not given			Comment	Budbrooke Parish is bounded by the A46(T) Warwick Bypass to the east, and the M40 to the south west, both part of the SRN. They are key routes providing links to London, the M42 (at The Umberslade Interchange), the M5 and M6 (at Coventry). The Neighbourhood Plan recognises the need to conform to the policies set out within the emerging Warwick District Local Plan and it discusses a proposed key development site within the parish, the 100 dwelling site named Hampton Magna – South of Arras Boulevard, which is of interest to Highways England given its proximity to the A46 Stanks Roundabout and the M40 Longbridge Interchange. We welcome that the Neighbourhood Plan recognises the importance of the A46 and the M40, bordering the parish, as key roads. Whilst the	Noted and amended accordingly with reference to infrastructure improvements.	Insert additional paragraph after 1.37 and renumber following paragraphs.	'1.38 With the cumulative impacts of these sites and the Hampton Magna site, Warwickshire County Council are promoting highway infrastructure improvements to the A46/A425/A4177 Stanks roundabout which is located to the west of Warwick, and provides access from the A46 to Warwick town centre via the A425 Birmingham Road, Warwick Parkway via the A4177 and Old Budbrooke Road, and Hatton/Solihull via the A4177. The roundabout can be

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						<p>plan recognises the impact of additional traffic from the proposed housing development on local roads within the borough it makes no mention of the potential impact on the A46 or the M40. It will be necessary for any planning application for the Hampton Magna site to be supported by a Transport Assessment. Highways England will provide comments on the application to the District Council at the appropriate time. However, we anticipate that the additional traffic impact of this development will not materially affect the safe operation of our network. Whilst other developments (such as Opus 40 and Hatton Park) sit outside the Parish area, they have been referenced in the neighbourhood plan. However, in the context of cumulative impacts on the A46 and M40 Highways England would recommend that proposed infrastructure improvements, such as that being promoted by Warwickshire County Council at the A46 Stanks Roundabout, should also be referenced within the plan.</p>			<p>subject to congestion at peak periods, leading to traffic queuing onto the main carriageway of the A46. This junction is due to be signalised as part of the redevelopment of part of the former IBM site to the north east of the roundabout. A fifth arm will be provided onto the roundabout as part of the scheme.'</p>
3	Donna Curtis	General			Support	<p>I have read the complete Draft Budbrooke Neighbourhood Development Plan and I support all of its recommendations, in particular:- Ensuring new buildings are in keeping with the current properties; Ensuring that properties meet local demand with locals getting first opportunity to</p>	Noted	No change	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support /	Comments received (verbatim)	Parish Council Comments	Amendments to NP	Agreed amendments
						buy/rent; Ensuring that the infrastructure is updated to address increased usage; Ensuring construction is undertaken in a 'considerate' manner			
4	National Grid	General			Comment	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area. Gas Distribution – Low / Medium Pressure Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network, please contact <a href="mailto:plantprotection@nationalgrid.com">plantprotection@nationalgrid.com</a>	Noted	No change	No change
5	Barton Willmore on behalf of Taylor Wimpey UK Ltd		5.2		Comment	The Neighbourhood Plan correctly comments that the suggested numbers for Hampton Magna are subject to change as a result of the Inspector's comments on the Warwick Local Plan. As the Parish Council will no doubt be aware, Warwick District Council have now signed up to a Memorandum of	Noted. As any further allocations in Hampton Magna will involve a further Green Belt review by the Local Authority, it is not for the Neighbourhood	Comments noted. Following further work undertaken by Warwick District, the Parish Council agreed to wait until the Warwick Local Plan was nearing adoption before re-running Regulation 14 in April/May 2017	Changes incorporated from the Warwick Local Plan including both sites allocated in Hampton Magna.

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						<p>Understanding - with a number of their fellow Authorities from the Coventry HMA. The latest position is that the District Council will be seeking to allocate an additional 5,200 dwellings to meet housing needs over the Plan period. In relation to this process at the District-level, two things are apparent: firstly, that this will necessitate additional Green Belt release within the District; and secondly that the development strategy for the submitted Local Plan will be broadly accorded with. By virtue of the vast array of services and facilities, as set out in the Neighbourhood Plan (Para 1.28), the District Council have assessed Hampton Magna as the most sustainable village within the District (see Settlement Hierarchy Report, June 2013). This clearly led to the decision to allocate a development site in the Green Belt to the south-east of the settlement, which is included in the Draft Neighbourhood Plan. As a direct results of the village's sustainability, we consider that it will be necessary for additional residential allocations to be made in the village in order for the District's housing needs to be met. Taylor Wimpey control land on the northern edge of the settlement, which is capable of delivering up to 140 dwellings as part of a sustainable development which would also enhance pedestrian</p>	<p>Development Plan to allocate land in the Green Belt.</p> <p>Presently Warwick DC are assessing their housing land position following two appeal decisions by the Secretary of State. The results of this will be presented on 24<sup>th</sup> February 2016</p>		

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						<p>linkages to Warwick Parkway station and deliver appropriate open space and landscape buffers, whilst respecting the existing residents fully. We enclose a leaflet that summarises the development potential of the site, including a proposed masterplan. On the basis of the anticipated additional allocations at Hampton Magna, we would consider it appropriate for the Parish Council to take the lead in this process and allocate this land as an additional residential development site. Failure to do so will lead to the Neighbourhood Plan having a limited lifespan and an opportunity having been missed for the Parish Council to drive sustainable growth. Taylor Wimpey would welcome the opportunity to meet with the Parish Council and their representatives in order to discuss the site and how it could assist in meeting local needs as part of the plan.</p>			
6	Historic England	General			Support	<p>Thank you for the invitation to comment on the Budbrooke Draft Neighbourhood Plan and Historic England are supportive of the content of the document, particularly its' emphasis on the heritage of the Parish and local distinctiveness. We also highly commend the approaches taken in the Plan to the conservation of the historic environment and consider it to be a well-considered, concise and fit for purpose document.</p>	Noted	No change	No change

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7a	Amec Foster Wheeler for Henry VIII Trust	General			Support	As a responsible landowner with local ties to the community, the Trust is keen to work constructively with the Parish Council, and other key stakeholders, to ensure that future development on its land is of a high quality, is sensitively planned so that it fully integrates with the rest of the village, and delivers benefits for new and existing residents. To this end we support the proposed 'Vision' and 'Objectives' for Budbrooke contained within the Draft Neighbourhood Plan, hereafter referred to as the 'BNDP'.	Noted	No change	No change
7b	Amec Foster Wheeler for Henry VIII Trust			BNDP5	Comment	In line with the Draft Warwick District Local Plan (Policy DS11), policy BNDP5 responds positively to the allocation of the Charity's landholding on the edge of Hampton Magna for residential development. This position is welcomed. However, before turning to the design principles for the site proposed under Policy BNDP5, first we wish to comment on the actual extent of the land allocated for development. In the Draft Warwick District Local Plan not all of the Trust's land south of Arras Boulevard is allocated for development. A small parcel of land (approx. 0.4ha) which protrudes from the main site immediately south of the public right of way has been excluded. It is our considered view that because this area of land has a physical and visual relationship	Noted.  The site allocation has followed the boundary as defined by Warwick District Council in their emerging Local Plan. Outside of this boundary remains Green Belt.  The Steering Group do not consider the area of land should be included in the allocation for this reason.	No change	No change

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						<p>with the main parcel of land, it should also form part of the site allocation. Due to its relationship to the main part of the site, we recognise that this area will not be suitable for built development but that should not mean that no 'development' is suitable here. If the 0.4ha is added to the rest of the site allocation, this parcel of land could be used to help meet open space requirements e.g. allotments. Alternatively, the parcel of land could be used for surface water run-off management as part of a Sustainable Drainage System (SuDS) strategy and/or as ecological enhancement to offset the loss of habitat on the rest of the site. Importantly, inclusion of the 0.4ha as part of the overall site allocation will mean that more land within the existing site allocation boundary is available to deliver high quality residential development at an appropriate density i.e. prime developable land is not lost to SuDS or similar. Furthermore, it would also mean that a small remnant parcel of land is not left over after the site is developed. Agricultural land to the west, south and east is not only in different land ownerships but is physically separated by mature hedgerows. The Trust therefore calls on the Parish Council to amend the boundary for land allocated for residential development under Policy BNDP5</p>			

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						as shown in the figure below. A neighbourhood plan can propose amending site allocation boundaries to those in a Local Plan, as long as this does not result in less development on the site than proposed in the Local Plan and a qualifying body discusses with the local planning authority why it considers the Local Plan allocation should be amended.			
7c	Amec Foster Wheeler for Henry VIII Trust			BNDP Design Principle		Please see table on separate sheet - Appendix 1	Noted - see end of response table		
7d	Amec Foster Wheeler for Henry VIII Trust			BNDP9		Please note that there is no "National Standards" for car parking to which new development should accord. Warwick District Council has, in a Supplementary Planning Document (SPD), developed a set of parking standards to influence the amount of off-street parking for cars, cycles and motorbikes in new developments. This SPD was adopted in 2007 and currently remains the local adopted standard for car parking.	Noted. Amend to reference Warwick District Council	Amend Policy BNDP9 5th Bullet to read:  <i>'Providing adequate off road parking in line with Warwick District Council's adopted standards (Presently SPD - Vehicle Parking Standards adopted 2007).....'</i>	Agree with "at a minimum to....." in front of statement
8	Jonathan Wassall, Henry VIII Trust	Additional Comments			Comment	School: In your local survey some residents were concerned that the school would not be able to cope with additional children from a new development. Para 5.1.2 notes that although there are some spare places that "substantial infrastructure work would be required for any further expansion". Based on that I can see	Noted and amended.	Para 5.1.2. Delete final section of sentence after pupils; and replace with <i>'There is also a new primary school recently opened at Aylesford School and Sixth Form College located 2 miles from Hampton Magna. '</i>	Agreed.  agree

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						<p>why residents might be concerned. However, I'm not sure this is supported by the full facts, which aren't clear from the plan. The current school population of 270 is very heavily reliant upon children outside the village. My understanding is that 48% of its roll (130 children) actually travel in each day just from Warwick. I would imagine that this is primarily from Chase Meadow. Despite the continued development of Chase Meadow the new primary school that has just opened at Aylesford School may have a negative impact. So some development in the village should be extremely helpful to protect Budbrooke school. Also, substituting local children in place of the children from Warwick and other areas outside the village should have a positive impact on traffic reduction in the village centre each day. Should these more positive points be noted in the Plan? Footpath: The reference to a footpath across the Trust's land (as identified by your reference G3 on pages 27 &amp; 28 and on the map on page 30) is factually incorrect. The "Definitive Map" held by Warwickshire County Council, which shows all officially recognised public footpaths, does not have this path. Some people have tried to use the route you show but that is trespassing and does result in damage to the farmer's crop. The tenant farmer</p>		<p>G3 is not a definitive right of way. Delete from Table 3, remove reference from BNDP2 and remove from Map 2a Green Spaces.</p>	

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						has the access gate padlocked most of the time and there are often signs up stating that this is not a public right of way. I say 'often' as someone has removed/damaged these signs in the past. They have also damaged fencing and the gate in their efforts to bypass the locked gate. Would you please remove this reference from the final version. The only public footpath runs across the southern boundary of the site.			
9	Roger Mills	8-9	1.24		Comment	Pub is no longer an Indian Restaurant	Noted	Delete 'and indian' from Para 1.24	agree
9a	Roger Mills	10	1.36		Support	The three roads in and out of the parish are already insufficient at busy times and will be completely inadequate after the proposed development.	Noted	No change	No change
9b	Roger Mills	16	2.11	H1	Support	"The need to preserve the openness of the Green Belt as a buffer between the village and surrounding towns is a particularly important aspect of the Local Plan and the Budbrooke Neighbourhood Development Plan. "It is essential that the Green Belt is maintained and not re-defined. Otherwise, it will be eroded bit by bit and may as well not have existed in the first place.	Noted	No change	No change
9c	Roger Mills	18/19	3.3 and 3.5		Support	It is very important that any development should be consistent with the existing village – both from the appearance point of view and also housing density, so as to leave plenty of open space.	Noted	No change	No change

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9d	Roger Mills	19	3.6		Support	Traffic congestion can only get worse if the village is expanded by another 100 houses UNLESS access to the outside world is dramatically improved. A new access road is needed so that Hampton Magna residents can reach the A46 without needing to travel past Parkway Station or through Hampton-on-the-Hill.	Noted	No change	No change
9e	Roger Mills	19	3.7		Object	"Walking into the local town of Warwick also takes far too long to be an option for many families. Should a footbridge be installed over the A46 the walk would be far more appealing." A footbridge would solve very little unless a proper path with a hard surface were created all the way into Warwick so as to be suitable for walkers AND cyclists. The current paths are often wet and muddy to walk on, and totally unsuitable for bicycles.	Noted	No change	No change
9f	Roger Mills	23	4.1 (2)		Support	"2. To improve existing utility infrastructure" In the past, infrastructure improvements have always lagged behind housing development with the result, for example, that Hampton Magna's sewage system is woefully inadequate even for the existing volume of housing. It is essential that current inadequacies are addresses – both for the sewers and other utilities BEFORE any further development is undertaken.	Noted. Drainage infrastructure is a strategic matter for the statutory undertakers (Water companies). It is generally for developers to fund improvements that facilitate future development	No change	No change

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9g	Roger Mills	23	4.1 (10)		Support	"10. To ensure that Hampton Magna has the appropriate transport improvements to support any future projected growth in the village." This needs to include, at very least (a) a new access road to the A46 and (b) improvements to the bus service to run seven days a weeks and into the evenings, AND to take a more direct route into Warwick and Leamington.	Noted	No change	No change
9g	Roger Mills	26		BNDP1	Comment	The wording doesn't make sense: "The change of use of community facilities will only be permitted for other health, education or community type uses (such as village halls, club houses, health centres, schools and children's day nurseries) unless one of the following can be demonstrated:" It surely needs to say "will NOT be permitted . . .unless . ." OR "will only be permitted . . .IF . . .!"	Noted and amended.	Remove word ' <i>only</i> ' from second sentence of BNDP1	agree
9h	Roger Mills	30		BNDP4	Object	Whilst some of the things mentioned might be "nice to have", this list completely misses the point. The top priority for using Infrastructure Levy money should be to fix the deficiencies in the existing infrastructure – particularly sewers and access roads – before thinking about any "vanity projects". [As noted in the comment to para 3.7, a footbridge is a total waste of time unless a decent all-weather pathway into Warwick is created at the same time]. Also, the Parish Survey totally failed to demonstrate a	Noted. The policy states that further consultation will be required to make a final decision.	No change	agree

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						significant demand for any of the items on the list.			
9i	Roger Mills	32		BNDP5	Comment/ Object	A dedicated access road for construction traffic is a reasonable idea, but it would make sense to make this PERMANENT once construction is complete in order to satisfy the requirement for an additional route to the A46. The best solution may be create a new road to the Henley Road, and then convert the existing Henley Road bridge over the A46 into a junction with slip roads.	Noted. The final details will be an issue at the planning application stage.	No change	agree
9j	Roger Mills	36/37		BNDP6	Comment	It is arguable that the proposed development site does not meet the requirements for being an "infill" site. The existing southern boundary of Hampton Magna is a sort of "saw tooth" shape, and it is fallacious to claim that the proposed development does not involve outward extension of the area. There is a very real danger that if this is accepted as "infill", a case will subsequently be made for "filling in" the remaining saw-tooth by extending a line eastwards from the end of Seymour Close, and then northwards to meet the currently proposed development. This would create an overall area roughly TWICE the size of the existing village, and would completely change its character.	Noted.	Definition of infill added within the policy. Glossary added before appendices for other technical trms	agree
9k	Roger Mills	39	5.3.4		Support	"The Parish Council consider it to be essential that the character of the villages and the surrounding landscape should be protected and enhanced." Totally agree!	Noted	No change	No change

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9l	Roger Mills	42		BNDP9	Object/ Comment	This is mainly "pie in the sky" and/or counter-productive. Aiming for a better public transport service is good in principle but totally unachievable in practice unless public money is available to subsidise services which would not otherwise be commercially viable. Traffic calming measures actually add to congestion and pollution by restricting throughput and causing greater fuel use – and hence pollution – due to the inevitable acceleration and deceleration which they provoke. Any highway improvement schemes need to include a totally new access road to the A46, as noted elsewhere.	Noted	No change	No change
9m	Roger Mills	42		BNDP10 (b)	Object	As noted elsewhere, a pedestrian/cycle bridge over the A46 is a waste of time unless combined with an all-weather path all the way to Warwick – which is probably impossible since it needs to cross the racecourse! There is virtually no public demand for such a facility, with only one respondent mentioning it in the recent Parish Survey.	Noted	No change	No change
10	Warwick District Council		4		Support/ comment	In general the vision for Budbrooke is supported. However, there may be a need for growth in the Parish beyond purely providing for the needs of the residents of the Parish. Warwick District Council has to provide for the needs of the whole District and potentially for needs that arise outside the District. It is therefore suggested that the last three words of the	Comments noted. The vision and objectives have come through community consultation. The Steering group do not think it is appropriate to amend at this point	No change	No change

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						<p>vision (“of its residents”) are deleted. Objectives</p> <p>We support the objectives set out on pages 23 and 24 of the Draft Neighbourhood Plan.</p> <p>However we would like to see an additional objective under “Housing” to underline the role the Plan can make in helping to meet housing need. We would suggest the following:</p> <p>“to ensure new development is provided to meet local housing needs and, where justified, to contribute towards meeting the housing needs of the wider District”</p>			
10a	Warwick District Council		5.1	BNDP1	Support/ comment	<p>We support this policy. However, we consider that clause b) could be worded more clearly by specifically setting out what is required to provide “satisfactory evidence”. This could be in the supporting text so that examples of evidence could be given such as is there evidence that it has been vacant for a certain period of time; is there a local survey; is there viability evidence? This clarification will help the District Council to assess planning applications robustly</p>	Noted and amended	Amend BNDP1 (b) to read: <i>'Satisfactory evidence is produced that the site has been actively marketed for a prolonged period of 12 months or more without securing a viable use for the facility.'</i>	agree
10b	Warwick District Council			BNDP2	Comment	<p>The policy refers to green spaces that “will be protected for the community”. It would be clearer if the policy stated that “development will not be permitted” on these green spaces</p>	Noted and amended	Add sentence to the end of BNDP2: <i>'New development which impacts adversely on the openness of these sites will only be permitted in very special circumstances and where necessary to support the area's role and function.'</i>	agree

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10c	Warwick District Council			BNDP3	Comment	We are not entirely clear what is trying to be achieved through this policy and would suggest that it is clarified. On one hand the policy is seeking to protect the open spaces listed and as such implies that development would not be permitted on these sites. However, the last paragraph (and the three criteria) indicates that these open spaces could be built on if certain criteria are met. Is the purpose of the policy to prevent development on open space which the evidence shows is valued by the local community (in which case it needs to be worded to make this clear in line with the suggestion for BNDP1 above)? Or is it to set out the criteria the Parish Council would like to see used in considering development in these locations.	Comments noted. Agree with comments	Policy amended to read <i>"Development affecting these open spaces will not be permitted"</i> and remove original criteria	Agreed
10d	Warwick District Council			BNDP4	Comment	No comment	Noted	No change	
10e	Warwick District Council		5.2.1 & 2		Comment	Modifications to the submitted Local Plan are currently being prepared. A significant part of these modifications relate to how and where the Council will allocate land for around 5200 additional dwellings. At the time of preparing these representations, no decisions have been made on which sites will be allocated. However, a range of options are being considered including the potential for further growth in some of the growth villages (including Hampton	Comments noted	Comments noted. Following further work undertaken by Warwick District, the Parish Council agreed to wait until the Warwick Local Plan was nearing adoption before re-running Regulation 14 in April/May 2017	Changes incorporated from the Warwick Local Plan including both sites allocated in Hampton Magna.

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						Magna). It is anticipated that the Warwick District Council meeting on 27 <sup>th</sup> January 2016 will agree modifications. These modifications will then be subject to a six-week period for representations during February and March, with a view to these being submitted to the Local Plan Inspector in May. In the event that the modifications have implications for Budbrooke Parish, the Council would welcome the opportunity to discuss the extent to which the Neighbourhood Plan should be amended prior to submitting the Plan to Warwick District Council under regulation 15			
10f	Warwick District Council		5.2.5		Comment	This combines data from the census and the survey. This is confusing and would be better presented in separate paragraphs so that data sources are clear.	Noted and amended	Split 5.2.5 into two separate paragraphs to reduce any confusion between census and survey.	agree
10g	Warwick District Council		5.2.6		Comment	There is a typo. It should be 22% of respondents. In the second sentence is it correct that the census shows a shortage or was this part of the survey or some secondary analysis of census data?	Noted and amended	Amend first sentence of 5.2.6 to read: '22% of respondents'	agreed

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10h	Warwick District Council			BNDP5	Comment	<p>Access Points: Whilst we do not object to the wording of the bullet point relating to access points, we would not support a policy that suggested an application should be refused on these grounds unless WCC highways explicitly requires two access points.</p> <p>Off Street Parking: As written this part of the policy would be hard to apply and enforce as there is no definition of what adequate is. Warwick District Council has a supplementary planning document relating to parking standards. We will be reviewing this following the adoption of the Local Plan. You may wish to refer to this in the policy. Alternatively, if you intend to apply local standards for local reasons, these need to be specifically set out in the Policy.</p> <p>Distribution of low cost homes: whilst we support the objective of spreading low cost homes throughout the site, in practice this is difficult to achieve as local cost housing providers are able to manage clusters of houses more efficiently than dispersed single dwellings. We would therefore suggest that a more workable solution would be to require at least 3 "clusters" of low cost housing across the whole site.</p>	<p>Noted. Traffic 2<sup>nd</sup> Bullet Indicates access points should be investigated.</p> <p>Noted. Layout 4<sup>th</sup> Bullet in relation to parking to be amended</p> <p>Noted. Design bullet 7 amended.</p> <p>Noted. Design bullet 9 deleted</p>	<p>No change</p> <p>Amend Layout 4<sup>th</sup> bullet to read: <i>'Includes adequate off-street parking for each dwelling in accordance with Warwick District Council's adopted standards (Presently SPD - Vehicle Parking Standards adopted 2007).'</i></p> <p>Amend Design 7<sup>th</sup> bullet to read: <i>'A key feature should be that low cost housing and market homes are indistinguishable and are location in at least three clusters across the site, avoiding large concentrations of one type.'</i></p>	<p>No change</p> <p>Agreed</p> <p>Agreed as with 19c</p>

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						<p>Lifetime Home Standards (9th bullet point under "Design"): the Local Plan policy (H4) requires that at least 10% of homes are age friendly/adaptable. However we can no longer insist on Lifetime Homes Standards. All dwelling design standards have been included in building regs now. This means we can only require that developments meet Part M of building regs. To apply standards above the minimum, a "needs assessment" has to be done and then a needs-based policy should be set out stating what proportion of housing needs should comply with the higher standard. Warwick DC has not carried out such a survey and we have therefore only included Lifetime Homes Standards in the explanatory text as an example. It is likely that the BNDP will be challenged on these grounds, particularly as the policy implies that all dwellings should be built to these standards. As all developments have to comply with building regulations anyway it may be advisable to just remove this bullet point.</p> <p>Affordable Housing: The 2nd bullet point needs to define affordable housing by reference to the NPPF definition (annex two).</p> <p>The 3rd bullet point needs to make the "local connection" definition</p>	<p>Noted. Affordable Housing Bullet 2 amended to reference NPPF definition</p> <p>Noted. Affordable Housing Bullet 3 amended in line with SPD</p>	<p>Add next to title Affordable Housing the following: <i>'As defined by the National Planning Policy Framework'</i></p> <p>Amend Affordable Housing 3<sup>rd</sup> bullet to read: <i>'Definition of People with a demonstrable need to be housed in the locality in accordance with Warwick District Councils SPD is</i></p> <ul style="list-style-type: none"> <li>• <i>people who currently live in the parish and have done so continuously for at least the last 2 years and are seeking more suitable accommodation;</i></li> <li>• <i>people who have lived in the parish for at least 2 years out of the last 10 years;</i></li> <li>• <i>people who used to live in the parish and who have immediate family</i></li> </ul>	<p>Agree</p> <p>agree</p>

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support /	Comments received (verbatim)	Parish Council Comments	Amendments to NP	Agreed amendments
						consistent with WDC's Affordable Housing Supplementary Planning Document (paragraph 19, page 22).		<p><i>(mother, father, son, daughter, brother or sister) living in the parish;</i></p> <ul style="list-style-type: none"> <li>• <i>people who have relatives living in the parish to whom it is desirable to live near for support e.g. elderly relatives, young families; and</i></li> <li>• <i>people who have been permanently employed in the parish for at least 12 months.'</i></li> </ul>	
10i	Warwick District Council			BNDP6	Comment	<p><u>Located on an infill site:</u> We would suggest that there needs to be a distinction between the infill development in Hampton and the Hill which will continue to be washed over by Green Belt and therefore needs to ensure the purposes of the Green Belt (e.g openness) are not compromised and Hampton Magna which will be excluded from the Green Belt.</p> <p>Density: We consider that there may well be cases where densities exceeding 25 dwellings per hectare would be appropriate in the context of surrounding development, particularly on small sites within the built up area where the on-site infrastructure requirements are likely to be minimal. We therefore suggest that the density is a guide, but the actual density should reflect the surrounding character.</p>	<p>Noted. Additional criteria added as (a)</p> <p>Noted and</p> <p>Noted and amended</p>	<p>Insert additional criterion into BNDP6 as (a) as follows: (a) <i>'Does not have a detrimental impact on the openness of the Green Belt in accordance with National Planning Policy (Hampton-on-the-Hill)'</i></p> <p>No change</p> <p>Amend BNDP6 to remove <i>'in line with National Standards'</i> and replace with <i>'in line with Warwick District Council's adopted standards</i></p>	<p>Agree</p> <p>agree</p> <p>agree</p>

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support /	Comments received (verbatim)	Parish Council Comments	Amendments to NP	Agreed amendments
						Off Street Parking: this clause refers to "National Standards". It needs to clarify which National Standard. This also needs to be consistent with BNDP5 and BNDP7 which both also refer to off street parking. We would suggest you refer to WDC's local parking standards.		<i>(Presently SPD - Vehicle Parking Standards adopted 2007)</i>	
10j	Warwick District Council		5.3	BNDP7	Comment	No comment	Noted	No change	
10k	Warwick District Council			BNDP8	Comment	No comment on the content of the policy. However, you may wish to make reference in para 5.3.5 to Warwick District Council's evidence base with regard to landscape character, ecology and geology: Landscape Sensitivity and Ecological & Landscape Study 2013 and Landscape Sensitivity and Ecological & Geological Study - Landscape Assessment Update April 2014. This will add weight to Policy BNDP8 and will help developers bring forward schemes that have a clear understanding of the local landscape and ecology	Noted and amended	Insert additional paragraph as 5.3.8 as follows: <i>'Any development should have regard to Warwick District Council's evidence base relating to landscape character, ecology and geology: Landscape Sensitivity and Ecological &amp; Landscape Study 2013 and Landscape Sensitivity and Ecological &amp; Geological Study - Landscape Assessment Update April 2014.'</i>	agree
10l	Warwick District Council		5.4.1		Comment/Support	The importance of traffic generation and parking in Budbrooke Parish is noted and the District Council would support the Parish Council in addressing the concerns set out in the paragraph. However, criteria a) to e) are absolutes and b) may not always be possible to achieve. For instance, the application of the NPPF requires a number of factors to be balanced in making planning	Noted. Amend BNDP9 to include	Amend BNDP9 to insert the following after the first sentence: <i>'All new development will be expected to satisfy the following criteria, where possible:</i> <i>a) The safety of all roads users will not be compromised;</i> <i>b) There will be no demonstrable adverse</i>	Agree with all points

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						decisions one of which is traffic generation. There may be cases where an adverse impact on traffic may be outweighed by other benefits of the scheme. However, the District Council would agree that everything possible should be done to minimise the impacts of traffic and where possible to enhance traffic flows in the main areas of congestion. Criterion b) should therefore be reworded to reflect this. It is also noted that although these are worded as though they are policy statements, they are not included within a formal policy. This will undermine the weight that can be applied to them		<p><i>impact on the capacity and operation of the local highway network that are not outweighed by other benefits of the development;</i></p> <p>c) <i>There is adequate off road parking to serve the development in accordance with Policy D8;</i></p> <p>d) <i>There is safe access, egress and appropriate visibility to serve the development; and</i></p> <p>e) <i>Existing on-street parking problems are not exacerbated by the development'</i></p>	
10m	Warwick District Council			BNDP9	Support		Noted	No change	No change
10n	Warwick District Council			BNDP10	Support	Support. No other comments except clause c) appears to have a typo which needs to be rectified	Noted and amended	Amend BNDP10 (c) to insert 'through' between cycle and routes	agree
10o	Warwick District Council			BNDP11	Comment	It is suggested that the second section of the policy relating to the criteria for new small-scale employment needs to acknowledge Green Belt policy and in particular requiring that developments do not impact on the openness of the Green Belt.	Noted and amended	Amend BNDP11 to insert additional bullet as follows: <i>'Does not have a detrimental impact on the openness of the Green Belt in accordance with National Planning Policy'</i>	agree
11a	John Reid	31-2			Support	It would be helpful if the area of the proposed building site was stated on the map.	Comments noted	No change	
11b	John Reid	7	1.24		Support	Pub details need updating - new landlord etc	Noted and amended	Amend final sentence of 1.24 as follows: <i>'Presently the pub has a new landlord is now The Barracks</i>	Agree to reword

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								<i>Bar. At lunchtimes it provides t British home-made food menu and for the evenings the food offering turns to authentic northern Indian inspired dishes.'</i>	
11c	John Reid	6	1.15		Support	Add information about the part the village community played in the planning, fund raising and opening/dedication of the Barracks Memorial in 1989.Although I was a marshal at the event I cannot recall any of the detail except that part of Budbrooke road was close to traffic for the afternoon to accommodate the large gathering/parade. Perhaps one or two of the old hands can remember!	Comments noted	No change	
11d	John Reid	19	3.10		Support	Year date to be added to School Fete reference.	Noted and amended	Para 3.10 add year '2015'	agree
11e	John Reid	Not given			Support	Add more details of the station and Chiltern Railways.	Comments noted	No change	
11f	John Reid	General			Support	A really forceful statement is required concerning the current condition of the services (sewer, water, gas, electricity and broadband) in Hampton Magna and the real need to update them prior to or in conjunction with any new builds.	Noted	No change	No change
12	Severn Trent	General/ not given			Comment	See appendix 2 - separate document	Noted	No change	No change
13	Michael Edwards	General/ not given			Comment	1. I feel the local preference on the high percentage of shared ownership and sheltered housing should be rigarously applied. 2. Our population is ageing so bungalows and sheltered housing should be supported.	Noted	No change	No change

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						<p>3. Developers contribution to support improvements on the existing village to help blend the two areas together:-</p> <p>A. Design and implement a walking/cycling/mobility scooter path around the village to encourage exercise and help link the junior and secondary schools in the village and Warwick</p> <p>B. Improve walking/cycling/mobility scooter paths to the station and into Warwick beside the towpath or through the industrial estate to encourage mobility and fitness.</p> <p>C. A donation to the community centre to help update and improve the facilities to cater for the growing village. It is the hub of the village and is well used by user groups and would benefit from the modernisation.</p>			
14a	Dene Jackson-Clarke	33		BNDP5	Object	<p>As Self/Custom Build has been strongly supported, I request you consider separating the details from BNDP 5 or construct a separate policy? For example: include or blend the following text?  <b>Provide affordable Custom and self-build housing for local people.</b>  Budbrooke parish is a desirable place to live and many people who would like to live in the parish, often because of family connections, cannot afford to do so. It is very difficult for the local residents' offspring's to afford the properties in the local area and the Budbrooke Neighbourhood Plan</p>	<p>Noted. This can be pursued through residents getting together to produce a 'Community Right to Build' Order.</p> <p>Warwick District Council have a section of the website for registering interest in Self Build.</p> <p>Self-build housing should not be</p>	No change	No change

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						<p>recognise Self-Build as a viable alternative as affordable housing. On the Warwick District Council website, it states that they wish to support Self Build activities in the local area in line with Government policy. Therefore, an appropriate mechanism for providing affordable housing for local people is to enable them to build their own homes, or have such homes custom-built to their own specification. Government figures indicate that one in two people wish to be able to build or specify a new dwelling. There has been a positive response for Self-Build on the Neighbourhood plan website, demonstrating strong support from the local community with many people ready to build if the land was made available. However, locally it is very difficult to obtain appropriate land for development. Self-build dwellings are likely to cost less than the market equivalent and the dwellings that are built will tend to be better quality with more innovative architecture than a standard developer's offering. There are a number of government initiatives in place to try and develop this type of housing, including proposals for Community Right to Build. The demand for this sort of housing is therefore only likely to increase over the lifetime of the plan. Therefore the Parish council wish to encourage self-build and</p>	<p>confused with the national definition for "Affordable Housing"</p> <p>Self-build has been included as part of the development of the site allocation in Hampton Magna. However, it cannot be forced on the developer.</p>		

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						<p>custom-built homes as they include more renewable/sustainable energy features within the house design to address environmental issues. This would include specific requirements for off-street parking spaces. There are a number of developers who are now adopting a self or custom build model and acting as the coordinating agent for the site's infrastructure development. Alternatively, Community Land Trusts and Co-housing groups have delivered this sort of housing in the UK. The planning group's assessment it is realistic and deliverable with a little enthusiasm and imagination.<sup>14</sup> Laying the Foundations: A Housing Strategy for England, Nov 2011. Paragraph 68</p>			
14b	Dene Jackson-Clarke		4		Comment	<p>Vision and Objectives for Budbrooke. 4.1 to 4.8 discuss the objectives of the plan to maintain the character of the settlement helping to integrate the new development with the existing village to maintain the equilibrium, to this end it is concerning that the '40% affordable housing provision on the development' has not been detailed in Policy BNDP5 – is this going to be detailed within this Neighbourhood Plan before being released for approval? Looking at the present demographics' of the village (Table 1 on page 35); shows 6,0% is 'Social rented' and 0,3% is 'Rent-free'. I realise that 5.2.8 Budbrooke Housing Needs Survey</p>	<p>Noted. Title will refer to NPPF definition of Affordable Housing. How and where it is provided be will not be detailed until the planning application stage</p>	<p>Glossary to be included and Add next to title Affordable Housing the following: <i>'As defined by the National Planning Policy Framework'</i></p>	Agree



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						build under option 2, does need to be completed under a CRTB? Please advise how we register the group and clarify how we apply for the CRTB to be voted on at the same time; to save costs			
15	Frank Roper	50	Survey report		Object	Page 50 of the Neighbourhood Plan Draft Consultation Document provides a list of organisations who were requested by the Neighbourhood Plan steering group to provide information about themselves. Those organisations that failed to respond to this request have a double asterisk against their names. Initially Hampton Magna Residents' Association did not provide the information requested but subsequently did so by completing a questionnaire. Therefore, having completed the questionnaire, the double asterisks against its name are incorrect and should be removed so that it is treated in the same way as all the other organisations listed who did respond. Hence it is no more than a factual correction.	Noted and amended	Page 50 – Hampton Magna Residents Association remove double asterisks.	Agree
16	Andrew Jackson	32-33		5	Support	Fully support the inclusion of self-build in this policy. Very pleased to see this is being considered as part of the plan.	Noted	No change	agree

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17	Hampton Magna Residents' Association	50	Survey report		Object	Page 50 of the Neighbourhood Plan Draft Consultation Document provides a list of organisations who were requested by the Neighbourhood Plan steering group to provide information about themselves. Those organisations that failed to respond to this request have a double asterisk against their names. Initially Hampton Magna Residents' Association did not provide the information requested but subsequently did so by completing a questionnaire. Therefore, having completed the questionnaire, the double asterisks against its name are incorrect and should be removed so that it is treated in the same way as all the other organisations listed who did respond. Hence it is no more than a factual correction.	Noted and amended	Page 50 – Hampton Magna Residents Association remove double asterisks.	agree
18	Rev David Brown	General				Essentially, I would want to affirm the vision, and the core objectives and feel if they can be delivered it will be great for the community. However, I do have a few questions about whether the report is realistic in highlighting what would be genuinely needed to achieve that vision. For example, with regards to protection / enhancement of them, we know, for example that the pub has changed hands a lot and whilst we hope the new owners will make a go of it, there are viability concerns. Likewise, The Open Door, whilst it was pleasing to see	Noted. The Budbrooke Neighbourhood Plan when made part of the development plan can be used to attract funding from external sources	No change	No change

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						<p>such a clear response in support of the cafe, it only survives through subsidy. in order to achieve the vision for the community facilities, I wonder if we need to be realistic about the genuine challenges each of them face, and whether the PC can work collaboratively with all the local facilities to develop a plan that can support and nurture their growth - e.g. rural funding bids for their development. I wholeheartedly support new investment in the Community Centre, and can see the value of a cycle route / footbridge into Warwick - Will the problem be at the other side of the a46 in terms of being able to build an appropriate connection to ensure it is effectively used? It is shame we can't wide the Bridge at parkway station. I completely agree about the housing mix and I think we should be careful to avoid a developer building solely 4/5 bedroom premium "executive" housing and create a 'two-tier" village. Likewise, I strongly affirm the provision of housing that would enable present residents to down-size in older age - and note with that, the importance of safeguarding the facilities to enable them to remain in the community.</p>			

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19a	Public Health Warwickshire			BNDP1	Support	Community centres, educational facilities and other local spaces can support the wider community through the range of facilities they can offer, by creating a focus to the neighbourhood. Budbrooke had a wealth of amenities (as detailed in section 1.18 – 1.27) to support the local community and Public Health Warwickshire therefore supports Policy BNDP1 which aims to protect and enhance these facilities.	Noted	No change	No change
19b	Public Health Warwickshire			BNDP4	Support	Having the opportunity to exercise within the natural environment positively impacts on peoples mental and physical health and wellbeing. Public Health Warwickshire therefore supports Policy BNDP4. · We recommend that signage could also be included into the list of proposals within Policy BNDP4. This is because well signposted routes can encourage people to become more physically active. · We have put together indicative costs for health-related projects that developer contributions could fund. These include, green gyms, measured miles and green space signage, and can be found within section 6.2 of our Neighbourhood Development Planning for Health document.	Noted	• No change	agree
19c	Public Health Warwickshire			BNDP5	Support Aspects	Public Health Warwickshire recommends that neighbourhoods are designed with a good mix of housing types to enable people be physically integrated into a community no matter what their living arrangements or family	Noted	No change	Agree

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						<p>structure. We therefore support aspects of the Design principle, as outlined in Policy BNDP5. · Public Health Warwickshire recommends that Policy BNDP5 should require homes to be built to meet Lifetime Home Standards, ensuring they are flexible and allow people to grow in their homes.</p> <p>We also recommend that all new dwelling are built to comply with the Building for Life 12 principles. Policy BNDP5 could also make reference to new developments providing adequate cycling parking facilities, as this could encourage more frequent use.</p> <p>Public Health Warwickshire supports the Affordable Housing principle in Policy BNDP5 and agrees that 40% of all new housing should be designated as affordable. We also agree that affordable housing should be integrated into market housing and designed similarly to support integration and social inclusion.</p>	<p>Warwick District Council have requested the reference to Lifetime Homes be deleted as it has now been incorporated within Building Regulations.</p> <p>Building for Life 12 is not mandatory, however it can be included as a criterion</p> <p>Noted</p>	<p>See change above based on Warwick District Council comments</p> <p>Additional criterion to be added to BNDP5 Design <i>'All new development should take account of Building for Life 12 (Design Council formerly CABE)'</i></p> <p>No change</p>	<p>See point 10h</p> <p>No change</p>
19d	Public Health Warwickshire			Design, Natural and Built Environment	Support	<p>Good quality green spaces have huge potential to improve our health and wellbeing, often offering a more cost effective solution than clinical interventions (Neighbourhood Development Planning for Health section 4.4). We there support the policies detailed in this section.</p>	Noted	No change	No change

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19e	Public Health Warwickshire			BNDP9 & 10		Public Health Warwickshire supports Policy BNDP9 and BNDP10 as aspects of them align with the recommendations set out in section 3 of our Neighbourhood Development Planning for Health document. To encourage more people to walk and cycle, we recommend that Policy BNDP10 b) also includes requests for signage detailing distance / time markers.	Noted and amended	Amend Policy BNDP10 (b) to include after existing village networks to serve new development the following: <i>'Including appropriate signage.'</i>	agree
19f	Public Health Warwickshire			BNDP11	Support	Public Health Warwickshire supports Policy BNDP11 as it reflects recommendations made in section 5 of our Neighbourhood Development Planning for Health document. We also recommend that Policy BNDP11 makes reference to the inclusion of broadband and superfast broadband in any new developments as this can facilitate homeworking.	Noted and amended	Amend Policy BNDP11 to include additional criterion as follows: <i>'• Introduce fibre broadband to new development from existing green boxes and extend where possible.'</i>	agree
20	WCC Transport & Highways	General			Comment	Warwickshire County Council has a proposal to improve the A46 / A425 / A4177 Stanks junction. A detailed design for the scheme is currently being prepared, which will be subject to public consultation later this year. The objective of the scheme is to ease congestion in the area, support growth and improve traffic flows into Warwick from the A46 and A4177/A425. The scheme could also help to alleviate traffic bound for Warwick Parkway that currently routes via Hampton Magna and Hampton on the Hill in order to avoid the congested A46 / A425 /	Noted.	Additional paragraph added in. See Highways England response at 2.	agree

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						A4177 Stanks junction. Pedestrian and cycle links across the junction will be improved as part of the scheme. Highways England will need to be consulted on the proposal for a new foot/cycle bridge over the A46 to improve access between Hampton Magna and Warwick town centre, as they are responsible for this part of the Strategic Road Network.			
21	Maddy Grolak	30	5.2.6		Comment	As a long time resident of the village, sharing with my mum, I would love the new development to include small, affordable starter homes for young people who are looking to move out of their parents' homes but would like to stay in the area. I don't want to move out of the village or the area and would very much appreciate it if the need for small starter homes was taken into account. Thank you.	Noted	No change	No change
22	Ben Russell	30	5.2.6		Comment	I would like to see a higher percentage of affordable housing built in the area as a young person who would like to stay in the area finding an affordable home can be difficult and as my partner and I would like to stay local this would be seen as an ideal place to start. Thank you.	Noted. Policy reflect Warwick District Council wording	No change	No change
23	FMK Lodge	40			Comment	Traffic & Highways - the plan highlights the current problems already experienced with through traffic, especially since M40 and Warwick Parkway were built. The plan then goes on to say that traffic problems will undoubtedly get worse, but does not offer any	Noted	No change	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support /	Comments received (verbatim)	Parish Council Comments	Amendments to NP	Agreed amendments
						<p>solution. I think the "plan" fails on this issue and must make a better attempt to put forward possible solutions to the future traffic congestion in HOTH and at the junction with the A4177 Birmingham Road, otherwise this is not a plan but only a statement of a problem.</p>			
24	FMK Lodge	All			Comment	<p>I don't think the document is actually a plan at all. It is a very comprehensive description of the history and current situation in Budbrooke but says very little on what might be seen as a strategy for how to deal with this extra population of 100 houses/families in eg: schooling; medical; traffic. The document only highlights these issues but offers no solutions or road map. So in that sense it is not really a plan (in my opinion).</p>	Noted	No change	No change
25	FMK Lodge	22	4		Comment	<p>The reference to new housing in Hampton on the Hill is unclear. I was not aware that any new housing is planned for HOTH. Can this item be clarified?</p>	<p>Noted. There is no new housing allocated in HOTH however, the Policy is in the Plan to allow any application that came forward to be assessed.</p>	No change	No change
26	Jenny Curtis	32	5.2		Support & comment	<p>I think it's really important that there is housing available for young people working in the area. I have 2 children living at home aged 21 &amp; 23 who are in local, low paid jobs, who could not possibly afford to move out of my home. I would love for them to be able to continue to</p>	Noted	No change	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support /	Comments received (verbatim)	Parish Council Comments	Amendments to NP	Agreed amendments
						live in the area. I know they are very keen to stay in the area too.			
27	Suzanne Curtis				Support	To maintain countryside walks.	Noted	No change	No change
28	Ben Davis	26	5.1.14	BNDP2	Support		Noted	No change	No change
29	Ben Davis	31	5.2	BNDP2	Support		Noted	No change	No change
30a	Natural England	General			Comment	Natural England generally welcomes the draft neighbourhood plan which sets out policies that will guide the future sustainable development of Budbrooke.	Noted	No change	No change
30b	Natural England			BNDP2 and BNDP3	Comment	Natural England is generally supportive of open and green space policies as part of a wider Green Infrastructure approach. The incorporation of high quality, sustainable and multifunctional greenspace within built development can provide a range of economic, environmental and social benefits and is fundamental to the creation of sustainable communities. Green infrastructure (GI) can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. GI can improve connectivity to other green spaces, provide opportunities for recreation, promote sustainable transport and enhance landscape character. Natural England encourages GI that has been designed in response to the	Noted	No change	No change

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support /	Comments received (verbatim)	Parish Council Comments	Amendments to NP	Agreed amendments
						existing landscape features and aims to deliver biodiversity enhancement through the creation of new habitats that contribute to local biodiversity priorities identified in the local Biodiversity Action Plan. GI can be designed to maximise the benefits needed for this development. Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England Green Infrastructure web pages.			
30c	Natural England			BNDP8	Comment	<p>Natural England is generally welcoming of this policy. However, we advise this wording of the policy is further refined to clarify the separate issues within for future interpretation. Some supporting comments are included below:</p> <p>Landscape - Natural England encourages landscape enhancement policies and proposals in Local Plans, including criteria based policies on appropriate design and securing enhancement to the landscape from development proposals. We suggest consideration is given to including a reference within the supporting text for the policy to the Town and Country Planning Association's 'By Design' series of guidance for sustainable communities, Climate Change Adaptation by Design and Biodiversity by Design are particularly relevant. National</p>	<p>Noted</p> <p>Noted and amended</p>	<p>Insert additional paragraphs as follows</p> <p>5.3.6 National Character Areas (NCA's) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Budbrooke falls with the Arden Landscape Character Area, which is characterised by farmland and former wood-pasture lying to the south and east of Birmingham, including part of the West Midlands conurbation. Traditionally</p>	<p>Agree</p>

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support /	Comments received (verbatim)	Parish Council Comments	Amendments to NP	Agreed amendments
						<p>Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.</p> <p><a href="http://www.naturalengland.org.uk/publications/nca/default.aspx">http://www.naturalengland.org.uk/publications/nca/default.aspx</a> .</p>		<p>regarded as the land lying between the River Tame and the River Avon in Warwickshire, the Arden landscape also extends into north Worcestershire to abut the Severn and Avon Vales. To the north and northeast it drops down to the open landscape of the Mease/Sence Lowlands. The eastern part of the NCA abuts and surrounds Coventry, with the fringes of Warwick and Stratford-upon-Avon to the south. This NCA has higher ground to the west, the Clent and Lickey Hills and to the east, the Nuneaton ridge. The landscape of the lower lying central area is gently rolling with small fragmented semi-natural and ancient woodlands. Mature oaks set in hedgerows, distinctive field boundaries, historic parklands and narrow river corridors are key features, all on the doorstep of a heavily urbanised area.</p> <p>5.3.7 The Town and Country Planning Association's 'By Design' series of guidance for sustainable communities, Climate Change Adaptation by Design and Biodiversity by Design are particularly</p>	<p>Agree</p>

Ref. No.	Consultee Name	Page No.	Para. No.	Policy No.	Support /	Comments received (verbatim)	Parish Council Comments	Amendments to NP	Agreed amendments
						<p>Biodiversity – the wording of this policy correctly reflects the wording under the Natural Environment and Rural Communities Act 2006 and the National Planning Policy Framework (paragraph 118) for existing habitat [to be] retained and enhanced where possible’ This will ensure new development is guided as per the duties placed upon (LPA). Natural England advises this is clear and distinguishable within the supporting text of this policy.</p> <p>Ancient Woodland - In addition we note there are areas of Ancient Woodland within the plan area, this was also advised in a previous response to a SEA screening request for this proposed plan. Section 118 of the National Planning Policy Framework states that:“planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss”. Natural England advises this issue is acknowledged and addressed within the plan.</p>	<p>Noted.</p> <p>Noted and amended</p>	<p>relevant to protecting and enhancing local landscape character. No change</p> <p>Add additional criterion to BNDP8 <i>‘5 Ancient Woodlands in the Parish will be protected. There should be no loss or deterioration of irreplaceable habitats, including ancient woodland or the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.’</i></p>	<p>No change</p> <p>agree</p>

## 5.0 Second Formal Consultation on the Budbrooke Draft Neighbourhood Development Plan – 24<sup>th</sup> April 2015 to 9<sup>th</sup> June 2017

- 5.1 In March 2017, a Briefing Note was issued by Warwick District Council which stated as follows:

*Local Plan Update*

16/3/17

1. *The Inspector will publish his Main Modifications to the Local Plan tomorrow (Friday 17th March).*
  2. *The consultation on these modifications will run until 5th May 2017.*
  3. *The Main Modifications set out the changes to the Plan that the Inspector considers are necessary to make the Plan sound.*
  4. *Whilst the modifications are extensive, this is because they show all the changes between the Plan as submitted in 2015 and the current position. Many of the modifications will be familiar to you as they include the majority of the modifications proposed by the Council in 2016, particularly those to increase the housing supply to contribute towards Coventry's unmet housing need.*
- 5.2 The Steering group consider that it would be prudent to re-run the Regulation 14 consultation, including both sites allocated by Warwick District Council and amendments from the previous formal consultation period, which are included in Table 1
- 5.3 The public consultation on the Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

*Before submitting a plan proposal to the local planning authority, a qualifying body must—*

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
  - (i) details of the proposals for a neighbourhood development plan;*
  - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*

*(iii) details of how to make representations; and*  
*(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*  
*(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*  
*(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

- 5.4 The Draft NDP was re-published for 6 weeks formal (“Regulation 14”) public consultation from 24<sup>th</sup> April 2017 to 9<sup>th</sup> June 2017. Copies of the Plan and supporting documents were placed on the neighbourhood plan pages of the Parish Council website <http://budbrookepc.org.uk/planning/budbrooke-neighbourhood-plan/>.
- 5.5 The consultation process was publicised to consultation bodies and stakeholder groups, local businesses, and residents by email, a notice on the Parish Council’s website and by using local publications. Representations were invited using a response form by email or in writing to the Parish Clerk.
- 5.6 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the neighbourhood plan website detailed above.
- 5.7 Consultation responses were invited using the accompanying Response Form (provided in Appendix II) to the Parish Clerk via an email to [clerk@budbrookepc.org.uk](mailto:clerk@budbrookepc.org.uk) or by post to:
- Mrs Alex Davis  
Clerk to Budbrooke Parish Council  
5 Curlieu Close  
Hampton Magna  
CV35 8UA
- 5.8 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded, and contact details of the Parish Clerk for hard copies on request. Copies of the letters were sent or emailed out to local businesses and local community organisations. A copy of the letter, Representation Form and the complete list of Consultation Bodies and other groups / organisations consulted are provided in **Appendix 8**. The list of Consultation Bodies was kindly provided by Warwick District Council.

- 5.9 Screen shots of the Parish website are included at **Appendix 9**
- 5.10 A flyer was distributed to residents in the Parish. (**Appendix 10**)
- 5.11 A copy of the Draft Neighbourhood Plan was sent to Warwick District Council.

## 6.0 Consultation Responses to the Draft Neighbourhood Plan

6.1 Consultation responses were received and are included in Table 2 below.

6.2 The table shows how the Parish Council has addressed each comments and what amendments were made to the plan.

**Table 2 Consultation Responses and Consideration of Responses, Budbrooke Draft Neighbourhood Development Plan.**

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
1	HSE	General	Comment	No representation to make	Comments noted	No change
2	Sue Scurrah	General	Support	I support the plan. I do think that having alternative access to the development sites during construction would be preferable to having all the contractors coming through the village, but only if this access route is just for the duration of construction.	Comments noted	No change
3	Historic England	General	Support	Our previous substantive Regulation 14 comments remain entirely relevant, that is: "Historic England are supportive of the content of the document, particularly its' emphasis on the heritage of the Parish and local distinctiveness. We also highly commend the approaches taken in the Plan to the conservation of the historic environment and consider it to be a well-considered, concise and fit for purpose document".	Comments noted	No change
4	Coal Authority	General	Comment	No specific comments to make	Comments noted	No change
5	Natural England	General	Comment	Natural England does not consider that this Neighbourhood Plan poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Comments noted	No change
6	L Sutton	P15. Para 5.22	Comment	Whilst I do not support the policy of building on green belt land, lack of clarity about density of housing and what this actually means one section talking about density of housing one section talks about max number of house per hectare means nothing to me. Another section gives the proposed number of dwellings another section suggests that this can all be	Comments noted. Whilst an absolute maximum gives some certainty to residents. The National Planning Policy Framework (NPPF) suggests this is restrictive to positive planning and growth.	No change

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
				changed dependent on the decision. Please can we have an absolute maximum		
7	L Sutton	BNP2	Support Comment	Support the preservation of green spaces within the village - moving forward to any new development formation of green space should be a priority	Comments noted	No change
8	L Sutton	BN9	Comment	I support the preservation of the character of the village with an open aspect between houses - spacious feel. I also feel that biodiversity (hedgerows etc) should be strongly preserved.	Comments noted	No change
9	L Sutton	P 15 Para 2.11	Support	I feel it is essential to preserve the green belt between village and neighbouring built up areas. Infil has already occurred Warwick to the bypass and land has been sold this side of the bypass recently	Comments noted	No change
10	CA Powell	All	Support	A well thought out an detailed plan, Obviously a lot of work has gone into compiling the plan and all aspects I can think of appear to be covered. If we must have a housing development it should be environmentally friendly and consider all the implication s for the existing houses. This plan does.	Comments noted	No change
11	Les Powell	All	Support	For me I would rather have no development however the plans I have seen if adhered to seem fair to all.	Comments noted	No change
12	B Bowskill		Support		Comments noted	No change
13	Ben Russell		Support	Having lived in the area now for 18 months with my partner and her family (who have lived here most of their lives) we would like first time buyers to be offered to residents first, giving us the opportunity to stay in this area close to our families and look to put roots of our own down in the community	Comments noted	No change
14	James Gralak		Support	Having lived in Hampton Magna for pretty much all my life. Everything is local e.g. work family etc and when I am able to move out from my mum's house I would like to stay close to my work and family. So the ability to have cheap affordable housing in the location would be very much appreciated.	Comments noted	No change

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
15	Jenny Curtis		Comment	I would like to write in support of the housing to be built in Hampton Magna but in particular the affordable 1st time buyers houses. My daughter and son live with me with their partners. I am supporting them with their housing needs so they can save up enough money for deposits for their 1st houses. We all live together in a 3 bedroomed house. They all work locally and would love to be able to stay in this area. I am very concerned that they won't be able to afford to buy in this area so the possibility of affordable housing in Hampton Magna being offered to existing residents is great! They are all working hard and saving money towards this aim and I hope that by the time the houses are built they will all be in a position to buy their 1st home in this lovely village/community.	Comments noted	No change
16	Maddy Gralak		Comment	I would like to make a comment in support of the housing being offered to the residents of the village first. In my case this is for the first-time buyers houses as having lived in the village all my life I would love the opportunity to buy a house in order for me to stay in the area. As I have lived here for all of my life everything I have - work, friends, family, etc, is all local. Myself and my partner are saving to buy a small first-time buyers house in the village would be amazing and much appreciated.	Comments noted	No change
17	Dene Jackson-Clarke		Comment	Have the parish council able to state that the properties being sold on the developments must be sold as freehold not leasehold. As this has been identified as a major scandal what has been carried out by parties who hold the leases by increasing the costs.	Comments noted. This is not a planning consideration and cannot be stipulated	No change
18	FMK Lodge	P 39 Para 5.4 BNDP9	Object	The latest Parish Plan (April 2017) identifies 145 additional houses over and above the original 100, to be built behind Daly Avenue (ref H51 in the Local Plan). The only access to this proposed site is via Woodway Avenue and Daly Avenue, which means that all the construction traffic for the site will have to pass along these residential roads. This is in	Comments noted. The Neighbourhood Plan reflects the housing allocations included in Warwick Local Plan. The Budbrooke Neighbourhood Plan must be in general	No change

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
				contradiction with the stated objective of the Parish Plan (Para 5.41) which states that there will be no demonstrable adverse impact on the capacity and operation of the local highway network. This proposed development is not acceptable as it stands due to the infeasibility of construction traffic using the residential roads as the only means of access to the site. A new method of getting in and out of the proposed site must be found which does not entail large construction vehicles passing through Hampton Magna.	conformity with the Warwick Plan. The issue of temporary access for construction traffic is included in Policy BNDP 5 which relates to the residential allocation in the parish.	
19	Andrew Waller	P 40 Para 5.4.4 BNDP9	Comment	I am also very concerned about the impact of possibly many new cars in the village if 245+ homes are built. I am worried about the extra traffic pollution inc. during school runs and the roads being busier than normal esp for school children. The village cannot cope with the extra cars and pollution. Given the current road network, I think 245 homes are too many and should be much reduced. The impact of construction traffic is a big concern too. I do not see how the extra traffic can be mitigated. The only way, as stated, is to reduce the no of planned houses. Otherwise the quality of village life here will be damaged, which would be unfair to all of us.	Comments noted. The Neighbourhood Plan reflects the housing allocations included in Warwick Local Plan. The Budbrooke Neighbourhood Plan must be in general conformity with the Warwick Plan. The issue of temporary access for construction traffic is included in Policy BNDP 5 which relates to the residential allocation in the parish.	No change
20	PJ Millington	General	Comment	Although we are completely against the proposed build and will possibly end up moving due to it, can't help feeling that Lloyd Close, Sumner Close, Daly Avenue, Ryder/Church/Woodway will suffer the most. If this HAS to go ahead please at least consider one way system down/up Daly and around to minimise accidents/traffic jams	Comments noted. Policy BNDP5 includes "Traffic implications must be carefully considered and mitigated.	No change
21	Lorna Millington	General	Comment	I would just like to comment on the fact that I think that everything we have objected to has been completely overlooked, We carefully choose this Village to live in for what it is now – A Village, somewhere we could retire in and spend the rest of our lives, the thought of years of mindless destruction of the Warwickshire	Comments noted. The Neighbourhood Plan reflects the housing allocations included in Warwick Local Plan. The Budbrooke Neighbourhood	No change

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
				<p>Countryside to line Company pockets horrifies me. I think that the years of consultation/meetings etc have been a waste of time, it was a Done Deal and the residents do not count. That aside I drive daily to Warwick to work, I leave home early and there is already traffic whichever way I go, if there have been problems on the Bypass the traffic can easily quadruple in the space of a few minutes with people looking for alternative routes. There is a mix of very elderly, very young and pets in and around the area I live in at the moment they walk and cross roads with ease, I do not know where the figures that this will not impact much come from, I did notice the recording of this went on during a weekend??? I noticed when walking round the village last night that there seems to be a larger than normal amount of property for sale, which is no surprise – just very sad. I don't think that will change anytime soon and I am sure within the next 2-3 years we will be joining them. Very sad, very disappointed.</p> <p>Very sad, very disappointed.</p>	<p>Plan must be in general conformity with the Warwick Plan. Policy BNDP5 includes "Traffic implications must be carefully considered and mitigated.</p>	
22	Hampton on the Hill Residents' Association	P 39/40 & 41 Para 5.4 BNDP 9	Comment	<p>With the proposed construction of 245 new dwellings in Hampton Magna, we are very concerned about the route the construction vehicles will take to get to the two sites. The low headroom bridge – 12' 6" – at Warwick Parkway railway station means that all vehicles which cannot access Hampton Magna via that route <u>must</u> come through Hampton-on-the-Hill; these will inevitably be the larger, heavier vehicles which will damage some properties which have insecure foundations. The 'haul route' which is being considered from the Hampton Road to the construction sites should in our view be made a permanent road. Not only will it give relatively free access to those sites during the construction period but it will also ease congestion within Hampton Magna after the new dwellings are occupied, where it is</p>	<p>Comments noted. The Neighbourhood Plan reflects the housing allocations included in Warwick Local Plan. The Budbrooke Neighbourhood Plan must be in general conformity with the Warwick Plan. The issue of temporary access for construction traffic is included in Policy BNDP 5 which relates to the residential allocation in the parish.</p>	No change

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
				expected there will be some 400 additional vehicles. We suggest that the construction of the permanent road be made a condition of planning approval.	The ultimate decision on the road will be made as part of the planning application.	
23	Roger Mills	Various	Comment	<p>Please see the attached marked-up document with text highlighted in yellow and comments added in red on pages</p> <p>6 – Paras 1.14 and 1.26 duplicate each other.,</p> <p>7 – Para 1.21 – comment made about “also extended in 2016/2017),</p> <p>29, Policy BNDP4 – also include metalled paths across fields and new permanent access road to A46 and upgrade to sewerage systems.</p> <p>30, Policy BNDP5 – should be 2 sites</p> <p>Density <i>must</i> not exceed 35 dwellings per hectare</p>	<p>Comments noted</p> <p>Amend</p> <p>Amend</p> <p>Metalled paths and permanent access road would both be inappropriate development in Green Belt. Would be for the Development Management Team to assess whether the benefits outweigh harm should an application be submitted.</p> <p>Sewerage upgrades should be implemented by undertaker at the expense of developers where relevant.</p> <p>Amend accordingly</p> <p>BNDP must be positive and not restrictive</p>	<p>Amend Para 1.26 to remove second sentence</p> <p>Amend</p> <p>No change</p> <p>Amend Policy BNDP5 to make reference to two sites</p>

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
				<p>Multiple access points <i>must be provided</i></p> <p>Temporary access road must be made permanent</p> <p>Parking should be within curtilage of each home</p> <p>Houses will <i>always</i> be two storey.</p> <p>39, Policy BNDP8 bullet 3 replace should with must and delete wherever possible</p> <p>40, Policy BNDP9 – Delete “where possible”</p> <p>41, Policy BNDP9 – Need permanent new access road to Henley Road/A46</p> <p>43 Policy BNDP10 – Only useful if accompanied by metalled path from village to Warwick</p> <p>63 – BNDP11 final bullet replace with where necessary</p> <p>Overall it is a very good, soundly produced, document – but needs to be given more teeth. In many cases, the policies are not firm enough. There are many instances where phrases like "should, wherever possible" have been used. This leaves far too much scope for planners to disregard the policies. "Should" needs to be replaced by "must" and "where possible" needs to be deleted. If something is not possible, it must not be built! There needs to be an additional access road in and out of the village to the Henley Road/A46 (with slip roads where they intersect). This is the <b>ONLY</b> way to solve the traffic problems. If there is to be a footbridge over the A46, it needs to be accompanied by metalled paths all the way to Warwick – otherwise it won't be used! There needs to</p>	<p>Cannot be too specific</p> <p>See comment to BNDP4 above Parking standards refer to this. Too prescriptive</p> <p>Planning policies should be positive and not too prescriptive</p> <p>Comments noted</p> <p>Comments noted</p> <p>Planning policies should be positive and not too prescriptive Comments noted.</p> <p>Metalled paths and permanent access road would both be inappropriate development in Green Belt. It would be for the Development Management Team to assess whether the benefits outweigh harm should an application be submitted.</p>	<p>No further changes</p>

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
				<p>be explicit reference to the need to upgrade the sewers – which are currently woefully inadequate. The document needs careful proof-reading. There are a number of instances of minor grammatical errors (which I have not highlighted). It also appears to have been written over a period of time, and may not be fully up to date in all respects.</p>	<p>Planning policies should be positive and not too prescriptive</p>	
24	Highways England			<p>Thank you for forwarding me details of the above referenced Neighbourhood Development plan, received on the 2 May 2017.</p> <p>Highways England is responsible for the operation and maintenance of the Strategic Road Network (SRN) in England having been appointed by the Secretary of State for Transport from 1 April 2015 as the successor to Highways Agency. The SRN includes all major motorways and key trunk roads. The SRN is a critical national asset and as such we work to ensure it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>Budbrooke Parish is bounded by the A46(T) Warwick Bypass to the east, and the M40 to the south west; both of these routes are part of the SRN, and are key routes providing links to London, Birmingham, the M42, the M5 and M6.</p> <p>This is the second time Highways England have provided a response to the Budbrooke Neighbourhood Development Plan (BNDP). At the time, the Warwick District Council Local Plan (WDCLP) Examination in Public had been suspended, so the Highways England response to the pre-submission BNDP was based on the draft WDCLP.</p>	<p>Comments noted</p>	

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
				<p>At the time of producing this response to the Second Consultation Draft to the BNDP, the WDCLP has undergone its Main Modification Consultation; as a result, this response reviews the BNDP in light of these modifications.</p> <p>The publication of the Main Modifications to WDCLP propose the Hampton Magna South of Arras Boulevard site be increased from 100 to 130 dwellings, and that a second site in Hamton Magna (Land South of Lloyd Close) has be added to the WDCLP. The BNDP makes no mention of the modifications to the allocation. The BNDP recognises the need to conform to existing WDC policy, and take account of emerging planning policies; as a result of this, it is considered that the BNDP should be updated to take account of the Main Modifications put forward as part of the WDCLP.</p> <p>Given the proximity of the sites to the SRN, Highways England considers that Transport Assessments will need to be produced to support the developments, which can be reviewed by Highways England at the appropriate time.</p> <p>Highways England welcomes the reference to the planned Warwickshire County Council A46 Stanks Roundabout improvements in the plan. It should be noted that references to the Highways Agency within the BNDP should be changed to Highways England.</p> <p>Paragraph B of Policy BNDP9 Transport Management and Transport Improvements, states that all new development will be expected to satisfy the following criteria, where possible "...There will be no demonstrable adverse impact on the capacity and operation of the local highway network that are not</p>	<p>Comments noted.</p> <p>Comments noted</p> <p>Comments noted</p> <p>Comments noted and agreed.</p>	<p>Amendments to supporting text will be updated.</p> <p>Amended accordingly</p> <p>Local removed from policy BNDP9</p>

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
				<p>outweighed by other benefits of the development." As noted in the December 2015 response to the BNDP, this could imply that impacts on capacity and operation of the SRN may not need to be assessed. Highways England therefore requests that the word "local" be removed from the Policy.</p> <p>Policy BNDP10 Sustainable Transport Measures, notes that proposals should, where appropriate, make provision of sustainable transport measures, for example, a foot/cycle bridge over the A46 to improve access to Warwick Town. In principle, Highways England supports measures that increase use of sustainable modes, but it would be helpful to add that Highways England will need to be consulted in relation to any proposed measures that directly impact on the SRN.</p>	Comments noted. This is a Development Management function upon receipt of a planning application and not text to be included within a policy.	Include in justification text.
25	Richard Lyttle	General	Comment	<p>Hampton Magna is a very safe place to live and whilst accepting the need to assist in providing additional housing we should work to maintain the safety of our neighbourhood. Access to and from the village via Old Budbrooke Road supports the safety of the village from a road safety and designing out crime perspectives and we should retain a safe village by creating a new link or links around the village directly from Old Budbrooke Road to access to and from the new developments paid for by the developers. This would be a positive step to allaying many fears and concerns expressed by residents at recent public meetings.</p>	Comments noted	Include text in justification
26	Richard Lyttle	General	Comment	<p>Further to my previous suggestion re an additional link road. This could also be achieved via Henley Road. Access to the village from the new developments for pedestrians and cyclists could be achieved via linking cycle and footpaths into the existing roadways which would help to integrate the village whilst protecting all residents from the impact of vehicles and increased risks to road safety.</p>	Comments noted	Include text in justification

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27	Ben Davis	BNDP2	Support	I strongly agree that the green spaces identified should be protected.	Comments noted	
27	Ben Davis	BNDP5	Support	I support this policy as development should meet local people's needs rather than those of developers.	Comments noted	
28	Richborough Estates	BNDP2	Comment	<p>We have no objections to the list of local green spaces included in Policy BNDP2. However, we do note that the final paragraph in the policy does not faithfully reflect the NPPF.</p> <p>The final paragraph of the policy indicates that new development which impacts adversely on the openness of the sites in the list will only be permitted in very special circumstances and where necessary to support the area's role and function. This suggests that, as well as any proposed development on those sites, land adjacent to the sites could also fall within the remit of this policy.</p> <p>Paragraph 76 of the NPPF states that by designating land as local green space local communities will be able to rule out new development other than in very special circumstances. This does not have the same implications as the wording in the draft Neighbourhood Plan policy.</p> <p>The reason we highlight this point in particular is that one of the proposed local green space sites is the playing fields of the Primary School. Whilst we have no concerns over the fact that the draft Neighbourhood Plan wishes to protect this facility, the playing fields by their very nature are a functional space which are in that location because of their association with the school buildings. We do not therefore consider that the playing fields' principal purpose is openness and consequently any development taking place in the vicinity of it i.e. the proposed housing allocations H27 and H51, should</p>	<p>Comments noted</p> <p>Comments noted.</p> <p>Comments noted see above</p>	Amend last paragraph of Policy BNDP2

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				not fall within the scope of BNDP2 as they would not have an impact on its functionality.		
29	Richborough Estates	BNDP3	Comment	<p>Policy BNDP3 makes reference to a local bylaw which, according to the policy, states that for most of the village the frontages to properties will be open plan rather than fenced.</p> <p>Firstly, we understand that the reference to a bylaw may be an error, and if this is the case it must be deleted. However, if it is not an error then it may not actually apply outside of the original barracks redevelopment in any case and this needs to be confirmed. If it does apply, though, we believe it would be appropriate to include this bylaw as an appendix to the Neighbourhood Plan if a policy is relying on it. Without seeing the exact wording it is difficult to understand how the policy should operate; for example the policy uses the word 'fenced' but does this mean landscaping is also excluded.</p> <p>Secondly, our worry with the policy is how it could impact on the design of the new homes of the proposed H27 and H51 allocations and achieving high quality street scenes. Richborough Estates are promoting H51 and on the whole it is envisaged that the design of H51 will deliver an open layout but there may be cases where good design principles suggest some enclosure would be appropriate, whether walls, hedges or railings for example. Subject to the precise wording of the bylaw, the policy as written could be overly prescriptive and actually result in a worse urban environmental that could otherwise be achieved.</p>	Comments noted	First sentence amended to remove reference to bylaw.
30	Richborough Estates	BNDP4	Comment	<p>Policy BNDP4 states that all new residential development will be required to support proposals for improved community facilities and infrastructure in the Parish; with priority given to seven specific projects. Richborough Estates does not object to the principal of making financial contributions to facilities but, as both the NPPF and CIL regulations make clear, planning obligations can only be made where they are</p>	The Community Infrastructure Levy (CIL) was introduced under the Planning Act 2008 and is a tariff system that enables local authorities to	No change

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				<p>necessary to make development acceptable in planning terms; where they are directly related to the development; and where they are fairly and reasonably related in scale and kind to the development.</p> <p>Looking at the projects listed in the policy, all will need to be considered against the three tests but in the context of each development site. Whether or not they pass the tests will depend on where the development is located and what impact it would have on a certain resource, if any. One project that may not pass the tests is the foot and cycle bridge across the A46. It is important to note that with the Council introducing CIL the infrastructure required for Site H51 has already been identified.</p> <p>Of course the tests do not only apply to the seven projects listed in the policy but all contributions. In view of our comments, we endorse the last sentence of the draft policy and that the Parish Council recognise that further consultation on this matter will be required before the final policy is finalised.</p>	<p>make a charge on most forms of new development to fund infrastructure needed to support development.</p> <p>Unlike funding from Section 106 agreements, CIL funds can be spent on a wide range of infrastructure to support development without the need for a direct geographical or functional relationship with the development.</p>	
31	Richborough Estates	BNDP5	Support, Object & Comment	<p>There are elements of this policy that we support, others we object to, and further elements that we wish to comment on.</p> <p><b>SUPPORT</b></p> <p>Richborough Estates support the identification of Site H51 for residential development in Policy BNDP5. As the Parish Council is aware we are promoting this site and as our proposals progress we are keen to work with the Parish Council and the Neighbourhood Plan Working Group, their planning advisors Kirkwells, and the local community so that a high quality housing scheme is delivered.</p> <p>We welcome the fact that the draft Neighbourhood Plan embraces new growth in the village and we believe that a balanced Plan can be achieved which recognises the village cannot stand still and growth</p>	Comments noted	

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				<p>can bring positive outcomes for local residents, with the need to maintain the local community and deliver a sensitive form of development.</p> <p>We are also working with the King Henry VIII Endowed Trust, who are promoting H27, in respect of the emerging masterplans for each of the two sites so that they work together along the joint boundaries in an holistic way, particularly terms of development form and open spaces.</p> <p><b>OBJECT</b></p> <p>As noted above, though, we do have reservations about some parts of the draft policy and consequently we object to these as follows:</p> <p><b>Density</b></p> <p>It is not appropriate to set a maximum density level. We are of the view that using a broad brush approach such as this is contrary to the thrust of the NPPF which requires developments to optimise the potential of a site to accommodate development (Paragraph 58). That is not to say that sites should be high density but rather that the level of development on a site and its density must be looked at on a scheme by scheme basis.</p> <p>It is wrong to believe that higher densities always result in poorer development and ultimately the density is informed by a number of factors including the mix of new homes (i.e. more two bed dwellings will mean a higher density than if a site comprises of just four and five bed homes); the layout and design of buildings; and the amount/quality of new public open space.</p> <p>High quality design principles used today are far more sophisticated than those used over the last 30 years or so. It is envisaged that H51 will comprise of a mix of densities across the site and these will be informed by accessibility, function, quality of the public realm, response to the character and identity of the village,</p>	<p>The density is based on development across the whole of the site, so some parts may be a higher density and others a lower density.</p>	<p>No change</p>

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				<p>safe and accessible environments, and designing a place for everyone. It is also important to remember that the NPPF (Paragraph 58) also points out that, whilst development should respond to local character/history and reflect local surroundings and materials, appropriate innovation should not be prevented or discouraged. This does not automatically mean modernist design and it can simply be an innovative use of densities within a development. Our view is that reference to a maximum density (net or gross) should not be included in the Neighbourhood Plan.</p> <p><b>Construction Phase – Self Build &amp; Custom Build Groups</b> Although there is a requirement for the district Council to maintain a self-build register there is no requirement for landowners and/or developers to help facilitate self-build or custom build group projects. Consequently the draft policy expecting landowners and developers to do this has no legal or planning policy status. What the policy should say is that, where applicable/possible, landowners and developers should look at helping to facilitate self-build and custom build group projects.</p> <p><b>Design</b> Reference is made to there being at least three clusters of low cost homes. These tenures will be delivered by a registered provider and consequently the number of clusters will depend on their layout. We have no objection to the affordable housing being in</p>	<p>The Warwick Local Plan includes a policy proposed by the modifications in March 2017 (MM45) Policy HNEW1 encourages custom and self building in sustainable locations</p> <p>The Parish Council is seeking to support self build to help promote greater diversity in the local housing stock, the use of innovative design and the provision of more affordable and sustainable construction.</p> <p>The principle is to enable affordable and market homes to be spread across the site to ensure “ghettos” are not created.</p>	<p>No change</p> <p>Remove reference to three</p>

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				<p>clusters rather than in one location but the number of clusters should not be fixed in this policy.</p> <p>It is clear from the Introduction and Background section of the Draft Plan that the population of the Parish has a significantly higher percentage of people over 65 than the national average. Whilst not completely clear, it appears that the survey results quoted in the Draft Plan come from a July 2015 survey and Paragraph 3.10 says that there were 98 responses to that survey. This shows that 5.26% of the population responded and the results need to be seen in that context.</p> <p>The design section of the draft policy suggests that on each site the housing mix should include the provision of bungalows to reflect local demographics and self-build/custom homes. This is apparently to reflect the survey results.</p> <p>There are a number of problems with prescribing the housing mix on each site in such a specific manor. Firstly, surveys can only ever be a snap shot in time so are unlikely to be correct/relevant over the course of the Plan period – already the July 2015 survey is two years old and potentially some of the respondents may no longer live in the village. Secondly, the request for bungalows and self-build only came from a small percentage of the resident population (as at the 2011 Census) – only 2.3% said bungalows and just 0.6% of the Parish population suggested self-build. It is therefore difficult to see that there is a justification for specific reference to these housing types. Whilst bungalows may well be included on development sites, this can be covered by a general reference to the housing mix. Thirdly, there is no legal process that can require a landowner to sell a piece of land to a self-builder.</p>	<p>The policy does not prescribe the mix on each site, it states that a mix will be required to meet an identified housing need.</p> <p>See self-build comments above.</p>	<p>Amend to read “in accordance with up-to-date local housing needs information”</p> <p>No change</p>

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				<p>Therefore there is no ability to insist that self-build is part of the housing mix on every site. There is nothing stopping say the District Council or Parish Council or a private landowner buying a piece of land specifically to promote to self or custom builders but there is no mechanism to force a landowner to do this. Unlike affordable housing, there is no legislative or planning process whereby a development has to include self-build options.</p> <p>We consider that this part of the policy needs to be amended to say that a housing mix should be incorporated on each site which contributes towards a balance of house types and sizes across the village. This better reflects the emerging Local Plan.</p> <p>The other point we wish to make on design is the need for all housing to be designed for those aged 60 and above. The emerging Local Plan Main Modifications suggests that the housing mix includes the needs of different age groups but it does not require every dwelling to be suitable for older persons. Again the draft Neighbourhood Plan should be amended to better reflect the emerging Local Plan.</p> <p>Affordable Housing</p> <p>The 40% level of affordable housing is in line with the emerging Local Plan except that there is a need to fully reflect the fact that the emerging Local Plan states that the viability of the development will be a consideration in negotiations over the level of affordable housing.</p> <p>Our objection is principally concerned with (i) the reference to the affordable housing being retained in perpetuity for people with local connections; and (ii) the specific reference to affordable housing always having a proportion of intermediate housing.</p> <p>In terms of the perpetuity point, we fully support directing affordable housing to people with local connections but if at some point there is not that local</p>	<p>Comments noted</p> <p>Comments noted.</p>	<p>Policy amended</p> <p>Policy amended to include “subject to viability”</p>



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				<p>offered to other qualifying people as an affordable dwelling. There also needs to be a further amendment to the policy to reflect the emerging Local Plan. The Local Plan states that in exceptional circumstances a financial contribution could be made in-lieu of on-site affordable housing delivery. This should be incorporated into BNDP5 as well. Regarding intermediate housing, on one hand the draft policy says there should always be intermediate but on the other it says the exact balance of affordable tenure should be determined at the time of a planning application. The latter proposition is better solution in our view to reflect the position at the time of an application.</p> <p>Layout The draft policy indicates that layout should reflect the needs of an aging population and whilst it is understood what is meant by accommodation it is less clear what is meant by facilities. This needs clarifying. Although the draft policy refers to older people it omits to mention the needs of a younger population, something that is important to continue the vitality of the village. Therefore, another bullet point needs to be added saying: "Need to reflect the housing needs of younger generations as well as attracting new families to help support existing services and facilities".</p>	<p>Comments noted</p> <p>Comments noted</p> <p>Comments noted</p>	<p>Add "where possible</p> <p>"</p> <p>Amend to read "Bungalows should be an integral part of new housing£</p> <p>See changes in this section</p>
32	Richborough Estates	P33-34	Comment	Tables 1, 2 and 3 which record housing and tenure mix, accommodation type, and bedroom numbers from the 2011 Census have little value and it is unclear for what purpose they are included and what they bring to the draft Plan.	As there has been very little development in Budbrooke Parish since 2011, the Census represents the most up-to-date statistics for the Parish	No change
33	Richborough Estates	BNDP6	Comment	It is apparent from the second bullet point that this policy only relates to infill sites. Therefore this should	Comments noted	Policy amended to reflect Hampton

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				be made clear in the policy title to avoid any confusion that the policy also applies to the proposed housing allocations H27 and H51.		Magna (inset) and Hampton on the Hill (washed over)
34	Richborough Estates	P36	Comment	Map 4 (Hampton Magna Settlement Boundary) on Page 36 needs to be amended to include the two proposed housing allocations of H27 and H51 within the settlement boundary.	Comments noted.	Map 4 amended
35	Richborough Estates	BNDP7	Comment	Part (f) refers to current bylaws relating to the use of space and landscape design. As with our comments on Policy BNDP3, we understand that the reference to a bylaw may be an error but if not then a copy of the relevant bylaws should be included in the appendices to the Plan. Without this the reader could not fully understand how the policy should operate and what is being asked of them.	Comments noted	Please sentence containing bylaws with "in keeping with the open-plan nature of the existing developments"
36	Richborough Estates	BNDP8	Comment	Part 2 requires the retention of existing hedgerows and we are supportive of this but it is inevitable that for a greenfield site a section of hedgerow will need to be removed to provide vehicular and/or pedestrian access. Part 2 needs wording added to reflect this i.e. existing hedgerows should be retained wherever possible.	Comments noted	Include "wherever possible".
37	Richborough Estates	BNDP9	Comment	<p>OBJECT</p> <p>The NPPF is very clear that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.</p> <p>Additional wording must be inserted into Policy BNDP9 to reflect this as having regard to national policies is one of the 'basic conditions' on which the Neighbourhood Plan will be assessed.</p> <p>COMMENT</p> <p>In respect of the developer contributions/CIL section, as noted in our response to BNDP4, any contributions must meet the legal tests of (i) where they are necessary to make development acceptable in planning terms; (ii) where they are directly related to the development; and (iii) where they are fairly and</p>	<p>Comments noted</p> <p>See note re: CIL above</p>	

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				<p>reasonably related in scale and kind to the development.</p> <p>In respect of parking thresholds, it is considered it would be better to refer to 'current parking standards' rather than the 2007 SPD in case that document is replaced.</p> <p>In relation to parking, the policy makes reference to Policy D8 but there is no indication what that is or which document it is from.</p>	Comments noted	Amended to refer to WDC Parking standards
38	Richard & Carol Hart	P29 Para 5.1 BNDP4	Comment	<p>We believe that it is essential that new foot and cycle access be provided over the A46. This would be a lot quicker than the current route and should encourage people to walk or cycle into Warwick. Presently cycling into Warwick down the Birmingham Road is dangerous. It would also benefit school children cycling to school and be a lot safer than the route down the Hampton Road.</p>	Comments noted	No change
39	Richard & Carol Hart	P24 Para 5.1.10 BNDP4	Comment	<p>Policy SC14 also states that contributions will be sought towards community facilities in conjunction with new development where appropriate. We believe that the existing Community Centre would require expansion or even re-location to accommodate the extra capacity required. It is a well used centre with limited space and car parking.</p>	Comments noted	No change
40	Richard & Carol Hart	P39 BNDP9	Comment	<p>We are extremely worried about the number of extra cars going through the village on a daily basis, especially around the Slade Hill area. Also, access into the village is always congested at peak times and whenever there are delays on the A46 and M40. A commute into Warwick for a 9am start already takes approximately 30 minutes and can only get significantly worse. The existing road infrastructure is inadequate for the expected increase in traffic.</p>	Comments noted	No change
41	Warwick District Council	Various	Comment	<p>Thank you for the Opportunity to make representations on the Draft Neighbourhood Development Plan for Budbrooke. The representations set out below have been ordered with</p>	Comments noted	No change

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				reference to the paragraph numbers and policies used in the plan document.		
42	Warwick District Council	Section 1	Comment	This section is both informative and thorough.	Comments noted	No change
43	Warwick District Council	Section 2 Para 2.9	Comment	In terms of aligning the Neighbourhood Plan with the appropriate Local Plan it would be worth your group carefully considering at what point you are intending to submit your Plan (and the potential ramifications of this decision). If the plan is to be submitted and examined after the conclusion/ adoption of the emerging Local Plan it would be best to specify this and refer to its alignment with the strategic policies of the emerging Local Plan. In the event the Budbrooke Plan is submitted and examined/ made before the conclusion of the current Local Plan process in my opinion this would render the N.P. potentially redundant / less effective (as it will be aligned to the previous 1996-2011 policy framework). I would be happy to discuss this with you.	Comments noted. Budbrooke NDP to be submitted to WDC following the adoption of the Warwick Local Plan in September	No change
44	Warwick District Council	Section 2 Para 2.10	Comment	This paragraph needs revising somewhat. The Local Plan process has moved on considerably and this section should be changed to reflect the current position and advanced stage of the plan making process. I would be happy to meet with you and work through this should you so wish.	Comments noted.	Section amended on adoption of Warwick Local Plan
45	Warwick District Council	Section 2 Para 2.12	Comment	This paragraph should be revised to reflect the current position regarding the allocation of, and assumed capacities for the allocations as set out in the latest iteration of DS11. This can be seen on the Councils webpage (in the main modifications consultation documentation).	Comments noted.	Section amended on adoption of Warwick Local Plan
46	Warwick District Council	Section 2 Para 2.15	Comment	Please refer to my comments set out in respect of paragraph 2.9 (above).	See comments above	No change

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47	Warwick District Council	Section 3	Comment	This section is considered thorough and informative.	Comments noted	No change
48	Warwick District Council	Section 4 Vision	Comment	In general, the vision for Budbrooke is supported. However, there may be a need for growth in the Parish beyond purely providing for the needs of the residents of the Parish. Warwick District Council has to provide for the needs of the whole District and potentially for needs that arise outside the District. It is therefore suggested that the last three words of the vision ("of its residents") are deleted.	Comments noted. The Budbrooke Neighbourhood Development Plan is created by the residents for the residents	No change
49	Warwick District Council	Section 4 Objectives		We support the objectives set out on pages 23 and 24 of the Draft Neighbourhood Plan. However we would like to see an additional objective under "Housing" to underline the role the Plan can make in helping to meet housing need. We would suggest the following: "to ensure new development is provided to meet local housing needs and, where justified, to contribute towards meeting the housing needs of the wider District"	Comments noted. The Budbrooke Neighbourhood Development Plan is created by the residents for the residents	No change
50	Warwick District Council	BNDP1		We support the basis/ underlying aim of this policy but suggest that the intended NP planning regime to be too restrictive. The Local Plan policy that seeks to preserve/ protect community facilities (HS8) has the flexibility/ ability to enable changes to other uses <b>provided</b> stringent tests have been addressed. The Budbooke NP Policy as currently set out is very restrictive and could theoretically lead to buildings becoming vacant for long periods in the event an existing community facility ceases operating and an alternative community facility is not forthcoming within a reasonable timescale.	Comments noted	Delete (b) and replace with 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.
51	Warwick District Council	BNDP2		The policy refers to green spaces that "will be protected for the community". It would be clearer if the policy stated that "development will not be permitted" on these green spaces.	Comments noted	Amend first line of policy to read development will not be permitted" on

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				It is noted that G3 in table 3 refers to a footpath. It is arguable that a footpath (a linear feature) does not warrant/ is not appropriate in the context of a local green space. It may be more appropriate to have a further, specific policy identifying and requiring the protection of this and possibly other valuable footpaths that are important to the Parish (and of connectivity value to Hampton Magna and Hampton on the Hill settlements in particular).		these green spaces .....  As in response 28, Amend final sentence.
52	Warwick District Council	BNDP3		No comments	Comments noted	No change
53	Warwick District Council	BNDP4		No comments	Comments noted	No change
54	Warwick District Council	Para 5.2.1 and 5.2.2		These paragraphs should be changed to reflect the progress of the Local Plan (the Examination in Public and sites that were ultimately identified for Budbrooke).	Comments noted.	Section amended on adoption of Warwick Local Plan
55	Warwick District Council	BNDP5		The policy should refer to ' <b>sites</b> (plural) in Map 3'	Comments noted.	Amended accordingly
56	Warwick District Council	BNDP6		<u>Located on an infill site</u> : We would suggest that there needs to be a distinction between the infill development in Hampton and the Hill which will continue to be washed over by Green Belt and therefore needs to ensure the purposes of the Green Belt (e.g. openness) are not compromised and Hampton Magna which will be excluded from the Green Belt. <u>Density</u> : We consider that the setting of a density figure is not as important as ensuring that density is given consideration in the context of the immediate surroundings.	Comments noted.	Amended wording to reflect differences in policy context of Hampton Magna and HOTH.
57	Warwick District Council	BNDP7		No comment	Comments noted	No change

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58	Warwick District Council	BNDP8		We welcome the addition of references in the BNDP to the Council's evidence base with relation to landscape and ecological information.	Comments noted	No change
59	Warwick District Council	Para 5.4.1		The importance of traffic generation and parking in Budbrooke Parish is noted and the District Council would support the Parish Council in addressing the concerns set out in the paragraph. However, criteria a) to e) are now included in Policy BNDP9 therefore it may not be necessary to replicate them in paragraph 5.4.1. The District Council would agree that everything possible/ reasonable should be done to minimise the impacts of traffic and where possible to enhance traffic flows in the main areas of congestion.	Comments noted.	Remove from 5.4.1
60	Warwick District Council	BNDP9		Support. No other comments	Comments noted	No change
61	Warwick District Council	BNDP10		Support. However we are not sure that criterion d) sits comfortably within this particular policy.	Comments noted	Move d) to BNDP8
62	Warwick District Council	Section 5.5		No comment	Comments noted	No change
63	Warwick District Council	Para 6.2		Onwards This section should be revised as appropriate to reflect the progression of the Local Plan.	Comments noted	Amend accordingly
64	Warwick District Council	Para 6.6		'County' should be deleted and 'District' added in the last sentence of para' 6.6.	Comments noted	Amend accordingly
65	Warwickshire County Council	General	Comment	I refer to the above consultation. The County Council welcomes communities proposing Neighbourhood Plans that shape and direct future development. The main responsibilities of the County Council are highways and public transport, education, social services, libraries and museums, recycling/ waste sites and environment. The County Council's role is to deliver the services and facilities efficiently.	Comments noted	Amedn where relevant

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				<p>Financial implications of Neighbourhood Plans We would like to state at the outset that the County Council cannot commit to any financial implications from any proposals emanating from Neighbourhood Plans. Therefore, Neighbourhood Plans should not identify capital or revenue schemes that rely of funding from the Council. However, we will assist communities in delivering infrastructure providing they receive any funding that may arise from S106 agreements, Community Infrastructure Levy or any other sources.</p> <p>We have the following comments to make as a guide any amendments prior to formal submission of the Plan.</p>		
66	Warwickshire County Council	Para 3.4	Comment	<p>Housing mix matters</p> <p>1. Local housing need is stated in 3.4 of the Draft Plan. 25% of survey respondents have indicated that they would want to see specialist homes for older people included in any future developments. This is consistent with the County Council's current Needs Analysis which indicates a need for 58 extra care units (inc. retirement housing) across the tenures. A split of 75 private/25 rental split is assumed in line with the latest Coventry/Warwickshire SHMA, which is consistent with the County Council's own modelling.</p>	Comments noted	No change
67	Warwickshire County Council	Para 3.14	Comment	<p>2. The responses at 3.14 are confusing as there is potential double-counting, i.e 'Bungalows and Retirement Bungalows' - certainly the latter - included as part of 'Older People's Specialist Housing', rather than as a separate category. The Plan could clarify this matter.</p>	Comments noted. This relates to survey information	No change
68	Warwickshire County Council	General	Comment	<p>3. The Plan is silent on Specialised (or Specialist) Housing Need for Younger Adults with Disabilities - with a population of close to 1900 people, it is not unreasonable to assume that there are younger adults with disabilities who may want to live independently</p>	Comments noted. This is addressed by WDC policies	No change

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				within the Parish rather than move away due to lack of suitable housing. Policy BNDP 6 does not offer reassurance on this point, although this is covered - albeit briefly - at Warwick Local Policy H4 (Securing a Mix of Housing), which is listed in Appendix 1 of the Draft Plan (p. 48). The Plan could clarify this matter.		
69	Warwickshire County Council	General	Comment	<p><b>Transport Matters</b></p> <p>The document discusses general transport issues and road safety. The only specific item mentioned is the desire for a pedestrian/cycle bridge over the A46. Clearly that is a proposal that would have beneficial effects, but would be likely to be expensive. It may be worth noting that the proposals for the Stanks Corridor scheme include facilities for pedestrians and cycles to cross the A46 at the A425 roundabout.</p> <p>The County Council supports emphasis placed on improving the sustainable modes of travel in the area, including cycling and walking. We would recommend that projects such as car share schemes or car clubs be considered for further investigation in order to reduce car usage in the area covered by the Neighbourhood Plan.</p> <p>Our specific comments on the Plan are as follows:</p>	<p>Comments noted.</p> <p>Comments noted. Suggest inclusion.</p>	<p>No change</p> <p>Add additional criterion into BNDP10 d) projects such as car share schemes or car clubs should be considered for further investigation in order to reduce car usage in the designated area</p>
70	Warwickshire County Council	BNDP4	Comment	<p>Policy BNDP4 Community facilities and Community Infrastructure Levy – Install a foot and cycle bridge across the A46</p> <p>1. The County Council has proposals to improve the A46 / A425 / A4177 Stanks junction. A detailed design for the scheme is currently being prepared, which will be subject to public consultation later this year. The objective of the scheme is to ease congestion in the area, support growth and improve traffic flows into</p>	<p>Comments noted</p>	<p>No change</p>

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				<p>Warwick from the A46 and A4177/A425. The scheme could also help to alleviate traffic bound for Warwick Parkway that currently routes via Hampton Magna and Hampton on the Hill in order to avoid the congested A46 / A425 / A4177 Stanks junction. Pedestrian and cycle links across the junction will be improved as part of the scheme.</p> <p>2. Whilst we support adding new walking and cycling infrastructure, we would require further information before commenting on this specific matter. Highways England will need to be consulted on the proposal for a new foot/cycle bridge over the A46 to improve access between Hampton Magna and Warwick town centre, as they are responsible for this part of the Strategic Road Network.</p>	Comments noted	Amended supporting text to refer to consultation with Highways England
71	Warwickshire County Council	BNDP5	Comment	<p>Traffic</p> <p>Warwickshire supports these objectives in principle, subject to both planning and transport planning criteria being met and would require further information on each individual objective before commenting further.</p>	Comments noted	No change
72	Warwickshire County Council	BNDP5	Comment	<p>Construction Phase</p> <p>Any new developments will be subject to the County Council's approval. This includes any impact to existing road networks or the addition of any new routes or accesses.</p>	Comments noted	No change
73	Warwickshire County Council	BNDP5	Comment	<p>Layout</p> <p>Warwickshire is pleased that there has been consideration given for new developments to include pedestrian and cycle-way links between the existing housing and services and the new developments. We would require further information on the various points before commenting further.</p> <p>Warwickshire supports new developments providing adequate amounts of parking subject to the criteria set out in the Local Transport Plan (2011-2026) and the parking standards as set by Warwick District Council.</p>	Comments noted	No change

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				Any new developments will be subject to Warwickshire County Council's approval. This includes any impact to existing road networks or the addition of any new routes or accesses.		
74	Warwickshire County Council	BNDP6	Comment	As stated above, any new developments will be subject to Warwickshire County Council's approval, including any impact to existing road networks or the addition of any new routes or accesses and the parking standards set out in the Local Transport Plan (2011-2026) and by Warwick District Council.	Comments noted	No change
75	Warwickshire County Council	BNDP7	Comment	As previously stated, any new developments will be subject to the County Council's approval, including assessment of any impact to existing road networks or the addition of any new routes or accesses and the parking standards set out in the Local Transport Plan (2011-2026) and by Warwick District Council.	Comments noted	No change
76	Warwickshire County Council	BNDP9	Comment	(a – e) As stated above, any new developments will be subject to Warwickshire County Council's approval, including any impact to existing road networks or the addition of any new routes or accesses and the parking standards set out in the Local Transport Plan (2011-2026) and by Warwick District Council.	Comments noted	No change
77	Warwickshire County Council	BNDP10	Comment	(a – d) Warwickshire is pleased that there has been consideration given for new developments to include new or improved footways and cycle infrastructure. Warwickshire supports these objectives in principle, subject to both planning and transport planning criteria being met.	Comments noted	No change
78	Warwickshire County Council	General	Comment	<b>Road safety matters</b> Should the Neighbourhood Plan proposals require any changes to the highway i.e. speed limits, traffic calming measures they will need to meet the relevant criteria and any required consultation. In addition, funding to achieve these should be provided by the proposed development.	Comments noted	No change

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79	Warwickshire County Council	General	Comment	<b>Flood risk comments</b> Our Flood Risk team are still in the process of assessing the impacts and their comments will in the next 14 days.	Comments noted	No change
80	Warwickshire County Council	General	Comment	<b>Public Health matters</b>  To provide guidance for communities' Public health experts have produced guidelines. Please also find attached our Neighbourhood Development Planning for Health document. The document contains evidence and guidance for promoting healthy, active communities through the neighbourhood planning process.	Comments noted	No change
81	Severn Trent	General	Comment	Thank you for giving Severn Trent the opportunity to comment on the 2nd Consultation of the Budbrooke Neighbourhood Plan. If no changes has been made to the plan since our last consultation back in January 2016, then our original comments still applies. However if there are any specific changes regarding housing numbers or a drainage concern you may have on a development site, please send in the formal enquiry with a location map so that it can be addressed.	Comments noted	No change
82	AMEC Foster Wheeler on behalf of Henry VIII Trust	General	Comment	These representations have been prepared by Amec Foster Wheeler on behalf of our client King Henry VIII Endowed Trust, Warwick. They relate to the second Draft Budbrooke Neighbourhood Plan regulation 14 consultation as publicised by Budbrooke Parish Council.  King Henry VIII Endowed Trust, hereafter referred to as the Trust, owns the site known as 'H27 - South of Arras Boulevard' located adjacent to and the south of Hampton Magna. The site is allocated for housing under Policy DS11 within the new Warwick District Local. The extent of the Trust's landholding and the site allocation is shown on Figure 1 at Appendix A.	Comments noted	No change

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				<p>Our client recognises that the intention of the Neighbourhood Planning system is a way of helping local communities influencing the planning of the area in which they live and work, and specifically allowing a community-led approach to the production of policies that add detail to, or go beyond, policies produced by the District Council within the Local Plan. Our client is generally supportive of the draft Neighbourhood Development Plan, believes that it is in general conformity with the Local Plan and has been positively prepared.</p> <p>In the remainder of this letter we comment on a number of draft policies in the draft BNDP that we feel would be improved if amended, including some which require amending if they are to meet basic conditions as set out in The Localism Act 2011. The Localism Act 2011 provides the statutory regime for neighbourhood planning and, amongst other things, states that NDPs need to be compatible with national policies and advice contained in guidance issued by the Secretary of State. Furthermore, policies which seek to secure planning obligations need to meet the statutory tests as set out in Regulation 122(2) of the CIL regulations 2010 (as amended), which introduced into law three tests for planning obligations in respect of development that is capable of being charged CIL. Obligations should be:-</p> <ul style="list-style-type: none"> <li>• necessary to make the development acceptable in planning terms;</li> <li>• directly related to the development; and</li> <li>• fairly and reasonably related in scale and kind to the development.</li> </ul> <p>The focus of our comments are directed principally at draft Policy BNDP5.</p>	<p>Basic Conditions statement will be produced for submission of the Neighbourhood Plan to WDC.</p> <p>The Community Infrastructure Levy (CIL) was introduced under the Planning Act 2008 and is a tariff system that enables local authorities to make a charge on most forms of new development to fund infrastructure needed to support development.</p> <p>Unlike funding from Section 106 agreements, CIL funds can be spent on a wide range of infrastructure to support development without the need for a direct geographical or functional relationship with the development.</p>	<p>No change</p>

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83	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP1	Comment	The Trust believes that new housing within the village will, through an associated increase in the local population of Hampton Magna, help maintain local services and facilities through increased patronage i.e. improve their viability.	Comments noted	No change
84	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP2	Comment/ Object	<p>Under policy BNDP2 we note that amongst features that are proposed to be designated as green spaces in Hampton Magna a footpath is marked as crossing the Trust's land (ref G3 in Table 3). According to the Trust's records and the 'definitive map' of public rights-of-way maintained by Warwickshire County Council, no formal public right of way crosses site H27, and, therefore, reference to this footpath should be deleted from the policy. As part of any residential scheme on site H27 there will be an opportunity, through an appropriate layout, to provide pedestrian access via the site to the formal public right-of-way that runs along on the site's southern boundary (PROW ref. W84 /WB12).</p> <p>The Trust also wishes to object to the Policy seeking to protect the "openness" of all of the local green spaces listed. Budbrooke Primary School's playing fields are an important community asset which merits protection. However, the playing fields' have a functional role and are afforded statutory protection as a recreation and educational asset, as well as through separate policies in the Local Plan. The playing fields importance is not their openness and therefore development proposed in vicinity of them should not be unnecessarily restricted through Policy BNDP2. Recommended that: reference to a "footpath crossing proposed development site" is deleted from Policy BNDP2 and associated references are also deleted from Table 3 and Map2a in the NDP; The last paragraph, which includes reference to "openness", is deleted.</p>	<p>Comments noted.</p> <p>Comments noted,</p>	<p>G3 Footpath removed as a designation. Additional sentences added "Informal pedestrian paths and shortcuts such as the path across site H27 will be protected to ensure that it continues to provide an alternative passable pedestrian route" Final paragraph of Policy BNDP 2 to be amended in accordance with response 28.</p>

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85	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP3	Comment	It is understood that reference to a byelaw, which states that the frontages to homes will be 'open plan' rather than fenced, may be a mistake and does not pertain to new developments within Hampton Magna. If reference to the application of this byelaw should remain in the NDP, we believe that it should not sit within Policy BNDP3; this policy is intended to protect open spaces within the parish not private front gardens	Comments noted	First sentence amended to remove reference to bylaw.
86	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP4	Comment	<p>The Trust does not object to the principle of financial contributions to enhance existing facilities and/ or provide new ones within the community, so long as policies which seek to secure planning obligations meet the statutory tests as set out in Regulation 122(2) of the CIL regulations 2010 (as amended). Obligations, including the priority list of facilities and infrastructure proposals under Policy BNDP4, should therefore be:-</p> <ul style="list-style-type: none"> <li>• necessary to make the development acceptable in planning terms;</li> <li>• directly related to the development; and</li> <li>• fairly and reasonably related in scale and kind to the development.</li> </ul> <p>Notwithstanding the aforementioned statutory tests, with specific regard to the proposal to install a foot and cycle bridge across the A46, the Trust questions whether such a facility can be delivered due to Third Party land requirements.</p>	The Community Infrastructure Levy (CIL) was introduced under the Planning Act 2008 and is a tariff system that enables local authorities to make a charge on most forms of new development to fund infrastructure needed to support development. Unlike funding from Section 106 agreements, CIL funds can be spent on a wide range of infrastructure to support development without the need for a direct geographical or functional relationship with the development. Policy BNDP4 is list of projects which may be funded by CIL contributions.	No change
87	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5	Comment	The Trust supports the identification of Site H27 for residential development under Policy BNDP5. The introductory section of the policy should, however, refer to more than one site; two are identified on Map 3, which is an extract from the Warwick District Local Plan policy map for Hampton Magna. In addition to	Comments noted	Policy amended to include reference to both sites

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				Site H27, Site H51 should also be referred to in the policy. Under the six themes for which 'design principles' have been drawn-up, in the following table we comment on selected draft principles and, as appropriate, suggest amendments to Policy BNDP5.		
88	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Traffic	Comment	Design of roads to include planting of street trees.  The Trust recognises the positive contribution trees can make to a streetscape, and to the overall design and character of a new development. We therefore support the intent of this design principle but feel that the wording of the policy should refer specifically to tree planting being required along main residential streets serving the developments rather than, as is currently implied, all streets. Recommended amendment to wording: Design of main residential streets <del>roads</del> to include planting of street trees.	Comments noted	Amend accordingly
89	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Traffic	Comment	Other traffic calming measures similar to existing that naturally slow traffic This design principle is vague and should be re-worded. <b>Recommended amendment to wording:</b> <del>Other</del> <u>Through a sensitive design response to each site, where necessary, traffic calming measures should be included within the design of new developments integral to similar to existing that to help naturally slow traffic</u>	Comments noted	Amend accordingly
90	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Constr Phase	Comment	The landowners and developers will be expected to work with self-build and custom build groups to facilitate such projects provisions including shared services such as water, electricity, gas, sewerage and fibre optic communications The Trust acknowledges the increased interest in self and custom build housing development, and recognises that the Government has responded with legislation aimed at enabling more people to build or	Comments noted  The Warwick Local Plan includes a policy proposed by the modifications in March 2017 (MM45) Policy	No change

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				<p>commission their own homes. However, there is no planning policy or legal requirement for a landowner to sell the land they own, including plots on an allocated site, to a local person(s) who wants to construct and live in a self-build or custom-build dwelling.</p> <p>To best respond to this market, we consider that the Parish Council should consider whether or not there are small infill sites available within the parish that could provide an opportunity for a small number of privately built homes. On such sites, or appropriate rural exception sites in the area, the Neighbourhood Plan could encourage private homebuilding by local people/ those with a connection to the parish. Local communities can also employ Neighbourhood Development Orders (NDOs) to give planning permission for private homebuilding projects in a range of locations. Orders can specify what type of development will be acceptable and communities can work with local landowners, developers and custom build enablers to prepare Orders to bring forward specific projects for local people.</p> <p>If such an approach was pursued we recommend that a suitably worded NDP policy should set out the criteria/ conditions against which self-build and custom-build housing development would be controlled. A proposed supplementary guidance document to assist in the delivery of this type of housing has yet to be produced by the District Council (refer Policy HNEW1, Proposed Main Modifications, March 2017).</p> <p><b>It is recommended that this 'design principle' is deleted.</b></p>	<p>HNEW1 encourages custom and self building in sustainable locations</p> <p>The Parish Council is seeking to support self build to help promote greater diversity in the local housing stock, the use of innovative design and the provision of more affordable and sustainable construction.</p> <p>There are no infill sites available within Hampton Magna itself.</p> <p>Comments noted</p>	<p>Add in reference to WDC's future SPD</p>
91	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Layout	Comment	<p>Establish pedestrian and cycle-way linkages between the existing housing, services and the site.</p> <p><b>It is recommended that this 'design principle' is amended so that it refers to the two allocated sites, rather than to a single site.</b></p>	Comments noted.	Amended accordingly

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92	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Layout	Comment	Establish a well-connected internal street environment, including the existing public rights of way With regards to the “public rights of way”, please refer to our comments below against draft Policy BNDP2.	Comments noted	No change
93	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Layout	Comment	Reflect the needs of the ageing population through the provision of accommodation and / or facilities to cater for the needs of residents who wish to remain living in the village This design principle does not fit naturally under the theme ‘layout’ and as currently worded is considered too vague and, therefore, not enforceable. The Trust is not clear what is meant by “facilities” which reflect the needs of an ageing population who wish to remain in the village. What facilities are envisaged? In line with new Local Plan Policy H4 - Securing a Mix of Housing, any future planning application for residential development on allocated sites at Hampton Magna will be required to provide at least 10% of homes as age friendly and/or adaptable homes, the details of which will be included in the submitted proposals. <b>It is recommended that this ‘design principle’ is deleted.</b>	Comments noted  Comments noted	Amended to clarify intention
94	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Design	Comment	Houses will generally be a maximum two storey in keeping with the immediate surrounding area. The Trust welcomes the fact that this ‘design principle’ is less restrictive than that included in the first draft NDP. However, although new houses are now “generally” meant to be a maximum of two storeys, rather than being unconditionally limited to this many storeys, we would like to see the policy further amended to avoid any ambiguity as to where a relaxation of the two storey limit might be acceptable on the site. With specific regard to site H27, we consider that dwellings of up to 2.5 storeys should be acceptable in certain parts of the site. Local topography means that	Comments noted. There are no dwellings above two storey in Hampton Magna. The inclusion of dwellings at 2.5 storeys and above is considered to have an adverse impact on the character of the existing village.	No change

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				<p>existing development surrounding the site, including that located on Arras Boulevard will be physically higher than new development and, as a result, dwellings of up to 2.5 storeys would not be detrimental to the character of the village.</p> <p><b>Recommended amendment to wording:</b>  <del>Houses will generally be a maximum two storey in keeping with</del> <u>The scale of housing on allocated sites should be appropriate to its context, with a maximum of up to 2.5 storeys being acceptable where it can be demonstrated that this would not be detrimental to the amenity of existing residents or would be incongruous with development in the immediate surrounding area.</u></p>		
95	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Design	Comment	<p>A mix of house types and sizes will be required across the site to meet an identified range of housing needs including the provision of bungalows to reflect local demographics and self or custom build homes as evidenced by our surveys</p> <p>The Trust believes that this 'design principle' effectively duplicates new Local Plan Policy H4 and other 'design principles' contained under draft NDP Policy BNDP5 and should therefore be deleted.</p> <p>Under Local Plan Policy H4 (Securing a Mix of Housing) any future planning application for residential development on allocated sites at Hampton Magna will be required to provide at least 10% of homes as age friendly and/ or adaptable homes, the details of which would need to be included in the submitted proposals.</p> <p>To meet the above policy requirement a future developer may choose to provide some bungalows on site. However, we wish to draw attention to the fact that according to the Budbrooke Housing Needs Survey, which was carried out in 2014, a total of 15 respondents expressed a need for alternative housing. Of these only 4 people specifically stated a requirement for bungalows i.e. approx. just 0.5% of households in the parish.</p>	Comments noted. This principle adds a local element to WDC Policy H4	No change

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				<p>Furthermore, bungalows tend to take up broadly the same land area and cost as a house but generate far less revenue due to the reduced floorspace and rooms per plot. As a consequence, if a developer chooses to build some bungalows on site they are likely to be limited in number.</p> <p>With regard to self or custom build homes, there is no planning policy or legal requirement for a landowner to sell the land they own, including plots on an allocated site, to the self-build or custom-build market. Whether or not plots are provided for this type of housing should be a commercial decision between the landowner /housebuilder and those local people looking to build and live in a self or custom build house at Hampton Magna.</p> <p><b>It is recommended that this 'design principle' is deleted.</b></p>		
96	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Design	Comment	<p>A key feature at each development site should be that low cost and market homes are indistinguishable and are located in at least three clusters across the site, avoiding concentrations of one type</p> <p>The Trust supports the principles of integrating affordable housing on development sites and an approach which provides this type of housing in small clusters. Such an approach is often easier for RSL management purposes and tailoring service charges according to differing incomes and needs. However, we believe that the 'design principle' is unnecessarily prescriptive in this regard by specifying a specific minimum number of clusters.</p> <p><b>Recommended amendment to wording:</b>  <i>A key feature at each development site should be that low cost and market homes are indistinguishable, <u>with affordable housing and are located in at least three more than one cluster across the site, so as to avoiding an over concentrations of one type this tenure of housing in any one location.</u></i></p>	Comments noted	Amend accordingly

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
97	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Affordable Housing	Comment	<p>Proposals for new housing development will be required to provide 40% affordable housing on sites of 5 or more dwellings or 0.17ha in area (irrespective of the number of dwellings or rural/urban location)</p> <p>The Trust objects to this 'design principle' as currently worded.</p> <p>The principle should, in line with Local Plan Policy H2 (Proposed Main Modifications, March 2017), be re-worded to make it clear that the requirement for 40% affordable housing provision should be subject to viability considerations and should be applied to residential development sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sq. m.</p> <p><b>Recommended amendment to wording:</b>  <i>Proposals for new housing development on sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sq. m will, subject to viability considerations, be required to provide 40% affordable housing on sites of 5 or more dwellings or 0.17ha in area (irrespective of the number of dwellings or rural/urban location).</i></p>	Comments noted.	Amended to reflect Policy H2 of the Warwick Local Plan
98	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Affordable Housing	Comment	<p>All such proposals will be required to provide dwellings, remaining affordable and available in perpetuity to people with local connections.</p> <p>If a total of 245 dwellings are constructed on the two allocated sites, up to 98 of these dwellings would be affordable based on a 40% policy requirement. This number of affordable housing units is far in excess of identified local needs.</p> <p>For this reason, although the Trust does not object to the this 'design principle', we believe that the supporting definition of 'people with a demonstrable need to be housed in the "locality" [the parish]' is overly restrictive and would likely result in more affordable housing units being provided in the parish for which there are unlikely to be enough eligible people on the Housing Waiting List.</p>	Comments noted.	No change

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				Please refer to separate comment on the definition of 'people with a demonstrable need to be housed in the locality' below.		
99	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Affordable Housing	Comment	<p>Definition of People with a demonstrable need to be housed in the locality in accordance with Warwick District Councils SPD is:</p> <ul style="list-style-type: none"> <li>• people who currently live in the parish and have done so continuously for at least the last 2 years and are seeking more suitable accommodation</li> <li>• people who have lived in the parish for at least 2 years out of the last 10 years</li> <li>• people who used to live in the parish and who have immediate family (mother, father, son, daughter, brother or sister) living in the parish</li> <li>• people who have relatives living in the parish to whom it is desirable to live near for support e.g. elderly relatives, young families and</li> </ul> <p>people who have been permanently employed in the parish for at least 12 months</p> <p>The Trust does not dispute that in order to meet local need both initially and in perpetuity, affordable housing should be subject to a local connection restriction, secured via S106 Agreement and/or Local Lettings Policy. We do however believe that said local connection restriction should be presented as a 'cascade' whereby lettings could be restricted initially to people with a strong connection to the parish, then the abutting parishes if there is no one left in need in the core parish, then Warwick District if there is no one left in need in the abutting parishes.</p> <p><b>Recommendation:</b>  <b>As a 'definition' the Trust feels that this text should <i>not</i> be presented as a 'design principle' but should, in a revised form, be included in the supporting text to Policy BNDP5</b></p>	Comments noted	Section removed and reference included to WDC's SPD

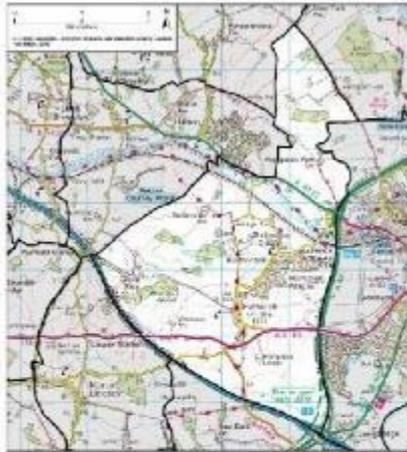
Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
100	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Affordable Housing	Comment	Proposals will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the parish, and the steps they propose to take to ensure that affordable dwellings remain available to people with local connections The Trust considers this 'design principle' to be a duplication of others presented under Policy BNDP5 and should therefore be deleted.	Comments noted. The bullets relate to different contexts	No change
101	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Affordable Housing	Comment	Although a full range of affordable local housing will be needed, the mix of tenure types should include a proportion of intermediate housing, in particular shared equity/starter and market homes. (The exact balance will be determined according to evidence available at the time of any planning application, regarding current and future housing needs in the area.) According to Policy H2 in the draft Local Plan, the sizes, types and tenures of affordable homes will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment and, where appropriate, by other local needs surveys and information. Developers will therefore be required to assess and demonstrate the sustainability of the proposed mix on any particular site, including those allocated for housing in Hampton Magna, against this information. In light of this the Trust considers this 'design principle' to be a redundant, a duplication of Local Plan Policy H2, and should therefore be deleted. <b>Recommended that this 'design principle' is deleted.</b>	Comments noted.	No change
102	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP5 Self Build	Comment	Proposals for self-build and custom-build dwellings will be supported and encouraged in conformity with legislation and NPPF paragraph 59 to address the need for local people wishing to build, and live in, their own home. The Council's views on how this might happen are detailed in Appendix 3.	Construction Phase relates to provision of services.	No change

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				The Trust believes that this 'design principle' is a duplication of bullet number three under 'Construction Phase' and should therefore be deleted. <b>Recommended that this 'design principle' is deleted.</b>		
103	AMEC Foster Wheeler on behalf of Henry VIII Trust	BNDP6	Comment	To avoid unnecessary confusion the Trust requests that this policy is amended to make clear that the new housing proposals to which it refers are infill plots and not allocated residential development sites within Hampton Magna.	Comments noted	Amended wording to reflect differences in policy context of Hampton Magna and HOTH.
104	AMEC Foster Wheeler on behalf of Henry VIII Trust	General	Comment	In addition to these comments and recommended amendments to policies with the draft NDP, we wish to note that there are a number of references in the document which need to be updated. Specifically references to residential site allocations should note both Local Plan allocations in Hampton Magna, sites H27 and H51; currently there are a number of references to just one site. Some references to the Warwick District Local Plan are out of date, the latest version of the Plan, and its policies, should be referred to.	Comments noted.	Amended accordingly
105	AMEC Foster Wheeler on behalf of Henry VIII Trust	Various	Comment	KING HENRY VIII ENDOWED TRUST, WARWICK The Trust is a registered charitable trust and makes grants available from its distributable income for a range of purposes, including a significant annual contribution to the Parochial Church Council of St Michael's Budbrooke. The PCC uses the annual contribution to support maintenance of the church building, to help pay the ministry in the parish and support the Open Door cafe. In the past Trust funds have also been used to build the Church Centre. The distributable income is derived from rents, partly from its historic agricultural holdings, and mainly from the portfolio of commercial property and financial investments held. Amongst its agricultural holdings, the Trust owns land adjacent to Hampton Magna; land which has been allocated for development in the emerging Warwick District New Local Plan.	Comments noted	No change

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
				<p>As a responsible landowner with local ties to the community, the Trust is keen to continue working constructively with the Parish Council, and other key stakeholders, to ensure that future development on its land is of a high quality, is sensitively planned so that it fully integrates with the rest of Hampton Magna (including planned development on Site H51), and delivers benefits for new and existing residents. Finally we wish to state that many of the comments included in these representations were made by the Trust in response to the first consultation draft of the NLP in 2015. Under the Neighbourhood Planning Regulations 2012, once a Regulation 14 pre-submission consultation has been carried out an analysis of comments should be made and consideration given as to whether any responses received necessitate changes to the plan or if there is a need to seek further evidence/detail to clarify policies put forward in the plan. How people's views have been taken into account should be demonstrated through a consultation Statement (Regulation 15). We are not aware of a Consultation Statement being prepared following the first consultation and consider that it would be very beneficial to all parties if such a Statement was made available following consultation on this version of the NLP.</p>	<p>A Consultation Statement is required under Regulation 15, for submission to the Local Authority. The CS will include responses made to the first consultation (Reg 14) and the second (Reg14) and how these have been taken into account in producing the final submission document</p>	
106	Michael Edwards	P39 BNDP8	Comment	<p>The latest neighbourhood development plan for H51 &amp; H27 and subsequent 'meet the developer' produced a plan showing green areas with surface water storage. I feel the two blocks of land H51 &amp; H27 should be joined up to give the village an enhanced green area by adding a pond/wetland area to enhance wildlife (similar to Chase Meadow). Protect all existing trees, hedges and extend grass land to protect wildlife areas up to existing hedge line. This should be given a 10 year plan to develop this wildlife area just as agricultural plans do. This could then be extended if</p>	<p>Comments noted. The two sites are in separate ownership. This would create significant issues that may not be able to be overcome</p>	No change

Ref. No.	Consultee Name	Page, Para or Policy No.	Support / Object/ Comment	Comments received	Parish Council Comments	Amendments
				required. All planting should be wildlife friendly eg Hawthorn hedges and deciduous trees.		
107	Michael Edwards	P39 Para 5.4 BNDP9	Comment	The latest neighbourhood development plan for H51 & H27 and subsequent 'meet the developer' meeting at the Community Centre raised a haulage road to serve construction traffic. This should have a fixed time limit for its use and not be used as a permanent road (suggest 5 years) The developer should be responsible for keeping this secure with daily checks on locks/gates to prevent travellers using it. If development stops due to the economy this can be a problem (Chase Meadow took decades to build). This road should then be removed at the end of this phase to stop Hampton Magna becoming a 'rat run' our quiet roads would see up to 10,000 cars a day coming through the village with this short cut due to the expanded areas under Warwickshire's housing development plan.	Comments noted. The road would require planning permission as part of the development. It is a WDC Development Management function to ensure correct time limiting conditions are imposed on development	No change
108	WCC Flood Risk Team	General	Comment	The locations considered for development in Hampton Magna are low risk of flooding so the LLFA has no objection in principle, providing the developments attenuate to greenfield runoff rates as a minimum, and incorporate above ground SUDs, which will also help deliver the services mentioned in section 5.3.3 of the plan. Further attenuation could benefit areas further down the catchment at risk of flooding in Warwick. We therefore endorse part 1 of BNDP7 where use of SUDs is planned. Infiltration as an outfall option is also preferred. As mentioned in BNDP8: As the Local Flood Risk Authority support policies that protect woodlands as they provide flood storage.	Comments noted	No change

## Appendix 1 – Initial Letter to residents (March 2015)



Open Letter to Residents of Hampton  
Magna, Hampton-on-the-Hill and  
Budbrooke  
from  
Mike Dutton, Chairman of  
Budbrooke Parish Council

Warwick District Council has now submitted the Local Plan to the Planning Inspectorate and it will be reviewed in Public later in the year.

If the Local Plan is approved, then the planned site for development in Hampton Magna is very likely to go ahead. The only way to protect ourselves from inappropriate building is for us to establish realistic, reasonable and approved rules. This can be done by establishing a Neighbourhood Plan (NP).

In November, WDC approved a boundary change which means that the northern boundary now runs along the A4177 from Stanks' Roundabout to Hatton Terrace. Now this has been done, Budbrooke PC has set up a "working group" to develop **our** Neighbourhood Plan (NP).

As our NP must be agreed by a referendum of local voters, it has to reflect the views of all parties, even those who really don't want the development in the first place. We can't say "No" to development, but we can say "this is how it must be". The approved NP will set planning guidance to control development in Budbrooke.

Over time we will be asking you questions, collating answers and creating a consensus view. If you do not make your views known when asked, then they cannot be considered. One way you can influence how the future may be is to take part in preparing the NP.

If you really care about Budbrooke, and I know there are many that do, please get in touch via The Clerk to Budbrooke Parish Council, Alex Davis in writing; her contact details are on Page 2.

Once things start in earnest, the newsletter and new website will have papers that you can read and comment on.

*Mike Dutton*

## Appendix 2 – Newsletter to residents

### BUDBROOKE NEIGHBOURHOOD PLAN 2015 – 29

In November 2014, Warwick District Council (WDC) finally approved a parish boundary change which means that the northern boundary now runs along the A4177 from A46 Stank's roundabout to Middle Lock Lane, off Hatton Terrace. Now this has been done, Budbrooke PC has set up a "working group" to develop our Neighbourhood Plan (NP). WDC's Local Plan has identified a site in Hampton Magna for 100 residential properties.

#### Why is a Neighbourhood Plan important?

The only way to protect ourselves from inappropriate building is for the Parish Council to establish realistic, reasonable and approved rules about what can be developed. This can be done by establishing a Neighbourhood Plan (NP). Without one, WDC would have the only local say in what should be built.

#### What is a Neighbourhood Plan?

It can't say "No" to development, but it can say "this is how it must be". Every new building and extension from the adoption date will have to comply with the policies set out in a Neighbourhood Plan. We are asking everyone to say what they want included. In the end, after Independent Examination, it is adopted by a referendum of Budbrooke residents entitled to vote. Once adopted the NP will set planning guidance to control all development in Budbrooke.

#### How is a Neighbourhood Plan made?

The Plan has to comply with National and Local Planning guidance. It has to reflect the consensus views of all parties. It must be evidence based. Therefore, a NP must be acceptable to the majority of residents.

How are we going to do this?

Between now and the end of September the Planning Team will be asking you questions, collating answers and creating a consensus view which will be put out for consultation. The questions overleaf are the first stage in doing this. Please take some time to fill this in a return it – collection points at CostCutter and St Micheel’s Church Centre by **4th July**.

There will be consultation events where draft versions of the NP will be available to view and for you to comment on. There are plans to summarise these in the Budbrooke Parish Council Newsletter and on the Budbrooke Parish Council website [www.budbrookepc.org.uk](http://www.budbrookepc.org.uk). Notes of the team meetings will also be available from there, too.

*Mike Dutton* on behalf of the Budbrooke Neighbourhood Plan Team

Additional Comments

# Questionnaire

## BUDBROOKE NEIGHBOURHOOD PLAN 2015 – 29

### QUESTIONS FOR LOCAL RESIDENTS

1	How long have you lived in Budbrooke?	years		months		
2	How many people make up your household	adults		children		
3	What facilities or services do you and your family use locally? Please tick					
	Parish/District/ County Council	A	School	F	Pub	K
	allotments	B	Church/s	G	bus	L
	cubs/scouts	C	The Open Door	H	train	M
	nursery	D	Local shops	I	Play Areas/parks	M
	pre-school	E	Community Centres/halls	J	Other?	O
	What other? P					
4	What facilities or services do you think are missing and could be provided?					
5	What sort of new homes built in Budbrooke do you think would help YOUR family in the future?					
	High/low rise flats	A	family homes	D	older peoples' specialist housing	G
	Affordable/shared ownership houses	B	retirement bungalows	E	self-build options	H
	Larger executive style homes	C	accommodation for single people	F	Other?	I
6	If you run a business from home what sort of business is it? Should new building developments take into account facilities for people to work from home – if so how?					
7	What do you like about the planned new homes in Hampton Magna?					
	What don't you like about the planned new homes in Hampton Magna?					
8	Would you be prepared to take part in further discussion or consultation? If so please you're your contact details below.					
9	If you had to sum up in 3 words what living here means to you and your family what might you say?					
10	Is there anything more you would like to comment on in terms of Budbrooke Neighbourhood developments?					

For analysis purposes we need your Post Code Form ref no.

Other contact details see Q8	
Name	Phone number
Address	
Email address	

If you need more space write on the back

*Thank you for completing this survey. If you have already completed a survey you do not need to do so again. The information will be used only to aid developing our Neighbourhood Plan and will be treated in strictest confidence.*

# HAVE YOUR SAY

## Open Letter to all Residents and Businesses in Budbrooke

For some time the Parish Council has been grappling with how it could develop a Neighbourhood Plan.

A Local Plan or its current equivalent is the only thing stopping developers from identifying sites in Budbrooke and building on them now. A planning Inspector has examined Warwick District Council's Local Plan and found it wanting. Not because too many houses were being planned for, but because too few were. This leaves Budbrooke with an even stronger need to create a viable Neighbourhood Plan.

A team of 12 people has been built to work on and manage the creation of Budbrooke Neighbourhood Plan. This is how it will operate.

Your views on the key issues are being sought.

1. Questionnaires were issued and collected at the School Fete
2. The same questionnaire has been inserted into this newsletter
3. It is also downloadable from <http://budbrookepc.org.uk/>
4. Your comments are needed by 4<sup>th</sup> July
5. collection points are CostCutter & St Michael's Church Centre

Views will be amalgamated into a Draft Plan. You will be able to make additional comments on the Draft Plan, and a further copy of the plan will be drafted for public consultation – there are legal requirements for this. A Planning Inspector will read the Plan and once it has been approved, all registered electors in Budbrooke will be able to vote for it to be adopted in a referendum.

Once the plan has formally been adopted **all** future development **must comply** with it.

It is important that **everyone's** views are heard. Comment now and again later. Talk to your neighbours. If you run a business then you may have particular views that need to be considered as part of due process.

*Mike Dutton*  
*Chairman - Budbrooke Parish Council*

***The information will be used only to aid developing our Neighbourhood Plan and will be treated in strictest confidence.***

## Full Survey Report

During 2015 the sub-Group met on numerous occasions to plan and schedule work. In June, the group decided to take advantage of the School's Annual Fete and conduct a survey. A further two weeks were left for additional responses. In all 100 were received. An image of the form is below.

Some of the details are repeated in the main text.

### BUDBROOKE NEIGHBOURHOOD PLAN COMMUNITY SURVEY, SUMMER 2015 SURVEY REPORT – 7 July 2015

As part of the Budbrooke Parish Council Neighbourhood Plan consultation process the NP sub-group undertook to interview and or research local community facilities. To that end sub-group members compiled information from groups and included this into the drop-box facility. To date organisation that have contributed information to this research include those mentioned below however those starred \*\* have not yet contributed.

- |  |   |
|--|---|
| 1. Community Centre                          | 13. Budbrooke Parish Council            |
| 2. Village Hall                              | 14. RVS Over 60's Coffee morning        |
| 3. Church Centre                             | 15. Allotments**                        |
| 4. Barracks Bar                              | 16. Hampton Magna Residents Association |
| 5. Costcutter – shop, newsagent, post office | 17. Newsletters/newspaper deliveries    |
| 6. Beauty Box                                |   |
| 7. Open Door                                 |   |
| 8. Budbrooke House Nursery                   |   |
| 9. Kings Meadow Nursery                      |   |
| 10. Pre-school Playgroup                     |   |
| 11. Budbrooke Medical Centre                 |   |
| 12. Cawston House **                         |   |

Other sub-group members are researching information around –

- School
- Roads and transport
- Employment
- Crime and disorder

A major source of local information to aid compilation of the plan was in undertaking a community survey initially at the School Fete day on 20th June where residents were interviewed or took away forms to complete and return. A subsequent email circulation forwarded the same survey form to members of the Residents Association and the form was included in the Budbrooke Parish Council Newsletter and a number were taken and collected from Cawston House. By closing date (7th July) 98 forms were returned and this is a summary of the findings. Of this number 58 can be identified as being circulated via the Budbrooke Parish Council Newsletter.

**BUDBROOKE NEIGHBOURHOOD PLAN 2015 – 29**

**QUESTIONS FOR LOCAL RESIDENTS**

1	How long have you lived in Budbrooke?	years		months		
2	How many people make up your household	adults		children		
3	What facilities or services do you and your family use locally? Please tick					
	Parish/District/ County Council	A	School	F	Pub	K
	allotments	B	Church/s	G	bus	L
	cubs/scouts	C	The Open Door	H	train	M
	nursery	D	Local shops	I	Play Areas/parks	M
	pre-school	E	Community Centres/halls	J	Other?	O
	What other? P					
4	What facilities or services do you think are missing and could be provided?					
5	What sort of new homes built in Budbrooke do you think would help YOUR family in the future?					
	High/low rise flats	A	family homes	D	older peoples' specialist housing	G
	Affordable/shared ownership houses	B	retirement bungalows	E	self-build options	H
	Larger executive style homes	C	accommodation for single people	F	Other?	I
6	If you run a business from home what sort of business is it? Should new building developments take into account facilities for people to work from home – if so how?					
7	What do you like about the planned new homes in Hampton Magna?					
	What don't you like about the planned new homes in Hampton Magna?					
8	Would you be prepared to take part in further discussion or consultation? If so please you're your contact details below.					
9	If you had to sum up in 3 words what living here means to you and your family what might you say?					
10	Is there anything more you would like to comment on in terms of Budbrooke Neighbourhood developments?					

For analysis purposes we need your	Post Code	Form ref no.
Other contact details see Q8		
Name		Phone number
Address		
Email address		

If you need more space write on the back

*Thank you for completing this survey. If you have already completed a survey you do not need to do so again. The information will be used only to aid developing our Neighbourhood Plan and will be treated in strictest confidence.*

## Community Survey questionnaire 2015

The report is in several parts.

- The main grid of the questionnaire showing statistics and views from local people.
- A list of responses from local postcodes - to ensure returns were from Parish residents, that the survey was as representative as possible and that there was no one area with too many responses (due diligence)
- A list of answers to question 1 “How long have you lived in Budbrooke?”
- A list of ‘three little words’ – statements from residents that sum up their view of living in Budbrooke.

It was generally felt that this survey was and will be of value in informing the subsequent Neighbourhood Plan. Surveyors and researchers gained a good feel for how this community is coping with the idea of new homes being built and these strategies are a good start in both engaging with residents, gaining information and securing groups or individuals who would be prepared to be involved in more discussion or focus groups for further consultation.

It is important to note Budbrooke Parish Council agreed that survey information will be used only to aid developing the Neighbourhood Plan thus the information within this report needs to be used carefully and mindfully.

Q. no.	Question & Options	Coding	No of responses
1	<b>How long have you lived in Budbrooke?</b>	years	
		months	See below
2	How many people make up your family	adults	176
		children	48
	adult only homes		52
	2 adults 1 child		4
	2 adults 2 children		17
	2 adults 3 children		5
3	What facilities or services do you and your family use locally? Please tick	Y/N	Y
3	Parish/District/ County Council	A	52
3	allotments	B	2
3	cubs/scoutsbrownies	C	9
3	nursery	D	7
3	pre-school	E	12
3	School	F	24
3	Church/s	G	27
3	The Open Door	H	55
3	Local shops	I	92
3	Community Centres/halls	J	67
3	Pub	K	58
3	bus	L	59
3	train	M	77

3	Play Areas/parks	M	50
3	Other? Canal/footpaths/	O	14
3	recycling	P	1
	G.P.		16
4	What facilities or services do you think are missing and could be provided?	text	
4	activities for 20+ (evenings)	1	2
4	more shops/small supermarket	2	5
4	nothing	3	2
4	clubhouse/pavilion/sports facilities	4	3
4	youth club/activities/coffeebar film club		9
4	proper pub		2
	farm shop		3
	W.I.		1
	greenbin weekly collection		1
	dentist		1
	snooker/poolhall		1
	offroad cycleway/footbridge over A46		1
	improve mobile phone cover/broadband		10
	outdoor gym		2
	increase parking spaces		5
	more frequent/Better bus/train services (inc hosp/Sunday services)		5
	Lighting (Blandford blackspot)		1
	Gritting in winter		1
	staff in park		1
	Increase police presence		3
4	take-away		1
5	What sort of new homes built in Budbrooke do you think would help YOUR family in the future?		
5	High/low rise flats	A	1
5	Affordable/shared ownership houses	B	24
5	Larger executive style homes	C	9
5	family homes	D	38
5	bungalows & retirement bungalows	E	44
5	accommodation for single people	F	18
	eco homes		1
	older peoples' specialist housing	G	25
6	self-build options	H	11
	Other? 2 bed houses	I	1
	NONE		2
6	If you run a business from home what sort of business is it? Should new building developments take into account facilities for people to work from home – if so how?		
6	silversmith/jewellery		1
6	technology(need fast Bband)		3
6	Farm shop(need more land)		1

	photography		1
	online/ebay		1
6	childminder		2
7	What do you like about the planned new homes in Hampton Magna?		
	opportunity for growth	L	1
	like to live where grew up	DL	1
	accom for older people	DL	2
	new families/more diversity		5
	needs mixed housing		4
	plot good		2
	they're new...	DL	1
	not needed/not happy/don't like it/like nothing		31
	know nothing about them/not enough info/no details on constraints.		13
	starter homes required		1
	Positive in long term		1
	Opportunity for self build		1
	Should have main road access		1
	Opportunity to revamp facilities		1
	Increases village viability		1
	Should be in keeping with current homes		1
	No of homes should be in proportion to size& amenities		1
	concentrated on new roads		1
7	What don't you like about the planned new homes in Hampton Magna?	DL	
	would increase traffic pollution, village atmosphere, busier more dangerous with more cars pre and post dev.	Y	39
	spoil open aspect of village	N	7
	lack of facilities		1
	school/G.P. etc already over subscribed		9
	affordable may bring in HA tenants - more crime?		2
	development is all together		1
	may split this community		1
	Too close (we are a 60's comm)		1
	Hope they are not crammed in		1
	?drop in house values?		1
	Building work disruption		1
	price of homes		1
8	Would you be prepared to take part in further discussion or consultation? If so please detail name and email address below.		8
9	If you had to sum up in 3 words what living here means to you and your family what might you say?		
	(amazing) community spirit		21
	accessible		6
	countryside		5

	helpful		1
	friendly/congenial		24
	happy		3
	content		1
	village		6
	safe/safety/secure		24
	quiet		20
	family		4
	beautiful rural village/picturesque		4
	neighbourly		2
	fulfilled		1
	peace/peaceful		13
	rural or semi-rural		11
	tranquil		2
	convenient		11
	relaxful		3
	great		1
	lovely		3
	enjoyment		1
	people		1
	compact		1
	welcoming		2
	Home		1
	green		3
	Airy		1
	Nice		1
	Views		1
	pretty		1
	Countryside under threat		1
	Pleasant		2
	trouble free		1
	comfortable		1
	happy		1
	close		1
	small		1
	urban		1
	calm		1
	supportive diversity of hsg.		1
	Clean		1
10	Is there anything more you would like to comment on in terms of Budbrooke Neighbourhood developments?		
	more homes for struggling families		2
	will keep school more local		1
	sort out Parkway/school parkers in village		5
	close community ruined by increase in population		2
	NO DEVELOPMENT on green belt / protect environment		20
	Hsg to fit in with existing (no cram/no mock tudor)		4

	Don't do it - better sites		1
	perfect balance of rural/town		1
	bud residents given priority		3
	get good payback for dev.		2
	Grandparents use child services		4
	homes by stables not Daly		1
	consider wider comm not just Budbrooke		1
	100 homes too many for here		5
	Infrastructure not suitable/questionable		16
	reduce speed limits to 30mph		3
	keep rural to control development & environment		1
	use CC & pub carpark for school drop off/pick up		1
	don't become commuter dormitory		1
	bud will become part of Warwick		1
	more information on services req.		1
	eco /modern architecture		1
	More info in good time		1
	height restrictions, bungalows all around site		1
	pleased action to influence a more positive outcome		1
	Use brownfield sites		1
	Make sure all homes occ before building on Green belt		1
	Homes could be buy to let or commuter homes		1
	residents view should drive outcome		1

STREET	CV35	
Birmingham Road	7dx	1
Old Budbrooke Road	7dy	
Birmingham Road	7dz	1
Birmingham Road	7ed	
Hatton Terrace	7js	
Hatton Green	7la	
Hampton Croft	8bj	
Old Budbrooke rd.	8qn	1
Montgomery ave	8qp	3
Grove Park Cottages	8qr	3
Old School Lane	8qs	1
Henley Road	8qx	1
Grove Park Cottages	8rf	1
Old Budbrooke Road	8rh	
Grove Croft	8rj	1
Old Budbrooke Road	8rs	1
Field Barn Road	8rt	1
Tithe Barn Rd	8ru	1
Tithe Barn rd.	8rv	1
Field Barn Road	8rx	1
Woodway Avenue	8sb	4
Ryder Close	8sd	
Daly Avenue	8se	5
Lloyd Close	8sh	
Church Path	8sj	
Cherry Lane	8sl	3
Cherry Lane	8sp	3
Sumner Close	8sq	2
Chichester Lane	8sr	1
Mayne Close	8ss	
Minster Close	8st	
Seymour Close	8su	1
Hunt Close	8sw	1
Chichester Lane	8sx	1
Jackson Close	8sz	
Dorchester Avenue	8tb	4
Friary Close	8td	2
The Warwick's	8tf	2
Chichester Lane	8tg	1
Damson Road	8th	2
Hayward Close	8tj	2
New Close	8tl	1
Bellam Close	8tn	3

Field Barn Road	8tr	1
Field Barn Road	8ts	1
Arras Boulevard	8tt	7
Gould Road	8tu	3
Clinton avenue	8tx	6
Arras Boulevard	8ty	5
Curlieu Close	8ua	5
Normandy Close	8ub	
Marten Close	8ud	3
Caen Close	8ue	
South View	8uf	
Blandford Way	8ug	
N/K	8ye	1

TOTAL RESIDENTS WHO RESPONDED TO THIS QUESTION - 88

BUDBROOKE NEIGHBOURHOOD PLAN SURVEY 2015  
ANSWERS TO QUESTION 1. "How long have you lived in Budbrooke?"

years	totals
1	5
2	3
3	4
4	5
5	3
6	1
7	2
8	5
9	4
10	3
12	1
13	3
15	2
17	2
19	1
20	3
22	2
23	1
24	1
27	3
28	2
29	4
30	3
33	3
34	1
35	2
36	2
37	2
38	2

39	2
40	1
41	1
42	2
44	3
45	1
46	1
47	5
48	4
TOTAL RESPONDANTS COMPLETING THIS QUESTION	95

### THREE LITTLE WORDS - SAYINGS.....

Great, quiet and lovely  
 Friendly, happy, content  
 Quiet family village  
 Beautiful rural village  
 Happy, safe, fulfilled  
 Peace; quiet; nice  
 Family friendly village  
 Friendly – rural tranquillity  
 Relaxful, quiet and accessible  
 Amazing community spirit  
 Safe, friendly and compact  
 Friendly, safe and welcoming  
 I Love It!  
 Good transport links  
 Small, supportive environment  
 Keep it peaceful  
 Love rural aspect  
 Close, friendly community  
 Urban, rural mix  
 No change needed  
 Love green space

#### **Additional Analysis shows:**

57% of respondents have lived in Budbrooke for over 15 years  
 45% have lived in Budbrooke for over 25 years  
 28% had children living at home. Clearly from the responses others had adult children still living at home.

#### **The top 8 Local Facilities** used by respondents

99% used local Shops  
 77% the train  
 70% the Community Centres/Halls  
 66% the pub  
 63% the bus although there criticisms about no Sunday Service.

58% the Open Door  
55% the Councils  
49% the play areas

### **Housing Preferences**

48% wanted retirement Bungalows  
28% wanted older peoples' specialist housing  
22% wanted accommodation for single people

Although there was some overlap in these two groups, it wasn't always the case, so we can say that at least 50% of respondents felt that developers should take note of this wish. As these are currently residents it would suggest that by doing so movement by current residents that are full of positive things to say, would be likely to free up family home that 37% of respondents felt were needed. This would fulfil one need.

25% wanted Affordable/shared ownership houses and 11% self-build options.  
9% wanted larger executive style homes  
Nobody wanted high or low rise flats, 20% did not want any building at all.

### **Extracts from 2011 Census for Budbrooke included in main document**

- The 2011 census shows just under 85% of residents are over 16 years old, and 31% over 60 years old.
- 20.9% households were One Person Households; Aged 65 and Over were over half of this. One Family Only Households with all Aged 65 and over was a further 13.7%
- Economically Inactive Retired people made up 20.29% of the population in census figures updated in January 2013. This is a higher proportion than Warwick District [12.95%], The West Midlands [14.42%] and England [13.68%].
- Tenure: A staggering 85.93% of properties were in 2011 census (updated January 2013) wholly owned or owned with a mortgage, In Warwick District this proportion was 66.65%. Shared ownership/ social rented properties were 6.52% and privately rented were 7.29%.

## Appendix 3 – Informal Consultation

### Budbrooke Parish Plan 2015-16

The team has been working for several months and now there is a DRAFT PLAN ready for you to look at - not just look at but also to make suggestions and comments. This is a community plan looking to meet this vision:

*"A parish that retains its quiet rural character, maintains the individual character of the settlements within it and grows in a way that is in keeping with the design of the surrounding area and reflects the needs of its residents."*

We have identified 8 DRAFT key policy statements. Your views on these are essential. Substantive changes will be seriously considered and incorporated into a Second Draft that goes to the statutory consultees including Warwick District Council.

The Draft Plan will be on the Parish Council Website.

- The Open Door - week beginning 7<sup>th</sup> September in a morning
- Parish Show September 13<sup>th</sup>, Budbrooke Community Centre 2- 4pm.
- Budbrooke Community Centre - dates & times TBA
- Budbrooke Village Hall, 16<sup>th</sup> September at 5 - 7pm.

We have arranged these events so that you can come and look at these policies, comment on them and talk to members of the team that have been involved. They will also have a hard copy of the full draft plan.

You will be able to write comments at these events or if preferred email them to [BudbrookeNP@Budbrookepc.org.uk](mailto:BudbrookeNP@Budbrookepc.org.uk)

# HAVE YOUR SAY

Budbrooke Parish

DRAFT Neighbourhood Plan 2015-16

## First Public Consultation

This is a community plan aiming to meet this vision:

*"A parish that retains its quiet rural character, maintains the individual character of the settlements within it and grows in a way that is in keeping with the design of the surrounding area and reflects the needs of its residents."*

Visit us at:

- **The Open Door - one morning, week beginning 14<sup>th</sup> September (tbc)**
- **At the Parish Show September 13<sup>th</sup>, Budbrooke Community Centre 2- 4pm**
- **In the Budbrooke Community Centre, 15<sup>th</sup> September 7.30 - 9.00pm**
- **At Budbrooke Village Hall, 16<sup>th</sup> September at 5 - 7pm.**

**Your views are important to us**

Budbrooke Parish Council

**Budbrooke Neighbourhood Plan 2015-16  
First Consultation  
September 7<sup>th</sup> – 21<sup>st</sup> 2015**

All responses must be received by 21<sup>st</sup> September.

**Response Form**

<i>Name</i>			
<i>Address</i>			
<i>Telephone No</i>		<i>Post code</i>	
<i>Email</i>			

<i>Please state which part of the Plan your comments refer</i>	
<i>Page number</i>	
<i>Policy Number</i>	

<i>Are you supporting, objecting or making a comment? Indicate by 'X'</i>	
<i>Supporting</i>	
<i>Objecting</i>	
<i>Making a comment</i>	

Use the box below for comments

Thank you for your input. Please return this form to [BudbrookeNP@Budbrookepc.org.uk](mailto:BudbrookeNP@Budbrookepc.org.uk) or CostCutter, Slade Hill, Hampton Magna by no later than 21<sup>st</sup> September 2015

# Appendix 4 – Informal Consultation Responses

SECOND ROUND CONSULTATION WRITTEN RESULTS SEPT 2015.

- 1) Homes for local people x 3
- 2) Mix of 1 or 2 bed bungalows x 2
- 3) Starter homes for first time buyers
- 4) 3 bed family homes.
- 5) Small terrace houses so people upsize rather than extend homes
- 6) [New homes should reflect those already in HM](#)
- 7) Secure homes for older people (like Cawston House)
- 8) More shops
- 9) Affordable rentable properties
- 10) Dentist
- 11) Outside gym
- 12) Bridge over A46 x 2
- 13) Access and parking for site traffic and contractors vehicles need consideration
- 14) Exit road not via Daley Avenue – compromise/exacerbate school accesses
- 15) [There should be more than one road access to new homes i.e. on the West side of the site](#)
- 16) Full eco site to encompass south facing aspects
- 17) Sunken buildings hidden from view
- 18) People with Substance abuse not allowed social housing near schools (already a problem)
- 19) Design principles – temp construction access from A46
- 20) Houses no more than 2 storey as existing immediate neighbours are all bungalows
- 21) Construction (HGV) vehicles will damage existing roads
- 22) I am new to the village. I moved to Arras Boulevard in June 2015. Having learnt about the new housing development from our councillors, I would like to add my comments. I chose to relocate to Hampton Magna from central Warwick because I wanted to live in a quiet place in the countryside, but still maintain good links with the town. Furthermore, I wanted to belong to a friendly community which is something I never felt part of in my town centre flat. I would like to see these attributes maintained with the new housing development.  
Although I would prefer the development not to go ahead, I realise that the new houses are necessary so we should do the best we can to make the development fit in with the existing village structure and welcome our new neighbours. I personally would like to see a mixture of residences so we can welcome a cross-section of the community. My concern is that the school, medical centre and other facilities may not be able to cope with the influx of extra people. Also, access to and from the village is a concern - will the roads become too busy? Finally, it would be great to have a second pub in the village; preferably one which isn't more of a restaurant than a pub.
- 23) I think it is important to keep a village atmosphere here and to provide amenities for all residents of Hampton Magna. I would like to suggest the provision of a bowling green, which would particularly suit the older residents.
- 24) HOTHRA  
You are no doubt already aware of our concerns regarding Traffic Calming in HotH. We note that in Section 5.4 -Traffic and Highways - there is the intention to seek contributions to traffic calming measures.....to reduce traffic speeds through villages.

We would suggest that funding is required by developers to create a new access to the intended development site bypassing HotH. This may be achieved by using the old 'Service' facility on the northbound A46. The traffic through HotH is already speeding through the village and getting worse. To have that situation exacerbated by construction traffic and the subsequent increase in volumes due to the additional houses will make HotH unsafe and destroy the country life which has brought most residents here.

Again sorry for late submission but I've only just had time to look at this and here are my comments/suggestions attached.

I also propose the agenda includes: See and review all comments received to date and consider the comments/queries made by members of the NP group on the draft Plan. Discuss incorporating relevant points into the revised draft

Time Schedule to be agreed

- A date for a public session with a training by Kirkwells to explain the Neighbourhood Plan, Self Build, Affordable Housing and answer queries and listen to suggestions by residents so they have sufficient information and participation pre consultation.
- A date when the final revised Draft will be completed and available for comment.
- Dates when the final draft will be available at sessions for public comments as part of the formal consultation.
- All dates to be agreed on tomorrow to give adequate publicity and proper advance notice for the sessions and enable their booking.

Regards Frank

HNRA 30.8.15

All - I haven't had time to study all of this in detail but we can review it from mid september after the resident responses. I do think the Policy Example - Housing Section needs more work For example - Self Build. It is headed Self build but refers to custom build which is different. "custom-build" which is where individuals or groups work with a specialist developer to build houses their new home(s). "self-build" is where individuals or groups directly organise the design and construction of their new homes(s). It is not clear on how this policy works in respect of Community Right to Build. 4 questions are asked and only one is answered

The main principle should be the NP supports self build/custom build where there is demand for it.

**Policy: Scale and Type of new housing**

There are 2 things.

The main principle should be developers i.e. commercial developers should not be permitted to put more houses on to the Green Belt other than as allocated by the Local Plan. So they should not have additional development stages. The policy should propose to prohibit large scale commercial development and this must be very clear.

This policy prohibits any new build apart from "infill. As there is no or hardly any on fill it means there would be no new housing, even self build/custom build. Probably not intended this section needs to be revised and clarified.

**5.1 Community Facilities - Re 5.1.2.** Surely it is essential that infrastructure, drainage, drains and water be put in place as part of the development? Once the developer has built his houses there will be no way he can be forced to do anything. Who is going to sort this out then? The issue of poor existing infrastructure was raised as a representation as part of the Local Plan consultation and WDC response was that it would be newly built when the development occurred. No details were given though. So it must be addressed here.

**5.2 Housing Policy -Policy Example: Design Principles - Re Traffic bullet 1.** How can the substantial increase in traffic due to additional housing to and from the village be mitigated?

Re Construction Phase bullet 1. The access road could be very expensive and a developer may well argue that if they are to build this it is unsustainable for 100 houses. Therefore they could demand further housing development in the area surrounding the proposed road. Is there any way we can guarantee this cannot happen? If not we should not proceed with the proposal.

Re Affordable Housing. -Suggest additional bullets to say: "Priority for affordable dwellings will be given to people with local connections." I know there is concern from some residents that we may have to absorb anti social elements as has happened in other developments. What measures can be taken to prevent anti social tenants from being given housing in Hampton Magna? For example, could we prevent it by a policy statement? Example: "Affordable dwellings will not be allocated to those with a history of anti social or criminal behaviour, including violence or drug addiction." This reflects Policy DS3. See 5.3.3(f).

Add points to reflect the Barford Policy.

Re Self Build. Re write to say: Proposals for self build and custom build dwellings will be supported and encouraged. The developers and/landowners will be expected to work with self builders and custom builders and recognise Community Right to Build." This reflects Policy DS3. See 5.3.3(e) I don't understand what a partnership approach is, or who "the community" is, or what happens if there is no agreement. Therefore this should be deleted.

**Policy Example: Scale and type of new housing....**Delete (a) and last paragraph which defines infill. There is no infill or so little as to make it meaningless. As written it would fetter any building of any type and even prevent the Local Plan proposal for 100 houses which is not legally possible through the NP. Insert an additional statement to read – "No future housing will be built by commercial developers in any location within Hampton Magna or Hampton on the Hill (identify the green belt area) other than the location identified in the Local Plan (identify area by map reference). "

**Section 4 Draft Vision and Objectives for Budbrooke -Traffic and Highways -8.** How can the vision and objective of reducing traffic problems be realistic when we know that another 100 houses will cause major traffic problems in and out of the village particularly at peak times?

9. How can the vision and objective be to ensure that Hampton Magna has the appropriate transport improvements to support future projected growth in the village when there is no way this can be achieved given the configuration of the road system and its capacity limits?

From Dene Jackson-Clarke

On our first meeting I was identified and raised an interest in 'Self Build' why didn't Claire point out that we needed to show particular interest in this area for it to be considered in the Neighbourhood Plan at that point or make it clearer at the 2<sup>nd</sup> meeting?

We have started this being collected.

What happens if there is great interest; how is this going to be included in the 'Green Field' development?

Surely 'Self build' can be considered under 'Affordable' housing as meeting all of the three criteria – Economical, Social Community and Environmental needs.

- **Economic role** – Self build is an affordable approach for local residents that will meet their needs as life moves forward building the properties that the local resident requires at an affordable price in the local area hence able to maintain their social and support network already established. The Self Build consortium will work with the site developer to provide the infrastructure. The Self Build consortium are building the properties at affordable cost as no marketing cost involved and not including profit that the Developer will be adding on to their total cost.
- **Social role** – As we already know property turnover in the village is slow with existing residents having the opportunity of downsizing with Self Build is worthwhile as releasing scattered (hence limiting the effect of the change) existing larger properties on to the market for younger families for sustaining the village ethos moving forward towards the future. It is also an opportunity for local residents to provide affordable properties for their offspring, as presently they are unable to purchase properties at market value meaning they are being driven out of the area and destroys the family support network. This mix of properties will meet the present needs and will be available for future generations.
- **Environmental role** – The expectation is that the Self Build consortium would appoint a single architect to ensure consistency in organising the Self Build plot and will be the single point of contact with the Developer, Council and Planning department. The Self Build consortium can meet the environmental requirements as the architect will be tasked to ensure all consortium members house design meets building regulations plus include energy saving and low carbon foot print products/materials plus working with what activities the Developer completes to comply with all the requirements in Para 7.

There are no 'Infill' sites within the Budbrooke parish that are large enough for ten or more interested residents as a consortium; as the other option as suggested by Claire for 'Self Build'.

Due to the strong feeling and objections offered to block the new development from the Budbrooke area; I feel a Self Build consortium would be looked upon, along the same line as the Gypsy and Travellers site proposal and may cause issues/division within the Parish which my understanding is the purpose of the Neighbourhood Plan to reduce issues in the local area!

If the Warwick District Council are serious about supporting Self Build as stated in their Development Plan also on their website and this was suggested as the same stance by the Budbrooke Parish then surely they should also be supportive of Self Build being included in our Neighbourhood Plan; as you can't ignore Government instruction for the 'Community Right to Build order' by inclusion of Self Build.

If 'Self Build' is to be included in the Neighbourhood Plan I believe we need the following statements:

The Developer needs to work with the Hampton Magna Self Build consortium to agree siting of the plots, road/pavement construction, provision and connection to services, with reasonable charges for connection, road/pavement construction and land.

Agree when this will be completed by on a timing plan.

Need to consider and agree a timing plan of when the tasks are going to be completed.

### **Other topics for discussion:**

It has been previously discussed during the Neighbourhood Plan meeting that it was good that the development plot was 2-3metres below the rest of the village to lesson the impact on the properties on the perimeter of the village/development. However during discussions it has been suggested that the land may lay on a flood plain – considering the morale and Para 7 requirements for encouraging Quality and Environmental inclusion; would it be prudent to specify that the development plots be built 0,5 to 1,0metre or 1,0metre above the present ground level in the Neighbourhood Plan?

Does the Neighbourhood Plan need to include a timing plan for completion of the community projects or lay down expectations as there needs to be a method of ensuring the developers fulfil their promises? How can this be incorporated?

Do we need to suggest penalties if not meeting timing plan as not meeting part of the site planning permission (consider there is no way of making the developers to fulfil their commitments after they have finished, for noting that the listed building down by Sainsbury was going to be refurbished but that was like 5years ago they finished the flats round the corner but the refurbishment has only just been started since the developer got the fire station land to develop or when would it of happened?)?

Need to include a statement to ensure that the Affordable housing is not put in to only one zone of the development to ensure there is integration within the village.

My understanding is that high speed fibre optic cables have been feed to the telephone exchange box down at the bottom of Blandford way but has not being extended into the village (As I am aware of), do we need to specify that the developer needs to bring this up into the village and on to the new site to meet Para 7: points 3. Supporting a prosperous rural economy (as there seems to be many small businesses operating within the village).

Plus 5. Supporting high quality communications infrastructure.

### **Mike/Linda - Back to questions I asked previously**

Why is 'Self-build' not classed as 'Affordable housing'? – **Government definition in NPFF – Was a copy of this provided in full? Is it a typo and is NPPF?**

Hampton Magna Self-build will include local residents who care and just wish to have a lower cost option to build for their changing life style (down sizing) or for their 'Off springs' to get on the property ladder and stay located locally

Can the neighbourhood plan really have any control/influence of who the residents of the 'Affordable housing' are likely to be! – **In reality, WDC/Registered Social Landlords lettings policy, however WDC are happy with Barford's policy in the NP – Has this policy been put into the Budbrooke Plan or was a copy of this provided?**

Housing associations I assume are offering low rental properties – for people in need (anywhere from within the Warwickshire area)? – **They will have a lettings policy for rural areas where there is a need. – Was a copy of this provided or is it something we have to ask for a copy/example?**

To HMRA membership

Dear Member

In March 2015, the government enacted legislation (Self-build and Custom Housebuilding Act 2015) that places a requirement on local councils to maintain a register of people seeking to acquire land to build a home themselves. The government is keen to promote self- and custom building as a means of increasing the overall number of dwellings and encouraging the growth of the custom build sector.

WDC has now included a Self Build section on its Website and this includes a Self Build Survey which asks for resident to register an interest generally.

See [http://www.warwickdc.gov.uk/info/20376/planning\\_policy/1019/self-build\\_and\\_custom\\_build\\_homes](http://www.warwickdc.gov.uk/info/20376/planning_policy/1019/self-build_and_custom_build_homes) . This got us thinking, why not explore whether Budbrooke residents might be interested doing the same.

We know that for a variety of reasons this does not appeal to everyone but for those who are interested we thought it is now a good opportunity to explore whether any of you are interested in pursuing this option. Of course there is no guarantee at this stage of available plots but if enough interest is demonstrated then it might be possible to show that such a need exists and should be satisfied. If no interest is registered then WDC will take no action. This request is limited to HMRA members at this stage.

So if anyone would like to register an interest please respond giving some very basic information at this stage:

Type of Dwelling

Detached House

Detached Bungalow

Terraced (as part of a group build)

Semi-detached (as part of a group build)

Apartment Flat (as part of a group build)

Other

How many Bedrooms?

Approximate Plot Size?

Please Note:

- Any responses will of course be held in confidence and your identity will not be disclosed to others without your consent.
- There is absolutely no commitment; it is just to get an initial indication of the type of dwelling you would be interested in.
- No financial/funding information is being requested.

This will enable an evaluation of whether a need for self build exists and what type of dwellings you would be interested in.

When this is received we will let the respondents know the response numbers and how we might take this forward.

Just to be clear this is a general initiative and not a Neighbourhood Plan request this is being dealt with separately - See below.

### **Neighbourhood Plan**

This is still being developed by the Neighbourhood Planning Team and information will be available for viewing over the next couple of weeks or so at the Open Door, Parish Show, Budbrooke CC and Village Hall. It is very much in draft at this stage and in our view must take account of the views of all residents so please make your views known.

The Neighbourhood Planning Team is currently considering whether provision for self builds might be incorporated into the Plan but to do this it would have to show there was sufficient interest in it. Therefore residents have been asked to provide information for this purpose and so if you are interested you should respond as requested in the notice in the Parish Council website under Neighbourhood Plan. <http://budbrookepc.org.uk/planning/budbrooke-neighbourhood-plan/>

Hampton Magna Residents' Association

# Appendix 5 – First Regulation 14 Consultation



## Budbrooke Parish Council

Clerk to the Council: Mrs Alex Davis

5 Curlieu Close, Hampton Magna, Warwick, CV35 8UA

Tel: 01926 411100

e-mail: [clerk@budbrookepc.org.uk](mailto:clerk@budbrookepc.org.uk) website: [www.budbrookepc.org.uk](http://www.budbrookepc.org.uk)

15<sup>th</sup> November 2015

Dear Sir,

### **Public Consultation on the Budbrooke Draft Neighbourhood Development Plan**

I am writing to advise you that the Budbrooke Draft Neighbourhood Development Plan has been published for consultation by Budbrooke Parish Council. The Draft Neighbourhood Development Plan has been prepared by a Sub-Group on behalf of the Parish Council following informal public consultation.

The consultation period runs for 6 weeks from 16th November 2015 to 4th January 2016.

**All responses should be submitted by 5pm 6th January 2016**

Hard copies of all Neighbourhood Plan Consultation documents can be viewed at the following locations at their usual opening times:

The Open Door

CostCutter

Budbrooke Medical Centre

Budbrooke School

Budbrooke Community Centre

St Michael's Church Centre

St Charles Borromeo, Hampton on the Hill

Budbrooke Village Hall, Hampton on the Hill

The documents can also be viewed and downloaded from [www.budbrookepc.org.uk](http://www.budbrookepc.org.uk). Use of a Representation Form is preferred for comments, but the Parish Council will also accept comments by email or in writing. Please submit all comments on the Draft Neighbourhood Plan by email to [clerk@budbrookepc.org.uk](mailto:clerk@budbrookepc.org.uk) or by post to the address above.

Following the public consultation process on the Draft Neighbourhood Plan, the Plan will be amended and submitted to Warwick District Council together with supporting documentation, including the Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Warwick District Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then 'Made' by the District Council and used to determine planning applications in Budbrooke.

If you require any further information please contact the Parish Clerk at the address provided above.

Yours Sincerely

Mike Dutton,  
Chairman of Budbrooke Parish Council

## List of Consultees

Name	Organisation	Address	Post Code
Mr Damien Holdstock	AMEC	Gables House Kenilworth Road Leamington Spa Warwickshire	CV32 6JX
Dr Richard K Morris	Ancient Monuments Society	Elgin House, 36 Southbank Road Kenilworth	CV8 1LA
Business Planning Manager	British Gas Trading	Helmont House Churchill Way Cardiff	CF1 4NB
Chrisine Hemming	British Waterways	West Midlands Business Unit Peel's Wharf Lichfield Street Fazeley	B78 3QZ
Miss Katherine Burnett	Canal & River Trust	Peels Wharf Lichfield Street Fazeley Tamworth	B78 3QZ
Janet Johnson	Canal & River Trust	The Kiln Mather Road Newark Notts	NG24 1FB
To Whom it May Concern	Central Networks	Herald Way Pegasus Business Park East Midlands Airport Castle Donington Leicester	LE74 2TU
Mr Adam Harrison	Centro	Centro House 16 Summer Lane Birmingham	B19 3SD
Rachel Bell	Centro	Regeneration & Planning Centro Centro House 16 Summer Lane Birmingham	B19 3SD
helen davies	Centro	n/a	
Jonathan Haywood	Centro	Centro Centro House 16 Summer Lane Birmingham	B19 3SD
Nicola Cox	Coventry and Warwickshire Local Enterprise Partnership (CWLEP)		
Mr Mr Limbrick	Defence Estates	DE Operations Kingston Road Sutton Coldfield	B75 7RL
To Whom it May Concern	DEFRA	Nobel House 17 Smith Square London	SW1P 3JR
To Whom it May Concern	Department for Business,	Ministerial Correspondence Unit	SW1H 0ET

Name	Organisation	Address	Post Code
	Enterprise & Regulatory Reform	1 Victoria Street London	
To Whom it May Concern	Department for Children, Schools and Families	Sanctuary Buildings Great Smith Street London	SW1P 3BT
To Whom it May Concern	Department for Transport	Great Minster House 76 Marsham Street London	SW1P 4DR
To Whom it May Concern	Department for Works & Pensions	Caxthorn House Tothill Street London	SW1H 9NA
To Whom it May Concern	Department of Health	Richmond House 79 Whitehall London	SW1A 2NS
To Whom It May Concern	E.ON UK plc	Westwood Way Westwood Business Park Coventry	CV4 8LG
Mr Martin Ross	Environment Agency	9 Sentinel House Wellington Crescent Fradley Park Lichfield	WS13 8RR
Laura Perry	Environment Agency	9 Wellington Crescent Fradley Park Lichfield Staffordshire	WS13 8RR
Kazi Hussain	Environment Agency	Sentinel House 9 Wellington Crescent, Fradley Park, LICHFIELD,	WS13 8RR
Becky Clarke	Environment Agency	Environment, Planning and Engagement Sentinel House 9 Wellinton Crescent Fradley Park, Lichfield,	WS13 8RR
Jim Kitchen	Environment Agency	9 Wellington Crescent, Fradley Park, Lichfield	WS13 8RR
Paul Gethins	Environment Agency	None given	
To Whom It May Concern	Environment Agency	9 Wellington Crescent, Fradley Park, Lichfield	WS13 8RR
Giles Matthews	Environment Agency (Biodiversity)	Riversmeet House Newtown Industrial Estate Northway Lane Tewkesbury	GL20 8JG
Mr Robert Field	E-on	Westwood Way Westwood Business Park Coventry	CV4 8LG
Mr Paul Webster	Forestry Commission	West Midlands Block B Conservancy Worcester	WR5 2FR

Name	Organisation	Address	Post Code
Mrs Lisa Maric	Highways England	9th Floor The Cube 199 Wharfside Street Birmingham	B1 1RN
Neil Hansen	Highways England	The Cube 199 Wharfside Street Birmingham	B1 1RN
Kathryn Burgess	Highways England	C3 5 Broadway Broad Street Birmingham	B15 1BL
Michael Taylor	Historic England	The Axis 10 Holliday Street Birmingham	B1 1TG
Mr Peter Boland	Historic England	The Axis 10 Holliday Street Birmingham	B1 1TG
Mr Rohan Torkildsen	Historic England	The Axis 10 Holliday Street Birmingham	B1 1TG
Clare Saint	Historic England	National Planning and Conservation Department The Axis 10 Holliday Street Birmingham	B1 1TG
Kim Auston	Historic England	The Axis 10 Holliday Street Birmingham	B1 1TG
To Whom it May Concern	Home Office	Direct Communications Unit 2 Marsham Street. London	SW1P 4DF
To Whom It May Concern	Homes and Communities Agency	Woodlands Manton Lane Manton Industrial Estate Bedford MK41 7LW	
To whom it may concern	HSE Chemical & Hazardous Installations Division	St Anne's House, Stanley Precinct, Bootle, Merseyside	L20 3RA
Carol Herber	Ministry of Defence	Smiths Gore ATE Wales Sennybridge Training Area Stennybridge Brecon	LD3 8PN
To Whom It May Concern	Mobile Operators Association	Russell Square House 10-12 Russell Square London	WC1B 5EE
Piotr Behnke	Natural England	7th Floor, Hercules House, Hercules Road, Lambeth, London,	SE1 7DU

Name	Organisation	Address	Post Code
Jamie Melvin	Natural England	Parkside Court Hall Park Way Telford Shropshire	TF3 4LR
David Westbrook	Natural England	Customer Services Hornbeam House Crewe Business Park Electra Way Crewe Cheshire	CW1 6GJ
Roslyn Deeming	Natural England	Natural England Ceres House 2 Searby Road Lincoln	LN2 4DT
Consultation Hub	Email Only		
Town Planning Team LNW	Network Rail	1st Floor Square One 4 Travis Street Manchester	M1 2NY
Diane Clarke	Network Rail	Network Rail Town Planning Team LNW Desk 122 - Floor 1 Square One 4 Travis Street Manchester	M1 2NY
Anna McComb	NHS Property Services	2-4 Victoria House, Capital Park, Fulbourn,	CB21 5XB
Mel Duffy	NHS Warwickshire	N/A	
To Whom it May Concern	nPower	PO Box 93 Peterlee	SR8 2XX
To Whom it May Concern	Oil & Pipelines Agency	York House 23 Kingsway London	WC2B 6UJ
Mr Andrew Morgan	Place Partnership Limited (PPL)	2 Kings Court, Charles Hastings Way, Worcester	WR5 1JR
Colin Blundel	Place Partnership Limited (PPL)	2 Kings Court, Charles Hastings Way, Worcester	WR5 1JR
Michael Maguire	Positive about Young People	Warwickshire County Council 3rd Floor King's House King Street Bedworth	CV12 8LL
To Whom it May Concern	Powergen UK plc	Westwood Way Business Park Coventry	CV4 8AG
To Whom it May Concern	Scottish Power	Corporate Communications 1 Atlantic Quay Glasgow	G2 8SP

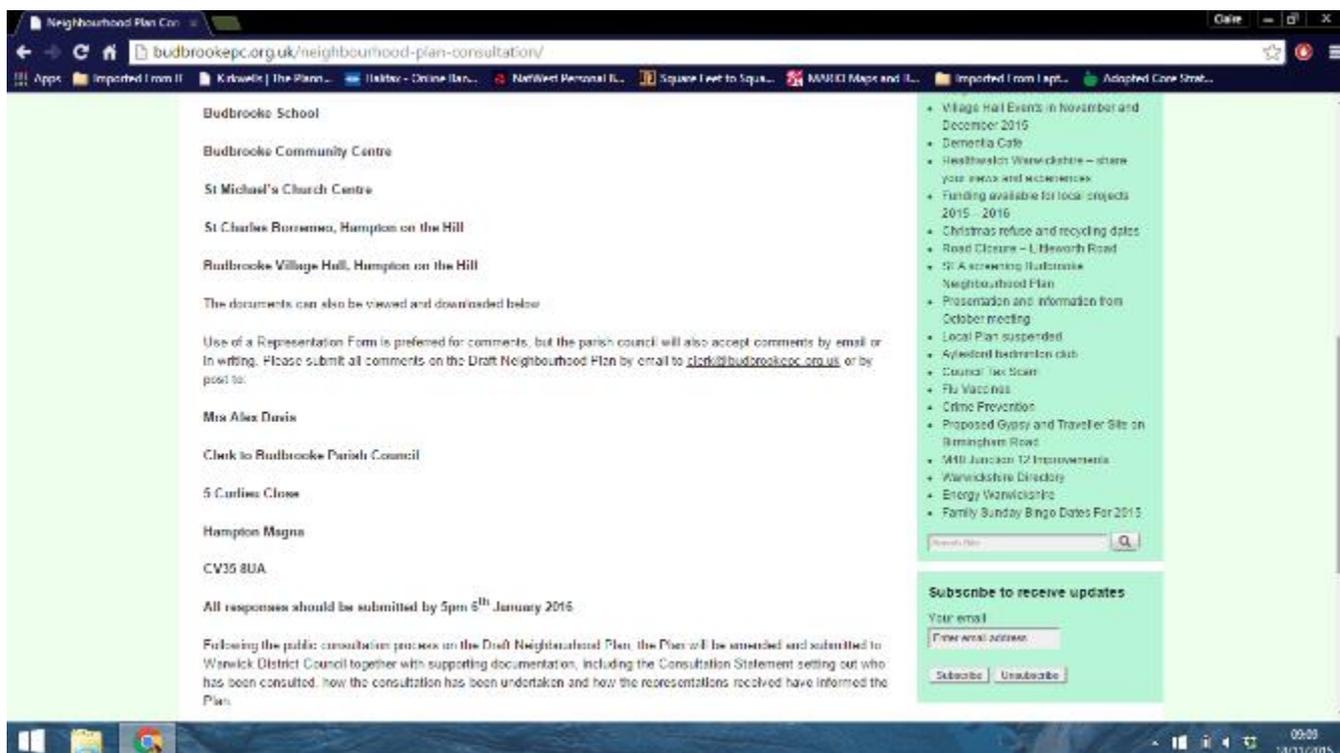
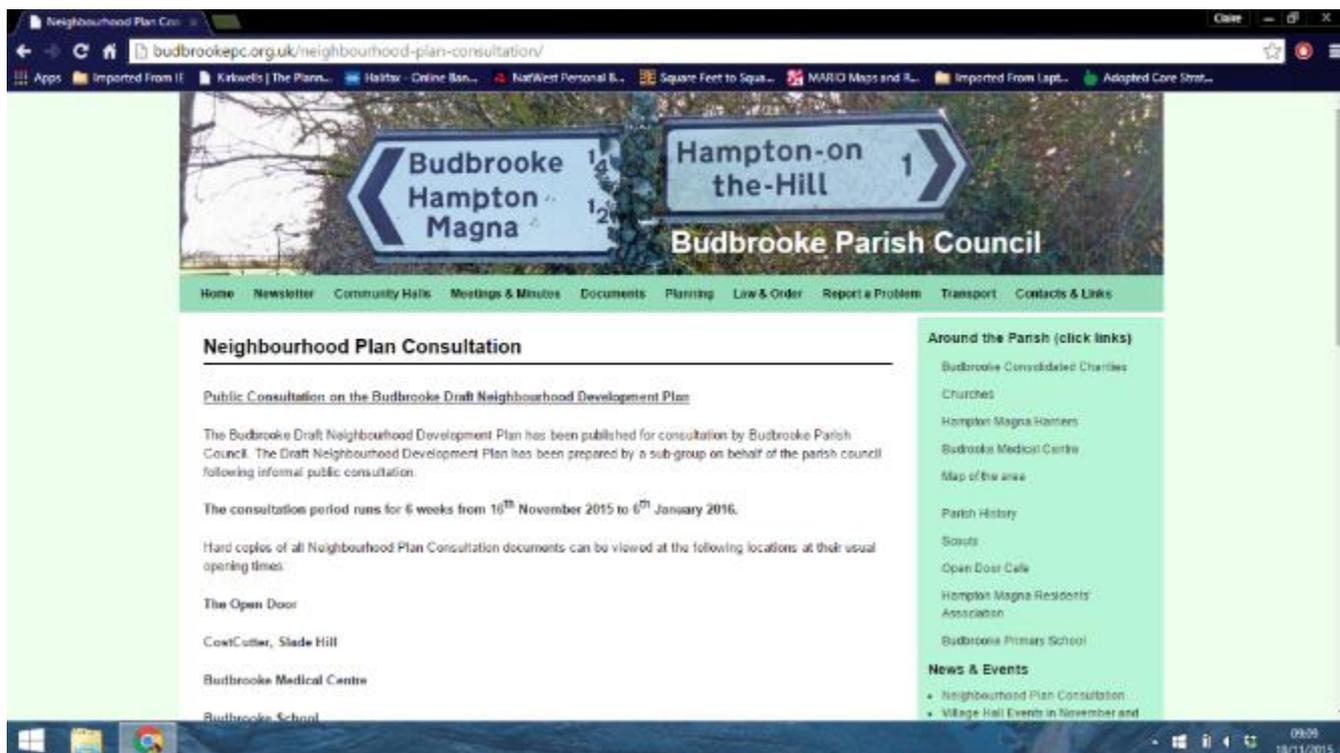
Name	Organisation	Address	Post Code
To Whom It May Concern	Severn Trent Water	2297 Coventry Road Birmingham	B26 3PU
Pat Spain	Severn Trent Water (Supply Team)	PO Box 5310 Coventry	CV3 9FJ
To Whom it May Concern	Society for the Protection of Ancient Buildings	37 Spital Square London	E1 6DY
Mrs Jayne Blacklay	South Warwickshire Foundation trust	Warwick Hospital Lakin Road Warwick	CV32 5NQ
Sarah Phipps	South Warwickshire PCT	Unit 2 Corunna Court Corunna Road Warwick	CV34 5XH
Mr Bob Sharples	Sport England	Loughborough Sport Park, 3 Oakwood Drive, Loughborough	LE11 3QF
Miss Rachael A. Bust	The Coal Authority	Planning and Local Authority Liaison 200 Lichfield Lane Berry Hill MANSFIELD Nottinghamshire	NG18 4RG
Ross Anthony	The Theatres Trust	22 Charring Cross Road London	WC2H 0QL
To Whom it May Concern	Warwickshire & Northamptonshire Air Ambulance	Fire & Rescue Building Coventry Airport Baginton Coventry	CV8 3AZ
Sarah Wells	Warwickshire County Council	Environment and Economy PO BOX 43 Shire Hall	CV34 4SX
MS Elaine Bettger	Warwickshire County Council	Rights of Way PO Box 43 Shire Hall Warwick	CV34 4SX
Jasbir Kaur	Warwickshire County Council	PO Box 43 Shire Hall Warwick	CV34 4SX
Garry Palmer	Warwickshire County Council		
Neil Benison	Warwickshire County Council	Infrastructure Delivery Team Economic Growth Communities Warwickshire County Council	
Mr David Lowe	Warwickshire County Council	Ecology Unit Museum Field Services Warwick	CV34 4SS
To Whom it May Concern	Warwickshire County Council	Chief Executive's Dept. Shire Hall Warwick	CV34 4RA

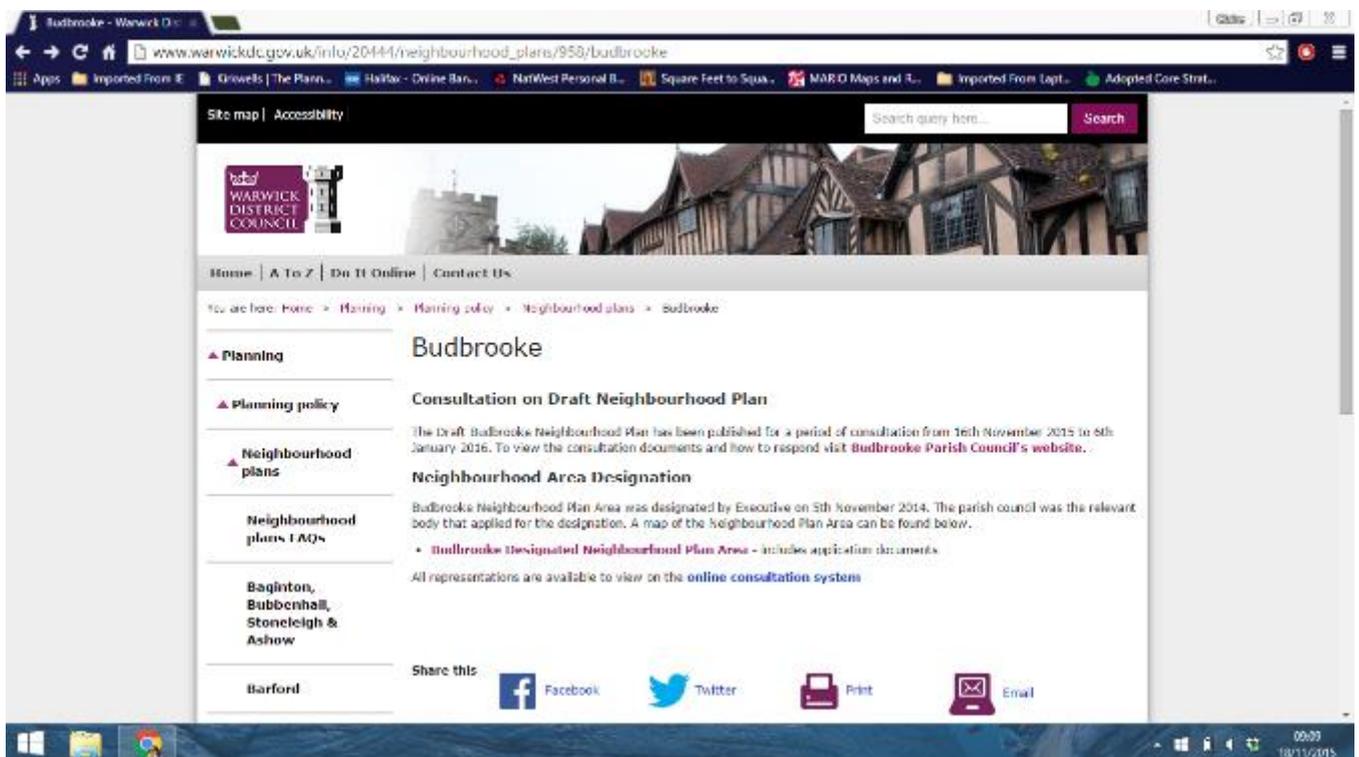
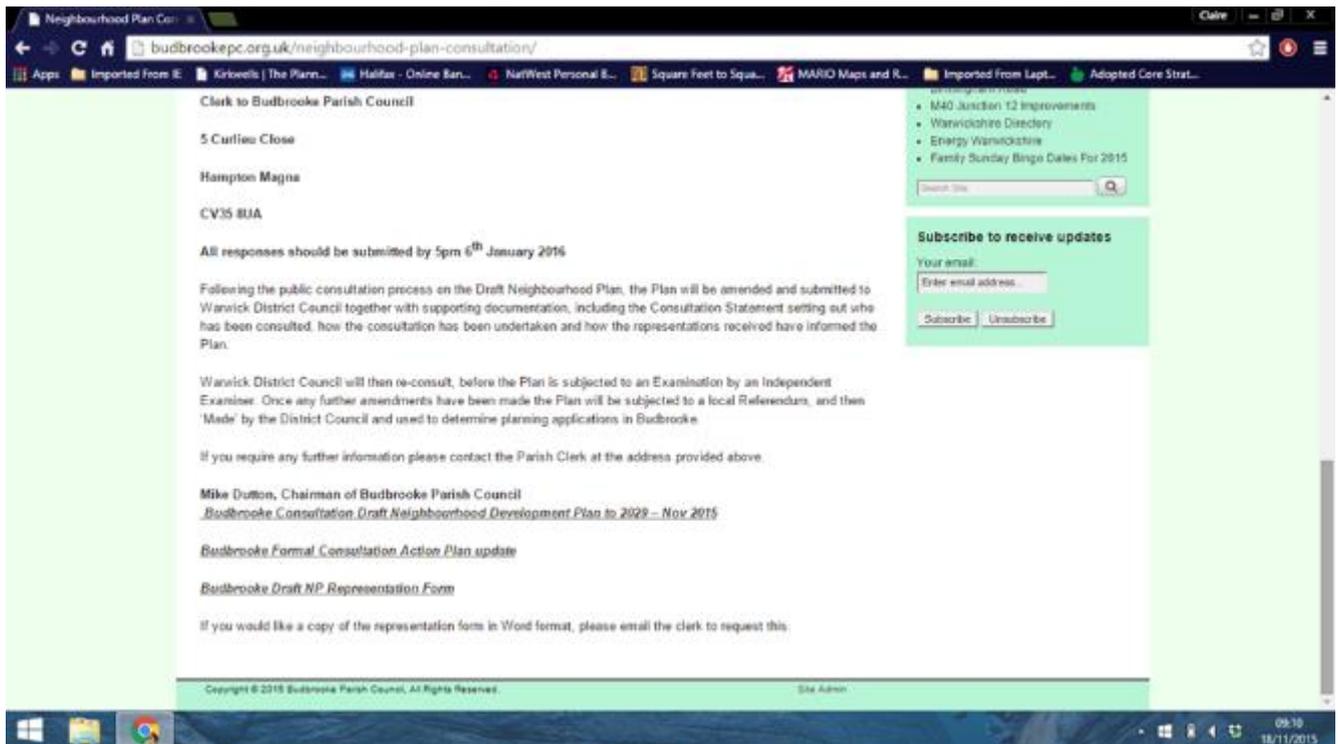
Name	Organisation	Address	Post Code
Ruth Bradford	Warwickshire County Council	Environment and Economy PO BOX 43 Shire Hall	CV34 4SX
Janet Neale	Warwickshire County Council	Learning and Achievement Saltisford Office Park Ansell Way Warwick	CV34 4UL
Anna Stocks	Warwickshire County Council	PO Box 43 Shire Hall Warwick	CV34 4SX
Mrs Rachel Baconnet	Warwickshire County Council	PO Box 43 Shire Hall Warwick	CV34 4SX
Tony Lyons	Warwickshire County Council	Environment and Economy PO BOX 43 Shire Hall	CV34 4SX
Ms P Neal	Warwickshire County Council	Environment and Economy PO BOX 43 Shire Hall	CV34 4SX
Monica Fogarty	Warwickshire County Council	PO Box 43 Shire Hall Warwick	CV34 4SX
Eva Neale	Warwickshire County Council - Environment & Economy Directorate	PO Box 43 Shire Hall warwick	CV34 4SX
Helen Maclagan	Warwickshire County Council - Heritage & Culture (Museums)	Warwickshire Museum Field Services The Butts Warwick	CV34 4SS
Rob Leahy	Warwickshire County Council [Gypsy and Traveller Team]	Shire Hall Warwick	CV34 6SX
Mr Steve Smith	Warwickshire County Council Physical Assets Business Unit		
To Whom It May Concern	Warwickshire Disability Staff Network		
Nigel Grant	Warwickshire Fire & Rescue Service	Service Headquarters Warwick Street Leamington Spa	CV32 5LH
Mr Mark English	Warwickshire Police	Police Headquarters Leek Wootton Warwick	Cv35 7QA
Mr Gary Knight, (PC 209)	Warwickshire Police	Community Safety Dept. Warwick Police Station Priory Station Priory Road Warwick	CV34 4NA

Name	Organisation	Address	Post Code
Head of Property Services	Warwickshire Police	Police Headquarters Leek Wootton Warwick	Cv35 7QA
Peter Davies	Warwickshire Police	Stratford Police Station Rother Street Stratford upon Avon	CV37 6RD
Janet Marsden	Warwickshire Police	Woodcote House Leek Wootton Warwick	CV35 7QB
Emily Fernandez	Warwickshire Public Health	Public Health Dept. PO Box 43 Shire Hall Warwick	CV34 4SX
mrs nicola wright	Warwickshire Public Health	Barrack Street, Warwick	CV34 4SX
To Whom it May Concern	West Midlands Fire Service	West Midlands Fire Service Headquarters 99 Vauxhall Road Birmingham	B7 4HW
Mike Natrass MEP		West Midlands Regional Office 123 New John Street Birmingham	B6 4LD



# Appendix 6 – Website Screenshots





# Appendix 7 – Flyer/Presentation

## How to Comment on the Draft Plan

This is a summary of the Regulation 14 Consultation Draft of the Budbrooke Neighbourhood Development Plan. The consultation period will run from Monday, 16th November 2015 to Monday 4th January 2016. All comments on the Draft Plan must be received, preferably electronically, by Clerk to the Parish Council by 5 p.m. on Wednesday 6th January 2016.

You are invited to give us your views and comment on the full Draft Plan. If you would like to do this please use a representation form for each separate comment.

The full Draft Plan and representations forms are available to view and download at the following website address: <http://budbrookepc.org.uk/planning/budbrooke-neighbourhood-plan/>

Hard copies of the Draft Plan will be available to view, with representation forms for collection, at the locations on Page 2.

In addition all Parish Council members have a copy available for viewing, by appointment.

All written comments should be returned to:

Mrs Alex Davis  
Clerk to Budbrooke Parish Council  
5 Curfew Close  
Hampton Magna  
CV35 8UA

Electronic documents should be sent to [clerk@budbrookepc.org.uk](mailto:clerk@budbrookepc.org.uk)

**Please Note:** Only comments and representations made on the official forms and in the manner explained above will be accepted. This is a formal process and is a prerequisite of the consultation procedure.



## Budbrooke Draft Neighbourhood Development Plan 2015 – 2029 Summary

## Overview

A team of 12 or so local residents have diligently and carefully created the Budbrooke Draft Neighbourhood Development Plan (the Draft Plan). We have surveyed residents' views, sought further clarification on some items, and fervently discussed the content and context so that it is as far as possible a comprehensive and accurate reflection of the views of parishioners received to date. We have identified and written planning policies that will be used by Warwick District Council when developers or other people apply for planning permissions for property within Budbrooke.

We are at a key point in the process. This summary is just the outline of a very substantial document. We think it does the job we want it to, but to be sure we want your views. The next stage is a local public consultation. This begins on 16th November and ends on the 4th January 2016. This will give you the opportunity to give your views on the Draft Plan and your responses are valued. There is a legal process that has to be followed so your comments or representations must be done in a particular way, explained on Page 12.

Drop in events will be held:

Sunday 29th November at the Community Centre 10 am – 5 pm

Saturday 5th December at the Village Hall 2pm – 5 pm

Saturday 12th December at the Community Centre 3pm – 7 pm

These events will provide information about the Draft Plan including matters such as how it may affect new housing, what will it do for the Community, including self-build.

The latest version of the Draft Plan will be available then so will be members of the sub-group for you to talk to. There will also be forms that you can use to comment on the Draft Plan.

## NEXT STEPS

There is a specific legal process which is followed.

The results of this formal consultation will be considered very carefully and used to finalise and amend the Draft Plan.

A Consultation Statement will be published alongside the amended version of the Draft Plan setting out how the representations received at this stage, together with the Screening Report for Strategic Environmental Assessment have been considered, and used to influence and inform the content of the Draft Plan.

Following this, it is proposed that the amended ('Submission') Neighbourhood Development Plan, together with all supporting documentation will be submitted to Warwick District Council in 2016. Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.

It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may 'make' the Plan. The Neighbourhood Development Plan will then be used to help determine planning decisions in the Parish alongside County and National Planning Policies.

**How did we get here?**

The Budbrooke Neighbourhood Planning sub-group have met since autumn, 2014, researched and agreed what should be included in the Draft Plan, gained funding for and commissioned consultants Kirkwelle who have advised on the technical and planning issues we need to address, consulted with the local community and co-written the majority of the Draft Plan.

**What to do now?**

This is a very good question. The group have also talked to very many residents to gain a real flavour of what they feel is important within this parish and found some surprising issues arising (for example the self or bespoke build option).

Both National and Local Government offices identify that very many more homes are required between 2015 and 2029 and land has to be found to cater for these homes. Our Parish has a plot that has been identified that could cater for quite a few homes however we feel it most appropriate that only up to 100 homes are added to Hampton Magna otherwise the integrity and beauty of our village could suffer. We know what type of homes would best suit residents and whether these are built over the next year or two or in 10 years' time we have at least taken the views of neighbours into account and decided upon the best development we could have to be added to the village. It should enhance not detract from why we all chose to live here.

It is also available on the Parish Council Website [www.budbrookepc.org.uk](http://www.budbrookepc.org.uk)

Hard copies of the Draft Plan will be available for you to view with representation forms for you to collect, without attendance, at the following locations:

- |  |  |
|--|--|
| <p>The Open Door<br/>CostCutter<br/>Budbrooke Medical Centre<br/>Budbrooke School<br/>Budbrooke Community Centre</p> | <p>St Michael's Church Centre<br/>St Charles Borromeo,<br/>Hampton on the Hill<br/>Budbrooke Village Hall,<br/>Hampton on the Hill</p> |
|--|--|



This map shows the boundary of the Civil Parish which follows the red line along M40, A46, A4177 and crosses farm land back to the M40.

The full document contains several sections. **The Introduction and Background** starts with:

*"Budbrooke Parish is situated about two miles West of Warwick. The Parish is divided both geographically and historically into three main areas*

- *the ancient village of Budbrooke centred around St. Michael's Church,*
- *Hampton on the Hill, and*
- *Hampton Magna."*

It goes on to explain in more detail the history, nature and facilities the parish enjoys. There is also a statistical description showing the similarities and differences within the parish but also compared to Warwick District and the rest of England. Much of this is taken from the last census and from other available sources such as the Warwickshire County Council Observatory.

In addition, it identifies listed buildings and the services – commercial, voluntary and statutory – available to residents.

The *"A Neighbourhood Development Plan for Budbrooke"* section introduces the concept of a Neighbourhood Plan and how it relates to Budbrooke Parish, which is now the "designated area". This means that the plan will cover everything geographically in the civil parish. It also explains the Planning context of a Neighbourhood Plan reaffirming the fact that once the due process for completing a Neighbourhood Plan has been properly followed, including consultations and a Parish referendum, the Neighbourhood Plan will sit legally within Planning Guidance for any future development. The Planning Authority must take notice of the Neighbourhood Plan for any further development within the Parish.

Key Issues for the Parish are identified in this section of the report. These summarise the results from surveys that have been received. From these we have drafted a *Vision and Objectives*.

**The Vision for Budbrooke**

*A Parish that retains its quiet rural charm, maintains individual character of the settlements within it and grows in a way that is in keeping with the design of the surrounding area and reflects the needs of its residents.*

**Employment**

- Supporting and enhancing existing small scale local employment

Our consultations showed that alongside the obvious business and commercial services located within the parish (i.e. shops, pub, railway station, farms and school & nursery) there are very many more 'hidden' employment opportunities. For example there are quite a few businesses run from home including accountants, childminders, jewellery makers, hairdressers, builders and other tradesmen.

Many of these small scale employers advertise their services locally using the newsletters and magazines delivered to homes. They can also be found by recommendation and web searches. It's important for the local community to ensure these employment opportunities continue and even develop to be able to offer a varied and vibrant package of services to residents of this community. It is also vital for the economy of the community to ensure people make an adequate living from something they can deliver promptly and professionally. In any local community recommendation is all!

properties elsewhere, but not so restricted that they appear regimented. Hampton Magna has various building designs, with some designs on Old Budbrooke Road identified for national architecture awards when built in 1960's.

So it is a key issue to ensure that any new development integrates with the existing village, and does not have a detrimental effect on the amenity of the existing residents. The Draft Plan contains a detailed design framework for the new housing site.

The residents and the Parish Council consider it important to protect the setting of the villages and the surrounding landscape, but accept and encourage ecological and sustainable homes.

**Traffic and Highways**

- Traffic Management and Transport Improvements
- Sustainable Transport measures

The residents and the Sub-Group have concerns in relation to the highway network in the Parish and its inability to cope with the current demand and future planned growth. The current limited number of routes within the in and out of the Parish are already subject to lengthy delays during rush hours, particularly in the morning. In addition there were concerns raised about traffic speeds and, further increases in volumes and parking issues generated by Warwick Parkway.

Evidence shows that local residents depend more on cars and vans than elsewhere, with 92.5% of households having access to one or more vehicles, compared to 81.5% in Warwick District and 74.2% across England.

**Resolving these issues is difficult**

**Community Facilities**

- Protection and enhancement of local community facilities
- Protection of local green spaces
- Protection of open spaces
- Community facilities and Community Infrastructure Levy

Very many residents who completed the consultation expressed a desire to ensure the current level of community facilities is maintained or developed to cope with new families.

Issues around the capacity of some services were of concern for example the GP surgery, school and community centre. The use of our green spaces was important to the quality of life in the parish so including green spaces and play areas within any new development would be a priority. Furthermore open space was valued – the current community has an open rural feel and it's important that this character be carried through to any new builds.

Lastly there may well be a levy on developers that could be allocated to develop a new community service. Some suggestions include a foot/cycle bridge over the A46 for easier access to Warwick, a bowls green with a pavilion (or similar), further developing the community centre or providing play space and/or an outdoor gym or a community garden. The Consultation is an opportunity to obtain your views on these suggestions or provide any other ideas.

At this stage it is difficult to know when any development would take place or how much funding would be available, or even how it would be made available, so some of the current projects may already be completed. If appropriate, the Parish Council would seek further views from residents to help decide on the final project(s) at that time.

Following from the vision and the views we have a set of objectives.

**Objectives**

**Community Facilities and Infrastructure**

- 1 To protect and enhance community facilities
- 2 To improve existing utility infrastructures

**Housing**

- 3 To ensure that the new housing allocation in Hampton Magna (H27) is designed to integrate with the existing community, and does not have any undue detrimental effect on the existing village.
- 4 To ensure that new housing in Hampton on the Hill is in keeping with the character and nature of the village.
- 5 To ensure that new housing across the Parish is provided of a size, type and tenure to accommodate the identified needs of the community.

**Design, Natural and Built Environment**

- 6 To protect and preserve the size, form and character of the villages.
- 7 To protect open and green spaces.
- 8 To protect the local landscape and the setting of the villages.

**Traffic and Highways**

- 9 To reduce traffic problems and improve highway and pedestrian safety
- 10 To support home working and small businesses appropriate to the rural area.

We have identified *five key Planning Policy Areas*. In the full document these have been rationalised and explained. The following are the headlines and sub headings.

**Housing**

- Design Principles - Residential Allocation Hampton Magna
- Scale and type of new housing within Hampton Magna and Hampton on the Hill.

The consultations and discussions to date on what sort of housing could and should be included show an overwhelming desire for affordable family sized homes to be available for people who already have a connection with this area. Also for smaller homes with gardens that would allow older residents to downsize but not leave the parish.

It was shown to be important that the footprint of each new home be similar in size to the current housing stocks and no more than two storey high – thus in keeping with the homes already established and to fit in well with the lie of the land. It was further identified that where ever possible eco-friendly materials and specifications should be used.

Design Principles cover the principles of Density of housing at the new site, Traffic issues, Construction phase access, layout of the site, design of the site, affordable housing. There is also a section on Self build.

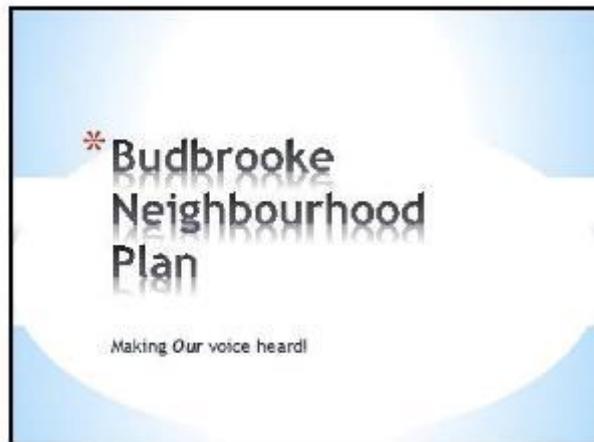
Importantly a plot of land could or should be made available for self build or custom build homes. There is particular legislation around this type of development and the sub-group has worked hard to ensure this category has been recognised within the plan.

**Design, Built and Natural Environment**

- Design of Development in Budbrooke Parish
- Protecting and enhancing local landscape character

Again, it was felt that any new buildings should be sympathetically in tune with Hampton Magna, or adjacent

## Presentation



**\* Budbrooke  
Neighbourhood  
Plan**

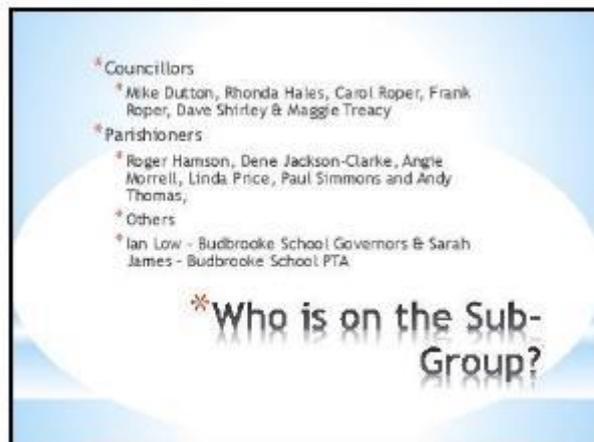
Making Our voice heard!



**\* The Neighbourhood Plan sub-group has:**

- \* Conducted a survey of residents views
- \* Created Draft version of the Neighbourhood Plan
- \* Asked people about this?
- \* Created Policies based on hard evidence from Census and residents' views
- \* Set up this event to explain and get more views

**\* What has happened so far?**



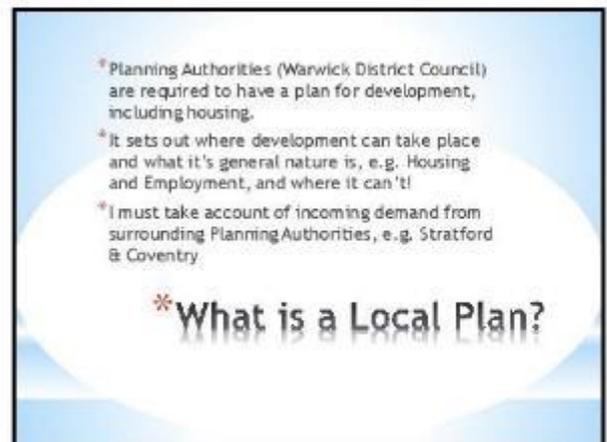
**\* Councillors**

- \* Mike Dutton, Rhonda Hales, Carol Roper, Frank Roper, Dave Shirley & Maggie Treacy

**\* Parishioners**

- \* Roger Hamson, Dene Jackson-Clarke, Angie Morrell, Linda Price, Paul Simmonds and Andy Thomas,
- \* Others
- \* Ian Low - Budbrooke School Governors & Sarah James - Budbrooke School PTA

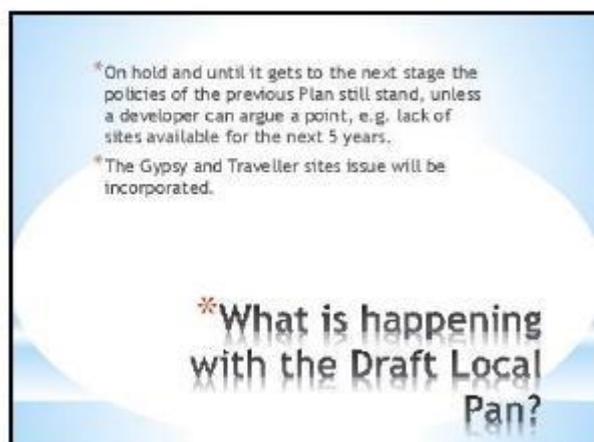
**\* Who is on the Sub-Group?**



**\* Planning Authorities (Warwick District Council) are required to have a plan for development, including housing.**

- \* It sets out where development can take place and what its general nature is, e.g. Housing and Employment, and where it can't!
- \* It must take account of incoming demand from surrounding Planning Authorities, e.g. Stratford & Coventry

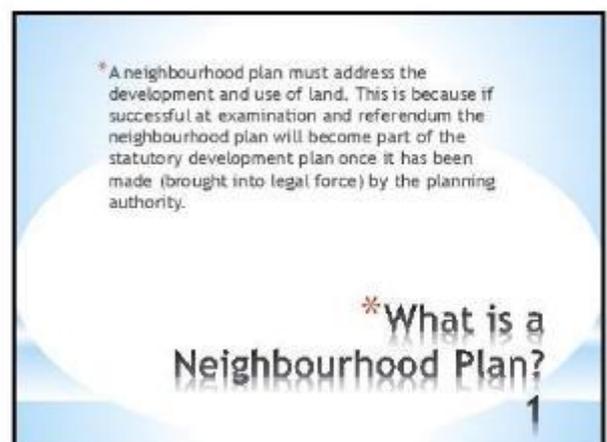
**\* What is a Local Plan?**



**\* On hold and until it gets to the next stage the policies of the previous Plan still stand, unless a developer can argue a point, e.g. lack of sites available for the next 5 years.**

- \* The Gypsy and Traveller sites issue will be incorporated.

**\* What is happening with the Draft Local Plan?**



**\* A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority.**

**\* What is a Neighbourhood Plan?**

1

\*Neighbourhood planning can inspire local people and businesses to consider other ways to improve their neighbourhood than through the development and use of land. They may identify specific action or policies to deliver these improvements. Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non land use matters should be clearly identifiable.

## \*What is a Neighbourhood Plan? 2

\*Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next ten, fifteen, twenty years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.

## \*What are the benefits of a neighbourhood plan 1

\*To help deliver their vision communities that take a proactive approach by drawing up a neighbourhood plan or Order and secure the consent of local people in a referendum, will benefit from 25 percent of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area

## \*What are the benefits of a neighbourhood plan 2

\*No  
\*A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development

## \*Can it override the Local Plan?

\*Not is so many words  
\*We can specify, based on evidence, the sort of housing that will benefit residents, such as those that address the needs of an aging population  
\*We can create policies that aim to mitigate expected issues such as traffic congestion

## \*Can we tell developers what to build?

\*It has set out policies on Housing  
\* To ensure that the new housing in HW is designed to integrate with the existing community, and does not have any detrimental effect on the existing village.  
\* To ensure that new housing in Hampton on the Hill is in keeping with the character and nature of the village.  
\* To ensure that new housing across the Parish is provided of a size, type and tenure to accommodate the identified needs of the community.  
\* These are listed on the next slide

## \*How does the NP influence proposed housing? 1

- \* Policy BNDP5 - Design Principles - Residential Allocation Hampton Magna
- \* Policy BNDP6 - Scale and type of new housing within Hampton Magna and Hampton-on-the-Hill.
- \* Policy BNDP7 - Design of Development in Budbrooke Parish.
- \* Policy BNDP8 - Protecting and enhancing local landscape character

## \*How does the NP influence proposed housing? 2

- \* Policy BNDP4 - Community facilities and Community Infrastructure Levy
- \* "All new residential development will be required to support proposals for improved community facilities and infrastructure in the parish. "

## \*What will it do for the community?

- \* Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.

## \*What is affordable Housing?

- \* Proposals for new housing development will be required to provide 40% affordable housing on sites of 5 or more dwellings or 0.17ha in area (irrespective of the number of dwellings).

## \*How much of the proposed housing will be affordable?

- \* All such proposals will be required to provide dwellings, remaining affordable and available in perpetuity to people with local connections. Proposals will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the parish, and the steps they propose to take to ensure that affordable dwellings remain available to people with local connections.

## \*Can the NP ensure local people get priority?

- \* The Community Infrastructure Levy is a new planning charge, introduced by the Government through the Planning Act 2008 to provide a fair and transparent means for ensuring that development contributes to the cost of the infrastructure it will rely upon, such as schools and roads. The levy applies to most new buildings and charges are based on the size and type of new floor space.

## \*What is the CIL Levy?

\* Infrastructure which can be funded by the levy includes schools, transport, flood defences, hospitals, community facilities and other health and social care facilities. This definition allows the levy to be used to fund a very broad range of facilities such as play areas, parks and cultural and sports facilities and gives communities flexibility to choose what infrastructure they need.

\* Budbrooke could get up to 25% of this.

## \*What is it spent on?

\* Self build projects are where someone directly organises the design and construction of their new home. This covers quite a wide range of projects. The most obvious example is a traditional 'DIY self build' home, where the self builder selects the design they want and then does much of the actual construction work themselves. But self build also includes projects where the self builder arranges for an architect/contractor to build their home for them; and those projects that are delivered by kit home companies (where the self builder still has to find the plot, arrange for the slab to be installed and then has to organise the kit home company to build the property for them);

## \*What is self build and custom build housing?

\* We are currently looking at this issue because it is complex and relies on the site owner or developer.

\* All residential building would fall within the design specification policies set out in the Neighbourhood Plan.

## \*Can Self build be included in the NP?



## \*Where are we now?

\* If you would like to comment or make representations on this document please use a **representation form** for **each separate** comment. Copies can be downloaded from <http://budbrookepc.org.uk/planning/budbrooke-neighbourhood-plan/>

\* The document, representations forms are all available to view and download on Budbrooke Parish Council website

## \*What are the next steps after today? 1 Electronic

\* All Parish Council members and the Neighbourhood Plan sub group have a copy available for viewing.

\* All comments should be returned to :

Mrs Alex Davis  
Clerk to Budbrooke Parish Council  
5 Curlew Close  
Hampton Magna  
CV35 8JA  
[clerk@budbrookepc.org.uk](mailto:clerk@budbrookepc.org.uk)

## \*What are the next steps after today? 1 Manually

# Appendix 8 – Second Regulation 14 Consultation

To whom it may concern

## **Public Consultation on the Budbrooke Draft Neighbourhood Development Plan**

I am writing to advise you that following the modifications to the Warwick Local Plan and subsequently the modifications to the Budbrooke Neighbourhood Plan, the Second Regulation 14 Draft Budbrooke Neighbourhood Development Plan has been published for consultation by Budbrooke Parish Council.

**The consultation period runs for 6 weeks from 24<sup>th</sup> April 2017 to 9<sup>th</sup> June 2017.**

Hard copies of all Neighbourhood Plan Consultation documents can be viewed at

- The Open Door, Slade Hill when open
- CostCutter, Slade Hill when open
- Budbrooke Medical Centre in waiting Area
- Budbrooke School at reception
- Budbrooke Community Centre on 14<sup>th</sup> May 2017 between 2pm and 8pm.
- Budbrooke Village Hall, Hampton on the Hill when open to the public

The documents can also be viewed and downloaded from

<http://budbrookepc.org.uk/planning/budbrooke-neighbourhood-plan/>

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing. Please submit all comments on the Draft Neighbourhood Plan by email to [clerk@budbrookepc.org.uk](mailto:clerk@budbrookepc.org.uk) or by post to:

Mrs Alex Davis  
Clerk to Budbrooke Parish Council  
5 Curlieu Close  
Hampton Magna  
CV35 8UA

All responses should be submitted by **Noon on 9<sup>th</sup> June 2017.**

Following the public consultation process on the Draft Neighbourhood Plan, the Plan will be amended and submitted to Warwick District Council together with supporting documentation, including the Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Warwick District Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then 'Made' by the District Council and used to determine planning applications in Budbrooke.

If you require any further information please contact the Parish Clerk at the address provided above.

Yours Sincerely

*Mike Dutton*, Chairman, Budbrooke Parish Council



## List of Consultees

Name	Organisation	Address	Post Code
Mr Damien Holdstock	AMEC	Gables House Kenilworth Road Leamington Spa Warwickshire	CV32 6JX
Dr Richard K Morris	Ancient Monuments Society	Elgin House, 36 Southbank Road Kenilworth	CV8 1LA
Business Planning Manager	British Gas Trading	Helmont House Churchill Way Cardiff	CF1 4NB
Chrisine Hemming	British Waterways	West Midlands Business Unit Peel's Wharf Lichfield Street Fazeley	B78 3QZ
Miss Katherine Burnett	Canal & River Trust	Peels Wharf Lichfield Street Fazeley Tamworth	B78 3QZ
Janet Johnson	Canal & River Trust	The Kiln Mather Road Newark Notts	NG24 1FB
To Whom it May Concern	Central Networks	Herald Way Pegasus Business Park East Midlands Airport Castle Donington Leicester	LE74 2TU
Mr Adam Harrison	Centro	Centro House 16 Summer Lane Birmingham	B19 3SD
Rachel Bell	Centro	Regeneration & Planning Centro Centro House 16 Summer Lane Birmingham	B19 3SD
helen davies	Centro	n/a	
Jonathan Haywood	Centro	Centro Centro House 16 Summer Lane Birmingham	B19 3SD
Nicola Cox	Coventry and Warwickshire Local Enterprise Partnership (CWLEP)		
Mr Mr Limbrick	Defence Estates	DE Operations Kingston Road Sutton Coldfield	B75 7RL
To Whom it May Concern	DEFRA	Nobel House 17 Smith Square London	SW1P 3JR

To Whom it May Concern	Department for Business, Enterprise & Regulatory Reform	Ministerial Correspondence Unit 1 Victoria Street London	SW1H 0ET
To Whom it May Concern	Department for Children, Schools and Families	Sanctuary Buildings Great Smith Street London	SW1P 3BT
To Whom it May Concern	Department for Transport	Great Minster House 76 Marsham Street London	SW1P 4DR
To Whom it May Concern	Department for Works & Pensions	Caxthorn House Tothill Street London	SW1H 9NA
To Whom it May Concern	Department of Health	Richmond House 79 Whitehall London	SW1A 2NS
To Whom It May Concern	E.ON UK plc	Westwood Way Westwood Business Park Coventry	CV4 8LG
Mr Martin Ross	Environment Agency	9 Sentinel House Wellington Crescent Fradley Park Lichfield	WS13 8RR
Laura Perry	Environment Agency	9 Wellington Crescent Fradley Park Lichfield Staffordshire	WS13 8RR
Kazi Hussain	Environment Agency	Sentinel House 9 Wellington Crescent, Fradley Park, LICHFIELD,	WS13 8RR
Becky Clarke	Environment Agency	Environment, Planning and Engagement Sentinel House 9 Wellinton Crescent Fradley Park, Lichfield,	WS13 8RR
Jim Kitchen	Environment Agency	9 Wellington Crescent, Fradley Park, Lichfield	WS13 8RR
Paul Gethins	Environment Agency	None given	
To Whom It May Concern	Environment Agency	9 Wellington Crescent, Fradley Park, Lichfield	WS13 8RR
Giles Matthews	Environment Agency (Biodiversity)	Riversmeet House Newtown Industrial Estate Northway Lane Tewkesbury	GL20 8JG
Mr Robert Field	E-on	Westwood Way Westwood Business Park Coventry	CV4 8LG

Mr Paul Webster	Forestry Commission	West Midlands Block B Conservancy Worcester	WR5 2FR
Mrs Lisa Maric	Highways England	9th Floor The Cube 199 Wharfside Street Birmingham	B1 1RN
Neil Hansen	Highways England	The Cube 199 Wharfside Street Birmingham	B1 1RN
Kathryn Burgess	Highways England	C3 5 Broadway Broad Street Birmingham	B15 1BL
Michael Taylor	Historic England	The Axis 10 Holliday Street Birmingham	B1 1TG
Mr Peter Boland	Historic England	The Axis 10 Holliday Street Birmingham	B1 1TG
Mr Rohan Torkildsen	Historic England	The Axis 10 Holliday Street Birmingham	B1 1TG
Clare Saint	Historic England	National Planning and Conservation Department The Axis 10 Holliday Street Birmingham	B1 1TG
Kim Auston	Historic England	The Axis 10 Holliday Street Birmingham	B1 1TG
To Whom it May Concern	Home Office	Direct Communications Unit 2 Marsham Street. London	SW1P 4DF
To Whom It May Concern	Homes and Communities Agency	Woodlands Manton Lane Manton Industrial Estate Bedford MK41 7LW	
To whom it may concern	HSE Chemical & Hazardous Installations Division	St Anne's House, Stanley Precinct, Bootle, Merseyside	L20 3RA
Carol Herber	Ministry of Defence	Smiths Gore ATE Wales Sennybridge Training Area Stennybridge Brecon	LD3 8PN
To Whom It May Concern	Mobile Operators Association	Russell Square House 10-12 Russell Square London	WC1B 5EE

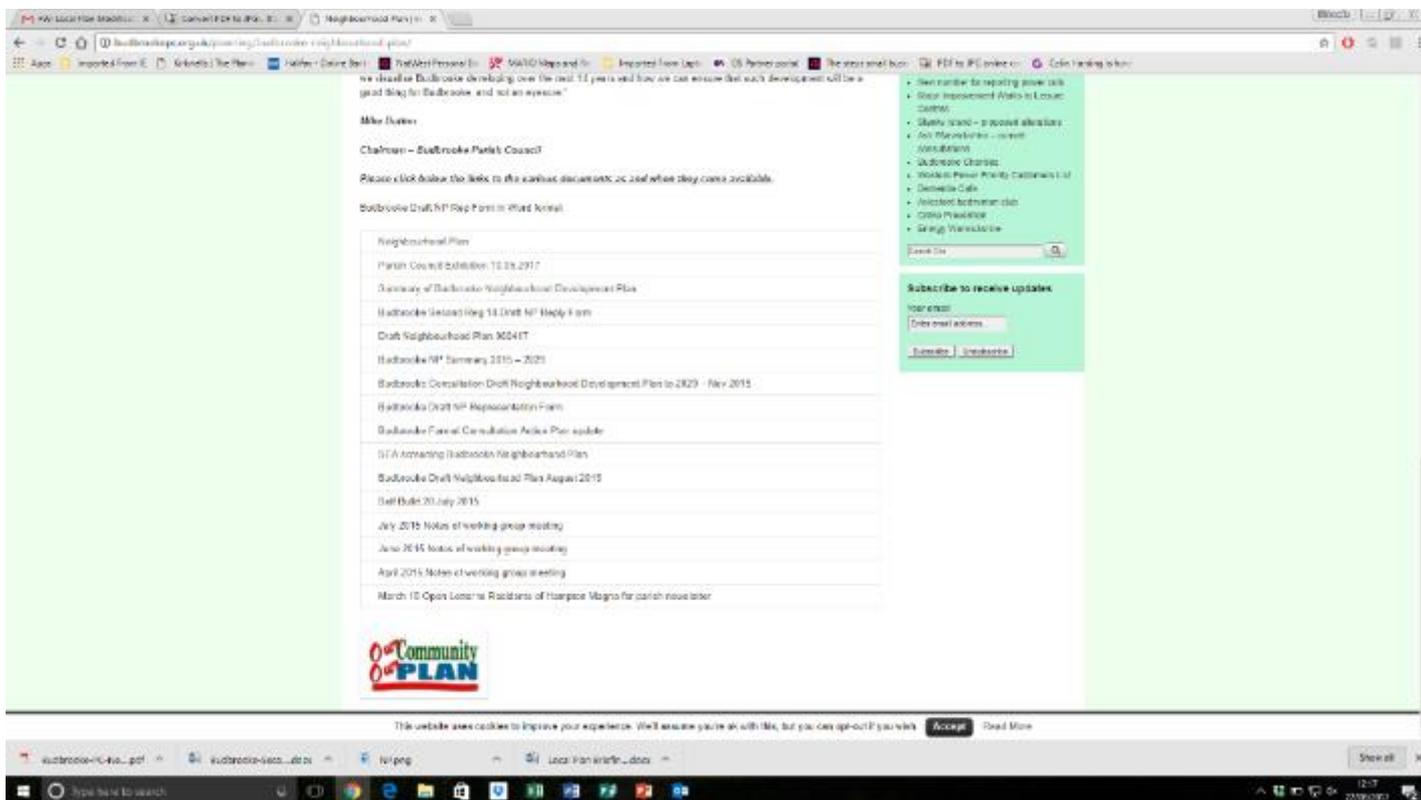
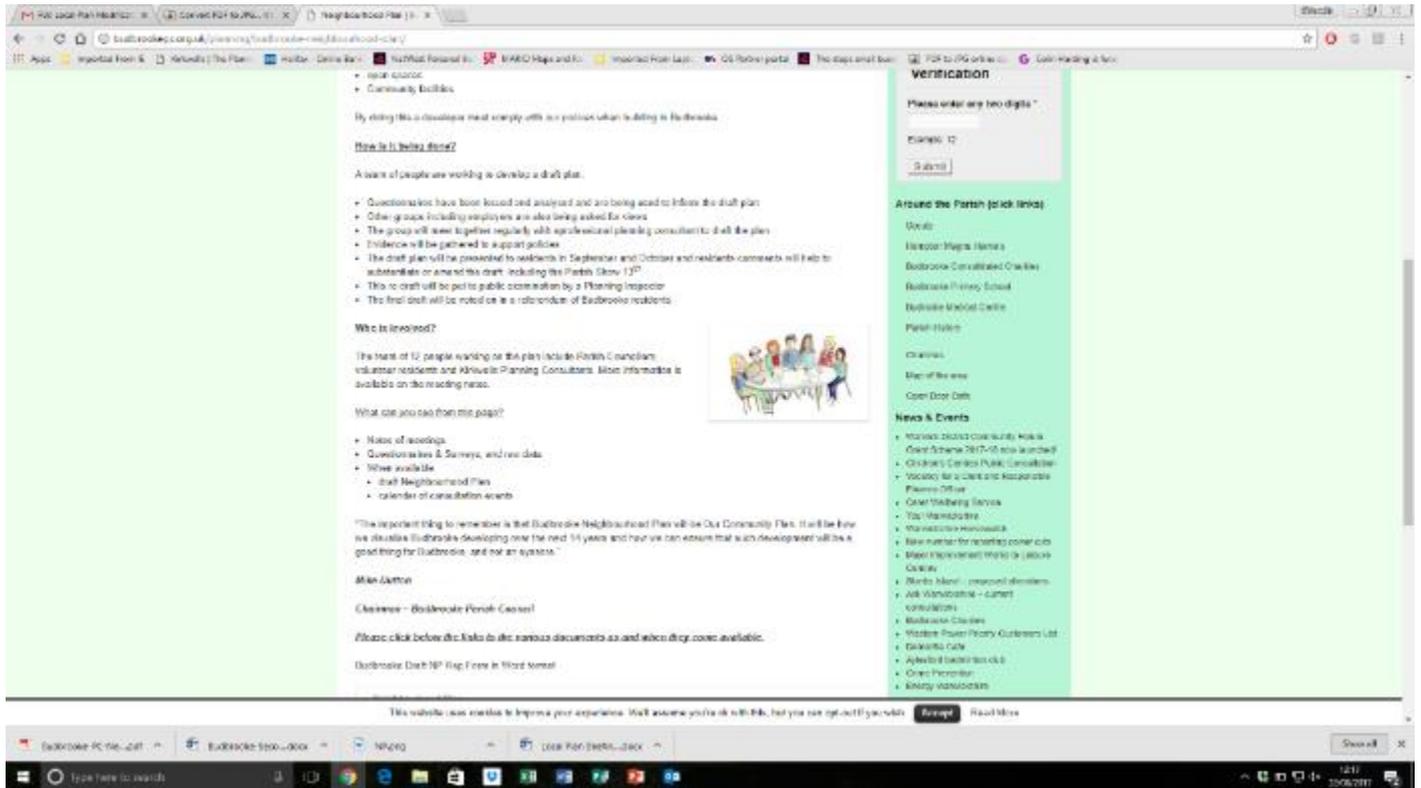
Piotr Behnke	Natural England	7th Floor, Hercules House, Hercules Road, Lambeth, London,	SE1 7DU
Jamie Melvin	Natural England	Parkside Court Hall Park Way Telford Shropshire	TF3 4LR
David Westbrook	Natural England	Customer Services Hornbeam House Crewe Business Park Electra Way Crewe Cheshire	CW1 6GJ
Roslyn Deeming	Natural England	Natural England Ceres House 2 Searby Road Lincoln	LN2 4DT
. . Consultation Hub	Natural England	Email Only	
Town Planning Team LNW	Network Rail	1st Floor Square One 4 Travis Street Manchester	M1 2NY
Diane Clarke	Network Rail	Network Rail Town Planning Team LNW Desk 122 - Floor 1 Square One 4 Travis Street Manchester	M1 2NY
Anna McComb	NHS Property Services	2-4 Victoria House, Capital Park, Fulbourn,	CB21 5XB
Mel Duffy	NHS Warwickshire	N/A	
To Whom it May Concern	nPower	PO Box 93 Peterlee	SR8 2XX
To Whom it May Concern	Oil & Pipelines Agency	York House 23 Kingsway London	WC2B 6UJ
Mr Andrew Morgan	Place Partnership Limited (PPL)	2 Kings Court, Charles Hastings Way, Worcester	WR5 1JR
Colin Blundel	Place Partnership Limited (PPL)	2 Kings Court, Charles Hastings Way, Worcester	WR5 1JR
Michael Maguire	Positive about Young People	Warwickshire County Council 3rd Floor King's House King Street Bedworth	CV12 8LL

To Whom it May Concern	Powergen UK plc	Westwood Way Business Park Coventry	CV4 8AG
To Whom it May Concern	Scottish Power	Corporate Communications 1 Atlantic Quay Glasgow	G2 8SP
To Whom It May Concern	Severn Trent Water	2297 Coventry Road Birmingham	B26 3PU
Pat Spain	Severn Trent Water (Supply Team)	PO Box 5310 Coventry	CV3 9FJ
To Whom it May Concern	Society for the Protection of Ancient Buildings	37 Spital Square London	E1 6DY
Mrs Jayne Blacklay	South Warwickshire Foundation trust	Warwick Hospital Lakin Road Warwick	CV32 5NQ
Sarah Phipps	South Warwickshire PCT	Unit 2 Corunna Court Corunna Road Warwick	CV34 5XH
Mr Bob Sharples	Sport England	Loughborough Sport Park, 3 Oakwood Drive, Loughborough	LE11 3QF
Miss Rachael A. Bust	The Coal Authority	Planning and Local Authority Liaison 200 Lichfield Lane Berry Hill MANSFIELD Nottinghamshire	NG18 4RG
Ross Anthony	The Theatres Trust	22 Charring Cross Road London	WC2H 0QL
To Whom it May Concern	Warwickshire & Northamptonshire Air Ambulance	Fire & Rescue Building Coventry Airport Baginton Coventry	CV8 3AZ
Sarah Wells	Warwickshire County Council	Environment and Economy PO BOX 43 Shire Hall	CV34 4SX
MS Elaine Bettger	Warwickshire County Council	Rights of Way PO Box 43 Shire Hall Warwick	CV34 4SX
Jasbir Kaur	Warwickshire County Council	PO Box 43 Shire Hall Warwick	CV34 4SX
Garry Palmer	Warwickshire County Council		
Neil Benison	Warwickshire County Council	Infrastructure Delivery Team Economic Growth Communities Warwickshire County Council	

Mr David Lowe	Warwickshire County Council	Ecology Unit Museum Field Services Warwick	CV34 4SS
To Whom it May Concern	Warwickshire County Council	Chief Executive's Dept. Shire Hall Warwick	CV34 4RA
Ruth Bradford	Warwickshire County Council	Environment and Economy PO BOX 43 Shire Hall	CV34 4SX
Janet Neale	Warwickshire County Council	Learning and Achievement Saltisford Office Park Ansell Way Warwick	CV34 4UL
Anna Stocks	Warwickshire County Council	PO Box 43 Shire Hall Warwick	CV34 4SX
Mrs Rachel Baconnet	Warwickshire County Council	PO Box 43 Shire Hall Warwick	CV34 4SX
Tony Lyons	Warwickshire County Council	Environment and Economy PO BOX 43 Shire Hall	CV34 4SX
Ms P Neal	Warwickshire County Council	Environment and Economy PO BOX 43 Shire Hall	CV34 4SX
Monica Fogarty	Warwickshire County Council	PO Box 43 Shire Hall Warwick	CV34 4SX
Eva Neale	Warwickshire County Council - Environment & Economy Directorate	PO Box 43 Shire Hall warwick	CV34 4SX
Helen Maclagan	Warwickshire County Council - Heritage & Culture (Museums)	Warwickshire Museum Field Services The Butts Warwick	CV34 4SS
Rob Leahy	Warwickshire County Council [Gypsy and Traveller Team]	Shire Hall Warwick	CV34 6SX
Mr Steve Smith	Warwickshire County Council Physical Assets Business Unit		
To Whom It May Concern	Warwickshire Disability Staff Network		
Nigel Grant	Warwickshire Fire & Rescue Service	Service Headquarters Warwick Street Leamington Spa	CV32 5LH
Mr Mark English	Warwickshire Police	Police Headquarters Leek Wootton Warwick	Cv35 7QA
Mr Gary Knight, (PC 209)	Warwickshire Police	Community Safety Dept. Warwick Police Station Priory Station	CV34 4NA

		Priory Road Warwick	
Head of Property Services	Warwickshire Police	Police Headquarters Leek Wootton Warwick	Cv35 7QA
Peter Davies	Warwickshire Police	Stratford Police Station Rother Street Stratford upon Avon	CV37 6RD
Janet Marsden	Warwickshire Police	Woodcote House Leek Wootton Warwick	CV35 7QB
Emily Fernandez	Warwickshire Public Health	Public Health Dept. PO Box 43 Shire Hall Warwick	CV34 4SX
mrs nicola wright	Warwickshire Public Health	Barrack Street, Warwick	CV34 4SX
To Whom it May Concern	West Midlands Fire Service	West Midlands Fire Service Headquarters 99 Vauxhall Road Birmingham	B7 4HW
Mike Natrass MEP		West Midlands Regional Office 123 New John Street Birmingham	B6 4LD

# Appendix 9 – Website Screenshots



Local Plan 2016-2020

budbrooke.org.uk/planning/budbrooke-neighbourhood-plan/

Budbrooke Hampton Magna Hampton-on-the-Hill Budbrooke Parish Council

Home Newsletter Community Hub Meetings & Events Documents Policies Live & Order Report a Problem Transport Contacts & Links

### Neighbourhood Plan

**What is it?**

It is the way residents of Budbrooke can influence any physical development in the parish. It does this by giving residents a complete explanation which is legally binding.

**What does it do?**

It allows Budbrooke to set out policies to specify how any development would fit. These policies would on completion of the process become legal planning guidance specific to Budbrooke. These include:

- the design of any housing
- the openness of layout
- the tenancy of affordable housing, rented or in joint ownership
- the environmental and historical impact
- open spaces
- Community facilities

By doing this a developer must comply with our policies when building in Budbrooke.

**How is it being done?**

A team of people are working to develop a draft plan:

- Consultations have been held and analysis and are being used to inform the draft plan
- Other groups including employers are also being asked for views
- The group will meet regularly with professional planning consultant to draft the plan
- Evidence will be gathered to support policies
- The draft plan will be presented to the parish council and other local organisations to work with it fully

**Newsletter Survey**

Would you be interested in receiving your monthly newsletter by email?

Please Select

The results of this survey will be considered by the council and if the policy to receive the newsletter by email is elected, there will be a facility to sign up via the website.

**Verification**

Please enter any two digits:

Example: 12

Submit

**Around the Parish (click links)**

Home

Hampton Magna History

This website uses cookies to improve your experience. We'll assume you're ok with this, but you can opt out if you wish. [Accept](#) [Read More](#)

Budbrooke PC Newsletter

Budbrooke Sign...

Wp.org

Local Plan Draft...

Show all

Type here to search

11th 10:00:00

## Appendix 10 - Flyer

### **Budbrooke**

#### **Neighbourhood Plan Consultation**

- 100 statutory and other consultees have been contacted for their views.
- 170 people [about 10% electoral roll] attended one or other of the events on 10<sup>th</sup> and 14<sup>th</sup> May.

**Everyone** in Budbrooke is entitled to comment on the detail in the plan. This must be done in writing or electronically and sent to the Clerk (see page 2) by noon on 9<sup>th</sup> June 2017.

Hard copy documents are available to view at the Open Door, the medical centre and Costcutter in Hampton Magna and at the Community Centre and Village Hall.

Copies of the plan, representation forms, notes of and a presentation made at the 10<sup>th</sup> May meeting can be viewed or downloaded from the ***Budbrooke Parish Council website***.

# Budbrooke Parish Council Neighbourhood Development Plan 2017 to 2029 Second Consultation Draft



If you live or work in Budbrooke you should read this summary and if possible come to the events.

This plan will have an impact on Budbrooke, Hampton Magna in particular, so please **don't** ignore it.

## **What is it all about?**

Warwick District Council (WDC) is required by the Government to identify where future development takes place in the district, but taking into account the development demands from neighbouring Councils.

This process started in 2012 and in 2015 a draft plan was published. This draft was rejected because the number of dwellings was deemed inadequate by the Planning Inspector so WDC proposed modifications most of which have now been accepted by the Planning Inspector with a higher level of building anticipated, including the two sites in Hampton Magna.

Some time between now and 2029, 245 extra dwellings will be built over two sites in Hampton Magna. Parish Councils can try to manage the impact of development by creating a Neighbourhood Development Plan that complies with the WDC Local Plan but adds further more specific local considerations that developers must take into account when making detailed planning applications.

The Budbrooke Neighbourhood Plan has been created to establish these planning policies. Surveys and consultations have been done and incorporated in this second draft.

You are invited to give us your views and comment on this document.

Once this consultation is complete the draft will be published as the final plan (with any necessary changes) and there will be a Referendum for Budbrooke electors.

This is the Second Regulation 14 Consultation of the Budbrooke Neighbourhood Development Plan. The consultation period will run from 24th April 2017 to 9th June 2017.

All comments must be received by Clerk to the Parish council by Noon on 9th June 2017.

The full document and representations forms are all available to view and download at the following website address: <http://budbrookepc.org.uk/planning/budbrooke-neighbourhood-plan/>

If you would like to make representations they should be in writing so please use a representation form for each separate comment.

Hard copies of this document will be available, with representation forms, to view at the following locations:

- ⇒ The Open Door, Slade Hill when open
- ⇒ CostCutter, Slade Hill when open
- ⇒ Budbrooke Medical Centre in waiting Area when open
- ⇒ Budbrooke School at reception
- ⇒ Budbrooke Community Centre at advertised events
- ⇒ Budbrooke Village Hall, Hampton on the Hill when open to the public

In addition, Parish Councillors have a copy available for viewing, by appointment.

In addition two open events are being held at **Budbrooke Community Centre,**

**An Open Meeting, chaired by the Parish Council, will be held on Wednesday 10th May at 8.15 pm**

with representatives of *King Henry VIIIth Trust* which owns and plans to develop the site off Arras Boulevard and *Richborough Estates* who will be developing the site off Daly Avenue. Come and hear what plans in place.

Copies of the Neighbourhood Plan will also be available for you to look at and respond to on

**Sunday 14th May between 2 pm and 8 pm.**

Members of the team that developed the plan will be on hand to talk to. Representation forms will available.

Please note:

The Local Plan only identifies the location of sites for development. Developers still need full planning approval before starting work.

Budbrooke Parish Council is a statutory consultee; it sees and scrutinises all planning applications in the parish and will be taking into account, specifically, how the Neighbourhood Development Plan Policies are met.