



Budbrooke Neighbourhood Development Plan to 2029

Submission Version

November 2017





Table of Contents

1	Introduction and Background	4
2	A Neighbourhood Development Plan for Budbrooke Parish	13
3	Key Issues for Budbrooke	17
4	Vision and Objectives for Budbrooke.....	22
5	Draft Neighbourhood Development Plan Policies for Budbrooke	23
6	Next Steps.....	44
	Appendix 1 – Relevant Planning Policies	45
	Appendix 2 – Self and Custom Build Matters	49

Acknowledgements

- ✓ To Tom F Budbrooke School Class 6 [2015] for winning the logo competition
- ✓ Photograph contributions from Kevin Olney, Angie Morrell and Andy Thomas



1 Introduction and Background

About Budbrooke

- 1.1 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.

Budbrooke village

- 1.2 According to the Domesday Book the original parish belonged to Earl Edwin at the time of the Battle of Hastings. Earl Edwin was a grandson of Leofric, Earl of Mercia who was married to Lady Godiva. Twenty years later, in 1086, it had passed to Ralph de Limesi, who held it for William the Conqueror. At that time, it consisted of five hides of land, a mill, a meadow, farms and woods. It was one mile long and three furlongs wide.
- 1.3 However, the parish existed before the 1066, having belonged to Earl Eadevina of Mercia (possible descendant of King Alfred's daughter Ethelfleda, the Lady of the Mercians in 914), who held Warwick Castle and Lands. In the last century, the parish has diminished in size considerably from its 3216 acres, losing Littleworth, Norton Curlieu, Lower Norton and land up to Gog Brook (where Chase Meadow now is). The ground sloped from a height of about 350 feet in the west near Grove Park, to 175 feet at Gog Brook.
- 1.4 The centre of the old village, and an ancient burial ground, can be found close to the Parish Church of St. Michael, which dates from the twelfth century.
- 1.5 In 1350, the village suffered from the Black Death and literally became a "ghost town". Most of the village, including the Vicarage and the Manor, crumbled. The track which now passes under the railway arch known as Kyte's Bridge was the most likely route for the corpses being taken from the village to Dead Field on Hatton Hill.





- 1.6 Education came to Budbrooke through the provision of a school which was one of the earliest elementary schools, open to all children that wished to attend. The original Church school room was in the field known as School house close, where a barn is probably the remains of the old school. The allotments adjoin this field. The picture depicted is the Church of England school and School House, which were built in 1854-1856 and has now been converted into a bungalow.



Old School Photograph, 1998

- A festschrift¹ was published in 2012, in honour of a past pupil of the school (Kevin Cox). He became a Guggenheim scholar in 2001. Budbrooke School certainly gave him a good start to his academic career.
- 1.7 Of the original village, only the church remains. It was added to over the centuries, neglected in the 17th Century and only fully restored in Victorian times. The present village includes farm houses converted to private dwellings, farm buildings still in use, two former vicarages and a number of farm cottages now private dwellings

Hampton-on-the-Hill

- 1.8 The Norman Curlieu family had ownership of Hampton-on-the-Hill in the 12th century.
- 1.9 “The family's main estate holdings were centred around the village of Budbrooke. In addition to the Budbrooke manor, the Curllys' lordship extended to include adjacent properties at Norton Curlieu (also known as Norton Inferior), Hampton Curlieu (also known as Hampton-on-the-hill), and Grove Park (or la Grave Curly), all of which took their names from the family.”
- 
- 1.10 When the ancient village of Budbrooke declined, its centre of gravity moved to Grove Park – the home of the Dormer family, who were granted the manor in 1608.
- 1.11 In 1642 a force of five thousand Royalist horse and foot soldiers paused to rest at Grove Park (the home of Robert Dormer, 1st Earl of Caernarvon). The Parliamentarian supporter, Lord Brook in Warwick, was aware of their arrival and, with seven thousand men, met the Royalists. After some ‘negotiations’ the Royalist forces marched away – joining the King and his army at Coventry.

¹ <http://www.masters-powell-family-history.org/m-history-hampton-on-the-hill.htm> In academia, a Festschrift (German pronunciation: [ˈfɛstʃrɪft]; plural, Festschriften [ˈfɛstʃrɪftən]) is a book honoring a respected person, especially an academic, and presented during his or her lifetime.
<http://curleysurname.weebly.com/english.html>



- 1.12 Hampton-on-the-Hill, on the edge of Grove Park, became the main development area of the parish. A significant community developed there, with a shop that later became a police house, a forge, a Post Office, a club room and a public house. The club house was in the building that was once the Roman Catholic School (the school having closed in 1889). There was also a Church of England School, which at a later date was converted into two homes.
- 1.13 The Roman Catholic Parish of St Charles Borromeo (whose church was built by Lord Dormer, and given to this Parish in 1819), extends more widely than the civil parish of Budbrooke, and also includes the villages of Hatton Park, Norton Lindsey, Shrewley and parts of Snitterfield.
- 1.14 Most of the other public buildings have, in recent times, been converted to private dwellings. However, a modern Village Hall – on the site of a previous hall provided by the Dormer family, still provides a focal point for the community.

Hampton Magna

- 1.15 The barracks of the Royal Warwickshire Regiment were created in 1877 within the parish, on a site about half a mile to the east of Budbrooke Church. A restored St. Michael's Church became the battalion church. The barracks remained in use until the mid-1960's. In the late 1960's and early 1970's the barracks site was re-developed into the "20th Century Village" of Hampton Magna. As a result of the community spirit in the new village, a Community Centre was built in Field Barn Road on land leased to the Parish Council by the local Warwick District Council. Budbrooke Primary School was built in 1968 – replacing the old school in Hampton-on-the Hill.



- 1.16 The military connections of the area are retained in some of the road names in the village, with the Royal Warwickshire Regiment itself being commemorated in the close called simply, 'The Warwicks'. Caen Close and Normandy Close recall the part taken by the Royal Warwickshire Regiment in the liberation of



France following the D-Day landings. Arras Boulevard commemorates the trench warfare of the First World War.

- 1.17 The barracks site was remembered in the celebrations of the 60th anniversary of VE / VJ Day which were held in the parish on 10th September 2005.

Amenities in the Parish

- 1.18 The parish has one school (Budbrooke Primary School) which is located in the centre of Hampton Magna, and is integral to the community. The school took part in a logo design competition and Tom in Class 6 [2015] won. There are two churches in the parish; these are St Michael's, an Anglican parish church dating back to the 12th Century located in Budbrooke village, and St Charles Borromeo Catholic Church in Hampton-on-the-Hill.
- 1.19 In the grounds of St Michael Church is situated a Church Centre which was opened in 1992 and is used by both church and community groups.
- 1.20 There is a parish hall in the grounds of the church of St Charles Borromeo, which is used occasionally for meetings of small groups for social events and is also available to the wider community.
- 1.21 The Budbrooke Community Centre which was extended in 1985 and again in 2016 hosts a number of local community activities including 1st Hampton Magna Scout Group.
- 1.22 The original six shops in Hampton Magna included a newsagent, a hardware store, a VG shop (mini mart), a greengrocer, a hairdresser and a butcher's shop. Today, three units remain:
- a combined Post Office, newsagent and mini mart
 - a beauty salon and
 - The Open Door, a cafe, meeting centre and fair-trade products shop sponsored by St. Michael's Church; it is also a collection point for Foodbank donations.
- 1.23 Housing has been built on the site of the other three units.

- 1.24 The local pub, after being originally ironically called The 'Bout Time, because of the time it took the brewer to decide to build it, then became The Montgomery of Alamein (inevitably locally known as the Monty). It contains a fine collection of photographs and other memorabilia of the Royal Warwickshire Regiment including many photographs of Monty, and relics of the war in the desert. In early 2013, the Montgomery of Alamein underwent a redevelopment by a businessman who also owns the local Costcutter's mini mart and since 2016 leases the operation to professional management.





- 1.25 Other facilities in Hampton Magna include a thriving GP surgery and pharmacy, the Cawston House suite of retirement properties, and two parks (on Styles Close and Montgomery Avenue).
- 1.26 In Hampton-on-the-Hill, most of the former public buildings have been converted to private dwellings.
- 1.27 A popular amenity is the Victorian Hatton Locks, a flight of 23 locks which is a popular focus for canal based leisure activities. The canal runs through the parish parallel to its northern perimeter and defines its rural nature. Some 3.5 square miles or 903 hectares are, with the exception of the villages and a smattering of farms, largely open English countryside, with many public footpaths which are frequented by ramblers throughout the year, many taking advantage of its proximity to Warwick, Coventry and the West Midlands and traffic networks.



A Portrait of Budbrooke Parish

- 1.28 The Parish has a population of 1863 and covers an area of 903 hectares. This gives a population density of 2.1 persons per hectare, which is low compared to 4.9 persons per hectare which is the population density of the Warwick District as a whole.
- 1.29 The 2011 Census listed the usual resident population as 1863 people (917 males and 946 females). The age structure is broken down as follows:
- 280 (15%) were aged 15 years and under, compared to 17.1% across the Warwick District and 18.9% across England
 - 1181 (63.4%) were aged 16 to 64 years, compared to 66.1% across the Warwick District and 64.8% across England
 - 402 (21.6%) were aged 65 years and over, compared to 16.7% across the Warwick District and 16.3% across England.
- 1.30 There are 793 dwellings located within the Parish. The Census records the number of households in the Parish as 782. The figures are compared with Warwick Authority area as a whole, of these:
- 471 dwellings were detached (60.2%) compared to 24.6% in Warwick District
 - 231 dwellings were semi-detached (29.5%) compared to 31.3% in Warwick District
 - 45 dwelling were terraced (5.8%) compared to 21.6% in Warwick District
 - 35 dwellings were a flat or apartment (4.5%) compared to 21.9% in Warwick District
- 1.31 The Census records the tenure of households in the Parish as follows
- 367 dwellings were owned outright (46.9%) compared to 32.6% across the Warwick District



- 305 dwellings were owned with a mortgage/loan (39%) compared to 34% in Warwick District
 - 4 dwellings were in Shared Ownership (0.5%) compared to 0.9% in Warwick District
 - 47 dwellings were social rented (6%) compared to 13.4% in Warwick District
 - 57 dwellings were privately rented accommodation (7.3%) compared to 17.9% in Warwick District
 - 2 households were living rent free (0.3%) compared to 1.2% in Warwick District.
- 1.32 In terms of transport, 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.
- 1.33 Budbrooke parish is bounded by the A46 to the east, the A4177 to the north, the M40 from the south to the west and across country on a line from the start of motorway cutting near Nunhold Grange to just north of Hatton Terrace.
- 1.34 The major roads are the A4177 (Birmingham Road) to the north of the village and the A4189 (Henley Road), which runs through lower part of the parish east-west from Henley to Warwick. The other roads out of the parish are the B4463 (Watery Lane), which bears off the A4189 south to the M40 at Longbridge, J15 and the Norton Lindsey road which runs from Watery Lane, roughly parallel to the A4189. From Hampton Magna, there are two roads to the A4177- D5272 Church Lane which becomes D5271 Ugly Bridge Road and passes under a railway bridge and negotiates a tight bend and a narrow humped bridge to emerge near the Shell garage. Old Budbrooke Road also goes under a railway bridge and emerges at the A4177 near the junction with the A46 at Stanks Roundabout.
- 1.35 D5271 Woodway circles round from Hampton on the Hill to join Ugly Bridge Road at its junction with Church Lane; C138 Old Budbrooke Road becomes D5273 Hampton Road and Hampton Street and joins the A4189. An offshoot of Hampton Road, Old School Lane, also joins the A4189, forming a triangle of about 1/2 mile which contains 6 houses (all on Old School Lane), the allotments and a couple of small fields. The other roads are internal roads in Hampton Magna, Montgomery Avenue and Grove Park, which becomes a footpath before joining road near Nunhold Grange.
- 1.36 So to all intents and purposes, there are only three roads out of the parish - the A4177, A4189 and B4463. All three can be difficult to leave the area at rush hour, the B4463 only usually in the mornings as traffic has to wait to join the A46. A queue often forms here, but electrical cabling was installed at the roundabout when it was built if traffic lights are ever needed.
- 1.37 The A4189 is usually busy but does not cause great congestion until you get into Warwick, unless there is a problem with the M40, when the queues can be stationary as far as Watery Lane (B4463), which can also be completely blocked in these circumstances. The A4177 is busy every day and queues are



to be seen daily, morning and night (due to Parkway traffic) and can be queuing along the Old Budbrooke Road as far as the station. In the mornings, the queue then continues all the way into the middle of Warwick. Extra housing expected at Hatton Park and the opus 40 site can only make this worse.

- 1.38 With the cumulative impacts of these sites and the Hampton Magna sites, 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 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.
- 1.39 To travel within the parish, there are only C and D class roads, or internal roads in the village of Hampton Magna. The regular hourly bus service can only be detrimentally affected by any other developments, with the possibility of extra stops or even an extended route. This would deter people from using the service. Before Hatton Park and Chase Meadow were built, it was possible to catch a bus in Old School Lane in Hampton on the Hill and be on the Parade in Leamington in twenty minutes and vice versa. Now it takes almost an hour on its quickest time, longer in peak periods due to excessive detours including Warwick Technology Park, Warwick Gates and Shires Retail Park (almost to Whitnash). This is not conducive to a quick or reliable service (the longer the route, the greater potential for delays especially with more developments planned along the bus routes). In fact, it can be quicker to take two trains and walking half a mile at either end than use a bus. But this of course is difficult for the elderly, infirm or people with young children.
- 1.40 If you draw a line North-South through Hampton on the Hill and Woodway, there are only three roads West of this - A4189, B4463 and the Norton Lindsey Road and these are all in the south of the parish. So, the vast majority of the western half of the parish has only footpaths as a means of travel.
- 1.41 The parish has 1 Grade II* Listed Building and 8 Grade II Listed Buildings as follows:

Name	Location	Grade
Church of St Michael	Budbrooke	II
The Old House	Old School Lane, Budbrooke	II
Hampton Lodge	Warwick Road, Budbrooke	II
Hampton Hill Farmhouse	Norton Lindsey Road, Budbrooke	II
10 and 11 Main Street	Budbrooke	II
Church Farmhouse	Budbrooke	II
Church of St Charles	Main Street, Hampton on the Hill	II*
Lock House	Lock 34 at SP252664 on Grand Union Canal, Budbrooke	II
St Charles RC Presbytery	Main Street, Hampton on the Hill	II



1.42 The Parish is predominantly rural in character. There are no Sites of Special Scientific Interest (SSSI) within the Parish. There are a number of Ancient Woodlands and Tree Preservation Orders within the Parish Group.

1.43 Budbrooke also has an active community with many community services for example

- Budbrooke Community Centre home to -
 - Scouts
 - Guides
 - Brownies
 - Beavers
 - Parent and Toddler Group
 - Pre-School
 - Bingo
- Hampton on the Hill Village Hall home to –
 - Brownies
 - Art Classes
 - Pilates
 - Folk Group
 - RVS coffee morning for the elderly.
- Two Churches, a Church of England and Roman Catholic
- Budbrooke Primary School – a focus located in the centre of the village and offering a range of activities and events as well as education.
- Two Children’s Nurseries (Budbrooke House and King's Meadow)
- The Open Door café and meeting centre offering classes, workshops and youth cinema in the holidays
- Hampton on the Hill Allotments
- An Equestrian Centre
- Seven farms
- Budbrooke Parish Council
- Farm Shop
- Church Farm Micro Brewery
- Public House & restaurant
- Beauty Parlour
- Local Website
- Warwick Parkway Railway Station
- Residents Associations in Hampton on the Hill, Montgomery Avenue and Hampton Magna (2014 -2017)
- Budbrooke Combined Charities (offering financial support to local families in need of relief or educational, training or apprenticeship funding)
- Canal system including Hatton Locks
- WCC Trading Standards and WCC Highways depot
- Local shop combining newsagent, post office and general store
- Local Newspapers and magazines including -
 - Budbrooke Parish Council Magazine (early each month)
 - Look Local (commercial magazine offering tradespeople/services)
 - The Leamington & Warwick Express advertisers (glossy monthly publication advertising services and events)
 - Roundabout (monthly magazine focussing on Warwick mainly advertising services and trades but with a community page of local information)



- o The Observer Newspaper (delivered for every Thursday)
- o The Express Advertisers (Leamington & Warwick) Monthly glossy giving “a comprehensive guide to local living delivered to your door” (monthly)

1.44 More community information is available in the Consultation Statement.





2 A Neighbourhood Development Plan for Budbrooke Parish

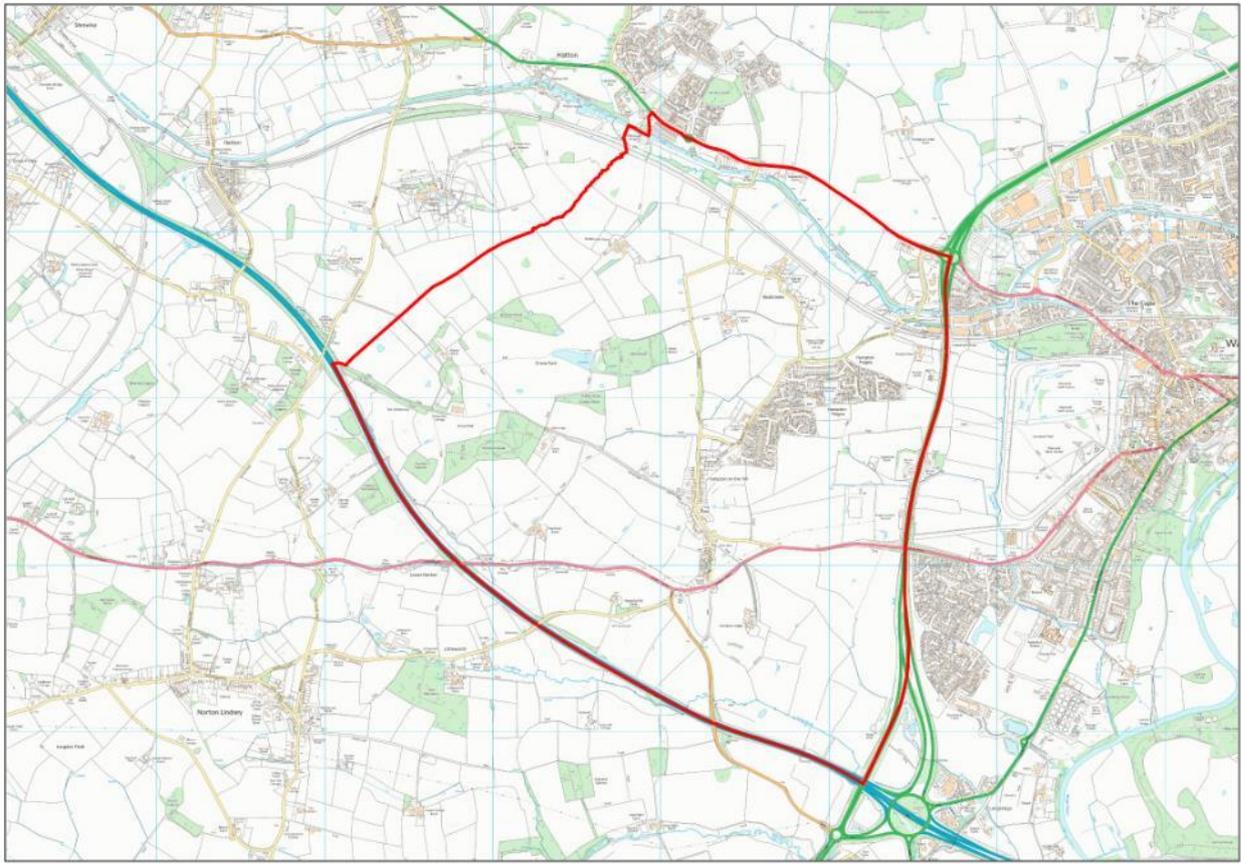
- 2.1 The Government has introduced substantial changes to the planning system in Britain. As part of these changes, under the Localism Act 2011, Town and Parish Councils and other bodies have been given the power to prepare Neighbourhood Development Plans for their local areas.
- 2.2 Neighbourhood Development Plans set out planning policies to help determine planning applications for new development and as statutory planning documents form part of the “Local Plan”. Policies and site allocations in Neighbourhood Plans have to be in general conformity with the local authority’s Local Plan and must take account of the National Planning Policy Framework. Neighbourhood Development Plans can help to shape and direct development but cannot propose less development than the Local Plan.
- 2.3 Neighbourhood Development Plans have to be prepared following a procedure set by government.
- 2.4 This procedure must include two six-week periods of consultation on the Draft Plan and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Warwick.

Figure 1 – The Neighbourhood Development Plan Preparation Process.





Designation



Map 1 Budbrooke Designated Neighbourhood Area

© Crown Copyright and database rights 2011 Ordnance Survey

- 2.5 The Parish Council applied to Warwick District Council for designation as a Neighbourhood area. This was approved by the Council on 5th November 2014. The Designated Neighbourhood Area is shown on Map 1 above.
- 2.6 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.
- 2.7 The Budbrooke Neighbourhood Development Plan must take account of national planning policy. This is contained in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).
- 2.8 This means the Budbrooke Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs” set out in Warwick planning policy. Therefore, our Neighbourhood Development Plan has been prepared to be in “general conformity” with Warwick’s existing policies and to “take account” of emerging planning policies.



- 2.9 Warwick District Council's strategic planning policy is contained in the Warwick District Local Plan 2011-2029.
- 2.10 The Warwick District Local Plan states in Policy H1 that Hampton Magna is a Growth Village inset within the Green Belt and Hampton-on-the-Hill is a Limited Infill Village, washed over by the Green Belt. 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.
- 2.11 Policy DS10 Broad Location of Allocated Housing Sites identifies that sites within the Growth Villages and rural area should provide 763 new houses over the plan period (up to 2029). DS11 identifies that Hampton Magna will be providing an estimated number of 245 dwellings on two sites in the village.
- 2.12 National planning policy is set out in the National Planning Policy Framework (NPPF) published in 2012. This sets out in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.
- 2.13 Neighbourhood planning is addressed in paragraphs 183-185:

Para 183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take



precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

2.14 A full list of relevant policies is included at Appendix 1.



3 Key Issues for Budbrooke

- 3.1 The following issues have been identified from the survey documents and conversations as explained below in 3.9 onwards.
- 3.2 The need to retain and improve valued local community facilities, open spaces and recreational areas.
- Community consultation showed that 63% of respondents used play areas, recreational parks and open spaces
 - 36% of respondents indicated that open spaces, rural feel and local countryside was of value to them and they would not want it impacted upon or changed
 - 66% of respondents used local community centres or halls which are booked to capacity and so are very likely to need upgrading in light of any additional developments
 - Local amenities such as shops and pub were well used with 92% accessing the shops on a regular basis and 58% of respondents visiting the pub. These high levels of use will increase with more homes built locally
 - Local meeting venue – The Open Door - is accessed by 54% of respondents thus proving popular as a café and social venue for residents.
- 3.3 The need to accommodate new housing within the parish in a way that ensure high quality development that integrates with existing communities
- The sub-group identified that local residents would want new homes to be of a similar design, size, one or two storey homes with integral driveways and with very similar footprint of home and garden as currently exists
 - The open design of Hampton Magna using the bye laws which limit fencing should be respected within the new development.
- 3.4 The need to address local housing needs
- 44% of respondents required bungalows or retirement homes that were not apartments or flats
 - 38% of respondents felt that family homes should be included within the development
 - 23% of respondents felt that affordable or shared ownership houses should be included in any new development
 - 25% indicated that specialist homes for older people
 - 18% of respondents valued homes for single people
 - 11% of respondents wished to consider self-build options and this has significantly progressed since the consultation
 - Local responses indicated a strong need for priority to be given to people with local connections as detailed IN BNDP5.
- 3.5 The need to protect the character and nature of villages and landscape
- 24% of respondents indicated that they felt safe and secure in Hampton Magna
 - 24% of respondents appreciated the friendly congenial nature of the place
 - 35% like the tranquillity, peace and quite



- These three points show that any development should integrate homes in such a way as to ensure the safety, friendliness and tranquillity of the area is not compromised. For example, by developers utilising the natural lie of the land to avoid compromising current country views, by respecting and planting good quality bush and trees to enhance the new development and by ensuring integration not segregation of the new development by reflecting the current style and design of homes and not capitalising on the newer trend of building 3 or more storeys high on a very small footprint of land with car parking facilities a long way from a home's front door.
- 3.6 The need to address congestion
- 39% of respondents were very concerned about the increase in traffic, pollution and the impact of more cars on the area post development
 - The current situation with Warwick Parkway on our doorstep already exacerbates the very unusual situation of a fairly large village having only a single carriageway entrance and exit which gets extremely congested particularly at peak travel times
 - Access into Warwick is lengthy as walkers and cyclist have no easy access across the A46
 - There will be a need to consider improving the access points into Hampton Magna should something in the region of 400 more cars be using these roads on a regular basis
 - 5% of respondents specifically asked for school and station parking to be improved. There is currently much concern around parking for schoolchildren at the beginning and end of the school day. Many parents travel into Hampton Magna with children and parking is very congested. This too would need to be improved with more families using services.
- 3.7 The need to improve choice in relating to sustainable transport modes
- 77% of respondents regularly use the train
 - 59% of respondents regularly use the bus services
 - Local people appear to enjoy the local transport services however it has to be noted that buses for example take up to an hour to get into Leamington Spa which is only a 20-minute car journey
 - There are no local cycle ways which would encourage more sustainable transport options
 - 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.
- 3.8 The need to retain and encourage local employment
- 9% of respondents run a business from their homes
 - Since the Summer 2015 consultation more local people have spoken about running businesses from homes and it's a growing trend which could indicate the need for new homes to accommodate bigger office or study space
 - Local businesses such as shops, farms, nurseries, schools and churches should be actively encouraged to increase services and enhance employment opportunities to cater for new families in the new developments.



- 3.9 As part of the Budbrooke Parish Council Neighbourhood Plan consultation process the NP sub-group undertook to interview and or research local community facilities.
- 3.10 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 2015 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.
- 3.11 It was generally felt that this survey is 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.
- 3.12 The survey asked residents to tick which services are used locally. It was clear from the response that there is considerable support in the Parish for community facilities and play areas, education facilities and local services including the pub and shops. A copy of the full report is available in the Consultation Statement. Higher scoring responses are as follows:

FACILITIES/SERVICES USED	NO OF RESPONSES
Parish/Warwick District/ County Council	52
Allotments	2
Cubs/Scouts/Brownies	9
Nursery	7
Pre-School	12
School	24
Church	27
The Open Door	55
Local Shops	92
Community Centres/Halls	67
Pub	58
Bus	59
Train	77
Play Areas/Parks	50
Other? Canal/Footpaths/	14
Recycling	1
G.P.	16



- 3.13 Questions in relation to facilities and/or services missing resulted in several responses in relation to improved community facilities and bus services. The responses are as follows:

FACILITIES/SERVICES MISSING	NO OF RESPONSES
More Shops/Small Supermarket	5
Clubhouse/Pavilion/Sports Facilities	3
Youth Club/Activities/Coffee Bar Film Club	9
Farm Shop	3
Improve Mobile Phone Cover/Broadband	10
Increase Parking Spaces	5
More Frequent/Better Bus/Train Services (Inc. Hospital/Sunday Services)	5
Increase Police Presence	3

- 3.14 In answer to the sort of new homes built in Budbrooke that would help local families in the future, the responses were as follows:

	NO OF RESPONSES
High/Low Rise Flats	1
Affordable/Shared Ownership Houses	24
Larger Executive Style Homes	9
Family Homes	38
Bungalows & Retirement Bungalows	44
Accommodation for Single People	18
Eco Homes	1
Older Peoples' Specialist Housing	25
Self-Build Options	11
Other? 2 Bed Houses	1
None	2

- 3.15 With regards to what residents do not like about the planned new homes in Hampton Magna, the responses are as follows:

	NO OF RESPONSES
Not needed/not happy/don't like it/like nothing	31
Would increase traffic pollution, village atmosphere, busier more dangerous with more cars pre and post dev.	39
Spoil open aspect of village	7
Lack of facilities	1
School/G.P. etc. already over subscribed	9
Affordable may bring in housing association tenants - more crime?	2



3.16 Residents were asked to sum up in three words what living here means to them and their families. These were the responses:

- 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





4 Vision and Objectives for Budbrooke.

- 4.1 The vision and objectives for the Neighbourhood Development Plan have been prepared taking into consideration the results of the community surveys and the key issues.

The Vision for Budbrooke

A Parish that retains its quiet rural charm, 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.

Objectives

Community Facilities and Infrastructure

1. To protect and enhance community facilities
2. To improve existing utility infrastructure

Housing

3. To ensure that the new housing allocations in Hampton Magna (H27) and (H51) are designed to integrate with the existing community, and do not have any 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 form and character of the villages.
7. To protect open and green spaces that have significance to the local area.
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 ensure that Hampton Magna has the appropriate transport improvements to support any future projected growth in the village.

Employment

11. To support home working and small businesses appropriate to the rural area.



5 Draft Neighbourhood Development Plan Policies for Budbrooke

This section sets out the planning policies to guide development in Budbrooke up to 2029. Whilst the policies are divided between the themes the plan should be read as a whole.

5.1 Community Facilities

- 5.1.1 Budbrooke Parish supports a very high number of strong and lively community facilities. These are either not-for-profit, voluntary or run as a business. All of them contribute to the general health and wellbeing of residents within this community. A wealth of services and volunteering opportunities are available which enhance family experiences and offer the chance to interact with neighbours in a variety of social settings. Most of these community facilities are located at the community centre or the village hall; however, they also include statutory services such as GP surgery and the local school.
- 5.1.2. Budbrooke Primary School is a member of the Community Academies Trust (CAT). The Trust is a growing group of Schools that are committed to preserving local school identity and ethos and adopt strategies for school improvement that build on and enhance local reputation, raise standards and respond to the needs and aspirations of those they serve. At Budbrooke Primary the all-encompassing aim of the School is to “Be the First Choice School for Every Eligible Child”. The School strives to be both academically successful and aims to be at the heart of the local community, whether through all-inclusive community events or making sure that local businesses and suppliers are used wherever possible. The School building is gradually undergoing a long overdue and much needed programme of refurbishment, which has been made possible through the freedoms that come with being an Academy. The School is not currently fully subscribed, but as it develops numbers are likely to rise in the near future. The current role is 270 pupils with room for some additional pupils. There is also a new primary school recently opened at Aylesford School and 6th Form College located 2 miles from Hampton Magna.
- 5.1.3. Budbrooke Community Centre is a vibrant and active venue for a number of community activities such as Scouts, Brownies, Parent and Toddler Group, Pre-School, Bingo and other activities. The hall is available to hire for private parties and is managed by a local volunteer management committee. They have recently received planning permission to extend the Centre to improve storage facilities, move the entrance to the front of the building and replace the kitchen and toilets for disabled people.
- 5.1.4. Hampton on the Hill Village Hall home to Brownies, Art Classes, Pilates, a Folk Group and a very popular monthly RVS coffee morning for the elderly.



- 5.1.5. The parish has a fine network of footpaths and open spaces, linking facilities in and around the villages, accessing open countryside and offering long distance footpaths. Within handy reach are good quality canal footpaths for both walkers and cyclists and the famous Hatton Locks which feature a café and place to view travelling canal boats.
- 5.1.6. The two local churches are integral to the community spirit engendered within Budbrooke. These churches are well supported and reach out into their communities to ensure they are accessible and offer as holistic an approach as possible. St. Michaels Church also runs the Open Door a very useful meeting place for many group and individuals wanting good food at reasonable prices.
- 5.1.7. All these facilities (see 1.43 for full list) are available to residents demonstrating the strong sense of community within the parish. The many meeting places offer the opportunity for a wide range of activities catering for parents and toddlers, children and adults. The nurseries, pre-school and school facilities within the parish ensure that young families have the focus and support they need. Two churches, a shop and public house together with the strong transport links makes Budbrooke a place that people want to live and very quickly embrace the community spirit felt by the residents of this small rural parish.
- 5.1.8 The Sub-group have identified through consultation with residents that the protection and enhancement of all these community facilities is a key issue for the Neighbourhood Plan.
- 5.1.9 Policy HS8 of the Warwick Local Plan (2011-2029) supports the protection of community facilities. It states that:

Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that:

- a) There are similar facilities accessible to the local community by means other than the car, and either;*
 - b) The facility is redundant, and no other user is willing to acquire and manage it, or;*
 - c) There is an assessment demonstrating a lack of need for the facility within the local community.*
- 5.1.10 For the purposes of these policies, the reference to community facilities includes a wide range of uses within Use Class D1 such as places of worship, dental and medical surgeries, community halls, local education facilities, crèches and nurseries for the care of children, as well as local cultural facilities, local convenience stores (under 500sq.m gross floor space), and public houses where there is no alternative provision within the community. In exceptional circumstances, this policy may be applied to other facilities that meet a community need where the grant of permission would result in a demonstrable shortfall in the locality.



Policy BNDP1

Protection and enhancement of local community facilities

1. There will be a strong presumption in favour of the protection and enhancement of existing community facilities such as village halls & centres, shops and educational facilities. 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) if one of the following can be demonstrated:
 - a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible for the local community by public transport, walking and cycling and have adequate car parking; or
 - 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.
2. New community facilities will be permitted provided that:
 - a) They are located within the settlement boundary
 - b) They are accessible by public transport, walking and cycling
 - c) There are opportunities to integrate services
 - d) They would not have an adverse effect on residential amenity.

Green spaces

5.1.12 The National Planning Policy Framework (NPPF) advises at paragraph 76 that "local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances".

5.1.13 Paragraph 77 of the NPPF advises that "the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land."*



5.1.14 Table 3 below sets out how each the proposed protected local green spaces meet these criteria.

5.1.15 Policy HS3 of the emerging Warwick Local Plan (2011-2029) states that:



“The Council supports the principle of designating land as Local Green Space. Local communities, through Neighbourhood Plans, may designate Local Green Spaces which are demonstrably special to their local community and of particular local significance in accordance with national planning policy”.

Policy BNDP2 Protection of Local Green Spaces

Development will not be permitted on Local Green spaces that are in the local proximity of Budbrooke, are demonstrably special and are local areas of significance or importance will be protected for the community. The following Local Green Space(s) as shown on map 2a below are designated in accordance with paragraphs 76 and 77 of the NPPF:

- G1 - Styles Close Park – football ground and child playground
- G2 - The Green, Montgomery Avenue – child play equipment
- G3 - Budbrooke Barracks memorial ground at junction of Blandford Way and Budbrooke Road
- G4 - School Playing Fields

New development will only be permitted in very special circumstances when the harm to the local green space and any other harm are clearly outweighed by other material considerations.

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.

5.1.16 All new development will be expected to protect mature healthy trees and hedges. Where this is not possible, new trees and hedges should be planted to replace those lost.

5.1.17 Developments should incorporate the planting of appropriate native trees and hedges in their plans.

5.1.18 Large-scale developments will need to demonstrate they have been landscape led in order to avoid retrofitting of poor quality or token landscaping.

5.1.19 New developments must not cramp the root run of established trees or require lopping to a degree that would materially hinder the future growth of the tree.



Established hedgerows should be preserved unless there are exceptional agricultural reasons justifying their removal.

Table 3 – Local Greenspace – NPPF Criteria

Map ref	Name of Site	Distance from Local Community	Special Quality/ Local Significance	Extensive tract of land
G1	Styles Close Park		Used by a wide range of people, safe route to school, Recreational value and affords views to elderly residents of Cawston House	0.992 Ha
G2	Montgomery Avenue Play Area		Dogs, children, Access, Recreational value	0.574 Ha
G3	Budbrooke Barracks Memorial		The gateway into HM Historical /local Interest as HM was home of the Royal Warwickshire Regiment and Training Ground	0.027 Ha
G4	Budbrooke Primary School playing Field		Educational/recreational by school and wider community	1.997 Ha



Map 2a Green Spaces Budbrooke Parish

© Crown Copyright and database rights 2011 Ordnance Survey



Open Spaces

Policy BNDP3 Protection of open spaces

Currently much of Hampton Magna is an open-plan design with no boundary fencing enclosing front gardens (other than on Corner plots and Blandford Way which is allowed fencing subject to planning permission). It is expected that this will continue to be a feature on any new development site.

The openness is a distinctive feature of Budbrooke parish and these spaces ensure that the housing density is maintained at the level consistent with the wellbeing of residents. These spaces contribute to the recreational and leisure facilities that our evidence confirms are valued by residents.

The following open spaces as shown on Map 2b on Page 29 are protected.

Grass areas either side of Field Barn Road junction	Map Ref O1
Grass area in Field Barn Road opposite the Community Centre	Map Ref O2
Grass area at entrance to Grove Park	Map Ref O3
The Green, Hampton on the Hill	Map Ref O4
The Allotment Gardens, Hampton on the Hill	Map Ref O5
Tract of land in front of ex-army houses on Budbrooke Lane	Map Ref O6
Green Space at Hampton Croft, Hampton On the Hill (behind bus shelter)	Map Ref O7

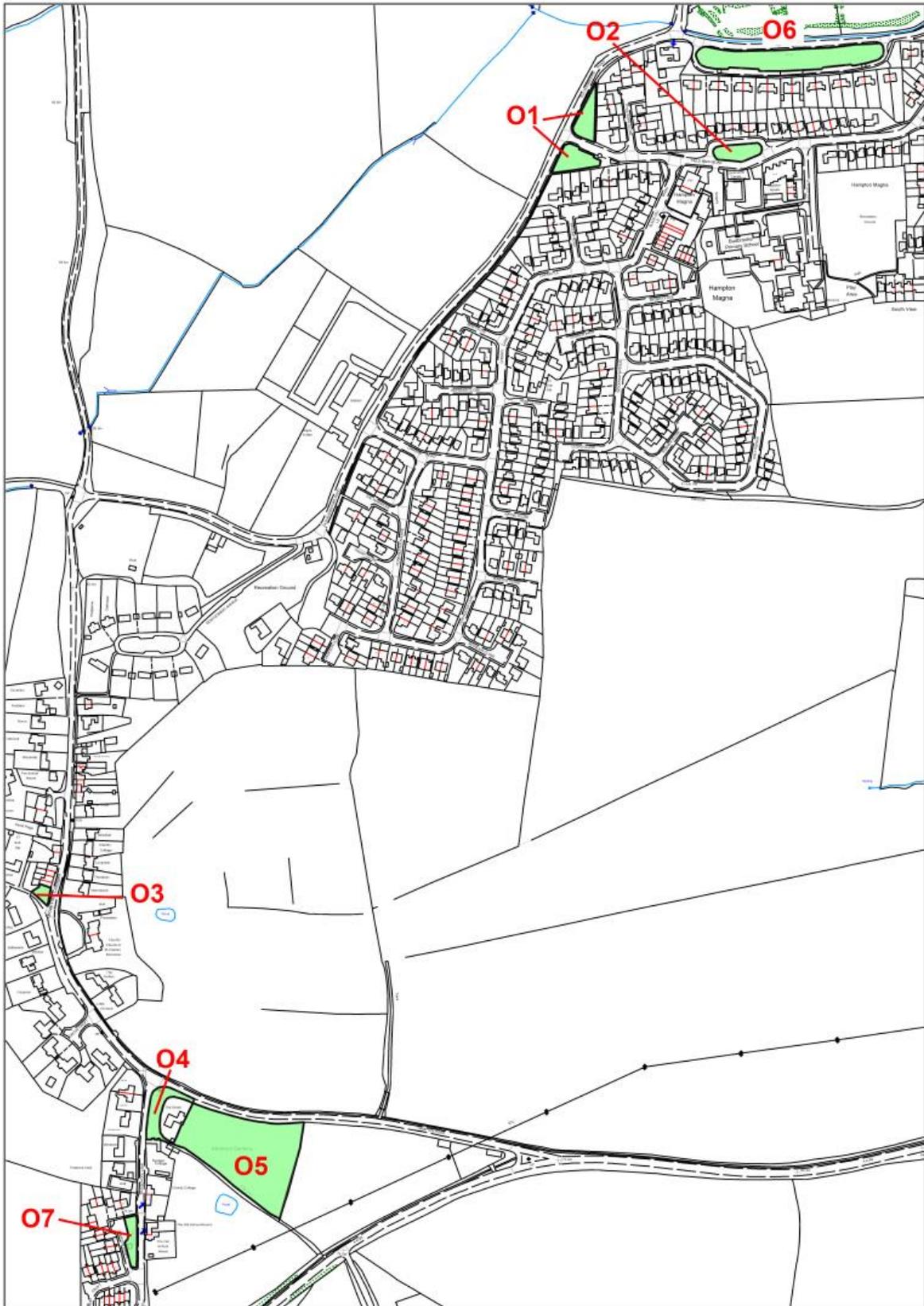
Development affecting these open spaces will not be permitted.

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. Priority will be given to the following proposals:

- Extend or improve Budbrooke Community Centre
- Install a foot & cycle bridge across the A46 to easier access into Warwick
- A Bowls green with pavilion
- An outdoor gym
- A play area for children and young people
- A community garden
- Provision new Allotments

Consultation with local residents has indicated that full funding or contributions to the facilities list above would be a valuable use of CIL money. Further consultation will be required to make a final decision.



Map 2b Open Spaces Budbrooke Parish
© Crown Copyright and database rights 2011 Ordnance Survey



5.2 Housing

- 5.2.1 The emerging new Warwick District Plan identified in Policy H1 that Hampton Magna is a Growth Village inset within the Green Belt and Hampton-on-the-Hill is a Limited Infill Village, washed over by the Green Belt. The need to preserve the openness of the Green Belt as a buffer between the villages and surrounding towns is a particularly important aspect of the Local Plan and the neighbourhood Plan. Therefore, it is important that new large-scale housing development within Hampton on the Hill or Hampton Magna is confined to the location identified in Map 3.
- 5.2.2 Policy DS10 Broad Location of Allocated Housing Sites identifies that sites within the Growth Villages and rural area should provide 763 new houses over the plan period (up to 2029). DS11 identifies that Hampton Magna will be providing an estimated number of 245 dwellings on two sites identified.
- 5.2.3 The community considers it a key issue to ensure that the new development integrates with the existing village and does not have a detrimental effect on the amenity of the existing residents.
- 5.2.4 This Neighbourhood Plan contains a detailed design framework for the new housing sites. This framework sets out a set of principles to steer the design and delivery of both sites.
- 5.2.5 The census shows that 31% residents are over 60 years old and 20.9% of households are One Person Households; Aged 65 and Over were over half of this. One Family Only Households with 65 and over was a further 13.7%. This indicates the need for residents to downsize.
- 5.2.6 The survey shows that 45% of residents who have lived locally for 25 years or more are keen to downsize. There is a history of family's upscaling their homes as families grew by extending existing homes or by moving within the parish. As children move away the reverse option would be welcomed such as the demand for bungalows with gardens.
- 5.2.7 The survey showed that 22% of respondents wanted accommodation for single people and 25% indicate a need for low cost starter homes. The census shows a 10% local shortage of one and two-bedroom homes.
- 5.2.8 The survey shows that 11% of respondents wanted self or custom build option. Additionally, 10 people have registered their interest in forming a communal group to progress this option with some urgency.



Policy BNDP5 Development Principles - Residential Allocations

Development of the two sites identified in Map 3 below will only be considered acceptable subject to the following design principles:

Density

1. The density of the site should not exceed 35 dwellings per hectare (gross) in keeping with the context of the immediate surrounding area.

Traffic

2. Traffic implications must be carefully considered and mitigated
3. Multiple access point should be investigated
4. Design of main residential streets to include planting of street trees
5. Through a sensitive design response to each site, where necessary, traffic calming measures should be included within the design of new developments to help naturally slow traffic

Construction Phase

6. Consideration should be given to a temporary access road to the site e.g. across fields north of Leasowe's Farm house from Henley Road or the access point from the former services Northbound on A46
7. Construction hours and deliveries will be conditioned
8. 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

Layout

9. Establish a well-connected internal street environment, including the existing public rights of way
10. Establish pedestrian and cycle-way linkages between the existing housing, services and the site
11. Provide new footpath connections linking existing rights of way
12. Includes adequate off-street parking for each dwelling in accordance with Warwick District Council's adopted standards (presently SPD Vehicle Parking Standards adopted 2007)
13. Bungalows should be an integral part of new housing to cater for the needs of residents who wish to remain living in the village

Design

14. Proposals for the development of each site should include a proper and detailed site appraisal or survey which identifies the attributes of the site and its immediate surroundings
15. Design is in accordance with Design Policy BNDP7
16. Boundary treatments should respect the rural environment
17. Maintain existing trees and hedgerows, wherever possible
18. Houses will generally be a maximum two storeys in keeping with the immediate surrounding area



19. 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 up to date housing needs surveys/information.
20. A key feature at each development site should be that low cost and market homes are indistinguishable and are located in several clusters across the site, so as to avoid an over concentration of one type in a single location on the site
21. Introduce fibre broadband to new development from existing green boxes and extend where possible to cater for the increasing number of internet based micro companies
22. A good proportion of dwellings should to be designed to meet the needs of a variety of different age groups including older residents and residents requiring specialist homes to accommodate people with disabilities. They must also demonstrate as a minimum that they meet the space and accessibility requirements of the Building Regulations (including Lifetime Home Standards and Building for life 12), reflecting identified local demand.

Affordable Housing (as defined by the NPPF)

Affordable Housing should be provided in accordance with Warwick Local Plan policies and the Warwick District Council SPD "Affordable Housing"

23. Residential development on sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sq. m will not be permitted unless provision is made for 40% affordable housing (subject to viability)
24. All such proposals will be required to provide dwellings, remaining affordable and available in the first instance and in perpetuity to people with local connections, where practicable. In the unlikely event that insufficient needs are identified housing will be offered to other rural parishes in line with the Parish and/or District Council lettings policy. Homes should be offered initially and subsequently to people who have a local connection. 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
25. 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, where possible. (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.)
26. Affordable homes will be mixed among open market homes wherever both are represented on the site

Self-Build

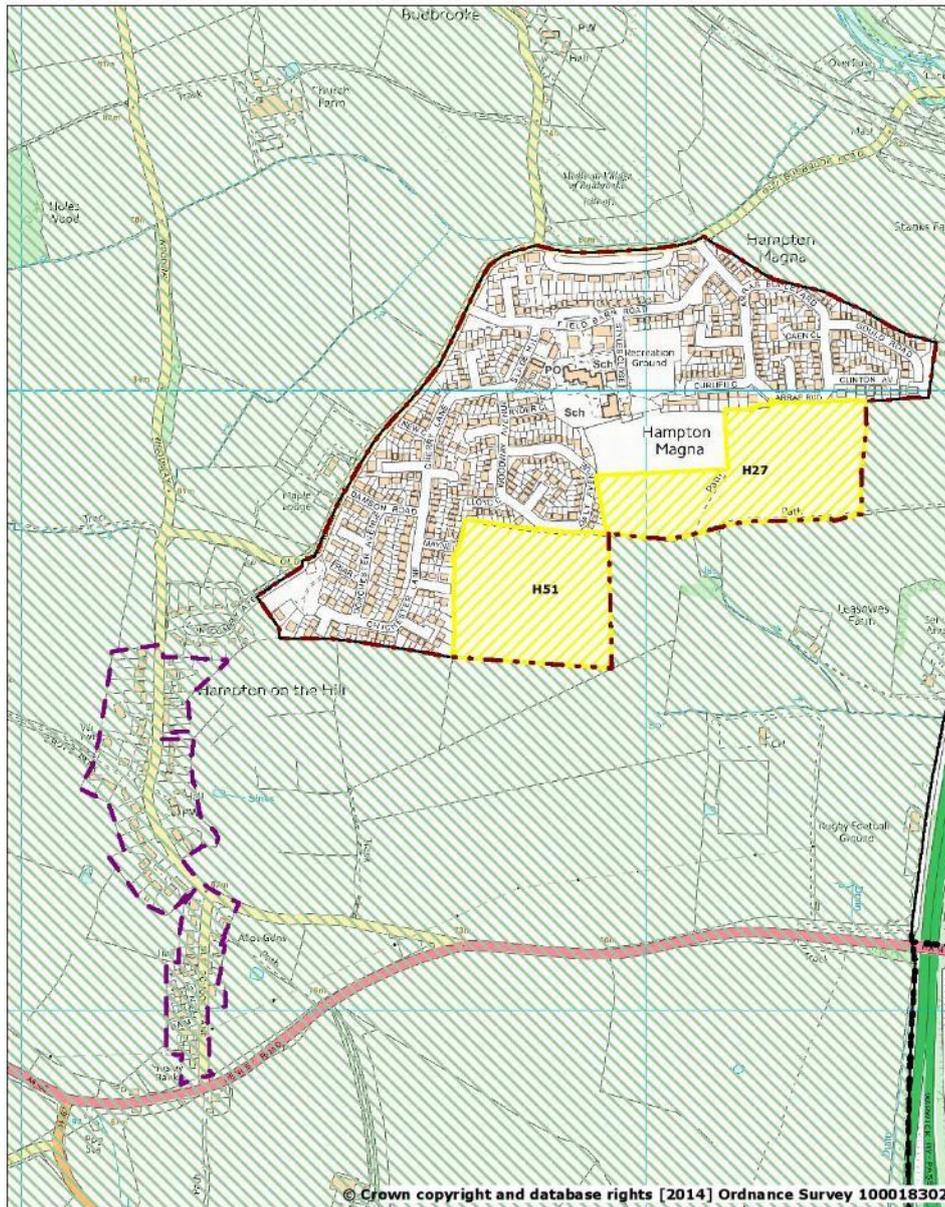
27. Proposals for self-build and custom-build dwellings will be supported and encouraged in conformity with legislation and NPPF paragraph 59



to address the need for local people wishing to build, and live in, their own home.

28. Proposals will be in accordance with adopted WDC policy and future supplementary planning documents.

The Parish Council's views on how this might happen are detailed in Appendix 2.



Key

- WDLP - Green Belt (DS19)
- WDLP - Housing Allocations (DS11)
- Site Ref
- WDLP - Infill Village Boundaries
- WDLP - Growth Village Envelopes (H10)

20. Hampton Magna and Hampton on the Hill (2017 Mods)

Local Plan Policies Map

Map 3 Hampton Magna residential allocations
 © Crown Copyright and database rights 2011 Ordnance Survey



5.2.9 The Budbrooke Housing Needs Survey was carried out in 2014. The results indicated 15 respondents expressed a need for alternative housing. The specific needs are as follows:

Housing Association rented

- 1 x 1 bed flat
- 3 x 2 bed house

Housing Association shared ownership

- 1 x 1 bed flat
- 2 x 2 bed house

Owner/occupier

- 1 x 1 bed flat
- 1 x 2 bed flat
- 2 x 2 bed bungalow
- 2 x 3 bed bungalow
- 1 x 3 bed house
- 1 x 3 or 4 bed house

5.2.10 The 2011 Census information relating to, tenure mix, house type and number of bedrooms in dwellings within the designated area is as follows:

Table 1- Housing and Tenure Mix

	England		West Midlands Region		Warwick Authority		Budbrooke Parish	
	Count	%	Count	%	Count	%	Count	%
All Households	22,063,368		2,294,909		58,679		782	
Total Owned	13,975,024	63.4%	1,489,094	64.9%	39,111	66.7%	672	85.9%
Shared Ownership	173,760	0.8%	15,230	0.7%	510	0.9%	4	0.5%
Social Rented	3,903,550	17.7%	435,170	19%	7,866	13.4%	47	6%
Private Rented	3,715,924	16.8%	321,670	14%	10,513	17.9%	57	7.3%
Living rent free	295,110	1.3%	33,745	1.5%	679	1.2%	2	0.3%

**Table 2 – Accommodation type**

	England		West Midlands Region		Warwick Authority Area		Budbrooke Parish	
	Count	%	Count	%	Count	%	Count	%
All Households	22,063,368		2,294,909		58,679		782	
Detached	4,949,216	22.4%	547,026	23.8%	14,453	24.6%	471	60.2%
Semi-detached	6,889,935	31.2%	854,301	37.2%	18,356	31.3%	231	29.5%
Terraced	5,396,459	24.5%	524,532	22.9%	12,660	21.6%	45	5.8%
Flat	4,668,839	21.2%	356,386	15.5%	12,870	21.9%	35	4.5%
Caravan etc.	80,964	0.4%	7,885	0.3%	108	0.2%	0	0%
Shared dwelling	77,955	0.4%	4,779	0.2%	232	0.4%	0	0%

Table 3 – Number of Bedrooms

	England		West Midlands Region		Warwick Authority Area		Budbrooke Parish	
	Count	%	Count	%	Count	%	Count	%
All Households	22,063,368		2,294,909		58,679		782	
No bedrooms	54,938	0.2%	5,375	0.2%	116	0.2%	0	0%
1 bedroom	2,593,893	11.8%	221,376	9.6%	6,049	10.3%	36	4.6%
2 bedrooms	6,145,083	27.9%	579,677	25.3%	16,314	27.8%	84	10.7%
3 bedrooms	9,088,213	41.2%	1,077,787	47%	21,771	37.1%	483	61.8%
4 bedrooms	3,166,531	14.4%	317,861	13.9%	10,415	17.7%	141	18%
5+ bedrooms	1,014,710	4.6%	92,833	4%	4014	6.8%	38	4.9%



Policy BNDP6
Scale and type of new housing within Hampton Magna and Hampton-on-the-Hill.

Hampton Magna is an inset village in the Green Belt. Hampton-on-the-Hill is washed over.

In order to retain the rural character of the designated area, proposals for new housing within Hampton Magna (Map 3) and Hampton on the Hill (Map 3) will only be permitted in accordance with the following criteria:

- (a) Is in accordance with National Green Belt policy and with Government Guidance; and
- (b) Located on an infill site
- (c) Maintains an appropriate density in context with the immediate surrounding area and not exceeding 35 dwellings per hectare
- (d) Ensures appropriate and safe access can be achieved
- (e) Provides appropriate residential amenity for future occupiers (not located adjacent to noise generating agricultural, industrial or commercial activities)
- (f) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape in accordance with the design policies of this plan
- (g) Incorporates originality, innovation and initiative in design, where appropriate;
- (h) Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing and self/custom build, to meet the needs of all sectors of the community
- (i) Reflects the scale and function of the settlement
- (j) Includes adequate off-road parking in line with Warwick District Council's adopted standards (Presently SPD - Vehicle Parking Standards adopted 2007), garaging and private and public amenity space for future residents
- (k) Reflects the needs of the ageing population, in line with census and survey information, to provide the necessary facilities to cater for the needs of residents who wish to remain living in the village
- (l) Is in accordance with all other relevant policies
- (m) Sustainable construction, low carbon technologies and use of innovative solutions will be encouraged such as grey water recycling, rainwater harvesting, and reed beds for sewerage and opportunities for local food production, such as allotments /integrated community gardens

For the purposes of this policy infill is defined as

- Development which fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages, normally residential, adjoining on at least two sides
- Development within the settlement which does not involve outward extension of that area
- Development of the site is a complete scheme and not the first stage of a larger development.



5.3 Design, Built and Natural Environment

5.3.1 The design and integration of new development is crucial to the character of villages in the area.

5.3.2 Policy DP1 of the Warwick Local Plan (1996-2011) states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

5.3.3 Policy DS3 - Supporting Sustainable Communities of the emerging Warwick Local Plan states:

We will promote high quality new development including:

- a) delivering high quality layout and design which relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs;*
- b) caring for our built, cultural and natural heritage;*
- c) regenerating areas in need of improvement;*
- d) protecting areas of significance including high quality landscapes, heritage assets and ecological assets;*
- e) delivering a low carbon economy and lifestyles and environmental sustainability.*
- f) delivering communities and developments that are safe, secure and experience very low crime levels'*

5.3.4 The Parish Council consider it to be essential that the character of the villages and the surrounding landscape should be protected and enhanced.



Policy BNDP7 Design of Development in Budbrooke Parish.

The designated area has a distinctive and special character. All new development within the area will be permitted where it makes a positive contribution to that distinctive character and be of good design and quality. In seeking to protect and enhance the unique identity of the area, all development will be expected to take account of the following:

- (a) Contributes to local identity, and sense of place
- (b) Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, existing layout, spaces, vegetation, water areas and other features of the street scene
- (c) Use, and where appropriate re-uses, local and traditional materials or suitable artificial alternatives



- (d) Does not result in backland development which has a detrimental impact on the character of the villages
- (e) Includes adequate parking, garaging and private and public amenity space for future residents
- (f) Ensures the use of space and landscape design is appropriate; and in keeping with the open-plan nature of the existing developments
- (g) Relates well to the street and have an active frontage
- (h) Respects local settings and garden forms/landscaping
- (i) Ensures movement to, within, around, and through the development is acceptable
- (j) Encourages originality, innovation and initiative
- (k) Includes appropriate energy efficiency and conservation measures
- (l) Uses Sustainable Drainage Systems
- (m) Uses appropriate lighting for the location

5.3.5 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. Any development should have regard to Warwick District Council's evidence base relating 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.

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 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.

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 relevant to protecting and enhancing local landscape character.



Policy BNDP8

Protecting and enhancing local landscape character

Development proposals will be required to incorporate the following landscape design principles:

1. Development proposals should seek to preserve and enhance the character of the villages and surrounding scattered rural settlements and farmsteads. Schemes will be expected to conserve and protect the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed, through the use of appropriate styles and sustainable locally distinctive materials
2. Areas and species of national and local importance for biodiversity should be preserved and enhanced. Landscaping schemes will be required to incorporate planting schemes which use traditional and locally appropriate species to support and enhance biodiversity. Species should be appropriate to the location and setting in terms of type, height, density and the need for on-going management. When constructing boundaries native tree species should be used. Existing hedgerows should be retained, and the establishment of new native hedges is encouraged to support and protect wildlife, wherever possible.
3. Development proposals should conserve important local landscape features and species wherever possible. Mature and established trees should be protected and incorporated into landscaping schemes wherever possible
4. Development proposals should provide linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats
5. The conservation of traditional farm buildings through continued and appropriate new uses is supported and repairs and alterations should use local materials and techniques wherever possible
6. 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



5.4 Traffic and Highways

5.4.1 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.

5.4.2 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 in to 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.

5.4.3 The NPPF states at Paragraph 29 that transport policies have an important role to play in facilitating sustainable development, but also in contributing to wider sustainability and health objectives. It also states at paragraph 30, that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

5.4.4 Policy TR3 of the Warwick Local Plan (2011-2029) states that contributions towards transport improvements will be sought from all development that will lead to an increase in traffic on the road network.



5.4.5 In the survey of parishioners in respect of the question “What residents do not like about the planned new homes in Hampton Magna” the largest number of respondents expressed their concerns that development would increase traffic pollution, damage the village atmosphere, busier more dangerous with more cars pre and post development.

5.4.6 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.

5.4.7 As employment opportunities within the parish are limited, it is highly likely that most of the new residents will also commute by car to work outside of the parish, raising further concerns re increased traffic congestion and pollution.

5.4.8 Many residents consider an additional link road would be an option to alleviate traffic congestion. 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.

Policy BNDP9 Traffic Management and Transport Improvements

Proposals for improvements in road safety and traffic management will be fully supported by the Neighbourhood Development Plan. All new development will be expected to satisfy the following criteria, where possible:

- (a) The safety of all roads users will not be compromised
- (b) There will be no demonstrable adverse impact on the capacity and operation of the highway network that are not outweighed by other benefits of the development
- (c) There is adequate off-road parking to serve the development in accordance with Warwick District Council's Standards (presently SPD – Vehicle Standards adopted 2007)
- (d) There is safe access, egress and appropriate visibility to serve the development and
- (e) Existing on-street parking problems are not exacerbated by the development.

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the parish:

- 1. Highway improvement schemes to promote the safety of pedestrians and cycle users
- 2. Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the villages
- 3. Increasing public and community transport to and from the designated area
- 4. Measures to deal with tackling traffic congestion

The parish council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the village

Policy BNDP10 Sustainable Transport measures

Proposals should, where appropriate, make provision for sustainable transport measures, through:

- (a) providing pavements and cycle paths enabling residents of all ages and abilities to walk, cycle or utilise mobility vehicles safely from their homes to connect with existing footways, where available, in order to gain access to village services and facilities
- (b) providing where possible, and where funding and developer contributions allow, new pedestrian and cycle routes or improving existing village networks, including appropriate signage, to serve new development; for



example, a foot/cycle bridge over the A46 to improve access to Warwick Town

- (c) taking the opportunity to contribute to establishing or enhancing pedestrian and cycle routes through the villages and beyond
- (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

5.4.7 As part of any proposal to provide a foot/cycle link over the A46, Highways England will need to be consulted in relation to any proposed measures that directly impact on the Strategic Road Network.

5.5 Employment

5.5.1 The Parish Council consider it important to protect existing employment premises and support new small-scale employment opportunities including working from home.

5.5.3 Policy EC1 of the Warwick Local Plan (2011-2029) relates to directing new employment development in rural areas and states:

New employment development will be permitted in the rural areas in the following circumstances:

- a) To promote sustainable development in the growth villages (identified on the Policies Map)
- b) For the diversification of agricultural and other land based rural businesses in accordance with policy EC2
- c) Within the major sites identified on the policies map in accordance with Policy MS2
- d) Within the allocated sub regional employment site where it provides for sub regional employment needs in accordance with DS16
- e) To support the sustainable growth and expansion of rural business and enterprise

In all instances applicants will be required to demonstrate that:

- a) The proposal would not generate significant traffic movements which would compromise the delivery of wider sustainable transport objectives, including safety, in accordance with TR2
- b) The design and scale of the proposal would not have a detrimental impact on the landscape and character of the area

In the Green Belt proposals will be determined in line with national policy and Policies MS1 and MS2



Policy BNDP11
Supporting and enhancing existing small scale local employment.

Existing sources of local employment will be protected.

Redevelopment or change of use of existing employment premises will only be permitted when:

- (a) The employment premises have been empty for 18 months or more and during that time actively marketed without securing a viable alternative employment use or
- (b) Equivalent, or better, provision is made, elsewhere within the parish, to replace the proposed loss of local employment space

The development of new small-scale local employment opportunities and homeworking will be permitted within the Neighbourhood Development Plan area providing that they:

- (c) Give priority to the re-use of a brownfield site, or the conversion of an existing building
- (d) Are of a scale appropriate to the immediate surroundings
- (e) Do not have a detrimental impact on surrounding residential amenity
- (f) Do not lead to the loss of open space or green infrastructure
- (g) Are located close to existing highways and do not have an unacceptable impact on traffic
- (h) Are in accordance with all other relevant policies of this plan
- (i) Does not have a detrimental impact on the openness of the Green Belt in accordance with NPP
- (j) Introduce fibre broadband to new development from existing green boxes and extend where possible



6 Next Steps

- 6.1 This Draft Plan has been prepared by the Neighbourhood Development Plan Sub-Group, supported by planning consultants Kirkwells.
- 6.2 The results of the first formal consultation has been considered very carefully and used to finalise and amend the first Draft Neighbourhood Development Plan. However, midway through this process Warwick District Council submitted modifications on its Local Plan to the Planning Inspector following a protracted discussion about process. The Planning Inspector set conditions for agreeing modifications which had substantial impact on Budbrooke by adding an additional site for development thereby more than doubling the number of new dwellings proposed for 100 to 245. The Local Plan and its modifications have been subject to an Examination in Public and are now adopted.
- 6.3 A Consultation Statement is published alongside the submission version of the Plan setting out how the representations received, together with the Screening Opinion for Strategic Environmental Assessment have been considered and used to influence and inform the content of the Plan.
- 6.5 This “Submission” Neighbourhood Development Plan, together with all supporting documentation will be submitted to Warwick District Council, and a further consultation will take place. 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.
- 6.6 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 District and National Planning Policies.



Appendix 1 – Relevant Planning Policies

National Planning Policy Framework (NPPF)

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

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

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. ***Building a strong, competitive economy.***
2. ***Ensuring the vitality of town centres***
3. ***Supporting a prosperous rural economy***
4. ***Promoting sustainable transport***
5. ***Supporting high quality communications infrastructure***
6. ***Delivering a wide choice of high quality homes***
7. ***Requiring Good Design***
8. ***Promoting healthy communities***
9. ***Protecting green belt land***
10. ***Meeting the challenge of climate change, flooding and coastal change***
11. ***Conserving and enhancing the natural environment***
12. ***Conserving and enhancing the historic environment***
13. ***Facilitating the sustainable use of minerals***

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:



- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184: Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185: Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

Warwick Local Plan (2011-2029)

Strategic Policy

- Policy DS1 Supporting Prosperity
- Policy DS2 Providing the Homes the District Needs
- Policy DS3 Supporting Sustainable Communities
- Policy DS4 Spatial Strategy
- Policy DS5 Presumption in Favour of Sustainable Development
- Policy DS6 Level of Housing Growth
- Policy DS7 Meeting the Housing Requirement:
- Policy DS10 Broad Location of Allocated Housing Sites
- Policy DS11 Allocated Housing Sites
- Policy DS19 Green Belt

Prosperous Communities

- Policy PC0 Prosperous Communities
- Policy EC1 Directing New Employment Development
- Policy EC2 Farm Diversification
- Policy EC3 Protecting Employment Land and Buildings

Retail and Town Centres

- Policy TC16 Design of Shop Fronts
- Policy TC17 Local Shopping Facilities
- Policy TC18 Farm Shops



Culture Leisure and Tourism

- Policy CT2 Directing New or Extended Visitor Accommodation
- Policy CT4 Extensions to Tourism, Cultural or Leisure Facilities in Rural Areas:
- Policy CT5 Infrastructure Contributions to Meeting Places, Cultural Facilities and Public Art

Housing

- Policy H0 Housing
- Policy H1 Directing New Housing:
- Policy H2 Affordable Housing:
- Policy H3 Affordable Housing on Rural Exception Sites
- Policy H4 Securing a Mix of Housing:
- Policy H5 Specialist Housing for Older People
- Policy H7 Meeting the Accommodation Needs of Gypsies and Travellers
- Policy H10 Bringing forward Allocated Sites in the Growth Villages:
- Policy H11 Limited Infill Housing Development in the Green Belt
- Policy H12 Housing for Rural Workers
- Policy H13 Replacement Dwellings in the Open Countryside
- Policy H14 Extensions to Dwellings in the Open Countryside;

Sustainable Communities

- Policy SC0 Sustainable Communities:

Built Environment

- Policy BE1 Layout and Design:
- Policy BE3 Amenity
- Policy BE4 Converting Rural Buildings
- Policy BE5 Broadband Infrastructure:

Transport

- Policy TR1 Access and Choice
- Policy TR3 Transport Improvements
- Policy TR4 Parking

Healthy Safe and Inclusive Communities

- Policy HS1 Healthy, Safe and Inclusive Communities
- Policy HS2 Protecting Open Space, Sport and Recreation Facilities
- Policy HS3 Local Green Space:
- Policy HS4 Improvements to Open Space, Sport and Recreation Facilities
- Policy HS5 Directing Open Space, Sport and Recreation Facilities
- Policy HS6 Creating Healthy Communities:
- Policy HS7 Crime Prevention
- Policy HS8 Protecting Community Facilities:

Climate Change

- Policy CC1 Planning for Climate Change Adaptation
- Policy CC2 Planning for Renewable Energy and Low Carbon Generation
- Policy CC3 Buildings Standards Requirements:



Flooding and Water

- Policy FW1 Reducing Flood Risk
- Policy FW2 Sustainable Drainage
- Policy FW3 Water Efficiency
- Policy FW4 Water Supply

Historic Environment

- Policy HE1 Protection of Statutory Heritage Assets
- Policy HE2 Protection of Conservation Areas
- Policy HE3 Control of Advertisements in Conservation Areas
- Policy HE4 Protecting Historic Parks and Gardens
- Policy HE5 Locally Listed Historic Assets:
- Policy HE6 Archaeology

Natural Environment

- Policy NE1 Green Infrastructure
- Policy NE3 Biodiversity
- Policy NE4 Landscape
- Policy NE5 Protection of Natural Resources
- Policy NE7 Use of Waterways

Neighbourhood Planning

- Policy NP1 Neighbourhood Plans
- Policy NP2 Community-led Planning

Plan Delivery Policies

- Policy DM1 Infrastructure Contributions



Appendix 2 – Self and Custom Build Matters

Budbrooke Parish Council fully supports the promotion of custom and self-build housing in the Parish.

Custom and self-build housebuilding is a key element of the government's agenda to increase supply and tackle the housing crisis, as evidenced by the Conservative government's aspiration to at least double the number of custom and self-built homes by 2020.

Subsequently, new legislation has been introduced and guidance has been published to support an increase in self-build and custom housebuilding:

The Self-build and Custom Housebuilding Act (March 2015)

<http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted>

The Self-build and Custom Housebuilding (Register) Regulations 2016 (commenced 1st April 2016)

<http://www.legislation.gov.uk/uksi/2016/105/contents/made>

Self-build and Custom Housebuilding Planning Practice Guidance (April 2016)

<http://planningguidance.communities.gov.uk/blog/guidance/self-build-and-customhousebuilding/>

Housing and Planning Act 2016

<http://www.legislation.gov.uk/ukpga/2016/22/contents/enacted/data.htm>

Warwick District Council is under a duty to keep a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom build.

Defining Custom and Self-Build

Self-build and custom housebuilding are defined in the Housing and Planning Act as: "...the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person."

The definition underlines the importance of the role that the future occupier takes. LPAs and other stakeholders recognise various models of self-build and custom housebuilding including: individual and group delivery mechanisms to acquire land, secure planning permission, fund the costs and procure the dwellings. Where a developer delivers speculative units (notwithstanding a purchaser could make various choices during the construction phase (e.g. kitchen and bathrooms)) for profit, this is outside the definition. If the future occupier is involved in the full planning process it is recognisable as within the definition of self or custom build. However, because developers funding the enabling works (including the planning permission) to bring forward land for sale to self-builders is likely to be an important mechanism in allowing demand for self-build sites to be met, there remains some



grey area in the definition at least until such time as the reserved matters or details for approval application is submitted and the future occupier can be identified.

Custom and self-build housing is another mechanism for providing affordable housing for local people. There has been a positive response by the parishioners to this issue.

Through the Neighbourhood Plan, the Parish Council would like to see landowners and developers in the Parish working with self-build groups and individuals to identify plots on the sites which will be allocated as self-build plots.

NPPF Paragraph 59

Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

MM45 - HNEW1 Custom and Self-Build Housing Provision [at the time of publication this policy is out for consultation]

Custom and Self-Build Housing Provision

1. Proposals for custom and self-build housing in the district are encouraged and will be approved in suitable, sustainable locations:
 - a. sites to the south of Coventry
 - b. other major strategic housing sites
 - c. brownfield sites in built-up areas,
 - d. growth villages
 - e. appropriate locations within infill villages
subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including green belt, historic and environmental designations.
2. Neighbourhood plans are encouraged to identify sites for self / custom build. The neighbourhood plan may also establish a locally derived design code.
3. The Council will produce an SPD to assist in the delivery of self / custom build dwellings.



Glossary of Terms

Term	Meaning
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Backland Development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Brownfield Land	Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape or have been overtaken by nature conservation value or amenity use.
Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2011.
Community facilities	Land and buildings uses to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community Infrastructure Levy (CIL)	A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.
Custom Build Homes	See Self Build Homes
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (CIL)
Employment land	Land used for office, industrial and warehousing purposes.
Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.



Flood zone	An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.
Green Belt	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purpose of the Green Belt is to;</p> <ul style="list-style-type: none"> • check the unrestricted sprawl of large built up areas • prevent neighbouring towns from merging • safeguard the countryside from encroachment • assist urban regeneration by encouraging the recycling of derelict and other urban land <p>The boundaries of the Green Belt in Warrington, which is contiguous with the Green Belt in Merseyside, Greater Manchester, and North Cheshire, are shown on the Warrington Local Plan Policies Map.</p>
Greenfield land	Land that has not been previously developed, often in agricultural use.
Green infrastructure	A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, and allotment gardens, linear and other open spaces.
Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.



Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels.
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.
Listed Buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Local Green Space	A protected area of land designated in accordance with Paragraphs 76 and 77 of the National Planning Policy Framework
Market housing	Housing sold or rented at full market value.
Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
National Planning Policy Framework (NPPF)	This sets out the Government's planning policies for England and is the framework within which Appleton Parish Council has produced this Neighbourhood Plan.
National Planning Practice Guidance (NPPG)	Online guidance provided by the Government https://www.gov.uk/government/collections/planning-practice-guidance
Neighbourhood (Development) Plan (NDP)	The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.
Planning obligations	See section 106 Agreements.
Previously developed land (PDL)	See Brownfield land.



Registered social housing providers	Either not for profit or profit-making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.
Renewable energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
Scheduled Monument	A nationally important archaeological site or monument given legal protection.
Section 106 agreements	An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).
Self-build homes	Self-build is the practice of creating an individual home for yourself through a variety of different methods. The term self-build is specifically used in the UK and Ireland when an individual obtains a building plot and then builds their own home on that plot.
Strategic Environmental Assessment (SEA)	A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the Warrington Borough Council evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The SHLAA assesses the potential availability of land for housing across the county up to the end of the plan period, and explores any constraints that might affect their suitability, achievability or availability for development.
Strategic Housing Market Assessment	Sub regional market analysis of housing demand and housing need which identified the key drivers in the Housing Market Area.
Sustainable development	In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable drainage systems (SUDS)	Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.



Windfalls	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
Zero Carbon Development	Development that achieves zero net carbon

Members of the Sub Group

Budbrooke Parish Councillors

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

Parishioners

Roger Hamson, Dene Jackson-Clarke, Angie Morrell, Linda Price, Paul Simmons and Andy Thomas

Others contributed from time to time

Kes Lodge - resident

Ian Low – Budbrooke School Governors

Sarah James – Budbrooke School PTA

We acknowledge the help and support of Kirkwells in the preparation of this Plan.



Budbrooke Neighbourhood Development Plan to 2029

Submission Version

November 2017