

# Burton Green Neighbourhood Development Plan 2019 – 2029



Section 16 - Consultation Version

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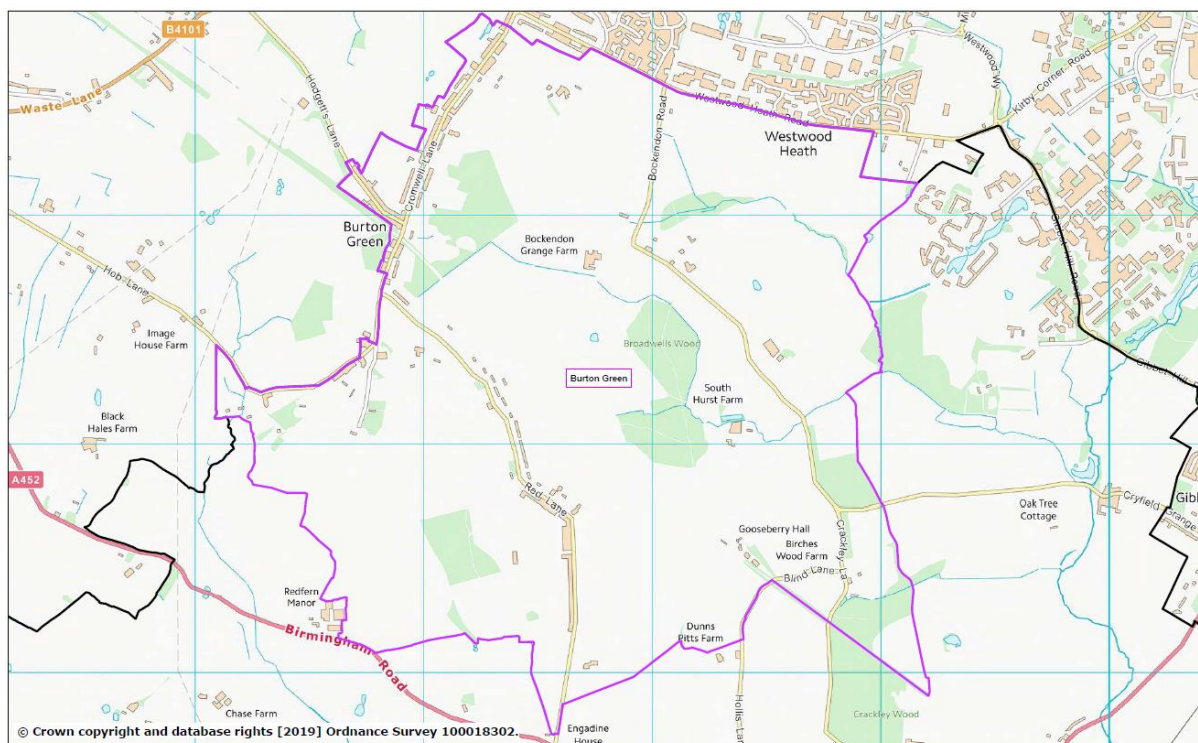
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# 1. INTRODUCTION and The Role of the Neighbourhood Development Plan

## 1.1. Planning Policy Context

- 1.1.1. Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) reissued in February 2019. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDP) must be in general conformity with the strategic policies of the host authorities Development Plan, which is the Warwick Districts Local Plan (WDLP), and have regard to national policy and guidance.
- 1.1.2. In 2014 Burton Green Parish Council (BGPC) published its Burton Green Parish Plan 'Planning for the future'. The aim of the document was to "...provide a resource to share the views of Burton Green residents and put in place plans that will enhance the Parish," and also provides additional community data.
- 1.1.3. BGPC determined in 2017 that the village would benefit from proceeding to the production of a full NDP, conforming to the above NPPF and associated procedures. BGPC established the Neighbourhood Development Plan Steering Group (NDPSG) made up of Parish Councillors and local resident volunteers. Appendix 1 sets out the steering group constitution. The NDPSG was charged to undertake the necessary research, community consultation and document preparation. The resultant draft would be delivered to BGPC, as the qualifying body who would manage the completion, formal public consultation and submission process.
- 1.1.4. An important factor in the timing of this plan was the availability of the Warwick District Council Local Plan (WDLP) which defines the planning context for Burton Green. The WDLP was adopted in 2017 but runs from 2011 - 2029. This NDP must be in general conformity with the strategic policies of the WDLP
- 1.1.5. Once made, this NDP will form part of the Development Strategy for the district alongside the WDLP.
- 1.1.6. The Neighbourhood Area covered by this NDP is the same as the Parish of Burton Green but excludes the area of Warwick University, as shown in Map 1. The NDP area was first agreed by WDC in 2014. During 2017 WDC amended the Burton Green Ward boundary. In order that the NDP maps would be in accord with the changed Burton Green Ward boundary, BGPC applied to WDC to change the BGNDPA. Following the 6 weeks consultation period during which there were no objections, WDC ratified the change so that all NDP maps can reflect the present Burton Green Ward boundary.



**Map 1 - Neighbourhood Development Plan Area**

## 1.2. Plan Period and revisions

- 1.2.1. Though the plan period runs concurrently with the WDLP, national and local planning policy is fluid and changes over time. Similarly, the evidence base underpinning this NDP can and will change over time. BGPC therefore commits to regularly monitor changes in national and local policy and the way in which the NDP is implemented in planning decisions in the NDP Area. A review of the NDP will be carried out at 5-year intervals.
- 1.2.2. This document comprises the NDP. The associated Evidence and Reasoning Document (ERD) records the evidence and reasoning for the policies and allocations contained in the policy. The ERD document contains all the references and hyperlinks to the surveys and analysis providing the evidence base, as well as the planning context of this NDP.
- 1.2.3. Selected other documents are referenced directly to form this NDP, because of their significance and frequency. These use the following abbreviations:

NPPF	National Planning Policy Framework – February 2019
WDLP	Warwickshire District Local Plan
BGRS	2018 Burton Green residents survey report of survey result carried out by Stratford District Council
CCR	BGNPD Community Consultation Report
BGHNS	2018 Burton Green Housing Survey results carried out by Warwick Rural Community Council
BGPP	2014 Burton Green Parish Plan 'Planning for the Future'



- 1.2.4. This NDP has been prepared by the community for the community. This document is the product of an intensive programme of consultation and community events. Each stage of the project has evolved from the needs and desires of the Burton Green community.
- 1.2.5. The NDP project has been led by the NPSG. Details of its constitution are recorded in Appendix 1.
- 1.2.6. The NDPSG has been heartened by the number of people who have engaged with the project to develop the NDP, through active participation in the Steering Group, completing survey questionnaires, participating in community consultation events and delivering and collecting survey envelopes. At least 312 people have been involved.
- 1.2.7. The quarterly newsletter 'Burton Green Bugle' published by the Burton Green Residents Association and delivered to every household in the village has been used to inform the community of the progress of the NDP and forthcoming activity. All the NPDSG meeting summaries are published on the BGPC web-site as are the resident survey and housing needs survey reports. NDPSG also uses the Community email loop and the Burton Green blog to alert the community to forthcoming activity in relation to the NDP process.
- 1.2.8. Information and consultation events have been included in village events at the Village Hall. The Parish Council agenda includes an item relating to NDPSG meetings and activities and public representation and views can be sought at PC meetings.
- 1.2.9. Four community consultation/information activities were undertaken. Full details are included in the Community Consultation Report (CCR).
- 1.2.10. In May 2018 the Burton Green Neighbourhood Development Plan Residents Survey (BGRS) was undertaken, with questionnaires (total of 380) delivered to every household in the village by volunteers.
- 1.2.11. The questionnaires (in sealed envelopes) were collected by the volunteers after 24 May up to the middle of June. 312 resident questionnaires were received, a response rate of 82%, and passed on for analysis by Stratford District Council (SDC). The BGRS report from SDC was delivered to BGPC in July 2018, formally adopted by BGPC and posted on the BGPC website.
- 1.2.12. At the same time as the Residents Survey questionnaires were delivered a Burton Green Parish Housing Needs Survey 2018 (HNS) was also distributed. Warwick Rural Community Council (WRCC) devised, printed and analysed the HNS and presented their report to BGPC in July 2018 which was accepted by BGPC and posted on the BGPC website.
- 1.2.13. NDPSG members during the period of draft plan preparation were Ray Watkin (chair), Beryl Clay, Alan Dearnley-Davison, Paddy Deeley, Sue Elkington, Andrew Gibbs, Mike Lynch, Pras Pakaar, Martin Rothwell, Liz Saxon, Janet Stanworth, Peter Tacon, Deirdre Vernon, Cheryl Wall, and Kristin Watkin.

- 1.2.14. Volunteer members of the community and community organisations who were involved in the distribution and collection of envelopes were Dianne Adams, Hilary Cox, Marion and Dave Hawkins, Helen Hehir, Judi and Mike Hibberd, Janet Hickinbottom, Sue and Nick Hogue, Jackie Lynch, Eileen and John Nisbett, Christine Richards, Christine Smith, Dianne Swindell, Leslie Tacon, Faith Ward, and Mary Webb. Parish councillors and NPSG members were also involved in the exercise.
- 1.2.15. Independent NDP guidance commissioned and carried out by Avon Planning Services (APS), Evesham

### 1.3. Community Projects

- 1.3.1. Community projects describe projects which reflect the aspirations of the community and which the community would like to undertake during the period of this NDP.
- 1.3.2. They are shown in this NDP in blue highlighted boxes, in close association with those policies which enable or facilitate them.
- 1.3.3. Initiatives to undertake further community projects from appropriate community groups will be welcomed. BGPC will facilitate, co-ordinate and (where appropriate) fund the project including the use of Community Infrastructure Levy (CIL) monies.

## 2. THE VILLAGE AND PARISH

### 2.1. Topological and historical context

This introduction to Burton Green from the BGNPG acknowledges John Webb's blog<sup>1</sup>, The West Midlands Village Book<sup>2</sup>, West Midlands Federation of Women's Institutes and the Burton Green History group.<sup>3</sup>

- 2.1.1. The village of Burton Green is a community of 387 houses (WDLP states about 263 dwellings- the difference may be due to the Village Boundary in the WDLP map which does not include the Kenilworth end of Red Lane nor does it include Long Meadow Farm and Hob lane down to Moat Farm) lying in a semi-rural elevated position between Coventry and Kenilworth. Inset in the Green Belt, the village benefits from open views across the countryside including ancient woods, hedgerows and agricultural land.
- 2.1.2. The area is bounded by Westwood Heath Road to the north which is on the boundary with Coventry city. The westerly side of the area is on the boundary with Solihull Metropolitan boundary. The southerly boundary is mainly on agricultural land in Warwickshire. The easterly boundary is again on agricultural land in Warwickshire with the Parish boundary skirting Crackley Wood, Rough Knowles Wood and crossing Whitefield Coppice.
- 2.1.3. There is little evidence of early history, but a bronze artefact has been found in the Westwood area of the Parish and there is some evidence of Roman activity. Burton Bockendon Grange built by Cistercian monks from Stoneleigh Abbey was featured in early maps and evidence of the monk's fishponds can still be seen. In the Middle Ages the area was divided between three manors, Berkswell, Stoneleigh and Redfern which was part of the Kenilworth Castle Estate. The junction of Red Lane, Hob Lane and Cromwell Lane was a point on the cattle droving road between Wales and London.
- 2.1.4. There are a number of listed buildings in Burton Green, including Moat Farm in Hob Lane (c1500), South Hurst Farm Cottage in Crackley Lane (1590s), Long Meadow Farm in Hob Lane (1680s) and Arnold's Farmhouse and Barn (circa 1700) in Cromwell Lane. There is one Scheduled monument, The Moat in Bockendon Road. Oliver Cromwell is associated with the area in the civil war period; it is said that he raised his banner in what is now Banner Lane and marched down Cromwell Lane to the royalist Kenilworth Castle. Deeds of houses at the Coventry end of Cromwell Lane, built on land bought from Lord Leigh in the 1920s, record the name of Cromwell Lane from 1946 and this name was formalized for the entire lane in the 1960s.

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<sup>1</sup> <https://burtongreen.blogspot.com/>

<sup>2</sup> <https://burtongreen.blogspot.com/2010/05/west-midlands-village-book.html>

<sup>3</sup> <https://burtongreen.blogspot.com/p/burton-green-local-history.html>



- 2.1.5. Burton Green Common was established in 1756 when, after the enclosure of agricultural land in Redfern Manor, land in Hob Lane was set aside for common use. Later, cottages developed here and it became the centre of Burton Green. The Hollies at the Hob Lane/ Cromwell Lane end of Red Lane bears the arms of Lord Leigh and is dated 1859. No.1 the Hollies became the village post office during the early part of the 19th century.
- 2.1.6. Burton Green School bears a date stone of 1874 (see 1), but there is evidence that the schoolroom was erected possibly as early as 1842, funded by subscription, on land of the Earl of Clarendon. In 1855 the Floyd family of Berkswell set up a trust funded by rental income from land in Birmingham, to cover expenses and maintenance of the school and ensure a Church of England service was held every Sunday, officiated by the Vicar of Kenilworth, for the spiritual benefits of the inhabitants of Burton Green residing a considerable distance from the Parish Church of Kenilworth.



1 - Burton Green School

- 2.1.7. After the development of the railway through Burton Green in 1884, to connect Kenilworth more directly with Birmingham, steam trains were a feature of the village until the 'Beeching Axe' of 1965. After this the track developed into The Greenway (see 2).



2 - The Greenway

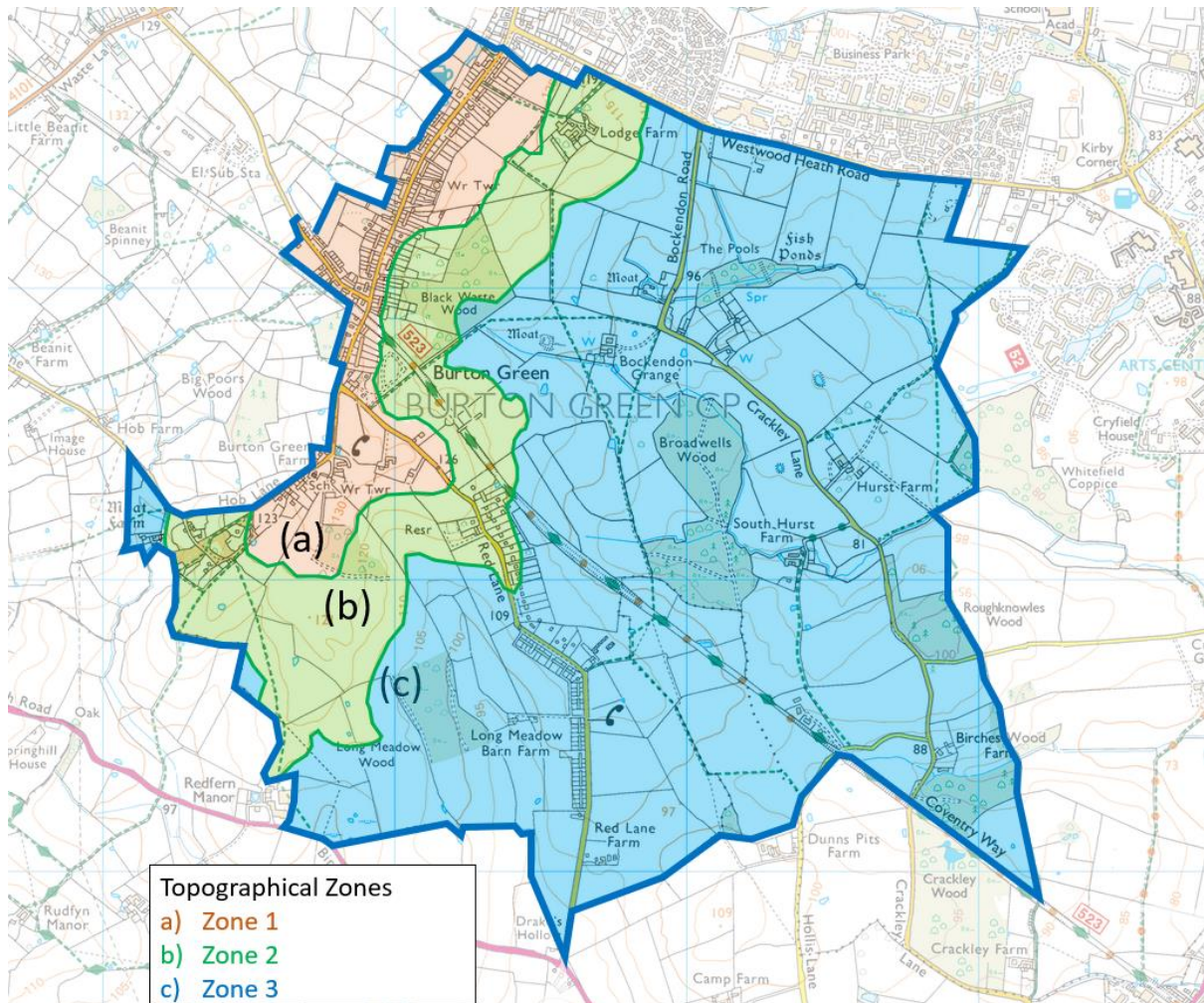
- 2.1.8. In the 1920s, sale of land from the Leigh Estate led to more houses being built along Cromwell Lane, while in Hodgetts Lane the Village Hall was built, being replaced in 1982 by the present hall. Burton Green's landmark, the Water Tower, was constructed in 1932 and it is in this period that the first semi-detached houses in Red Lane were built. During World War II, families from Coventry came out to BG to escape the bombing; some lived in caravans on Seaton's field while others spent the nights with residents. Housing development continued after the War, with some residents living in sheds or caravans on the land where they built their houses.
- 2.1.9. BG has developed into a diverse and active community, characterised by a strong community spirit. The School, Village Hall and the Greenway are the hubs and the separate Parish of BG was established in 2011 and enlarged to include parts of Warwick University in 2015.



3 - Christmas Lunch at Village Hall

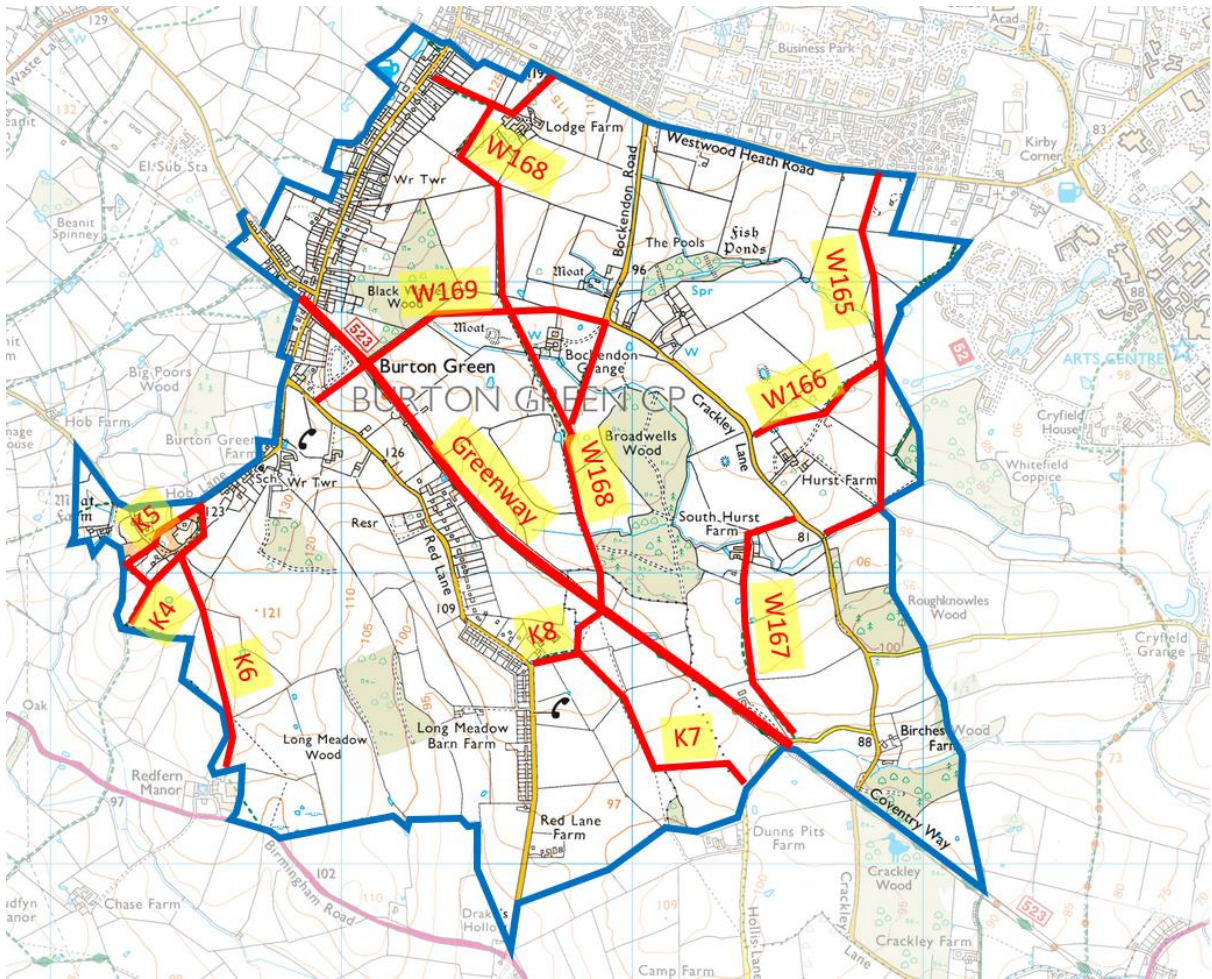
- 2.1.10. Topologically, the Neighbourhood Area has three, distinct zones (see Map 2):
- Zone 1:** The plateau crest which includes Cromwell Lane, Hodgetts Lane and Hob Lane
  - Zone 2:** The rising slopes of agricultural land and woodland which includes Red Lane and the Greenway
  - Zone 3:** The flood plain area of the Crackley gap including Bockendon Road and Crackley Lane





Map 2 - Topographical Zones

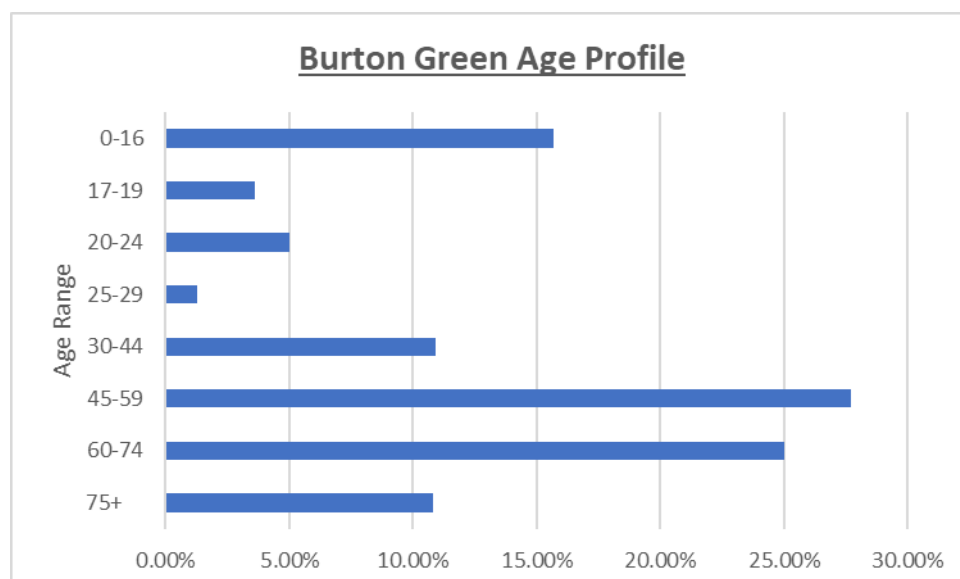
- 2.1.11. The flood plain and rising agricultural land supports arable farming and grazing meadow. Tourism and recreational activities are supported by the Greenway and associated footpaths. (The Natural England maps show the land grades, and all the fields surrounding the built settlement of Burton Green have a high likelihood (>60%) of being 'Best and Most Versatile (BMV)' land.
- 2.1.12. Map 3 shows the public rights of way within the Neighbourhood area (see also <http://maps.warwickshire.gov.uk/rightsofway/>).



Map 3 - Footpaths

## 2.2. Social context

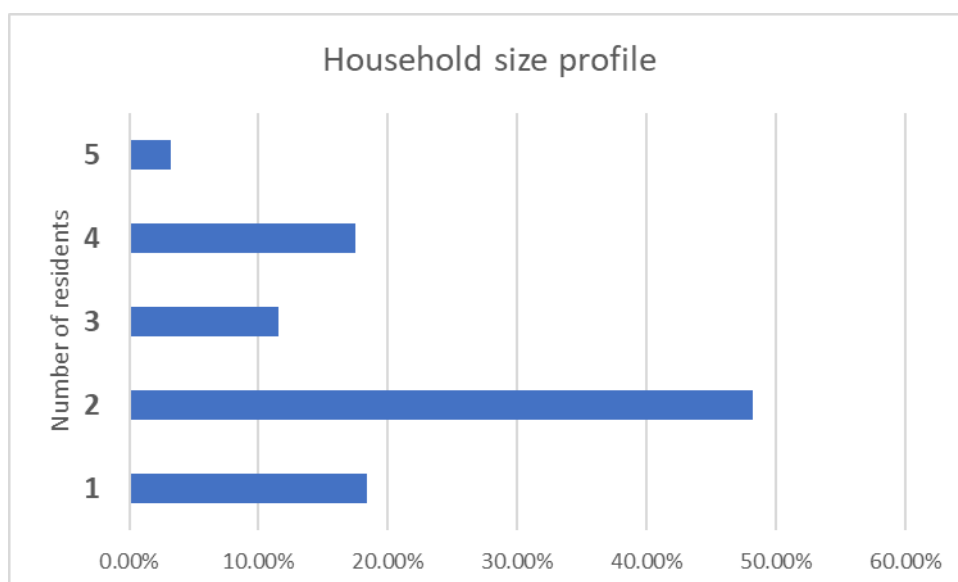
2.2.1. The age profile of the village from the Housing Needs Survey shows:





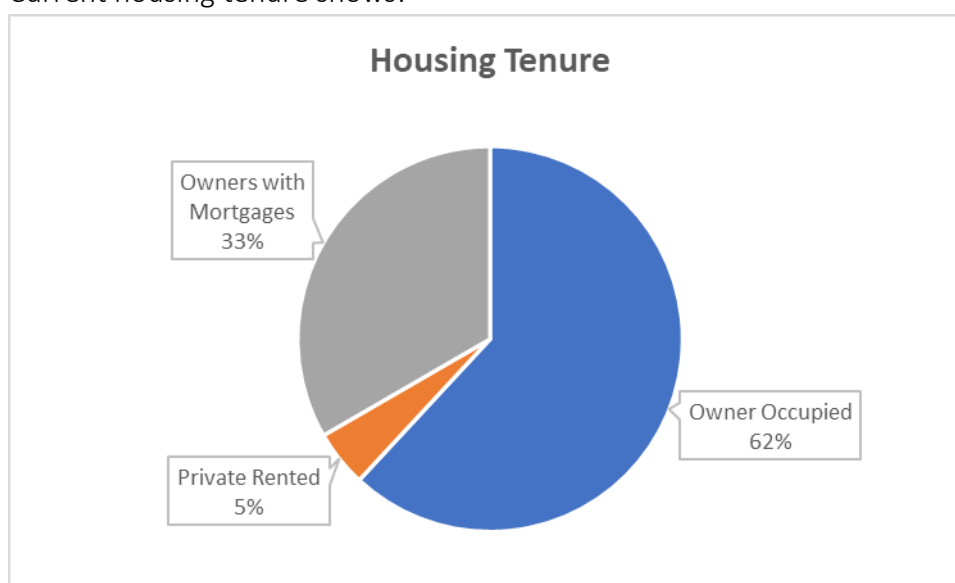
From this the profile it appears that in general there is a good balance of ages of the respondents, although the 30-44 age group is small at 10.9%. The majority of respondents below this age group were living with relatives.

## 2.2.2. Household size profile shows:



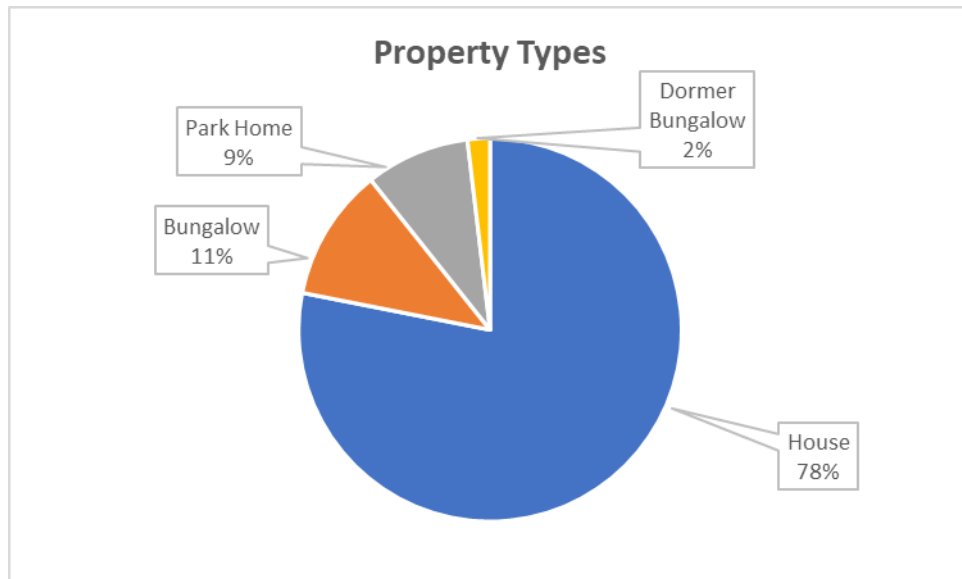
The results show 66% are 1- or 2-person households. Only 13.6% of residents live in a one- or two-bedroom property indicating that there may be a future requirement for smaller properties in the area.

## 2.2.3. Current housing tenure shows:



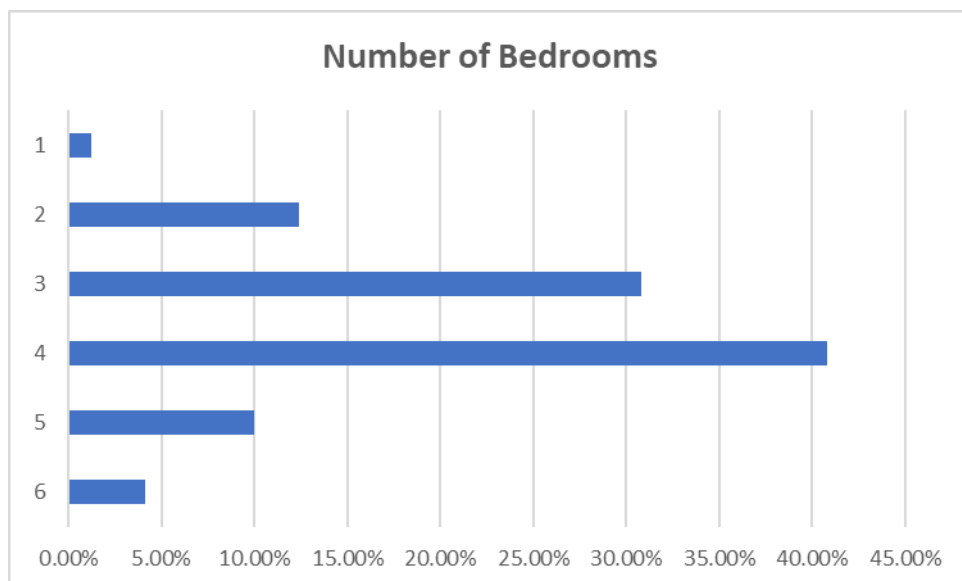
One respondent said they lived in a shared ownership property. There were no responses from people living in social housing tenures.

2.2.4. The Property types occupied are:



There were no responses from people living in flats or apartments.

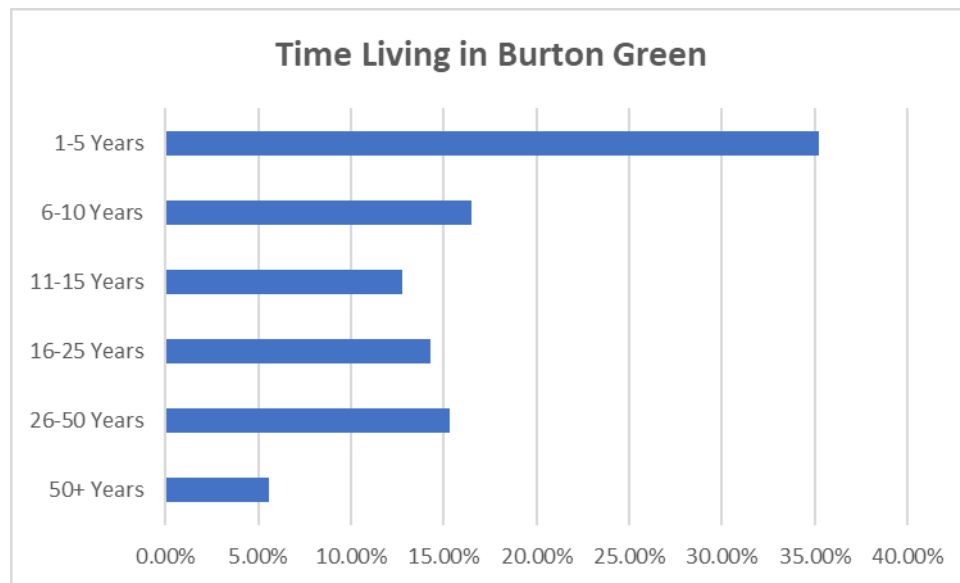
2.2.5. The number of bedrooms per property are:



One respondent lives in a 7-bedroom home.



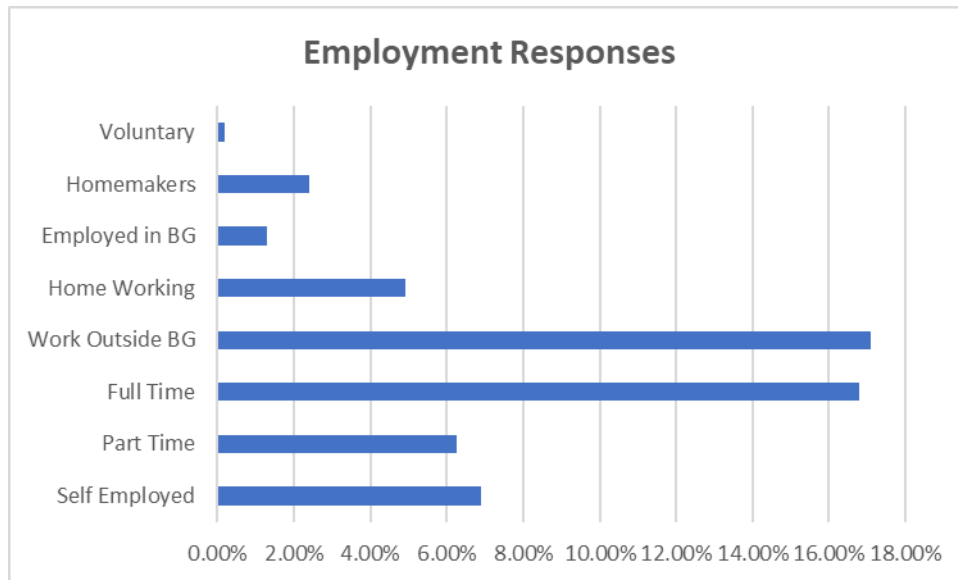
2.2.6. Length of time living in BG:



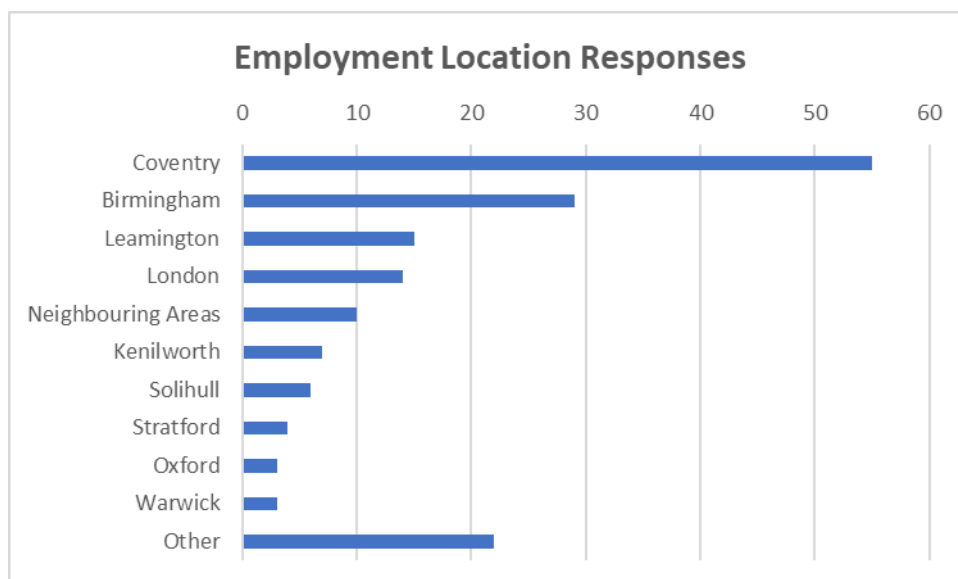
The respondents are individuals, not households, so, for example, a family of four could consist of 2 people living in BG for 10 years, but two young children only for 5 years. Well over 50% of residents have lived in BG for 10 years or more. With the proposed housing developments there will be a significant number of new residents to BG, a change which has influenced the development of the Vision which shapes the NDP.

## 2.3. Employment

- 2.3.1. This question was answered in different ways with some residents giving one answer and others multiple answers. What it does show however, is that while 27% of respondents are retired, 16.1% are in education and part of a family unit, which is encouraging for a balanced population in the village. The majority of respondents are in work with only 0.5% saying they are out of work and only 0.4% classed as 'long-term sick or disabled'. One person said they are a full-time carer.



In response to employment location:



Within 'other locations' were a number of people who work at differing locations, including 'the whole of the UK' and 'all over Warwickshire'.

## 2.4. Services and community facilities

- 2.4.1. The village is currently served by the following bus services:
  - a. A return service between Coventry and Solihull via Burton Green operates hourly with no service on Sunday
  - b. A twice weekly bus to Kenilworth
  - c. School bus to Kenilworth Secondary school am and pm return
  - d. School bus to Heart of England School, Balsall Common am and pm
- 2.4.2. Whilst the majority (89%) of respondents to the BGNPRS rarely or never use the bus services, 6% use the local bus service at least once a week and 5% once a month. However, 50% of respondents felt improved scheduled times would encourage them to use the local bus services more and 32% asked for more destinations.
- 2.4.3. The Village Hall offers a place for a range of diverse activities including worship, exercise classes, Baby and Toddler groups, community meetings, and a variety of social events.
- 2.4.4. The Red Lane children's playground offers a safe environment for toddlers and children to play and enjoy the apparatus in place.
- 2.4.5. The new housing development on Red Lane / Hob Lane will provide a small village green and a playing field area for use during the day by the Primary School and also villagers.
- 2.4.6. There are no medical services in the village, although the Village Hall has resuscitation equipment. Most residents are registered with GP practices in Kenilworth.
- 2.4.7. When asked to rate their satisfaction with the various facilities on offer for BG residents. Their responses illuminate this aspect of the character of BG:
  - a. There was 100% satisfaction for primary education, 95% for secondary education and 93% for preschool and childcare. Satisfaction levels were good for health and welfare – 79%
  - b. Two thirds of residents were satisfied with the provision for arts and culture
  - c. The three services with the lowest satisfaction scores were the facilities for teenagers (15%), for the disabled (31%), and the facilities for pre-teens (35%)

### 3. VILLAGE CHARACTER APPRAISAL

#### 3.1. Introduction

- 3.1.1. The VCA aims to establish what makes Burton Green unique and distinctive. It records the important features which contribute to the character of Burton Green drawing on the feedback from extensive consultation with the Burton Green community and describes the key features of the landscape, the built environment and the road network. It is intended to provide a village context for developers, designers and architects to help inform the design of any future residential development proposals and to ensure that any such development is not only of high quality but is also appropriate in character to the surrounding environment and content.
- 3.1.2. Burton Green is generally washed over by Green Belt, with the exceptions that the WDLP removed land from the Green Belt (H24 for the Burrow Park housing development and H42 for the housing development adjacent to Westwood Heath Road) so that the green belt now washes over all the Neighbourhood Development Plan Area (NDPA) except areas inside the Growth Village Envelope (GVE) and the Burton Green Development Boundary (DB). There is a strong community commitment to preserving the Green belt as evidenced by the results of the BGRS, community Consultation meetings (set out in the CCR) and the evidence base to the BGPP.
- 3.1.3. The VCA was compiled by a small subgroup of the NDPSG. The subgroup drew on their experience of living in Burton Green for 35 years, a physical inspection of the Burton Green NDPA on foot and bicycle and desk top research to provide evidence in support of the assessment findings.

#### 3.2. Topography

- 3.2.1. Burton Green is divided into 3 zones for descriptive purposes (see also Map 2 - Topographical Zones Map 2)
  - a) **Zone 1** comprising Cromwell Lane, Hodgett's Lane, the top of Red Lane and the top of Hob Lane on land at 125 metres above sea level and above.
  - b) **Zone 2**, a downward slope descending to 110 metres above sea level including part of Red Lane and Hob Lane
  - c) **Zone 3** a rolling area between 110 metres and 80 metres above sea level including the lower parts of Red Lane and Hob Lane, Blind Lane, Crackley Lane, a short section of Cryfield Grange Road and Bockendon Road.
- 3.2.2. The NDPA is located on the Carboniferous rock of the Warwickshire Coalfield.

#### 3.3. Green/Natural features of the landscape

- 3.3.1. There are many springs, pools and small streams in Zones 2 and 3

3.3.2. The following table locates the named woods in the NDPA

Name of the wood	Zone Location
Black Waste Wood	Zone 2
Broadwells Wood	Zone 3
Roughknowles Wood	Zone 3
Crackley Wood	Zone 3
Long Meadow Wood	Zone 3



4 - Broadwells Wood

## 3.4. Agriculture

3.4.1. The following table locates the named farms in the NDPA

Farm	Status	Access Road	Zone
Moat Farm	Non-working	Hob Lane	Zone 3
Long Meadow Farm	Non-working	Hob Lane	Zone 1
Burton Green Farm	Working	Hob Lane	Zone 1
Arnolds Farm	Non-working	Cromwell Lane	Zone 1
Long Meadow Barn Farm	Working	Red Lane	Zone 3
Red Lane Farm	Non-working	Red Lane	Zone 3
Old Lodge Farm	Non-working	Westwood Heath Road	Zone 2
Bockendon Grange Farm	Non-working	Bockendon Road	Zone 3
South Hurst Farm	Working	Crackley Lane	Zone 3
Hurst Farm	Working	Crackley Lane	Zone 3
Birches Wood Farm	Non-working	Crackley lane	Zone 3



5 - Burton Green Farm



6 – South Hurst Farm



7 - Bockendon Grange Farm

- 3.4.2. The protection of agricultural land from inappropriate development is a high community priority as evidenced by the results of the BGRS the community consultation meetings (set out in the CCR).

## 3.5. The NDPA road network

- 3.5.1. The following paragraphs list the roads and lanes in the NDPA and indicates the key features.



8 - Cromwell Lane



9 - Cromwell Lane Bridge



10 - Blind Lane

- 3.5.2. The 'Welcome to Burton Green' signs are located: on Cromwell Lane about 150 metres from the Cromwell Road/Westwood Heath Road Junction; on Hodgetts Lane approaching the village from Waste Lane; on Hob Lane approaching from Balsall Common; and on Red Lane; approaching from the Kenilworth Road. The Residents Association provide and maintain planted wooden tubs at the welcome signs.



11 - Cromwell Lane



12 - Hob Lane



13 - Hodgetts Lane



14 - Red Lane

- 3.5.3. The road junctions in Zone 1 (Red Lane/Hob Lane/Cromwell Lane; Hodgett's Lane/Cromwell Lane and Cromwell Lane/Westwood Heath Road) experience significant congestion during the morning and evening rush hours.
- 3.5.4. The route from Westwood Heath Road via Bockendon Road and Road to Kenilworth in Zone 3 provides a rush hour route for traffic to and from Warwick University and the business parks.
- 3.5.5. Burrow Park lane provides access from Red lane into the Burrow Park housing development and Leek Green Lane provides the access from Hob Lane.
- 3.5.6. The Zone 2 hill on Red Lane used to be called Sunny Side Hill by locals and the original Red Lane was a cart track down through Long Meadow Wood which stretched from Hob Lane down to the Kenilworth Road (from a conversation with the tenant farmer of Long Meadow Barn Farm 9/03/2020)



## 3.6. The NDPA Built Environment

- 3.6.1. Burton Green is a ribbon development village with most of the housing built along Cromwell Lane, Hodgetts Lane, Hob Lane and Red Lane, mainly in Zone 1.
- 3.6.2. Zones 2 and 3 housing comprises of ribbon development down Red Lane including Broadwells Wood Park a gated residential park home estate of 32 homes, and scattered clusters of dwellings and isolated houses surrounded by agricultural land, and also along Bockendon Road and Crackley Lane.
- 3.6.3. The following Table lists the Grade 2 listed heritage buildings and the Scheduled Monument in the NDPA

Listed building / Monument	Date	Access road	Zone
The Moat (Scheduled Monument)	Circa 1250	Bockendon Road	Zone 3
Moat Farm	Circa 1500	Hob Lane	Zone 3
South Hurst Farm Cottage	Circa 1590	Crackley Lane	Zone 3
Long Meadow Farm	Circa 1680	Hob Lane	Zone 1
Arnold's Farmhouse	Circa 1700	Cromwell lane	Zone 1
Arnold's Farm Barn Range	Circa 1700	Cromwell lane	Zone 1



15 - Moat Farm



16 - Pool Cottage



17 - Long Meadow Farm



18 - Arnolds Farm



19 - Long Meadow  
Barn Farm

- 3.6.4. The barn of Long Meadow Barn Farm is a working barn and dates from 1706. It is timber framed building and is currently unlisted (conversation with the tenant farmer 9/03/2020)
- 3.6.5. Burton Green is characterized by a variety of dwellings of different styles and designs including bungalows, dormer bungalows, detached and semi-detached houses, and a short terrace of three dwellings.
- 3.6.6. Apart from the small number of timber framed buildings the majority of houses in Burton Green are built from brick with tiled roofs. A small number of houses are rendered, usually in white with one dwelling Mediterranean blue.
- 3.6.7. The majority of dwellings have front and rear gardens. Boundaries are defined by hedges, less frequently by fences.



20 - Cromwell Lane



21 - Red Lane



22 - Cromwell Lane

- 3.6.8. There is a small community of Alms Houses on Cromwell Lane managed by Berkswell Charities.



23 - Alms Houses Cromwell Lane

- 3.6.9. Burton Green has two water towers in Zone 1. The concrete water tower on Cromwell Lane which dominates the village skyline has been converted to a dwelling as has the water tower adjacent to Long Meadow Farm off Hob Lane



24 - Water Tower Hob Lane



25 - Water Tower Cromwell Lane

- 3.6.10. An overview of the development of Burton Green is found at [burtongreen.blogspot.com](http://burtongreen.blogspot.com) including an interactive map showing buildings colour coded to reflect their dates; the first Ordnance Survey map of around 1831 of Burton Green and accounts from local residents of Burton Green in the 1950's including one by Stuart Barrett building their own family home on Cromwell Lane whilst living in a wooden shack.
- 3.6.11. The following photographic montage shows the street scenes throughout the NDPA and captures aspects of the built environment in support of the Village Character Assessment.

## KEEPING BURTON GREEN



26 – Top Left to Bottom Right

Road Signage on Cromwell Lane / House on Hodgetts Lane / Greenway signage/ Bus Shelter  
Red Lane / Red Lane / Cromwell / Cromwell Lane / Red Lane / Cromwell Lane



## KEEPING BURTON GREEN



**Photo 27 - Top Left to Bottom Right**

Restaurant on Cromwell Lane / Greenway Art / Greenway track / Burrow Hill Park- Red Lane  
Broadwell Woods Park - Red Lane / Cromwell Lane

## 4. VISION and STRATEGIC OBJECTIVES

### 4.1. VISION

At the heart of the vision is the community cohesion of the Village so that residents, established, recent and future will live in a village which promotes organic and sustainable growth, responds to the climate emergency, is sensitive to the natural environment and ensures that residents are able to enjoy walking and cycling with access to community activities many of which are associated with the Village Hall and the village Primary School.

- 4.1.1. Justification - The vision was distilled from the responses to the 2018 BGRS report, the 2018 BGHNS report and the 2017-2019 CCR. It also draws on the evidence base underpinning the 2014 BGPP 'Planning for the future' (BGPC website). Burton Green will double in size over the next few years through two housing developments, the first, currently under construction of 92 houses, the second, a development of 425 houses has outline planning permission but building has yet to begin. There will possibly be further housing development on land to the south of Bockendon Road safeguarded in WDLP Policy DS21, Proposal S1. The village is also being affected by the construction of the HS2 line which will go through the NDPA, north to south through a cut and cover tunnel beneath Cromwell Lane utilising the cutting currently used by the Greenway with the attendant impact on the natural environment within the NDPA.

#### 4.2. STRATEGIC OBJECTIVES

##### 4.2.1. **Strategic Objective 1: Agricultural Land (SO1)**

To protect and enhance the Best and Most Versatile agricultural in the NDPA in response to the significant infrastructure changes taking place over the next few years.

##### 4.2.2. **Strategic Objective 2: The Natural Environment (SO2)**

To manage the woodlands, hedgerows and wildlife habitats throughout the NDPA so that the present bio-diversity is maintained and possibly improved in response to significant infrastructure changes, and to ensure the much-valued views of the surrounding countryside are preserved.

##### 4.2.3. **Strategic Objective 3: The Built Environment (SO3)**

- a) To protect the setting and experience of a wide range of domestic architecture which spans over 500 years.
- b) To enhance the village's built variety by encouraging innovative, high quality modern architecture and design which will ensure the continued tranquillity and low noise levels enjoyed by residents.
- c) To promote the organic and sustainable growth of the village.

- 4.2.4. Justification- The Strategic Objectives are fundamental to the realisation of the NDPA Vision and reflect the responses to the 2018 BGRS and BGHNS reports and the 2017-2019 CCR. They also reflect the Needs/Evidence and Actions set out in the 2014 BCPP 'Planning for the Future' and are a necessary response to the infrastructure changes taking place in the NDPA.



## **5. Strategic Objective 1 – Agricultural Land**

### **5.1. Policy 1 - Development of Agricultural Land**

- 5.1.1. Development of the best and most versatile agricultural land (defined as land in grades 1,2 and 3 of the Agricultural Land Classification) will not normally be supported unless it can be demonstrated that development of agricultural land conforms to National Greenbelt policy, is necessary and in the public interest and no other land of a poorer quality is available. Operational development or changes of uses directly associated with and necessary for agricultural activity will be considered compatible with this policy.

- 5.1.2. Justification – This policy supports the realisation of Strategic Objective 1

- 5.1.3. References:

- a. NPPF (2019) Paragraph 117 p35
- b. NPGF Green Belt Guidance (2019) Paragraph 002  
Reference ID:64-002-20190722
- c. WDLP NE4 p120, NE5 p120-121
- d. BGRS Section 4.5 Table 10 p19
- e. CCR Section 5.4 Activity 3 p29
- f. Independent Assessment by APS



**28 - Ploughing of Local Agricultural Land**

## 6. Strategic Objective 2 – Natural Environment

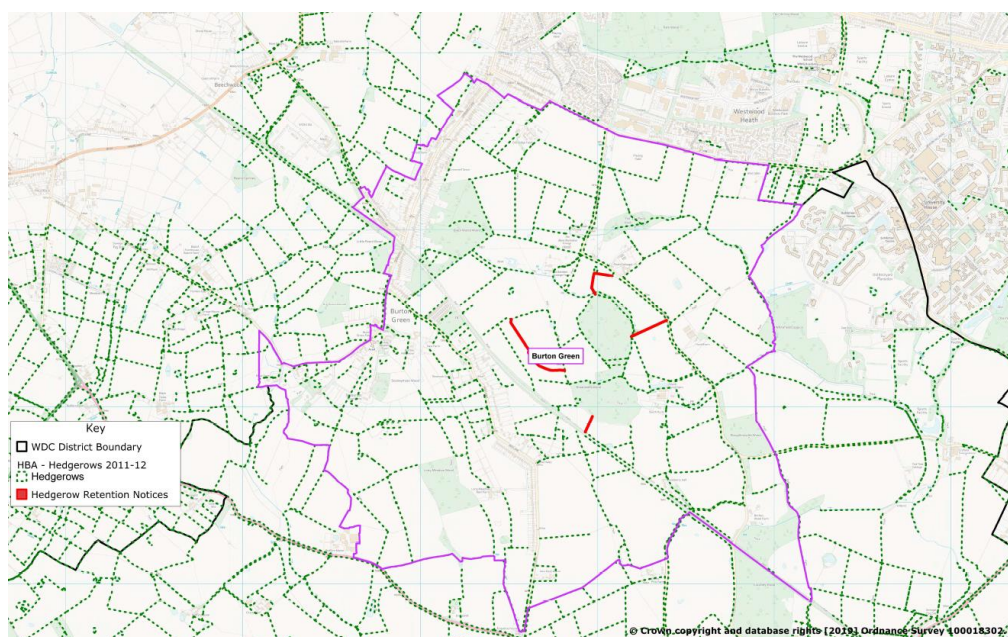
### 6.1. Policy 1 - Trees and Hedges

- 6.1.1. Development proposals will be expected to demonstrate high quality and sensitive landscaping and native tree/hedge planting wherever possible.
- 6.1.2. Development proposals should take into account the importance of existing veteran and mature trees, woodland and ancient hedgerows and wherever possible should seek to maintain and protect them (see map 3)
- 6.1.3. Developments which adversely affects these will not be supported. However, where it is not possible to retain existing trees and hedgerows development proposals which demonstrate full replacement with appropriate native species in mitigation will be supported.

6.1.4. Justification – This supports the realisation of Strategic Objective 2

6.1.5. References:

- a. NPPF (2019) Paragraphs 170,171,174,175 p49,50
- b. WDLP NE4 p120
- c. BGRS Section 4.5 Table 10 p19
- d. The Hedgerows Regulations 1997 Section 5 – Removal of Hedgerows; Section 8 Replacement of Hedgerows
- e. Independent assessment by APS



Map 4 - Hedgerows

**6.2. Policy 2 - Wildlife and Biodiversity**

- 6.2.1. Where the removal of woodland or hedgerows is involved in a proposed development, appropriate surveys should be carried out and submitted at the application stage and in all cases prior to determination. Such surveys should include detailed and adequate mitigation measures where a harmful or negative impact has been identified.
- 6.2.2. Provision should be made for wildlife corridors within developments by preserving existing hedgerows, where possible.
- 6.2.3. Where possible, all new green spaces within development sites should connect to existing ecological networks adjacent to the site to facilitate free movement of wildlife.
- 6.2.4. Where appropriate developments should safeguard and enhance the natural environment, protect priority species and enhance habitats and their biodiversity.

6.2.5. Justification – this supports Strategic Objective 1

6.2.6. References:

- a. NPPF (2019) Paragraph 170a, 170d, 170e, 174, 175 p49,50
- b. WDLP NE3 Biodiversity p119
- c. BGRS Section 4.5 Table 10 p19, Chart 13 p21
- d. Independent Assessment by APS

### 6.3. Policy 3 - Public Rights of Way

- 6.3.1. The existing footpath network within the NDPA (see Map 3) should be preserved and enhanced wherever possible. Any development which adversely affects footpaths, or the amenity of the users of these footpaths, will not be supported.
- 6.3.2. Further footpaths should be incorporated, where appropriate, into new developments and should demonstrate how the scheme connects with the existing network.
- 6.3.3. Care should be taken to ensure that where public rights of way are part of a proposed development then:
  - a. Access to footpaths is maintained, including stiles, bridges and steps
  - b. They are made visible and signposted
  - c. Those paths that are not public are, where possible, recognised as permissive rights of way

6.3.4. Justification – this supports the realisation of Strategic Objective 2 and 3c

6.3.5. References:

- a. NPPF (2019) Paragraphs 91, 98 and 104 p27,28,30
- b. WDLP TR1 p90, HS1 p96
- c. BGRS Section 4.6 p23
- d. CCR Section 5 Activity 3 and 4 p29,32
- e. Independent Assessment by APS

### **6.3.6. Community Project 1 - Cycleway linking Cala Homes / Westwood Heath Road housing developments / The Greenway.**

The proposal is to develop a cycleway between the above housing developments using existing footpaths (W168 and W169) and back-land development to link in with The Greenway providing a cycleway network within and beyond the NDPA encouraging cycling and walking throughout the NDPA.

The project will also involve securing the necessary permissions for cycles to traverse public footpaths W168 and W169 on NDPA Map 3 showing Footpaths.

#### **Community Project 1 - Cycleway**

## 6.4. Policy 4 - Local Green Spaces (LGS)

6.4.1. Development proposals that would harm the openness or special character of the LGS or its significant value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the LGS

6.4.2. Justification – this policy supports the realisation of Strategic Objective 1

6.4.3. References:

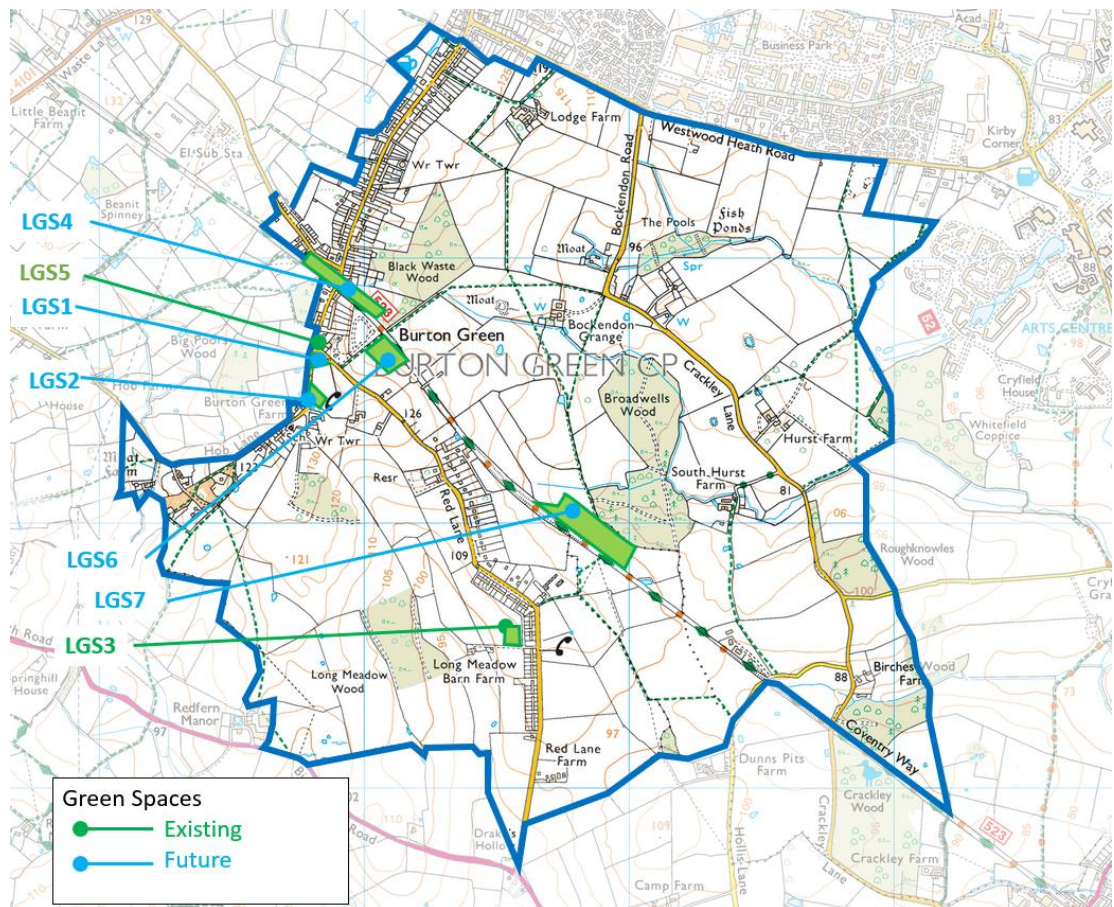
- a. NPPF (2019) Paragraphs 99,100,101 p29
- b. WDLP HS3 p98
- c. BGRS Section 4.5 p19
- d. Independent Assessment by APS

6.4.4. This NDP designates the following areas of Local Green Space (LGS), as shown on Map 5, at the following locations:

LGS1	The new village green
LGS2	Burrow Hill playing field
LGS3	Red Lane playground
LGS4	Top of the HS2 Cut and Cover Tunnel. LGS4 will be developed as a Community Project.
LGS5	The Jubilee Verge – corner of Red Lane / Cromwell Lane
LGS6	Land between new village hall and HS2
LGS7	The new tree plantation and wetland area - Land between the Greenway and Broadwells Woods

6.4.5. Appendix 2 Local Green Space site assessment includes photographs and underpins policy 6.4





Map 5 - Local Green Spaces

## 6.4.6. Community Project 2 – Cut and Cover Tunnel

The Local Green Space provided by the Cut and Cover HS2 tunnel will be developed into green space for community use. Ideas for this space are being fully investigated in conjunction with HS2 and could include a fitness trail for adults and children, seating areas, sensory trails and wildlife areas. The current Village Hall site should be retained for use as a community car park providing integrated access to the Cut and Cover Tunnel for full community use. Additionally, at the other end of the tunnel, the footpath which runs along the boundary of Black Waste Wood (W169) will become part of the cycleway linking the 2 new housing developments. (see map in Community Project 1) will come up to the tunnel development and then down towards the new Village Hall crossing Red Lane thus completing the connecting cycleway. Funding for this Project will be provided by CIL monies from the new housing developments.

Community Project 2 - Cut and Cover Tunnel



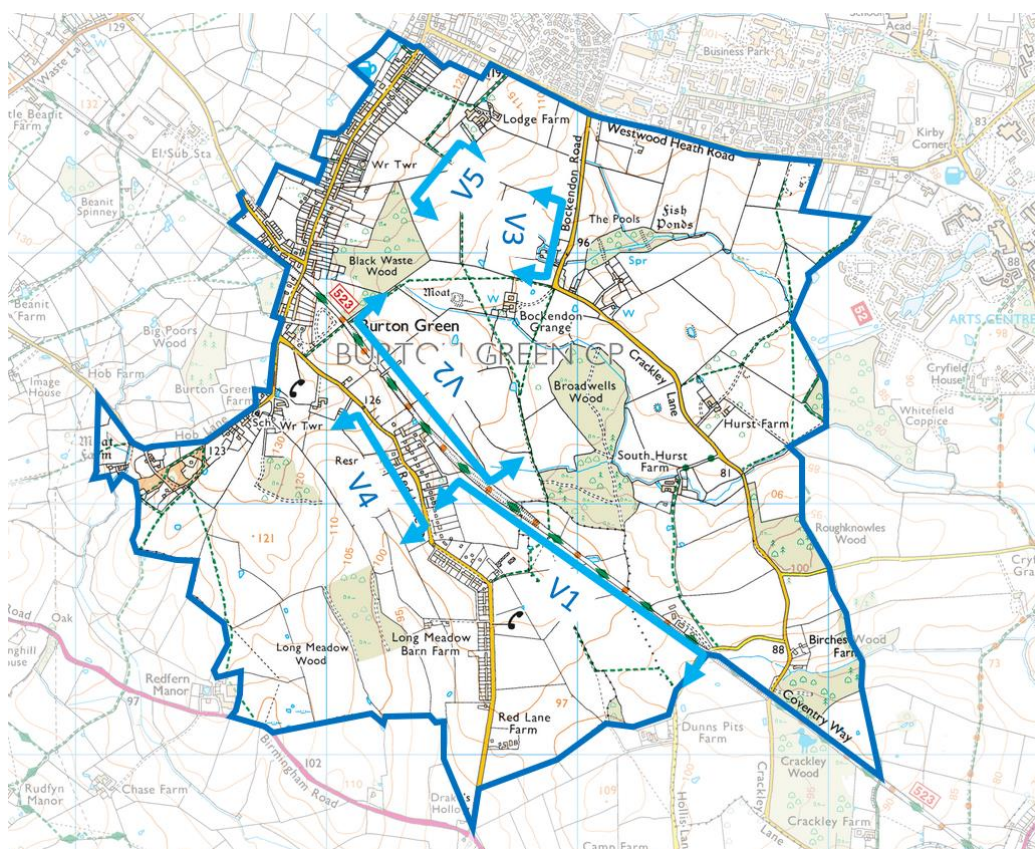
## 6.5. Policy 5 - Valued Vistas and Landscapes

- 6.5.1. Development proposals must demonstrate how they are appropriate to and integrate with the character of the landscape setting whilst conserving and where appropriate enhancing the character of the landscape.
- 6.5.2. Development proposals should ensure that all valued landscapes shown in Map 6 and important vistas and skylines are maintained and safeguarded particularly where they relate to heritage assets, rising land, village approaches and settlement boundaries.

6.5.3. Justification – this supports the realisation of Strategic Objective 2

6.5.4. References:

- a. NPPF (2019) paragraph 170 p 49
- b. WDLP NE1 and NE4 p117,120
- c. BGRS Section 4.1 Tables 1 and 2 p7; Section 4.5 Table 10 p9
- d. CCR Section 3.2 and 4 p8-10,13-18
- e. Independent assessment by APS



Map 6 - Valued Landscapes

6.5.5. Table 1 - Vistas and their significance

View	Viewpoint	Significance	Miles to skyline
VI	Greenway to the East	Across best and most versatile agricultural land to Red Lane Houses and beyond provides a strong contribution to local character. It also provides a fine overview of the character of the arable agricultural land within the rising Warwickshire countryside towards the horizon. A view of the Keep of Kenilworth Castle can be seen on the skyline	5
V2	Greenway to the West	Currently this view includes Broadwells Wood which is ancient woodland and agricultural land towards Westwood Heath Road and the edge of Coventry. The view will be significantly affected by the HS2 line.	1
V3	Bockendon Road towards Cromwell Lane	This open, undeveloped and imposing rising land provides a strong contribution to local character, setting and distinctiveness due to its natural beauty. Additionally, there are unrestricted and commanding views from the road to the skyline dominated by the water tower above Black Wood.	1
V4	Red Lane to the West	This view over best and most versatile undulating agricultural land and woodland and extending into open Warwickshire countryside provides a strong contribution due its natural beauty.	4
V5	From footpath W168 looking south,	This view from footpath W168 benefits from the elevation of the plateau of the village along Cromwell Lane. It is the most extensive view – to the east over Coventry and the 3 spires, to the west over Kenilworth and the Warwickshire countryside and to the south with Edge Hill and Burton Dasset on the skyline. This view will be affected by the proposed Westwood Heath housing development towards the Coventry skyline.	18

6.5.6. Appendix 3 – Valued Landscapes and Vistas provides photographs from the viewpoints.

## **7. Strategic Objective 3 – The Built Environment**

- a) To protect the setting and experience of a wide range of domestic architecture which spans over 500 years.
- b) To enhance the village's built variety by encouraging innovative, high quality modern architecture and design which will ensure the continued tranquillity and low noise levels enjoyed by residents.
- c) To promote the organic and sustainable growth of the village.

### **7.1. Policy 1 - Burton Green Development Boundary**

- 7.1.1. This Development Boundary includes the WDLP Growth Village Envelope, the existing built environment of dwellings along Red Lane and includes the new housing development of Burrow Hill Park (WDLP H24) and the proposed Westwood Heath development (WDLP (H42). In addition, the land associated with the converted Water Tower adjacent to Long Meadow Farm and contiguous with the WDLP Growth Village Envelope boundary around the Primary School and along Hob Lane is also included in the Burton Green Development Boundary.
- 7.1.2. As the land outside the Development Boundary is in Green Belt any development here will only be supported withing the remit of the local authority to allow exceptions that allow development in the Green Belt as identified in NPPF (2019 Paragraph 145).
- 7.1.3. The Development Boundary includes land designated as local green space and supports dwellings outside the WDLP Growth Village Envelope to benefit from development opportunities identified in NDP policies in relation to Business and Tourism and Housing.
- 7.1.4. Justification – this policy supports the realisation of Strategic Objectives 3a, 3b and 3c. The inclusion of the land around the converted Water Tower, Burton Green's only holiday rental facility is supported by Strategic Objective 3c policies 3,4,6 and 7

## 7.1.5. References:

- a. NPPF (2019) Paragraph 145 p42
- b. WDLP SC0 p83, DS11 p22/23, BE2 p86,
- c. CCR Section 5 p30
- d. Independent assessment by APS

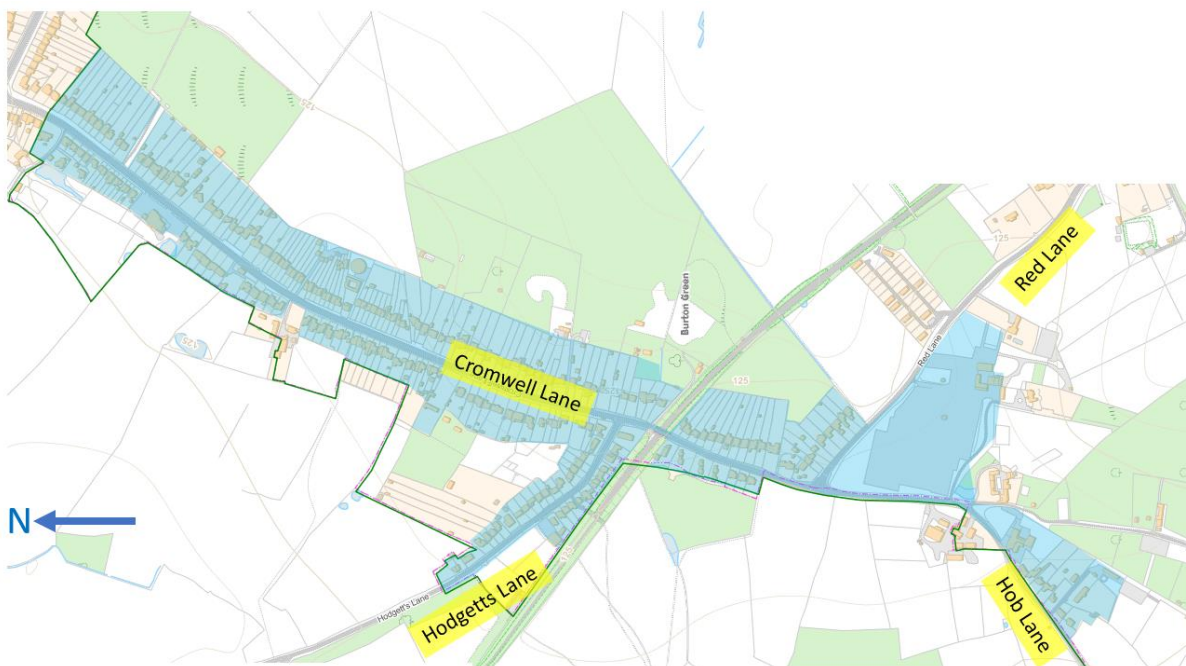
## 7.2. Policy 2 - New Dwellings in Development Boundary

7.2.1. Proposals for new dwellings within the Development Boundary will be supported in principle subject to being in accordance with other policies in this plan.

7.2.2. Justification - this policy supports the realisation of Strategic Objectives 3a, 3b and 3c

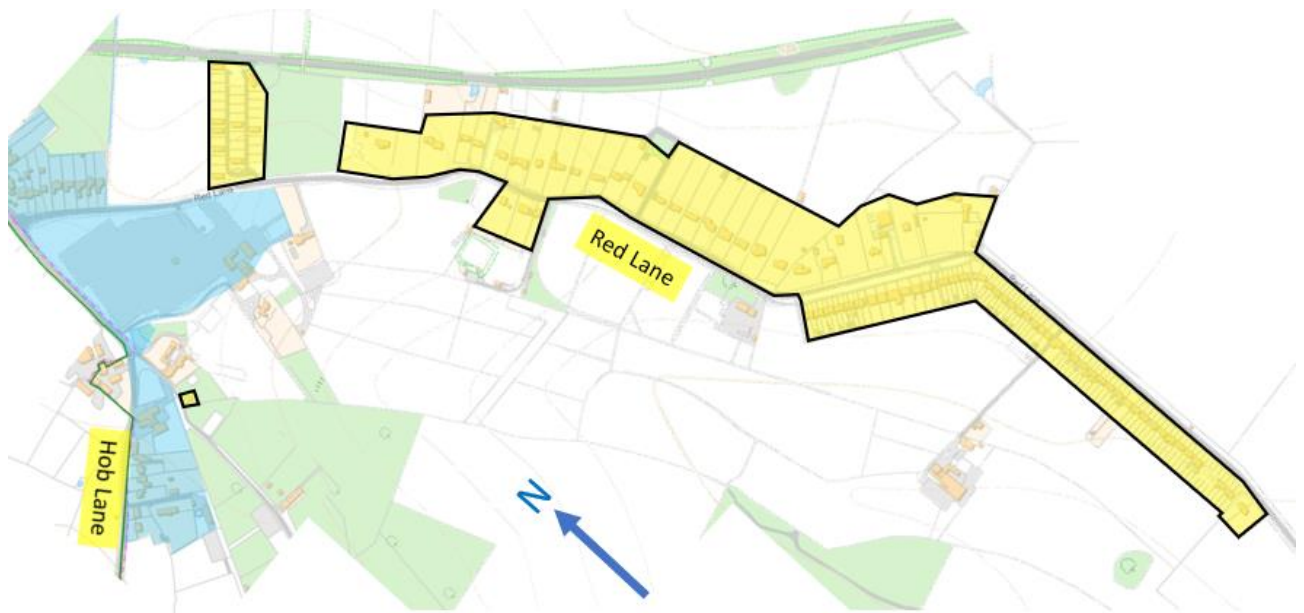
## 7.2.3. References:

- a. NPPF (2019) Paragraph 60, 77 and 78 p17,21
- b. WDLP Strategic Policy DS3 p16
- c. BGRS Section 4.4 p 15, 16,17
- d. CCR Section 5 p30
- e. Independent assessment by APS



Map 7 - Village Development Boundary (existing GVE)





Map 8 - Village Development Boundary addition

## 7.3. Policy 3 - Responding to Local Character

7.3.1. All new development should have regard to local character ensuring that new buildings and modifications to existing ones have sympathetic regard to their immediate setting and to the character of that part of the village.

7.3.2. Careful consideration should be given to the impact of new developments on built heritage. New development proposals should demonstrate how they will:

- a. Protect the heritage assets within the village where appropriate
- b. Respect the local character and the surrounding natural environment by where appropriate providing details of boundary treatments and landscaping.

7.3.3. Justification – this policy supports the realisation Strategic Objective 2, 3a and 3c

7.3.4. References:

- a. NPPF (2019) Paragraphs 124, 125, 126, 127, 130 p38,39
- b. WDLP SCO p83
- c. CCR Section 4 p16
- d. Independent assessment by APS



**7.4. Policy 4 - Community Aspects of Development and Design**

- 7.4.1. Development proposals where necessary will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved.
- 7.4.2. All new developments will be expected to
  - a. Maintain the open aspects of roads and grass verges
  - b. Consider the use of innovative and sustainable architectural approaches which are energy efficient and use carbon neutral forms of construction
  - c. Compliment the character of the immediate surrounding area as defined in Policy 7.3 – Responding to Local Character
- 7.4.3. Grass verges, where they currently exist should not be removed to provide parking bays

7.4.4. Justification - this policy supports the realisation of Strategic Objective 3a, 3b and 3c

7.4.5. References:

- a. NPPF (2019) Paragraphs 124, 125, 127 p38
- b. NPPG Supporting Safe Communities  
Paragraph 009 – Ref ID:53-009-20190722
- c. WDLP – BE1 p84, BE2 p86, HS1 p96 and HS6 p99
- d. BGRS Section 4.3 p10, 4.4 p18,
- e. CCR Section 5 p31
- f. Independent assessment by APS

**7.5. Policy 5 - Sustaining Local Facilities**

- 7.5.1. The loss of existing community facilities will not be supported unless it can be demonstrated that the facility is no longer viable or that the facility is no longer in active use and has little prospect of being brought back into another community use.
- 7.5.2. Proposals for the redevelopment of any of the village facilities, or for a change of use of any of their premises or grounds will only be supported if it will improve or enhance the facility, provide an equivalent alternative, or if the facility is surplus to current or expected future requirements

7.5.3. Justification - this policy supports the realisation of Strategic Objective 3c

7.5.4. References:

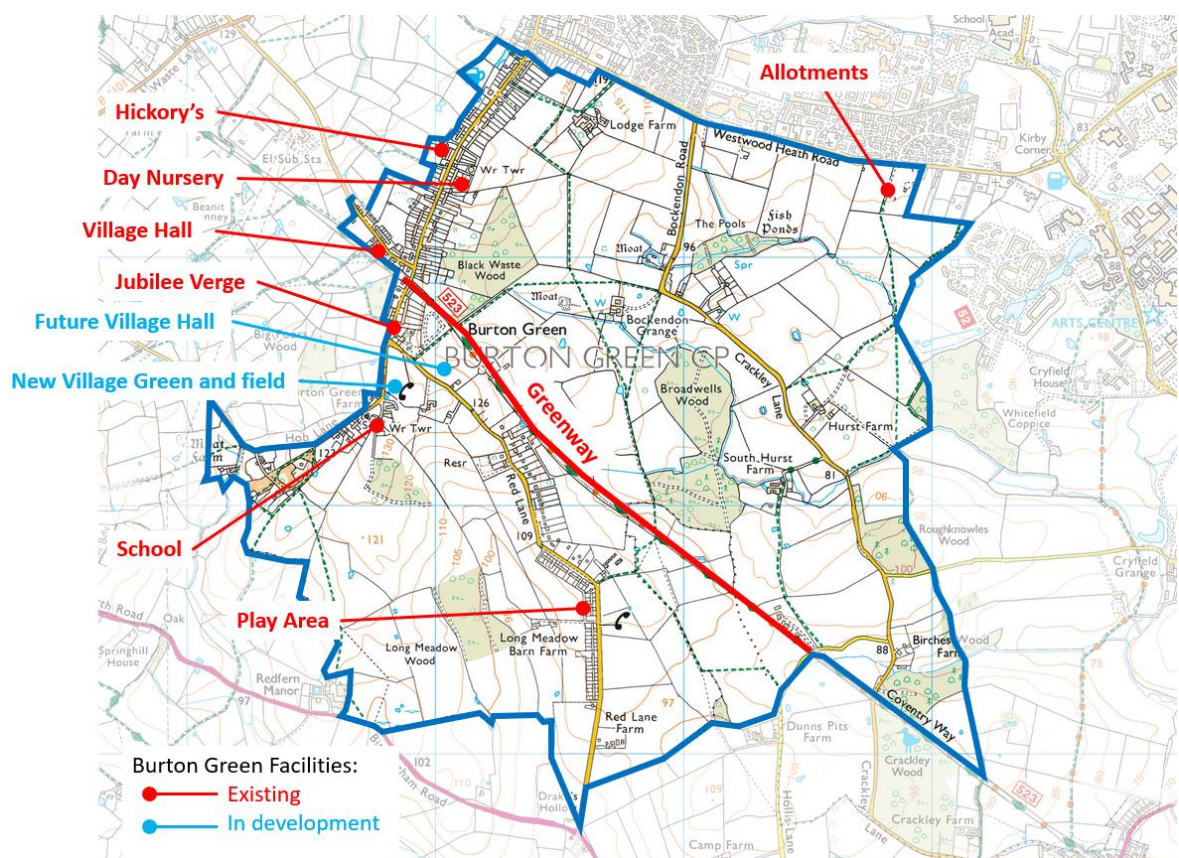
- a. NPPF (2019) Paragraphs 91, 92, 96 ,97 p27,28
- b. NPPG - Paragraph: 001 Ref ID 53-001-20180722  
NPPG –Paragraph: 003 Ref ID: 53-001-20191101
- c. WDLP - SC0 p 83
- d. BGRS – Section 4.3 p10
- e. CCR – Section 3.2 p9
- f. CCR – Section 4.2 p17
- g. CCR – Section 5.4 p27
- h. Independent assessment by APS

7.5.5. Table 2 - Village Facilities

<u>Village Facility</u>	<u>Status</u>	<u>Social Context</u>
Village Hall	Existing to be replaced by a new hall	The hall is well used with over 1200 booked hours per annum. It is used for Pilates, Yoga, Dance, Exercise classes, Parent and Toddler community groups, village clubs and societies, Parish Council meetings, Residents' Association meetings, WI meetings, Residents functions and Worship.
Red Lane play area	Existing. Also, a designated Local Green Space	Offers a safe environment for toddlers and children to play and enjoy the apparatus. See Appendix 2 for the site assessment and photographs
Jubilee Verge	Existing. Also, a designated Local Green Space	Developed by the Residents' Association to mark the Queen's Jubilee in 2019. The facility is a community gathering space for occasions such as Remembrance Day and Christmas. See Appendix 2 for the site assessment and photographs
Burton Green Church of England Academy	Existing	The Primary School serves the village and surrounding areas. It has an active Parents Association and invites the community to its summer and Christmas Fayres and other events.
The Hedgerow Day Nursery	Existing	Provides pre-school care and nursery education for many Burton Green families.
Hickory's Smokehouse	Existing	Replaced the village pub 'The Peeping Tom'. It provides a restaurant and public house for the village. As well as providing local employment, it attracts many people from outside the village and actively supports community events.
Westwood Heath Leisure Gardens and Allotments	Existing	This facility is used by a few Burton Green residents.
Westwood Heath Kirby Corner Sports Ground	Existing	This facility is available to Burton Green young people.
The Greenway	Existing	This is an important village facility in relation to the health and well-being of residents. The Greenway provides a traffic free environment for walking, running, cycling and horse-riding and is used extensively by local residents.

## KEEPING BURTON GREEN

The village green	In development. Designated local green space	The green will be a focal point for the Burrow Hill Park and the village and will have recreational and social value. See Appendix 2 for the local green space site assessment.
Burrow Hill Park Playing field	In development. Designated local green space	The facility will provide a grassed fenced area providing space for use by the Primary School and the local community. See Appendix 2 for the local green space site assessment.



**7.6. Policy 6 - Sustaining and Developing Business and Tourism**

- 7.6.1. The expansion of existing employment sites within the NDPA will be supported where it has been demonstrated the intensified use of the existing site is not viable in meeting the future needs of the business.
- 7.6.2. Proposals for change of use of existing employment sites would need to demonstrate that the site has been actively marketed for employment for a minimum of 12 months and that there is clear evidence the site is no longer viable as an employment site.
- 7.6.3. Proposals for new small-scale business development will be supported provided that:
  - a. The proposals do not prejudice the integrity, security and tranquillity of residences within the NDPA
  - b. Adequate off-road parking is provided for employees, deliveries and visitors
  - c. The proposals are of a size, scale and form that is in keeping with the size, scale and form and rural character of its surroundings

7.6.4. Justification - this policy supports the realisation of Strategic Objective 3c

7.6.5. References:

- a. NPPF (2019) Paragraphs 83 and 84 p23,24
- b. NPPG Paragraph 001: Ref ID: 66-001-20190722  
NPPG –Paragraph: 003 Ref ID: 66-003-20190722
- c. WDLP EC1 p39, CT4 p58, CT2 p57 BE4 p88, HS4 p98
- d. BGRS – Section 4.8 p27
- e. CCR – Section 5.4 p29
- f. Independent assessment by APS

**7.7. Policy 7 - Sustaining and Developing Village retail and Service outlets**

- 7.7.1. The development of farm shops, retail outlets in new housing developments, tourism premises and other rural enterprises will be supported where they enhance the viability and/or expansion of existing local business - providing there is no adverse impact on community infrastructure and facilities and conforms to national Green Belt policy if the development is outside the village development boundary.

7.7.2. Justification – this policy supports the realisation of Strategic Objective 1 and 3c



## 7.7.3. References:

- a. NPPF (2019) Paragraphs 83, 84 p23,24
- b. NPPG – Paragraph 001 Ref ID:66-001-20190722  
NPPG – Paragraph 003 Ref ID:3-003-20190722
- c. WDLP EC1 p39, CT4 p58, BE4 p88 HS4 p88
- d. BGRS – Section 4.8 p27
- e. CCR – Section 5.4 p29
- f. Independent assessment by APS

## **7.8. Policy 8 - Sustaining and Developing Private Transport**

- 7.8.1. Electric vehicle charging points should be provided for all new dwellings to facilitate transition to sustainable private transport. The installation of charging points outside community facilities shown in Community Project 3 will be supported.

- 7.8.2. Justification - this policy supports the realisation of Strategic Objective 3c and the UK Governments plans to move to all-electric vehicles

## 7.8.3. References:

- a. NPPF (2019) Paragraphs 102 p30, 103 p30, 108 p31, 110 p32
- b. CCR – Section 5 p 32
- c. Independent assessment by APS

## **7.8.4. Community Project 3: Electric Vehicle Charging Points**

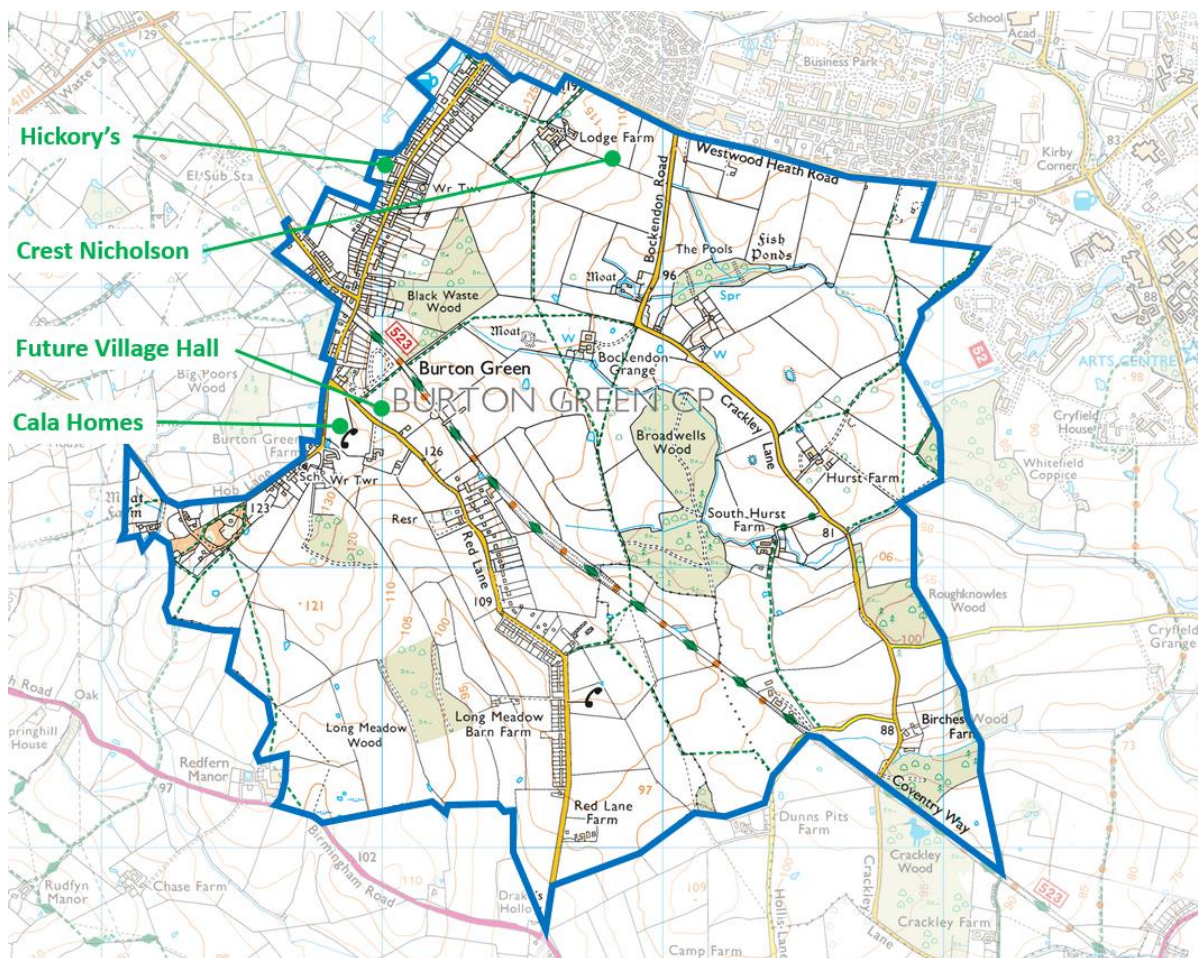
There are dwellings within Burton Green which do not have on-site parking: many are set back from the road with pavements and wide verges between the property boundary and public highway. A proposed Community Project is to install electric car recharge points at suitable points in the village - when local need is clear and the economics are viable.

The following locations have been identified as potential sites:

- a. The site of the new Village Hall
- b. Burrow Hill Park housing development parking area
- c. Westwood Heath housing development area
- d. Hickory's Smokehouse carpark

These locations are shown in green in Map 10

**Community Project 3 - Electric Vehicle Charging Points**



Map 10 - Electric Vehicle Charging Points

## 7.9. Policy 9 - Parking Provision

- 7.9.1. All new dwellings shall ensure by design the provision for parking spaces in accordance with WDC Parking Standards (June 2018) and where applicable garages of an adequate length and width to accommodate the size of current private vehicles with suggested internal dimensions of at least 5.5m in length and 3.5m in width.
- 7.9.2. Car parking spaces should either be in grounds of the related property or in a nearby assigned parking area or garage block specifically assigned to the property.
- 7.9.3. Garages which are an integral part of residential buildings do not class as parking spaces within this policy.

7.9.4. Justification - this policy supports the realisation of Strategic Objective 3a, 3b and 3c

7.9.5. References:

- a. NPPF (2019) Paragraphs 102 p30, 105 p31, 106 p31
- b. NPPG –Paragraph 006; Ref ID 54-006-20141010
- c. WDLP - TR3 p94
- d. WDC – Parking Standards June 2018 p8
- e. BGRS - Section 4.7 p25
- f. CCR – Section 3.2 p9 and 4.2 p18
- g. BGPP – Section 3 p11
- h. Independent assessment by APS

## 7.10. Policy 10 - Use of Renewable Energy

7.10.1. Plans that include the recycling of grey water and captured rainwater and where possible integration of Sustainable Draining Systems (SuDS) will be supported.

7.10.2. Plans for renewable technology will be supported provided that proposals including solar panels and heat pumps are situated so as to minimise any harm to the appearance of buildings, heritage assets and the street scene.

7.10.3. New buildings should contribute to the achievement of sustainable developments in reducing the environmental impact through resource efficient designs and where appropriate locally sources building materials.

7.10.4. New or renovated buildings should also be energy efficient to accord with the objective of the NPPF to ensure that new building is sustainable and to reduce the effects of climate change

7.10.5. Justification - this policy supports the realisation of Strategic Objective 3a, 3b and 3c

7.10.6. References:

- a. NPPF (2019) Paragraphs 150 p44, 151 p44, 157 p46, 163 p47
- b. NPPG –Paragraph 050 Ref Id: 7-050-20140306  
NPPG- Paragraph 001 Ref Id: 5-001-20140306
- c. WDLP – Strategic Policy DS3 p16, BE1 p84, CC1 p102, CC2 p104
- d. BGRS – Section 4.4 p18
- e. CCR – Section 5.4 p31
- f. Independent assessment by APS

## 7.11. Policy 11 - Solar Power

7.11.1. Sites for ground mounted solar arrays will be supported providing:

- a. The panels do not exceed 3m height from existing ground levels
- b. The entire installation conforms to Policy 6.5
- c. The surface below the panels is left 'green' and capable of restoration to agricultural /horticultural purposes

7.11.2. Justification - this policy supports the realisation of Strategic Objective 3a, 3b and 3c

7.11.3. References:

- a. NPPF (2019) Paragraphs 152 and 154 p45
- b. NPPG – 'Renewable and Low Carbon Energy 2015'  
Paragraph 001 REF:ID 5-001-20140306
- c. WDLP – CC2 p105
- d. Independent assessment by APS

## 7.12. Policy 12 - Flooding

7.12.1. Development should not increase flood risk. Planning applications for development within the NDPA must be accompanied by a site-specific flood risk assessment in line with the requirements of National Policy and Advise but may also be required on a site by site basis on locally available evidence.

7.12.2. All proposals must demonstrate that flood risk will not increase elsewhere and that proposed development is appropriately flood resilient and resistant. Information accompanying the application should demonstrate how any mitigating measures will be satisfactorily integrated into the design and layout of the development.

7.12.3. The use of Sustainable urban Draining Systems (SuDS) and permeable surfaces for the management of surface water run-off will be required unless demonstrated to be inappropriate.

7.12.4. All residential development should incorporate water efficiency measures to achieve the enhanced technical standard for water usage under the building regulations.

7.12.5. Justification - this policy supports the realisation of Strategic Objective 2, 3b and 3c

7.12.6. References:

- a. NPPF (2019) Paragraphs 155 p45, 156 p45, 157 p45, p158 p46, 159 p46, 163 p47, 165 p47
- b. NPPG – Paragraph 001 – Ref ID: 7-001-20140306
- c. WDLP FW1 p107, FW2 p108
- d. Independent assessment by APS



## Appendix 1 - NDP Steering Group Constitution

### Burton Green Parish Council – Neighbourhood Development Plan Steering Group Constitution and Terms of Reference.

#### **1. Objectives**

The objectives of the Burton Green Parish Council (BGPC) Neighbourhood Plan Steering Group (NDPSG) are to:

- a. Oversee the preparation of the Neighbourhood Development Plan with the support of BGPC and progress the plan to successful independent examination, a successful community referendum and adoption by Warwick District Council (WDC)
- b. Engage with the local community to ensure that the Neighbourhood Plan is truly representative of the aspirations and ambitions of Burton Green as a whole. NDPSG should seek to maximise support for the approach taken in the Neighbourhood Plan (NP) by ensuring high levels of community engagement throughout the plan-making process.
- c. Undertake the development of the NP in a democratic, transparent and fair fashion, encouraging widespread participation and giving equal consideration to opinions and ideas from all members of the BG community.
- d. Make provision for regular public meetings that seek to maximise public involvement and at which input of ideas and endorsement of proposals is sought from residents.

#### **2. Roles and responsibilities**

The roles and responsibilities of NDPSG shall be to:

- a. Actively and publicly support and promote the preparation of the BGNP
- b. Undertake analysis and evidence gathering to support the plan production process throughout the duration of the project.
- c. Produce, monitor and update a project timetable.
- d. Produce a consultation and engagement strategy, showing how the public will be involved throughout the process.
- e. Ensure that all decisions made shall be fully evidence based and supported through consultation with the local community.
- f. Provide a copy of NDPSG meeting agendas and summaries, and a verbal report at BGPC meetings, identifying key elements of progress and any setbacks.
- g. Request BGPC approval for any proposed financial commitment.
- h. Liaise with relevant consultees, authorities and organisations to make information gathering as effective and complete as possible.
- i. Develop and agree a draft Pre-Submission version of the BGNP and submit it to BGPC for endorsement.

#### **3. Structure**

To enable the Objectives to be achieved NDPSG should adopt the following preferred structure:

- a. NDPSG will include at least one Parish Counsellor who will act as Chair of the group and provide input to the strategic management and co-ordination of the group on behalf of BGPC.

- b. NDPSG shall not exceed 12 members but when necessary can co-opt members for specific purposes and for a particular time period.

#### **4. Meetings**

Meetings of NDPSG shall:

- a. Be quorate when 3 or more members are present.
- b. Keep a record of meetings covering progress made and propose decisions to be considered by BGPC. The meeting summary shall be an agenda item for each meeting for approval.
- c. NDPSG will agree a schedule of meetings
- d. Decisions for approval by NDPSG will be arrived at by consensus. A simple majority vote is required to support any motion, the Chair to have a casting vote, use of which is discretionary.
- e. Approved meeting summaries will be published on the NP section of the BGPC web site.

#### **5. Decision Making**

- a. NDPSG shall deliver its plan making functions up to and including delivery to BGPC of the proposed draft Pre-Submission version of the draft Neighbourhood Plan.
- b. All publications, consultation and community engagement exercises undertaken by NDPSG shall be on behalf of BGPC.
- c. BGPC shall review and consider for approval the draft Pre-Submission version of the BGNP.
- d. The plan-making process remains the ultimate responsibility of BGPC as the qualified designated body.

#### **6. Internal Working Groups**

- a. NDPSG may establish its own internal working groups to aid them in any NP related work.
- b. Each internal working group shall have a nominated lead person; the lead person or nominated deputy will be expected to attend meetings of NDPSG.
- c. Internal Working Groups should seek approval from NDPSG before undertaking work outside the agreed work scope.

#### **7. Finance and Administration**

- a. All grants and funding will be applied for in the name of and held by BGPC who shall ring-fence the funds within the overall Parish Council accounts for NDPSG work.
- b. NDPSG shall advise BGPC of future finance requirements and expected external financing in a manner and within a timeframe to inform the BGPC budgeting process.
- c. Expenditure-commitment: NDPSG does not have the delegated authority for financial commitment. NDPSG purchase requirements shall be agreed by BGPC and passed to the Parish Clerk for payment.
- d. Expenditure-approval: All NDPSG invoices shall be passed to the PC Clerk who will arrange authorisation. The net value of the invoice shall be deducted from the NDPSG budget.

- e. Expenses: Where necessary personal expenditure up to a maximum of £50 may be expended and reclaimed as expenses; any need to incur personal expenditure above £25 shall be authorised in advance by the PC Clerk and will be settled by the PC Clerk and payment made by cheque, the amount to be deducted from the NDPSG budget.
- f. Insurance provided by BGPC shall cover the activities of NDPSG. NDPSG in liaison with the PC Clerk is responsible for ensuring that the terms of the insurance are not breached.

## **8. Conduct**

- a. All members of NDPSG and leaders of internal Working groups shall abide by the principles and practice of BGPC Codes of Conduct, unless otherwise agreed in writing, which will specifically include making a declaration of interest.
- b. NDPSG members shall be clear and open when their individual roles or interests may be in conflict.
- c. NDPSG members will treat everyone with dignity, courtesy and respect regardless of their age, gender, sexual orientation, ethnicity, religion or belief.
- d. NDPSG members shall actively promote equality of access and opportunity.

## **9. Changes to the terms of reference**

This Terms of Reference and Constitution shall be reviewed on an annual basis; however, they may also be amended at any time with agreement of at least two thirds of the NDPSG membership and with the approval of BGPC.

## **10. Dissolution**

- a. The NDPSG shall be dissolved once its objectives have been attained and/or when at least two-thirds of its members and BGPC consider its services are no longer required.
- b. NDPSG shall then arrange for the disbursement of any remaining funds held in accordance with any conditions imposed by the grant funders and in the best interests of and with prior approval of BGPC.

## Appendix 2 - Local Green Space Site Assessments

### Purpose

An NDP may designate a Local Green Space (LGS) if it meets the criteria of the NPPF2 which states that the designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves:
- Where the green space 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 wild life; and
- Where the green area concerned is local in character and is not an extensive tract of land.

This appendix contains the assessment of the Local Green Spaces in the NDP area. All the sites assessed are local in character and none is an extensive tract of land.

### LGS1 - The 'new' Village Green

Site description and current land use	The 'village green' is being provided by Carla Homes in their development of the Burrow Hill site. It is a small area of land bounded by hedges at the junction of Red Lane with Hob Lane. The area will be grassed.
Planning History	The area is part of the Cala Homes development of the site agreed by BGPC and WDC
Site ownership	When completed, the ownership will be taken over by BGPC
Site constraints	The site is within the NDP Development Boundary
Public Access	The site adjoins the new housing development
Proximity to the local community	The site is located within the local community
Ecological significance	The site bounded by mature hedges on two sides will support and protect the wild life associated with the hedges.
Special qualities and Local significance	This will be an open area and potential focus point for the new housing development and the whole village
Summary and Suitability for designation as LGS	The 'new' village green will have recreational significance for the new housing development and have social value as a meeting area.

*No pictures exist as not yet developed*

**LGS2 - Burrow Hill Park Playing Field**

Site description and current land use	This site is being provided by Cala Homes as an aspect of their development of the new housing development. It is designated as a playing field and will be a fenced, flat grassed area
Planning History	The area is part of the Cala Homes development of the site agreed by BGPC and WDC
Site ownership	When completed, the ownership will be taken over by BGPC
Site constraints	The site is within the NDP Development Boundary
Public Access	The site is within the new housing development with access to all residents and possible usage by the Primary School for recreational/sports activities.
Proximity to the local community	The site is in the centre of a new housing development and available to the primary school and the rest of the village.
Ecological significance	The site will be grassed and be an open area
Special qualities and Local significance	The site provides a green space within the new housing development. The fencing will ensure the grassed area will be free from dogs and the field will be appropriate for use by children, young people and residents of the surrounding houses.
Summary and Suitability for designation as LGS	It offers a recreational space for children, young people and adults and creates a green space in keeping with Burton Green and the vision of the NDP.

*No pictures exist as not yet developed*



**LGS3 - The Red Lane Playground**

Site description and current land use	The playground is a grassed area, bounded by hedges on 3 sides and a gated fence. There is a range of play apparatus for children including swings, climbing frames, slide, see-saw and goal posts. There is also a picnic table and bench. There is a sign prohibiting dog walking.
Planning History	The site was originally developed by WDC
Site ownership	The site has been taken into ownership by BGPC
Site constraints	The site is outside the village Development Boundary
Public Access	The site is reached by a drive from Red Lane and is accessible to residents of the village, in the main, those who live adjacent to the playground.
Proximity to the local community	The playground is situated behind the gardens of the houses on Red Lane
Ecological significance	The site provides a managed grassed area and is surrounded by hedges which support local wildlife
Special qualities and Local significance	The site provides a safe play space for local children
Summary and Suitability for designation as LGS	The playground is an important local facility providing a safe space for children's play and exploration (dens in the hedge). It is maintained and regularly inspected by BGPC to ensure apparatus is up to safety standards



29 – Red Lane Playground



30 - Red Lane Playground

**LGS4 - The top of the 'Cut and Cover tunnel' on Cromwell Lane**

Site description and current land use	The space will be available on completion of the cut and cover tunnel housing the HS2 line through the village. HS2 will transfer the ownership of the Cover area to BGPC
Planning History	The cover is part of HS2 construction plans for the HS2 line
Site ownership	On completion, expected to be BGPC
Site constraints	The site is within the Development Boundary. The NDP includes the Cover in its project to link the 2 new housing developments and make the area of recreational use by the local community.
Public Access	Access, still to be developed by HS2, has been promised to enable the space to be used by the local community
Proximity to the local community	The site is at the centre of the village
Ecological significance	It will provide a green space above the HS2 line
Special qualities and Local significance	The cover will provide space for recreation and relaxation (hopefully) after the upheaval of the construction phase of the HS2 line
Summary and Suitability for designation as LGS	The site is at the heart of the community and will include the Greenway as it passes under Cromwell Lane in a tunnel adjacent to the HS2 line. The cover will therefore be linked to the Greenway and provide recreational space for residents and support the NDP vision in contributing to local cohesion and encouraging cycling and walking.

*No pictures exist as not yet developed*

**LGS5 - The Jubilee Verge**

Site description and current land use	The site is the verge on Cromwell Lane at the junction with Red Lane. The Burton Green Residents Association (BGRA) applied to WDC to develop the verge to mark the Queen's Jubilee in 2012. The verge is grassed with flower tubs, a memorial plaque and 3 mosaics put together by the local community
Planning History	The verge was owned and maintained by WDC until it was taken over by BGRA.
Site ownership	The verge was owned and maintained by WDC until it was taken over by BGRA.
Site constraints	The site is within the Burton Green Development Boundary
Public Access	Access is directly from the pavement on Cromwell Lane
Proximity to the local community	The Jubilee Verge could be considered to be at the heart of Burton Green
Ecological significance	The flowering tubs provide a habitat to be exploited by flying insects and the grassed verge with bulbs planted within it contributes to the green dimension of Burton Green.
Special qualities and Local significance	The Jubilee Verge showcases the creative side of the Burton Green community. The village Christmas tree takes pride of place on the verge every year and the community gather at the site to celebrate Remembrance Day and light the BGRA beacon in the adjacent field.
Summary and Suitability for designation as LGS	The area of the Jubilee Verge is small but its position at the junction of Cromwell Lane and Red Lane makes it an ideal site for community gatherings including Christmas carols by the Burton Green Choir.





31 – Jubilee Verge



32 – Jubilee Verge



## LGS6 - Land between new village hall and HS2

Site description and current land use	The area is currently on HS2 safeguarded land. It borders the Greenway and is currently a mixture of fallow and dug ground due to enabling works
Planning History	This land is required during construction but will be released once HS2 is built
Site ownership	The site is currently the responsibility of HS2. On completion of the new Village Hall and the HS2 works it is anticipated that BGPC will take ownership
Site constraints	The site is outside the Development Boundary
Public Access	This land lies next to a public footpath, and the Greenway
Proximity to the local community	The area will be at the heart of the village and benefit from the community use of the village hall.
Ecological significance	The area will be developed as a community orchard or wild space, with ecological benefits for wildlife
Special qualities and Local significance	CCR (section 5.4 activity 4) Group D identified "... a community orchard, including heritage local fruit trees/bushes" as a worthwhile project. Supported by NDPSG this area would be appropriate to develop as a community orchard/wild-space. The project will have considerable community significance.
Summary and Suitability for designation as LGS	The area is not large but will provide a suitable site for the development as a community orchard. When mature the orchard will be an appropriate backdrop from the Village Hall and Red Lane, softening the impact of HS2 and the cut and cover tunnel portal structure.

*No pictures exist as not yet developed*

**LGS7 - The new tree plantation and wetland area**

Site description and current land use	The site has been defined and planted by HS2 to replace trees destroyed in Broadwells Wood by the construction of the HS2 line. The area is grassland between the Greenway and the new line and will include ponds and native trees.
Planning History	Part of the HS2 planning process to replace woodland affected by the construction of the HS2 track.
Site ownership	Currently in HS2 safeguarded land
Site constraints	The site is outside the development boundary and between The Greenway and the position of the proposed HS2 line.
Public Access	The site is crossed by Public Footpath W from the Greenway and so is accessible to anyone using the Greenway
Proximity to the local community	The site is close to the Greenway within the span of Viewpoint V2
Ecological significance	The site is an area of regenerating woodland and will provide habitats for plants and wild life associated with woodland and the ponds in the area compensating to some extent for the loss of much of Broadwells Wood
Special qualities and Local significance	This area of regenerating woodland will shield the Greenway from the HS2 Line and go some way to restoring the valued landscape view V2. Its growth will also mitigate against the loss of areas of Broadwells Wood and fulfil the NDP vision aspiration for residents to enjoy "...open views over woodland.." and Objective 1 " (to) ensure the preservation of the much-valued views of the surrounding open countryside and protect the woodlands, hedgerows and wild life habitats in the NDP area.
Summary and Suitability for designation as LGS	This site will help restore this part of the NDP area to woodland and provide the local community with the opportunity to explore new woodland at its associated habitats.

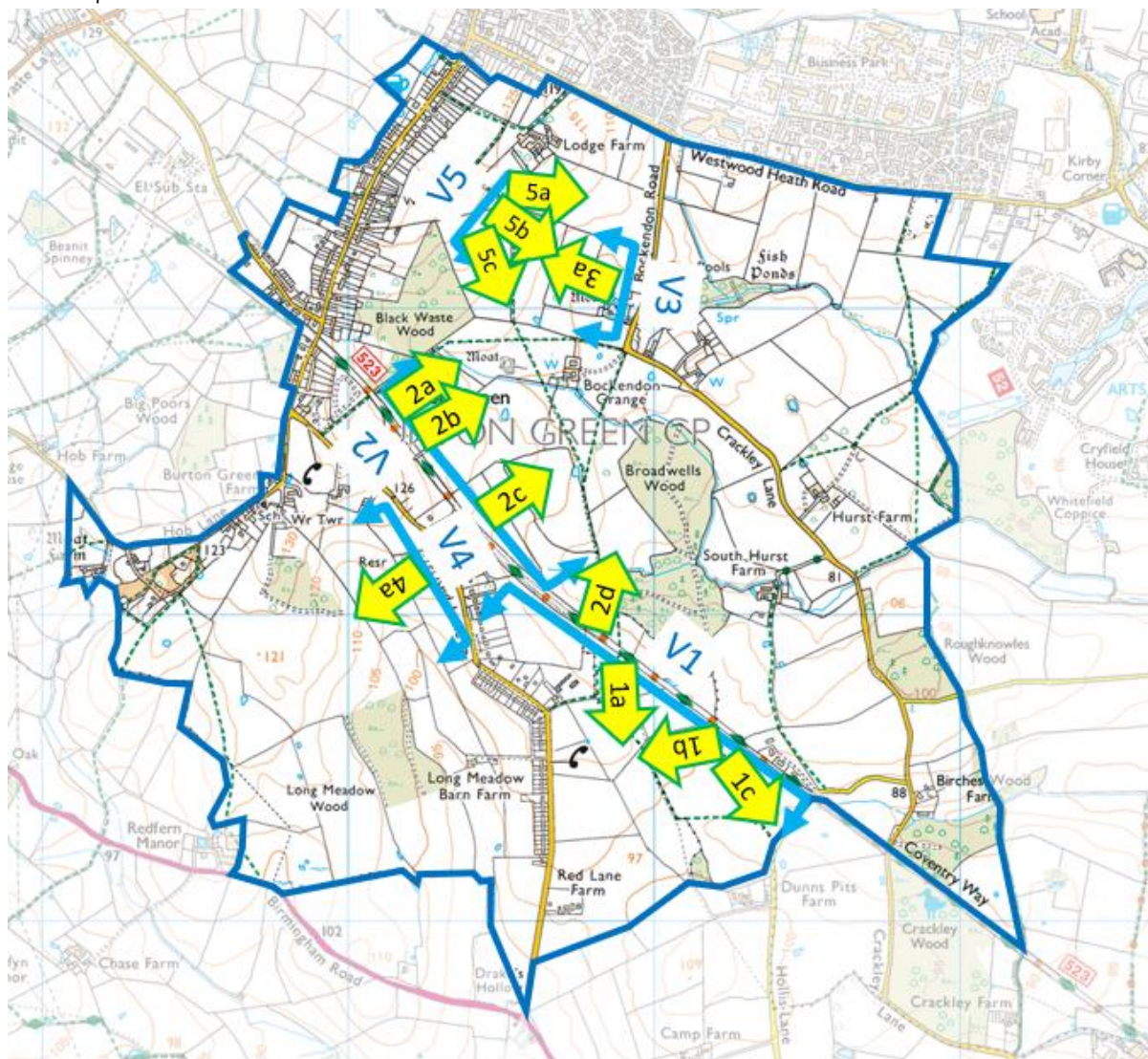


33 – HS2 Woodland Plantation

## Appendix 3 - Values Vistas and Landscapes

This appendix contains photographs of Policy EL4 – Valued Landscapes visible from the 5 viewpoints identified in the policy. The table at 6.5.6 in the NDP gives the viewpoint, and describes the view

The following photographs of the views were taken on 9<sup>th</sup> October 2019 and are located on the map below:



View V1: Greenway looking south-west

Across agricultural land to Red Lane Houses and beyond. This is an open view providing a fine overview of the character of the arable agricultural land within the rising Warwickshire countryside towards the horizon. It also includes a view of the Keep of Kenilworth Castle





34 – V1a: Across grazing meadow to Kenilworth Castle on horizon



35 - V1b: Across meadow from The Greenway to Red Lane houses





36 - V1c: From The Greenway towards Hollis Lane and Crackley Woods

### View V2: Greenway looking north-east

Currently this view includes ancient woodland and agricultural land towards Westwood Heath Road and the edge of Coventry. The view will be significantly affected by the HS2 line.



37 - V2a: Across the fields to Westwood Heath Road



38 - V2b: Across the fields to Westwood Heath Road



39 - V2c: Across the fields one can see the 3 Spires of Coventry



40 - V2d: From The Greenway towards Broadwells Wood across HS2 plantation



### View V3: Bockendon Road towards Cromwell Lane

This view is across agricultural land and woodland towards Cromwell Lane and the Water Tower



41 - V3a: View from Bockendon Road

### View V4: Red Lane to the West

This view is across undulating agricultural land and woodland extending into open Warwickshire countryside



42 - V4a: From Red Lane footpath

### View V5: From footpath W168 looking south

This view benefits from the elevation of the plateau of the village along Cromwell Lane. It is the most extensive view – to the east over Coventry and the 3 spires, to the west over Kenilworth and the Warwickshire countryside and to the south with Edge Hill and Burton Dasset on the horizon.



43 - V5a: Across fields towards The University of Warwick



44 - V5b: Across fields and woodland to Burton Dasset on horizon





45 - V5c: Across fields and woodland to Edge Hill on horizon

## Glossary 1

APS	Avon Planning Services (Planning Consultant for the NPD)
BG	Burton Green
BGPP	Burton Green Parish Plan – Planning for the Future 2014
BGHNS	Burton Green Neighbourhood Development Plan Housing Needs Survey
BGRS	Burton Green Neighbourhood Development Plan Residents’ Survey
BGPC	Burton Green Parish Council
DB	Development Boundary
ERD	Evidence and Reasoning Document
GVE	Growth Village Envelope
HS2	High Speed Two
LGS	Local Green Space
NDPA	Neighbourhood Development Plan Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework – revised 2019
NPPG	National Planning Practice Guidance (web-based resource)
NDPSG	Neighbourhood Development Plan Steering Group
WDC	Warwick District Council
WDLP	Warwick District Local Plan