

Welford on Avon Neighbourhood Plan

A Plan for Our Village

2015 to 2031

Consultation version: draft v9 - 14th March 2014



St Peters Church c. 1330-1340

Table of Contents

Introduction.....	3
How the Neighbourhood Development Plan fits into the Planning system.....	4
Governance of the Neighbourhood Plan	5
What is in the Neighbourhood Plan.....	5
Sustainability Appraisal.....	5
Community engagement and consultation.....	6
Demographics.....	6
Our Vision for 2031.....	7
Our Objectives for the period 2015 – 2031.....	8
Welford Neighbourhood Plan: Planning Policies	10
ENVIRONMENT.....	10
Policies.....	11
HERITAGE.....	16
Policies.....	17
INFRASTRUCTURE	19
Policies.....	19
SPORTS, LEISURE AND RECREATION.....	25
Policies.....	26
ECONOMIC DEVELOPMENT.....	29
Policies.....	30
HOUSING & LAND USE.....	33
Policies.....	33
Glossary	39
Risk Assessment & Mitigation.....	41
Appendices	41
Appendix A – List of Policies (without explanation and justification)	41
Appendix B – Cross reference matrix showing policies against objectives	41
Appendix BL – 12 ‘Building for Life’ principles	41
Appendix D – Evidence Base	41
Appendix ZZ - TODO ITEMS (remove from published document).....	41

Introduction

This document has been prepared by Welford on Avon Neighbourhood Plan Steering Committee, which was established by Welford on Avon Parish Council on the [xxx].

The Welford on Avon Neighbourhood plan (the Plan) is a new type of planning document that will set out the direction for development in the Parish of Welford on Avon from 2015 to 2031. It is part of the Governments new approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the Localism Act which came into force in April 2012.

The whole Parish of Welford on Avon (See Figure 1) has been formally designated as the Neighbourhood Plan area through an application to Stratford District Council (SDC) on the [xxx] under the Neighbourhood Planning Regulations 2012 (part 2 S6). This was approved by Stratford District Council on the [xxx].

The Parish was extended to include the North side of the river Avon up to the B439 in early 2013. This change was agreed and ratified by Stratford District Council and the Boundary Commission.

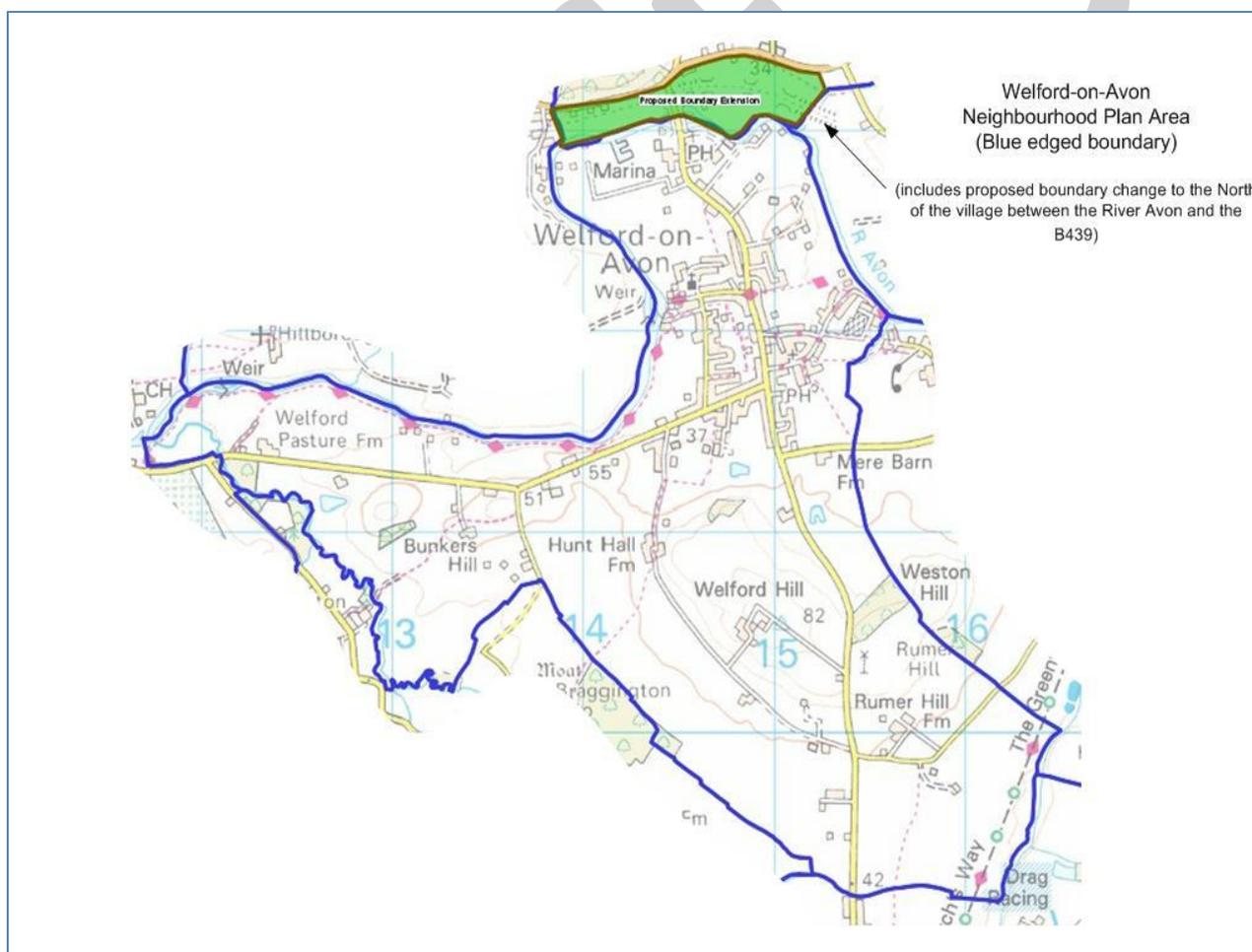


Figure 1: The Approved Parish Boundary for this Neighbourhood Plan

This Neighbourhood plan sets out a Vision for the Parish right up to 2031, defines the Objectives to achieve that Vision and sets out clear policies to support those Objectives. The plan has been developed through

extensive consultation with local people, businesses and community groups, Stratford upon Avon District Council and other regulatory and statutory bodies.

This Plan provides an opportunity for local people to influence and take more control over the use of land within the Parish and to decide how they want the village to be in 2031.

How the Neighbourhood Development Plan fits into the Planning system

In the past local parishes and villages have only been able to influence planning decisions which have been taken at the District Level (for us Stratford District Council - SDC) through individual representation and the feedback to our elected representatives. Changes to the planning system set out in the 2011 Localism Act and which took effect from April 2012 gave people new rights to shape the future of their local area. Neighbourhood Planning allows local people to come together to say where they think new houses, businesses and shops should go and what they should look like. At the same time, many thousands of pages of planning guidance were consolidated into a single document, the National Planning Policy Framework (NPPF). At the national level with SDC required to develop a Local Plan for the District which is congruent with the NPPF. Local parishes such as Welford were empowered to create a Neighbourhood Development Plan which is required to be congruent with both the NPPF and SDC's Core Strategy. However, the Neighbourhood Plan carries equal weight to the Local Plan in making



Figure 2 - An aerial view of the village

planning decisions. Neighbourhood plans must also be in line with European law covering strategic environmental assessments and habitats, All Neighbourhood Plans are subject to independent examination and a local referendum where a simple majority will determine the outcome. Once accepted the Neighbourhood Plan becomes part of SDC's local development framework and will be considered by SDC in all future planning applications in the parish.

SDC are in the process of producing a Local Development Plan for the period 2015 – 2031 of

which the Core Strategy is a key component. A draft Core Strategy was consulted on in 2012, and a document titled 'Intended Proposed Submission Core Strategy' was published in July 2013. Further consultation was conducted in February and March 2014 on possible options for the dispersal of housing within the District. No date has yet been given for when SDC's Core Strategy will be submitted for independent, external examination. It is not until this occurs that the new Core Strategy will begin to carry weight in the decision making for individual planning applications either by SDC itself as the Local Planning Authority or by a Planning Inspector if a planning application goes to appeal. Similarly, Welford's Neighbourhood Plan will carry weight in these planning decisions once it has been submitted for its external examination.

Stratford upon Avon's Core Strategy requires the Welford on Avon Neighbourhood Plan to provide between 51 and 75 additional new houses between 2015 and 2031.

SDC Core Strategy planning policies CS16 and CS 17 specify the distribution of housing including to villages like Welford on Avon but it should be noted that the Localism Act allows a Neighbourhood Plan to accept more housing but it doesn't allow for there to be less.

Governance of the Neighbourhood Plan

Once the Welford on Avon Neighbourhood Plan has been accepted in a parish referendum the Plan will become part of SDC's Local Development Framework. In the jargon the Plan will be 'made'. At this point, the role of the Neighbourhood Plan Steering Committee will cease and Welford Parish Council will take responsibility for monitoring the Plan.

For certain key issues identified during the consultation process, in particular traffic management and the provision of indoor and outdoor sporting facilities it is proposed that working groups are established combining the talents of all interested parties to arrive at optimum solutions. The Parish Council will be responsible for establishing these groups and facilitating their recommendations.

The Parish Council will report on progress against the plan at the annual Parish Meeting. Every 5th year the Parish Council will appoint a broadly based group of parishioners to advise the Parish Council on whether changes are required to the Neighbourhood Plan, thus ensuring that it is always up to date.

Two years before the Plan's expiry in 2031, the Parish Council will appoint a broadly based group to produce the next Neighbourhood Plan for the parish.

What is in the Neighbourhood Plan

Although the principal reason for producing a Neighbourhood Plan is associated with land use, it also has an important part to play in other areas. The Neighbourhood Plan is a plan for the whole village and all its current and future activities. The plan makes reference to:

- Housing development
- Transport and traffic management
- Employment
- Leisure and Wellbeing
- Environment and Heritage

Sustainability Appraisal

The Welford on Avon Neighbourhood Plan aligns with the NPPF and the SDC Core Strategy to ensure that all new developments and changes to the village meet the three tests for 'sustainable development' as outlined in



Figure 3- The Maypole (at 65ft one of the tallest in England)

the NPPF. These are:

- Economic sustainability
- Social sustainability, and
- Environmental sustainability

Conformity between the national, district and neighbourhood plans is required by law to ensure that development takes place in the right quantity, in the right locations, in the right **timescales and meets with the local housing needs in terms of tenure.**

Community engagement and consultation

The Welford on Avon Neighbourhood Plan has been developed by a committee of local people interested in the long term wellbeing of the village. It has been developed from the views and aspirations of local people expressed through whole village surveys, village hall meetings, Parish Council meetings, road shows and on-line. All material at all stages of development has been posted on the 'Welforward' website for public consumption and feedback.

In addition to local residents, a wide range of groups and organisations have been consulted and invited to take part in the Plan development. Specifically, we have surveyed local businesses and community groups to feedback their needs and aspirations.

The community survey was carried out in April 2013 and the results published on the 'Welforward' website, discussed at open meetings held in the village hall and hard copies made available in the local shops, pubs and notice boards.

The survey could be completed on-line or by returning the hand delivered survey questionnaire.

Demographics

Reference to Warwickshire Observatory produced by Warwickshire County Council

Reference to Matthew Stead, SDC Caravan Licensing

The 2011 census shows that Welford Parish has a population of 1420 living in 605 households. The age profile of the village is:

0-9	10-19	20-29	30-39	40-49
10.1%	10.3%	9.9%	10.6%	15.4%
50-59	60-69	70-79	80-89	90 +
14.0%	14.5%	9.2%	5.0%	1.1%

The average age is higher than Stratford District as a whole with a median age of 51 compared with 46 for



Figure 4 - Children's Play Area next to Welford Primary School

the District. The percentage of residents over 65 is 29.0% compared with 22.0% for the District, and the proportion of households comprising a single person households over 65 is 16.7% compared with 14.4%. However, the proportion of children and young people age 19 and under is similar to the District with 21.7% compared with 21.4%.

Table 1: Tenure

Housing tenure is based on 605 dwellings across the Parish with at least one resident whilst housing type is based on 661 'dwelling spaces', 56 of which have 'no usual resident'. This difference, and the high proportion of caravan/mobile homes, may be explained by caravans used for holiday purposes but reporting in the census.

In addition to the 26 park homes licensed at Long Cast, Hunt Hall Lane which are permanently occupied, 148 holiday caravan are licensed in Welford. **Table 3** below outlines the sites:

Housing	Welford	Stratford District
Owned outright	55.2%	39.1%
Owned with mortgage	26.1%	32.7%
Share ownership	2.1%	1.1%
Rented - social	8.8%	12.9%
Rented - private	5.6%	12.7%
Rented - free	2.1%	1.5%

Table 2: Type

Housing	Welford	Stratford District
Detached	55.1%	36.8%
Semi-detached	23.6%	30.3%
Terraced	8.9%	19.4%
Flat	1.4%	11.7%
Caravan/mobile home	11.0%	1.9%

Table 3: Caravan / Park homes

Avonside	Binton Bridges (S of river)	30
Millfield	Mill Lane	12
Welford Park (formerly West View Park)	Barton Road	67
Welford Riverside	Binton Bridges (N of river)	39
Total		148

Our Vision for 2031

In 2031, we will be a thriving inclusive community sustaining the village character and community across all age and demographics groupings. We aim to meet the identified needs of each and every significant group.

We will support this vision through:

Housing developments, providing an appropriate mix of up to 75 houses, will have been sympathetically integrated into the village environment such that the character of the village and the street setting has been maintained. Increased home working and dedicated small business units will support local employment to minimise commuting & improve environmental and economic sustainability.

Our local facilities will support a wide range of activities including small businesses through high quality sustainable infrastructure including village meeting places, indoor and outdoor sports facilities and high speed communications.

Existing issues with essential utilities will have been eliminated to underpin village growth. River and surface water flooding will have been controlled. Traffic will have been managed ensuring the village roads are safe for all residents. Public transport will have been improved.

Green Areas of Separation will maintain the separate identity of Welford on Avon and adjacent settlements. The rural nature of the parish will have been preserved and continue to feature open spaces, mature woodland with pleasant vistas set in a green environment. Our heritage assets will be maintained and protected.

Our Objectives for the period 2015 – 2031

We took our lead from the community in developing our vision and objectives whilst ensuring they are congruent with Stratford District Council (SDC) Core Strategy and the National Planning Policy Framework (NPPF). We have distilled the Welford Neighbourhood Development Plan Objectives as:

- We will support housing development that achieves the ambition of the Core Strategy for 51-75 houses in the period to 2031 which are delivered in a sustainable manner consistent with the requirements of our rural village environment.
- We will actively encourage new and expanded local businesses and a flourishing home working economy.
- We will support parish organisations promoting the development of indoor and outdoor sporting and recreational facilities for all age groups.
- We will drive for the provision of adequate infrastructure to meet the needs of all new developments which impact on the parish in advance of their construction.
- We will protect and conserve all our Heritage Assets, including listed buildings, conservation areas, cherished views, sites of special scientific interest (SSSIs) and other specified sites.
- We will proactively manage our green environment, natural habitats and river amenities. Our built environment will reflect the rural character of the existing village whilst championing excellence of design in new development. We will work to alleviate all flood issues.



Figure 5 - Church Street (in the Conservation Area)

We have also taken into account all relevant objectives of SDC's Core Strategy:

- Building a strong, competitive economy
- Ensuring the vitality of village centre
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change and flooding
- Conserving and enhancing the natural environment



Figure 6 - The Bell Inn

- Conserving and enhancing the historic environment

The following map (Figure 7 below) is taken from Stratford upon Avon’s updated Strategic Housing Land Availability Assessment and shows the extent of the village boundary in red and the areas of protection in blue. In addition, the green area of separation (buffer) between Welford on Avon and Weston on Avon is also shown.

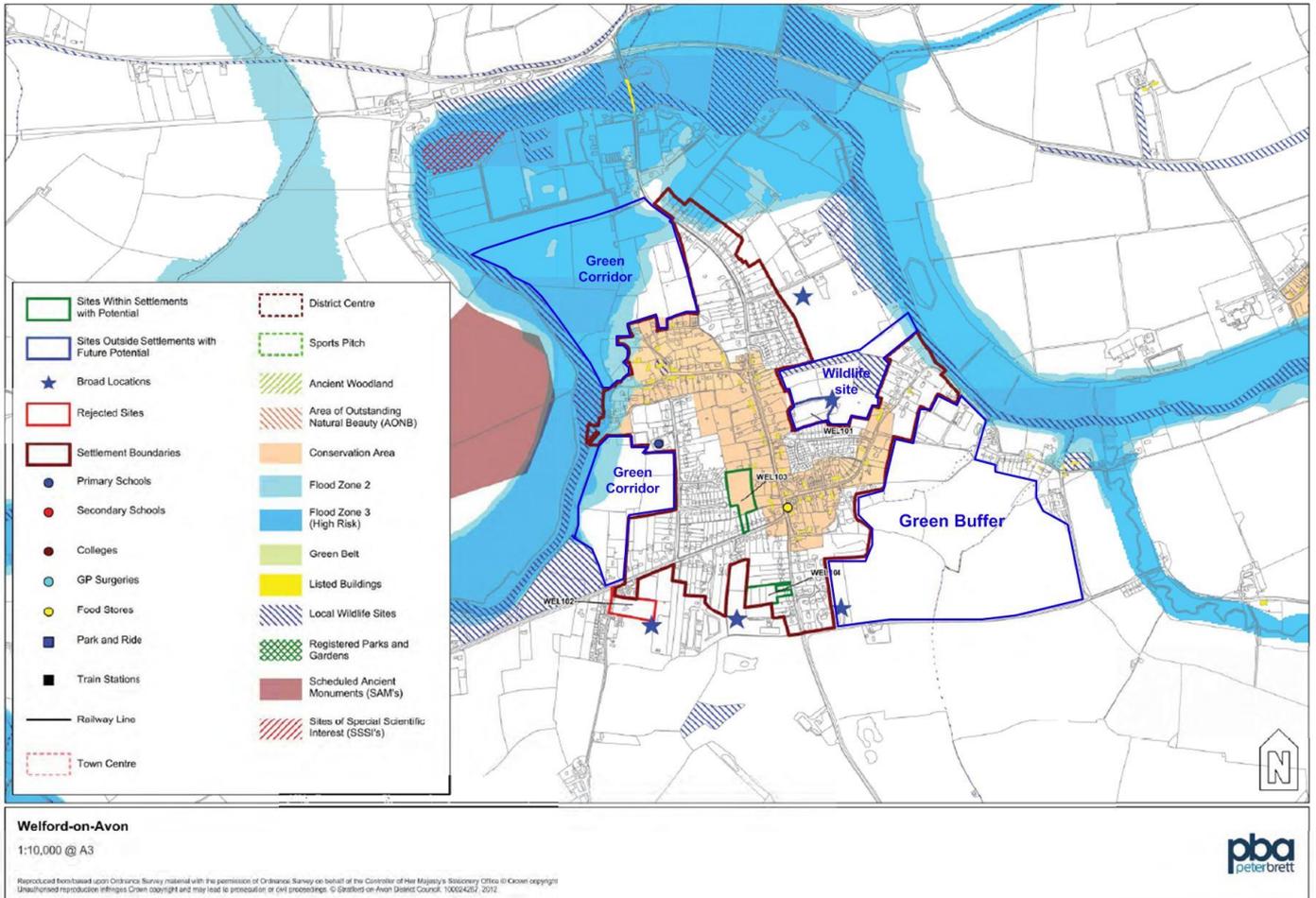


Figure 7 - Land Availability Assessment

Welford Neighbourhood Plan: Planning Policies

< A graphic will be inserted here once one has been agreed >

POLICY AREA

Context

How the policy supports the objectives by

ENVIRONMENT

Welford-on-Avon understands that it has a major responsibility to protect, preserve and enhance the village's distinctive character and the built and natural environment under our stewardship.

We recognize that our activities and the control of our environment have the potential to affect the health, wellbeing and prosperity of our residents and neighbours. In support of this belief the village wishes its planning policies to play a central role in protecting and enhancing sustainability in our parish and neighbourhood. We acknowledge that our current attractive environment is a privilege; it is a key factor in the wellbeing of the village and is to be protected and enhanced.

The river Avon is a major environmental dynamic in our Parish and this should be reflected in our planning policies.

1. Encouraging sustainable development
2. Promoting greater environmental responsibility
3. Minimising the adverse environmental impact of new development on the village
4. Protecting and enhancing the natural habitat
5. Protecting and enhancing the existing "Built Environment"
6. Championing high quality built and landscape design principles as laid down in Building for Life 12 Design Guide referred to in policy HLU13 and adopting Design Principles from the 1998 Welford-on-Avon Village Design Statement.
7. Enhancing the River Avon flood plain and natural wetlands

Policies

ENV1 – We will seek designation of ‘Local Green Space’ sites for Cress Hill and the Glebe Lands plus the green corridors to access them (see map on page xxx)

Policy Explanation

An application will be made to Stratford District Council for the green spaces at Cress Hill and the Glebe Lands which have been demonstrated to be of significance to the local community, to be designated as ‘Local Green Space Sites’ through the NLP in order to preserve their identity.

These areas will be protected for their nature conservation and recreational value. The enhancement but not development of these areas will be encouraged. Any development within these areas will not normally be considered unless that development can demonstrate that it overwhelmingly improves the natural or amenity values of the green space.

The precise areas are:

LGS1 From and including Cress Hill to the head of the Weir at the bottom of Boat Lane.

LGS2 From the head of the Weir, as above, following the river to and including the wetlands and SSSI at the bend of the river to Binton Bridges, including all St. Peter’s Glebe Lands, Synder Meadow and the land bounded by the old footpath (Keytes Lane), the river and Church Lane all west of Binton Road. The Millennium Project to the north of the river the area bounded by Binton Road, Evesham Road, the Parish Boundary and the river.

LGS3 The land to the south of Barton Road including the ecological area proposed to the south of the new development through to Hunts Hall Lane.

Justification. The village survey, NPPF section11, CS 16

ENV2 – We will identify ‘Green Areas of Separation’ between Welford and other existing or future settlements.

Green areas of separation around the village will be considered sacrosanct and development will not be permitted within them so as to prevent the merging of settlements and preserve the immediate natural environment. The Village Plan/Map ref (page xxx) clearly shows the Green areas of separation designated by the village Responsible access to these areas will be encouraged and rights of way and permissive paths preserved and extended. Riverside walks are to be preserved and access maintained and improved within our green corridors.

The green sites identified are: -

GC1 The section of land from the Four Alls through to Weston-on-Avon incorporating all land bordered by the river and the settlement boundary.

GC2 The section of land bordered by Milcote Lane, Weston Lane, the settlement boundary and the border with GC1 above.

These areas of separation are desirable in order to ensure that the identity and distinctiveness of the settlements (Welford and Weston) are retained.

Justification

The NPPF Section 11 in general. CS 16 .7(e) regarding separation of villages.

ENV3 - We will protect our village greens, verges and the environs of Heritage Assets.

The grade II listed Maypole (WE64 Ref. No 1382856) and Maypole Green (a registered Village Green Ref No. 239/U/80) form the centre piece of many village communal activities including the traditional Maypole dance performed by village children at the beginning of summer and the summer fete.

This area is seen by residents to be a valuable asset and an important feature of our village, and the centre of many communal village activities. The conservation and protection of this valuable asset and the immediate surroundings form part of this plan.

Other registered village greens include the grassed areas adjacent to the cottages in Boat Lane and Church Street “The Greens” (Ref239/U/63) and “The Pound” (Ref239/U/79) to the south of the Churchyard at the junction of Boat Lane and Church Street.

The village green at the junction of Church Street and High Street known as “Bell Green” and grassed area in Long Marston Road known as “Bird Green” are under the auspices of Warwickshire County Council Highways department. These green areas and the grass verges shown on WCC Map Page XXX are to be similarly protected.

Developments around the Maypole and Maypole Green, Bell Green, Bird Green and other village greens and mown verges Map Page xxx will not normally be allowed unless

- a) Development would not make the maintenance of any structures on the green or the green itself impractical or more costly to the individuals or bodies responsible for their upkeep.
- b) Development does not encroach on, or in any way materially detract from the registered “Village Greens” or mown verges.
- c) Development does not materially detract from the environs of the 61 Heritage Assets that lie within the village boundaries

Justification These policies follow the policies in the Local Area Plan and Core Strategy. The above policies actively endorse and embrace the Policies of the NPPF, The Village Design Statement, Parish Plan and English Heritage Guidance.

ENV4 - We will champion high quality built and landscape design through the village, encourage preservation of the existing mature tree population and the planting of new trees.

Tree Preservation.

Where development is agreed great care is to be taken to ensure that existing mature trees are retained. Should it be agreed that a mature tree is to be removed the developer is to plant trees of an approved species on sites to be provided by the developer, or at the Parish Councils discretion, to be used for replacement trees. All trees within the Conservation area in excess of 100mm.girth will be deemed to have the protection of a Tree Preservation Order.

Tree Planting.

Substantial tree planting schemes should be considered an essential pre-requisite for all new building developments. These tree planting schemes should incorporate approved indigenous species. The provision of sufficient land to provide appropriate space for these trees is to be provided by the developer. The Trees are to be maintained for a period of 5 years by the developer.

Justification

ENV5 - We will protect natural habitats throughout the parish and oppose development which adversely impact on them.

Natural Habitats.

There are many natural habitats of wild flora and fauna, within the parish boundary, these will be protected and no development on, or so close as to adversely affect, these assets will be allowed. The Parish Council will amend the list of said habitats as appropriate. These natural habitats include but are not limited to the following sites:-

NH1 The Millennium Project

NH2 Cress Hill

NH3 Glebe Lands ancient fish ponds.

NH4 Permissive riverside walk, Boat Lane to Synder Meadow

NH5 Right of Way riverside walk, Boat Lane to Cress Hill

NH6 Wetland and SSI on river bend to NW of settlement.

NH7 Protected species (birthwort) at Cleavers and (large self-heal) East of church Lyche gate through to Church Lane.

NH8 Natural meadow with diverse species adjacent to riverside right of way from Bowls Club to Cress Hill.

Justification

ENV6 - We will oppose all new residential development within the flood plain, as designated by the 1 in 100 year flood map, which are not either demonstrably neutral or beneficial to the capacity of the flood plain.

Welford is defined by the River Avon and it remains a major influence on our environment. History has shown that the river and its needs must be accommodated. **Flood plain.**

Past development and policies have diminished the Avon’s flood plain natural ability to cope with flood conditions. In particular Binton Bridges form a barrier to flood water when the arches are blocked by debris. To arrest this deterioration,

- a) no development will be allowed that could impair the flood plains capacity to cope with flood conditions, whether on the flood plain or not.
- b) no residential development will be countenanced on the flood plain as designated by the 1 in 100 year flood map.
- c) no business development will be allowed within the flood plain, as designated by the 1 in 100 year flood map, which is not either demonstrably neutral or beneficial to the capacity of the flood plain. Under the Technical Guidance for the NPPF less vulnerable commercial development is allowed in all flood risk zones except the functional flood plain. We require it to be flood neutral.
- d) the Parish Council will instigate a delivery strategy to ensure that the issue of debris blocking Binton Bridges is resolved as will the issue of dredging the river.

Restoration.

Mirroring SDC’s Core strategy wish to reverse the damage to the Flood Plain a Flood Plain Restoration delivery strategy will be formulated encompassing where possible the effective management of the River Avon in spate.

When SDC have introduced CIL, within the planning area, their assistance will be requested to seek developer contribution to formulate a delivery strategy to restore and enhance the flood plain. Consultations will necessarily be held with all interested parties including, but not limited to Welford residents, SDC, WCC, The Environment Agency, Severn Trent and local land owners.

Justification

Justification

Cross Check to NPPF

Technical Guidance to the NPPF Table 2, Page 6 allows commercial development except in Zone 3b (functional flood plain). Table 3, page 7 confirms this position.

Table 3: Flood risk vulnerability and flood zone ‘compatibility’ Flood risk vulnerability classification (see table)	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
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2)						
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	X	Exception Test required	✓ 
	Zone 3b functional floodplain	Exception Test required	✓	X	X 	X

Cross Check to SDC Core Strategy/Local Plan

Justification: CS16.7e – Separation of Welford on Avon and Weston on Avon.

Cross Check to 2013 Village Survey & Consultation

The Welford Parish Survey demonstrated overwhelming support for our heritage assets and their preservation.

Cross Check to Village Design Statement & Parish Plan

POLICY AREA

HERITAGE

Context

Welford-on-Avon and its environs have been seen to be a desirable place to live for millennia, with a plentiful supply of water and fertile alluvial soils. The first settlements in Welford-on-Avon are believed to date from the neolithic and bronze age, possibly as outposts from the fortified encampments lower down the Avon valley such as at Bredon Hill. The oxbow curve of the river would also have been seen as offering an easily defended site. Following on, the Romans had a presence here, evidenced by many Romano-British artefacts; other archaeological finds demonstrate continued settlement through to the present day. Parts of our church, St Peter's date back to the early eleventh century with evidence of earlier foundation. After 1066 and the Domesday Book, the benefice of Welford was gifted to the Priory of St Denis near Paris. Our village, therefore, has a long and valuable Heritage which is now in our care.

How the policies support the objectives by

1. Preserving the Conservation Area and other sensitive areas
2. Ensuring new developments complement the existing village character and Heritage Assets
3. Protecting our Heritage Assets in perpetuity

Policies

HER1 - We will only support developments within the Conservation Area which enhance or protect it.

HER2 - We will protect the key views across the village of Welford from significant vantage points around the parish. We will protect key street settings and views within the village settlement,

POLICY EXPLANATION

The criteria for the protection of the Conservation area are:

- a) Development proposals must preserve and enhance the character of the Conservation Area and have no negative impact.
- b) In order to be considered, development proposals must be to the highest standards of design and be of architectural merit.
- c) Designs that are a pastiche of architectural styles will be considered to be inappropriate.
- e) Developments must sit within their individual plots, preserving similar distances from their own boundaries as neighbouring dwellings. The generally open nature and green spaces of the Conservation Area are to be preserved.
- f) Mature trees over 100mm diameter are considered to have the same protection as afforded by a Tree Preservation Order. Permission for their removal will only be granted in exceptional cases.
- g) Demolition of existing buildings and replacement with new, within the Conservation Area, will only be considered if the existing building is in a very poor state of repair and unsuitable for restoration. The replacement dwelling shall be of similar footprint. The replacement of an existing single storey building with one of two storeys will not normally be considered within the Conservation Area as it will change the character of the area.

Justification

The Welford on Avon Conservation Area complies with the Planning (Listed Buildings and Conservation Areas) Act 1990. The Welford Parish Survey demonstrated overwhelming support for the Conservation Area and its preservation with development confined to the area annotated WE3 in the Welford Land Sensitivity Assessment and was overwhelmingly against garden development and the replacement of smaller buildings with larger ones. The above policies actively endorse and embrace the Policies of the NPPF including clauses 53-68 and 126-141, Clauses CS 8, 9 & 10 of SDC Core Strategy, Village Design Statement and the Parish Plan.

Our Heritage manifests itself in our listed building, St Peter's Church, in particular. This ancient edifice is a core component of the views from many vantage points within the village and afar. It is an integral constituent of the Conservation Area and forms a backdrop to the listed cottages of Church Street and Boat Lane.

The Maypole, itself a grade II listed building (Wel 64), Maypole Green with its spreading chestnut tree and the ancient cottages leading to the Methodist Chapel, form an integral part of the Chapel Street setting.

These will be protected, therefore, development within the village will not be

especially those outside the conservation area or not protected by Listed Building Status. See map zzz

permitted if it:

- a) materially interferes with or detracts from views of St. Peter's Church from outside of the village or from any point within the Conservation Area or negatively impinges on the backdrop St. Peter's provides to the listed buildings in Church Street, Church Lane and Boat Lane.
- b) is of a greater height than the existing buildings around the Methodist Chapel or negatively impinge on the views of the early dwellings in Chapel Street.
- d) negatively affects St Peter's Churchyard, the boundary wall including the Post Box and the earthen banks to the churchyard walls that contain a rare variety of "self-heal". The Churchyard extension. The banks along Church Lane fronting Cleavers are also to be protected as they are home to the endangered plant, "birthwort".
- e) any development that encroaches on, detracts from the views of, the Maypole, Maypole Green or in any way jeopardises the sustainable health of Maypole Green and its chestnut tree.

Justification.

The NPPF section 12, Core Strategy CS 8 & 9, The Village Survey.

HER3 – We will preserve the "Soft Edges" of the Village on its boundaries with open countryside and encourage the use of natural hedging and fencing throughout the parish.

The Village Design Statement called for 'soft edges' to the village. A much valued characteristic of Welford is its network of footpaths and rights of way, many of which are at the heart of the village, the views that can be seen from them of the distant countryside and St Peters Church. Such views can be partially or totally hidden by close board fencing. and the effect of such fencing on both sides of narrow footpaths can result in a claustrophobic tunnel effect cut off from the surrounding landscape. Consequently we will require:-

- a) where footpaths are to be provided they shall have a minimum width of 2 metres.
- b) where developments are on the borders of the village settlement they shall be screened with planting, close board fencing will not be allowed.
- c) where development is within the village, natural hedging will be preferable, then hit and miss fencing with close board fencing or fencing panels the least desirable. Solid fencing above one metre will be discouraged.

Justification

These policies follow EF12 &13 of the Local Area Plan and Core Strategy policies CS9,CS10 and AS 10. The Village Design Statement, Parish Plan and English Heritage guidance

POLICY AREA

Context

How the policy supports the objectives by

Policies

INF1 - We will designate areas of the parish to seek specific Dark Sky area approval and seek to minimise light pollution across the entire parish.

INFRASTRUCTURE

A number of services are critical to the successful development of a thriving village in 2031. Some services are already under strain whereas others are woefully inadequate and must be addressed. The key areas are:

- super fast broadband (wired and wireless)
 - mains water pressure
 - flood defence/protection from the River Avon
 - surface water / waste water flooding
 - electricity supply reliability & alternative energy supply options.
-
- ensuring core service availability to businesses and private residences required for modern life
 - adopting pragmatic approaches to energy conservation / reduced energy consumption

POLICY EXPLANATION

Welford is currently devoid of street lighting and has very few areas which are permanently lit overnight. It is not an easy village to negotiate for non-locals after dusk hence reducing the likelihood of burglaries.

A survey conducted at the Dec 1st 2013 briefings gave almost universal support to this policy. The April 2013 survey did not ask a specific question on dark skies.

All developments new and old will maintain the environmentally sustainable approach of supporting a dark skies environment with no street lighting and responsible PIR based external property lighting.

The Parish Council will furthermore seek to have designated several Dark Skies Discovery Sites within the Parish by the UK Dark Sky Discovery Partnership including Cress Hill and land around Synder Meadow although a broad dark skies policy will be adopted to minimise light pollution across the entire parish. Formal designation will provide an additional small level of protection from light pollution and demonstrate the commitment of the parish to environmentally sustainable use of energy.

Any use of flood lighting for recreational facilities should be onto non-reflective surfaces using directional lighting.

INF2. We will resist any development that would adversely impact or degrade the core infrastructure services delivered to existing/neighbouring properties at any time.

We are designating four core infrastructure services as essential to the quality of life in Welford on Avon Parish in the second and third decades of the 21st century . These are Mains Water Supply, Comprehensive Water Management including flood defences and surface and soil water drainage, Mains Electricity and High Speed Broadband upgrades. Any development (including new single dwellings or replacements by larger properties) must indemnify and/or compensate adjacent residents against service degradation (even if this is short lived) as a result of the new development.

1. Where infrastructure problems already exist we will require developers to provide a solution to alleviate the existing problem at the same time as building work commences.
2. Funding must be provided by developers through CIL /S106 where in the opinion of the Parish Council a material degradation to existing Parishioners core services would reasonably be anticipated on completion of the development.
3. Capacity or performance mitigation must be provided where the development could in the opinion of the Parish Council disrupt core service delivery to existing properties during the period the development takes place. Failure to deliver an adequate mitigation plan when one has been requested could automatically cause the planning application to fail.
4. Current capacity and performance issues already exist with several core services in different parts of the Parish and these must all be brought up to modern high performance specifications. These are defined as:-
 - a. Flood defence and flood water drainage. It is clear from recent events the blocking of arches at Binton Bridges is a major contributory factor to residential property flooding. The modern part of the bridge is seriously flawed in its design with no attempt to increase the height of arches or the spans to prevent blockage. This is further exacerbated by the lack of river dredging by the Environment Agency. The status quo is unsustainable with climate change so even dropping the road to reinstate the original Wel "Ford" should be considered.
 - b. Surface water drainage and foul water drainage should be separated on all new developments and redevelopments. No waste water or surface water drainage failure due to inadequate current capacity or inadequate pumping capability (specifically excluding conditions relating to Environment Agency Flood Alert or Flood Warning conditions which are discussed previously) is acceptable and developers must ensure this does not occur. Flooding in Pool Close will have been completely resolved.
 - c. No failure to deliver mains electricity capacity under normal conditions i.e. the Met Office has not issued a weather alert for this area.
 - d. Broadband performance must continue to evolve to be at the level available in major cities within two years to prevent residents

INF3 - We will encourage development incorporating comprehensive green energy utilisation into its design.

and businesses being disenfranchised. Expectations for 2014 start at 10Mb/s for all locations as CSW Broadband has Welford on the first list for fibre rollout.

Sustainable energy supply.

Solutions must be sympathetically incorporated into the development design and should not visually detract from the area. Where solar PV panels are to be retro-fitted to existing buildings, especially within the conservation or other sensitive areas, great care is to be taken that they do not visually impair the vicinity. In the Conservation Area the opinion of the District Council's Conservation Officer will always be sought.

Similarly grey and recycled water use within a development will be supported.

Because of the importance of reducing carbon emissions, we will challenge developers to achieve Level 5 or higher of the Code for Sustainable Homes for residential development and BREEAM 'excellent' standards for commercial development.

Justification

SDC policy CS.2 calls for the lower Level 4 and 'very good' standards respectively for sustainable buildings, but these standards should be exceeded wherever it is viable to do so.

Q19. Several survey respondents called for these BREEAM standards.

INF4 - We will encourage the delivery of high speed communications (wired and wireless) across the parish

Currently not only does Welford have very poor landline services but it also has little or no service on several of the country's mobile phone networks. Welford can be considered a blackout area for several mobile providers.

- The Parish Council will look favourably at well sited equipment which does not detract from the aesthetic environment. The provision of new telecoms cabinets which support fibre infrastructure will be supported where they are sensibly located.
- Welford will encourage the delivery of mobile 4G and subsequent 5G+ high speed wireless communication throughout the Parish in addition to or possibly to mitigate the delay in delivering High Speed Broadband now and ever faster speeds moving forward to all locations within the parish by the UK Government and BT. Competition will be encouraged where possible to ensure a competitive price to local residents and businesses.
- Where residential properties can act as locations for base stations without significant impact on the neighbouring properties this should be supported.

INF5 - We will encourage investigation of the optimal approach to traffic management, speed control and parking restrictions / provisions.

Options will be reported to the Parish Council

Several locations are a cause of concern within the settlement area:-

1. Maypole area including the shop and butchers has inadequate parking creating traffic issues particularly around the shop entrance and the Barton Road junction with the Long Marston Road.
2. Speed of vehicles entering the village from Long Marston, Barton and Milcote needs addressing
3. Binton Bridges is subject to overweight vehicles which blatantly ignore the weight limits.
4. The volume of traffic through the village from Long Marston is unsustainable and already creating traffic exit problems onto the B439 at rush hour plus pinch point issues at the Bell.

Resolution options identified include:-

1. Form a committee to identify options and any funding available.
2. Encourage adherence to the advisory lorry route for Vale of Evesham commercial traffic
3. Examine options for speed management including CCTV based systems.

INF6 - We will support and encourage the provision of bus services through Welford which connect with the main towns of Evesham and Stratford-upon-Avon.

Currently there are limited bus services through the parish itself. Walking across Binton Bridges to the B439 provides access to the service connecting Evesham, Bidford and Stratford.

It is desirable to have a daily service into Stratford from several locations in Welford and back. A feeder service to/from the service on the B439 is an absolute minimum. To minimize car journeys, the bus timetable should provide a service allowing commuting into Stratford for normal working hours.

INF7 - We will encourage weight restrictions on Binton Bridges to be enforced and the provision for safer pedestrian access across the bridge.

We need to protect the grade 2 listed structure of Binton Bridges and to ensure the safety of pedestrians walking across the bridge to the bus service on the B439, to Avonside caravan park and to houses south of the B439 which now are part of the parish.

INF8 - Gypsy pitches will be resisted where they are not on currently occupied brown field sites which are fully served by all core infrastructure services.

It is not acceptable for permanent pitches to not have good sanitation, clean drinking water and mains electricity. We require these to be present on the site prior to any application for a permanent pitch within the parish.

INF9 - In the event the Honeybourne-Long Marston-Stratford railway was restored we would support the development.

Approximately 1 km of this former railway line is within the south- east part of the parish. The development of rail links south of Stratford could alleviate traffic volumes through Welford.

Justification

Cross Check to NPPF

- INF1 - There is no reference to Dark Skies, Welford is free to set the criteria
- INF2 – Local Plans must do a Strategic Flood Risk Assessment, Section 101 –“steer new development to areas with the lowest probability of flooding”. Section 162 requires LPAs to assess the quality and capacity of infrastructure.
- INF3 - Section 30, “... support reductions in greenhouse gas emissions...”, Section 98, LPAs should “recognise that even small scale projects provide a valuable contribution to cutting greenhouse gas emissions. Section 99/114 should take account of climate change and support the development of green infrastructure.
- INF4 – Main Section 5 (starts at section 42) is all about supporting high quality communications infrastructure. Existing infrastructure e.g masts should be used where possible, new development should be sympathetic.
- INF5 – Section 32 All developments that generate significant amounts for movement should be supported by a Transport Statement or Transport Assessment. Plans must take account of “opportunities for sustainable transport”, “safe and suitable access to the site.... for all people” but Development should only be prevented or refused ... where... impacts of development are severe”. Section 39 sets elements for LPAs to take into account for setting local parking standards.
- INF6 – actively supports the fullest possible use of public transport
- INF7 – There is no specific reference to management of bridge infrastructure
- INF8 – There is no specific reference to new local rail development.

Cross Check to SDC Core Strategy/Local Plan

- INF1 - There is no reference to Dark Skies, Welford is free to set the criteria
- INF2 – CS3.2 Water Environment and Flood Risk, P26. Applicants should ensure foul and surface

water from new development and redevelopment are kept separate where possible. Where sites which currently connect to combined sewers are redeveloped, the opportunity to disconnect surface water and highway drainage from combined sewers must be taken. CS7.1 states Severn Trent Water will generally meet the needs for water supply and foul drainage. There is no additional provision on these subjects. CS7.2 Supports the flood alleviation measures. under consideration by the Environment Agency. Surface Water flood management is the responsibility of Warwickshire County Council. CS7.3 Highlights Western Power have the responsibility for delivering the electricity network. CS7.3 talks about CSW Broadband project and actively supports it as the primary route to the initial fibre upgrade of Welford exchange.

- INF3 – Policy CS.2 supports Sustainable Energy and CS7.3 support Low Carbon Energy.
- INF4 - Appendix 1: Infrastructure Delivery Plan Broadband
 - P183. By 2016 By 2016 all domestic and business premises will have access to broadband speeds of at least 2Mbps, with 91% of premises in the sub-region able to access superfast services;
 - Improved access to broadband in rural and non-rural areas for small and medium enterprises (SMEs) and citizens through the delivery of increased speeds to more areas in the sub-regions;
 - An opportunity for community groups and SMEs to develop broadband facilities further still on a “Big Society” basis if their areas are not fully covered by the proposals
 - There is no specific policy for mobile phone providers and their equipment in the Core Strategy
- INF5 – CS.27 highlights the issue of through traffic including HGVS and high vehicle speeds but there are no specific policies impacting Welford on these or the issue of Parking.
- INF6 – Public transport forms a key criteria for assessing the categories for local service villages. CS.2 follows on from NPPF supporting public transport based on green credentials. The Community Transport Strategy details the initiatives.
- INF7 - There is no specific reference to management of bridge infrastructure
- INF8 – Under Policy CS.27 land is to be safeguarded for the railway line to be extended southwards from Stratford Railway station.

Cross Check to 2013 Village Survey & Consultation

- The Dark Skies policy was supported by over 90% of residents consulted.
- Flooding from River Avon, Surface Water Flooding and inadequate capacity of the foul water drainage were all highlighted through village feedback. There were only 14 responses highlighting they would contribute to the installation of mains gas. The survey also had negligible commitments to residents funding broadband. However the need for an effective broadband was mentioned throughout the survey responses.
- The issues of traffic speed, volume and the movement of HGVs and other large vehicles were all identified as issues from the village survey and consultation.
- Public transport was highlighted as an issue particularly for the retired members of the community.

Cross Check to Village Design Statement & Parish Plan

POLICY AREA

SPORTS, LEISURE AND RECREATION

Context

- We will support the Parish Council, local organisations and the County Council in promoting the development of integrated indoor and outdoor sporting, cultural and recreational facilities for all age groups.

Currently there are cricket and football pitches on Synder Meadow, but this area is often flooded which prevents play. The pavilion and changing facilities have seen better days. There is a strong desire to relocate this facility to another site close to the School, but this has met with some opposition.

There is a bowling club that has excellent facilities but this only caters generally for older residents and older people from neighbouring parishes with that particular interest. Close to the School in Headland Road there is a small play area with swings and slides – this is the only facility for younger children.

There is a marina within the parish but this is not accessible to the public and reserved for boat owners.

There are a number of Societies and Clubs run by local volunteers which include gardening, history, painting and yoga to name but a few. A strong sense of community exists and there are regular events in the village hall, public houses and street parties in the Summer.

Although the current Welford and Weston Memorial Hall plays host to many such events, it's capacity and facilities are limited and it has no stage.

How the policies support the objective

Policy Objective: To have a thriving community village which supports a wide range of village activities including small businesses through good quality community infrastructure such as village meeting places, indoor and outdoor sports facilities and high speed communications.

Policies

SLR1 – New and existing developments to parish sports and recreational facilities will be integrated to meet the needs of all age groups including School children.

POLICY EXPLANATION

Recreation and Outside Activities.

Current sporting and recreational facilities are deemed to be inadequate to serve a village of Welford's size and standing through to 2030. Existing outdoor sports facilities are limited and have poor provision for changing rooms and equipment storage. There are no tennis courts and the current area used for cricket and football is often flooded. Apart from the indoor bowls facility there are no significant indoor sports facilities for badminton, squash, table tennis, swimming, circuit training etc. and no gymnasium.

Once CIL is introduced to Stratford District Council, developer contributions will be sought to help fund a new sporting and recreational complex delivery strategy. The formulation of the strategy must involve all interested parties in the parish.

Possible developments should include facilities for the young and healthy elderly such as tennis, table tennis and exercise equipment.

An approved plan should demonstrate financial and environmental sustainability, including the provision of adequate parking.

SLR2 - Support will be given to local organisations that provide a wide range of cultural and special interest activities for the well-being of residents and promotion of community spirit.

The facilities should address the needs of all age groups and interests in the parish especially those for whom transport is difficult and for whom limited clubs and facilities currently exist (this means youth).

Justification:

WPC Planning Principles 9: *'WPC would seriously consider making/supporting a Neighbourhood Development Order which facilitated the development of new Parish facilities such as a new sports hall, sports facilities and social centre within the village.'*

SDC Core Strategy/Local Plan

- CS.26 - Infrastructure, Healthy Communities: *'the provision of new and enhanced community, cultural, sports and leisure facilities will be encouraged as a way of promoting healthy communities'*
- CS.28 -

Cross Check to 2013 Village Survey & Consultation

There was considerable support in the village survey for improved outdoor and indoor sports and recreational facilities in Q18. Many responses to Q16 and Q17 in the survey proposed improved sporting

facilities and a new community centre or hall.

- **Village Plan**

- Cross check to Village plan

NPPF

- Cross check to NPPF

SLR3 - We will preserve and maintain the provision of allotments at Headland Road or a suitable alternative site within the parish.

Development on allotment land will not normally be permitted unless:

a) replacement provision be made of at least equivalent land quality, located at reasonable convenience for the existing plot holders; and

b) clear and significant social, economic and environmental community benefits could be derived from the proposal.

c) agreement is given by the Trustees of the Bidstone Shorthouse Trust

Justification

Considerable amenity is provided by the allotments in Headland Road that are managed by the Bidstone – Shorthouse ??? Trust. Because of the contribution made by the allotments to economic and social sustainability it is important that this resource is strongly protected.

Village survey Q20

Maintain the allotments.

Q23

Protection of allotments recognises their value as a community resource and something not to be developed.

SLR4 - We will protect, maintain and encourage the use of the extensive network of public footpaths, cycle ways and picnic areas around the parish.



Figure 8 - Public footpath

We will encourage land owners to adequately maintain footpaths and rights of way through to provide dedicated and safe pedestrian, and where appropriate, cycling movement round the parish to encourage tourism and walkers through village.

Shakespeare's Avon Valley Way, a national hiking route, crosses the parish and is to be protected along with the views of the village and the surrounding countryside from the route. Similarly the Greenway cycle path provides a route into Stratford-upon-Avon.

We will Improve signage to local facilities for walkers and cyclists. The picnic area at Cress Hill will be maintained and enhanced.

Justification

POLICY AREA

ECONOMIC DEVELOPMENT

Context

The proportion of economically active residents who commute out of the village is high. Over recent years, the number engaged in traditional rural activities has significantly reduced. Local businesses typically employ small numbers of people, for example Reids Storage, Kerr and Noble, Findons Nurseries and Welford Marina. Significant part-time employment is provided by the Bell Inn.

Encouraging local employment opportunities that enable Welford residents to work locally full or part time will enhance sustainability of the village:

- Economically: by increasing the use of local shops, pubs and other businesses
- Socially: by encouraging a more vibrant village during working hours
- Environmentally: by reducing the use of cars for commuting.

Local employment can be encouraged by a mix including:

- Home and remote working
- Live/work units
- Small business units
- Increasing employment at existing employees within the village
- Resisting the closure of existing shops and pubs.
- Conversion of existing buildings

Home and remote working is supported by high speed broadband, see policy INF.4

How the policy supports the objectives:

This set of policies underpin the objective that Welford supports a wide range of thriving small businesses providing local employment and flourishing home-working, so enhancing the economic, social and environmental sustainability of the village. We do not want to see a reduction in the range of retail services available in the village.

Policies

POLICY EXPLANATION

ED1 - We will support the Conversion of a 'Use Class A' property into the same or another use in the same Class

Use Class A, as defined in the Town and Country Planning Act, includes shops, financial services, cafes and pubs. Business and domestic houses fall into other categories. We will strongly encourage owners of Class A properties who plan to sell to seek other commercial uses and we will only support conversion to a domestic dwelling as a last resort.

Justification

Policy CS.24 (Retail Development) states:

'Throughout the District, change of use of a property from one falling within Class A..to one with another Class will be resisted unless the proposal satisfies Policy CS.26 (Healthy Communities). Policy CS.26 under 'Community Facilities'—describes a process that an owner would have to follow to demonstrate that the existing use was no longer viable.

ED2 - In the event that a public house in the village closes permanently, we will support a strategy to identify and implement an alternate use as a community facility.

Examples of such use could be, but are not limited to: a community pub, a youth centre or village meeting rooms.

ED3 - We will support new shops to open in Welford, particularly farm shops selling local produce.

Increasing the proportion of shopping that can be done locally will enhance sustainability by both increasing employment opportunities and reducing the number of car journeys out of the village.

ED4 - We will encourage the development of new small businesses.

At locations broadly shown on map M,

In the case of Welford railway station, proposals should demonstrate how the Victorian station buildings will be retained and sympathetically integrated.

In the case of land south of the Four Alls, construction of any building will need to be 'on stilts' and satisfy the Environment Agency as it is in Flood Zone X

Map M to show clouds in the broad vicinity of Rainbow Nurseries, Findons Nurseries, land south of the Four Alls and the former Welford railway station.

ED5 - We will encourage the Conversion of existing buildings across the parish, including buildings

currently used for agriculture, to business use.

ED6 - We will encourage the inclusion of live/work units within new housing developments proposed that are both within the village boundary and for 10 or more dwellings, provided there is no adverse impact on the character and amenity of nearby residential areas

A live/work unit is a building that contains both business and living space and may be located within a development of conventional housing. Examples of businesses that might be appropriate for live/work units in Welford are, but are not limited to: accountancy, graphic design, small scale assembly, jewelry and craft manufacture, and IT support

ED7 - We will encourage The small scale expansion of existing businesses across the parish that will provide additional employment will be encouraged, provided there is no adverse impact on the character and amenity of nearby residential areas

Justification

Cross Check to NPPF

- NPPF paragraph 28 titled 'Supporting a prosperous rural economy' states that neighbourhood plans should:
 - support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
 - promote the development and diversification of agricultural and other land-based rural businesses.

Cross Check to SDC Core Strategy/Local Plan

- This strategy is supported by the Core Strategy policy CS.23, which encourages both small and home-based businesses, including within rural areas, and the creation of workspaces closely associated with residential use including live/work units. CS.23 also supports the sustainability of the rural economy when considering the re-use and possible re-development of farm buildings for employment.

Cross Check to 2013 Village Survey & Consultation

By contrast, the village survey (Q14) showed the preferred sites for small business units as Church Bank, Gladman site and the north part of the golf course (by first preference vote) and Gladman site, Church Bank and land south east of Cress Hill by overall vote.

This difference will have to be reconciled.

Comments from village residents survey (Q19) relating to business were generally supportive of small business units providing local employment: 12 responses had comments such as :

- Dynamic village aspirations for 21st century with small business centre
- Small units for the smaller businesses
- There is a demonstrable need for local employment opportunities for young people in the village. We need small units,
- Keep current businesses and usage of current businesses
- Local business on edge of village
- Small business premises that blend in with existing structures, commercial not industrial
- Development that would increase local businesses and services for the village, maintain the existing 3 pubs and businesses as flourishing concerns, more business units to provide local employment

Cross Check to 2007 Parish Plan

Of respondents to the question in the business section of the Parish Plan as to how Welford could create more opportunities for employment, 5 out of 25 indicated that more small business premises were needed in the village, either in the form of dedicated business units or converted/extended homes. Within the wider community 42.5% of respondents felt that facilities for small and medium businesses should be provided locally.

Cross Check to 1998 Village Design Statement

Village design statement has no comment on shops or businesses other than general design guidelines for any new building.

POLICY AREA

Context

HOUSING & LAND USE

We will support housing development that is set at a level that meets established local housing needs but is delivered in a sustainable manner consistent with the requirements of our rural village environment.

How the policy supports the objectives

Policy Objective: Is to set out the rules by which new housing development will take place in Welford on Avon over the next 15 years and to ensure the requirements of Stratford upon Avon District Council's Core Strategy are met.

Policies

HLU1 - All new development will be phased (congruent with SDC plans) with a maximum of 10% growth in the village housing stock in any five year period to ensure development is fully sustainable and supported by the infrastructure in place at the completion of the development.

POLICY EXPLANATION

All new development should be phased across the Plan period as described by SDC Core Strategy Housing Trajectory (CS.17) to ensure local services and facilities are not overburdened and the Primary School can accommodate children of the parish. Phasing will be in line with Figure 1 of the policy and be fully sustainable which points to more housing be developed in the early years of the plan. For Welford on Avon this means that of the 51 – 75 homes 30 will be supported in the first 3 years of the plan, followed by 20 in the next 5 years with the remaining 25 in the following 7 years.

Village survey: See detailed responses to Q8 on phasing

HLU2 - Site allocation for development will be led by SDC, we will inform decisions with survey results.

SDC's Local Development Scheme shows a plan to develop a Site allocations Development Plan Document (DPD) starting in Feb – May 2014 through to adoption in Feb 2016. This DPD will allocate precise sites where housing and business development will occur. Our strategy is to work closely with SDC on this to ensure a sustainable site allocation in Welford-on-Avon based on evidence including:

- The most and least preferred development sites as identified in the village survey
- The number of houses granted planning permission in the village since the start of the plan period

HLU3 - We will require developers to provide for safe walking and cycling routes to Welford school

The aim is to minimise traffic congestion around Welford School at the beginning and end of the school day and maximise road safety by improving pavements and road crossing points

HLU4 - We will support developments of market houses* which comprise the parish preferred housing mix, including flats and bungalows

* As contrasted with affordable houses

The market housing should preferably be 2, 3 bed houses and bungalows. (CS 18, CS 21 and NP Village survey April 2013)

Affordable housing will conform with the NPPF

Policy CS.21 (Housing mix and type) points to a yet to be published Development Requirements DPD. Until this is available, the preferred mix is defined by the Meeting Housing Need SPD which defines the mix of housing types for all new housing and the mix of tenure types for affordable housing. Its policy MHN12 states that, for market housing, dwellings should be provided broadly in the following proportions:

- 50% - two bedroom dwellings
- 30% - three bedroom house
- 20% - four bedroom houses or larger.

Q9 of Village Survey could be analysed to show (after discounting 'others' and by weighting the results by percentage band) that the village believes that the appropriate mix of housing types that should be delivered by future development is:

- 12% - 1 & 2 bedroom flats
- 21% - 2 bedroom house
- 29% - 3 bedroom house
- 12% - 4 bedroom house
- 5% - 5+ bedroom house
- 21% - bungalows

To compare SDC guidance with the Village Survey:

Mix of housing	SDC	Village survey
Up to 2 bedroom dwellings (including flats and bungalows)	50%	53.5%
3 bedroom houses	30%	29%
4 bedroom and larger	20%	17.5%

The village survey is more granular than SDC's policy though broadly consistent. It shows that the village sees a demand for a greater proportion of smaller dwellings (including flats and bungalows) than SDC. This is an acknowledgement that the demographics of the village need to be tilted towards young, single people and

households, with an age profile more similar to that in the District. There is also a demand for smaller houses to provide an opportunity for 'down sizing' for those that no longer want to live in a large house but who wish to remain in the village, as indicated by the high proportion of flats and bungalows in the housing mix.

HLU5 – Windfall developments should be "small scale sites, not greater than 2% of the existing housing stock and be 'pepper potted' throughout the village

In the context of Welford we define small scale as 2% of the existing housing stock. Developments will be spread throughout the village rather than grouped in one particular area. (Village survey and Parish Council policy adopted [March 12] and existing Parish Plan).

Justification:

Policy CS.16 (Distribution of Development) states that, in Local Service Villages such as Welford, development will take place on sites identifies in the Site allocation DPD or Neighbourhood Plan or 'through small scale schemes on unidentified but suitable sites within their Built Up Area'. These latter are 'windfall' sites because they are not identified through the planning process. The Core Strategy does not define 'small scale' and indeed Policy AS.10 states that 'it is not possible to define 'small scale' in terms of the number of dwellings as this will depend on the village and site involved.' The purpose of HLU.5 is to quantify 'small scale' in the particular context of windfall sites in Welford. Where an application site is contiguous to another site which was granted permission during the plan period or is awaiting its permission to be determined, the aggregate number of houses in both sites shall be taken into account.

Parish Plan: Three quarters of respondents indicated their support for single dwellings or groups of up to 5 homes, 17% would support groups of up to 10 homes. Support for larger groupings of up to and over 20 homes was 5% and 3% respectively.

HLU6 - We will resist development of gardens, back land, tandem and 1 for 1 replacement of existing properties that are detrimental to the character and amenity of their neighbourhood.

Where they have the potential for loss of amenity of neighbouring properties; through loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of car parking, loss of mature vegetation or landscape screening and additional traffic resulting from the development.

NPPF section 53 onwards

Back and/or side garden developments are not defined as previously used land (Brownfield) as per annex 2 of the NPPF. Each application for such development will be assessed on its impact on the distinctive character of the village, impact of neighbouring properties and alignment with the Village Design Statement. (NPPF Annex 2 and Village Design Statement)

Existing housing stock and buildings: replacement dwellings should be within the lawful curtilage of the existing property and should be of a scale and size suitable for the plot. (CS 22)

HLU7 - Development will be supported which is reflective of the density of the adjacent properties.

This will maintain the character and appearance of the village with the existing property stock.

HLU8 - Developments which require primary school age children to be educated outside the village would not be supported. (NP Village Survey)

Welford Parish Council planning principle 8 states: *The growth in the village population should be concomitant with capacity of village institutions - most notably the primary school - to meet increased demand. Given the new focus on sustainable development, WPC would not support developments which required primary school age children to be educated outside the village.* This policy has as its objectives:

- To enhance social sustainability by allowing all children in the village to have the possibility of a local primary education.
- To enhance environmental sustainability by minimising car and bus journeys to and from school

Warwickshire County Council state that Welford Primary School is 'full now and in the foreseeable future'. Although developers pay a financial contribution to WCC to mitigate the impact of their development upon the school, cumulatively this may be insufficient to extend or refurbish the school to enable it to accept all children from the village who wish to attend.

HLU9 - Developments will aim for a sensitive transition from agricultural to residential land use at the village boundary

- Sensitive fencing
- Low density and limited height, scale of properties. Tree belts etc
- Cross reference to HER4
- Cross reference to VDS
- VDS talks of 'Soft edges to the village are desirable – no large blocks of buildings on the periphery'

HLU10 - We will strongly resist development that exceed three stories in height. We will only support development above two stories which has no adverse impact on the character and amenity of the nearby residential area.

To maintain the sight lines of St Peter's Church and the views and vistas of the village from various vantage points.

HLU11 - Proposals to amend permission for holiday caravan sites to allow permanent residency will be strongly resisted and any new holiday caravan sites will be resisted.

Current planning permissions for the 4 holiday caravan sites in Welford have some combination of these conditions:

- To close for a number of months each year
- To be used only for holiday use
- Not to be used as a main residence

Removing these conditions and allowing permanent residence (as a park home) would be akin to building a development of new houses in terms of impact on the sustainability and resources of the village.

In reply to Q21 of the village survey, 99% of respondents thought that the quantity of caravan accommodation was either about right or too many.

Currently we have 148 holiday caravans on four distinct sites.

HLU12 - Development of a warden assisted group of bungalows for elderly residents will be strongly supported

Minimum 8? Properties, sheltered, wheelchair friendly max two bed within walking distance of village centre.

Check if there is a definition for this type of development

HLU13 - Development will be supported where it adopts Building for Life 12 principles and the Lifetime Homes Standard .

Making sure we have this covered

In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the 12 criteria set out in Building for Life, See appendix BL [which is lifted directly from Tattenhall NP p 25 and lists the 12 criteria and has a picture of the cover of the key document] .

HLU14 - Location of pitches for Gypsy occupation will only be supported on

Council tax paying residents and business rate payers have a fundamental right to a clean living and working environment which is safe and secure. Any co-location of Gypsy caravans or permanent traveller pitches with residents or trading businesses

brownfield locations which are not adjacent to any existing residential dwellings and currently trading business premises.

will be considered detrimental by parishioners and will be vigorously resisted.

Justification

Cross Check to NPPF

Cross Check to SDC Core Strategy/Local Plan

- Policy CS.27, Transport & Communications *'a larger proportion of residential development in the villages...could lead to a greater degree of 'self-containment' by supporting ...services such as rural schools'*
- *Developments will respect the soft edges of the village and be sensitive to the site and its setting. (CS 6 and CS10)*

Cross Check to 2013 Village Survey & Consultation

Cross Check to Village Design Statement & Parish Plan

Draft

Glossary

Affordable Housing	is provided to specified eligible households whose needs are not met by the market and involves some measure of public funding. They can offer a variety of tenure, for example rental or shared equity.
Backland Development	Backland development is the development of land that lies to the rear of an existing property which normally fronts a road. Access is via a separate drive which can be from the road serving the original property, or a road to the side or rear of it.
Brownfield	or previously developed land, is land that has previously contained a permanent structure. Domestic gardens, allotments and land that is or has been occupied by agricultural buildings are now explicitly excluded.
Core Strategy	<p>is the first and most important of Stratford District Council planning policy documents, because it will set the course for everything to follow. It will present a vision of how they want the District to look and function in future years.</p> <p>There are some big challenges facing the District, which the Core Strategy needs to address:</p> <ul style="list-style-type: none"> • Where should new homes be built and new jobs located? • How can we meet the housing needs of local people? • How can we reduce the impacts of climate change? • How can we make sure everyone can reach the services they need? • How do we protect our rich heritage and landscape?
Development Plan Documents	<p>DPDs build on the foundations of the Core Strategy and provide more detailed planning guidance in specific areas. SPDs that are of particular relevance to Welford-on-Avon include :</p> <ul style="list-style-type: none"> • Site Allocations DPD which will define specific sites for housing and employment. • Gypsy and Traveller Site Allocations DPD which will define the location of sites for gypsies
Flood Risk Zones	<p>These are defined in the Technical Guidance to the NPPF. Welford has all four flood zone types:-</p> <p>Zone 1 – low probability – less than 1 in 1000 year flood risk</p> <p>Zone 2 – medium probability – between 1 in 100 and 1 in 1000 year flood risk</p> <p>Zone 3a – high probability – less than 1 in 100 year flood risk</p> <p>Zone 3b – functional flood plain – typically flooding more than once in 20 years</p>
Greenfield	is land that has not been previously developed. It is general planning policy that brownfield land should be used for development in preference to greenfield land.
Local Development Framework	is a 'folder' of local development documents which collectively will set out the spatial planning strategy, policies and proposals for the local planning authority's

	area. In the case of Welford the planning authority is Stratford District Council. Key documents within the ‘folder’ include:
Local Development Scheme	is a three-year project plan which sets out the current planning policy documents for the District and how these will be reviewed and developed.
Local Green Space.	<p>A green area that is special to the community and designated by a Neighbourhood Plan. It is given the same protection in planning terms as Green Belt.</p> <p>The designation should only be used:</p> <ul style="list-style-type: none"> • 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. <p>Paragraphs 76 and 77 of the NPPF define Local Green Space in more detail.</p>
Local Market Housing	is built for sale on the open market, but with the restriction that it must first be offered to local people each time it is sold.
Market Housing	Market housing is built for sale, without restriction, on the open market.
Site of Specific Scientific Interest	<p>Sites of Special Scientific Interest (SSSI) are designated by Natural England as one of the country's very best wildlife and/or geological sites. SSSIs include some of the most spectacular and beautiful habitats. Welford Field SSSI is an unimproved field which lies in the flood plain of the River Avon on its south bank in a large river bend. Natural England's citation states that ‘it is a herb-rich neutral grassland overlying alluvial clays which exhibit a distinct calcareous influence from the close proximity of the Lias limestone to the north. The field has a characteristic flood meadow community of meadow foxtail <i>Alopecurus pratensis</i> and great burnet <i>Sanguisorba officinalis</i>, Welford Field is now one of the seven last remaining flood meadow sites known in Warwickshire.’</p>
Sustainable Development	<p>Defined in the NPPF as:-</p> <p>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:</p> <ul style="list-style-type: none"> •• 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

	<p>●● 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.</p>
Tandem Development	Tandem development is a particular case of backland development comprising one dwelling behind another served by the same driveway
Village Green	An area of mown grass with or without trees which forms an essential part of the character of the village which may or may not be protected.

Risk Assessment & Mitigation

RISK	MITIGATION
SDC look likely to fail to produce an approved Core Strategy before 2016	Welford NDP fully consulted and put to referendum to protect the parish by end of 2014

Appendices

Appendix A – List of Policies (without explanation and justification)

Appendix B – Cross reference matrix showing policies against objectives

Appendix BL – 12 ‘Building for Life’ principles

Appendix D – Evidence Base

Appendix ZZ - TODO ITEMS (remove from published document)

- Need to consult Bob Keith on setting environmental standards higher than SDC default and implementing them
- Need to chase cartography