

# BURTON GREEN NEIGHBOURHOOD DEVELOPMENT PLAN

Evidence, Reasoning and  
Justification Regulation 14  
Pre-submission Consultation

Burton Green Parish Council  
November 2019

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# 1 Introduction

- 1.1 This document contains the evidence base justifying the planning policies, site allocations, Local Green Spaces and Valued landscapes designated in the Burton Green Neighbourhood Development Plan (NDP)
- 1.2 It provides the evidence to show that the NDP has due regard to the National Planning Policy Framework (NPPF2 – updated in July 2018) and the Warwick District Council Local Plan (WDCLP)
- 1.3 The formal demonstration of conformance to the requirements for a Neighbourhood Development Plan is contained in the Basic Conditions Statement.
- 1.4 It references the major, detailed research undertaken within the village to provide community-derived evidence. The research reports, and associated analysis are:
  - Residents**
    - Full responses with individual comments from the Launch Meeting (6-02-2017),
    - Produce Show Display Stand (10<sup>th</sup> Sept 2017)
    - Drop In Event (29<sup>th</sup> Sept 2017)
    - Community Consultation Event (24<sup>th</sup> March 2019)
    - Community Survey Report by Stratford District Council
    - Overview of results
    - Research methodology
    - Consultation methodology
  - Housing Need**
    - Survey report by Warwickshire Rural Communities Council
    - Survey Form
    - Anonymised raw data
- 1.5 References are also made to the Burton Green Parish Plan of April 2014.
- 1.6 The policy sections below each reference the specific evidence backing the policy and demonstrate how the research justifies that policy.

## 2 NDP Management Process

- 2.1 The NDP and this evidence base has been compiled on behalf of Burton Green Parish Council (BGPC) by the Burton Green NDP Steering Group (NDPSG) – an independent community group comprising Parish Councillors and volunteer residents.
- 2.2 The process commenced with the establishment of the Neighbourhood Development Plan Project Group (NDPPG) - first meeting 27<sup>th</sup> March 2017. The NDPPG reported to BGPC. After the appointment of Neil Pearce of Avon Planning as the NDP Consultant, BGPC drew up the terms of reference (Appendix A) and the NDPPG became known as the Burton Green Neighbourhood Development Plan Steering Group (**NDPSG**)
- 2.3 During the life of the plan, membership of the BGNPSG has included the following members:

Ray Watkin	RL, BGPC and Chair
Beryl Clay	CL, BGPC
Alan Dearnley-Davison	HL
Paddy Deeley	RL, BGPC
Sue Elkins	HL
Andy Gibbs	CL, BGPC
Mike Lynch	RL
Pras Pkar	BR
Martin Rothwell	RL
Liz Saxon	CL
Janet Stanworth	HL
Peter Tacon	CL
Deirdre Vernon	HdL
Cheryl Wall	CL
Kristin Watkin	RL
BR – Bockendon Road, CL- Cromwell Lane, HL – Hob Lane, HdL – Hodgetts Lane, RL – Red Lane), BGPC – Burton Green Parish Council	

### **3 Community consultation and participation**

- 3.1 The NDP has been prepared by the community for the community. This evidence base records the programme of consultation and community events supporting the development of the NDP. Each stage of the project has evolved from the expressed views of the community
- 3.2 The Burton Green NDP Community Consultation Report (CCR) document records all of the community research, engagement and consultation undertaken during the preparation of the NDP
- 3.3 The policy sections below, reference evidence derived from the village consultation inputs backing the policy and demonstrate how the consultation informs and justifies that policy

## 4 Vision and Objectives

### 4.1 Vision

- 4.1.1 92 houses are currently being built on the Burrow Hill nursery site. 425 houses are planned to be built on the Westwood Heath Road site where preparatory work is underway for the development
- 4.1.2 The vision supports the 'Vision, Strategy and Objectives of the WDCLP and draws on the findings of the Residents Survey final report, the Housing Needs Survey report and the CCR. In particular the CCR section 5.2 shows that in response to community feedback the vision statement wording was amended and adopted by the Parish Council.

### 4.2 Objective 1: Valued Landscapes

- 4.2.1 The NDPRS (section 4.5) showed that the following wishes by the community:

		No of responses
Preserve the local landscape'	67%	206
Promote the protection of existing mature or important trees and hedgerows, groups of trees or woodland	51%	157
Promote the preservation and restoration of key local habitats and wildlife diversity'	51%	156
Preserve the views from the village'	35%	106

- 4.2.2 In response to the question 'Which of the following are important to you within the Neighbourhood Plan area?'

Woodlands	92%
Established trees	91%
Hedgerows	85%
Specific areas of wild life	71%
Streams, springs and water courses	70%
Nature trail	59%

- 4.2.3 In response to 'Which of the following would you like to see improved within Burton Green?'

Plant/manage/protect roadside hedges and wildlife corridors	73%
Develop new meadows or woodlands	61%
Develop new wildlife habitats	56%
Spring, stream and ditch maintenance	51%
Plant new orchards/coppice	51%
Conserve single trees in special places	44%

#### 4.3 Objective 2: Agricultural Land

- 4.3.1 The NDPRS (section 4.5) showed that 75% (229) of respondents wished 'Protect agricultural land from inappropriate development' to be included in the NDP.

#### 4.4 Objective 3: The Burton Green built environment

- 4.4.1 The NDPRS (section 4.5) 89% of respondents stated it was very important to have tranquillity and low noise levels in the village.
- 4.4.2 In response to 'Should the Neighbourhood Plan aim to protect and enhance the quality of any new buildings by promoting the following the Residents Survey (section 3.4) showed that;

Green space and gardens	86%
Design that respects the scale of the existing village	79%
High levels of energy conservation in new buildings	42%
All power and telephone lines to be routed underground	42%
Minimum standards for living space in dwellings	21%
Use of traditional local building materials.	21%

## 5 Development Boundary

- The WDCLP recognises that villages like Burton Green which are 'washed over' by green belt should be permitted 'limited infilling' in the context of the District's green belt policies. The WDCLP sets out the criteria which apply to this local infilling and show where this applies to an individual village in the Local Plan Policies Map for Burton Green which identifies the position of the Growth Village Envelope (GVE).
- The Development Boundary Policy set out in the NDP (also adding some Red Lane housing to the GVE) complies with the criteria set out in the WDCLP (Rural Housing H11 Limited Village Infilling Housing Development in the Green Belt). Although concerns were raised during the community consultation meeting on 24-03 2019 (see CCR section 5) that the Development Boundary policy has implications for development within the Green Belt, BGPC acknowledged that National planning policy recognises limited infilling in villages as appropriate development in the Green Belt and the proposed Development Boundary Policy will comply with the criteria set out in the WDCLP and formally adopted the policy at the BGPC meeting on 20-5-2019

## 6. Environment and Landscape (EL) Policies

This group of policies supports the NDP vision ...”so that our residents...enjoy open views over woodland and agricultural land..”  
The CCR demonstrates the importance of developing policies in relation to environment and landscape (sections 3.2: 4.2; 5.4), as do the responses in the NDPRS (sections 4.1 and 4.5)

### 6.1 Policy EL1 – Green Infrastructure

#### 6.1.1 Agricultural Land

- The agricultural land surrounding Burton Green has been classified by Natural England as Grade 1-2. i.e. excellent to very good. It has been cultivated for centuries and is highly valued by the community
- NPPF2 170 (b) - Planning should recognise “the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land”
- NPPF2 Footnote 53, referenced from 171 – “Where significant development of agricultural land is demonstrated to be necessary, areas of poor quality land should be preferred to those of higher quality.
- NPPF2 170 (a) - (Policies should be) – protecting and enhancing valued landscapes
- WDCLP NE5 Protection of Natural Resources – “avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes”
- WDCLP NE4 Landscape – “ maintain the existence of viable agricultural units”
- NDPRS (Section 4.6) responses indicate that 75% of residents would like to see “Protecting agricultural land from inappropriate development” in the NDP
- The CCR (section 4.2): the photographs of Burton Green showing agriculture, open fields, ploughing and farm buildings received 16% of the total votes, and was third of importance, with The Greenway first (34%) and views of the village lanes second (17%)

### 6.1.2 Trees and Hedges

- NPPF2 8(c) - Environmental objective – “to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity”
- 
- NPPF2 170(b) – “recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of ...trees and woodland”
- WDCLP NE4 Landscape g) - “address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas”
- 51% of respondents to the NDPRS (section 4.5) wished to promote the protection of existing mature or important trees and hedgerows, groups of trees or woodland
- The Hedgerows Regulations 1997 protects most countryside hedgerows from being removed (including being uprooted or otherwise destroyed)
- NDPRS (section 4.5) showed 51% of respondents wanted “Promote the protection of existing mature or important trees and hedgerows, groups of trees or woodland” be included in the NDP.

### 6.1.3 Wildlife and Biodiversity

- NPPF2 8(e) includes the environmental objective to improve biodiversity.
- NPPF2 170(d) – Planning decisions should minimise impacts on and provide net gains for biodiversity
- NPPF2 174(b) – Plans should ‘pursue opportunities for securing measurable net gains for biodiversity’
- WDCLP NE4 Landscape g) – see above in 6.1.2
- 72% of respondents to the NDPRS (section 4.5) would like to see “Wildlife areas, hedgerows, wildflower meadows, bird and bat boxes” provided in and around green open spaces.

- Also 71% of respondents said “Specific areas of wildlife” were important within the NDP area
- The protection of its wildlife is an important factor in maintaining the rural ambience of Burton Green. 82% of respondents to the NDPRS (section 4.5) valued Burton Green’s closeness to the Green Belt and open countryside and 44% valued the local wildlife and habitats. The imminent construction of the HS2 line across the NDP area poses a threat to Burton Green’s wildlife and biodiversity. This policy will help ameliorate such effects.

#### 6.1.4 Public Rights of Way

- NPPF2 98 - ‘Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.’
- WDCLP HS1 Healthy, Safe and Inclusive Communities

d)	contribute to the development of high-quality, safe and convenient walking and cycling network
e)	contribute to a high-quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle
g)	improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure

- The responses to the NDPRS (section 4.6) showed that “In relation to footpaths, cycle paths and bridleways,

Wished to see more footpath maintenance	77%
More improved footpaths and bridleways	67%
wanting improved access and advice for disabled walkers	49%
Respondents often used the Greenway and all other footpaths were regularly used	75%

- Community cohesion is fundamental to the NDP vision and is at the heart of Community Project : Cut and cover tunnel - where there is the intention to develop a cycleway to link the 2 new housing

developments via existing footpaths and incorporating the developments on the cut and cover tunnel over the HS2 line as it goes under Cromwell Lane.

- In section 5.4 of the CCR, activity 4 all groups supported Community projects linking housing developments and the cut and cover tunnel with a cycleway.
- The recognised footpaths within the NDP area are shown in maps in the NDP and NDPRS.

## **6.2 Policy EL2 – Local Green Spaces**

- NDPs may designate ‘Local Green Spaces’ (LGS), which are required to meet specific criteria described in the NPPF2
- NPPF2 states that:  
“The Local Green Space designation should only be used where the green space is:
  - in reasonably close proximity to the community it serves and
  - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including playing fields), tranquillity or richness of its wild life; and
  - local in character and is not an extensive tract of land: and
  - The site assessment and evidence justifying each LGS designated in this NDP is detailed in Appendix F “Local Green Space- Site Assessments”
- WDCLP 5.76 “Local and Neighbourhood Plans have the opportunity to designate areas of particular local importance as Local Green Space which affords similar protection to that of green belt. The Council considers that it is appropriate for local people to determine what area of local space are valuable to them through neighbourhood plans in accordance with national planning policy”
- The responses to questions on green spaces and landscapes in the NDPRS (section 4.5) show how important the protection of the natural environment and landscape in the NDP area is. The identified LGS areas support this.

### 6.3 Policy EL3 – Responding to Local Character

- NPPF2 125 - Neighbourhood plans can play an important part in identifying the special qualities of each area and explaining how this should be reflected in development.
- NDPRS (section 4.1) responses indicated the top 4 things which residents valued most about living in Burton Green.

Value the closeness to the green belt and open countryside;	82%
Valued the house they live in;	72%
The local wildlife and habitats	44%
The low-density housing (This point will be compromised by the 2 new housing developments planned for the village)	40%

- NDPRS (section 3.4) showed that 79% of residents felt the NDP should aim to protect and enhance the quality of new buildings through design that respects the scale of the existing village with 42% for both wanting high levels of energy conservation in new buildings and all power/telephone lines to be routed underground.
- The CCR (section 4.2) “Views of the village lanes” and “the Water Tower and surroundings” received overall 32% of the total votes indicating that all new developments must have regard to their immediate setting and the character of that part of the village.

### 6.4 Policy EL4 – Valued Landscapes

- NPPF2 170

a)	Planning Policies and decisions should contribute to and enhance the local environment by...protecting and enhancing valued landscapes.
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- WDCLP NE1 Green Infrastructure – “The Council will protect, enhance and restore the district’s green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy..... The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership, to plan for green infrastructure at a landscape scale – protecting and

enhancing existing habitats and restoring fragmented areas: ensuring access to natural green space; and improvements to landscape character.

- NDPRS (section 4.5) responses indicated that the most important aspects which should be included in the NDP included –

Protect agricultural land from inappropriate development	75%
'Preserve the local landscape	(67%);
'Preserve the views from the village	35%

- The CCR (Sections 3.2 and 4.2) reinforce the importance of landscape and the rural setting of Burton Green in the responses to the 'Good things about Burton Green' and the results of the photograph judging activity.

## **6.5 Policy EL5 – Flooding**

- NPPF2 148 - "The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk..."
- NPPF2 149 - "Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk...Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts"
- NPPF2 150 - "(New development should be planned for in ways that...) avoid increased vulnerability to the range of impacts arising from climate change"
- WDCLP FW1 Reducing the risk of flooding states –(e) " new development must be resilient to surface water, fluvial and fluvial flooding. Where new development lies in an area of flood risk it must be designed to be flood resilient with safe dry access for vehicles and pedestrians"
- The construction of the HS2 line across the NDP area will affect local watercourses and its impact in relation to the Crackley Gap is unknown. This policy will ensure any planned developments in the NDP area will take into account any factors which could impact on increased flooding risks from the proposed development

## 7. Local Facilities and Leisure (LFL) Policies

This group of policies supports the vision of the NDP "... to ensure that residents, established, recent and future will live in a village which... (*enables them*)...to enjoy cycling and walking with access to community activities, many associated with our dynamic Village Hall." The LFL policies also support objective 3 in the NDP to "... Promote the organic and sustainable growth of the village."

### 7.1 Policy LFL1 – Village Facilities

- NPPF2 83

d)	Planning policies and decisions should enable "... the retention and development of accessible local services have a focus on healthy and community facilities such as ...meeting places, sports venues, open space, cultural buildings, public houses
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- NPPF2 92 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a)	plan positively for the provision of shared space, community facilities...and other local services to enhance the sustainability of communities and residential environments
b)	guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs
c)	ensure that established...facilities and services are able to develop and modernise, and are retained for the benefit of the community.

- WDCLP Overarching Policy SCO Sustainable communities sets out a number of criteria including:

d)	ensure access and circulation are inclusive and provide for a choice of transport modes including public transport, cycling and walking;
i)	have a focus on healthy lifestyles, including

	measures to encourage walking and cycling , to provide access to one space, play areas, playing fields and sports facilities
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- NDPRS (section 4.3) responses show how important Burton Green Academy is to the community (100% satisfaction); and the Hedgerow Nursery (93% satisfaction). In relation to the village hall 77% of residents have used the village hall; 73% have used Hickory's Smokehouse , 23% have used the children's play area on Red Lane.
- CCR (section 3.2) listed the village school, the village hall and Hickory's Smoke House as 'good things about Burton Green'. In section 4.2 the village hall and associated activities and the village school were listed as good things about Burton Green. In section 5.4, Activity 1 – "Consideration of the Vision Statement" village hall events, a local pub (Hickory's Smokehouse) and an outstanding school were highlighted.

## 8 Business and Tourism (BT) policies

This group of policies support the NDP vision through – “(promoting) organic and sustainable growth” and ensuring “.. Burton Green is an active place to live and visit.” The policies also contribute to Objective 2 encouraging farm diversification

### 8.1 Policy BT1 – Business and Tourism

- NPPF2 83 (b) – Planning Policies and decisions should enable

a)	the sustainable growth and expansion of business in rural areas, both through conversion of existing buildings and well designed new buildings
b)	the development and diversification of agricultural and other land-based rural businesses
c)	sustainable rural tourism and leisure developments which respect the character of the countryside

- WDCLP EC1 Directing new employment development in rural areas states that “New employment development will be permitted in the rural areas in the following circumstances:

a)	To promote sustainable development in the growth villages (which includes Burton Green
e)	To support the sustainable growth and expansion of existing rural businesses and enterprises.
c)	sustainable rural tourism and leisure developments which respect the character of the countryside

Any planning applications with respect to Business and Tourism will have to demonstrate that “The proposal will not generate significant traffic movements ...” and “The design and scale of the proposal would not have a detrimental impact on the landscape and character of the area” Policy BT1 conforms to all these requirements.

- NDPRS (section 4.8) provided questions relating to Business and Employment – whilst the majority of respondents were against any increase in the growth of business and employment in the village, the following results were also noted:

Believe that more local jobs should be encouraged	33%
Feel there is a need to encourage more local business	29%
Felt tourism should be improved or developed in the Parish	24%
There is a need for starter unit/premises or facilities for local business	22%

In community meetings there was full support for the Vision statement and objectives in the NDP (CCR 5.3). BGPC therefore supported Policy BT1

## **8.2 Policy BT2 – Village Retail and Service Outlets**

- NPPF2 92 – To provide the social, recreational and cultural facilities and services the community needs and planning policies and decisions should:

a)	plan positively for the provision and use of ...community facilities (such as local shops)...to enhance the sustainability of communities and residential environments
d)	ensure that established shops facilities and services are able to develop

- WDCLP TC17 Local Shopping Facilities Rural shops and services “ In rural locations the development or expansion of existing shops and local services within settlements will be permitted where these meet local retail or service needs. Proposals that result in the loss of such units to other uses will not be permitted unless it can be demonstrated that

a)	the unit is no longer financially viable
b)	The unit has been actively marketed on reasonable terms for use as a shop or local service for a period of 12 months without success:
c)	All reasonable other options to find new use for the unit have been pursued

- NDPRS (section 4.3) results showed that 59% of people wished to see a village store.
- In CCR (section 5.4) activity 4, under what's missing in Burton Green Group A identified 'a Village shop'
- The new housing development adjacent to Westwood Heath road will include a village shop which is supported by this policy.

### **8.3 Policy BT3 – Farm Diversification**

- NPPF2 83(b)

a)	the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings
b)	the development and diversification of agricultural and other land based rural businesses
c)	sustainable rural tourism and leisure developments which respect the character of the countryside

- WDCLP TC18 Farm Shops "Development of new farm shops will be permitted where:

a)	The proposal involves the appropriate conversion of an existing building or the construction of a new building at the intended location and is of a scale and nature that can be satisfactorily integrated into the landscape, and
b)	It would not have an adverse impact on existing rural shops in the area.

- Some of the buildings of Burton Green Farm are located in the NDP area. The NDP Development Boundary includes those buildings so that Policy BT3 would apply.

## 9. Travel (T) Policies

There is little this NDP can do about public transport in the village. 69% of respondents to the NDPRS (section 4.2) stated they did not use public transport. 50% felt that improved schedule times would encourage them to use the local bus services and 32% felt there should be more destinations. The following policies contribute to the NDP vision that Burton Green should grow organically and supports the vision aspiration to enjoy cycling and walking

### 9.1 Policy T1- Sustainable management of private transport

- NPPF2 102 – Transport issues should be considered from the earliest stages of plan-making and development proposals so that:

b)	opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised
e)	patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

- NPPF2 110 – (Planning applications) should

e)	be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations
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- In CCR ,section 5.4 Activity 4 in relation to Electrical Vehicle recharging points, Group A considered it less of a priority; Group B questioned the need for such things; Group C stated all new homes should have an electrical charging point and suggested that the new Village Hall site, the old Village Hall site and Hickory’s could be possible sites for public charging points; group D could not come to a consensus.
- This policy acknowledges the increase in numbers of electric vehicles as people respond to climate change issues in relation to vehicle emissions.

## 9.2 Policy T2 – Provision for Cycleways

- NPPF2 104 – Planning policies should:

c)	identify and protect ...sites and routes which could be critical in developing infrastructure to widen transport choice and realises opportunities to large scale development
d)	provide for high quality walking and cycling networks and supporting facilities such as cycle parking

- NDPRS (section 4.5) responses to the question about what they would like to see provided in and around green open spaces showed that 64% would like to see a walking route and 45% cycle friendly paths.
- In CCR Section 55.4 Activity 4 in relation to a possible cycleway to link the 2 new housing developments:
  - Group A considered cycle ways a priority and went on to elaborate a network of cycle ways to link with the Station (at Tile Hill) Balsall Common and Warwick University to cater for children (going to school) and young people (linking to the playground, and University sports facilities)
  - Group B felt it was a good idea and questioned how to get safe cycling along Cromwell Lane
  - Group C stated it would make the Village Hall more accessible, safer journey to Canley and make the Westwood Heath housing development more accessible to the Greenway
  - Group D gave group support for linking the 2 new housing developments.
- This policy identifies a cycleway linking the Burrow Hill Park and Westwood Heath Road housing developments using existing footpaths which will need to be upgraded. The NDP sets out a Community Project to develop cycleway.

Commented [KW3]: should we include the map here?

## 10. Infrastructure and Housing (IH) Policies

The IH policies are responding to the community factors associated with the development of the 2 new housing estates in the village. They support the NDP vision aspiration that Burton Green should grow organically and sustainably and the 3 objectives, Valued Landscapes, Agricultural Land and The Burton Green built environment.

### 10.1 Policy IH1 – Housing Growth

- NPPF2 77 – In rural areas, planning policies and decisions should be responsive to local circumstance and support housing developments that reflect local needs.
- NPPF2 78 – Planning policies...should identify opportunities for villages to grow and thrive.
- WDCLP Policy DS11 Allocated Housing Sites identifies Burton Green as a Growth Village with Greenfield Site H42 Westwood Heath and H24 Burrow Hill scheduled as new housing developments. The Westwood Heath development comes under WDCLP Policy DS20 Directions for Growth South of Coventry.
- 92 houses are being built on the Burrow Hill site with 425 scheduled for the Westwood Heath site.
- This policy supports the new housing developments

### 10.2 Policy IH2 – Parking Provision

- NPPF2 104 – Planning policies should:

c)	provide ...facilities such as cycle parking
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- NPPF2 108 - ...developments should:

b)	address the needs of people with disabilities and reduce motility in relation to all forms of transport
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- NPPF2 102 – Transport issues should be covered from the earliest stages of plan-making and development proposals, so that:

e)	patterns of movement, streets, parking and other transport considerations are integral to the design of schemes..."
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- NPPF2 105 – If setting local parking standards for residential and non-residential development, policies should take into account ...

b)	the type, mix and use of development
d)	local car ownership levels
e)	the need to ensure an adequate provision for charging plug-in and ultra-low emission vehicles in safe, accessible and convenient locations

- WDCLP TR3 - Parking "Development will only be permitted that makes provision for parking which:

a)	has regard to the location and accessibility of the site by means other than the private car
b)	does not result in on-street parking detrimental to highway safety
c)	takes account of the parking needs of disabled car users, motorcyclists and cyclists; and takes account of the requirements of commercial vehicles

- NDPRS (section 4.7) respondents were asked for their concerns about parking in Burton Green,

Unhappy with pavements blocked and pedestrians being forced into the road	72%
concerns around school parking	57%
visitors (to houses) blocking the road	36%

- In CCR section 3.2, 'limited parking in the village' and 'bad parking/parking on pavements' were listed as 'not so good things about Burton Green' section 4.2 under 'Not so good things about Burton Green listed 'Parking on roads in bad places received 14 mentions – fifth in the list of not so good aspects about Burton Green

- The new housing developments should provide cycle storage facilities for each dwelling. The use of cycles will reduce the pressure on households to use their cars and contribute to the well being of the community, an important aspect of the NDP vision.

### 10.3 Policy IH3 – Density of Development

- NPPF2 122 - Planning policies should (take into account):

a)	the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
d)	the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change
e)	the importance of securing well-designed, attractive and healthy places

- NPPF2 127 - requires the NDP to ensure that developments:

a)	will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
b)	are visually attractive as a result of good architecture, layout and effective landscaping
c)	are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
d)	establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e)	optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f)	create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and

	resilience
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- NPPF2 128 - encourages developers to "...evolve designs that take account of the views of the community": these views are reflected in this policy.
- WDCLP Policy BE1 Layout and Design sets out a number of criteria for housing developments which reflect NPPF2 127 above but do not set out housing density requirements.
- WDCLP Policy BE2 - Developing Significant Housing Sites defines a significant development as sites over 200 dwellings which would include the Westwood Heath development in Burton Green and states that:

c)	densities (which should not be lower than 30 dwellings per hectare on average), and in 5.19 states "Bringing forward new development at the right density is important.... This policy therefore requires that new development on greenfield sites should be provided at a density of at least 30 dwellings per hectare. No upper limit has been set, although new development will be expected to harmonise with or enhance the surrounding area...
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#### **10.4 Policy IH4 – The use of Renewable Energy**

- NPPF2 150 - New development should be planned for in way that;

b)	can help to reduce greenhouse gas emissions, such as through its location, orientation and design
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- NPPF2 152 - "To help the use and supply of renewable and low carbon energy and heat, plans should:

c)	identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems.
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- WDCLP SCO Sustainable Communities criteria includes

g)	minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate
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- NDPRS (section 3.4) – Residents were given a list of options in respect of how the NDP could aim to protect and enhance the quality of new buildings in Burton Green. 42% wanted high levels of energy conservation in buildings
- This policy aims to ensure houses will be built to the highest possible standards in relation to energy conservation and the incorporation of renewable energy features in their design.

### **10.5 Policy IH5 – Solar Energy Farms**

- The NPPF2 151 (a) and (b) and NPPF2 154 (a) and (b) are applicable to this policy
- WDCLP SCO (g) and BE1 (p) "ensures that layout and design address the need for development to be resilient to climate change" are also applicable to this policy
- WDCLP 5.115 Solar Power states " .... Given that solar farms are temporary structures the Council may apply planning conditions to ensure that the land is restored to its previous Greenfield use in the event that the operation ceases
- This policy aims to encourage local renewable energy production in a way which respects the above Environment and Landscape (EL) policies

## **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:

- 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)
- 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.
- 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.
- 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:

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

- 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.
- 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:

- Be quorate when 3 or more members are present.
- 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.
- NDPSG will agree a schedule of meetings
- 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.
- Approved meeting summaries will be published on the NP section of the BGPC web site.

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

- 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.
- All publications, consultation and community engagement exercises undertaken by NDPSG shall be on behalf of BGPC.
- BGPC shall review and consider for approval the draft Pre-Submission version of the BGNP.
- The plan-making process remains the ultimate responsibility of BGPC as the qualified designated body.

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

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

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

- 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.
- 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.
- 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.

- 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.
- 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.
- 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**

- 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.
- NDPSG members shall be clear and open when their individual roles or interests may be in conflict.
- NDPSG members will treat everyone with dignity, courtesy and respect regardless of their age, gender, sexual orientation, ethnicity, religion or belief.
- 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**

- 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.
- 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 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 wild life
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



**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 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 cover 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.



### **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**

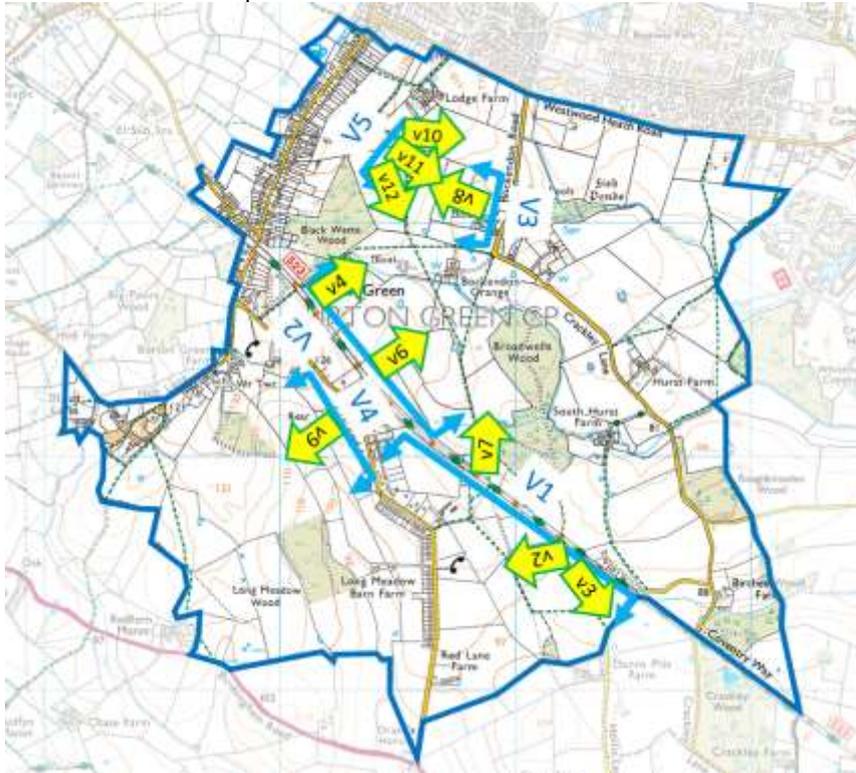
Site description and current land use	The site has been defined and planted by HS2 to replace trees destroyed in Broadwells Wood by the construction of the HS2 line. The area is grassland between the Greenway and the new line and will include ponds and native trees.
Planning History	Part of the HS2 planning 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.



## Appendix 3 - Valued Landscapes

This appendix contains photographs of Policy EL4 – Valued Landscapes visible from the 5 view points 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 to the East

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



v1: Across grazing meadow to Kenilworth Castle on horizon



v2: Across meadow from The Greenway to Red Lane houses



v3: From The Greenway towards Hollis Lane and Crackley Woods

View V2: Greenway to the West

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.



v4: Across the fields to Westwood Heath Road



v5: Across the fields to Westwood Heath Road



v6: Across the fields one can see the 3 Spires of Coventry. |



v7: 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



v8: 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



v9 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.



v10: Across fields towards The University of Warwick



v11: Across fields and woodland to Burton Dassett on horizon



v12: Across fields and woodland to Edge Hill on horizon

## GLOSSARY

BG	Burton Green
NDP	(Burton Green) Neighbourhood Development Plan
BGHNS	Burton Green Housing Needs Survey
NDPRS	(Burton Green) Neighbourhood Development Plan Residents' Survey
CCR	(BG NDP) Community Consultation Report
BGPC	Burton Green Parish Council
DB	Development Boundary
ERJ	Evidence Reasoning and Justification document
GVE	Growth Village Envelope (GVE)
HS2	High Speed Two (planned railway)
LGS	Local Green Space
NDPA	Neighbourhood Development Plan Area
NPPF	National Planning Policy Framework
NPPF2	National Planning Policy Framework – revised 2018
NDPSG	(Burton Green) Neighbourhood Development Plan Steering Group
WDC	Warwick District Council
WDCLP	Warwick District Council Local Plan