

# Burton Green Neighbourhood Development Plan 2019 – 2029 (Draft)



## **Pre-Submission Consultation Version**

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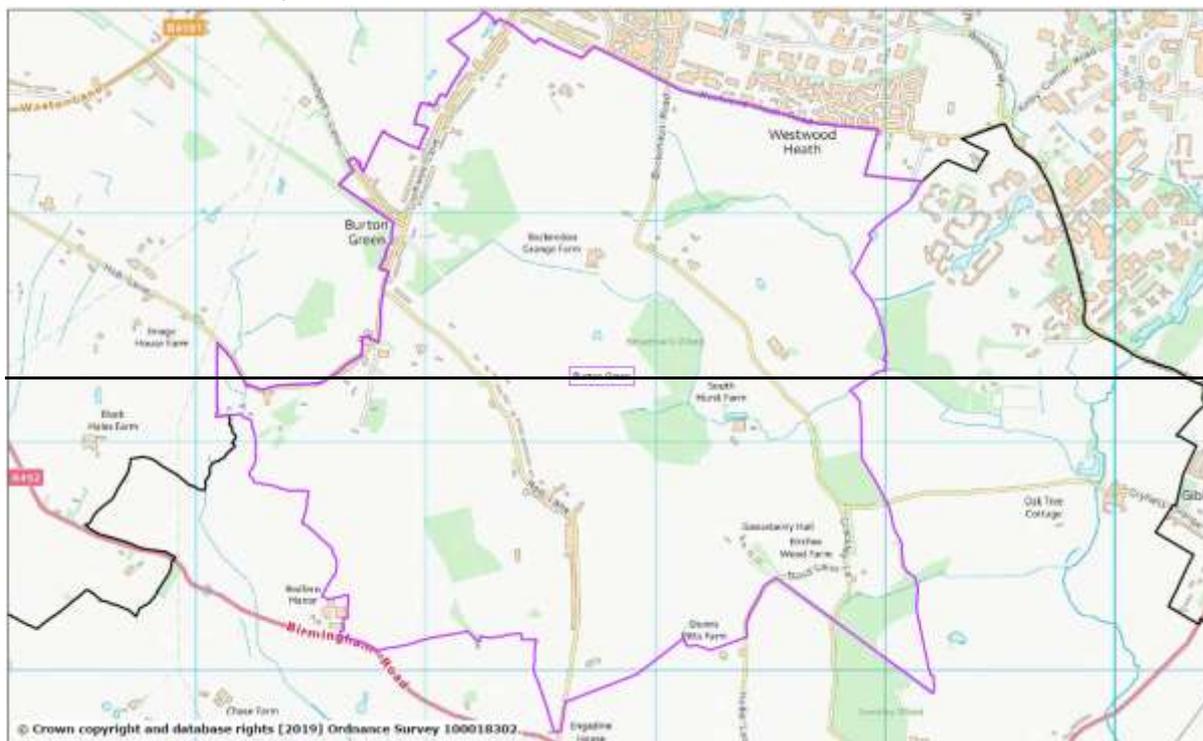
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# 1. INTRODUCTION and The Role of the Neighbourhood Development Plan

## 1.1. Planning Policy Context

- 1.1.1. Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in March 2012. The NPPF was revised in July 2018 (NPPF2) and the policies contained within it are reflected and referenced in this NDP. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDPs) must be in general conformity with the strategic policies of the Development Plan and have regard to national policy and advice.
- 1.1.2. In 2014 Burton Green Parish Council (BGPC) published its Burton Green Parish Plan 'Planning for the future'. The aim of the document was to "...provide a resource to share the views of Burton Green residents and put in place plans that will enhance the Parish."
- 1.1.3. BGPC determined in 2017 that the village would benefit from proceeding to the production of a full NDP, conforming to the above NPPF2 and associated procedures. BGPC established the Neighbourhood Development Plan Steering Group (NPSG) made up of Parish Councillors and local resident volunteers. The NPSG was charged to undertake the necessary research, community consultation and document preparation. The resultant draft would be delivered to BGPC who would manage their part of the completion, formal public consultation and submission process.
- 1.1.4. An important factor in the timing of this plan was the availability of the Warwick District Council Local Plan (WDCLP) which defines the planning context for Burton Green. The WDCLP was adopted in 2017 and runs to 2029.
- 1.1.5. Once made, this NDP will form part of the Development Plan for the local area alongside the WDCLP. It will be used to determine planning applications in accordance with Planning and Compulsory Purchase Act 2004 Section 38 (6) in that the determination of planning applications 'must be made in accordance with the Plan unless material considerations indicate otherwise'.
- 1.1.6. This NDP must be in general conformity with the strategic policies of the WDCLP. The NDP plan period covers the period up to 2029. This period covers the same period as the WDCLP.

1.1.7. The Neighbourhood Area covered by this NDP is the same as the Parish of Burton Green not including the area of Warwick University, as shown in Map 1. The Neighbourhood Development Plan area was first agreed by WDC in 2014. During 2017 WDC amended the Burton Green Ward Boundary, therefore so that NDP maps would be in accord with the changed Burton Green Ward boundary, BGPC applied to WDC to change the BGNDPA. Following the six week consultation period during which there were no objections, WDC ratified the change so that all NDP maps can reflect the present Burton Green Ward boundary.



**Map 1 – Neighbourhood Development Plan Area**

## 1.2. Plan Period and revisions

1.2.1. The plan period runs concurrently with the WDCLP. However, national and local planning policy is fluid and changes over time. Similarly, the evidence base underpinning this NDP can and will change over time. BGPC therefore commits to regularly monitor changes in national and local policy and the way in which the NDP is implemented in planning decisions in the NDP Area. A review of the NDP will likely be necessary on or before 2024 to ensure the policies contained within it are effective and up to date when the new housing developments proposed for the village will double the size of the village.

1.2.2. This document comprises the NDP. The associated Evidence Reasoning and Justification document (ERJ) records the reasoning and justification for the policies and allocations contained in the policy. The ERJ document contains all the references and hyperlinks to the surveys and analysis providing the evidence base, as well as the planning context of this NDP.

1.2.3. Selected other documents are referenced directly to form this NDP, because of their significance and frequency. These use the following abbreviations:

NPPF2	National Planning Policy Framework – July 2018
WDCLP	Warwickshire District Council Local Plan
BGNPRS	2018 Burton Green residents survey report of survey result carried out by Stratford District Council
CCR	BGNDP Community Consultation Report
BGNPHS	2018 Burton Green Housing Survey results carried out by Warwick Rural Community Council

1.2.4. This NDP has been prepared by the community for the community. This document is the product of an intensive programme of consultation and community events. Each stage of the project has evolved from the needs and wants of the Burton Green community dealing with the construction of HS2 through the village and two housing developments which will double the size of the village.

1.2.5. The NDP project has been led by the NPSG. Details of its constitution are recorded in Appendix 1 of the ERJ document.

1.2.6. The NDPSG has been heartened by the number of people who have engaged with the project to develop the NDP, through active participation in the Steering Group, completing survey questionnaires, participating in community consultation events and delivering and collecting survey envelopes. At least 312 people have been involved.

1.2.7. The Quarterly Burton Green Bugle published by the Burton Green Residents Association and delivered to every household in the village has been used to inform the community of the progress of the NDP and forthcoming activity. All the NPSG meeting summaries are published on the BGPC web-site as are the resident survey and housing survey reports. NPSG also uses the Community email loop and the Burton Green blog to alert the community to forthcoming activity in relation to the NDP process.

1.2.8. Information and consultation events have been included in village events at the Village Hall. The Parish Council agenda includes an item relating to NPSG meetings and activities and public representation and views can be sought at PC meetings.

1.2.9. Four community consultation/information activities were undertaken. Full details, with links to the presentations and photographs of the events are given in section 3 of the ERJ document and in the Community Consultation Report.

1.2.10. The Community Consultation Report offers the formal record of consultations undertaken with appendices recording the responses from these consultations.

- 1.2.11. In May 2018 the Burton Green Neighbourhood Development Plan Residents Survey (BGNDPRS) was undertaken. The survey was developed by the Performance, Consultation and Insight section of Stratford-on-Avon District Council (SDC) which offers its services as a market research agency to other District Councils, Parish and Town Councils and other public bodies. This SDC section was engaged by BGPC as they offer a fully comprehensive, independent market research service to eliminate any possible bias from the Parish Council. SDC devised the survey questionnaire to determine residents views on the character of Burton Green under the following headings which were the result of feedback from the community during consultation events:
- Public Transport
  - Community/Leisure
  - Housing infrastructure/Housing
  - Greenspaces and landscape
  - Footpaths and Greenway
  - Roads
  - Business and Employment
  - Schools and Education
- 1.2.12. Questionnaires were delivered to every household in the village by volunteers. The questionnaires were collected by the volunteers after 24 May up to the middle of June. The questionnaires in sealed envelopes were received by around 380 households. 312 resident questionnaires were received by SDC, a response rate of 82%. The BGNDPRS report from SDC was delivered to BGPC in July 2018, formally adopted by BGPC and posted on the BGPC website.
- 1.2.13. At the same time as the Residents Survey questionnaires were delivered and in the same envelope a Burton Green Parish Housing Needs Survey 2018 (HNS) was distributed. Warwick Rural Community Council (WRCC) devised, printed and analysed the HNS and presented their report to BGPC in July 2018 which was accepted by BGPC and posted on the BGPC website.
- 1.2.14. NPSG members during the period of draft plan preparation were Ray Watkin (chair), Beryl Clay, Alan Dearnley-Davison, Paddy Deeley, Sue Elkington, Andrew Gibbs, Mike Lynch, Pras Pakaar, Martin Rothwell, Liz Saxon, Janet Stanworth, Peter Tacon, Deirdre Vernon, Cheryl Wall, and Kristin Watkin.
- Volunteer members of the community and community organisations who were involved in the distribution and collection of envelopes were Dianne Adams, Hilary Cox, Marion and Dave Hawkins, Helen Hehir, Judi and Mike Hibberd, Janet Hickinbottom, Sue and Nick Hogue, Jackie Lynch, Eileen and John Nisbett, Christine Richards, Christine Smith, Dianne Swindell, Leslie Tacon, Faith Ward, and Mary Webb. Parish councillors and NPSG members were also involved in the exercise.
  - The planning consultant was Neil Pearce of Avon Planning Services, Evesham

### 1.3. Community Projects

- 1.3.1. Community projects describe projects which the community would like to undertake during the period of this NDP. They involve land use, but do not themselves justify the status of Neighbourhood Development Plan Policies.
- 1.3.2. They are shown in this NDP in highlighted boxes, in close association with those policies which enable or facilitate the projects.
- 1.3.3. Initiatives to undertake further community projects from appropriate community groups will be welcomed. BGPC will facilitate, co-ordinate and (where appropriate) fund the project including the use of Community Infrastructure Levy (CIL) monies.

## 2. THE VILLAGE AND PARISH

### 2.1. Topological and historical context

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

- 2.1.1. The village of Burton Green is a community of 387 houses (WDCLP states about 263 dwellings- the difference may be due to the Village Boundary in the WDCLP map which does not include the Kenilworth end of Red Lane nor does it include Long Meadow Farm and Hob lane down to Moat Farm) lying in a semi rural elevated position between Coventry and Kenilworth. Surrounded by Green Belt, the village benefits from open views across the countryside including ancient woods, hedgerows and agricultural land.
- 2.1.2. The area is bounded by Westwood Heath Road to the north which is on the Warwickshire Coventry boundary. The easterly side of the area is on the boundary of the Warwickshire, Solihull Metropolitan District boundary. The southerly boundary is mainly on agricultural land in Warwickshire. The westerly boundary is again on agricultural land in Warwickshire with the Parish boundary skirting Crackley Wood, Rough Knowles Wood and crossing Whitefield Coppice.
- 2.1.3. There is little evidence of early history, but a bronze artefact has been found in the Westwood area of the Parish and there is some evidence of Roman activity. Burton Bockendon Grange built by Cistercian monks from Stoneleigh Abbey was featured in early maps and evidence of the monk's fishponds can still be seen. In the Middle Ages the area was divided between three manors, Berkeswell, Stoneleigh and Redfern which was part of the Kenilworth Castle Estate. The junction of Red Lane, Hob Lane and Cromwell Lane was a point on the cattle droving road between Wales and London.

There are a number of listed buildings in Burton Green, including Moat Farm in Hob Lane (c1500), South Hurst Farm Cottage in Crackley Lane (1590s), Long Meadow Farm in Hob Lane (1680s) and Arnold's Farmhouse and Barn(circ 1700) in Cromwell Lane. There is one Scheduled monument, The Moat in Bockendon Road. Oliver Cromwell is associated with the area in the civil war period; it is said that he raised his banner in what is now Banner Lane and marched down Cromwell Lane to the royalist Kenilworth Castle. Deeds of houses at the Coventry end of Cromwell Lane, built on land bought from Lord Leigh in the 1920s, record the name of Cromwell Lane from 1946 and this name was formalized for the entire lane in the 1960s.

Burton Green Common was established in 1756 when, after the enclosure of agricultural land in Redfern Manor, land in Hob Lane was set aside for common use. Later, cottages developed here and it became the centre of Burton Green. The Hollies at the Hob Lane/ Cromwell Lane end of Red Lane bears the arms of Lord Leigh and is dated 1859. No.1 the Hollies became the village post office during the early part of the 19th century.

Burton Green School bears a date stone of 1874, but there is evidence that the schoolroom was erected possibly as early as 1842, funded by subscription, on land of the Earl of Clarendon. In 1855 the Floyd family of Berkswell set up a trust funded by rental income from land in Birmingham, to cover expenses and maintenance of the school and ensure a Church of England service was held every Sunday, officiated by the Vicar of Kenilworth, for the spiritual benefits of the inhabitants of Burton Green residing a considerable distance from the Parish Church of Kenilworth.



After the development of the railway through Burton Green in 1884, to connect Kenilworth more directly with Birmingham, steam trains were a feature of the village until the “Beeching Axe” of 1965. After this the track developed into The Greenway.



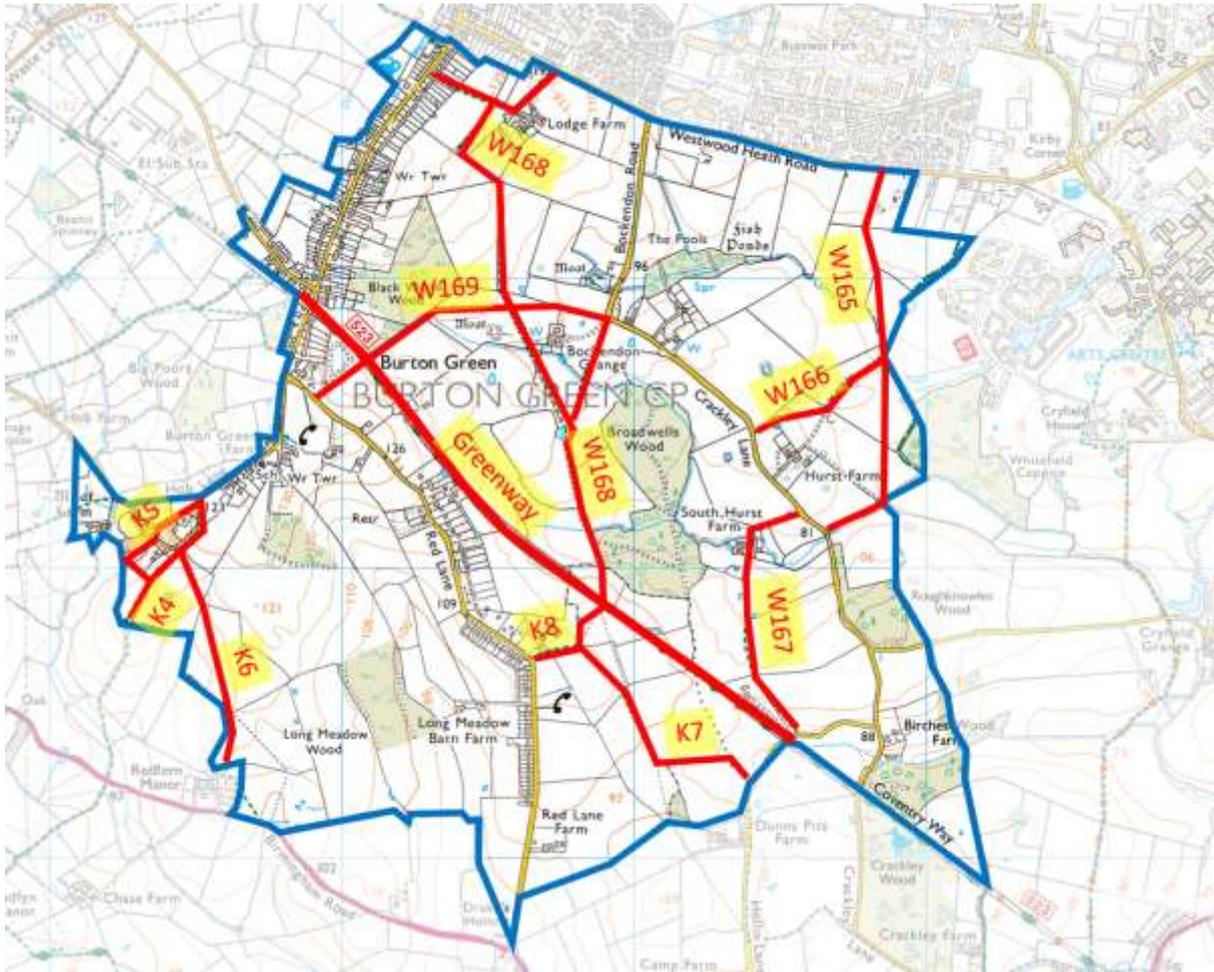
In the 1920s, sale of land from the Leigh Estate led to more houses being built along Cromwell Lane, while in Hodgetts Lane the Village Hall was built, being replaced in 1982 by the present hall. Burton Greens landmark, the Water Tower, was constructed in 1932 and it is in this period that the first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



Christmas Lunch at Village Hall

- 2.1.4. Topologically, the Neighbourhood Area has three, distinct zones
- The flood plain area of the Crackley gap including Bockendon Road and Crackley Lane
  - The rising slopes of agricultural land and woodland which includes Red Lane and the Greenway
  - The plateau crest which includes Cromwell Lane, Hodgetts Lane and Hob Lane

- 2.1.5. The flood plain and rising agricultural land supports arable farming and grazing meadow. Tourism and recreational activities are supported by the Greenway and associated footpaths. (Section 3.1 of the ERJ document references the Natural England maps showing the land grades, and that all the fields surrounding the built settlement of Burton Green have a high likelihood (>60%) of being Best and Most Versatile (BMV) land. BMV designation has a special significance in development site assessment as discussed below.
- 2.1.6. Map 2 shows the public rights of way within the Neighbourhood area (see also <http://maps.warwickshire.gov.uk/rightsofway/>).
- 2.1.7. The footpaths and Greenway are highly regarded by residents since they provide access to valued parts of the NDP area. 75% of residents often use the Greenway and footpath W168 as indicated in the BGNDRS questionnaire is often used by 38% of respondents.
- 2.1.8. In terms of the natural environment 92% of residents said the woodlands were most important, closely followed by established trees (91%) and 85% hedgerows. Exactly 75% of residents were in favour of a policy to protect agricultural land from inappropriate development. 67% want to preserve the local landscape. 51% wish to promote the protection of existing mature or important trees and hedgerows, groups of trees or woodland. The same percentage would wish to promote the preservation and restoration of key local habitats and wildlife diversity.
- 2.1.9. The history and topology of the village are respected in this NDP in the following ways:
- Housing development is to take place in and around the existing high plateau settlement
  - The flood plain will continue to be used for agriculture, sport and leisure where it does not conflict with the purposes of including land within the flood plain.
  - Farming around the village will continue to be respected, as it has for the last 500 years or more.



Map 2 - Footpaths

## 2.2. Social context

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

75+	10.8 %
60-74	25.0 %
45-59	27.7 %
30-44	10.9 %
25-29	1.3 %
20-24	5.0 %
17-19	3.6 %
0-16	15.7 %

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

2.2.2. Household size profile shows that

- 18.4% have 1 person
- 48.2% have 2 people
- 11.5% have 3 people

17.5% have 4 people

3.2% have 5 people

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

2.2.3. Current housing tenure shows that

61.3% are owner occupied

33.0% are owners with mortgages

4.7% live in private rented property

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

2.2.4. The Property types occupied are

78.1% in a house

11.2% in a bungalow

8.8% in a Park home

1.9% in a dormer bungalow and 'converted bungalow'

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

2.2.5. The number of bedrooms per property are

4.1% with 6 bedrooms

10.0% with 5 bedrooms

40.8% with 4 bedrooms

30.8% with 3 bedrooms

12.4% with 2 bedrooms

1.2% with 1 bedroom

One respondent lives in a 7 bedroom home.

2.2.6. Length of time living in BG

5.6% over 50 years

15.3% from 26 to 50 years

14.3% from 16 to 25 years

12.8% from 11 to 15 years

16.5% from 6 to 10 years

35.2% from 1 to 5 years

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

## 2.3. Employment

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

6.9% are self-employed

6.25 work part-time

16.8% are working full time

17.1% are working outside BG

4.9% are working from home

1.3% are employed in BG

2.4% are homemakers

0.2% is a voluntary worker

In response to where the place of employment is

55 people work in Coventry

29 people work in Birmingham

15 people work in Leamington

14 people work in London

10 people work in neighbouring areas

7 people work in Kenilworth

6 people work in Solihull

4 people work in Stratford

3 people in Oxford and 3 in Warwick

22 people responded 'other locations'

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

## 2.4. Services and community facilities

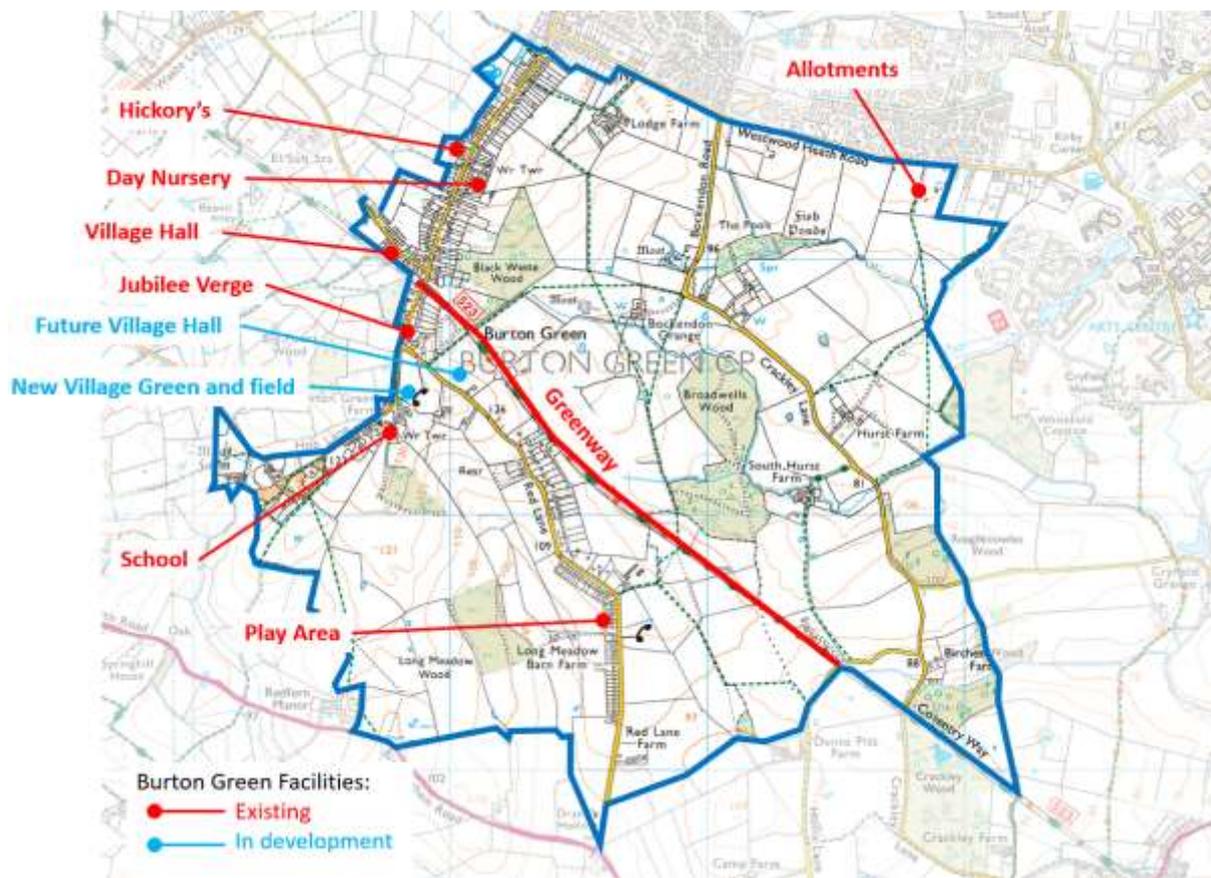
2.4.1. The village is currently served by the following bus services

- A return service between Coventry and Solihull via Burton Green operates hourly with no service on Sunday
- A twice weekly bus to Kenilworth
- School bus to Kenilworth Secondary school am and pm return
- School bus to Heart of England School, Balsall Common am and pm

Whilst the majority (89%) of respondents to the BGNPRS rarely or never use the bus services, 6% use the local bus service at least once a week and 5% once a month. However, 50% of respondents felt improved scheduled times would encourage them to use the local bus services more and 32% asked for more destinations.

- 2.4.2. The Village Hall offers a place for worship on a twice monthly basis.
- 2.4.3. The Village Hall is well used with over 1200 booked hours per annum. In a typical term-time period there were 52 bookings in 30 days. During the day and on weekdays it is used for Pilates, yoga, dance and exercise classes, parent and toddler community groups and Baby and Toddler music and exercise sessions. On most week day evenings it is used for village clubs, societies and Parish Council and Residents' Association meetings. On many weekends it is used for family parties or village functions such as quiz nights, art exhibitions, commemorative events, games and music/dancing evenings. As part of its overarching aim to provide an education, leisure and social facility for the benefit of the community, Village Hall Trustees arrange an annual Christmas lunch for retired residents, a yearly produce show, arts events, computer sessions and handicraft groups.
- 2.4.4. The Red Lane children's playground offers a safe environment for toddlers and children to play and enjoy the apparatus in place.
- 2.4.5. The new housing development on Red Lane / Hob Lane will provide a small village green and a playing field area for use during the day by the Primary School and also villagers.
- 2.4.6. There are no medical services in the village, although the Village Hall has resuscitation equipment. Most residents are registered with GP practices in Kenilworth.

- 2.4.7. The village is served by Burton Green Church of England Academy, part of the Coventry Diocese Multi Academy Trust. The current school building in part dates back to 1874 and has had 3 extensions over the last 20 years blending Victorian buildings with modern facilities. The academy currently has 104 pupils on roll and offers 15 places annually in Reception, usually over-subscribed. Burton Green Bonus provides before and after school clubs and activities plus holiday sports camps. Since 2014 Burton Green Academy has been federated with All Saints' Church of England Academy in Leek Wootton under the Green Leek Federation with an executive headteacher shared 50/50 between the 2 schools. New land was purchased in 2011 to extend the school grounds and has been equipped with an outdoor learning chalet, wildlife area, raised beds and a small amphitheatre. Very recently new outdoor play equipment has been installed adjacent to the extended playground, funded by the active parents' group 'Friends of Burton Green Academy'. The school welcomes and embraces community involvement having a Parish Council member who reports on academy matters at Council meetings and local volunteers who help with school activities and governorship. Everyone is invited to Summer and Christmas Fayres held at the school and the School Choir sing at the Village Hall Christmas lunch for retired residents. 82% of residents feel it is very important that there is a primary school in Burton Green.
- 2.4.8. The Greenway is considered to be an important village facility in relation to the health and wellbeing of the village.
- 2.4.9. Hickory's Smokehouse, which replaced the village public house The Peeping Tom, is an important village facility providing a restaurant and public house. Hickory's Smokehouse attracts many visitors to Burton Green.
- 2.4.10. The Westwood Heath Road Leisure Gardens and Allotments is used by several BG residents.
- 2.4.11. Similarly, the Westwood Heath Kirby Corner Football ground is available to BG young people.
- 2.4.12. Burton Green Church of England Academy is part of the Diocese of Coventry Multi Academy Trust and serves BG and surrounding areas. The Residents Survey showed 100% satisfaction with the primary education provided by the Academy.
- 2.4.13. The Hedgerow Nursery on Cromwell Lane provides pre-school care and nursery education for many families living in Burton Green and outside of the village.



### 3. VILLAGE CHARACTER APPRAISAL

3.1.1. In the Residents Survey people were asked to rate the top 4 things about living in BG. The most valued aspects were:

- Close to the Greenbelt and open countryside 82%
- The house I live in 72%
- Local wildlife and habitats 44%
- Low density housing 40%

3.1.2. Residents when asked “What is the main thing that sets BG apart and gives it its character and distinctiveness?” indicated:

- The rural environment 40% (119 responses)
- Easy access to surroundings and countryside 31% (94 responses)
- Village atmosphere 14% (43 responses)
- Architectural mix of properties 6% (19 responses)
- The linear nature of BG 6% (19 responses)

3.1.3. When asked to rate their satisfaction with the various facilities on offer for BG residents. Their responses illuminate this aspect of the character of BG:

- There was 100% satisfaction for primary education, 95% for secondary education and 93% for preschool and childcare. Satisfaction levels were good for health and welfare – 79%
- Two thirds of residents were satisfied with the provision for arts and culture
- The three services with the lowest satisfaction scores were the facilities for teenagers (15%), for the disabled (31%), and the facilities for pre-teens (35%)

## 4. VISION and OBJECTIVES

### 4.1. VISION

The following vision and objectives were distilled from the responses to the 2018 Residents Survey final report and the 2018 Housing Needs report. It also draws on the evidence base in the BGPP Planning for the future document. They have been validated during the consultation processes.

- 4.1.1. The Parish of Burton Green is a vibrant and active place in which to live and visit. Over the next few years the village will double in size through two housing developments, one on the north east side of the village, the other on the north west. The village is also going to be affected by the construction of the HS2 line which will go through the middle of the parish, north to south, running through a cut and cover tunnel using the cutting currently occupied by the Greenway as it crosses beneath Cromwell Lane.
- 4.1.2. Through this NDP we wish to ensure the continued community cohesion of the Village so that our residents, established, recent and future will live in a village which promotes organic and sustainable growth, enjoys open views over woodland and agricultural land and are able to enjoy cycling and walking with access to community activities, many associated with our dynamic Village Hall and popular village Primary School.

### 4.2. OBJECTIVES

The 2018 Residents Survey results suggested the specific objectives which this NDP should set out to meet. These objectives have been formulated by and tested in consultations with the community. They are:

- 4.2.1. Objective 1: Valued Landscapes  
The NDP should ensure the preservation of the much-valued views of the surrounding open countryside and protect the woodlands hedgerows and wildlife habitats in the NDP area.
- 4.2.2. Objective 2: Agricultural Land  
The NDP should protect and, if possible, enhance the productivity of the agricultural land in the NDP area.
- 4.2.3. Objective 3: The Burton Green built environment  
The NDP should protect the setting and experience of a wide range of domestic architecture which spans over 500 years, and encourage developers to contribute to this built variety by contributing excellent examples of modern architecture which will continue to ensure the tranquillity and low noise levels enjoyed by the village and promote the organic and sustainable growth of the village.

## 5. Development Boundary (DB)

### 5.1. POLICY DB1 Development Boundary

- 5.1.1. This policy designates the Burton Green Development Boundary (DB). It is shown in Map 4 – Village Development Boundary (existing GVE) and Map 5 - Village Development Boundary (addition).
- 5.1.2. The DB includes the Growth Village Envelope (GVE) as set out in the WDCLP (highlighted in blue) and additionally includes housing on Red Lane currently outside the GVE (highlighted in yellow).
- 5.1.3. Residential and business developments are, in principle, supported within this boundary.
- 5.1.4. Residential developments outside this boundary are limited to special circumstances defined in NPPF2 Para 79:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.
  - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
  - The development would re-use redundant or disused buildings and enhance its immediate setting.
  - The development would involve the subdivision of an existing residential dwelling.
  - The design is of exceptional quality in that it is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise the standards of design more generally in rural areas.
  - Business developments outside the DB are supported by the Business and Tourism policies in this NDP.
- 5.1.5. Policy Explanation:
- The Growth Village Envelope (GVE) as identified in the adopted (2017) Burton Green map in the WDCLP does not include many dwellings on Red Lane that have a street frontage aspect similar in character to those on Cromwell Lane/Hodgetts Lane. These dwellings are therefore included in the DB.
  - The area designated for the new Village Hall (to replace the existing Village Hall which will be demolished during the construction of the HS2 line) is outside the GVE but on land Safeguarded for HS2
  - The DB will enable dwellings outside the GVE to benefit from development opportunities identified in NDP policies in relation to Business and Tourism, Infrastructure and Housing set out below.

*POLICIES*

- The DB supports the NDP Vision statement in promoting community cohesion and the organic and sustainable growth of the village



Map 4 – Village Development Boundary (existing GVE)



Map 5 - Village Development Boundary (addition)

## 6. Environment and Landscape (EL)

- 6.1.1. This group of policies is concerned with the protection and enhancement of the environment and landscape within the Neighbourhood Development Plan Area (NDPA)
- 6.1.2. The Burton Green landscape is dominated by the Water Tower which is visible from the approaches to the village via Red Lane, Westwood Heath Road, Bockendon Road and Cromwell Lane. The visual impact of the village therefore depends heavily on three things;
- the sense of arrival created by the actual road approaches to the village (not all of which rise to the challenge); and
  - the changes in relationships between buildings and the spaces around them as people move through the village; and
  - the extensive views of the surrounding countryside which can be seen from many points in the village.
- 6.1.3. All of these elements need to be considered and respected by those who intend to build, extend or develop properties in the village.
- 6.1.4. Policies in this group contribute to the achievement of all the NDP Objectives (see 3.2 above) These objectives are:
- Valued Landscapes
  - Agricultural Land
  - The Burton Green built environment



### 6.2. POLICY EL1 – Green Infrastructure

#### 6.2.1. Agricultural Land

The use of agricultural land may only be considered for development if:

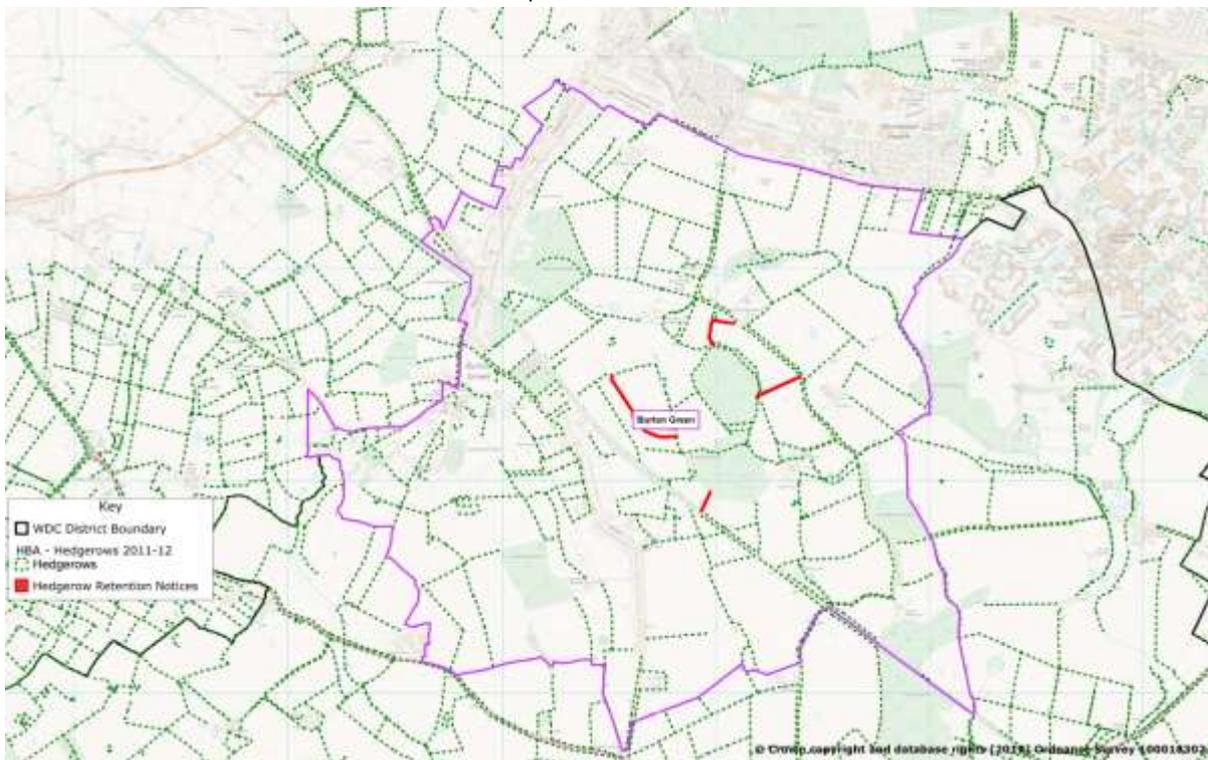
- There is an additional objectively assessed strategic requirement to provide a site within this NDPA in some future version of the WDCLP; and
- The requirement cannot be met through infilling within the development boundary; and

## POLICIES

- There are no brownfield sites within the NDPA recorded in the Brownfield Land Register that may otherwise be suitable for development.

## 6.2.2. Trees and Hedges

- Development must take into account the importance of veteran and mature trees and ancient hedgerows. Development which adversely affects such trees or hedgerows will not be supported unless there is a net gain in trees and hedge planting
- The preservation of individual trees and the overall integrity of defined woodland in the NDPA – see Map 1 should be a planning priority. Any development which adversely affects these will be resisted.
- Any plan involving the removal of the linear tree and hedge wind-breaks shown in Map 6 will be resisted if there is active agricultural activity within the immediate vicinity.



Map 6 – Hedgerows

## 6.2.3. Wildlife and Biodiversity

- Where the removal of woodland or hedgerows is involved in a proposed development, appropriate surveys should be carried out and submitted at the application stage and in all cases prior to determination. Such surveys should include detailed and adequate mitigation measures where an impact has been identified.
- Provision should be made for wildlife corridors within developments by preserving existing hedgerows, where possible.
- All new green spaces within development sites must connect to hedgerows or other wildlife pathways adjacent to the site to facilitate free movement of wildlife.

## POLICIES

- Developments should safeguard and enhance the natural and historic environment, protect priority species and enhance habitats and sites of any special biodiversity interest.

## 6.2.4. Public Rights of Way

- The existing footpath network within the NDPA (see Map 2) should be preserved and enhanced wherever possible. Any development which adversely affects footpaths, or the amenity of the users of these footpaths, will not be supported.
- Further footpaths should be incorporated, where appropriate, into new developments and should demonstrate how the scheme connects with the existing network.
- Care should be taken to ensure that:
  - Access to footpaths is maintained, including stiles, bridges and steps; and
  - They are made visible and signposted; and
  - Those paths that are not public are, where possible, recognised as permissive rights of way

6.3. POLICY EL2 – Local Green Spaces

6.3.1. This NDP designates the following areas of Local Green Space (LGS), as shown on Map 7, at the following locations

LGS1 - The new village green

LGS2 - Burrow Hill playing field

LGS3 - Red Lane playground

LGS4 - Top of the HS2 Cut and Cover Tunnel. This LGS4 will be developed as a Community Project.

LGS5- The Jubilee Verge – corner of Red Lane / Cromwell Lane

LGS6 - Land between new village hall and HS2

LGS7- The new tree plantation and wetland area - Land between Greenway and

Broadwells Woods

6.3.2. The above designations include a range of existing recreational spaces along with informal areas of play and open space.

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

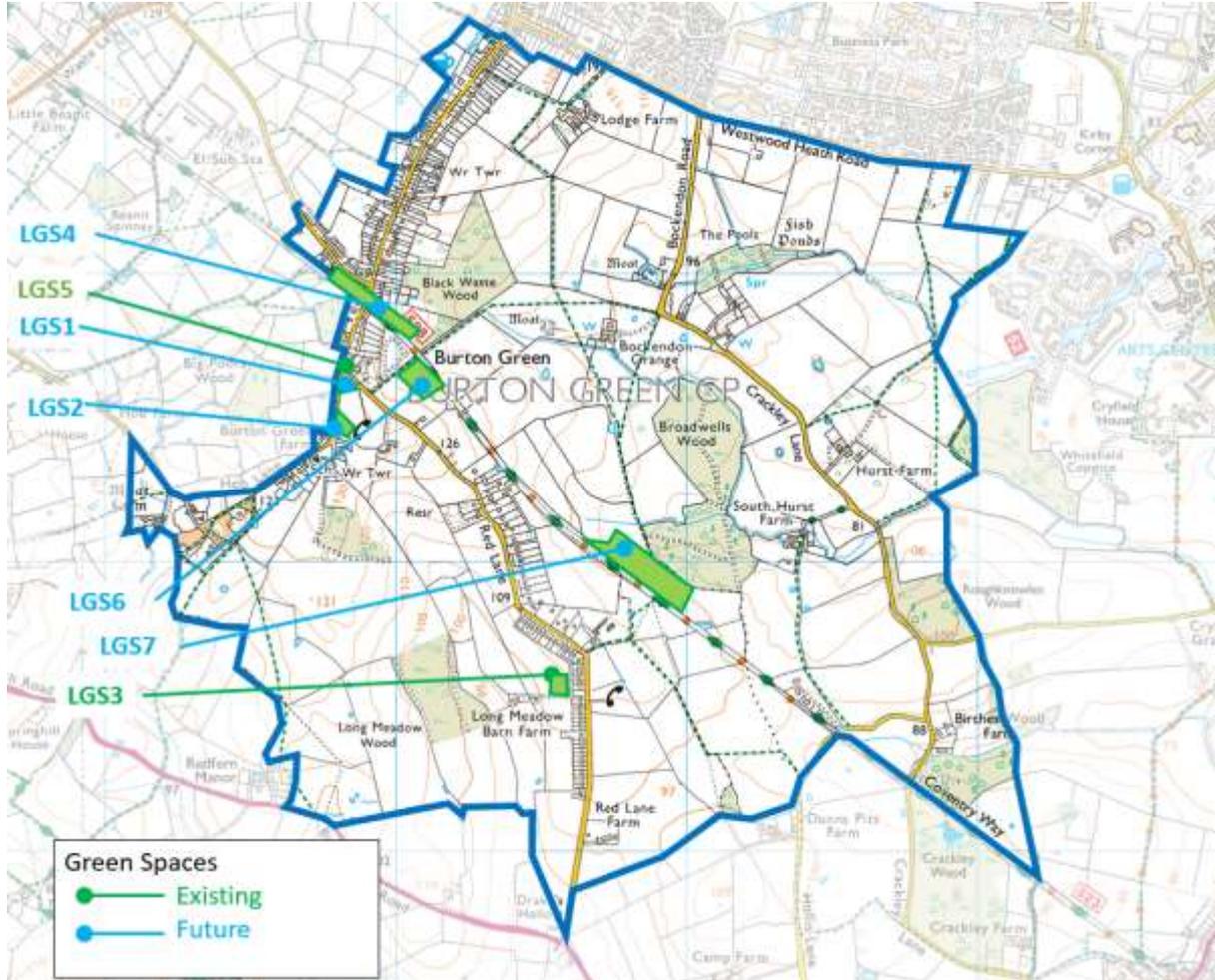
6.3.4. Map 7 defines the locations and areas of these LGSs

6.3.5. Policy Explanation:

- In accordance with paragraphs 76-78 of the NPPF2, local communities are encouraged to include new and robustly justified LGSs within their NDP, where this designation does not prevent identified development needs being met
- LGS which is of particular importance to local communities, for example because of its beauty, historic significance, recreational value (including as

a playing field), tranquillity or richness of its wildlife will be designated for special protection

- Local policy for managing development within an LGS should be consistent with the policy for Green Belts
- Each LGS is defined, described and assessed in detail in the ERJ document, Local Green Space



Map 7 – Local Green Space

6.4. POLICY EL3 – Responding to Local Character

- 6.4.1. All new development should have regard to local character ensuring that new buildings and modifications to existing ones have sympathetic regard to their immediate setting and to the character of that part of the village.
- 6.4.2. Careful consideration should be given to the impact of new development on built heritage. New development should demonstrate how it
  - Protects the heritage assets within the village
  - Ensure that they are not in danger of severe and damaging alteration
  - Ensure that the environment in they sit is not compromised

## POLICIES

## 6.4.3. Policy Explanation:

- Burton Green is fortunate in retaining a number of timber-framed houses and listed buildings. There are also Victorian and Edwardian structures. Their existence both enhances the village and makes it worth protecting
- This policy places an additional requirement to pay careful attention to the built heritage of the village

6.5. POLICY EL4 - Valued Landscapes

6.5.1. The NDPA contains views which are valued by residents and are characteristic of the village heritage and its settings.

6.5.2. The inbound and outbound views are indicated in the following map: Map 8 - Valued Landscape Views.

6.5.3. The specific locations and extents of these valued landscapes are defined in Table 1.

6.5.4. Proposals which have an adverse impact on these valued landscapes will not be supported.

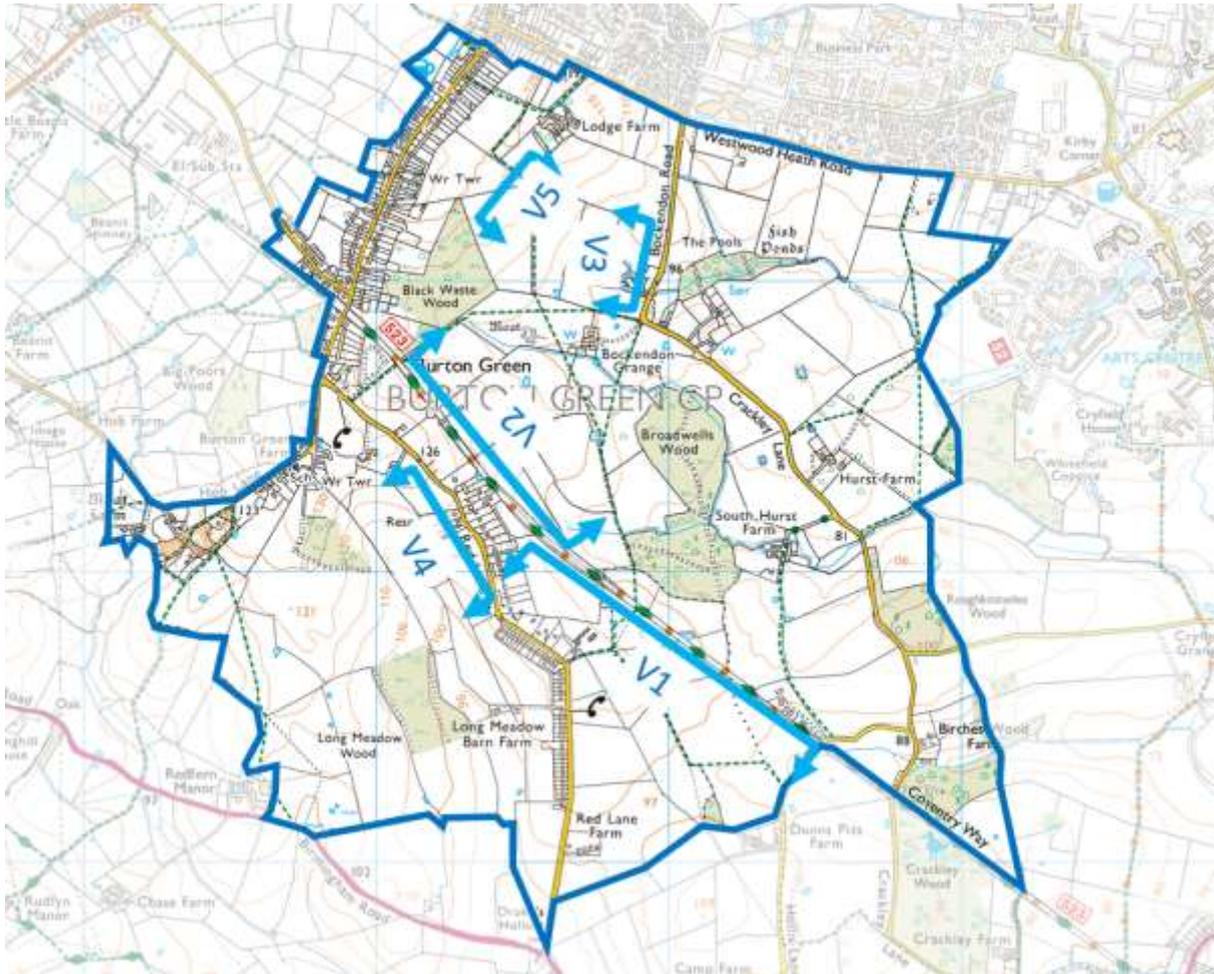
6.5.5. Within the designated views, new developments should make every effort to

- Have rooflines below the horizon wherever reasonably feasible
- Not obscure the view of any building when viewed from any point along the designated view base-line, shown as an extended blue line in the map

## 6.5.6. Policy Explanation:

- The value placed on views by residents is recorded in the ERJ
- All the viewpoints are on designated footpaths or the public highway
- The outbound views cover wide areas of agricultural and wooded country. This policy permits the development of individual barns and similar agricultural installations but requires them to be positioned so as to minimise the impact on the view.

Table 1			
view	Viewpoint	View	Miles
V1	Greenway to the East	<p>Across agricultural land to Red Lane Houses and beyond.</p> <p>This is an open view providing a fine overview of the character of the arable agricultural land within the rising Warwickshire country side towards the horizon. It also includes a view of the Keep of Kenilworth Castle</p>	5
V2	Greenway to the West	<p>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.</p>	1
V3	Bockendon Road towards Cromwell Lane	<p>This view is across agricultural land and woodland towards Cromwell Lane and the Water Tower</p>	1
V4	Red Lane to the West	<p>This view is across undulating agricultural land and woodland extending into open Warwickshire country side</p>	4
V5	From footpath W168 looking south,	<p>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.</p>	18



Map 8 - Valued Landscape Views

## 6.6. POLICY EL5 - Flooding

- 6.6.1. All development must take into account the flood plain conditions which exist over the Crackley Gap (see NDPA topographical areas), the water table of the relevant site and the free flow of surface water and groundwater to the receiving streams, brooks or other water bodies.
- 6.6.2. Development should not result in an unacceptable risk to the quality of the receiving stream, brook or other water body.
- 6.6.3. All new developments should use permeable drives and hard standing wherever practical to allow the on-site absorption of rain water rather than permitting 'run off' which can lead to flooding.
- 6.6.4. Policy Explanation:  
 There are three potential sources of flooding within the NDPA:
- Run off from sloping fields
  - Overflow from streams and brooks and other bodies of water
  - Diversion of current watercourses by the construction of the HS2 line across the flood plain

*POLICIES*

There has been an increase in flooding in the NDPA in the last 10 years. This has been attributed to changes in agricultural practices and to climate change resulting in short intense rain storms. Awareness of, and planning for, this impact is a wise precaution as climate change progresses. There is real concern about the effects of the construction of HS2 as it crosses the NDPA and its possible impact on drainage within the NDPA.

## 7. Local Facilities and Leisure (LFL)

- 7.1.1. Policies in this group contribute to the implementation of the following aspects of the NDP vision statement above.
- 7.1.2. This group of policies is concerned with the protection and enhancement of the environment and landscape within the Neighbourhood Development Plan Area (NDPA)
- Be a vibrant and attractive place to live in and visit
  - Continue to grow organically and sustainably
- 7.1.3. These policies also enable the growth in village facilities to meet Objective 3 above:
- Sustain village growth

### 7.2. POLICY LFL1 - Village Facilities

- 7.2.1. Any application for the redevelopment of any of the facilities listed below, or for a change of use of any of their premises or grounds, will only be supported if it will improve the facility, provide an equivalent alternative or if the facility is surplus to current or expected future requirements.
- Burton Green Village Hall
  - Burton Green Playing Field
  - The Children's Play area
  - Jubilee Verge
  - Burton Green C of E Primary Academy
  - Hickory's Smokehouse
  - Westwood Heath Road Allotments
  - Hedgerow Nursery
- 7.2.2. Policy Explanation:
- Map 3 shows the location of these facilities
  - NPPF2 83 d) mandates that planning policies should enable the retention and development of accessible local services and community facilities, such as shops, meeting places, sports venues open space, cultural buildings, public houses and places of worship
  - These places provide essential social recreational, spiritual and community resources; the well-being of residents would be negatively affected by their loss

## POLICIES

7.3. Community Project 1: Cut and Cover Tunnel

LGS provided by the Cut and Cover HS2 tunnel will be developed into green space for community use. Ideas for this space are being fully investigated in conjunction with HS2 and could include a fitness trail for adults and children, seating areas, sensory trails and wildlife areas. The current Village Hall site should be retained for use as a community car park providing integrated access to the Cut and Cover Tunnel for full community use. Additionally, at the other end of the tunnel, the footpath which runs along the boundary of Black Waste Wood (W169) will become part of the cycleway linking the 2 new housing developments. (see map in Community Project 3) will come up to the tunnel development and then down towards the new Village Hall crossing Red Lane thus completing the connecting cycleway. Funding for this Project will be provided by CIL monies from the new housing developments.

## 8. Business and Tourism (BT)

- 8.1.1. These policies support the continued growth and development of Burton Green.
- 8.1.2. They contribute to the following aspects of the NDP's Vision that Burton Green should:
- Be a vibrant and active place to live in and visit
  - Continue to grow organically and sustainably.
- 8.1.3. They contribute to Objective 2 (above) in that they provide for farm diversification and recognize the close link between some aspects of the agricultural and tourism businesses (such as farm shops).
- 8.1.4. They also contribute to Objective 3 (above) – Housing organic and sustainable growth – in that they actively promote home-based working, which provides the economic basis for many residents to be able to live and work in the village.
- 8.2. POLICY BT1 - Business and Tourism
- 8.2.1. The expansion of existing employment sites within the NDPA will be supported where it has been demonstrated the intensified use of the existing site is not viable in meeting the future needs of the business.
- 8.2.2. Proposals for change of use of existing employment sites would need to demonstrate that the site has been actively marketed for employment for a minimum of 12 months and that there is clear evidence the site is no longer viable as an employment site.
- 8.2.3. Proposals for new small-scale business development will be supported provided that:
- The proposals do not prejudice the integrity, security and tranquillity of residences within the NDPA; and
  - Adequate off-road parking is provided for employees, deliveries and visitors;  
and
  - The proposals are of a size, scale and form that is in keeping with the size, scale and form and rural character of its surroundings; and
  - The proposals do not conflict with other policies in this NDP.
- 8.2.4. Policy Explanation:
- This policy enables the expansion of existing business sites where that expansion is necessary to provide additional employment opportunities and the reasonable expansion of that business.
  - It also ensures that existing employment sites can only be converted to other uses where there has been a sincere sustained attempt to find other means of providing employment at that site.
  - New business sites for small-scale businesses are also supported in principle on suitable locations.

### 8.3. POLICY BT2 - Village Retail and Service Outlets

- 8.3.1. The creation of farm shops and similar rural enterprises will be supported where they enhance the viability and/or expansion of existing local business.
- 8.3.2. Permission for new business premises of classes A1, A2, A3, or A4 will be supported.
- 8.3.3. Support under 8.3.1 or 8.3.2 will be conditional on:
- There being no adverse impact on local amenity; and
  - The provision of adequate off-road parking
- 8.3.4. Policy Explanation:
- The provision of new and expanded existing retail facilities helps preserve the vitality of the village community and provides the infrastructure growth which complements residential growth
  - The scale and character of retail service outlets to remain appropriate to this rural setting and to the market needs of this and adjacent villages i.e. a large chain outlet branded and sized to serve a regional market would not be appropriate
  - Retail outlets which are adjuncts to local agricultural or horticultural businesses are welcomed, since these help assure viability of these local businesses

### 8.4. POLICY BT3 - Farm Diversification

- 8.4.1. Proposals to diversify farm businesses for employment, tourism and recreation uses will be supported providing:
- The proposed new use does not detract from or prejudice the existing agricultural undertakings or its future operation; and
  - The scale of activities associated with the proposed development has regard to the rural character of the NDPA; and
  - Where possible existing buildings are used to reduce the need for additional development
- 8.4.2. Policy Explanation:
- Local farms are an essential part of the economy of Burton Green and also play a key role in managing the local environment and landscape, which is highly valued by residents
  - It is recognised by this NDP that farms and future potential horticultural businesses need the freedom to expand their activities up and down the value chains; these chain enhancements often requiring new or modified premises
  - This policy supports this freedom, provided that an agricultural/horticultural business remains at its core

## 9. Travel (T)

- 9.1.1. There is little that the NDP can do to change the intensity and flows of motorised transport in and around the NDPA.
- 9.1.2. It can however, mitigate the impact of increasing private vehicles which need to be parked within the village, by appropriate land-use based policies to prevent the adverse effects of inadequate off-road parking facilities.
- 9.1.3. The UK government has announced that the majority of new cars and vans should be electric by 2040. Whilst this is to be welcomed from a sustainability point of view, the need for vehicle re-charging points close to people's homes generates challenges for areas within Burton green where residents are dependent on on-road parking.
- 9.1.4. This NDP also encourages and supports increased provision for safe cycle routes. These encourage both local residents to use alternatives to motorised transport and provide the opportunity for enhanced tourist experiences involving walking and cycling within the NDPA.
- 9.1.5. These policies are an essential contribution to the NDP's Vision that Burton green should grow organically and sustainably.

### 9.2. POLICY T1 – Sustainable management of private transport

- 9.2.1. All new dwellings must have electric car charging facilities in order to facilitate the transition to sustainable private transport. The installation of charging points outside community facilities such as the village hall Hickory's Smokehouse and any retail facilities will be supported.
- 9.2.2. Policy Explanation:
- A NDP can do little to affect the growth of the number of vehicles associated with dwellings in the village
  - 2017 Government Policy is to require most vehicles to be powered by electricity by 2040. These vehicles will need to be recharged at or near people's homes. It is not possible to run cables across public footpaths and verges, so those people who cannot park cars within their own premises will need a charging facility
  - The exact locations of these recharging facilities are not specified; they may be relocated (within the immediate vicinity) to suit installation requirements. These charging points are to be available for general public use
  - Community Project 2 below requests charging sites to be reserved for communal re-charging

*POLICIES*

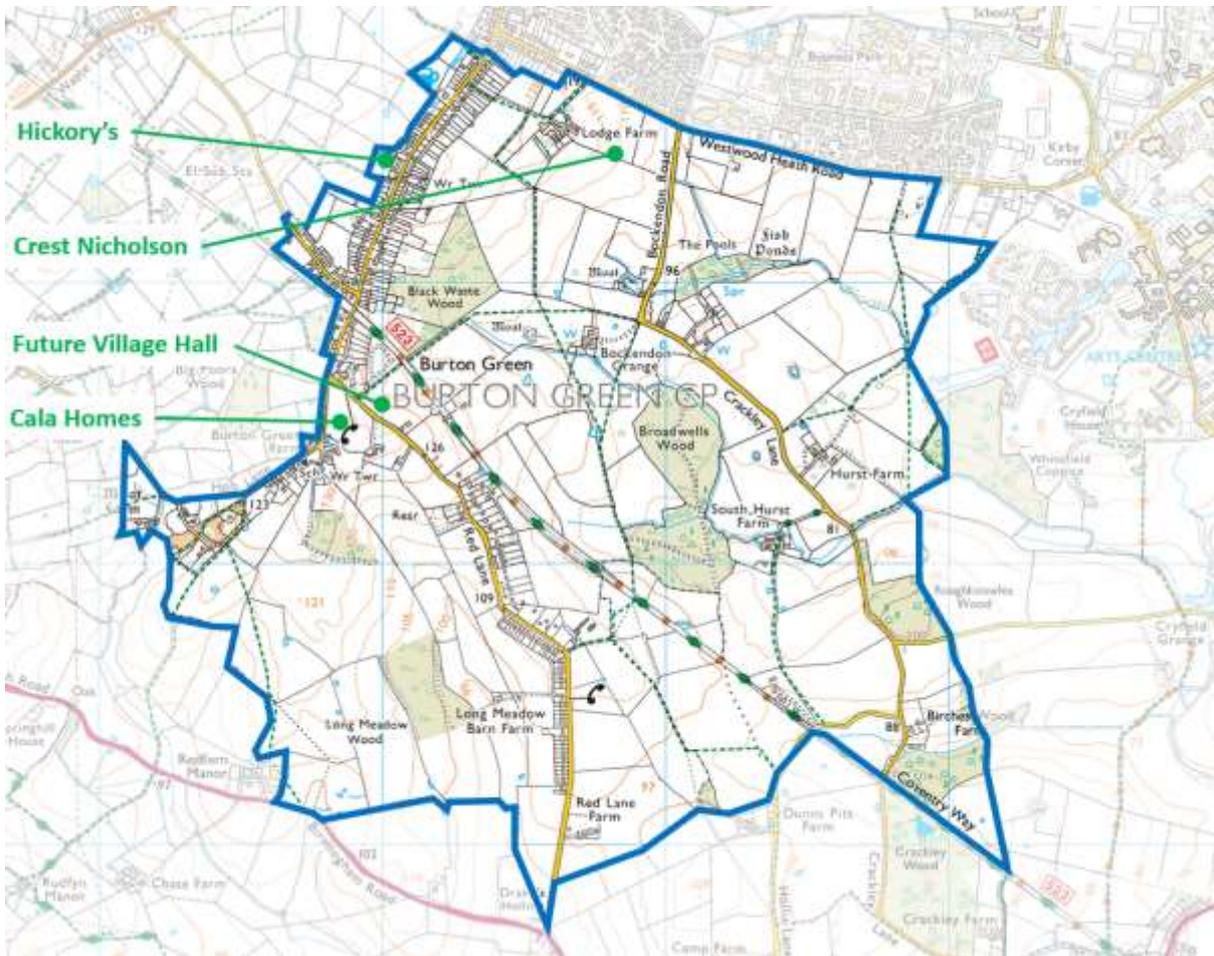
9.3. COMMUNITY PROJECT 2: Electric Vehicle Recharge Points

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

The following locations have been identified as potential sites:

- The site of the new Village Hall
- Cala Homes housing development parking area
- Crest Nicholson development area
- The parking area of Hickory’s Smokehouse

These locations are shown in green in Map 9



Map 9 - Electric Vehicle Charging Points

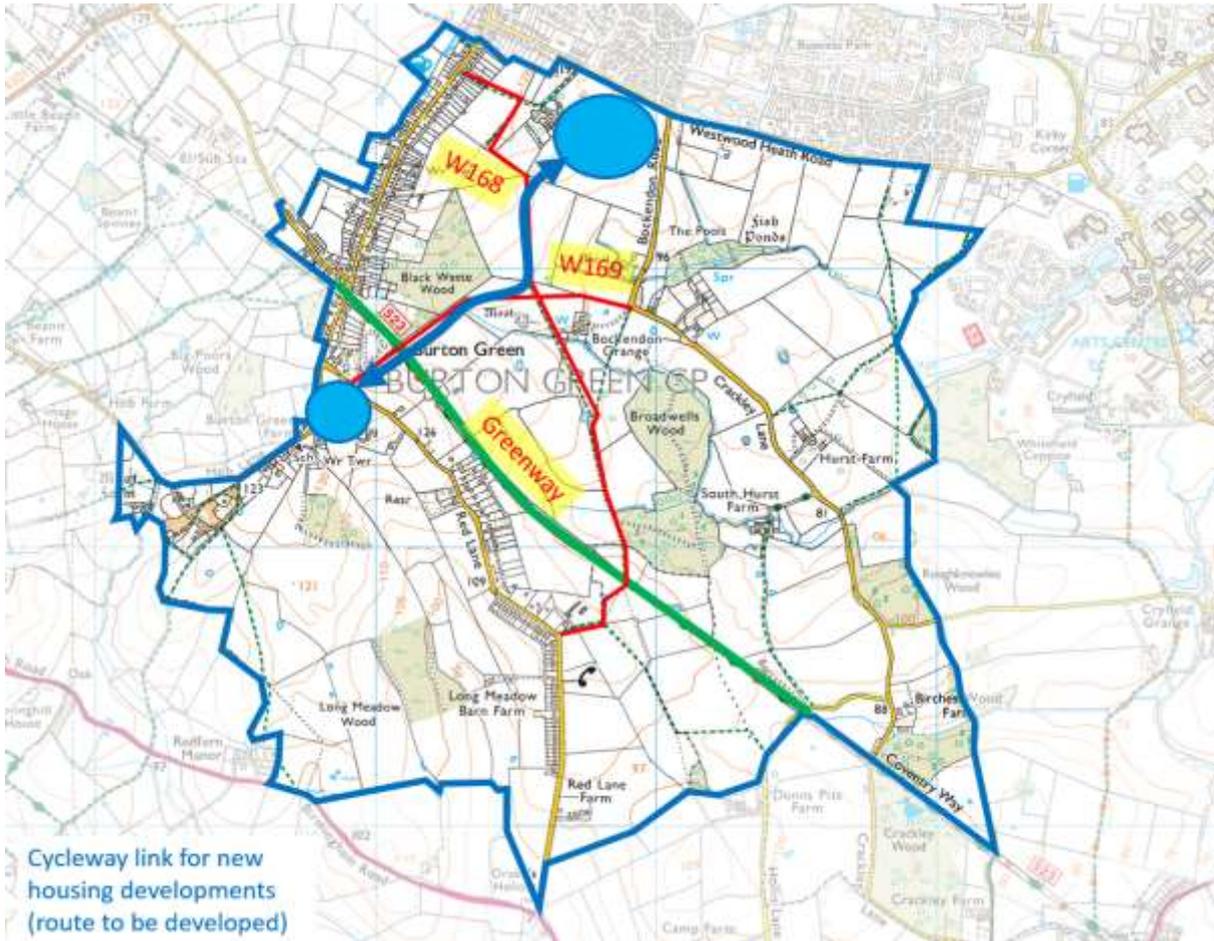
*POLICIES*

9.4. POLICY T2 – Provision for Cycleways:

9.4.1. The routes designated on Map 10 are safeguarded for the upgrading of existing roads, footpaths and trackways to cycleways joining with the existing Greenway. Planning decisions which would adversely affect these current or future routes will be resisted.

9.4.2. Policy Explanation:

- This proposed cycleway would link the Cala Homes and Westwood Heath Road housing developments supporting the NDP Vision aim to ensure the continued community cohesion



Map 10 - Cycleway link

9.5. COMMUNITY PROJECT 3: Cycleway linking Cala Homes / Westwood Heath Road housing developments / The Greenway.

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

The project will also involve securing the necessary permissions for cycles to traverse public footpaths W168 and W169 on NDPA Map 2 showing Footpaths.

## 10. Infrastructure and Housing (IH)

- 10.1.1. This policy group deals with the development of new housing and associated sustainable infrastructure.
- 10.1.2. Housing and infrastructure developments must conform to the NDP's vision that Burton Green should grow organically and sustainably and conform to WDCLP requirements.
- 10.1.3. A particular challenge for rural villages is the continuing growth in the number of private motorised vehicles per household. This appears to be a combination of:
- The higher proportion of adults desiring their own transport
  - The increasing tendency for homes to include extended families, wherein adult children, unable to afford their own properties, are still living with their parents
- 10.1.4. The evidence from the 2018 Housing Needs Survey shows the majority of adult residents work outside Burton Green (Coventry – 32.7%; Birmingham 17.3%; Leamington Spa 8.9%; London 8.3%). Results from the Residents Survey show that 89% use a car to get their children to primary school and 62% to get them to secondary school.
- 10.1.5. Obstacles and hindrances to the use of cycle transport can be minimised with targeted policies.
- 10.1.6. There is particular emphasis in these policies on:
- Mandating adequate off-road parking
  - Maximizing the opportunity for those wishing to cycle to do so by ensuring that there is adequate secure and safe cycle storage facilities
- 10.1.7. Achieving sustainable development is the purpose of the planning system according to NPPF2-7. Policies in this section contribute to NPPF2's three overarching objectives:
- The economic objective, by providing sufficient land of the right type to meet the objectively-assessed housing need expressed in the WDCLP
  - The social objective by ensuring there is sufficient stock of homes of the right size and accessibility, set in a well-designed environment, to meet the needs of present and future generations
  - The environmental objective to mitigate and adapt to climate change through exploiting local renewable energy sources, so as to facilitate reducing the carbon needs of the current and future housing stock

### 10.2. POLICY IH1 – Housing Growth

- 10.2.1. This NDP supports the provision of around 425 additional dwellings (Westwood Heath Road) during the lifetime of the plan.
- 10.2.2. Policy Explanation:

## POLICIES

In 2018 the size of the village was around 387 dwellings. Between October 2018 and 2029, 517 dwellings (as per WDCLP) will be built or have received planning permission.

### 10.3. POLICY IH2 – Parking Provision

- 10.3.1. All new houses must provide at least one parking space per bedroom per property.
- 10.3.2. Car parking spaces must either be within the grounds of the related property, or in a nearby assigned parking area or garage block and must be specifically assigned to the property.
- 10.3.3. Garages which are integral parts of residential buildings do not class as parking spaces.
- 10.3.4. Policy Explanation:
- Garages which form part of the residential building do not count as parking spaces, since these may be readily converted into living accommodation or used for storage
  - The car parking provision minimises the need for on-street parking avoiding street clutter which can lead to obstruction of emergency vehicles
  - This policy will require a larger surface area for greater capacity houses; this will raise the per-dwelling cost of the land. This is intentional: to weight the economics of the housing mix towards smaller dwellings – which supports our plan policy
  - This policy also has the deliberate effect of decreasing the housing density containing larger houses. This obviates the need for a policy explicitly requiring housing densities to match the character of the developments
  - The NDP is entitled to form its own parking standard since this is not a strategic issue in the WDCLP
  - The NDP recognises that Warwickshire County Council has its own county wide standard but this NDP has chosen to impose a different standard because of the need to have the impacts described in the above explanation points

### 10.4. POLICY IH3 – Density of Development

- 10.4.1. Housing density should be assessed on a site by site basis in light of the context and character of the surroundings.
- 10.4.2. All residential and business developments will be expected to:
- maintain the open aspects of roads and grass verges; and
  - consider use of innovative, sustainable architectural approaches which will be encouraged; and
  - Complement the character of the immediate surrounding area, as defined in policy EL3 – Responding to Local Character; and

## POLICIES

- Have a scale, character and composition which responds to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the village, frontages, streets and landscape quality of the local area; and
- Not adversely affect the current viewpoints

10.4.3. Grass verges, where they currently exist, should not be removed to provide parking bays.

10.4.4. Policy Explanation;

This policy addresses two specific aspects of sustainability

- Ensuring housing density is not excessive, thus “fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being” (NPPF2 8(B))
- Protecting the local street scene and in-village green infrastructure from the pressures to accommodate private transport
- Policy IH2 – Parking Provision has the effect of relating achievable housing density to the styles of the properties within the development
- Burton Green has a rich history of vernacular domestic architecture from Tudor times onwards with excellent examples from the most distinctive styles of domestic architecture. This policy encourages architects to acknowledge this tradition and design new houses which make use of modern materials and conform to or exceed the latest sustainable building standards.

## 10.5. POLICY IH4 – Use of Renewable Energy

10.5.1. All developments will be expected to:

- be designed to the highest possible sustainable standards in order to minimise carbon emissions, minimise energy consumption, pollution, flood risk and to increase the proportion of renewable energy; and
- be designed and orientated so that an adequate proportion of the roof area faces southwards and is suitable for the mounting or incorporation of solar energy equipment

10.5.2. Business sites of more than 1000 square metres and residential sites for 10 units or more should examine the potential to use renewable heating from local geothermal sources.

10.5.3. Policy Explanation:

- NPPF2 requires plans to take a proactive approach to mitigating and adapting to climate change. This policy encourages maximum attention possible to the sustainability of buildings, whilst reflecting the Government’s policy for national technical standards
- National and district policies, technologies and investments in sustainable energy sources and utilization are likely to evolve during the period of this NDP and as local mitigation and adaptation proceeds

- The application of this policy to any particular development proposal should take account of the then-current national and local opportunities for sustainability
- Roof mounted solar photo-voltaic panels which generate electricity and solar thermal panels which heat water for domestic and business premises bring carbon-neutral energy into the building
- To maximise the efficiency with which such systems receive solar energy throughout the day (and hence to maximise their environmental and economic benefit) the receiving panels need to be so orientated that they face the sun during the main part of the day. Exact orientation limits cannot be set, but roofs facing between south-west and south-east are to be preferred. South-facing gables should be avoided
- A building in which less than one third of the total roof area was appropriately orientated and was suitable for solar energy reception would not satisfy this policy expectation

#### 10.6. POLICY IH5 – Solar Energy Farms

10.6.1. Sites for ground mounted solar arrays will be supported in Principle providing

- The panels do not exceed 3m height from existing ground levels; and
- The entire installation conforms to Policy EL4 on the non-obscuration of valued landscapes (above); and
- The surface below the panels is left 'green' and capable of restoration to agricultural /horticultural purposes

10.6.2. Policy Explanation

- Local renewable energy production is encouraged in this NDP
- Solar array installations can be installed in ways which permit below panel grazing by sheep; other combined uses of sites are possible. As much of the below-panel and surrounding land should be retained in an actively fertile state.
- To prevent long-term loss of any land for food producing purposes, solar panel installations are required to be removed once they are no longer operational and the land restored to its former condition and use. For example: pillars supporting the panels should be embedded in such a way that they could easily be withdrawn when the installation is decommissioned

## GLOSSARY

BG	Burton Green
NDP	(Burton Green) Neighbourhood Development Plan
BGHNS	Burton Green Housing Needs Survey
NDPRS	(Burton Green) Neighbourhood Development Plan Residents' Survey
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