

How to Comment on the Draft Plan

This is a summary of the Regulation 14 Consultation Draft of the Budbrooke Neighbourhood Development Plan. The consultation period will run from Monday, 16th November 2015 to Monday 4th January 2016. All comments on the Draft Plan must be received, preferably electronically, by Clerk to the Parish council by 5 p.m. on Wednesday 6th January 2016

You are invited to give us your views and comment on the full Draft Plan. If you would like to do this please use a representation form for each separate comment.

The full Draft Plan and representations forms are available to view and download at the following website address:
<http://budbrookepc.org.uk/planning/budbrooke-neighbourhood-plan/>

Hard copies of the Draft Plan will be available to view, with representation forms for collection, at the locations on Page 2.

In addition all Parish Council members have a copy available for viewing, by appointment.

All written comments should be returned to :

Mrs Alex Davis
Clerk to Budbrooke Parish Council
5 Curlieu Close
Hampton Magna
CV35 8UA

Electronic documents should be sent to
clerk@budbrookepc.org.uk

Please Note: Only comments and representations made on the official forms and in the manner explained above will be accepted. This is a formal process and is a prerequisite of the consultation procedure.



Budbrooke Draft Neighbourhood Development Plan

2015 – 2029

Summary

Overview

A team of 12 or so local residents have diligently and carefully created the Budbrooke Draft Neighbourhood Development Plan (the Draft Plan). We have surveyed residents' views, sought further clarification on some items, and fervently discussed the content and context so that it is as far as possible a comprehensive and accurate reflection of the views of parishioners received to date. We have identified and written planning policies that will be used by Warwick District Council when developers or other people apply for planning permissions for property within Budbrooke.

We are at a key point in the process. This summary is just the outline of a very substantial document. We think it does the job we want it to, but to be sure we want your views. The next stage is a local public consultation. This begins on 16th November and ends on the 4th January 2016. This will give you the opportunity to give your views on the Draft Plan and your responses are valued. There is a legal process that has to be followed so your comments or representations must be done in a particular way, explained on Page 12.

Drop in events will be held:

Sunday 29th November at the Community Centre 10 am – 5 pm

Saturday 5th December at the Village Hall 2pm – 5 pm

Saturday 12th December at the Community Centre 3pm – 7 pm

These events will provide information about the Draft Plan including matters such as how it may affect new housing, what will it do for the Community, including self-build.

The latest version of the Draft Plan will be available then so will be members of the sub-group for you to talk to. There will also be forms that you can use to comment on the Draft Plan.

NEXT STEPS

There is a specific legal process which is followed.

The results of this formal consultation will be considered very carefully and used to finalise and amend the Draft Plan.

A Consultation Statement will be published alongside the amended version of the Draft Plan setting out how the representations received at this stage, together with the Screening Report for Strategic Environmental Assessment have been considered, and used to influence and inform the content of the Draft Plan.

Following this, it is proposed that the amended, (“Submission”) Neighbourhood Development Plan, together with all supporting documentation will be submitted to Warwick District Council in 2016. Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.

It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan. The Neighbourhood Development Plan will then be used to help determine planning decisions in the Parish alongside County and National Planning Policies.

How did we get here?

The Budbrooke Neighbourhood Planning sub-group have met since autumn, 2014; researched and agreed what should be included in the Draft Plan, gained funding for and commissioned consultants Kirkwells who have advised on the technical and planning issues we need to address, consulted with the local community and co-written the majority of the Draft Plan.

What to do now?

This is a very good question. The group have also talked to very many residents to gain a real flavour of what they feel is important within this parish and found some surprising issues arising (for example the self or bespoke build option).

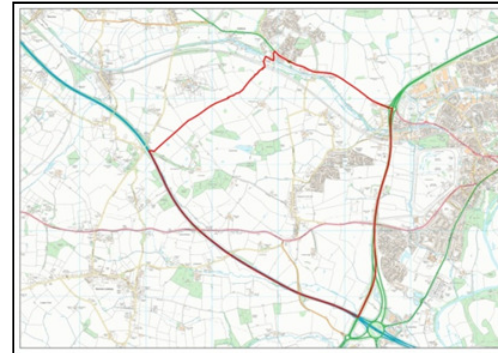
Both National and Local Government offices identify that very many more homes are required between 2015 and 2029 and land has to be found to cater for these homes. Our Parish has a plot that has been identified that could cater for quite a few homes however we feel it most appropriate that only up to 100 homes are added to Hampton Magna otherwise the integrity and beauty of our village could suffer. We know what type of homes would best suit residents and whether these are built over the next year or two or in 10 years' time we have at least taken the views of neighbours into account and decided upon the best development we could have to be added to the village. It should enhance not detract from why we all chose to live here.

It is also available on the Parish Council Website www.budbrookepc.org.uk.

Hard copies of the Draft Plan will be available for you to view with representation forms for you to collect, without attendants, at the following locations:

The Open Door
CostCutter
Budbrooke Medical Centre
Budbrooke School
Budbrooke Community Centre

St Michael's Church Centre
St Charles Borromeo,
 Hampton on the Hill
Budbrooke Village Hall,
 Hampton on the Hill



This map shows the boundary of the Civil Parish which follows the red line along M40, A46, A4177 and crosses farm land back to the M40.

The full document contains several sections. ***The Introduction and Background*** starts with

“Budbrooke Parish is situated about two miles West of Warwick. The Parish is divided both geographically and historically into three main areas

- *the ancient village of Budbrooke centred around St. Michael's Church,*
- *Hampton-on-the-Hill, and*
- *Hampton Magna.”*

It goes on to explain in more detail the history, nature and facilities the parish enjoys. There is also a statistical description showing the similarities and differences within the parish but also compared to Warwick District and the rest of England. Much of this is taken from the last census and from other available sources such as the Warwickshire County Council Observatory.

In addition, it identifies listed buildings and the services – commercial, voluntary and statutory – available to residents.

The “*A Neighbourhood Development Plan for Budbrooke*” section introduces the concept of a Neighbourhood Plan and how it relates to Budbrooke Parish, which is now the “designated area”. This means that the plan will cover everything geographically in the civil parish. It also explains the Planning context of a Neighbourhood Plan reaffirming the fact that once the due process for completing a Neighbourhood Plan has been properly followed, including consultations and a Parish referendum, the Neighbourhood Plan will sit legally within Planning Guidance for any future development. The Planning Authority must take notice of the Neighbourhood Plan for any further development within the Parish.

Key Issues for the Parish are identified in this section of the report. These summarise the results from surveys that have been received. From these we have drafted a *Vision and Objectives*.

The Vision for Budbrooke

A Parish that retains its quiet rural charm, maintains individual character of the settlements within it and grows in a way that is in keeping with the design of the surrounding area and reflects the needs of its residents.

Employment

- Supporting and enhancing existing small scale local employment

Our consultations showed that alongside the obvious business and commercial services located within the parish (i.e. shops, pub, railway station, farms and school & nursery) there are very many more ‘hidden’ employment opportunities. For example there are quite a few businesses run from home including accountants, childminders, jewellery makers, hairdressers, builders and other tradesmen.

Many of these small scale employers advertise their services locally using the newsletters and magazines delivered to homes. They can also be found by recommendation and web searches. It’s important for the local community to ensure these employment opportunities continue and even develop to be able to offer a varied and vibrant package of services to residents of this community. It is also vital for the economy of the community to ensure people make an adequate living from something they can deliver promptly and professionally. In any local community recommendation is all!

properties elsewhere, but not so restricted that they appear regimented. Hampton Magna has various building designs, with some designs on Old Budbrooke Road identified for national architecture awards when built in 1960's.

So it a key issue to ensure that any new development integrates with the existing village, and does not have a detrimental effect on the amenity of the existing residents. The Draft Plan contains a detailed design framework for the new housing site.

The residents and the Parish Council consider it important to protect the setting of the villages and the surrounding landscape, but accept and encourage ecological and sustainable homes.

Traffic and Highways

- Traffic Management and Transport Improvements
- Sustainable Transport measures

The residents and the Sub-Group have concerns in relation to the highway network in the Parish and its inability to cope with the current demand and future planned growth. The current limited number of routes within the in and out of the Parish are already subject to lengthy delays during rush hours, particularly in the morning. In addition there were concerns raised about traffic speeds and, further increases in volumes and parking issues generated by Warwick Parkway.

Evidence shows that local residents depend more on cars and vans than elsewhere, with 92.5% of households having access to one or more vehicles, compared to 81.5% in Warwick District and 74.2% across England.

Resolving these issues is difficult

Following from the vision and the views we have a set of objectives.

Objectives

Community Facilities and Infrastructure

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

Housing

- 3 To ensure that the new housing allocation in Hampton Magna (H27) is designed to integrate with the existing community, and does not have any undue detrimental effect on the existing village.
- 4 To ensure that new housing in Hampton-on-the-Hill is in keeping with the character and nature of the village.
- 5 To ensure that new housing across the Parish is provided of a size, type and tenure to accommodate the identified needs of the community.

Design, Natural and Built Environment

- 6 To protect and preserve the size, form and character of the villages.
- 7 To protect open and green spaces.
- 8 To protect the local landscape and the setting of the villages.

Traffic and Highways

- 9 To reduce traffic problems and improve highway and pedestrian safety
- 10 To support home working and small businesses appropriate to the rural area.

We have identified *five* key **Planning Policy Areas**. In the full document these have been rationalised and explained. The following are the headlines and sub headings.

Community Facilities

- Protection and enhancement of local community facilities
- Protection of local green spaces
- Protection of open spaces
- Community facilities and Community Infrastructure Levy

Very many residents who completed the consultation expressed a desire to ensure the current level of community facilities is maintained or developed to cope with new families.

Issues around the capacity of some services were of concern for example the GP surgery, school and community centre. The use of our green spaces was important to the quality of life in the parish so including green spaces and play areas within any new development would be a priority.

Furthermore open space was valued – the current community has an open rural feel and it's important that this character be carried through to any new builds.

Lastly there may well be a levy on developers that could be allocated to develop a new community service. Some suggestions include a foot/cycle bridge over the A46 for easier access to Warwick, a bowls green with a pavilion (or similar), further developing the community centre or providing play space and/or an outdoor gym or a community garden. The Consultation is an opportunity to obtain your views on these suggestions or provide any other ideas.

At this stage it is difficult to know when any development would take place or how much funding would be available, or even how it would be made available, so some of the current projects may already be completed. If appropriate, the Parish Council would seek further views from residents to help decide on the final project(s) at that time.

Housing

- Design Principles - Residential Allocation Hampton Magna
- Scale and type of new housing within Hampton Magna and Hampton-on-the-Hill.

The consultations and discussions to date on what sort of housing could and should be included show an overwhelming desire for affordable family sized homes to be available for people who already have a connection with this area. Also for smaller homes with gardens that would allow older residents to downsize but not leave the parish.

It was shown to be important that the footprint of each new home be similar in size to the current housing stocks and no more than two storey high– thus in keeping with the homes already established and to fit in well with the lie of the land. It was further identified that where ever possible eco-friendly materials and specifications should be used.

Design Principles cover the principles of Density of housing at the new site, Traffic issues, Construction phase access, layout of the site, design of the site, affordable housing. There is also a section on Self build.

Importantly a plot of land could or should be made available for self-build or custom build homes. There is particular legislation around this type of development and the sub-group has worked hard to ensure this category has been recognised within the plan.

Design, Built and Natural Environment

- Design of Development in Budbrooke Parish
- Protecting and enhancing local landscape character

Again, it was felt that any new buildings should be sympathetically in tune with Hampton Magna, or adjacent