

# Welford on Avon

Neighbourhood Development Plan

December 1<sup>st</sup>, 2013



# Agenda

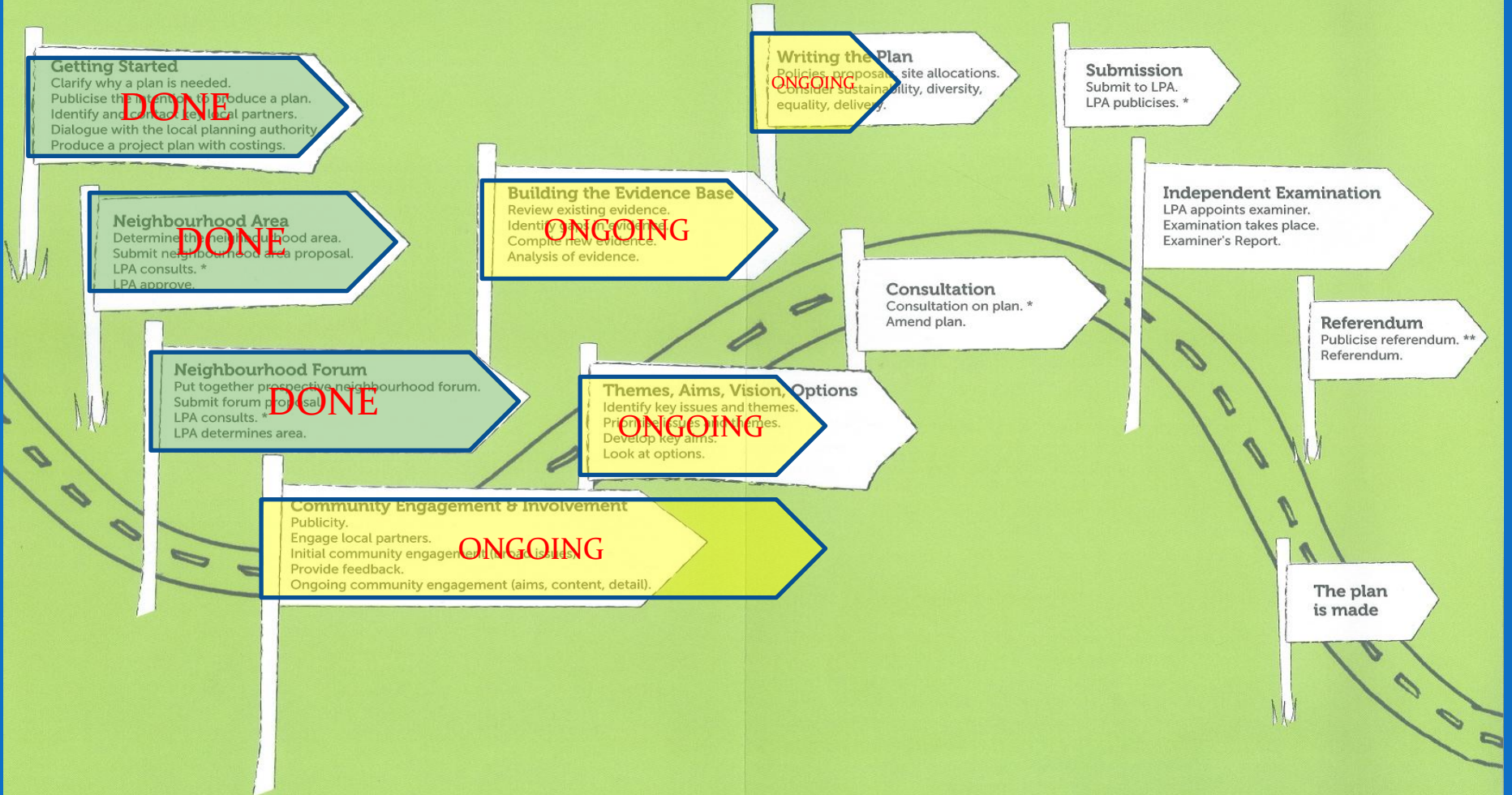
- Structure
- Neighbourhood Plan
  - Progress to Date
  - The Vision for 2028
  - Key Objectives
  - New Policy Areas
- Save Welford Action Group
- Parish Feedback



# Structure



# Neighbourhood Plan Process



**Getting Started**  
 Clarify why a plan is needed.  
 Publicise the plan and produce a plan.  
 Identify and contact local partners.  
 Dialogue with the local planning authority.  
 Produce a project plan with costings.

**Neighbourhood Area**  
 Determine the neighbourhood area.  
 Submit neighbourhood area proposal.  
 LPA consults. \*  
 LPA approve.

**Neighbourhood Forum**  
 Put together prospective neighbourhood forum.  
 Submit forum proposal.  
 LPA consults. \*  
 LPA determines area.

**Community Engagement & Involvement**  
 Publicity.  
 Engage local partners.  
 Initial community engagement on key issues.  
 Provide feedback.  
 Ongoing community engagement (aims, content, detail).

**Building the Evidence Base**  
 Review existing evidence.  
 Identify gaps in evidence.  
 Complete new evidence.  
 Analysis of evidence.

**Themes, Aims, Vision, Options**  
 Identify key issues and themes.  
 Prioritise issues and themes.  
 Develop key aims.  
 Look at options.

**Writing the Plan**  
 Policies, proposals, site allocations.  
 Consider sustainability, diversity, equality, delivery.

**Consultation**  
 Consultation on plan. \*  
 Amend plan.

**Submission**  
 Submit to LPA.  
 LPA publicises. \*

**Independent Examination**  
 LPA appoints examiner.  
 Examination takes place.  
 Examiner's Report.

**Referendum**  
 Publicise referendum. \*\*  
 Referendum.

**The plan is made**

\* Minimum time - 6 weeks  
 \*\* Minimum time - 25 working days



# Neighbourhood Plan

## Progress to Date

- Neighbourhood Plan Area defined and approved
- Websites established for parishioners and NP team
- Initial survey completed and results collated
- Funding & resources secured to minimise costs and add specialist knowledge
- Good relationship established with SDC to aid alignment with the Core Strategy
- Library/evidence base of relevant documents established
- Draft NP Plan document produced for first parish review
- First draft policies being drawn up
- New policy areas identified for parish feedback



# Neighbourhood Plan

## The Vision of 2028

- To have a thriving community village which supports a wide range of village activities including small businesses through good quality community infrastructure such as village meeting places, indoor and outdoor sports facilities and high speed communications.
- Housing developments will have been sympathetically integrated into the village environment such that the character of the village and the street scene will have been maintained.
- New housing will support home working through high speed communications, to minimise commuting & improve environmental sustainability.
- Local infrastructure will have been upgraded to support village growth and the flooding issues will have been resolved.
- Traffic issues will have been resolved ensuring the village roads are safe for all residents and public transport connections will have been improved.
- Green buffers will have maintained the identity of Welford as distinct from the adjacent villages of Weston on Avon and Long Marston.



# Neighbourhood Plan

## Key Objectives

- Accommodate between 51 and 75 new homes within the Parish between 2013 and 2028
- All new development should be phased across the Plan period.
- Developments which require primary school age children to be educated outside the village would not be supported.
- New development should be within the curtilage of the village
- New developments should be a broad mixture of affordable and market houses in line with village needs for affordable homes
- Developments should be “small scale sites of up to [10-15] houses” and be 'pepper potted' throughout the village





# Neighbourhood Plan

## Key Objectives

- Back and/or side garden developments will be assessed on their impact on the distinctive character of the village and alignment with the Village Design Statement.
- Developments which place undue strain on village infrastructure are not considered to be sustainable.
- The cumulative effects of new housing and commercial developments, within and outside, the village on traffic type and quantity will be a material consideration when considering future planning applications.
- Traffic Speed within the Parish is an issue for many residents
- Proposals that meet the Governments aspiration to improve rural Broadband reach and speeds will be essential to meet the Vision for a thriving community in 2028.





# Neighbourhood Plan

## Key Objectives

- Proposals and Neighbourhood Development Orders which facilitate the development of new Parish facilities would be positively supported and encouraged
- The Conservation Area, publically accessible green spaces, local wild life areas and sites of special scientific interest will be protected.
- Further development in flood zones will be resisted.
- Resist development proposals that link the villages of Welford on Avon and Weston on Avon
- Developments should conform wherever possible with the Village Design Statement
- Agricultural land surrounding the village will be protected.



# Neighbourhood Plan

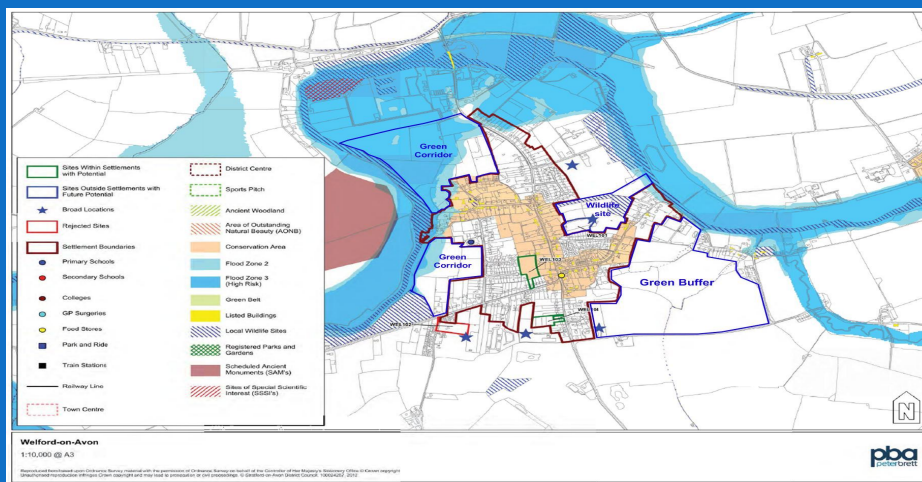
## New Policy Area 1 – Dark Skies

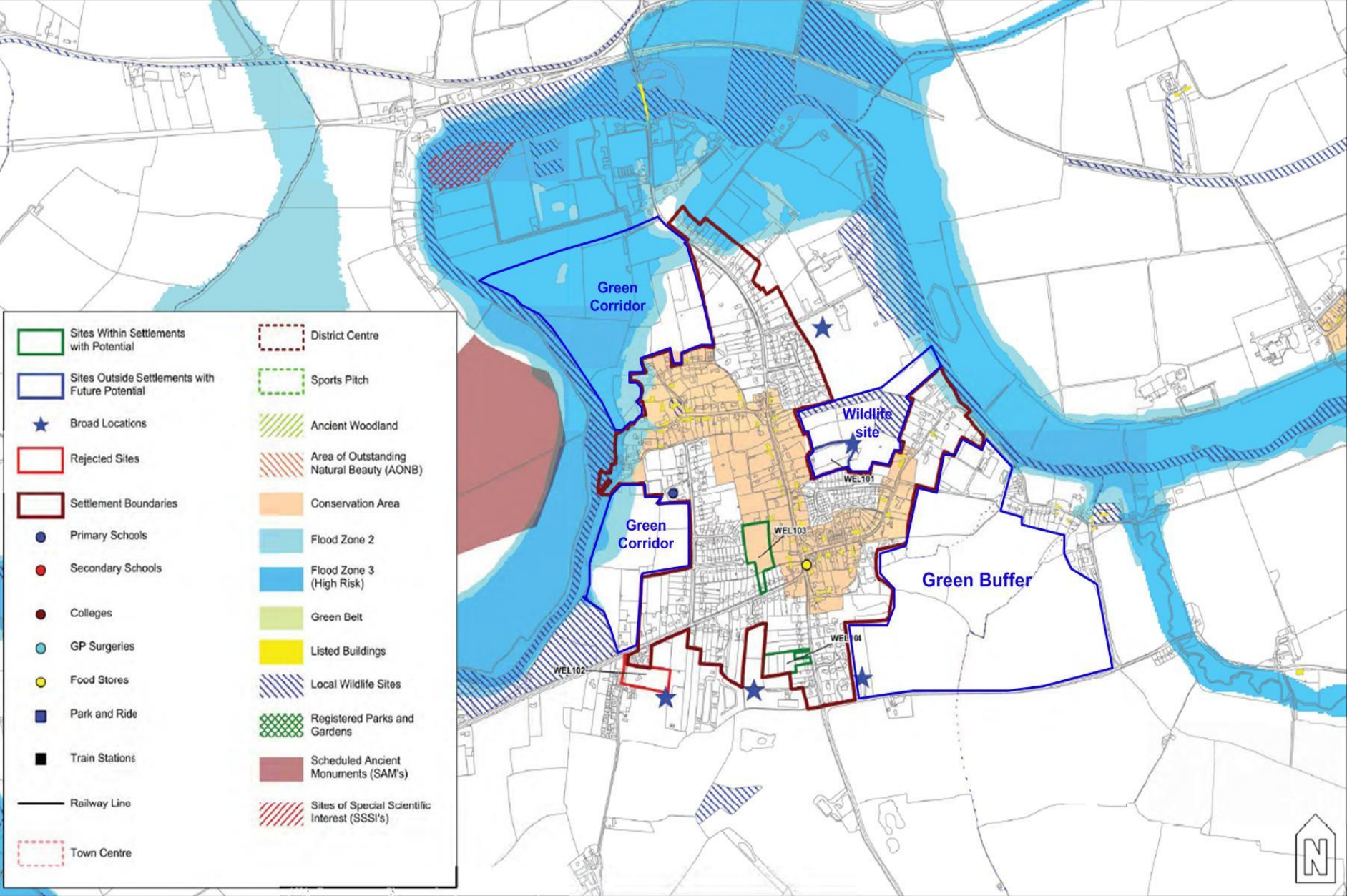
- Select key parish dark sky locations
- Seek designated dark sky site approval from UK Dark Sky Discovery Partnership
- Broad prevention of light pollution from business and individual residences (new and existing)

# Neighbourhood Plan

## New Policy Area 2 – Green Buffers

- Maintain distinct separation with Weston and Long Marston
- Protect key green areas around the built up village





- |   |   |
|---|---|
| Sites Within Settlements with Potential         | District Centre                               |
| Sites Outside Settlements with Future Potential | Sports Pitch                                  |
| Broad Locations                                 | Ancient Woodland                              |
| Rejected Sites                                  | Area of Outstanding Natural Beauty (AONB)     |
| Settlement Boundaries                           | Conservation Area                             |
| Primary Schools                                 | Flood Zone 2                                  |
| Secondary Schools                               | Flood Zone 3 (High Risk)                      |
| Colleges  | Green Belt                                    |
| GP Surgeries                                    | Listed Buildings                              |
| Food Stores                                     | Local Wildlife Sites                          |
| Park and Ride                                   | Registered Parks and Gardens                  |
| Train Stations                                  | Scheduled Ancient Monuments (SAM's)           |
| Railway Line                                    | Sites of Special Scientific Interest (SSSI's) |
| Town Centre                                     |   |

**Welford-on-Avon**

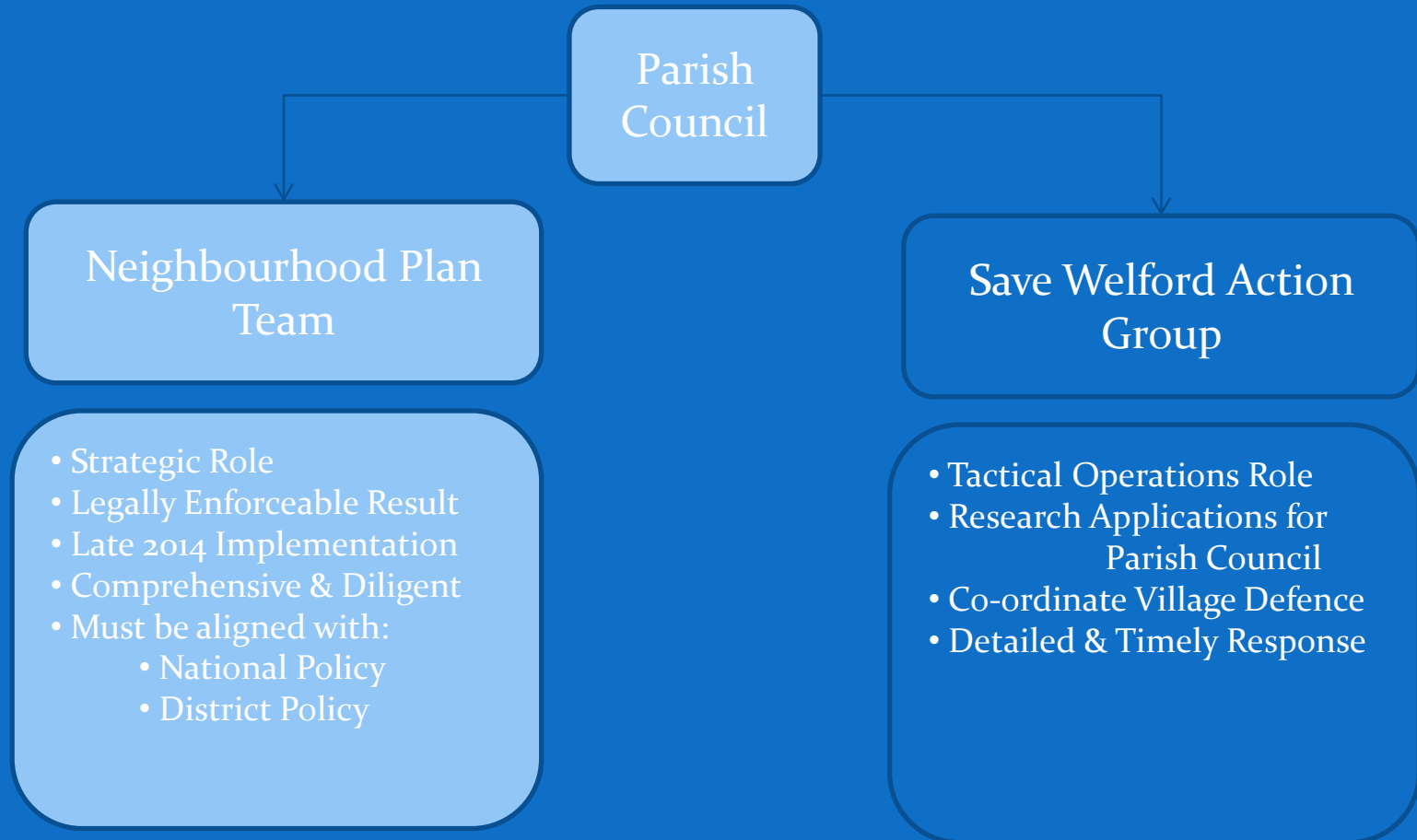
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# Structure





# Save Welford Action Group

- Focus only on major planning applications for 10 homes or more
- Prepare draft responses for the Parish Council based on sound planning arguments
- Keep villagers informed by email, flyers, notice boards and *Parish News*
- Provide ‘bullet points’ for villagers to respond to SDC
- Organise residents’ participation at SDC planning committee meetings





# Save Welford Action Group

## Proposed Developments as at 1<sup>st</sup> Dec 2013

Site	Applicant	Submitted	Number houses	Parish Council	SDC planning committee	Case Officer
Ashgrove	Cala	5 Aug 13	20	Object	4 Dec 13	GRANT
Fairlea	Banner	20 Aug 13	18	Support	4 Dec 13	GRANT
Milcote Road	Gladman	12 Sep 13	95	Object		
S Barton Rd	McKay	23 Sep 13	8+4	Support		
The Willows	Spitfire	27 Sep 13	15	Object		
Millers Close	TBA		20 - 30			
Total			180-190			

**Current Welford housing objective up to 2028: 51-75 dwellings**





# Parish Feedback

We need your views on.....

- Draft Vision
  - Draft Objectives
  - New Policy Areas
- 
- Please complete the feedback form provided when you arrive and give it to a member of the team.
  - Please give us your email address so all of the parish council groups dealing with planning can keep you informed.
  - Please take away your copy of the draft Plan if you wish to review it further and provide additional feedback.