

# **Wilmcote Parish Council**

## **Neighbourhood Plan**

# Wilmcote Parish Council

## Government's New Approach to Planning

- Localism Act – April 2012
- Aims to give local people say in direction of development in their community
- Neighbourhood Plan

# Wilmcote Parish Council

## Main Planning Documents

- National Planning Policy Framework (NPPF)
- Stratford District Council Core Strategy
- Wilmcote Neighbourhood Plan

# NPPF Section 9

## Protecting Green Belt Land

Green Belt serves five purposes:

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land

# NPPF Section 9

## Protecting Green Belt Land

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
- Limited infilling in villages, and limited affordable housing for local community needs
- Limited infilling or partial or complete redevelopment of previously developed site (brownfield land)

# Core Strategy Objectives of Stratford District Council (SDC)

Central Government requires all UK councils prepare a Core Strategy to cover the development of their specific district. This has to cover all aspects of development for the future.

Stratford submitted the Local Plan /Core strategy based upon requirements of the district **plus** central government targets for additional housing. This included 11,300 **new** dwellings in the district between 2011 and 2031. The Local Plan/Core strategy was submitted to the Planning Inspectorate for review in 2014. Wilmcote's target was 51 to 75 new dwellings during 2011 to 2031. The inspectorate has challenged the number of houses in the Local Service Villages, particularly those in the green belt of which Wilmcote is one. The Parish of Wilmcote and Pathlow is categorised as "washed over" green belt.

It is anticipated that when central government ratifies the SDC core strategy, the final new housing target could be below 50 dwellings. Approval is anticipated later in 2016. Note: The term "dwellings" includes flats, houses, bungalows, and park homes. It is worth noting that 19 new dwellings have already been built or approved since 2011.

# Wilmcote Parish Council

## Neighbourhood Plan – opportunity

- Influence and control over what goes on
- Protect the Parish from  
uncoordinated/speculative developments
- Control character and scale of the village

# Why is it important to have a Neighbourhood Plan?

- To maintain a balance between preserving the distinctive character of Wilmcote & Pathlow and developing the community
- Stratford district council's draft core strategy involves building 11,300 new dwellings in the district between 2011 and 2031
- We may be expected to accommodate some of these new dwellings in Wilmcote & Pathlow
- Communities with a neighbourhood plan are in a strong legal position to determine where new dwellings can be built



# Landmark victory for residents in the battle against building sprawl

Towns and villages will have a better chance of resisting unwanted new housing after one of Britain's most aggressive developers lost a test case.

Gladman Developments has withdrawn its legal challenge against a “neighbourhood plan” drawn up by the residents of Winslow, in Buckinghamshire, who wanted to determine where new homes should be built in the town.

The residents' victory over Gladman is expected to encourage many other communities to fight proposals by developers by adopting their own neighbourhood plans.

*The Times 21.4.15*

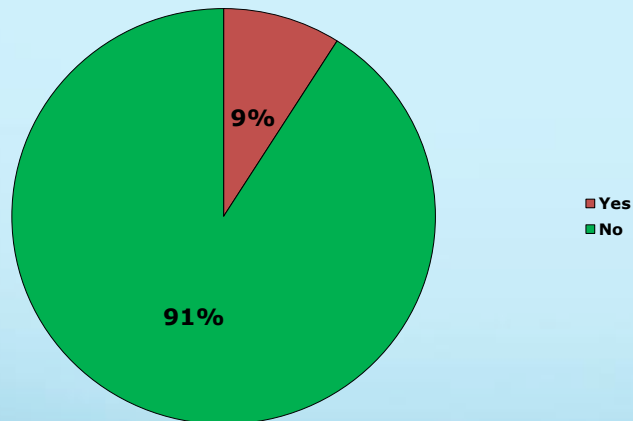
# RESIDENTS WANT TO KEEP EXISTING FACILITIES

	Essential, very important or Important	Not so important or not necessary
Village Church (336)	255 (76%)	81 (24%)
Village Hall (332)	299 (90%)	33 (10%)
Village Green (324)	270 (83%)	54 (17%)
Scout Hut (310)	207 (67%)	103 (33%)
School (332)	298 (90%)	34 (10%)
Shop (345)	339 (98%)	6 (2%)
Social Club (321)	202 (63%)	119 (37%)
Public Houses (329)	291 (88%)	38 (12%)
Willow Wood Playground (316)	270 (85%)	46 (15%)
Willow Wood Recreation Field (318)	266 (84%)	52 (16%)
Glebe Recreation Field (318)	257 (81%)	61 (19%)
Canal (329)	301 (92%)	28 (8%)

*98% of respondents stated that they would be happy to take action to retain a shop somewhere in the community, if there was a likelihood of losing the existing shop.*

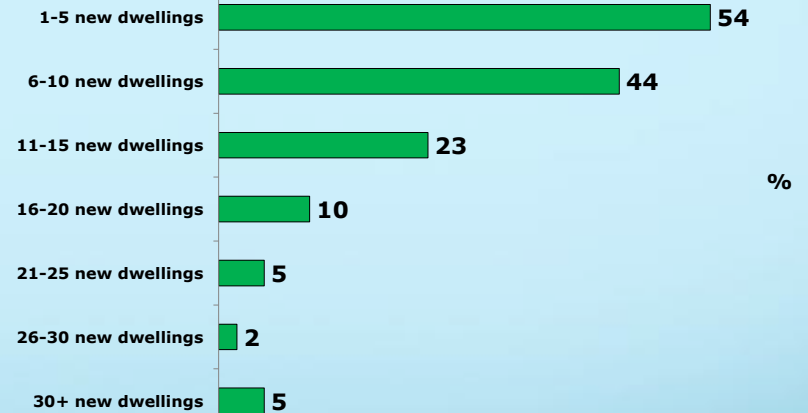
# RESIDENTS WANT FEWER THAN 75 NEW DWELLINGS BUILT IN THE PERIOD 2011-2031

Would you like to see more than 75 new dwellings built in Wilmcote & Pathlow in the period 2011-2031?



Base: (All Respondents) (348)

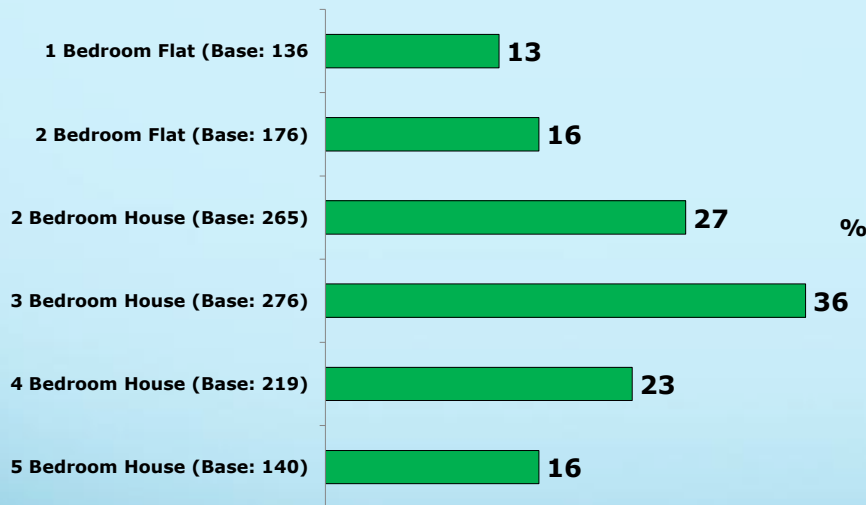
Size of individual developments



Base: (All Respondents) (323)

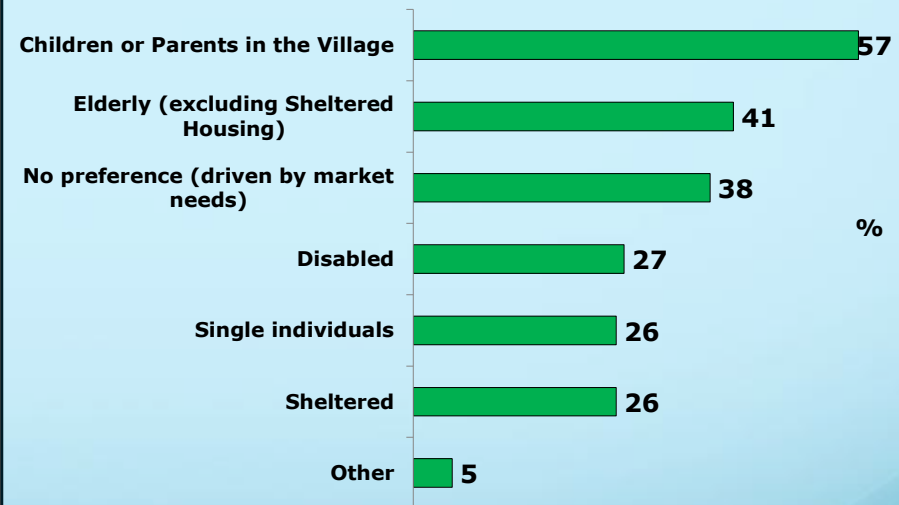
# RESIDENTS WOULD LIKE A MIXTURE OF NEW PROPERTY TYPES AND TO SUIT A RANGE OF DIFFERENT GROUPS

## What mix of new properties would you like to see in Wilmcote & Pathlow?



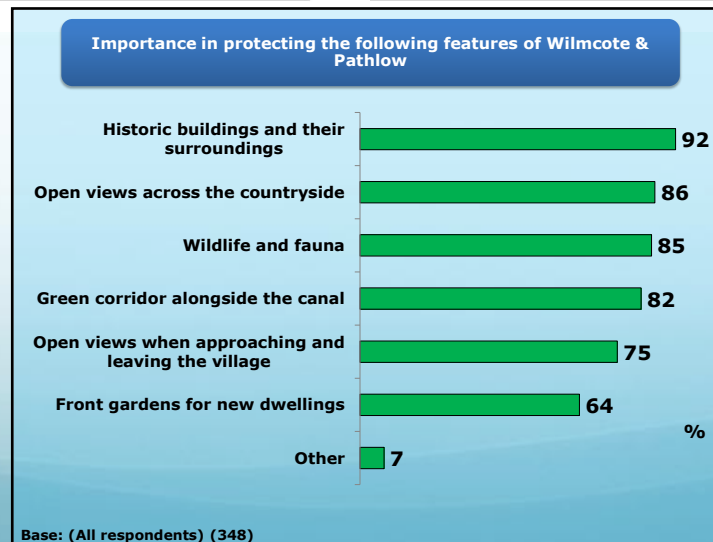
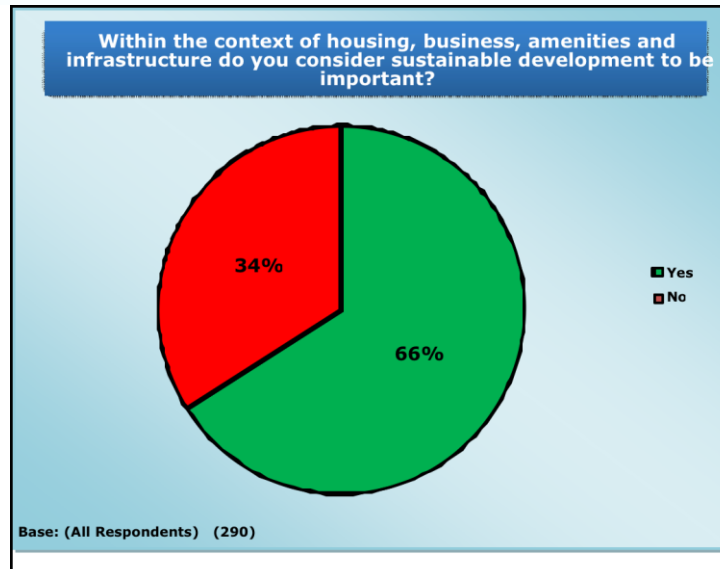
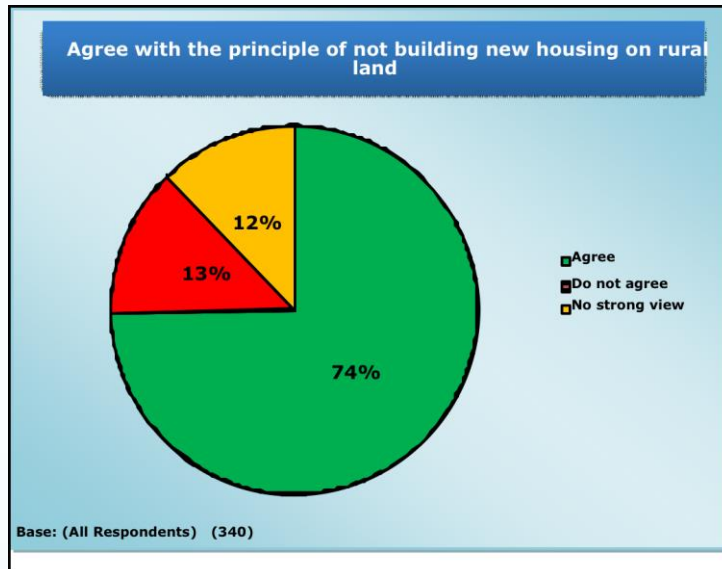
Base: (All Respondents)

## New dwellings to be provided for a particular group or groups

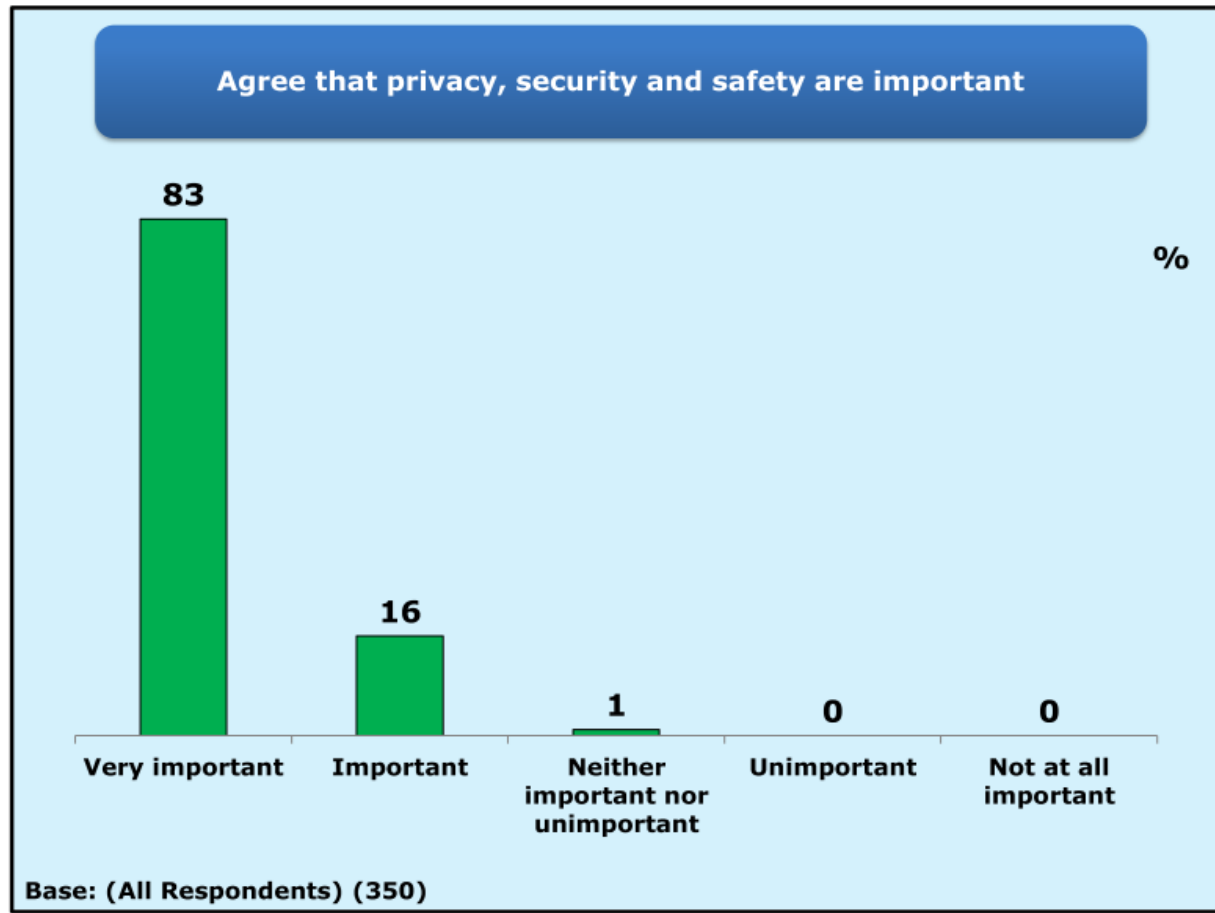


Base: (All Respondents) (335)

# RESIDENTS DO NOT SUPPORT BUILDING ON RURAL LAND AND ARE CONCERNED ABOUT SUSTAINABLE DEVELOPMENT AND THE ENVIRONMENT



# Privacy, Security, Safety



# Housing Planning Criteria

**Planning policy under the National Planning Policy Framework (NPPF) is quite specific regarding where housing can take place in Green Belt Villages.**

**They are;**

**Infill sites, interpreted as between existing buildings, usually along road frontages.**

**Brown field sites within the boundary of the village.**

**Previously developed sites.**

**Limited affordable housing for local community needs.**

**Based on the above the Neighbourhood Planning Group would wish to see development within the boundary of existing buildings.**

# Local Housing Needs

- Number vs type
- Number: 75 reduced to ?
- Type – market vs affordable
- Warwickshire Rural Community Council
  - Housing Survey - September 2015



# Consultant Appointed



## Wilmcote Neighbourhood Plan

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# Wilmcote Parish Council

[www.wilmcotepc.co.uk](http://www.wilmcotepc.co.uk)