

Long Compton Neighbourhood Development Plan

Formal Consultation – Thursday 21st May to Monday 27th July 2015

Regulation 16 Representations:

Person or organisation	Policy	Representation	Do they wish to be informed of decision?
Sport England	Whole document	<p>Thank you for consulting Sport England on the above Neighbourhood Plan.</p> <p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</p> <p>Sport England provides guidance on developing policy for sport and further information can be found following the link below:</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch</p>	Not Stated

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		<p>Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p>	
The Coal Authority	Whole Document	Having reviewed the document, I confirm that we have no specific comments to make on it at this stage.	Yes
Network Rail	Whole document	No comments to make.	Not Stated
Warwickshire & West Mercia Police	Whole document	<p>As per our initial response to the Consultation Draft of this document, as a statutory consultee in respect of planning/highway matters it is perhaps not appropriate for us to offer comment at this stage, as to do so may jeopardise any future formal consultation process if our views are sought in the future by the Planning or Highway Authority.</p> <p>While there is nothing in the document that we would specifically object to, there are no details of any individual planning projects or applications. We would ask that any scheme having an impact on the highway network be referred to Warwickshire County Council in their capacity as highway authority, and they will consult with Warwickshire Police if they feel it necessary to do so.</p> <p>I have brought the document to the attention of our Estate Services department and the relevant Safer Neighbourhood team for their information.</p>	Not stated

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Highways England	Whole document	<p>Thank you for giving Highways England the opportunity to comment on the proposed Long Compton Neighbourhood Development Plan.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network. This network is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We have reviewed the submission version of the Plan and are content that the proposals contained therein will not have a detrimental impact on our asset, principally the M40 motorway. Consequently I confirm that we have no objections and are satisfied for the consultation to continue without further comment being necessary.</p>	Not stated
Historic England	Whole document	<p>Thank you for your consultation and the invitation to comment on the latest iteration of the above Neighbourhood Plan. Our earlier comments as contained in a letter to the Parish from English Heritage dated 11 December 2013 remain substantively the same.</p> <p>We welcome the preparation of the Plan and commend the approaches taken to its' compilation. We consider that the Neighbourhood Plan gives a good overview of the historic environment and heritage assets of the area. We welcome the coverage of both designated and non-designated heritage assets including archaeological remains as earthworks, key views and "green fingers" as well as the wider consideration of the character of the area as informed by the Village Design Statement.</p> <p>In conclusion Historic England commends and endorses the approaches taken to the identification and protection of the historic environment in the Long Compton Neighbourhood Plan.</p>	Not stated

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Natural England	Whole document, but in particular Policies H1, E2, E3, E4 and Section 5.2	<p>Thank you for your consultation on the above dated and received by Natural England on 11 July 2015.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England generally welcomes the draft neighbourhood plan which sets out development management policies which will guide the future sustainable development of Long Compton.</p> <p>We support the development criteria outlined in policy H1. Particularly H1.2 which aims to conserve and enhance landscape and biodiversity by incorporating mitigation measures consistent with the local character of the AONB and the local biodiversity action plan; and H1.3 to conserve and not obstruct public views to and from higher slopes or skylines or sweeping views across the landscape.</p> <p>Natural England supports section: 5.2 Natural Environment.</p> <p>The NPPF states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, Source - NPPF, Para 115 Landscape assessments should be required for new developments to ensure any impacts have been fully considered. We are pleased reference has been made to The Cotswolds AONB Management Plan to describe the character of the plan area. You may also wish to refer to the National Character Areas which divide England into 159 natural areas, each defined by a unique combination of landscape, biodiversity, geodiversity and economic and cultural activity. The new NCA profiles provide an integrated, locally specific evidence base that can be used for making decisions about the natural environment. The NCAs highlight the significant opportunities in each area and therefore provide a useful planning tool that can help guide the design of projects so that they are appropriate to the locality and deliver the maximum benefits for the natural environment. Reference should be made to the National Character Area, Long Compton falls within NCA Profile: 107. Cotswolds.</p>	Not stated

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		<p>We are pleased to note Policy E2 – “Green Fingers”: visual access to the landscape. This policy could also make reference to provisions of green infrastructure. Green infrastructure (GI) can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. GI can be designed to maximise the benefits needed for development, such as promoting opportunities for recreation, improving links between communities and promoting sustainable transport, such as walking and cycling routes. For further information on GI, including its economic benefits, see Natural England’s website.</p> <p>We also support Policy E3 – Dark Skies, which is beneficial for the location within the AONB, as well as to some species, with particular reference to bats.</p> <p>Natural England welcomes Policy E4 – Trees and Hedgerows. Protection and preservation of trees and hedges is important as they form an important part of the ecological network; providing connectivity, creating breeding and foraging habitat and contributing to local landscape character. This policy could also make reference to the enhancement of trees and hedgerows, and creation of additional habitat which is beneficial for many species. This could also be linked to GI as explained above.</p> <p>No reference has been made to the Local wildlife sites which are present in Long Compton Neighbourhood plan area. Long Compton Meadows and Long Compton Meadows South should also be protected from development. This could be incorporated into policy H3 – Not Greenfield.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p>	
Cotswolds Conservation Board	Policy H5	The Cotswolds Conservation Board supports the purpose of this policy though note should be taken of the revised 2015 General Permitted Development rights that allows certain buildings (not agricultural buildings in AONBs) to have their use changed as permitted development without needing planning permission. It is recommended that this matter is discussed with the relevant Local Planning Authority.	Not stated

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Cotswolds Conservation Board	Policy E1	Support this policy but the wording may need some adjustment: Communication masts, pylons, wind turbines and other tall structures will only be permitted if they conserve and enhance the character and special qualities of the landscape and the built environment of the AONB and include mitigation through design, location, materials and use of existing screening.	Not stated
Cotswolds Conservation Board	Policy E3	It may be helpful to include references to good practice guidance notes?	Not stated
Cotswolds Conservation Board	Policy E4	Possibly include separate reference to existing protection of trees by the Conservation Area designation or Tree Preservation Orders? Amend preserves to preserved or even conserved? Hedgerows do sometimes need maintenance and relaying?	Not stated
Cotswolds Conservation Board	Policy INF3	Though recommend that traffic calming is in keeping with the AONB designation. In certain cases overly elaborate traffic calming can have a negative impact both on the street scene and traffic flows and speeds.	Not stated
Kenneth Treadaway	Policy H1	Long Compton is characterised by its relationship to the Cotswold AONB and its integrity as a conservation area. The Neighbourhood Plan addresses these essential relationships by recognising the importance of conserving the views of the AONB, the retention of green land within the built-up area and the tranquillity of the area. Development should not compromise these essential characteristics and H1 policies support and recognise this.	Not stated
Kenneth Treadaway	Policy H2	Long Compton has grown at a steady rate over the past centuries and over the past 50 years has doubled in size without compromising the villages' essential characteristics. Growth of this nature must continue, but should recognise and maintain the essential character of the village. Policy H2 ensures this.	Not stated
Kenneth Treadaway	Policy H3	This policy should only apply to 'local need' affordable housing.	Not stated
Kenneth Treadaway	Policy H4	This policy maintains the Parish Council's policy of providing affordable 'local need' housing for those with strong connections to the village.	Not stated

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Kenneth Treadaway	Policy H6	Sustainability should be a cornerstone of future development. This policy recognises this within the context of both a conservation area and an AONB. The guiding principles should be that the benefits of conservation measures should not outweigh any harm which they impose.	Not stated
Kenneth Treadaway	Policy E2	The 'green fingers' identified in the relevant maps of the village are essential to the characteristics of the built-up area and must be conserved.	Not stated
Kenneth Treadaway	Policy INF2	This is an essential requirement of the NPPF which is reinforced by this policy	Not stated
Kenneth Treadaway	Policy INF3	In principle this should be supported, but traffic calming brings its own environmental disadvantages and measures more novel than speed bumps and throttling should be sought.	Not stated
Kenneth Treadaway	Policy EMP1	High speed broadband should be introduced to the village within the next 6-8 weeks. All new developments must have the opportunity to be connected to high speed broadband.	Not stated
Chris Burras	Whole document	I feel this is well balance plan, the development policy takes into account the residence concerns and wishes in not spoiling the current character and community feel of the village. I believe the plan clearly recognizes that the village does need a controlled sympathetic development to ensure its diversity, both of age of residents and the activities they participate in; it is this that sustains the real community spirit. The Development Criteria is an unambiguous structure enabling local planers and developers to avoid conflicts with local residents, providing a positive outcome for all involved. I fully support this plan and like to thank all those involved in its development.	Not stated
Steve Taylor	Policy H1	There is no support for, or definition of, "green fingers" in any planning policy document, historic or present. The so-called "green fingers" shown on the NP appendix plans are already out of date (example: Barncroft phase 2). Some of the identified areas are of little landscape value and could in certain cases count as logical infill development sites (example the land south of the new development at Wheelwright Cottage on Old Hill).	Not stated
Steve Taylor	Policy H2	Why is the affordable housing site an exception? This will jut out into open countryside, be highly visible from surrounding AONB views, and likely be housing of limited architectural merit. Village boundaries are no longer compliant with the NPPF. Housing numbers cannot be set in stone - see the	Not stated

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		recent increase in the emerging local plan after being found "unsound". H2 is too proscriptive and should instead be more flexible, capable of adapting to a dynamic housing market going forward.	
Steve Taylor	Policy H3	H3 is contrary to all national, regional and local planning policy. There was some limited support for a "brownfield first" approach in former PPG 3, but this policy has been abandoned and is out of date. H3, as written, constitutes an outright ban which is regressive and contrary to all the principles of the NPPF.	Not stated
Steve Taylor	Policy H4	I question the proposed location, but support the principle.	Not stated
Steve Taylor	Policy E2	Many of the 'green fingers' have already been built on and some of those that remain are inappropriate.	Not stated
Steve Taylor	Policy E3	Could be used to stifle appropriate development.	Not stated
Steve Taylor	Policy INF1	This does not correspond with EA guidance where the distance is 10m and only applies to main rivers.	Not stated
Steve Taylor	Policy INF3	The scale of such contributions should only relate to the scale of the development.	Not stated
Alan Scorer	Whole document	I have examined the village plan; I wish to object for the following reason. * I feel that the plan is not up to date.	Not stated
Alan Scorer	Policy E2	Does not comply with the NPPF.	Not stated
John Scott	Policy H1	More housing is required.	Not stated