

# **Long Compton Neighbourhood Development Plan 2014-2031**

Consultation Report

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## **1 Introduction**

### **1.1 Background**

Long Compton's Neighbourhood Plan began at a Long Compton Parish Council meeting on the 4<sup>th</sup> January 2012 where, following a presentation by a local planner who was assisting a neighbouring town with its Neighbourhood Plan, it was agreed by show of hands that Long Compton should develop its own Neighbourhood Plan with five of the public present offering their services to assist in its preparation.

The Long Compton Neighbourhood Plan (the Plan) is produced by the Long Compton Neighbourhood Development Plan Committee (NDP Committee) on behalf of the Parish Council under the Localism Act 2011 and associated Regulations<sup>1</sup>. This legislation requires that Long Compton Parish Council prepares and publicises a draft plan and invites representations, amends the plan if appropriate and submits the plan to the local planning authority, Stratford-on-Avon District Council (SDC). SDC checks that the plan meets the legal requirements and undertakes a formal public consultation on the Plan for a minimum period of six weeks. An independent examiner undertakes examination of the plan and if SDC agrees with the report, a referendum is held and if the plan is supported by the majority of those within the plan area, SDC can adopt it as part of the statutory development plan.

The Long Compton Neighbourhood Plan Committee comprised of volunteers from the local community, who drew upon professional advice at key stages of the plan making process. The NDP Committee was formally adopted by Long Compton Parish Council on the 6<sup>th</sup> August 2012 and drew up a Vision Statement which describes the village and what its residents value, approved by the Parish Council on 3rd April 2013.

This Consultation Report:

- Provides a summary of the entire consultation history; and
- Describes the Regulation 14 (Pre-submission) consultation process, responses and consequent changes to the Plan.

### **1.2 Consultation History**

Preparations for the Plan began in February 2012 when the NDP Committee was formed. It was agreed from the outset that the Plan would reflect the views of those who lived and worked within Long Compton and thus a two way channel of communication was vital to capture such views. Consulting regularly with local residents and workers, with an opportunity to respond, was crucial to the success of the plan, and was proceeded by:

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<sup>1</sup> The Neighbourhood Planning (General) Regulations 2012

- ascertaining the thoughts of the local community prior to commencing work on the Plan;
- utilising this information to steer the vision and objectives of the Plan;
- gathering local housing need evidence by commissioning a Housing Needs Survey to be undertaken in August 2012;
- liaising regularly with SDC to ensure conformity with their Local Plan; and
- questioning the local community as to where growth could be accommodated, and to identify important sites.

Long Compton NDP Committee:

- ran three major public meetings on 24<sup>th</sup> March 2012, 9<sup>th</sup> December 2012, 15<sup>th</sup> September 2013;
- ran two open workshops on 10<sup>th</sup> January 2013 and 9<sup>th</sup> March 2013 to identify a Vision and analyse the qualities of the village;
- publicised updates of the Plan in three issues of The Long Compton Community Magazine, and one Village News update sheet;
- launched a Twitter page with regular tweets;
- liaised and met with local land owners, developers, and estate agents;
- commissioned a housing needs survey to be undertaken in August 2012;
- circulated the proposed Vision Statement around the village on 18<sup>th</sup> April 2013

A more detailed summary of the publicity and consultation activities undertaken during this period can be found in Appendix 1.

## **2 Pre-Submission Consultation**

### **2.1 Consultation Strategy**

The strategy adopted for the pre-submission consultation comprised of a Village Consultation, consulting those within the Parish; and a Statutory Consultation, consulting qualifying bodies that would be affected by the proposals set out in the Plan.

The pre-submission consultation ran from the 2<sup>nd</sup> November 2013 until the 14<sup>th</sup> December 2013, providing recipients with six weeks to respond.

Responses from both the Village Consultation and Statutory Consultation can be found in Appendix 3.

### **2.2 Village Consultation**

The Village Consultation involved delivering the Consultation Draft of the Plan to the 336 households in the village. Each copy was accompanied with a questionnaire, a pre-addressed envelope, and a covering letter from Long Compton Parish Council Chair introducing the Consultation Draft and requesting that the attached questionnaire is completed and returned to the Parish Clerk.

The questionnaire and letter from Long Compton Parish Council Chair can be found in Appendix 1.

Throughout the consultation period, the Consultation Draft was also made available through the following media:

- Electronic copies downloadable from Long Compton Parish Council website;
- Electronic copies downloadable from SDC website
- Electronic copies by emailing [longcompton@swlink.org.uk](mailto:longcompton@swlink.org.uk)

The table below lists the various activities and channels through which residents of Long Compton were kept informed of the Consultation Draft.

Year	Date	Media	Details
2013	September	The Link	Notification of public meeting to view and comment on the first draft plan
	15-September	Public Meeting	Village Hall exhibition to view and comment on the first draft plan
	October	The Link	Notification of impending pre-submission consultation in November and where to obtain the first draft of LCNDP prior to the pre-submission.
	30-October	Twitter	Notification of impending pre-submission consultation delivery to households
	November	The Link	Notification of impending pre-submission consultation
	02-November	Pre-submission Consultation Commencement	The Consultation Draft and accompanying questionnaire was delivered to 336 households
	December	The Link	Notification of ongoing pre-submission consultation
2014	February	The Link	Pre-submission consultation feedback
	08-March 2014	Presentation	Village Hall presentation regarding The Consultation Draft

### **2.2.1 Consultation Response**

86 questionnaires from Long Compton residents were returned to the parish clerk. Of those returned, 23% worked in Long Compton, and 4% were local employers.

### **2.3 Statutory Consultees**

In accordance with The Neighbourhood Planning (General) Regulation 2012, the following bodies were emailed a copy of the Long Compton Neighbourhood Development Plan on the 2<sup>nd</sup> November 2013 and asked to comment by way of an

attached questionnaire. Hard copies of the Plan and questionnaire were sent to those indicated with an asterix:

Whichford Parish Council	Planning Conservation SDC
Barton-on-the-Heath Parish Council	Ramblers Association
Little Compton Parish Council	RSPB
Cherington and Stourton Joint Parish Councils	Severn Trent*
Hook Norton Parish Council	Sustrans
Great Rollright and Little Rollright Parish Councils	Thames Water Utilities
Over Norton Parish Council	Warwickshire Police
Chipping Norton Town Council	Warwickshire Police Road Safety
Shipston-on-Stour Town Council	Warwickshire County Council Planning
Moreton-in-Marsh Town Council	Warwickshire County Council Highways
Oxfordshire County Council Highways Department	Oxfordshire County Council
Brailes Parish Council	Stratford District Council – Planning
CABE	West Oxfordshire District Council
Council for British Archaeology	Coventry & Warwickshire Partnership NHS Trust
CTC	Warwickshire Rural Housing
English Heritage	Warwickshire Wildlife Trust
Environment Agency	WCC Fire and Rescue Service
Force Crime Prevention Design Advisor	Western Power Distribution
Forestry Commission	Woodland Trust
Highways Agency (West Midlands)	Warwickshire Rural Community Council
CPRE	Steve Taylor
National Grid UK Transmission	Hayman Joyce
National Trust	Seccombes
Natural England	Sheldon Bosley
Ofcom	Cotswolds AONB
Off Route Airspace	

### **3 Overview of Pre-Submission Consultation Responses**

There was a great response from Long Compton residents, with 80 questionnaires returned by the due date, representing almost a quarter of all households. The policies in the Plan were widely supported, and of the residents' responses, 99% agreed that the Plan identified issues important to the village, and 98% overall supported the Plan. In addition, there were a many interesting comments made on the response forms, which have been collated and listed in Appendix 3. The comments have been split into four categories: General; Housing; Environment; and Infrastructure. Policy H2 – Steady and Moderate Development, received the lowest level of support at 90%.

Responses from landowners were constructive and supportive (except in two cases where the owners of greenfield sites which do not meet the Plan's development criteria objected to the criteria and consequently to some of the principles underlying the Plan) There were only a limited number of replies from outside organisations, but these were generally supportive.

### **4 Plan Changes**

In consideration of the comments from the consultation a number of minor changes have been made to the Plan, including revising the Plan period to 2031 to reflect the end date of the Core Strategy and the housing figures of the Submitted Core Strategy. Every policy and its explanation has been revisited and, if necessary, updated to make sure it is fit for purpose and to avoid unnecessary repetition. The changes may be summarised as follows:

#### **Housing (H) policies:**

Minor changes have been made to the wording of housing policies H1, H2, H3 and H6, taking account of the views of the Cotswold AONB Management Board and SDC. In several cases the explanation has been expanded to strengthen the policy justification and/or make the purpose of the policy clearer, (H1 H2, H3, H4, H6) in the light of comments from residents and statutory consultees.

The Village Design Statement has been re-evaluated and the principles most important to the conservation of the village's character and appearance are described under H1.

The identified housing sites have been updated to remove one, Goldstone, which has been granted planning permission on appeal for 2 dwellings, as envisaged in the Consultation Draft Plan. Information about the remaining sites has been updated to show viability for development including draft layouts.

H7 has been changed to allow alternative offsite parking for a second vehicle provided there is no detriment to highway safety.

**Environment (E) policies:**

The Policy previously listed as E1 (Preservation of agricultural land) has been removed as it is duplicated elsewhere in the Plan. The requirement of a time limit on construction has been removed from new policy E1, Skyline Protection. The Dark Skies site is now defined in the Plan and shown on a map.

**Infrastructure ( INF) policies:**

The policies aimed at not increasing any flooding risk have been strengthened and clarified in response to the many comments expressing concern about this issue. A new policy INF 3 has been included to address comments that the adverse effects of traffic through the village had not been addressed by requiring developer contributions to be allocated for measures to calm traffic.

These changes were approved by the Long Compton Parish Council held on 2 March 2015. The agenda for this meeting was, as required, publicised 7 days before the meeting and members of the public invited to attend.

## Appendix 1

### 5 Appendix 1 - Consultations and Communication before and after the Consultation Period

#### 5.1 The Link

The Link is a monthly Community Magazine serving seven local parishes in South Warwickshire.

	Month
2012	April
	September
	November
2013	January
	February
	April
	May
	June

#### 5.2 The Long Compton Community Magazine / Village News

The Long Compton Community Magazine was originally delivered quarterly to every household within the parish. It is now delivered on an as and when basis, and eight have been produced so far. The Plan was referred to in three of the issues, with details cleared by the Parish Council secretary.

	Month
2012	April
	September
2013	March
2014	April

#### 5.3 Electronic Communication

##### 5.3.1 Email

An email address was set up [longcomptonnp@outlook.com](mailto:longcomptonnp@outlook.com) where NDP Committee could be contacted. The Parish Council Clerk also provided her email address [blackwejan@aol.com](mailto:blackwejan@aol.com) on the back of the Consultation Draft, which is where comments could be sent digitally.

##### 5.3.2 Website

A page was set up within the Long Compton Parish Council's website where the Consultation Draft, flyers for public meetings, and committee meeting minutes could be downloaded digitally.

### 5.3.3 Twitter

A Twitter account was set up for the Plan, which can be found at <https://twitter.com/LongComptonNP>. This page provided updates leading up to and throughout the pre-submission consultation.

### 5.4 Public Exhibitions

The Village Hall



	Month	Attendance	Questionnaires Returned
2012	24 <sup>th</sup> March	100+	n/a
	9 <sup>th</sup> December	110+	n/a
2013	15 <sup>th</sup> September	56+	n/a

### 5.5 Public Workshops

The Village Hall



	Month	Attendance	Questionnaires Returned
2013	10 <sup>th</sup> January	30+	n/a
	9 <sup>th</sup> March	50+	14

### 5.6 Public meetings in 2014 and 2015

Residents have been invited to further public meetings including Village Open Days and Social Saturdays, at which the Plan has been displayed and comments have been received and noted, enabling further minor amendments to the plan to take place prior to Submission.

### 5.7 Village Surveys

A Housing Needs Survey was undertaken by Warwickshire Rural Housing in August 2012.

### 5.8 Meetings/Correspondence

- All meetings of the NDP Committee have been open to the public, held in the village hall and advertised on the Parish Council notice board, where minutes of each meeting have also been displayed. The NDP Committee has made regular presentations to the full Parish Council to keep them informed of progress, many of which have also been attended by District and County councillors.

- Meetings have been held with representatives of SDC throughout the period.
- Three meetings were had with a local landowner and his agent, regarding the development potential of Ashby Farmyard, Old Hill.
- Several meetings took place between the Long Compton Parish Council and SDC regarding land at Weston Court. Possible plans for the land were also discussed on several occasions with LCNDP members.
- E-mail correspondence was had with the agent acting for the owner of The Piggeries confirming that the landowner would be happy for the land to be put forward in the LCNCP.
- The agent acting for the owner of land east of Back Lane contacted the Parish Council to suggest inclusion of their land within the Plan and was provided with a copy of the Consultation draft Plan.
- Talks were given to the local school children and Gardening Club members about the importance of their views being incorporated within the Plan. Village societies were informed and invited to contribute to the Vision Statement.
- Village residents have written, telephoned or emailed members of the Plan committee to express their support for the Plan.

## 6 Appendix 2 - Pre-submission Consultation Publicity and Response Items

### 6.1 The Link

Our first meeting is on 25 September when, after a brief AGM, Frank Hardy, former Vice-Principal of Pershore College, will talk about "The Right Plant in the Right Place". Shortly after that, on 2 October, there will be a trip to Picton Gardens and Old Court Nurseries near Malvern. Here there are spectacular Michaelmas daisy gardens which were illustrated by the owner in a recent garden club talk. We hope that in early October they will be at the height of their spectacularness, and available to purchase, to extend the colour in the garden this season. This will be followed by Lower Hope Gardens at Ullingswick near Hereford, which has 7 acres of herbaceous borders, rose walks, Mediterranean and bog gardens, also an Italian garden, conservatories and large glasshouses with exotic species orchids, colourful butterflies and bougainvillea. Cups of tea and cake are included. The Garden Club is always happy to welcome new members so please turn up to the meeting.

Jane Jenkins (684770)

**Everyone who lives in Long Compton is invited to a meeting about**  
**The Long Compton Neighbourhood Plan**  
**The Village Hall, 3 pm, Sunday 15 September**

- The Neighbourhood Plan is about the future of the village
- Find out what's been done since December 2012
- Your views are vital – come and have your say
- Tell us where development could go in the village, on brownfield (previously used) sites, not greenfield
- If you would like an email copy of the first rough draft of the plan, send your name and address by email to [longcompton@swlink.org.uk](mailto:longcompton@swlink.org.uk). Copies will be available at the meeting.

**See you there!**  
Ken Treadaway, Chair, Long Compton Parish Council  
Jill Kirby, Chair, Long Compton Neighbourhood Plan Sub-Committee

**Long Compton Village Hall '100' Club August 2013 Draw**  
1<sup>st</sup>, £40, 161, Julie Harvey; 2<sup>nd</sup>, £25, 47, Stuart Allan; 3<sup>rd</sup>, £20, 206, Mr & Mrs J Grafton; 4<sup>th</sup>, £15, 116, Sonia Yates.

**Comptonians**  
The Comptonians will meet for a Fish and Chips lunch on Wednesday 18 September.

Patsy Read (684651)

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Figure 1 - September 2013

**Long Compton Neighbourhood Development Plan**

On Sunday 15 September more than 50 villagers from Long Compton came to the Village Hall to hear about and ask questions about the first draft of the Long Compton Neighbourhood Plan. Chair of the Parish Council, Ken Treadaway, introduced the meeting and explained how the Plan would become part of the statutory development plan for the area when the final version is approved in the village referendum in May 2014. It was important that everyone had a say in how the plan is put together, so everyone was encouraged to complete the comments pages at the back of the draft, and return these to Janet Blackwell, Parish Clerk.

If you have not yet seen a copy of the first draft Neighbourhood Plan and you would like to, you can see it on the Parish Council website, or you can get a paper copy by emailing [longcompton@swlink.org.uk](mailto:longcompton@swlink.org.uk), or calling 684770.

What happens next? Well, the process to develop a Neighbourhood Plan is defined by the Localism Act that was passed last year, and it involves several steps on the way to the referendum. The next major step will be the production of what is officially called the Pre-Consultation Draft, and a copy of this will be delivered to every house in the village some time in November. Between now and then, the Neighbourhood Plan sub-committee of the Parish Council will be modifying the first draft to take account of comments received.

Richard Jenkins (684770)

The Friends of Long Compton Church proudly present an evening with

**Craig Ogden, Classical Guitarist**  
and  
**Claire Bradshaw, Mezzo-soprano Opera Singer**  
**Saturday 30 November at 7.30 pm**  
**Long Compton Church**

Order tickets before 31 October for £16, or £18 from 1 November.  
Ticket price includes a glass of wine and nibbles.

Contact John Brown (684578) or Sue Surman (684854)

**Long Compton Garden Club**  
For the trip to Picton Gardens and Old Court Nurseries near Malvern on Wednesday 2 October, the coach will leave from outside the Village Hall at 8.30 am.

Jane Jenkins (684770)

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Figure 2 - October 2013

**Long Compton Village Hall '100' Club October 2013 Draw**  
1<sup>st</sup>, £40, 209, N Jackson; 2<sup>nd</sup>, £25, 136, Sally Worth; 3<sup>rd</sup>, £20, 17, John Bennett; 4<sup>th</sup>, £15, 129, Lee Boswell.

**Comptonians**  
We are still going strong; in fact, we seem to be going from strength to strength.

On 20 November we are going to Stratford Catering College where we are having a three-course lunch, leaving Long Compton at 11.30 am with the usual pick-up points.

On Wednesday 18 December at 2.30 pm we are back in the Village Hall with a Christmas bingo session, followed by a good tea. Do come along and join your friends and make now ones. We are a friendly lot and all over 60's are welcome. If you need transport or details just give me a ring.

Patsy Read (684651)

**Long Compton Neighbourhood Development Plan**

Work continues on the Neighbourhood Plan, and it is hoped that the formal consultation version of the plan will be circulated to everyone in the village, and everyone else who needs to be consulted about the plan, shortly after the publication of this edition of the LINK.

Richard Jenkins (684770)

**Long Compton Sports Club**

Great news! We have just been advised by Sport England that our bid for funding to purchase much-needed mowing equipment has been successful, and a cheque for nearly £10,000 is winging its way to us as I write. We are hugely relieved to be getting this financial support, having relied on the generosity of machine owners to lend us their equipment. Now we can now purchase our own kit to maintain the sports ground.

The cricket season has now finished, culminating in the team's annual dinner at the Red Lion, where Simon Hayward received Players' Player of the season, Rob Pitcher (Capt) received Best Batsman, and Jonny Bedford received Best Bowler. It capped off a pretty good season, in which we played 16 games, winning 8. We have been overwhelmed with the enthusiasm of the teams we've played this year, all wanting to get a game with us on home soil next season. We cannot wait to get started next May!

The football season is in full swing, but sadly still not able to get the guys back to Long Compton. The pitch itself still needs some work to eradicate the cracks which appeared over the dry summer spell. However unwelcome the wet weather is, it will help soften things up so we can get a heavy roller on the pitch. (Thanks go to Fosseyway Hire for their generous donation of this machinery as and when we need it.) A good couple of wins under their belt already and a fairly strong squad bodes well for the season to come: we just need to get the boys back in the village! We are on the lookout for 6 metre long scaffolding poles as we attempt to create high level netting to stop

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Figure 3 - November 2013

**Long Compton Neighbourhood Development Plan**

On Saturday 2 November, the Long Compton Neighbourhood Plan Committee spread out across the village and beyond and delivered nearly 400 copies of the Consultation Draft of the Neighbourhood Plan. This marked the start of the formal consultation period of six weeks required by the Localism legislation. Many comments have already been received, but if you have not yet commented, or even if you have already commented on the first draft that was available at the Open Day on 15 September, do now send in final comments to the address shown on the back of the Consultation Draft. You have until 14 December to have your say. The Plan has also been sent for comment to more than 50 organisations and local landowners.

You can also see the Plan online in the Parish Council section of the Long Compton website, and on the Stratford District Council website by following this link <https://www.stratford.gov.uk/planning/neighbourhood-area-designations.cfm> from where you can also download forms for your comments. Several villages in Stratford District are preparing Neighbourhood Plans, but Long Compton is the first to go out to formal public consultation.

Neighbourhood planning is a long process. When the consultation period ends, the Neighbourhood Plan Committee will compile a Consultation Report on all the comments received, and this together with the revised Plan will be submitted to Stratford District Council. The Council will appoint an independent inspector, who must review and approve the Plan, and then a final version must be circulated. We are still on track for the village to vote on the Plan in a referendum on 22 May 2014.

Richard Jenkins (684770)

**Long Compton Garden Club**

On 23 October the Garden Club gathered around Hillary Twigg as she chopped up shoots and twigs to coax them to grow into new little plants. There is quite a lot to the science of propagation. I have often failed in the past and having now seen Hillary's demo I understand why. Essentially it was a lack of patience and (God forbid) hygiene. To be sure of roots developing on these lopped stubs it is wise to have killed off as many as you can of the lurking bacteria or mould fungi which may be adhering to the plant pot. Give the little pots or plant trays a swish in bleach or Jeyes fluid, rinse and dry them. Fresh compost mixed 50/50 with perlite or vermiculite is good. Overfill the pot with this coarse mix so there is plenty of air in it. Watering from below helps. Also, keeping the pots humid, with warm bottoms and cooler tops, is preferable. It is possible to root plants in florists' Oasis though this is of course nutrient-free, and you are taking a risk of breaking the roots to free the new plant. However, this is my plan this year as it is very simple and clean.

Select the cutting sprig carefully. There should be no flowers or disease spots. Cut across just below a node with a knife. (A node is the junction of the leaf and stem.) Diagonal cuts are best as they stick in the soil easily. Do not put them in upside down: plants know about gravity and won't perform upside down. Before the frost gets them,

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Figure 4 - December 2013

## 6.2 Open Day

New developments in Long Compton?  
Affordable housing?  
What do we want to see?  
We need more of your views and feedback please!  
**3pm Sunday 15<sup>th</sup> September 2013 in the Village Hall**  
Come and hear the latest from the Parish Council about the  
**Long Compton Neighbourhood Plan**

**Housing** We are required to have more housing in the village, but how much, what type, where? Stratford District Council says Long Compton needs to plan for another 19 houses in the next 15 years. This is less than we feared, but may be more than you want? Or is it? – the village needs more low cost housing for people who work here, and our local businesses and employers are really important for the feel of the village, and the success of our school, shop and other services. The Parish Council have first refusal to buy a site beyond Weston Court for low cost social housing which will meet some of these important needs and be part of the 19 houses, but where should the remainder go? How should all these new houses be designed, given that we are proud to be part of the landscape that is the Cotswolds Area of Outstanding Natural Beauty?

**Brownfield** We say no to greenfield developments. Instead, build on sites that have already been used ("brownfield" with unused or derelict buildings – not fields and back gardens), no more than 5 houses at a time, spread the 19 houses over the 15 years of the Plan. Preserve the special "green fingers" of open land that come into the heart of the village. Build in the local style, but with car parking. Don't make the flooding worse than it is.

**Businesses** What should we do to support local businesses and enterprise? Certainly, we need better Broadband, but what else? Are there enough premises? Please tell us...

**Flooding** is an infrequent but serious threat to the village, let us know how it affects you...

**Pedestrians** The A3400 gives the village quick road access to the north and south, but narrow pavements make it difficult to walk up Main Street to the school, shop, church, pub and village hall. What can we do to make walking in the village safer for older residents, for children? How can we slow the traffic?

**What next?** Once we have your final views, we will publish the Plan for every house and business in the parish. During October and November we will formally consult everyone about this final version. This will then be checked by Stratford District Council, and examined by an inspector. If it is then supported in a vote by the parish next May 2014, it becomes part of local planning law.

Figure 5

Please try to come to the meeting. If you can't, use this sheet to tell us what you think, reply by 15<sup>th</sup> September please.

Leave this sheet with your comments with Janet Blackwell, Parish Clerk, 16 Weston Court, CV36 5JX

Or email your comments by 15<sup>th</sup> Sept to blackwejan@aol.com

Your **comments** about:

Numbers of houses – more or less?

**House locations and brownfield development land** - Do you own, or know of, a brownfield site that might be suitable for housing development in the next 15 years? If so, please notify us at the address below, so that it can be included in a list of sites with development potential.

**House design**

(and does it matter that any future public buildings like school and hall also match the village design statement?)

**Supporting local businesses and employees**

**Making the A3400 feel safe for pedestrians**

**Reducing flooding risk**

Thank you! Can we contact you on email (address will be only used for Parish Council purpose)?

My email address:..... email to: blackwejan@aol.com

Nb. If you want an email copy of the draft plan, please email the Parish Council Clerk Janet Blackwell, otherwise copies will be available at the meeting, and check the Parish Council web site.

Figure 6

## 6.3 Twitter



 **Long Compton NP**  
@LongComptonNP

 

The Consultation Draft of the Neighbourhood Development Plan is now being printed and will be delivered throughout the village this weekend.

   

9:17 AM - 30 Oct 2013

## 6.4 Consultation Draft Covering Letter & Questionnaire

LONG COMPTON PARISH COUNCIL  
16 Weston Court, Long Compton, Parish Council, Werks CV36 5JX

Dear Resident, 2 November 2013

### Neighbourhood Plan Consultation

On behalf of the Parish Council and Long Compton Neighbourhood Plan Committee I enclose the Consultation Draft of the Neighbourhood Plan for Long Compton. This Plan is the culmination of 18 months of consultation with residents, including three village meetings and more than 30 drafting meetings, open to the public. Based on this process, and taking account of feedback from the village and advice from independent planning experts, the enclosed Plan sets out our Village's vision for development until 2028.

#### The main aims are:

- ▲ To ensure that all new development blends with the character and surroundings of the village
- ▲ To provide for sustainable housing growth (32 new homes between 2008 and 2028)
- ▲ To meet local needs without placing too great a burden on existing infrastructure
- ▲ To protect the "green fingers" of land which give the village its special character
- ▲ To use "brownfield" or derelict or previously built-on sites, so that new housing improves the appearance of the village, rather than building on green fields and open views

We are now holding a six-week formal consultation period, ending on 14<sup>th</sup> December, during which time we are keen to find out from local people, and relevant statutory agencies, what they think of the Plan. The Neighbourhood Plan Committee will then take account of Consultation responses before submitting the Plan for formal inspection by an independent examiner. The final stage of the process will be to put the Plan to the village in a Referendum next year.

If passed at the Referendum, the Plan will become the legal framework for development in Long Compton until 2028, so it is important that the Neighbourhood Plan Committee receives your input, in particular, your comments on the specific Plan policies and vision for the Village.

This is a unique opportunity to influence the future of your village. So I urge you to read the enclosed Draft, complete the attached questionnaire and return it to the Parish Clerk, Mrs J Blackwell. If you prefer, you can respond by email to the address shown, or tweet us using @LongComptonNP. Responses must be received by 14<sup>th</sup> December at the latest.

Thank you for your interest

Yours faithfully



Ken Treadaway  
Chair, Long Compton Parish Council

### Long Compton Neighbourhood Plan Public Consultation Response Form

POLICY	AGREE	DIS-AGREE	COMMENT
POLICY H1 Development Criteria page 9			
POLICY H2 Moderate Development page 10			
POLICY H3 Brownfield not Greenfield page 11			
POLICY H4 Affordable Housing page 12			
POLICY H5 Reuse of buildings page 12			
POLICY H6 Flood and foul drainage page 13			
POLICY H7 Sustainability page 13			
POLICY H8 Home Working page 14			
POLICY H9 Parking and Highways page 14			

OVERALL, DO YOU SUPPORT THE PLAN'S HOUSING POLICIES? YES NO

POLICY	AGREE	DIS-AGREE	COMMENT
POLICY E1 Agricultural land page 15			
POLICY E2 Skyline Protection page 15			
POLICY E3 "Green Fingers" page 16			
POLICY E4 Dark Skies page 16			
POLICY E5 Tranquillity page 16			
POLICY E6 Green Electricity page 17			
POLICY E7 Streamside Development page 17			
POLICY E8 Trees and Hedgerows page 17			

OVERALL, DO YOU SUPPORT THE PLAN'S ENVIRONMENT POLICIES? YES NO

POLICY	AGREE	DIS-AGREE	COMMENT
POLICY INF1 Infrastructure Criteria page 18			
POLICY EMP1 Local employment page 19			

GENERAL COMMENTS - please note below your general comments and any other comments on the policies. Use additional sheet(s) if needed. Please staple to this questionnaire and write your name on each sheet.

Are you a Long Compton resident? Yes No

Do you work in Long Compton? Yes No

Are you an employer in Long Compton? Yes No

Do you own land in Long Compton? Yes No

Does the Neighbourhood Plan identify issues that are important to the village? Yes No

Overall do you support the Long Compton Neighbourhood plan? Yes No

Please send this questionnaire to: Janet Blackwell, Clerk to the Parish Council 16 Weston Court Long Compton CV36 5JX email: <a href="mailto:blackwelljan@aol.com">blackwelljan@aol.com</a> You can tweet using @LongComptonNP	Your name: Your address:  email:
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## **7 Appendix 3: Pre-Submission Public Consultation Matrix**

*Note that the Responses listed in the Matrix below refer to the Consultation Draft Plan (issued in October 2013), and some of the numbering does not therefore correspond with the Submission Draft Plan. The Comments have been updated to refer to the Submission Draft, but the Responses remain as submitted by the respondents, as they are a matter of record.*

## 7.1 Housing

### POLICY H1 - Development Criteria

Response Number	Response	Comment
1	Do not agree with all aspects of design statement or with allocation of "Green Finger" status	<p>There is strong local support for the Village Design Statement which emphasises the importance of maintaining the distinctive character of the village and its traditional appearance within the AONB. There are many listed buildings built of local stone and most of the village is a designated conservation area. The VDS encourages diversity of materials provided they are local in character, and diversity of size, roof lines, chimneys etc to create variation, in common with properties in village conservation area.</p> <p>Designating and protecting Green Fingers is an established way of directing new development in linear settlements to areas which do not destroy the rural feel of the area.</p>
2	Protect views and tranquillity as much as possible.	NCR
10	At least one recent example of the building mass not being in proportion to plot size.	Noted
23	Very gratifying to note that the remaining "Green fingers" are now to be listed for protection.	NCR
24	Who would fund the archaeological surveys if required?	The developer
33	I am passionate about protecting views, but is this defensible within the context of wider planning guidance, where views are not protected.	Views from public areas, including footpaths, can be protected but views from a private property cannot.
36	I would like to see care taken not to discourage beautiful modern architecture because it is modern.	See response to 1 above

37	A clause covering “disturbance during construction” kept to a minimum be added.	Good idea but could not be enforced under planning law
38	Agree almost 100% with a reservation over the comment about UPVC windows in para 22, whilst agreeing that UPVC doors are undesirable.	NCR
40	Particularly Points H1.4, H1.5, especially H1.6 and H1.8.	NCR
47	H1.6 “Green fingers” are not defined in any planning policy statement or the NPPF.  H1.9 This cannot be imposed – some sites have no recognised history or significance and this suggestion will put onerous additional expense on the applicant.	The NPPF, para 76, says local communities through neighbourhood plans should be able to identify for special protection green areas of particular importance to them . While the terminology, green fingers, is specific to the Plan, it is compatible with national policies.  Long Compton is an ancient settlement, Roman and mediaeval remains have been found. Many areas have not been explored and it is important that the historic environment is recorded and if possible preserved for present and future generations.
48	Not to the exclusion of including elements of contemporary design to new build or extensions.	See 36 above
55	H1.9 why the need for an archaeological survey – not justified in “explanation”	See response to 47 above. The policy explanation will be expanded.
72	Consideration of the implications of the requirements in H1.1 & H1.9 on the delivery of affordable housing might be appropriate.	See Policy H4
73	Long Compton is recorded in the Domesday Book, but there are no medieval houses in the village, so any development should include an archaeological survey to ensure the identification and where possible, preservation of any remains.	See response to 47 above
78	Except for Appendix 1 29.	NCR
79	Appendix 1.9 Avoid any development that imposes heavy traffic on light load side lanes.	Noted
2	Disagree	The Village Design Statement has been a popular and effective benchmark for design standards and ensured that most recent

<p>HI.IComment:</p> <p>Whilst supporting much of what is contained within the VDS, it was adopted more than 15 years ago; in which time there has been great change to the socio-economic factors within our community and culture. My view, therefore, is that the VDS is outdated and should not be relied upon to guide local development in the future, for the following reasons:</p> <p><b>Refer Village Design Statement No 19.</b></p> <p>This is a narrow and unsustainable policy. A range of materials should always be considered as part of good design solutions for development.</p> <p><b>Refer Village Design Statement No20.</b></p> <p>Too restrictive a policy for good design solutions, especially in light of the need for Sustainable Urban Drainage Solutions which might involve the use of Green Roofs to retain water rather than shed it immediately into the drainage infrastructure .</p> <p><b>Refer Village Design Statement No21</b></p> <p>Seems too restrictive a policy, when many of the most sustainable types of houses may not require chimneys i.e. buildings to the passivhaus specification.</p> <p><b>Refer Village Design Statement No22</b></p> <p>Does this refer to all joinery? Many buildings in the village don't conform to this policy and it seems, in my opinion, to be too narrow to allow new and Creative thinking in development proposals.</p> <p><b>Refer Village Design Statement No23</b></p> <p>Why does this refer to smaller properties and not larger ones? In my view, it is the larger houses that have been recently built that would have benefited from simpler design. There is a huge range in the style of 'existing properties within the village' so I'm not sure what style this note is referring to.</p>	<p>development is sympathetic to the historic character of the village. Following consultation, the relevant principles have been extracted from the VDS and incorporated in the Plan (see H1). These principles encourage diversity of materials provided they are local in character, and diversity of size, roof lines, chimneys etc to create variation, in common with properties in village conservation area.</p> <p>The Plan policies encourage sustainable building, including the use of solar power and sustainable drainage systems provided these are of a high design standard.</p>
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<p><b>Refer Village Design Statement No25</b></p> <p>I'm unsure what is meant by the spatial effect reflecting the existing Settlement pattern. Concentrating all development within the existing built mass may not be the best solution.</p> <p>HI.2 Comment: The existing buildings within Long Compton are an eclectic mix of styles, patterns and materials, located within a variety of streetscape layouts. Which character does new development need to be compatible with?</p> <p>HI.3 Comment: Preserving the Conservation area as is and allowing development seems to be a contradiction in terms. The very nature of development is that you instigate change. 'Enhancing assets and areas' seems to be subjective without defined criteria to judge against.</p> <p>HI.5 Comment: A precedent has been set with recent development at South Hill Farm that breachesthis policy.</p> <p>HI.6 Comment: The proposal for Development Area 4 breaches this Policy.</p> <p>HI.8 Comment: Very difficult for any development to achieve this, even with good quality SUDS design.</p>	<p>This is clear from the policy and its explanation and the Plan must be read as a whole</p> <p>It is important to preserve existing heritage assets but this does not exclude new development which is sympathetically designed and does not detract from the appearance of the conservation area</p> <p>This development preceded the NDP</p> <p>The planning system does allow for exceptional circumstances which justify a departure from policy. This site is a policy exception in order to meet the need for affordable housing.</p> <p>It is nonetheless important to minimise risk in the light of current surface and foul water problems</p>
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## POLICY H2 - Steady and Moderate Development

Response Number	Response	Comment
2	Steady and moderate development is fine.	NCR
6	Subject to provision of both drainage and sewerage capacity before development.	Noted
10	Can we not finance own bus service to Chippy, Stratford and Banbury. Car use would soon come down given the choice.	An interesting idea but beyond the remit of this Plan
12	Although not opposed to the Weston Court proposed development, we are concerned about sewer over-capacity in Back Lane and dangerous on street parking in access roads, which are narrow and often flood.	The inadequate main sewer size is a concern and the Parish Council and Severn Trent are having ongoing discussions about the problem. Policy H7 intended to restrict more on-street parking.
17	Provided remains affordable and not bought for future saleable profit.	Noted, see H4 Explanation
28	Opportunities for significant development should not be ignored, particularly if these offer increased employment prospects e.g. a nursing home.	The village expressed a strong view for moderate development only in order to maintain the physical and social character of Long Compton. A nursing home would be difficult to reconcile with lack of medical facilities and other infrastructure
29	I agree with the statement but I am concerned as to the infrastructure and facilities of the village.	NCR
30	Should not "Refused" read "Discouraged"?	"Discouraged" does not provide certainty
33	With the caveat that plot 1 of Appendix 6 is developed only with a robust flood risk and mitigation plan, given that Nethercote Brook runs there.	Noted
38	Agree with the principle but wonder how "affordable" is defined.	H4 explanation now expanded to show this.
40	Preferably 2 or 3 houses/site and an absolute max of 5 as stated.	NCR

47	<p>In 1. Defined village boundaries are no longer applicable, are 30 years out of date and are contrary to PPS3 (also out of date) and the NPPF. Also the figure of 32 dwellings is based on a CS that has not been ratified, it can therefore not be imposed at this stage. In 2. The numbers cannot be defined at this stage. In 3. Restriction to 5 dwellings is too proscriptive and does not comply with existing policy. Emerging policy has not been ratified.</p>	<p>It is within the remit of a NDP to define the village boundary. The NPPF says that Neighbourhood Plans will be able to shape and direct sustainable development in their area. The village boundary is an important tool for achieving this objective.</p> <p>The proposed housing number is based on a policy of moderate but steady growth, consistent with the character of the village but also sustainable for the future. In view of the constraints of location, infrastructure and landscape, this level of growth is appropriate and well supported. The plan caters for housing need within the plan period, based on the evidence of housing need.</p> <p>The NPPF para 58 advocates optimising the potential of a site to accommodate development and to respond to local character and history. Relatively small sites have been identified in order to preserve the character and social cohesion of the village and 5 dwellings is assessed as the appropriate capacity of these sites.</p>
55	<p>Is site 3 a "backland development?" I though these were not allowed.</p>	<p>The land is a disused tarmac area which has now received planning permission.</p>
60	<p>With the Core strategy once again in disarray, I wonder if we are being rather mean with our housing numbers. Would it not be better to err on the side of caution and allow some leeway for numbers to be increased if SDC decide we need to accommodate more. It would seem we have ample Brownfield land for this and even another 10 dwellings over the plan period would not appear, to me, to be excessive.</p>	<p>In addition to the identified sites, the plan accepts that a small number of dwellings will be built on sites within the village boundary. The NPPF recognises that it is reasonable to rely on 'windfall' sites if as is the case for Long Compton, such sites have consistently become available in the past.</p> <p>See also comment 47 above.</p>
64	<p>Numbers should take account of houses built or agreed in entire parish of L.C. <u>NOT</u> just within village, e.g. Weston Park.</p>	<p>District housing policies relate to villages, not parishes and the NDP must follow the same model.</p>
68	<p>Suggested alteration to the defined village boundary and addition of Brownfield development site at Buckstone Bank.</p>	<p>The appropriate line for the village boundary was assessed using the previously designated line as a guide and taking account of the clear wish of the villagers that agricultural and green field land should be preserved.</p>

72	The exception to this policy (in H4) for the site at the end of Weston Court (which would exceed the maximum number of 5 dwellings) is welcomed.	NCR
73	This policy reinforces that already identified in the Village Design Statement and the 2006 Parish Plan, both of which are adopted supplementary planning guidance.	NCR
79	Appendix 6. Site No 4 may produce overload access problems via Back Lane. Sewerage/infrastructure must be solved first.	see 12 above
81	Without knowledge of CS16 of SDC C.S. H2.3 its difficult to know if 5 dwellings can therefore be crammed into too small a space.	
82	Disagree  Comment: Is 32 an absolute limit? What happens if development is proposed in areas not identified in Appendix 6: Potential Housing Land? I'm not sure putting quantified limits is the right approach; more that a high quality of design of buildings and landscape is expected from new development. I understand that this may come from the Core Strategy or Local Development Framework.	The housing figures must comply with the policies of the Core Strategy. They have been reviewed to take account of planning permissions granted and carefully assessed and justified by opportunities and restraints explained in H2.  In addition to the identified sites small infill developments within the village boundary are likely to be acceptable but the plan seeks to protect the countryside from non agricultural development.
83	The number of houses should be increased above 32. The national policy is to direct new development to the most sustainable locations and coupled with this the emerging district council policy is to disperse development throughout the district including a high proportion to the settlements in the rural areas. They have assessed each settlement on the basis of the facilities available that make the settlement sustainable and on this comparative assessment Long Compton is identified as suitable for between 26 and 50 dwellings. The Neighbourhood Plan proposes 32 dwellings which is at the bottom of this range. No explanation is given to support why 32 is chosen rather than a higher number. There is compelling evidence to support an increase in the district council housing requirement which means more houses will need to be found in the sustainable settlements of which Long Compton is one. Meeting housing need is about the district wide need not just the local need of Long Compton. There are sites available for housing that have	32 (now increased to 39+) dwellings is well within the range of housing SDC has identified as appropriate for the village. This allows for modest open market housing to contribute to the district wide need in addition to the 9 affordable homes which are required to meet identified local needs in the plan period. The village has a relatively poor level of facilities and a minimal public transport service and most services are 5 or 6 miles away. In addition, there are known infrastructure problems so it is not a sustainable location for an increased level of new housing.  The village lies within the Cotswolds AONB so a high priority is the preservation of the surrounding very high quality landscape.  The justification for policy H2 has been expanded and a very full

	<p>not been assessed by the district council and that could contribute to meeting housing need. The housing number should therefore be increased above 32.</p> <p>3. Policy CS16 Section 7 as referred to has been superseded by the Intended Proposed Submission Core Strategy and is no longer relevant. The principle of a number of small sites rather than one large site is however appropriate but the larger the site, the more the benefits to the settlement in terms of delivery of affordable housing for example where a financial contribution could be made towards bringing forward the site proposed.</p>	<p>explanation is now given.</p> <p>Reference to policy CS 16 has been deleted.</p> <p>The site for affordable housing has been acquired by the parish council with the specific intention of providing affordable housing for the village's need within the plan period. The site is well related to village facilities and it is not envisaged that affordable housing will be required in other locations.</p>
84	<p>We do not agree with the limit of 32 dwellings. The village has facilities and space to support more.</p>	<p>See response to 82 and 83 above</p>

**POLICY H3 - Brownfield not Greenfield**

Response Number	Response	Comment
2	Let's make sure every opportunity to use Brownfield sites are considered and taken.	Noted
15	Can we guarantee that the criteria for local occupancy will be complied with?	The criteria for local occupancy are well established but it is beyond the remit of the Plan to guarantee compliance.
20	Strongly agree. No need for any Greenfield development – would spoil the rural setting of the village.	NCR
33	Subject to comments on H2 ref Plot 1.	Noted
37	Cannot see where access to Brownfield site 3 would be.	(No longer described as site 3 as this has been given planning permission and removed from the Plan sites)
40	Absolutely agree. ALL Brownfield sites MUST be used BEFORE any other development is allowed.	NCR
47	Too proscriptive and contrary to existing policy at local and national level. Also lacks consistency – one rule for the Parish Council and one rule for everyone else will never get past an Inspector. The PPS 3 approach of “Brownfield first” is now out of date and superseded by the NPPF – applicants are no longer under any obligation to identify Brownfield sites ahead of Greenfield and this cannot be used as a reason for refusal. Many Greenfield sites in the village are superior to those promoted in the appendices.	<p>It is important to provide clear rules for development. Use of publicly owned land for affordable housing enables the village to meet housing needs of local people in a sustainable location. A key purpose of the NDP is to protect the green fields and views which give the village its special character.</p> <p>The NPPF para 111, encourages the effective use of land by reusing land that has previously been developed provided it is not of high environmental value. It says that local planning authorities may continue to consider the case for setting a locally appropriate target for the use of such land. The Natural Environment chapter of the NPPF also</p>

		encourages reusing land. The NDP follows this principle.
53	Definitely	
64	Yes – there is MORE Brownfield than shown Appendix G	Noted
65	There are plenty of Brownfield sites e.g. Old Farmyards, barns, in this village, so no need to build on Greenfield.	Noted
67	Essential to preserve character.	NCR
68	Affordable housing should also be on Brownfield sites not Greenfield.	The NDP identifies land which will be in public ownership where it is viable to deliver affordable housing. Small brownfield sites are likely to involve higher development costs.
72	The exception to this policy for affordable housing (“Local Choice” housing, including local market housing, for local people) is welcomed.	NCR
73	Again, this is not a new policy but one which confirms already adopted policy of preference being given to development of land already in use.	NCR
82	Disagree  Comment: How is a greenfield site defined within this plan? Seems too rigid in light of the exceptions that are having to be made. It's not clear as to what is meant by the historic pattern of Settlement - perhaps a diagram or drawing to illustrate would be useful? There is also a contradiction between the policy Statement and the supporting text i.e. Statement reads that 'development of greenfield sites will be refused', whereas the supporting text implies that all other options should be considered first.	See maps. The definition of “greenfield” has been reviewed and is now explained more clearly.  The one exception site is in public ownership as lower development costs will facilitate affordable housing  The village conservation area defines the historic settlement area
83	This principle conflicts with national planning policy and the emerging Core Strategy. Such Brownfield sites could come forward as windfall sites in any event and need not be allocated. Sites that are 100% affordable housing can also come forward as “exception sites” and need not be allocated. Development of Greenfield sites could be considered and through this Plan the neighbourhood team should embrace the opportunity to consider proposals that may bring benefits to the village.	See response re H2, it is appropriate to define and limit the amount of new housing the village can reasonably accommodate in the plan period without causing significant harm to the landscape and the community. The NDP is intended to give local residents more control over location and type of development, rather than simply relying on national and district decisions. The description of sites in the plan as ‘brownfield’ has been revised as they do not fall within the NPPF definition. They are more correctly defined as previously used land and are described in H2

	It should be noted in planning terms the definition of “Brownfield” excludes residential curtilage and agricultural use.	and Appendix 3.
84	We agree with the principle of Brownfield development, not Greenfield. However, there are sites other than the 4 referred to in Appendix 6.	Noted

#### **POLICY H4 - Affordable Housing**

Response Number	Response	Comment
2	Affordable housing particularly design is usually a disaster in villages like Long Compton.  Weston Court is a good example, this must never happen again.	See the recent affordable housing at Knights Court, Old Hill which is compliant with VDS and hence much more in keeping
6	Even affordable housing can be built in character – no more ugly housing please.	Noted, see above
10	With small reservation on 11) definition of “unneighbourly development”	Unneighbourly development detracts from the appearance of the surrounding area and adversely affects the amenities of neighbours.
12	Lack of infrastructure, particularly public transport is an issue. Limited employment opportunities. N.B. 2 properties have been on market for some time and at affordable cost – neither sold.	Noted
13	Agree in principle, but when we say there is potential to complete the site with a further phase of development, what scale would this be on?	Consistent with scale of first phase, see note in Appendix 3
14	This is very important to “the mix” of the village, with the space now available to the council, provide ultimately for more than 10 houses?	NCR
15	Can we guarantee that only people with local connections, will be restricted to individuals with local connections?	See response to 15, H3

33	This looks like a good site.	NCR
40	The criteria for local occupancy must be carefully adhered to.	See response to 15, H3
47	Inconsistent as Policy H3.	See response to 47 ,H3 The planning system does allow for exceptional circumstances which justify a departure from policy. This site is a policy exception in order to meet the need for affordable housing.
53	Definitely	NCR
68	Exceptions to H2 and H3 should not be made. Affordable housing should be provided on Brownfield sites. Also affordable housing should be equally accessible to local, non local residents to increase social diversity and social mobility.	See response to 68, H3 and 15 above. Affordable housing helps people with a strong connection to the village to stay in their community. Open market housing caters for others wishing to live in the village.
69	Concerned that development on Weston Court will negatively impact on Butlers Close which is now mostly privately owned.	See note at Appendix 3 re landscaping etc
72	The exception to H2 and H3 for affordable housing is welcomed. In case the site at the end of Weston Court cannot be developed for affordable housing for any reason, a reference to an alternative, as yet unidentified, site might be appropriate.	As the land will be publicly owned, there is no need for an alternative site
73	Affordable housing has already proved central to maintaining Long Compton as a sustainable community, however more is required and the use of publically owned land, even if Greenfield, limits development costs.	NCR
77	Agreed	NCR
80	Need to ensure that genuinely local people will benefit and that they will make some contribution to the local community.	See Housing Needs Survey for criteria
82	Disagree Comment: The area proposed to accommodate the affordable housing contradicts most policies in the Neighbourhood Plan and the Village	Access roads to the site and the central village location make it suitable for families. Affordable housing is found elsewhere in the village eg Shipston Road

	<p>Design Statement. The development in this area could have the following impacts:</p> <p>Create an 'estate' pattern of streetscape that unbalances the development layout of the village;</p> <p>Condenses socio-economic groups in one location, leading to a less cohesive and integrated community;</p> <p>Creates a 'dead end' housing development rather than 'linking' access, streets, homes and people.</p>	<p>and recently at Old Hill</p> <p>Linear shape of village limits linkage but it is intended that this site will link 2 existing cul-de-sacs and thus reduce dead ends.</p>
83	<p>It is not known if there are any proposals to bring about delivery of this site. Allocation of Greenfield sites could bring a financial contribution to aid delivery of this proposal.</p>	<p>The site has been acquired by the Parish Council in order to develop affordable housing, in conjunction with Warwickshire rural housing and a housing association. Funding has recently been authorised. It adjoins a small development of affordable houses recently completed. It has sufficient capacity to meet local need within the plan period.</p>

## POLICY H5 - Reuse of Buildings

Response Number	Response	Comment
2	This will help avoid my point on policy H4.	NCR
9	If conditions are rigorously pursued.	NCR
12	Subject to the constraints noted on H4.	See comments above
33	I support this.	NCR
48	What does 1, 2 and 3 actually mean? These seem unclear and subjective.	These are standard planning criteria against which professional planning officers judge whether or not development would cause unreasonable harm to people living near by or the environment. As each site or building is unique the policy cannot be more specific.
53	Definitely	NCR
58	Need to be strictly monitored though as the development above village on road to Little Compton is a eye sore. Been ruined.	Noted
65	There are plenty of Brownfield sites, e.g. old farmyards, barns, in this village, so need to build on Greenfield.	Noted
73	There are probably more redundant/already used sites than those identified in this Plan which could be developed successfully without impacting on the overall structure of the village.	Noted
77	Agreed	NCR
81	If existing buildings are converted there should be facility of enough parking, for any workers travelling into the village.	H7 is intended to ensure that new dwellings, including those created by conversion of an existing building, are provided with adequate off road parking.

82	Disagree - Comment: Who decides what is 'unacceptable'? Seems a subjective policy without impartial recourse, or guidance on definition.	Noted See response to 48 above
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**POLICY H6 - Flood and foul drainage mitigation**

Response Number	Response	Comment
2	NOT ONE NEW Development brick should be laid before the drainage and flooding problems are fixed. It's already taking too long! Modern re-cycling techniques for water and drainage a must.	Noted. See also response to 12, H2
6	Agree in spades	Noted
14	Crucially important	Noted
21	Solutions to consider, I feel is the question of adequate draining and to prevent foul water and local flooding. It was painful and heart breaking for several inhabitants to have property and furniture completely ruined, homes damaged not to mention the inconvenience, expense and disruption to daily lives. High priority should be given to drainage, particularly the foul drainage system which puts health at risk. Cannot further investigation be made into the creating of containment ponds and permeable surfaces for drives and paths, particularly if and when new properties are built?	Noted. See response to 12, H2
24	Are the current deficiencies to be rectified?	See response to 12, H2.
28	Imperative	Noted
29	Having been flooded myself four times, I would place this as of significant importance.	Noted

33	Any proposed development that falls short of this, must be “blockable” under this plan.	Noted
35	Containment ponds are a waste of time.	Noted
37	Minimise hard landscaping.	Noted
39	We flooded 2007 and have had several frights. Also, drains block – have to be emptied by Severn Trent.	Noted
40	Vicarage Lane is still subjected to foul water flooding as of Oct/Nov 2013.	Noted. See response to 12, H2
51	Very important.	Noted
52	Something must be done to drains and sewers.	See response to 12, H2
53	Definitely	Noted
56	Flooding really terrible in Vicarage Lane	Noted
65	Vicarage Lane still regular drainage problems and flooding.	Noted
73	All new developments must take adequate precautions to ensure that the foul sewage network is protected from overload.	Noted
77	Agreed – attending to these problems is crucial, not just to enable future development, but to maintain the health and welfare of residents in existing dwellings. It is unacceptable that, even at present, Vicarage Lane is periodically flooded with foul water overflowing from the broken sewer cover at the junction with Back Lane.	Noted
80	Need for a strong policy system to ensure that requirements have been complied with.	Noted
81	However (re H6) there is nothing here to give consideration to existing flooding and impact on existing accommodation?	While it is beyond the remit of the Plan to remedy existing problems it seeks to ensure any future development does not exacerbate the situation

## POLICY H7 - Environmental Sustainability

Response Number	Response	Comment
1	We must place more emphasis on use of new technologies even where this impacts visually.	The Plan does not seek to prevent the use of new technologies but emphasises the importance of preserving the appearance of the village and the surrounding landscape, consistent with conserving the beauty of the AONB.
32	Environmental sustainability is surely more important than appearance. Efforts to keep the appearance of surrounding street scene must be made, but the priority should be the environment.	The conservation area, which covers most of the village, is a statutory designation which requires that particular attention must be given to preserving or enhancing the special character and appearance of the area. While environmental sustainability is important it cannot legally override the protection given to the conservation area.
35	Solar panels on roofs should be banned.	See above
36	I have no strong objections to solar panels and other fossil fuel saving energy devices.	Noted
40	Excellent point for water re-cycling.	Noted
73	Much of this policy is directed at buildings, but community sustainability is equally, if not more important and development in the village must reflect the capacity of the community to accommodate such growth.	Accepted
77	Agreed	Noted
82	Disagree Comment: What is the definition of Environmental Sustainability? What is	The NPPF gives a definition of sustainability ( paragraph 7), which

	<p>meant by 'environmentally sustainable in construction and in use'? Perhaps the Neighbourhood Plan should include some explanation of Sustainability? I would argue that absolute environmental sustainability is highly unlikely to be achieved within new development in Long Compton- the use of newly quarried Cotswold Stone would be an obvious barrier to achieving this. There are a huge range of 'more sustainable measures or practices' that can be adopted or implemented through construction and development, that can have a positive impact on our environment, community, buildings and landscape.</p>	<p>includes “ use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy”</p> <p>The policy encourages the use of sustainable measures which have a positive impact on the built and natural environment.</p>
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### POLICY H8 - Home Working

Response Number	Response	Comment
1	Unnecessary – adds cost and further increases affordability issues for locals.	Noted.
2	Home working is the future.	NCR
6	Get rid of bedroom tax!	NCR
13	Neither agree nor disagree. This can always be added after construction so not sure why we need a policy on it?	NCR
18	Not essential	Noted
24	Presumably the whole village will have access to broadband cabling?	This is beyond the remit of the Plan
27	This should be offered to the person purchasing or renting the dwelling. They may prefer the space to be used for other means, it should be optional.	The use of the space would be flexible
35	Good thing and should be encouraged.	Noted

40	Broadband, pressure needs to be put on BT to maintain broadband space.	Noted
42	Higher speed broadband is essential for encouraging home working, 20-40 MB/Sec	Noted
47	Generally support but not every site has the room to provide home office space.	Noted
54	I don't think this should be compulsory.	Noted
56	Agree re broadband	Noted
73	Broadband improvement is essential to meet this requirement.	Noted
77	Agreed	Noted

#### **POLICY H9 – Parking and Highways**

Response Number	Response	Comment
1	Unnecessary – adds cost and further increases affordability issues for locals.  Communal parking should be considered. Can be screened and controlled.	Most of the roads in the village are narrow and many have no pavement so it is important that on road parking is minimised. The policy would not exclude communal parking to serve a particular development
2	Parking for two vehicles for each dwelling preferably off road.	NCR
12	Very important – on street parking as Back Lane is dangerous and unsightly, unsafe for children and elderly walkers, and is unsuitable as access to new housing.	NCR
13	Agree, apart from the garage/car park stipulation. Why? Most people don't use garages even if they have them. Agree about the off-road	While it is accepted that many garages are used for storage, the policy encourages off road parking for 2 vehicles plus cycle storage.

	provision though.	
27	Off road parking – yes. Garage/carports – No, should be optional. Freedom to choose.	See 1 above
28	External cycle storage is notoriously susceptible to burglary because it says “Here is a valuable item”. Cycle storage needs to be internal.	Noted
29	I would be interested if a central parking area could be designated in the village to encourage tourists and visitors.	Visitor parking is available at a number of locations in the village and there is no evidence that this is not adequate.
35	Parking space is essential. Sometimes very difficult to get along Crockle Street.	Noted
37	As with H6 – previous surfaces should be used for parking (as in INF1.7)	Noted
40	Importance of this section is highlighted by the situation in Back Lane. Some emergency services, especially Fire Brigade will be unable to get through.	Noted
52	Parking needs to be looked at more.	
55	Providing a garage or car port seems a bit unnecessary and will boost cost for “affordable housing”	See response to 1 above
72	As Housing Associations would not normally include a garage or car port for affordable housing (although off-road spaces for two cars usually are), consideration of the implications of this requirement on the delivery of affordable housing might be appropriate.	See response to 1 above
73	Public transport to Long Compton is never going to provide the flexibility of movement required by modern society, car use will predominate and must be adequately accommodated.	NCR
77	Agreed	NCR
81	Important to also include suitable access for emergency vehicles.	Noted

## 7.2 Environment

### POLICY E1 – Preservation of agricultural land

**NOTE: This policy has since been removed as it is dealt with elsewhere in the Plan**

Response Number	Response	Comment	Comment Number
1	Not where adjacent to the village, development should be possible.	The vast majority of respondents do not agree.	1
2	Agricultural heritage of Long Compton is what gives Long Compton its DNA.	NCR	2
24	What about the rumoured Barncroft Phase 2?	The land between Barncroft and Clark's Lane is pastoral land designated as a green finger.	3
38	Recent developments on the hillside overlooking the village are difficult to reconcile with this aim.	Permission was given prior to the Neighbourhood Development Plan.	4
47	Too proscriptive – certain areas surrounding the village are more appropriate than some of the sites promoted in the appendices.	In such a small village it is important to be clear and proscriptive in our Neighbourhood development plan. 94% of respondents support brownfield development, shown in the appendices, as opposed to developing the greenfield sites surrounding the village.	5
73	Refer to principles protecting farm land already stated in the VDS.	The relevant village design statement principles are now included within the Plan	6
77	Agreed.	NCR	7
81	What would be the “exceptional” reasons as that could infer the document becomes meaningless.	Exceptional reasons could refer to the ownership of the land. Should it already belong to the local authority it might be the only site feasible for affordable housing.	8

**POLICY E2 - Skyline Protection**

Response Number	Response	Comment	Comment Number
1	Failure to embrace new energy generation will further increase future affordability.	The National Grid system ensures that energy is available to all regardless of the way in which it is generated. Subsidies for green generation are not necessarily permanent. In a sensitive AONB landscape it is important not to compromise the landscape because of short term subsidies.	9
6	Wind turbines should be allowed otherwise we agree.	<p>This policy in the <b>Cotswolds AONB</b> Management Plan which has been adopted by Long Compton Neighborhood Plan states the following:</p> <p>“The Board recognises that small scale renewable energy projects may well be able to be accommodated within the landscape without causing harm. However what constitutes “small” and the significance of any visual impact must be defined by the critical characteristics which make that landscape special. Projects which are close to existing settlements where the impact of manmade structures are more prevalent will be more acceptable than projects in the open countryside where visual clutter should be avoided. All renewable energy proposals must be justified by reference to a landscape impact assessment.</p> <p>Wind turbines can fulfill an important role in the generation of renewable electricity. However, due to the function of wind turbines they are often positioned in exposed locations and can have a visual impact over a wide area that can be unacceptably harmful. When turbines are grouped in numbers to create 'wind farms' their harmful impact on the landscape is likely to be greater.”</p> <p>This is the policy adopted by the LCNDP plan.</p> <p>Please see Green Electricity Generation answers to response no 1.</p>	10
12	Telecommunications need to be improved (signals for mobile phones, internet, television etc). These are especially important for home-working. One mast is essential.	Broadband improvement is being recommended please see page 7 of the LCNDP Consultation draft. The new broadband contract (July 2013) should cover business needs.	11

28	The wording leaves the definitions of “adverse” open for interpretation.	Adverse in this context means a visual impact over a wide area which is not compatible with the landscape values of the AONB. See the AONB Cotswold Management plan for a wider interpretation of “landscape values” in this locality.	12
35	No wind turbines. They are ugly and do not work.	See comment 10	13
36	I believe alternative energy services are important, e.g. wind and should not be entirely ruled out.	See comment 10	14
71	There should NEVER AGAIN be allowed such a building as the new King Stone Farm hilltop building!	See comment 4	15
77	Agreed – the skyline is one of the most remarkable features of the village.	NCR	16
79	Very important. AONB anywhere should not tolerate wind turbines.	See comment 10	17
81	Your second sentence conflicts with your first sentence!	The first sentence refers to communications equipment and the like. The second sentence refers to buildings. It is possible that in the future there may some development; possibly agricultural for example modernization of barns allowed on highly visible sites. The second sentence is to cover such eventualities.	18
82	Though this has been breached by recent development at South View Farm.	See comment 4	19

**POLICY E3 – “Green Fingers”: visual access to the landscape**

Response Number	Response	Comment	Comment Number
1	Agree with principal but the recorded “fingers” are not correct.	The Green fingers were identified and defined by the LCNDP is currently in the Long Compton Vision Statement presented to the village in March 2013. The Natural Environment Map shows their boundaries.	20
24	What about the rumoured Barncroft Phase 2?	See comment 3.	21
30	Should not “Not be permitted” read “Be discouraged”	In the interests of clarity for developers we were advised that the phrase “Not be permitted” should be used.	22
40	This really needs rigidly adhering to: No creeping in on boundaries.	It is intended that the green fingers should be preserved during the period of the Plan, 2014-2031, at the very least	23
47	No basis in planning policy guidance, past or present.	Green Finger development is a tried and tested way of expanding linear settlements without destroying the rural feel of the area. It was first tried in Copenhagen in 1947 to expand a linear city. A recent Landscape Sensitivity Assessment for Villages prepared by White Consultants for SDC June 2012 and submitted to cabinet on Monday 8 <sup>th</sup> October 2012 states the value of green fingers to Warwickshire villages in both the introduction and executive summary.	24
62	Feel strongly these should be retained.	NCR	25
68	As indicated on map Page 38 only.	Green Fingers’ boundaries are shown on the Natural Environment Map	26
73	“Green fingers” should be better identified in E3, and linked to principles already established in both the VDS and the Parish Plan, use “protected landscapes”?	Please see comment 24 in this section. Green fingers are a specific planning term and a known planning device to control development in linear settlements. They are more specific than the general term “protected landscape”	27
77	Agreed	NCR	28

82	Though I think some development is possible within the Green Fingers, whilst also retaining the policy principle.	See comments 22 23 and 24.	29
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#### POLICY E4 – Dark Skies

Response Number	Response	Comment	Comment Number
12	Limited shaded street lighting needed for safety.	<p>In 2012. The recreation ground in Long Compton was designated a dark skies site by the UK Dark Sky Discovery Partnership Dark Sky Discovery Sites are places that:</p> <ul style="list-style-type: none"> <li>• are away from the worst of any local light pollution</li> <li>• provide good sightlines of the sky</li> <li>• have good public access, including firm ground for wheelchairs.</li> </ul> <p>As a darker site in a remote rural area, Long Compton is a "Milky Way" site, the highest classification, a site where the Milky Way is visible to the naked eye.</p> <p>Some rarer bats flourish in Long Compton because of the darkness.</p> <p>This is such an unusual feature of the village it should be maintained by not providing publicly funded lighting. The site is now defined in the plan.</p>	30
29	Totally in favour of this policy and would strenuously object to street lighting.	NCR	31
47	Too proscriptive again – this could be taken to include all development.	See comment 30	32

71	Many private outside lights remain on in the dark – could we not persuade people not to use them continuously?	The Parish Council does not have the power to enforce darkness.	33
77	Agreed. This is an immensely valuable feature, to be preserved with greatest energy (H1.7). it is vulnerable and easily compromised by external and security lighting.	NCR	34
78	No development should have street lighting.	NCR	35

### **POLICY E5 - Tranquillity**

Response Number	Response	Comment	Comment Number
22	Please ask the Parish Council to check on the possible helipad development at new house, top of hill, near Macmillan Way, overlooking village.	The establishment of a private helicopter landing site is a matter of agreement between the landowner and pilot concerned in conjunction with the local planning authority. In this plan we have adopted the Campaign to Protect Rural England Tranquil Place Policy and the AONB's position statement on Dark Skies and Tranquillity. In this way we have done what we can under existing legislation to protect the village. Authorising bodies such as the Civil Aviation Authority are duty bound to consider the position statements of the AONB when considering new projects.	36
28	Incoming industry should not face insurmountable barriers.	The relatively poor infrastructure and particularly road conditions in the area make it an unsuitable location for most industry. The plan encourages homeworking and appropriate small scale employment developments. Enstone airfield, some 5 miles distant provides land for activities associated with flying.	37
29	Not very tranquil at the moment with the noise of the A3400.	Road noise control is beyond our remit, but see INF3. Warwickshire County Council will be pressed to do what it can to reduce road noise.	38

40	Is it possible to STOP overflights of the village by ALL recreational fliers?	The Parish Council will press the AONB to remind offenders in the AONB that a tranquillity policy has been adopted.	39
67	More should be done to stop AONB airspace as practice space for pilots.	See comment 39	40
73	It is doubtful that private helipads can be restricted; commercial helipads can.	See comment 36	41
77	Agreed, Long Compton is uniquely quiet.	NCR	42
79	The cost of a Western bypass to Long Compton should be evaluated periodically.	This is beyond the remit of the Neighbourhood Plan.	43
81	The list should include no "raves" or large gatherings for "pop concerts" and similar.	This is a matter for the licencing Authority, who will be informed them of our tranquillity policy in case of future requests for licenses. Illegal raves which are unlicensed are a matter for the police.	44

**POLICY E6 - Green Electricity Generation**

Response Number	Response	Comment	Comment Number
1	<p>But see E2. You can't have your cake and eat it! (E2 comment reproduced for ease) Failure to embrace new energy generation will further increase further affordability.</p>	<p>The sentence in the report is to highlight the need for green energy equipment to be broadly in keeping with the village design statement. An AONB village like Long Compton is a limited and fragile resource for the whole country. New and visually intrusive green technology could jeopardize this and therefore the more experimental, oversized and visually incompatible green generation equipment cannot be permitted. The report follows the Cotswold AONB stance on this which is that within the AONB and areas easily visible from the AONB:</p> <ul style="list-style-type: none"> <li>• Wind farms or large scale bio mass energy generation facilities are likely to be inappropriate.</li> <li>• Small scale single wind turbines promoted by individual businesses and local communities and designed to produce electricity for local use can be more readily assimilated into the landscape.</li> <li>• With care solar photovoltaic and solar thermal applications can be installed with only limited visual impact and should be encouraged.</li> <li>• Ground source heat pumps should be encouraged in new constructions or conversions. Restrictions regarding noise generation could be implemented.</li> <li>• Small scale hydro applications would be welcome provided biodiversity issues are taken into account.</li> <li>• Bioenergy would be welcome for its contribution to farm diversification. However the siting of a large scale facility may be difficult. Small to medium scale community projects are encouraged, in particular where they generate heat.</li> <li>• Biofuels schemes are welcomed in principle provided care is taken to ensure that the scale of the processing site including traffic flows is consistent with the landscape character and tranquillity and that agricultural monoculture is avoided. Large scale industrial processing sites will not meet these criteria.</li> <li>• The use of wood to provide heat and or electricity would also have benefits for woodland management and waste reduction.</li> </ul>	45

2	The village is constantly badly affected by power cuts and has been for many years.	Power cables belong to the power providers and are beyond the scope of the Neighbourhood Plan report.	46
10	Where does the council stand on fracking?	Long Compton is outside the area where the government has issues licences for fracking.	47
15	Wind turbines are ugly and non-productive. Solar panels are ugly and take years to recoup initial outlay.	NCR	48
24	What about existing solar panels in the Conservation area?	Green energy generation has been an important part of government policy. Please read the reply to response 1 above.	49
35	Solar panels on roofs look terrible.	NCR	50
65	Must be in keeping with conservation area style.	NCR	51
73	Does the VDS have a view on green electricity? Surely the policy should be to minimise the visual impact of unconventional power generation including solar panels, windmills, etc.	The Long Compton Neighbourhood Plan Committee has agreed to follow the AONB green energy policy which is shown in response to comment 45. This is intended to will minimise visual impact of green energy generation.	52
77	Agreed	NCR	53
82	Disagree with the VDS on this issue.	Please see comment 45	54

## POLICY E7 – Streamside Development

Response Number	Response	Comment	Comment Number
28	Imperative	NCR	55
33	Great	NCR	56
40	Attenuation tanks should be made. All new build as in H7.	NCR	57
47	30m is an arbitrary figure and cannot be enforced.	The serious floods of 2007 and subsequent minor floods almost every year since show that flood hazard in Long Compton is now a known risk. Policy INF 1 seeks to ensure development will not create or increase flood risk and a protected distance of 8 metres from watercourses has been identified on the advice of WCC.	58
73	Streamside developments must protect two issues, protection of the water course and minimisation of flooding risk.	NCR	59
77	Agreed – closely related to Policy H1.6	NCR	60
80	And if approved must be subject to stringent checks.	NCR	61
81	In your explanation the north end of the village is ignored but suffers also from flooding to detriment of properties and must be included must be included in the explanation section.	The restriction on streamside development applies to the whole stream system the Old Hill and the Nethercote tributaries, and then on from the confluence at Craw Bridge and onwards westward to the Parish Boundary.	62

**POLICY E8 – Trees and Hedgerows**

Response Number	Response	Comment	Comment Number
15	I would say that District Councils are biased about Hedgerow protection. It must be enforced more rigorously.	NCR	62
35	People should not be allowed to turn orchards etc... into gardens – See Crockwell Street.	As most of the village is within a conservation area permission is required from Stratford District Council to fell or prune a tree. Change of use from agricultural land to garden also requires planning permission. The neighbourhood plan gives greater protection to the important green fingers.	63
77	Agreed	NCR	64

### 7.3 Infrastructure

#### **POLICY INF 1 - Infrastructure Criteria**

Response Number	Response	Comment
1	<p>A) Onsite water treatment should be an option.</p> <p>B) Onsite power should be an option.</p>	The Plan does not preclude other sustainable and self sufficient options for water treatment or power generation.
13	Would like to see something added to this policy regarding traffic – our village roads are narrow and would not support a big increase in traffic volume as a result of new development.	Moderate housing growth only is proposed and the Plan seeks to ensure each new dwelling has sufficient off road parking to minimise additional on road parking. INF 3 addresses traffic management issues
23	Sewer capacity and urban drainage of particular concern.	Noted. The inadequate drainage system is a concern and the policy may need to be strengthened. The Parish Council and Severn Trent are having ongoing discussions. See also comment on response 79 below.
30	INF 1.1 (and H6) are general comments, whereas E7 is specific. Which is right?	The hydrological statement is clear in INF1 as a requirement.H6 reinforces this again from a development perspective .
40	All developments (incl single houses) should adhere to this.	NCR
77	Particularly important in respect of INF 1.1, 1.2 and 1.7	Noted
79	See Policy E5 overleaf (repeated here for ease of reference): The cost of a Western bypass to Long Compton should be evaluated periodically.	It is not within the remit of the Plan to evaluate an existing drainage scheme. The Plan seeks to ensure any new development does not increase the likelihood of surface water flooding.
82	Definition and objectives of “Sustainability” required – please see attached.	For a full definition see NPPF paragraph 7. It embraces an environmental role and includes adapting to climate change and moving towards a low carbon economy. The United Nations General Assembly said that the objective is to meet the needs of the present without compromising the ability of future generations to meet their own needs.

## 7.4 General

Response Number	Response	Comment	Comment Number
1	Do not agree with proposed housing sites. There are 2 sites either side of Barncroft that should be included. The proposal (rightly) highlights the potential for nature reserves – Site 1 is already one and should be preserved. There should be more development of the agricultural land adjacent to the A3400, particularly on the left as you enter from Chipping Norton. 3 of the 4 sites are on the outer boundary of the settlement. There should be more massing towards the centre adjacent to the west side of the A3400 to promote community and integration.	The housing sites have been identified taking account of input from plan open days and consultation on the vision statement as well as landscape evaluation studies. These two sites are green fields, as is land adjacent to the A3400 and as such, received no support for development. The identified sites are previously used land suitable for small scale development which will aid social integration. This reflects the preference of the villagers	1
2	No more development of any kind until drainage and flooding problems are fixed. It's already taken too long, Vicarage Lane especially! My home and contents insurance costs just keep going up	The Plan policies are designed to ensure that no development will aggravate the problem of flooding in Long Compton, and the Parish Council is pressing Severn Trent to improve drainage in the village.	2
2	Maintaining the rural views and AONB is vital.	The Plan aims to achieve this	3
2	Future avoidance of disastrous “affordable” developments like Weston Court and Back Lane etc. is imperative. Let’s have some good design when affordable housing is built.	Any development, affordable or market, must comply with the policies of the Plan and the Village Design Statement.	4

3	A well proposed plan.	NCR	5
5	I would have reservations about the concentration of proposed housing development at the end of "The Hollows" (Potential sites 1&2)	Both sites contain large redundant buildings and are assessed as suitable for small scale development only	6
8	Please see circled area on natural environment area. Not sure if residents would agree with view towards church!!! Take a look.	This refers to the view of the church from the village and the hills.	7
9	I fully support the Long Compton Neighbourhood Development Plan and thank all those responsible for all the work involved in producing such a comprehensive document.	NCR	8
12	As relative new comers to the village, we offer the views of "outsiders", who have chosen to settle in Long Compton. We find the lack of some basic infrastructure gets in the way of the laudable principles expressed in the Village Plan. A regular reliable bus service to at least one local town would mean that we could reduce from two cars to one car. This would also allow residents to work outside Long Compton without owning a car, and would help residents get to GPs surgeries etc. more independently.	Public transport is outside the remit of the Plan. The relative isolation of the village from many services was taken into account when determining the appropriate level of new housing, and other policies such as the provision of off-road parking.	9
12	Whilst we agree with Policy E2, there is a need for reliable communications in the village.	The Policy provides only that communication masts, etc., must not be located where they would impair the AONB	10
12	We agree with Policy E4, and enjoy the "dark skies", there is also a basic need for minimal street lighting for safety, especially in the winter. Could shaded lighting be considered?	The AONB Board supports the preservation of dark skies and consultation established strong support for this policy	11
12	We are concerned about the regular stream that flows down Back Lane, and the on-street parking on Back Lane, especially in relation to the proposed Weston Court development.	Regarding flooding on Back Lane, see comment 2. Regarding parking, Plan policies require all new developments to provide fully adequate off-road parking	12
13	Overall a really good piece of work. Thanks to everyone involved in putting this together on behalf of the village.	NCR	13

14	I commend the Parish Council and the L.C. Neighbourhood Plan Office for an excellent draft document. The fruit of many hours work and consultations. Thank you for all you are doing for us.	NCR	14
15	The policies are sensible and designed to protect the village. It must be ensured that any infringement of the policies is not tolerated.  20 years is a long time, I think we will be lucky if we can keep the plan unchanged for 20 years. I sincerely hope we can and do.	NCR	15
15	I do not support more pavements or widening of existing pavements as this detracts from the rural feel and charm and tends to give the appearance of a suburb.	There is widespread support in Long Compton for improvement to pedestrian routes. However, finding space to do this remains a considerable challenge.	16
17	It is obvious a lot of hard work and thought has gone into this draft. In principle I agree with it in its entirety. My sincere wish that all this effort is not wasted and gets discarded/ignored/rejected/scrapped/cast aside as events in Bloxham.	NCR	17
18	Congratulations to the team for producing this detailed and informative plan.	NCR	18
19	Thank you for sending me details of the plan. This does not deal in detail with land outside the village envelope so I do not think I should comment on the details.  Should you extend your coverage to the northern part of the parish, I would appreciate being kept informed as we do own much of that area.	The respondent was advised that the Plan applies to the whole of Long Compton Parish. No further response was received.	19
20	Try not to increase proposed housing figures – village really doesn't need to grow more, and young and working aged people prefer to live nearer towns.	The proposed housing figure and moderate rate of development has been set to meet local needs and the interests of the village.	20

21	This village urgently need a speed camera(s) at BOTH ENDS of the village. Traffic does not always slow down. There are several bends in the main road where, for the space of a few seconds or minutes, oncoming traffic is not immediately observed by the hard of hearing or those with impaired sight, and the elderly who also move more slowly. There are those "ROAD HOGS" who willy nilly race through the village without a thought or care. If cameras are there with the threat of prosecution and a fine, it could well have a good effect. What is cost of camera with safety to human life? The speed at which some of these vehicles travel, are almost on top of a pedestrian before they've managed to cross, especially on a dark winters night.	This is now addressed in INF3 of the Plan	21
22	Great job, well done, everybody involved deserves a medal.	NCR	22
23	As a resident I should like to express appreciation to the Committee for a detailed and painstakingly prepared Document (handsomely presented) which obviously entailed extensive preparation.	NCR	23
24	What safeguards, if any, are there to protect development on land just outside the village boundary? Any development would also destroy the village character which we are so keen to preserve.	The Plan defines the village boundary and policy H2 states that, with the exception of site 3 for affordable housing, development will only be acceptable on land within the boundary. The environmental policies protect other land within the parish from inappropriate development. Therefore, the safeguard is the Neighbourhood Plan itself, so long as it is approved by the village in referendum, and so becomes part of the statutory development plan for the area.	24
28	1. The drainage/flooding situation has been addressed on the plan, but the recommendations/policies are essentially passive. They require new developments to put in measures so as to not exacerbate the situation. But they could go further and demand that new developments actually improve the situation.	Policy INF 1 addresses the possible requirement for the installation of attenuation tanks.	24
28	2. Similarly, the policy regarding employment generation is fairly passive. It says that such development will be encouraged but sets out no ideas as to how this encouragement will appear.	It is not a goal of the Plan to actively attract employment to relocate into the village, since its remote location and poor transport links might mean that such employment might not be sustainable.	25

29	You have highlighted the issue of poor transport which is particularly hard for the young and the elderly of this parish. I am also concerned that the nearest town which we come under, Shipston on Stour has poor facilities, i.e. the closing of the bank, i.e. the cash machines, no petrol station, no decent supermarket and although the local shops are good, not much choice or variety, meaning many locals have to travel to Stratford or Banbury.	See comment 9	26
30	Page 6. 3. Long Compton – its history and future. Para 4 (Flooding...) could include a reference to the benefit from the Western Bypass.	Para 4 is concerned to highlight a continuing problem.	27
30	Appendix 6 – Pages 32-36. Potential Housing Land. This plan is selective as there are other potential sites that are not listed. What is the benefit of the listing? Is it not up to landowners to apply for Planning Approval if they wish? Specifically:  Piggeries. This is at the discretion of the owner.  Ashby Farmyard. Already has planning consent.  Gold Stone. Has recently approved planning consent 13/01502/FUL  Weston Court. This is at the discretion of the Parish Council.	The sites listed in the plan are those put forward by owners and listed in order to show one way in which steady moderate growth in the village would be achieved. Any proposal for development on a site within the village boundary not listed in the Plan, but which met all the criteria set out in the Plan, would be considered on its merits.	28
30	Page 38. The Natural Environment. The Village Boundary no longer exists and should be removed. Views (arrows and colour) should be shown from and to the Conservation Boundary.	It is within the remit of the plan to define the village boundary.	29
30	Some “green fingers” as shown are not in agreement with the definition H1.6 as they do not connect with the A3400 or green fields, specifically the area near comment “View across Nethercote Brook (which is incorrect) to Whichford Woods” and the area near comment “View towards the King Stone”. The surrounding “green fields” cannot be seen from either of these sites.	The points made in this response are not accepted and are not consistent with the views of the village expressed during the consultation process.	30

30	The NP will be in force until 2028, but should not attempt to tie the hands of future Parish Councils when circumstances may change. Planning decisions and preferences should be left to Parish and District Councils within the existing democratic process.	The Localism Act gave local communities the right to determine where new homes should be built and to require design standards appropriate to the character of the area. See comment 28, and also note that approval of all planning applications will continue to be considered in the first instance, by the Parish Council, guided by the criteria established in the Neighbourhood Plan when approved.	31
31	Further development sites could be to the South of site 4, on Butlers Lane, and continuing along Butlers Lane – Currently the [sic] of a singular eyesore, when walking along the Yerdley track.	See comment 1.	32
33	This is an excellent piece of work - thank you.  May I ask you to review the siteline in the “Natural Environment” diagram, specifically the site line view towards The King Stone. Please find attached my suggested version.  I suggest this to ensure a protection of the “Green finger” at the end of College Lane. My office at the back of College farmhouse, enjoys a great view of the hill to Kingstone Farm (see attached), a view shared by Baytree Cottage and No 4 College Lane. This view in the photograph, is taken from point “A” as shown in the amended diagram.	The area identified is greenfield and is an identified view and so is protected by the policies of the Plan.	33
35	5.4. To encourage opportunities for development of local employment has got to be a good idea.	NCR	34
35	Design statement:  3. “Locally distinctive and native species” What? Not Ash, Oak, Larch, horse chestnut or Alder.	The trees listed by the respondent are included in the Cotswolds AONB guide to woodland planting, and are not excluded by the VDS.	35

35	Design statement: 9. Cul de sacs are safe for children playing.	The VDS states that “Developers should avoid cul-de-sacs and seek to form ‘linking roads to encourage social integration and cohesion “. In practice, the Plan policies of directing developments to previously used sites mean that there will be limited scope for linking roads.	36
35	Design statement: 28. No speed cameras or sleeping policemen.	There is widespread support in Long Compton for speed cameras at both ends of the village, or some other form of traffic calming as listed in INF 3 of the Plan.	37
36	A truly excellent, well thought out, well researched plan. Many thanks to all concerned for the hard work and dedication going into this for the benefit of Long Compton and all its residents.	NCR	38
38	As a relative newcomer (2006) I had not appreciated how much work has been done – this seems to be an excellent piece of work.	NCR	39
39	We live on Main Street and flooded in 2007. Our main concerns are pressure put on drainage causes flooding when heavy rains occur. We have a manhole in the garden that Severn Trent use every year to empty sewerage blocking up in East Street. Drainage from other properties would have an enormous impact on an already fragile drainage system. No development should take place until the complete overhaul of the village main drains.	See comment 2	40
40	Any development should be subject to a developer’s “Drainage tax” whereby a portion of Development profit should go towards the upgrading of <u>entire</u> village mains system.	Current legislation allows a Community Infrastructure Levy (CIL) to be charged on small developments, and 25% of this charge will go to the local community for local use, provided that an approved Neighbourhood Plan is in place. The CIL replaces the so-called section 106 charge, although this can still apply for larger developments. It is the responsibility of the charging authority, which for Long Compton is Stratford District Council, to set the rates for CIL.	41

40	Alternatively each “Zone” to be developed should have the mains system route checked and maintained first.	Policy INF 1 requires that a Strategic Flood Risk Assessment be carried out before a development proposal is approved. INF 2 requires a drainage strategy to ensure the foul drainage system is not overloaded	42
42	I totally agree with the benefits of homeworking identified as this means:  Less road use  Less congestion at peak hours (I chose to travel outside peak hours)  More potential to build community via meeting people at the shop and postal van.	NCR	43
44	I consider this to be an excellent very well researched and constructed document. It encompasses all issues affecting both the environment and the community within the village of Long Compton. I concur with all that is included in this Neighbourhood Development Plan.	NCR	44
46	Long Compton Neighbour Development Plan. I believe this plan to be a very clear and concise report for our village to move forward over the next 14 years  The team involved in producing this work have the skills necessary to undertake this important task and I should like to thank each member for the considerate time and effort that has been given to this very important exercise. Thankyou.	NCR	45
47	In the introduction, it should be noted the SDC Core Strategy (Intended Proposed Submission Draft) has not been ratified and is still subject to consultation. In Paragraph 3 no mention is made of the SHLAA or Landscape Sensitivity Agreement – this should be rectified.	The submission Draft of the Long Compton Neighbourhood Plan is in conformity with the extant SDC Local Plan and the strategic policies of the Submitted CS. The main evidence base includes the relevant background documents of the CS including the Landscape Sensitivity Study for Local Service Villages.	46

47	In the same way that the garden land at Goldstone has been rejected on the grounds of not following the established settlement pattern (twice at application stage and once at appeal), the land at Ashby Farm Old Hill has similar problems – it is on the wrong side of the road and will not follow a linear development pattern. This should be recognised only as a site for a replacement dwelling, situated close to the road.	Although it is true that the majority of the settlement of Long Compton is on the east side of the A3400, and future development will tend to follow that pattern, the Plan is not based on the idea that there is a “wrong” side of the road for development. Rather, any development proposal must be considered on its merits, in accordance with the criteria set out in the Neighbourhood Plan, and on that basis the Ashby Farmyard site is suitable for 5 dwellings.	47
47	The land at Goldstone should now be removed from the NP, pending possible appeal.	Goldstone has been removed from the Plan site list as it has now been given planning permission for the proposed 2 houses on appeal.	48
47	The Greenfield site 4 is highly visible from the AONB, however it is on the “right” side of the road in terms of settlement pattern so should be supported.	NCR	49
47	Page 38 should be amended to remove the arrows across the Barncroft 2 paddock – there are no views into or out of this area of land from public vantage points.	The respondent is referring to land between Barncroft and Clark's Lane. In fact there are clear views across this land from the Macmillan Way.	50
48	The village needs to actively embrace the future and not just encourage the past and the present. We do not wish to live in a “preserved bubble” but as part of the wider picture.	Policy H2, steady and moderate growth, will allow the village to develop into the future while at the same time preserving those aspects of the village that residents value.	51
48	Tourism needs to be encouraged more actively. There is no public parking for visitors, no public toilets, no signage about the walks, routes, cycleways	Tourism is indeed an important part of the economy of Long Compton, although the development of the facilities suggested is constrained by the availability of both suitable sites and sufficient funding.	52
48	Footpaths are badly maintained across farm fields and signage needs to be repaired.	Maintenance of public footpaths is the responsibility of the County Council in which the footpath lies.	53
48	Traffic is a very big concern to us. Speed at all times of the day. In Broughton Village they have a sign at each end of the village saying “Police Speed Check Area” and intermittently have police in attendance at <u>different</u> times of the day. This seems to have helped.	This is addressed in INF 3 of the Plan	54

53	The best bits of this plan are: (1) the concrete proposals for the “brownfield” location of new housing developments; and (2) the key principles guiding all new developments in the future.	NCR	55
60	Policy H2. With the live Strategy once again in disarray, I wonder if we are being rather mean with our housing numbers. Would it not be better to err on the side of caution and allow some leeway for numbers to be increased if SDC decide we need to accommodate more. It would seem we have ample Brownfield land for this and even another 10 dwellings over the plan period would not appear, to me, to be excessive.	There is widespread support among respondents for policy H2 – “Steady and Moderate Development”, with an upper limit of 39 dwellings over the Plan period. If further proposals come forward for unused previously used land in the village or small infill sites within the village boundary they would be considered on their merits according to the criteria and infrastructure constraints set out in the Plan.	56
61	We would like to see strict enforcement of the speed limit through the village at all times. Perhaps an average speed camera could be employed.	This is addressed in INF 3 of the Plan	57
62	Traffic control and speed restrictions must be a priority.	This is addressed in INF 3 of the Plan	58
63	A comprehensive, well thought through and presented plan.	NCR	
68	Please see attached letter regarding land and buildings to the rear of Buckstone Bank.	The appropriate line for the village boundary was carefully assessed, using the boundary previously designated in SDC local plans as a guide and taking account of the clear wish of the villagers that agricultural and green field land should be preserved. Equestrian use of this land is supported.	59
70	I moved into the village two years ago, and have found it a very friendly place to live. The ANOB and dark skies significance of the village, was an unknown but very welcome addition to living in Long Compton; which I learned of after living here for a few months. Walks in and around the village are relaxing and uplifting.	NCR	60
72	I understand that the Stratford DC Core Strategy will now cover the period to 2031. It might be appropriate to reflect the same period in the Neighbourhood Development Plan.	In the Submission Draft, the Neighbourhood Plan period will be revised to end in 2031 as advised by SDC.	61

72	It appears that the Village Design Statement was adopted by Stratford DC in 1998. A formal review of the VDS as part of the NDP process might be appropriate.	The Village Design Statement was reviewed during the preparation of the Neighbourhood Plan. However, it is an established planning document, and the principles continue to be widely supported by the village	62
72	I have previously suggested that an exemption for “Local Choice” housing within the “overage” clause for the transfer of the land at the end of Weston Court is negotiated with Stratford DC.	Respondent has been asked for clarification.	63
73	<p>The consultation Neighbourhood Plan identifies all the major issues associated with the essential further development of Long Compton as a sustainable village. Most importantly the majority of policies are already enunciated in both the Parish Plan of 2006 and the Village Design Statement, both of which are covered by SDC’s draft Core Strategy, the NPPF and the Cotswold Conservation Board’s planning policies. In particular, the development policies identified in the NP should be linked with guidance in the NPPF (paras 115 and 116) and SDC’s Local Plan Review (policy E.F.1)</p> <p>Nothing in the NP runs counter to established or emerging policy and the NP establishes the case for sustaining development in the village. It is to be commended.</p>	NCR	64
77	In respect of H1.5 and H1.6. It is something of a surprise to note that the pasture land adjacent to and to the North of Vicarage Lane, from Northdown House to the junction with Back Lane is not designated as part of the Conservation Area. Given the importance of the field as a “green finger” and as part of the historic landscape (ridge and furrow), and the access it offers to open views of the hills, ought it not to benefit from some added protection? See also Policy E1, and Village Design Statement, point 14.	The Conservation Area boundary is a statutory designation made by the District Council.	65

77	H6. Success in sorting out the drainage and foul water problems in Vicarage Lane – and, to some extent, in Back Lane, seems to depend in part on keeping up the pressure on Severn Trent and on the Highways Authority to work together to solve the problem. There are indications that this may be happening.	NCR	66
77	E4, E5 represent two of the most valuable features of living in Long Compton, and should be defended at all costs. Unfortunately, both are fragile and vulnerable. “Dark Skies” in particular, are threatened by insensitive use of external and security lighting. Perhaps point 36 in the Village Design Statement might be slightly reworded to reinforce this point.	The Village Design Statement (VDS) says “The muted level of lighting should be preserved and security lighting should be carefully sited so as not to cause a hazard to road users.” Policy E4 has been amended to include a reference to security lighting.	67
77	We have now lived in Long Compton for just over a year, and feel very fortunate to have been able to do so. We are much encouraged by the sharp focus and high quality of the Development Plan. Thank you.	NCR	68
78	Disagree with Appendix 1. 29. Clarks Lane is a no through road making it more secure. Local police said a path linking it to the town would make it easier for theft and/burglary. It could become a rat run for bikes or scooters.	Linking pathways would however make it easier for residents to reach other parts of the village on foot rather than driving, and away from the busy main road.	69
78	Overall I agree with the plan. Street lighting should be avoided to protect the night sky.	NCR	70
79	Congratulations on a well presented assessment for Long Compton’s future development.	NCR	71
79	If Stratford Council’s Strategic Plan includes a confirmed and substantiated new development near to Eastern boundary (near Gaydon), then pressure on villages to develop prematurely over the period may be avoided. Certainly, Long Compton’s infrastructure – draining and power supply should be attended to before any significant development takes place.	See comment 2	72

81	The Development Plan tends to focus mostly on <u>new</u> development whereas maintenance and development of existing buildings and infrastructure are equally essential, for example – improving flood defences, creating an east side footpath on the A3400 near the Old Road and footpaths on Old Road etc.	The central purpose of the Neighbourhood Development Plan, as defined by the Localism Act, is to determine the shape of future development in the village, but in doing that, the Plan takes into account issues in the village such as flooding and traffic.	73
81	Re page 5 under History and Future. Don't overlook other small businesses such as the shop (vitally important), B&B's, Hotel/pub, wedding dress shop, harpsichord maker, driving instructor and landscape gardener.	Good point	74
81	A lot of work has gone into producing this excellent plan and all must be thanked.	NCR	75
82	Thank you for all the time and effort that has gone into preparing this plan. Much of what is written is well thought out and logical and I appreciate the huge commitment and hard work that is required to put a plan such as this together.	NCR	76
82	There is no policy referring to any Section 106 proposals or the upgrading of existing village facilities?	See comment 41.	77
82	Who are the landowners set to benefit from the potential housing sites 1, 2 and 3?	The names of the landowners will become public as and when a planning application is made.	78
82	My view is that the affordable housing location site 4 should be thought through more carefully. Can the affordable types of housing (to which undoubtedly developers will not afford the same attention to detail and good design practice as they will the larger housing) not be more integrated into the existing fabric of the village, being designed and built within pockets of land, responding to adjacent buildings and infrastructure.	Site 3 is publicly owned land, which therefore facilitates affordability. All developments must comply with the design policies specified in the Plan.	79

83	<p>I act on behalf of a client that owns land in Long Compton to the east of Back Lane and south of the river. My client's land has become available for limited development during the time in which the neighbourhood plan has been prepared and therefore has not been assessed by the District councillor or the neighbourhood team. I attach plans 7078-600 and 7087-200 that show the area of land available and how it may be developed for up to 10 dwellings with the balance of the site being made available with a management plan to secure the future of the environmental interest. I attach a Promotion Appraisal that sets out the background.</p> <p>It is apparent that considerable work has gone into preparing this plan for which the team should be commended. However as much is still to be confirmed at a district level in terms of the number of dwellings my client would be pleased to discuss his proposal or indeed a more limited proposal with you at your convenience before the Plan moves on to the next stage.</p> <p>Thank you for the opportunity to comment.</p>	<p>This proposal for development of part of a greenfield ridge and furrow site of ecological importance, outside the village boundary, does not comply with policies H2, H3, E2, and E4, and is unsuitable for development. The site has been designated by SDC in 2012 as a potential wildlife site.</p>	80
84	<p>Please note, we have a garden of c 1 acre, which, subject to access and the normal development proposals, would be suitable for an additional 2-3 properties. We were not aware that the LCNDP 2014-28 would specify <u>now</u> the spaces that could be developed. We would therefore like our "space" included. Please confirm the process. Many thanks.</p>	<p>Small scale development on land within the village boundary is not excluded by the Plan policies</p>	81

