



# Neighbourhood Plan Consultation Statement

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## **1 Introduction**

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, Section 15(2). Part 5 of the Regulations set out what a Consultation Statement should contain:

- a) Details of the persons and bodies consulted about the proposed neighbourhood plan;
- b) Explains how they were consulted;
- c) Summarises the main issues and concerns raised by the person consulted;
- d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

## **2 Aims of Consultation**

The aims of the Ettington & Fulready Neighbourhood Plan consultation processes are:

- a) To maximise the opportunities for the communities of Ettington, Fulready and neighbouring communities (Ettington benefits from a good local, a pub and a large modern community centre with excellent facilities and two hotels all of which are used more broadly than by the immediate community), as well as local businesses of which there are a number COMPLETE , to input to the Neighbourhood Planning process;
- b) To ensure this broad consultation took place at critical points in the process;
- c) To ensure the consultation process used a variety of approaches and techniques in order to maximise community and business input;
- d) To provide feedback to the community and local businesses.

## **3 Background**

Ettington Parish Council first began to consider the benefits of a Neighbourhood Plan in 2013 and it was agreed at their meeting in July 2013 (Appendix 1 - Item 9) that this should be progressed by holding a consultation event in September 2013 the purpose of which would be to “inform and to convene a steering group”.

The Ettington and Fulready Neighbourhood Plan Steering Group was formed in 2014 and, as a committee of the Ettington Parish Council Terms of Reference were agreed (Appendix 2). Initial membership is listed at Appendix 3 but there were changes over time with final membership being listed at Appendix 4.

Realisation dawned, over time, that professional support would be needed if the Neighbourhood Plan was to progress and in Autumn 2015 a tendering process commenced with Avon Planning Services being the preferred bidder.

A commitment was made to consulting and informing residents of the Parish in order to ensure the Neighbourhood Plan would demonstrate as broad a perspective as possible. Details and examples of consultation/information are included in Section 4 of this report.

#### 4 Consultations Undertaken

The following provides a summary of consultation to date:

Date	Activity	Brief Description of Outcome
18 Oct 2013	Open, 3 hour, drop in session to : <ul style="list-style-type: none"> <li>• provide information on the benefits of a Neighbourhood Plan</li> <li>• to consult on opinion in respect of progressing a Neighbourhood Plan</li> <li>• to obtain names of people who would be interested in forming a Steering Group and/or provide other forms of support</li> <li>• to develop a vision and objectives for the plan</li> </ul>	<ul style="list-style-type: none"> <li>• Excellent attendance</li> <li>• Overwhelming positive response to development of a Neighbourhood Plan</li> <li>• List of people wishing to be more involved in its development</li> <li>• Formation of Ettington and Fulready Neighbourhood Plan Steering Group (formally recognised at dd/mm/yy of Ettington Parish Council)</li> </ul>
Summer 2014	BBQ to provide the community with an opportunity to <ul style="list-style-type: none"> <li>• meet members of the Steering Group</li> <li>• to ask questions</li> <li>• to give opinions on any matter connected to the Neighbourhood Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Greater community coherence</li> <li>• Increased understanding by the community</li> <li>• Information sharing</li> </ul>
Dec 14 – Feb 15	Neighbourhood Plan (area designation) submitted to Stratford District Council following which they undertook the statutory consultation.	Confirmation from Stratford District Council that the area designation was approved (15 March 2015)
April/May 2015	<ul style="list-style-type: none"> <li>• Poster detailing approach to distribution/return of Questionnaire (appendix 5) prominently displayed throughout the Parish and sent to Neighbouring Parish Councils with a request that they display.</li> <li>• Questionnaire (Appendix 6) delivered to all households and made available on <a href="http://www.ettington.org">www.ettington.org</a></li> </ul>	A good response was received which resulted in a comprehensive report following analysis by Stratford District Council (Appendix 7)

Sept 2015	<ul style="list-style-type: none"> <li>• Newsletter delivered to all households Appendix 8</li> </ul>	
July 2016	<ul style="list-style-type: none"> <li>• Letter sent to all local employers seeking their views and employment data (appendix 9)</li> </ul>	Result appendix 10
July 2016	<ul style="list-style-type: none"> <li>• Housing Needs Assessment undertaken (appendix 11) by Warwickshire Rural Community Council</li> </ul>	Result appendix 12
Summer 2016	<ul style="list-style-type: none"> <li>• Banner Displayed at entrance to villages of Ettington and Fulready Appendix 13</li> </ul>	Increased awareness of how residents could find out more by logging onto website or contacting the Clerk to the Council.
February 2017	<ul style="list-style-type: none"> <li>• Second Letter to Local Employees – Appendix 14 – find from Mike Terry</li> </ul>	No responses
April 2017	<ul style="list-style-type: none"> <li>• Letter to landowners re Open Green Spaces – Appendix 15</li> </ul>	Comment was that though they appreciated the need for them, there were too many which could lead to stifling of future developments. Response considered but no change made to Plan.
April 2017	<ul style="list-style-type: none"> <li>• Letter to Landowners of proposed Strategic Reserve Sites Appendix 16</li> </ul>	Comment requested that the Strategic Reserve Site be made bigger . Response considered but no change made to Plan.
June 2017	<p>Section 14 Consultation</p> <ul style="list-style-type: none"> <li>• Flyers to all households (Appendices 17 and 18)</li> <li>• E-mail to statutory consultees – Appendix 19</li> <li>• Banner displayed at entrances to Ettington and Fulready – Appendix 20</li> <li>• Notice in local press – Appendix 21</li> </ul>	Responses were tabulated (Appendix 22), considered by a working group and minor amendments made to the Plan.

<b>September 17</b>	e-mail sent to those who had commented on the Section 14 Consultation informing them of the Neighbourhood Plan Steering meeting to consider and make recommendations following Section 14 Consultation (Appendix 23)	
<b>Ongoing</b>	<ul style="list-style-type: none"> <li>• Agendas/Schedule of Meetings of Neighbouring Plan Steering Group made available on <a href="http://www.ettington.org">www.ettington.org</a></li> <li>• Ettington Parish Council were provided with regular updates either verbal (example of minutes at Appendix 24 - Item 14) or formal reports (Appendix 25)</li> </ul>	

## 5 Conclusions

The residents and employers, together with others as and when appropriate, within the Parish of Ettington have been given extensive opportunity to become involved, understand and contribute to the Neighbourhood Plan. A range of methodologies have been adopted in order to maximise input including open forums, social events, flyers, banners, website and e-mails. Ettington Parish Council is confident that the Neighbourhood Plan Steering Group have maximised potential for contribution to the plan.

## Appendix 1 – Minutes of Ettington Parish Council of 10 July 2013

<b>Minutes of the Meeting of Ettington Parish Council held in the Community Centre, Ettington on 10 July 2013 at 7.30</b>	
<p><b>Present:</b> (Councillors) D Hughes, Chairman (DH), L Holtom (LH) J Brookes (JB), R Clarke (RC), G Wells (GW).</p> <p><b>In Attendance:</b> Cllr I Seccombe, Stratford District Council and Warwickshire County Council (IS), Annette Gann, in respect of Item 6a, Sarah Furniss, Clerk and approximately 12 members of the public.</p>	
1	<b>Apologies for Absence:</b> None
2	<b>Acceptance of Apologies</b>
3	<p><b>Declaration of Disclosure Pecuniary Interest</b> (Councillors are reminded that in addition they still have to declare non-statutory disclosure pecuniary interests and should at all times bear in mind the public perception)</p> <p>None declared</p>
4	<p>Minutes of the last Parish Council Meeting that took place on 12 June 2013.</p> <p>It was proposed that the minutes be accepted as a true record</p> <p><b>Proposed: GW Secoded: JB</b></p>
5	<p><b>Open Forum</b></p> <p>The chairman invited members of the public to make any comments and reminded them that approximately 3 minutes was allocated to each speaker and that for the remainder of the meeting unless specifically invited to do so, they are asked to refrain from input.</p> <p>Ruth Hawksworth, Chair of Governors of Ettington Primary School asked if the Council would consider contributing a sum (suggested £200) to mementos which the school will be buying for each child, to mark the 200th anniversary of the school.</p> <p><b>Action:</b> To include on Agenda for September meeting.</p> <p>Concern was expressed regarding the visibility at the roundabout on the Stratford side of Ettington due to the uncut grass. It was pointed out that, in the past, concern has been raised about the orchids which grow in the vicinity and the best time to undertake cutting of this area. In the past a group (possibly Wildlife Trust) had undertaken to liaise with Highways regarding the best time to undertake cutting. The verges from the Roundabout to the Halford Rd. and outside the church are also in dire need of cutting.</p> <p><b>Action:</b> Clerk to look back through minutes to ascertain which organisation this was and to suggest to Highways and said organisation that they liaise in the future and also request that on safety grounds the cutting should be done as soon as</p>

	<p>possible..</p> <p>Concern was expressed from a member of the public that he had written to Mr Phil Ward of Warwickshire Rural Community Council (WRCC) asking for background in respect of the Affordable Housing proposals but had not heard back until today and the response suggested that he attend this meeting to find out more and, that if his queries were still outstanding after the meeting to contact Mr Ward who would answer the queries. DH confirmed that he and the Clerk had met with Mr Ward earlier today and suggested that this would be a suitable response. DH also expressed the view that he hoped the queries would be answered under item 14.</p>
6	<p>Consideration of Grant Applications</p> <p>a</p> <p>DH welcomed Ms Gann who gave background to the Grant application which aims to provide a forum for home workers to meet and offer support to one another. Ms Gann informed the committee that she had put in some of her own money to the scheme but that she couldn't continue to do this and had, therefore, suspended the group for the time being.</p> <p>Cllr Seccombe informed the committee that she is seeking funding to support the group.</p> <p>It was proposed the committee would support a financial grant conditional on Ms Gann submitting a business case which demonstrates a) how the scheme can become self sustaining within 3 years; b) how many attend and of these, what proportion are Ettington residents. If this is done then the application will be reconsidered at September meeting.</p> <p><b>Proposer: DH; Seconder: GW</b></p> <p>b</p> <p>Grant Application - Olive Burrows</p> <p>It was proposed that a grant of £200 be made in respect of this application for pathway improvement in the Churchyard.</p> <p><b>Proposer: DH; Seconder: JB</b></p>
7	<p><b>Community Centre Update</b></p> <p>In Mr Martin's absence no update was available.</p>
8	<p><b>County Council Matters</b> (Cllr Seccombe)</p> <p>No update given other than under Item 9</p>
9	<p><b>Stratford District Council Matters</b> (Cllr Seccombe)</p> <p><b>The Core Strategy</b> has been published in draft form and will go to Council on 22 July, though additions and amendments are likely. There has been a requirement to increase the proposed additional housing from 8,000 to 9,500. A large new settlement is proposed in the region of Lighthorne. Land supply shortages has led to the Norgren site in Shipston being approved on appeal. Ettington is service village and therefore, indication is that 50-75 will be required by 2028.</p>

	<p><b>Electoral Review:</b> It has been agreed that there should be a reduction in the number of Councillors for Stratford District Council from 53 to 36. Consideration will be given to boundary changes by Council on 22 July and, if approved will be presented to the Boundary Commission who can approve or suggest changes. If approved the Ettington Ward boundaries will expand.</p> <p>The 2015 elections would see the changes introduced. Elections thereafter would be every four years for both County and District Council on an alternate basis (one election every 2 years).</p>
10	<p><b>Clerk's Report</b></p> <p>The content of the Clerks report, which is an update on ongoing issues, was noted with no specific comments or queries.</p>
11	<p><b>Neighbourhood Plan</b></p> <p>LH briefed the Council on a meeting she had with Sue Hunt who is involved in the development of the Parish Plan (forerunner to Neighbourhood Plan) for Oxhill. Key stages to date have been a well attended public meeting from which a steering group was convened, which is independent of the Parish Council but does include a PC representative. A survey has been undertaken with an excellent, 95%, response rate.</p> <p>It was proposed that a) a public meeting be held in September the purpose of which will be to inform and to convene a steering group with a remit to develop a Parish Plan; b) to adopt approach, including Terms of Reference, developed by Oxhill; c) once Parish Plan is in place to pool resources with other Parishes in the development of the Neighbourhood Plan.</p> <p><b>Proposer: LH; Seconder: GW.</b></p> <p><b>Action:</b> LH &amp; Clerk to work together on Public Meeting for September.</p>
12	<p><b>Councillor Vacancies</b></p> <p>Notice has been given of vacancies and the final date for requests by Parishioners for an election is 11 July. If 9 or fewer requests are received the vacancies can be filled "casually".</p> <p>It was proposed that, in the event of no election being required, that adverts be placed on website and notice boards, Councillors attend the next "village breakfast" to introduce themselves and the role of the Councillors, leaflet other organisations in the village and generally promote the role on a day to day basis.</p> <p><b>Proposed: DH; Seconded: LH</b></p> <p><b>Action:</b> Clerk to progress advertising, leafleting etc.</p>
13	Planning Matters

a) Applications

Date: 11 June 2013

**To: ETTINGTON PARISH COUNCIL**

***Application(s) reference: 13/00885/FUL***

Proposed : Single storey side extension with two gabled pitched roofs

At : 11 Churchill Close, Ettington, Stratford-upon-Avon,  
The above application has been received.

Comments due by: 2 July 2013

No comment had been submitted on the above.

The following application had been received too late to be included on the Agenda and to which there is no objection.

***Application(s) reference: 13/01400/FUL***

Proposed : Construction of new vehicular access driveway across agricultural field for domestic use in association with rural workers dwelling approved under application ref: 12/00395/FUL in lieu of previously approved access through the existing farmyard.

At : Tree House Farm, Fulready, Ettington, Stratford-upon-Avon  
CV37 7PE

14

**Affordable Housing S106 notice**

DH and the Clerk had met with Mr Ward of WRCC to glean background of progress/activity to date and this is summarised as follows:

- £150,000 is available for Ettington to use for affordable housing as identified in the Housing Needs Survey. It would not be granted to a developer building additional houses for free market sale.
- Potential sites had been identified as rural exception sites (land which would not normally receive planning permission for housing).
- Of these 3 had been eliminated by SDC planning department.
- A further one had been rejected because of envisaged highway problems
- The owners of the remaining 3 had been written to, of which responses had been received from
  - site off Old Warwick Road on which an initial proposal has been made to build 19 homes. On this basis the developer would have to meet with the requirement that 35% of the build be affordable housing and would not be eligible for the £150,000. The opinion was voiced that it seems unlikely that the landowner or Spitfire Homes will be interested in building only 9 affordable homes ;
  - land opposite the Chequers. At a meeting between Mr Ward and these landowners it became clear that there was no interest in developing the plot identified;
  - The owners of the final site, off Roger's Lane and known as The Orchard, had not responded to Mr Ward's letter.
- The land owned by the Parish Council (a corner of the playing field. Mr Ward had expressed the opinion that SDC had initially not been keen on the use of this site but that if the other sites were ruled out it is possible they would change their mind.

It was proposed that Mr Ward be asked: a) to write to Spitfire Homes and inform them of the restrictions surrounding the use of the £150,000 and, therefore, the ineligibility of their proposal with regard to it and the rural exception site status; and to enquire whether they would be interested in presenting a revised proposal for the nine affordable homes only; b) to establish if Spitfire decline whether any other housing Associations/developers would take it on; c) to write a further letter to the owner(s) of The Orchard having first established precisely who holds title; d) to resubmit the Community Centre site to SDC for consideration on a 'sequential' basis should there be no positive outcome from a),b),c).

**Proposed: DH; Seconded: RC**

15	<p><b>Memorial Bench</b></p> <p>RC informed the Council that he has liaised with Mrs Westwood, Cllr Westwood's widow and she has made a bench selection and suggested an inscription. The cost has not been identified.</p> <p>It was proposed that RC establish the cost, circulate this to Cllrs and if all are in agreement that the bench be ordered, inscribed with Mrs Westwood's chosen words, and securely positioned. If any Cllrs believe the cost to be excessive then the matter will come back to the September meeting.</p> <p><b>Proposed: DH; Seconded: JB</b></p>
16	<p><b>Website</b></p> <p>The Clerk confirmed that she has taken over uploading agenda, minutes and other routine paperwork to the website.</p> <p>Defer to September meeting in Cllr Pipe's absence.</p>
17	<p><b>Old School Clock</b></p> <p>It was established that, though sited on a private property, the clock is owned by Ettington Parish Council.</p> <p>DH informed the Council that he has consulted with "Time in Hand" who are willing to contract for an annual maintenance (with annual review) for the sum of £135.00.</p> <p>It was proposed that such an arrangement be entered into.</p> <p><b>Proposed: DH; Seconded: LH</b></p> <p><b>Action:</b> DH to progress.</p>
18	<p><b>Damage to Picnic Bench</b></p> <p>There was discussion about whether this was vandalism/accidental damage or a fault. In the light of no evidence either way and the fact that the cost to replace damaged support, is lower than the £250 insurance excess, that a repair should be undertaken.</p> <p><b>Proposed: LH; Seconded: JB</b></p> <p><b>Action:</b> Clerk to progress.</p>

19	<p><b>Public Footpaths</b></p> <p>GW circulated photographs of vegetation overhanging footpaths and there was discussion regarding the hazards and unsightliness that this lack of maintenance causes.</p> <p>It was proposed that initially, posters be displayed on the Notice Board and Website asking residents to maintain their hedges and fences in order that they do not pose a hazard to pedestrians and to write to Jeff Morris of WCC Highways Department asking, where appropriate, he take whatever enforcement action is possible.</p> <p><b>Proposed: GW; Seconded: JB</b></p>
20	<p><b>Rogers Lane Pond</b></p> <p>It was noted that the Land Agent has offered to fence the pond but felt that this might lead to further problems with regard to Health and Safety. There was also concern expressed with regard to the Council's responsibility should it pay for skip hire and a volunteer be injured during the clearing up process.</p> <p>It was proposed to write to Land Agent to inform them of the Council's view in respect of fencing the pond and asking whether, as an alternative, they would consider filling in the pond.</p> <p><b>Proposed: RC; Seconded: GW</b></p>
21	<p><b>Public Participation</b></p> <p>GW expressed concern about the length of the previous meetings and how this is impacted upon by interjections from members of the public. There was consensus that, to some extent this was exceptional and due to sensitivity of subject matter DH confirmed that he will do utmost to prevent interruptions/contributions from the floor in order to finish business by 10.00 pm.</p>
22	<p><b>Distribution of Parish Magazine</b></p> <p>RC expressed concern regarding proposal that the Parish Magazine will no longer be delivered to houses (though he is willing to deliver in Fulready). There was discussion of the appropriateness of it being on the Parish Council website and felt that further guidance would be needed on this.</p> <p>It was proposed that DH contact Jane Evans to establish what intentions regarding distribution, publishing and ongoing funding requirements in order that a way forward, from the Council's viewpoint, can be established.</p> <p><b>Proposed: DH; Seconded: RC</b></p>



## **Appendix 2**

### **Steering Group Terms of Reference**

#### **Ettington and Fulready Neighbourhood Plan Steering Group**

##### **Terms of Reference**

### **1 Introduction**

1.2 Ettington Parish Council took the decision to produce a Neighbourhood Plan at its meeting on 10 July 2013 following the Government's publication of the Localism Bill 2011.

1.3 In order to produce the plan the Parish Council endorsed the establishment of a Steering Group to prepare a draft Neighbourhood Plan which will be put to public referendum. In doing so it is deemed appropriate that the Steering Group are provided with, and accept, the following Terms of Reference.

1.4 Ettington Parish Council have advised Stratford District Council of the intention to produce a Neighbourhood Plan, the proposed name of the Plan (Ettington and Fulready Neighbourhood Plan) the designated area (the area within the Parish boundary) and that the Parish Council will be the relevant body for the purpose of Section 61(G)2 of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011);

### **2 Objective**

2.1 The objective of the Steering Group is to undertake the preparation of the Neighbourhood Plan for Ettington and Fulready ensuring that all issues are properly addressed with high levels of community engagement to maximise the potential that the Plan will be supported at the local referendum.

2.2 Key issues include:

2.2.1 All important aspects of life in the parish which are to be considered in planning for the future, eg housing, employment, transport, business development (this is not an exhaustive list).

2.2.2 Bring forward proposals which will enhance the quality of life in the Parish in years to come.

2.2.3 Provide a framework for future land usage within the Parish.

### **3 Aims**

3.1 The Objective will be achieved by focusing on the following aims:

3.2 To bring together local expertise and facilitate joint community working in developing the Neighbourhood Plan;

3.3 To assist and help facilitate discussions with relevant and interested groups in the community to promote active involvement in the Neighbourhood Planning process;

3.4 To consult with the parishioners of Ettington and Fulready by appropriate means at relevant points in the process of developing the Neighbourhood Plan;

3.5 To enable residents of neighbouring parishes, to have input to the development of the Neighbourhood Plan in recognition that they may use facilities provided within the Neighbourhood Plan area;

#### **4 Membership**

4.1 The Steering Group will be formed from residents and the local business community;

4.2 The Parish Council will nominate a Councillor (and deputies) the role of whom will be to assist liaison between the Steering Group and the Parish Council;

4.3 The Steering Group will consist of a maximum of 15 members and a minimum of 5 members;

4.4 If a member of the Steering Group fails to attend 3 consecutive meetings the member will be deemed to have resigned from the Steering Group unless otherwise agreed by the Steering Group.

4.5 Members can resign from the Steering Group by notifying the Chairman;

4.6 The membership of the Steering Group will be confirmed by the Parish Council on a quarterly basis (June, September, December and March)

4.7 Any person who wishes to become a member of the Steering Group after the commencement of the Neighbourhood Planning process shall apply to the Steering Group which shall resolve whether the applicant shall be admitted. If it resolves that the applicant shall be admitted then this will be ratified at the Parish Council meeting at the next quarterly review.

4.8 Members will abide by the Parish Council's Code of Conduct;

4.9 To appoint a Chairman and Deputy Chairman from the Steering Group;

#### **5 Meetings**

5.1 The Steering Group shall meet a minimum of six times a year;

5.2 At least 3 clear days' notice of meetings shall be sent to members via the communication method agreed with, and appropriate to, each individual member;

5.3 Whenever possible, notices of meetings should detail the matters to be discussed;

5.4 The date of meetings will be publicised on the Neighbourhood Planning page of [www.ettington.org](http://www.ettington.org);

5.5 The meetings will be open to members of the public;

5.6 The secretary shall keep records of meetings, and circulate notes to Steering Group members and the Parish Council in a timely fashion. The latter will publicise the notes on the Neighbourhood Plan section of [www.ettington.org](http://www.ettington.org).

5.7 The meeting notes will form the basis of reports to the Parish Council and will be required to be received by the 1st Wednesday of the month following the Steering Group meeting;

5.8 The Parish Council's Code of Conduct will be available at all meetings.

5.9 Meetings shall be conducted in accordance with set procedures to be determined and agreed by the Steering Group;

5.10 The Steering group will be quorate when 4 members are present.

5.11 If the Chairman is not present his/her deputy will take the meeting. If neither is present the members present will elect a Chairman for the meeting from amongst its members.

## **6 Roles and Responsibilities of the Steering Group and its Members**

6.1 To promote the process of preparing the Neighbourhood Plan;

6.2 To develop an timescaled and costed action plan to support development of the Neighbourhood Plan;

6.3 Arrange meetings and sub-groups to gather views and consult on emerging policies which are considered appropriate for incorporation in the draft plan;

6.4 Assess existing evidence about the needs and aspirations of the Parish;

6.5 Liaise with relevant organisations and stakeholders to secure their input in the process;

6.6 To develop appropriate means of consultation which may include questionnaires, focus groups, social media etc;

6.7 To analyse the results of consultation and incorporate findings into a robust draft Plan;

6.8 Support Stratford District Council and Ettington Parish council during the referendum process;

6.9 To develop Working Groups to support the Steering Group. Such working groups will adhere to the Terms of Reference as set out in this document and will make advise/support the Steering Group;

6.10 Declare any personal interests that may be perceived as being relevant to any decisions or recommendations made by the Group. This may include, for example, membership of any organisation, ownership of, or interest in land or business.

6.11 Ensure that there is no discrimination in the planning making process and that it is a wholly inclusive, open and transparent process to all groups and parishioners;

6.12 Work together for the benefit of the communities and individuals of the Parish;

## **7 Role of the Parish Council**

7.1 Support the preparation of the Neighbourhood Plan providing sufficient assistance and financial resources to ensure the plan is prepared expeditiously providing that overall expenditure falls within the budget allocated by the Council;

7.2 Facilitate, if required, contact with the relevant statutory bodies or parties who must be consulted during the plan making process;

7.3 Carry out all statutory duties contained within the Neighbourhood Planning (General) Regulations 2012 and engage with Stratford District Council as appropriate and necessary;

7.4 Following preparation of the draft plan, and with the agreement of the Steering Group, submit the plan to Stratford District Council for inspection and independent examination;

## **8 Finance**

8.1 All grants and funding will be applied for and held by the Parish council, who will ring-fence the funds for the Neighbourhood Plan purpose only;

8.2 Notification of all planned expenditure over £40 will be given to the Parish Council before expenditure is incurred;

8.3 The Clerk of the Parish Council will keep clear records of expenditure supported by receipted invoices and will regularly review the budget;

8.4 The Clerk of the Parish Council will draw up a system for claiming expenses for Steering Group members (eg, travel, printing, telephone calls, postage but excluding their time);

8.5 Members of the Steering Group will claim expenses in line with 8.4 above;

8.6 The Clerk of the Parish Council will produce budget reports as requested by the Chairman of the Steering Group;

8.7 Invoices will be made out in the name of the Parish Council which will authorise payment at their next scheduled Parish Council Meeting;

8.8 Any Neighbourhood Plan funds held by the Parish Council at the point the independent examiner approves the Neighbourhood Plan will be retained by the Parish Council for the benefit of the Parish.

## **9 Application**

9.1 These Terms of Reference shall apply from the date at which they are adopted by the Parish Council;

9.2 These Terms of Reference shall apply retrospectively to the date of inception of the Steering Group where appropriate and feasible;

## **10 Dissolution of the Steering Group**

10.1 The Steering Group shall extend until the Neighbourhood Plan has been assessed and approved by the independent examiner.

10.2 There is a presumption that at the conclusion of the Neighbourhood Plan project the Steering Group will be dissolved.

10.3 If the Steering Group wishes to continue meeting beyond that point this will not be objected to by the Parish Council but it will no longer have a formal relationship with the Parish Council.

### **Appendix 3 Membership of Steering Group at Inception**

#### Fulready and Ettington Neighbourhood Plan Steering Group

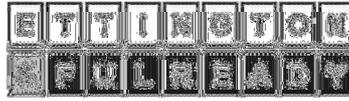
Kate Allen	Ettington
Debbie Clerk	Fulready
Mary Doyle	Ettington
Steve Evans	Ettington
Rainie Holtom (Parish Council representative)	Ettington
Nick Rawles (Chairman)	Ettington
Rich Smith (Parish Council representative)	Ettington
Barry Topham	Ettington
Mary-Ann Warmington	Ettington

### **Appendix 4 Final Membership of Steering Group**

#### Fulready and Ettington Neighbourhood Plan Steering Group

Debbie Clerk	Fulready
Brian Collins	Ettington
Jackie Collins	Ettington
Bill Fletcher	Ettington
Sally Green	Ettington
David Hughes (Parish Council representative)	Ettington
Mike Terry (Chairman)	Ettington

## Appendix 5 – Initial Flyer



### *Have Your Say!*

*Take the opportunity to have your say about the future of Ettington and Fulready. The Ettington and Fulready Neighbourhood Plan Survey is being undertaken to obtain views on how the community would like to see the villages develop.*

#### Who?

Anyone! If you live in the community of Ettington and Fulready or if you use the villages' facilities



#### When?

A questionnaire will be available from 30/03/2015 and the survey end date is 28/04/2015



#### How?

- A questionnaire will be delivered to all households
- Download a copy of the questionnaire at [www.ettington.org](http://www.ettington.org);
- Phone or text 07786938072
- Details of how to return are included on the questionnaire



#### Need Help?

Help is available in completing the questionnaire by phoning (01789 740289) or texting (07786938072) or log onto [www.ettington.org](http://www.ettington.org)

Appendix 6 Questionnaire



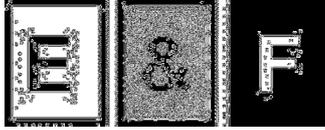
Neighbourhood Plan  
Questionnaire



**Time to have YOUR say!**

**Make a difference.**

Please place your completed questionnaire in the bag provided and leave on your doorstep  
for collection on \_\_\_\_\_



## ETTINGTON AND FULREADY NEIGHBOURHOOD PLAN QUESTIONNAIRE

March 2015

### Introduction

This survey will help the Parish Council produce a Neighbourhood Plan for our parish.

All of this work is being carried out by a team of volunteers who are residents of the parish.

A Neighbourhood Plan is about setting down ideas for the future development of the village and parish. We use development in a wide sense, encompassing economic (might be housing or business premises), environmental (enhancing the beauty of the parish), or social (making sure we have the services we need to support a thriving community). The objective is to make development sustainable and at the pace and direction that the village wishes (all in accordance with Stratford District Councils Core Strategy).

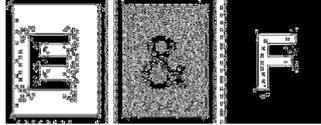
A Neighbourhood Plan establishes general planning policies for the development and use of land in a neighbourhood, like:

- Where new homes and offices should be built
- What they should look like
- What additional amenities would be of benefit the community

The plan can be detailed or general, depending on what local people want.

Neighbourhood Plans allow local people to get the right type of development for their community. The plan must still meet the needs of the parish council's assessment of housing and other needs, and as stated has to be in step with that as outlined in the districts Core Strategy.

Feedback was obtained from villagers at the Community Centre meeting earlier this year and at the summer BBQ.



## ETTINGTON AND FULREADY NEIGHBOURHOOD PLAN QUESTIONNAIRE

We are thus seeking your site preferences (on the assumption the Core Strategy gets ratified) where to build between 25 and 50 new houses between now and 2031 – which is the Core Strategy defined number for the needs of the Ettington & Fulready Parish.

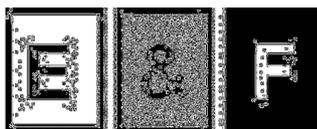
### **What will happen with the results of the survey?**

The Ettington Neighbourhood Plan Steering Group will collate the responses received and use the results alongside other relevant information to draft the Neighbourhood Plan based on the majority view and preferences.

In the spring of 2015 we will hold open consultation sessions in the Community Centre to present and discuss those emerging views. We will then draft our Neighbourhood Plan which will be made available for you to review.

Our considered Neighbourhood Plan has then to be approved by the Parish Council, the District Council and an independent assessor, for final presentation back to our village. The culmination of this is that Stratford District Council will hold a Referendum that will take place in the Community Centre. The Referendum will allow registered parish voters to vote 'Yes' or 'No' to adopt the draft Ettington and Fulready Neighbourhood Plan.

**Once the Neighbourhood Plan is in force, it carries real legal weight.**



## ETTINGTON AND FULREADY NEIGHBOURHOOD PLAN QUESTIONNAIRE

### Survey Administration

If you have questions relating to the questionnaire, or require help in completing it, please make contact with one of the following:-

Bill Fletcher	748039 (Ettington)
Nick Rawles	740289 (Ettington)
Debbie Clarke	741930 (Fulready)
Barry Topham	740335 (Ettington)

Surveys are completely anonymous and you can either have your completed survey collected on the date shown on the cover - or you can drop off at one of the addresses below:-

The Post Office, Ettington.

The White Horse Pub, Ettington.

1, Hillman Way, Ettington

Little Cottage, 42 Banbury Rd, Ettington.

4 Farriers Yard, Ettington.

School House, Banbury Road, Ettington.

Cottage Farm House, Fulready.

If you prefer, you can complete or obtain additional questionnaires via the internet (see below) or from Nick Rawles telephone number 01789 740289.

Copies are available from <http://www.ettington.org/ettington-and-fulready-neighbourhood-plan/>

Thank you for your time in answering and participating in this questionnaire.

## Neighbourhood Plan Steering Group

For and on behalf of Ettington and Fulready Parish Council

### Demographics

1. I am responding as . . . (please tick one)

An individual resident

A household

A business

2. Your postcode \_\_\_\_\_

3. Age profile of yourself/household (please indicate the number of people in each group)

0-16

17-24

25-44

45-64

65+

4. Are you . . . (please tick those that apply)

Employed full time

Employed part time

Self employed

Unemployed

Full time student

Retired

Long term sick or disabled

Looking after home/family

5. Do you have mobility issues      Yes  No

Comment if you wish \_\_\_\_\_

### **Business and Economy**

There are a limited number of businesses working in the parish. Recent national trends tend to indicate people are increasingly working from home and a large number are now self employed.

6. Please let us know your opinion on the following statements (please tick just one from each row)

Strongly Agree / Agree / Disagree / Strongly Disagree / No Opinion

a. There could be developments of small business units to provide jobs and facilities in the parish.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

b. Allow small developments (up to 4 business units) accommodated on existing built upon sites.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

c. There could be developments of small business units outside of the current built limit of the settlements.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

d. Change of use of sites from business to residential (with the possible loss of associated facilities) should be allowed.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

e. Change of use of sites from residential to business use should be allowed.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

### **Business and Economy - continued**

7. Do you work from home (please tick one)

- Yes full time
- Yes part time
- No (and unlikely to in the future)
- No (but likely to in the future)

8. How do you rate internet connectivity in the parish (please tick one)

- Not fast enough
- Ok, but could be faster
- Acceptable
- I do not use the internet

**Travel and Transport**

9. Do you work outside the parish?

- Yes
- Yes, but not all the time \*  (Days working away\_\_\_\_\_ )
- No

\* please indicate average number of days per week away from parish

10. Do you study outside of the parish?

- Yes
- Yes, but not all the time \*  (Days working away\_\_\_\_\_ )
- No

\* please indicate average number of days per week away from parish

If you answered Yes to 9 or 10 above, please answer questions 11 to 14 below

11. How far do you travel daily to work or study?

- 1-5 miles
- 6-10 miles
- 11-20 miles
- Over 20 miles

12. How do you get there?

- Car
- Car/bus
- Car/train
- Bus
- Bus/train
- Cycle
- Walk
- Other

13. If you use a car, would you consider using a bus to travel to your destination?

- Yes, with a more frequent service \*
- No

\* If yes, how many services would you like to see? (enter the number of services)

Number of morning services \_\_\_\_\_  
Number of evening services \_\_\_\_\_

14. In relation to future development in the parish, please provide any additional comments you wish to make on Travel and Transport

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15. The continued provision of green and open spaces to the community is very important

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

16. There is adequate shopping facility in Ettington & Fulready

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

17. The roads through Ettington & Fulready are generally safe

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

18. The provision (quality & location) of primary and secondary education opportunities is good

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

19. There are sufficient facilities for young children (Under 10's)

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

20. There are sufficient facilities for older children (10- 18)

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

21. Please provide proposals of additional amenities that would support the Ettington & Fulready community

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### Housing Design

The design of new houses needs to balance the needs of the current and future residents, the character of the parish, and the impact on the environment.

22. What size of new homes do you think should take priority in the parish?

(please tick one box only)

- Family houses 3-5 bedrooms
- Family houses 2-3 bedrooms
- Bungalows 3-4 bedrooms
- Bungalows 2-3 bedrooms
- Flats/apartments
- Single storey buildings (such as barn conversions)
- A mixture of the above

23. Of the following types of houses, please tick a style that you would be most happy to see built in the village

(please tick up to three only)

- Detached houses
- Semi detached houses
- Cottage style houses
- Farm building conversions
- Bungalows
- Terraced housing
- Flats

**24.** Please indicate your preferences for new development. Please let us know your opinion on the following statements **(please tick only one box per row).**

Strongly Agree / Agree / Disagree / Strongly Disagree / No Opinion

**A** - Plan should encourage a more compact village with any development focused near the village centre.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**B** - Plan should encourage more spread outside the existing village boundary.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**C** - Plan should encourage the majority of new houses to be built in one large concentrated location rather than multiple smaller sites.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**D** - Plan should encourage a gradual pace of development, with a small number of houses to be built each year to 2031.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**E** - Plan should encourage larger housing development early in the period, allowing any impact to be experienced early, with the village having to adapt and move on.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**F** - Plan should allow for more than the maximum number of 50 houses (as included in the Core Strategy) to be developed

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**G** - Plans should place importance on the natural environment, such as protecting views, hedgerows, open spaces, flora and fauna.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**H** - Plan should place importance on the historical environment, such as protecting listed buildings, archaeological sites, etc.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**25.** The parish has developed over many centuries. Today, the character of the parish reflects many different building styles and materials. Please let us know your opinion on the following statements  
(please tick one box per row).

**A** - Plan should encourage uniform design and consistent use of materials in all future developments.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**B** - Plan should encourage innovative design & materials.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**C** - Plan should encourage new housing built in a traditional local style using local stone.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**D** - Plan should encourage new housing built to reflect local style, but using reconstituted stone or brick.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**E** - Plan should encourage modern housing, reflecting style of housing in other areas.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**F** - It is important to get new houses built, and the exact style is of secondary importance.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**G** - The plan should place a requirement on developers in incorporate renewable heat sources (eg heat pumps) into new houses.

Strongly Agree  Agree  Disagree  Strongly Disagree  No Opinion

**26.** Please provide any additional comments you wish to make regarding housing design.

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## Development Sites

The objective of the Neighbourhood Plan is to identify sites suitable for future development. The identification of such sites, once approved by referendum, would reflect the majority of the views of the residents of the parish.

Could you please give your opinion on any possible site within the Ettington and Fulready Parish that you feel has potential for development.

Please indicate why you feel the site(s) indicated has potential and identify the owner(s) if known.

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If any landowners are open to discussing the opportunity of possible future development on their land – please provide contact details below or alternatively feel free to make contact with any of the volunteers listed on page 4. (This is purely speculative and absolutely without commitment)

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# Ettington and Fulready Neighbourhood Plan Questionnaire Results

## Marked Up Questionnaire

**Total number of responses = 265**

- Q1 I am responding as**  
A household ..... 257 (97%) A business..... 7 (3%)
- Q2 Your postcode**  
218 mentions
- Q3 Age Profile (Actual Numbers)**
- |             |     |            |     |
|-------------|-----|------------|-----|
| 0-16 .....  | 137 | 45-64..... | 197 |
| 17-24 ..... | 47  | 65+ .....  | 129 |
| 25-44 ..... | 94  |            |     |
- Q4 Is anyone in your household (Tick those that apply)**
- |                         |           |                                  |          |
|-------------------------|-----------|----------------------------------|----------|
| Employed full time..... | 126 (48%) | Full time student .....          | 54 (21%) |
| Employed part time..... | 55 (21%)  | Retired .....                    | 97 (37%) |
| Self employed .....     | 72 (27%)  | Long term sick or disabled ..... | 14 (5%)  |
| Unemployed .....        | 5 (2%)    | Looking after home/family .....  | 19 (7%)  |
- Q5 Do you have mobility issues?**  
Yes..... 27 (10%) No ..... 233 (90%)
- Q5a Comment if you wish**  
10 comments in appendix

## Business and Economy

There are a limited number of businesses working in the parish. Recent national trends tend to indicate people are increasingly working from home and a large number are now self-employed.

**Q6 Please let us know your opinion on the following statements (Tick one box per row)**

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
There could be developments of small business units to provide jobs and facilities in the parish	35 (14%)	132 (52%)	36 (14%)	20 (8%)	32 (13%)
Allow small developments (up to 4 business units) accommodated on existing built upon sites	38 (15%)	148 (58%)	28 (11%)	19 (7%)	23 (9%)
There could be developments of small business units outside of the current built limit of the settlements	14 (6%)	95 (38%)	61 (24%)	44 (17%)	38 (15%)
Change of use of sites from business to residential (with the possible loss of associated facilities) should be allowed	31 (12%)	87 (34%)	65 (26%)	33 (13%)	37 (15%)

Change of use of sites from residential to business use should be allowed	23 (9%)	96 (38%)	70 (28%)	30 (12%)	33 (13%)
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**Q6a In relation to future business development in the parish, please provide any additional comments you wish to make.**

52 comments in appendix

**Q7 Do you work from home?**

Yes - full time..... 19 (8%) No - unlikely to in the future ..... 130 (52%)  
 Yes - part time..... 32 (13%) No - likely to in the future..... 11 (4%)  
 Yes - occasionally..... 60 (24%)

**Q8 How do you rate internet connectivity at your property?**

Not fast enough..... 106 (41%) Acceptable ..... 39 (15%)  
 Ok, but could be faster ..... 96 (37%) I do not use the internet ..... 20 (8%)

If you answered Yes to 9 or 10 above, please answer questions 11 to 14 below

## **Travel and Transport**

**Q9 Do you work outside the parish?**

Yes..... 98 (40%) Yes, but not all the time ..... 47 (19%) No..... 101 (41%)

If yes, but not all the time, please indicate the average number of days per week away from the parish 46 comments in appendix

**Q10 Do you study outside the parish?**

Yes..... 28 (12%) Yes, but not all the time ..... 9 (4%) No..... 195 (84%)

If yes, but not all the time, please indicate the average number of days per week away from the parish 9 comments in appendix

**Q11 How far do you travel daily to work or study?**

1-5 miles ..... 23 (15%) 11-20 miles ..... 42 (27%)  
 6-10 miles ..... 40 (25%) Over 20 miles ..... 70 (45%)

**Q12 How do you get there? (Tick all that apply)**

Car..... 133 (84%) Bus ..... 2 (1%) Walk..... 1 (1%)  
 Car/bus ..... 4 (3%) Bus/train ..... 1 (1%) Other..... 1 (1%)  
 Car/train ..... 16 (10%) Cycle ..... 1 (1%)

If other, please specify: 1 comment in appendix

**Q13 If you use a car, would you consider using a bus to travel to your destination?**

Yes, with a more frequent service ... 42 (23%) No ..... 142 (77%)

**Q13a Number & time of morning services.**

29 comments in appendix

**Q13b Number & time of evening services.**

25 comments in appendix

**Q14 In relation to future development in the parish, please provide any additional comments you wish to make on Travel and Transport.**

80 comments in appendix

## **Local Amenities**

- Q15 The continued provision of green and open spaces is very important to the community...**  
Strongly Agree..... 207 (79%) Disagree..... 4 (2%) No opinion ..... 4 (2%)  
Agree ..... 47 (18%) Strongly Disagree ... 0 (0%)
- Q15a Please explain why this is important?**  
129 comments in appendix
- Q16 There are adequate shopping facilities in Ettington & Fulready...**  
Strongly Agree..... 54 (21%) Disagree..... 28 (11%) No opinion ..... 15 (6%)  
Agree ..... 152 (58%) Strongly Disagree . 13 (5%)
- Q16a If you disagree with the above statement, why do you feel there are insufficient shopping facilities and what facilities are lacking?**  
30 comments in appendix
- Q17 The roads through Ettington & Fulready are generally safe...**  
Strongly Agree..... 6 (2%) Disagree..... 89 (34%) No opinion ..... 7 (3%)  
Agree ..... 91 (35%) Strongly Disagree ... 67 (26%)
- Q17a If you disagree with the above statement, why do you feel there are insufficient road safety facilities and what facilities are lacking?**  
131 comments in appendix
- Q18 The provision (quality & location) of primary and secondary education opportunities is good...**  
Strongly Agree..... 52 (21%) Disagree..... 16 (6%) No opinion ..... 68 (27%)  
Agree ..... 114 (45%) Strongly Disagree . 3 (1%)
- Q18a If you disagree with the above statement, why do you feel there are insufficient educational facilities and what facilities are lacking?**  
15 comments in appendix
- Q19 There are sufficient facilities for young children (Under 10's)...**  
Strongly Agree..... 20 (8%) Disagree..... 23 (9%) No opinion ..... 100 (39%)  
Agree ..... 108 (42%) Strongly Disagree . 4 (2%)
- Q19a If you disagree with the above statement, why do you feel there are insufficient facilities and what facilities are lacking?**  
20 comments in appendix
- Q20 There are sufficient facilities for young children (10-18)...**  
Strongly Agree..... 3 (1%) Disagree..... 81 (32%) No opinion ..... 110 (43%)  
Agree ..... 34 (13%) Strongly Disagree . 25 (10%)
- Q20a If you disagree with the above statement, why do you feel there are insufficient facilities and what facilities are lacking?**  
78 comments in appendix

**Q21 Please provide proposals of any additional amenities that would support the Ettington & Fulready community.**

58 comments in appendix

**Housing Development**

The design of new houses needs to balance the needs of the current and future residents, the character of the parish, and the impact on the environment.

**Q22 What size of new homes do you think should take priority in the parish? (Tick all that apply)**

Family houses 3-5 bedrooms .....	87 (35%)
Family houses 2-3 bedrooms .....	184 (75%)
Starter houses 1 bedroom .....	139 (57%)
Bungalow 3-4 bedrooms.....	23 (9%)
Bungalows 2-3 bedrooms.....	126 (51%)
Flats/apartments .....	33 (13%)
Single storey buildings (such as barn conversions) .....	67 (27%)

**Q23 Of the following types of houses, please tick a style that you would be most happy to see built in the village? (Tick three only)**

Detached houses .....	110 (44%)	Bungalows.....	102 (41%)
Semi-detached houses .....	128 (52%)	Terraced housing.....	51 (21%)
Cottage style houses .....	162 (65%)	Flats.....	17 (7%)
Farm building conversions .....	88 (35%)		

Please indicate your preferences for new development. Please let us know your opinion on the following statements.

**Q24 Please indicate your preferences for new development. Please let us know your opinion on the following statements.**

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Plan should encourage a more compact village with any development focused near the village centre	28 (12%)	77 (32%)	69 (28%)	38 (16%)	31 (13%)
Plan should encourage more dispersed development (i.e. beyond the existing built-up-area of the village)	24 (10%)	87 (35%)	50 (20%)	64 (26%)	22 (9%)
Plan should encourage the majority of new houses to be built in one large concentrated location rather than multiple smaller sites	8 (3%)	38 (15%)	95 (37%)	95 (37%)	19 (7%)
Plan should encourage a gradual pace of development, with a small number of houses built each year to 2031	115 (45%)	96 (38%)	11 (4%)	16 (6%)	15 (6%)
Plan should encourage larger housing development early in the period, allowing any impact to be experienced early, with the village having to adapt and move on	9 (4%)	26 (10%)	83 (33%)	113 (45%)	22 (9%)
Plan should allow for more than the maximum number of around 60 houses (as included in the core strategy) to be developed	13 (5%)	24 (9%)	55 (22%)	149 (58%)	14 (5%)
Plans should place importance on the natural environment, such as protecting views, hedgerows, open spaces, flora and fauna	179 (70%)	59 (23%)	3 (1%)	7 (3%)	8 (3%)

Plan should place importance on the historical environment, such as protecting field systems, historical buildings, archaeological sites etc.	169 (66%)	58 (23%)	8 (3%)	6 (2%)	14 (5%)
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**Q25 The affordable housing needs survey undertaken in 2011 suggested that 9 affordable houses were needed, do you agree?**

Strongly Agree..... 43 (17%) Disagree..... 28 (11%) No opinion ..... 42 (17%)

Agree ..... 115 (45%) Strongly Disagree . 25 (10%)

**Q25a Please add here additional comments on housing development.**

85 comments in appendix

**Housing Design**

The parish has developed over many centuries. Today, the character of the parish reflects many different building styles and materials.

**Q26 Please let us know your opinion on the following statements (Tick one box per row)**

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Plan should encourage uniform design and consistent use of materials in all future developments	25 (10%)	63 (26%)	86 (35%)	41 (17%)	30 (12%)
Plan should encourage innovative design & materials	38 (16%)	97 (40%)	46 (19%)	22 (9%)	40 (16%)
Plan should encourage new housing built in traditional local style using local stone	67 (27%)	124 (50%)	20 (8%)	7 (3%)	30 (12%)
Plan should encourage new housing built to reflect local style, but using reconstituted stone or brick	33 (14%)	118 (49%)	23 (10%)	23 (10%)	44 (18%)
Plan should encourage modern housing, reflecting style of housing in other areas	6 (2%)	57 (24%)	88 (37%)	52 (22%)	38 (16%)
It is important to get new houses built, and the exact style is of secondary importance	12 (5%)	29 (12%)	88 (36%)	95 (39%)	20 (8%)
The plan should place a requirement on developers to incorporate renewable heat sources (e.g. heat pumps) into new houses	77 (31%)	111 (45%)	13 (5%)	4 (2%)	41 (17%)

**Q26a Why do you feel there is requirement for these types of development?**

93 comments in appendix

**Q27 Please provide any additional comments you wish to make regarding housing design.**

56 comments in appendix

**Development Sites**

One of the objectives of the Neighbourhood Plan is to identify sites suitable for future development. The identification of such sites, once approved by referendum, would reflect the majority view of the residents of the parish.

Could you please give your opinion on any possible site within the Ettington and Fulready Parish that you feel has potential for development.

**Please indicate why you feel the site(s) indicated has potential and identify the owners(s) if known.**

115 comments in appendix

**If any landowners are open to discussing the opportunity of possible future development on their land please provide site description and your contact details below or alternatively feel free to make contact with any of the volunteers listed on page 3 (this is purely speculative and absolutely without commitment).**

6 comments in appendix

**Additional comments made in questionnaire**

58 comments in appendix

## Appendix 8 – Newsletter Delivered to Households



### NEIGHBOURHOOD PLAN- AN UPDATE

The purpose of this flyer is threefold:

1. To update you on the excellent **progress to date**;
2. To summarise the main **themes** that have emerged from the Consultation of both villages;
3. To inform you of **next steps** and to remind you how you can make contact with the team.

It is important to remember that the Neighbourhood Plan is an important weapon in the villages' armoury to object to inappropriate developments such as Charles Church's plans at the Rogers Lane site. It aims to ensure any development is sustainable and is achieved so far as possible in accordance with the wishes of the majority of local residents. It is your plan and that is why we are keeping you informed throughout its development.

#### **PROGRESS TO DATE**

A combined village team has been assembled under the authority of the Parish Council. Feedback has already been sought from the Village at an open day; community barbeque; and through a questionnaire. The feedback from the questionnaire has now been analysed by Stratford District Council and a number of key themes have emerged. None of them will hopefully be of any great surprise to you.

**THEMES** These are the main themes:

- We are a commuting village but there is support for the development of small business units on existing sites;
- The continued rural aspect of the village is important with the continued provision of green and open spaces;
- There are insufficient facilities for children particularly older ones;
- In terms of development over 75% see the need for 2 -3 bedroom houses taking priority with the majority also supporting one bedroom starter properties and bungalows;
- The vast majority support piecemeal development with multiple smaller sites rather than one concentrated development;
- Any development should be spread over the timescale allowed to 2031 rather than in one hit;
- 80% agreed that Ettington should not provide more houses than identified in Stratford District Council's proposed current strategy - 60;
- The Natural and Historical Environment are important to over 90% of residents;
- Any development should encourage innovative design favouring cottage style housing in keeping with the Villages' current varied street scene using local materials;
- The plan should reflect the need to enhance the Broadband Network ; and
- The plan should reflect widespread concerns as to the safety of the main road through Ettington.

#### **NEXT STEPS**

Over the coming weeks the team will be working these themes into a draft Neighbourhood Plan which we will share with you at various stages of its development. In the meantime if you have any observations or questions then please feel free to contact the team on the following email address ([epc.clerk@yahoo.com](mailto:epc.clerk@yahoo.com)) or via the website where various updates will be posted ([www.ettington.org](http://www.ettington.org)).

**Thanks for your continuing support.**

**Appendix 9 – Letter Sent to Employers**

**Ettington Parish Council**  
**PO Box 6271**  
**STRATFORD ON AVON**  
**CV37 1NX**

epc.clerk@yahoo.com

Mob. 07786938072

Landline: 01789 295827

1 August 2016

To Whom It May Concern

I am writing on behalf of the Neighbourhood Planning Committee of Ettington Parish Council. We are producing a plan that will try to shape the development and nature of Ettington and Fulready over the next 15 years in line with government guidelines. Obviously local employment and business activity need to be taken account of in our proposals. With that in mind it would be most helpful if you were able to let us have your responses to the following questions:

Name of Business/Employer (optional) .....

- How many people does your business currently employ? .....
- And approximately how many of them live in the Ettington Parish? .....
- Do you have any plans for change or development of your business over the next few years?
- Are there ways in which the development of Ettington and Fulready over the next 15 years might support your business activity (e.g. local facilities, infrastructure improvement)?

We would of course welcome any other comments you might want to make about the future of the village and its community that we might consider for the plan.

Please send your comments to me, by 31 August, in the enclosed stamped addressed envelope or by e-mail to [epcclerk@yahoo.com](mailto:epcclerk@yahoo.com).

Many thanks

Michael Terry

## **Appendix 10 – Results of Letter to Employers**

### Business and the local economy

We have identified approximately 15 businesses registered in Ettington, the largest being the Ettington Chase Conference Centre. Many are one- or two-person local businesses, overwhelmingly in the service sector, often working from home. All were contacted in August 2016 (letter attached) to ask their views as to how the Ettington Neighbourhood Plan might contribute to their future development.

So far replies have been received from five. Suggestions for improvement include: sustainable development to ensure stability and growth for local amenities such as the shop and the community centre; faster broadband speeds across the parish; and the possibility of a local informal forum for local business.

Policy 1: to provide an environment in which sustainable local business of a scale appropriate to the village can be supported. This will require effective fast broadband provision.

Policy 2: to provide an environment where business can continue to provide employment opportunities for people living in the neighbourhood, in particular young people. This will require the continued provision of affordable housing for young people who wish to live and work in the area. Local employment opportunities reduce dependence on private transport.

## Appendix 11 Housing Needs Assessment Questionnaire

### Ettington Parish Council Housing Needs Survey

June 2016

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in the parish of Ettington and to ensure that data concerning identified need is fully incorporated into the Ettington and Fulready Neighbourhood Plan we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. We need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete page 1 only.
- People who are in need of housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

**PLEASE NOTE that people in housing need do not have to be living Ettington parish at the present time.** They do, however, need to have a strong local connection, e.g. they work in the parish, previously lived in the parish but moved away to find affordable/suitable housing or have a close relative in the parish. If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk) so that a survey form can be sent to them.

**All information you give will be treated in strict confidence and the Parish Council will not see individual replies.** The analysis will be carried out independently by WRCC and it will retain all survey forms.

Forms should be returned by 24 July 2016 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

**David Hughes**

Chairman of Ettington Parish Council

**Housing Needs Survey for Ettington parish**

**Part 1**

**Q1: Your household**

Please specify the number of people in your household that fall into each age category

0-16 yrs	<input type="text"/>	17-19 yrs	<input type="text"/>	20-24 yrs	<input type="text"/>	25-29 yrs	<input type="text"/>
30-44 yrs	<input type="text"/>	45-59 yrs	<input type="text"/>	60-74 yrs	<input type="text"/>	75+ yrs	<input type="text"/>

**Q2: Your current housing circumstances** (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>

Other (please specify)

House type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat / maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No

If so, do they occupy or need dedicated work space? Yes / No

**Q3: Life in the parish** (please tick)

	Yes	No	Don't know
Does the parish lack any facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what facilities?			
Does the parish lack any housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q4: Additional comments**, including possible locations that you feel may be suitable for housing

--

**Q5: Priorities for community funding**

There are occasions when the community can benefit from funding which is attracted when developments over a given size are built within the parish. The Parish Council wishes to ensure that any future funding is used for the benefit of the community and would value your views. Please indicate below two priorities you would like to see funding invested in. Examples could include additions to playing field equipment (perhaps considering teenagers/adults) or a bus shelter.

1.
2.

**Thank you for completing Part 1 of the survey form.**

**Part 2 is to be completed only if your household, or anyone in it, has a housing need.**

**Part 2 – Housing Need**

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

**Q6: Details of all household members seeking housing and contact details**

Title	Surname	First name	Relationship to you	Age

--	--	--	--	--

Your contact details	
Name	
Address	
Telephone number	
Email address	

**Q7: Local connection**

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/>	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/>	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/>	years
Close relatives in the parish?	<input type="checkbox"/>			
Born in the parish?	<input type="checkbox"/>			

**Q8: Your current housing** (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>

Other (please specify)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat / maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms

**Q9: Why do you/your household need alternative housing?** (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Need to be closer to a carer or dependent

Need own home

Need supported or specialised

Other (please specify below)

accommodation (please specify below)

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

**Q11: Type of housing required** (please tick)

Housing association rent

Owner occupier

Housing association shared

Private rent

ownership (part rent, part buy)

Housing type (please tick)

House

Bungalow

Flat/maisonette

Number of bedrooms

Do you require space in order to work from home?

Yes

No

**Q12: Financial information**

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

**Please return in the FREEPOST envelope by 24 July 2016.**

If you have questions regarding this survey or you require additional survey forms please contact

Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF.  
Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

**Any properties that may be identified as a result of this survey can only be let or sold to people with a strong local connection, as listed at Q5.**

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

**Stratford-on-Avon District Council's housing waiting list.**

Application forms are available by telephoning 01789 260861/2/4, by emailing housingadviceteam@stratford-dc.gov.uk or by download from [www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk).

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819

**Appendix 12 – Analysis of Housing Needs Assessment**



# **Housing Needs Survey Report for Ettington Parish Council**

**August 2016**

**Analysis by Sarah Brooke-Taylor  
Rural Housing Enabler, WRCC**

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## 1. Introduction

Ettington Parish Council commissioned a local Housing Needs Survey which was distributed at the beginning of July 2016 with a deadline return of 24<sup>th</sup> July 2016.

The aim of the survey was to collect local housing needs information within and relating to Ettington parish. This information can be used in a number of ways but perhaps the most important is to provide evidence for a small scheme of new homes, especially affordable homes, for people with a local connection, known as a 'Local Choice' scheme.

The 'Local Choice' initiative is an innovative approach to planning which enables rural communities to promote development that meets their own identified local need for affordable homes, including housing association and local market homes, which are subject to local occupancy restrictions. It is recognised that rural communities across the district may need and benefit from some controlled development to keep those communities healthy and viable and the 'Local Choice' initiative is intended to help local communities tackle this problem themselves.

The survey form was a standard document used in parishes across Stratford district and a copy was hand-delivered to every home in the parish. Additional copies were available for people not currently living in Ettington parish but with a strong local connection. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report. The Rural Housing Enabler attended the Parish Council Meeting in February to discuss the survey and articles about the survey appeared on the WRCC website and social media.

All households were requested to fill out Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size. It gives an opportunity for residents to comment on specific issues in order to build a profile of life in the parish. This part also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet locally identified housing needs.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler and analysis of the information provided took place in August 2016.

## 2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to "plan positively for local development, shaping and directing development in their area ..."

At a local level, Stratford-on-Avon District Council recently adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a 'local needs scheme' in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits occupation of the homes, including any local market homes, to people with a defined local connection.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

### 3. Results – Contextual Information

Approximately 480 Housing Needs Survey forms were distributed and 151 forms were returned, equating to a response rate of 31.46%. This level of response is considered to be a very good achievement for a survey of this type because people generally respond for one of three reasons:

1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

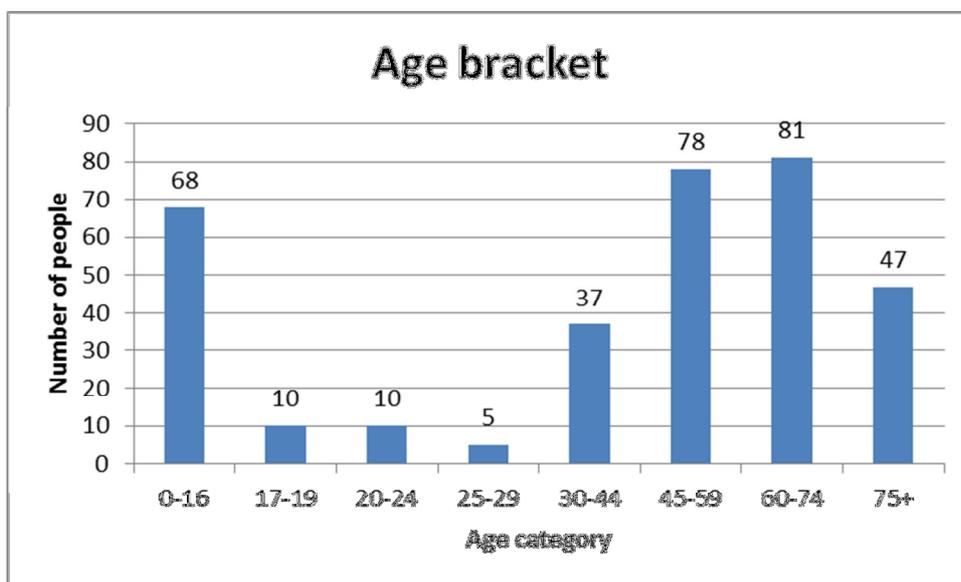
For the purposes of this report the term respondent refers to an individual survey form.

## Q1: Your household

This question asked respondents to “specify the number of people in your household that fall into each age category”.

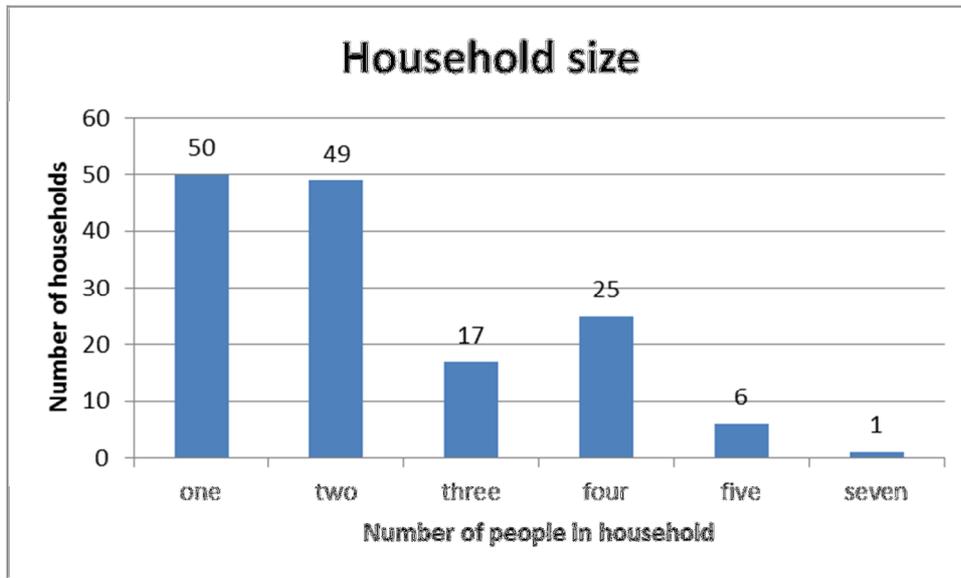
### i) Age bracket

There were 148 responses to this question and the following chart shows the age profile of 336 people. The chart shows an ageing population, with 206 of the 336 people aged 45 and above. It is noticeable that the lower age groups are particularly small in number, suggesting an imbalance in the age profile which may have repercussions for the longterm sustainability of the parish.



### ii) Household size

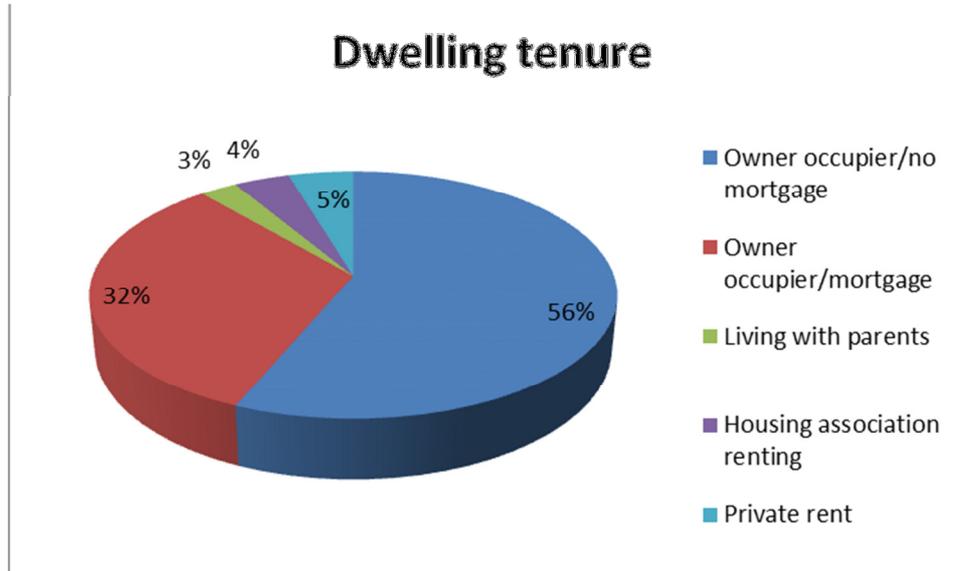
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.27 persons per dwelling, slightly lower than the 2011 Census figure of 2.51 people (1166 usual residents in households divided by 464 dwellings).



## Q2: Your current housing circumstances

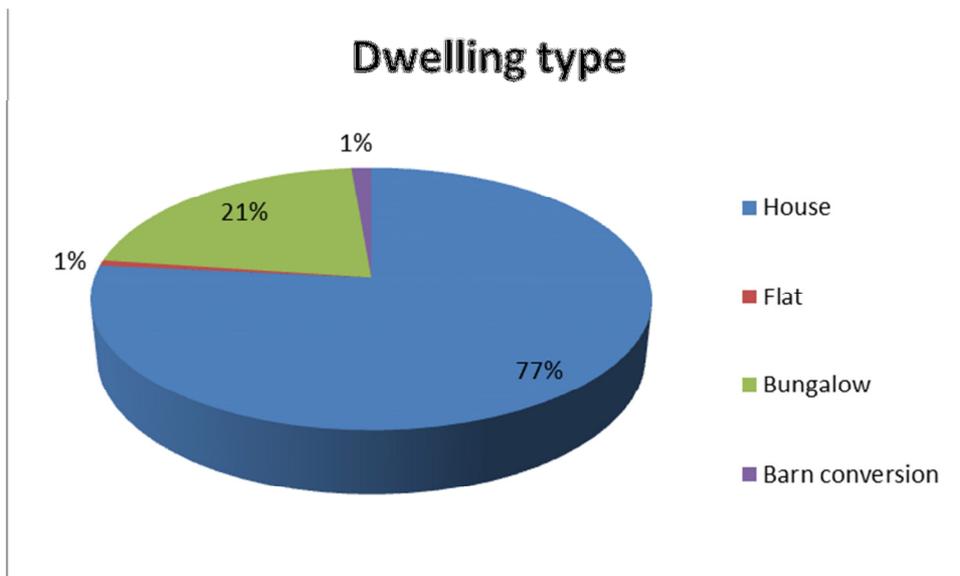
### iii) Dwelling tenure

The following chart shows the dwelling tenure profile for the 151 survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 88% of the total. Tenures traditionally considered to fall within the 'social sector' account for 4%.



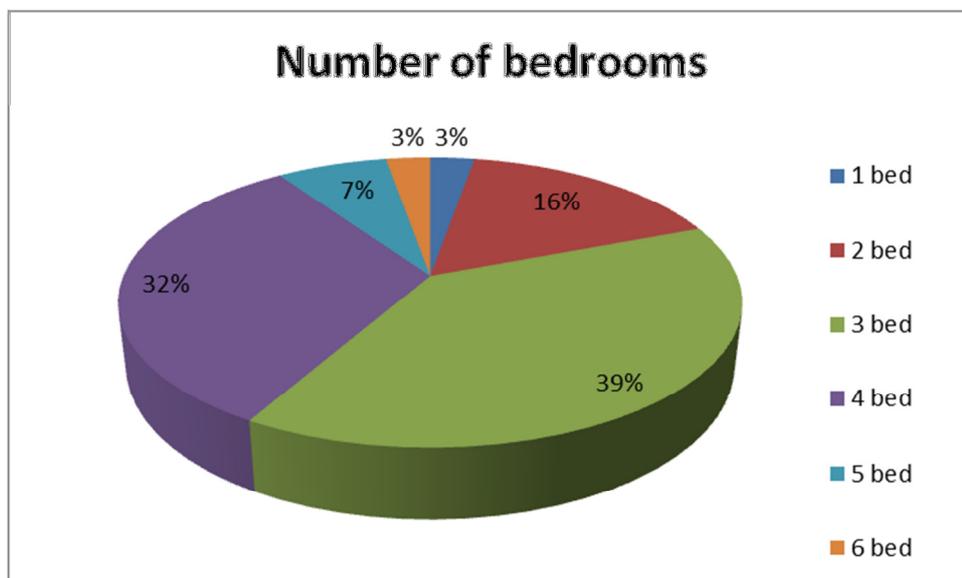
### iv) Dwelling type

149 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor, at 77%.



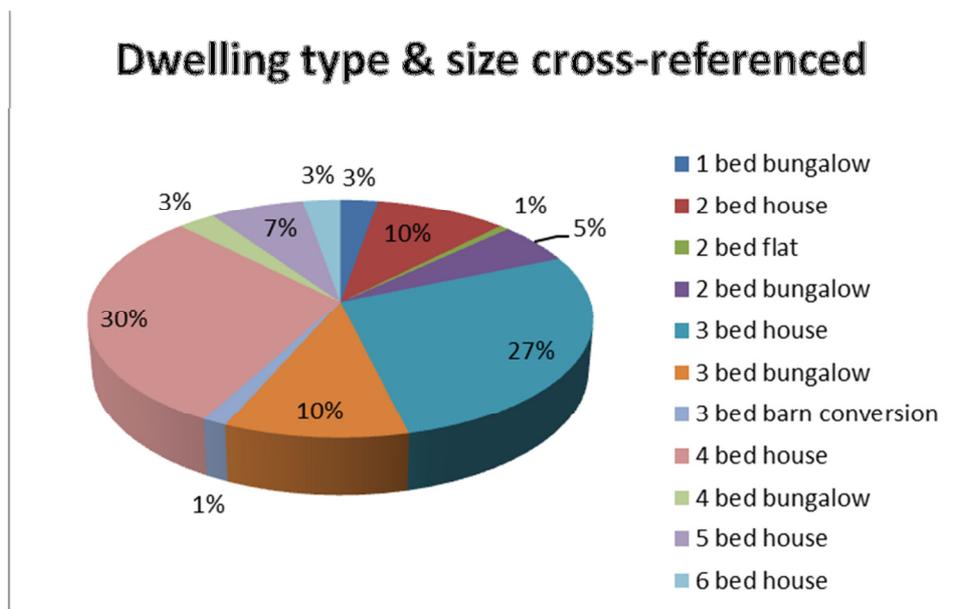
**v) Number of bedrooms**

The following chart shows the sizes of homes that 146 survey respondents live in. Given the Census 2011 average household size of 2.51 people this chart indicates that the majority of homes across the parish are under-occupied.



**vi) Dwelling type and size cross referenced**

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. 4 bed houses represent the largest group at 30% and 19% of dwellings have 2 bedrooms or less.



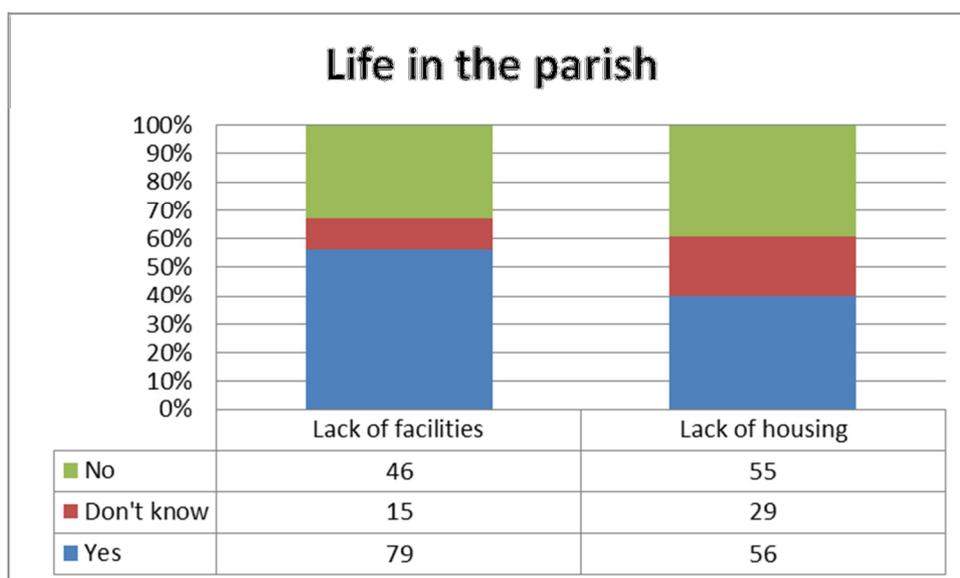
#### vii) Work from home

Respondents were asked “does anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” Of the 39 respondents who indicated that they predominantly work from home 31 indicated that they occupy or need dedicated work space. No respondents indicated that they occupy or need dedicated work space without predominantly working from home.

### Q3: Life in the parish

#### viii) Lack of facilities and lack of housing

Survey respondents were asked about the perceived lack of facilities and lack of housing within the parish. 140 respondents answered each question.



The majority of respondents feel that the parish lacks facilities and respondents are almost evenly matched on whether or not they feel there is a lack of housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing, and these comments are reproduced whole and verbatim below.

**ix) Lack of facilities comments:**

- GP surgery
- Baby classes
- Starter homes / older person housing / bus service
- Public transport x4
- Poor public transport
- Parking for shop & school area
- More for teenagers
- Banbury Rd by the Chase decent pavements, Rogers Lane is worst
- Doctor, dentist
- Focal place for young. Local park for 18yrs+.
- Drs and/or lack of transport to existing Wellesbourne surgery
- Decent public transport access to local supermarkets (Waitrose, Sainsburys)
- Bigger school, medical centre
- Something for older children (teens) ie skatepark, basketball court (free) □ A bypass for Ettington
- Allotments, recreation for 11-16yr olds, medical, better public transport
- Decent park for children of all ages
- Better street lighting
- Something for older kids eg skate park / ramps
- Medical practice
- Bus route
- Doctors surgery, skate park for teenagers, improved bus service
- No surgery/dispensary
- Bins for dog poo

- Shop
- Fulready - we don't have any facilities ... a village hall would be good
- Public bins, ie one near the village shop & bus shelter
- Decent broadband / green spaces at threat
- More stuff at the park (zip wire)
- Better outdoor space for teenagers
- Doctors surgery, bigger school, more housing, allotments □ A decent broadband service!
- Medical services, tea room
- Gas pipeline
- Adequate bus service, schools and medical centre - plus policing
- Decent council and decent pub – please
- Good bus services
- Pub
- Super fast broadband
- Decent bus service to Stratford
- Medical
- Not if the village stays the same size
- Inadequate bus service
- Doctors x3
- A possible meeting place for teenagers where they can pursue a range of activities, outside the constraints of specific hours of a youth club for example
- Vicar
- Skate park or the like for teenagers
- Youth club x2
- Tea room
- Swimming pool
- More regular bus service for access
- Allotments x2
- Medical centre
- Decent bus service x2
- Another pub
- Easy access to shop. Parking.
- Bus shelter. More buses. Doctors or medical facilities.
- Better bus services. Local medical station.
- More transport, medical facilities, gas, chemist, larger school
- Doctor's surgery
- Health centre / doctor / dentist
- Convert unused loft in community centre to increase booking capacity
- Doctors, a decent bus service
- More shops
- Transport to connect Wellesbourne - medical - dentistry & links to Leamington/Coventry
- Medical facility due to growing numbers of people living here
- Doctor's surgery/dentist
- Mains gas supply
- Activities for older children/teenagers

**x) Lack of housing comments:**

- Affordable x7
- Bungalows & starter homes with 1-2 bedrooms
- Starter homes and sheltered housing
- Starter homes or for elderly
- Affordable for young people/ families
- Retirement housing - bungalows (affordable / social)
- Affordable / first homes
- Small bungalows for older people
- Three bedroom semi detached & small starter homes & two bedroom bungalows for local people that are first time buyers
- Affordable for young couples
- Small-scale, affordable to first-time buyers/low incomes
- Affordable young people homes
- Affordable / social
- Smaller houses - Starter homes for first time buyers
- Small 1/2 bed starter homes
- 2 bedroom bungalows with small gardens in quiet location
- Of a size & value suitable for young couples - starter homes
- Bungalows
- Affordable + more social housing / shared ownership / starter homes
- Bungalows? Help people downsize so families can upsize & create smaller houses coming on the market for 1st time buyers!
- Family homes, not mansions
- Cheap housing
- Fulready - Maybe infill housing? Nothing major, a few additional houses.
- First time buyers x4
- For first time buyers / young families. Sheltered housing for elderly people.
- 4 bed "affordable" housing
- Affordable 2 bedroom houses
- Social housing x3
- Truly affordable housing for 1st time buyers at a realistic price not necessarily as part of a larger housing development
- Social housing - both homes & bungalows. Reasonably priced starter homes. □ Affordable housing & 3/4 bed houses - high spec
- All
- Housing for youngsters and elderly. Low mobility homes.
- "Affordable" small houses. No new houses - how school survives?
- Possibly low cost housing
- (possibly affordable) small number
- Shared ownership / first time buyers / young families
- Starter homes x2
- Small number of two/three bedroomed properties & bungalows
- Starter & retirement properties
- Starter homes/apartments for first time buyers & second home for growing family
- All types - though any additional should fit with the needs of existing residents

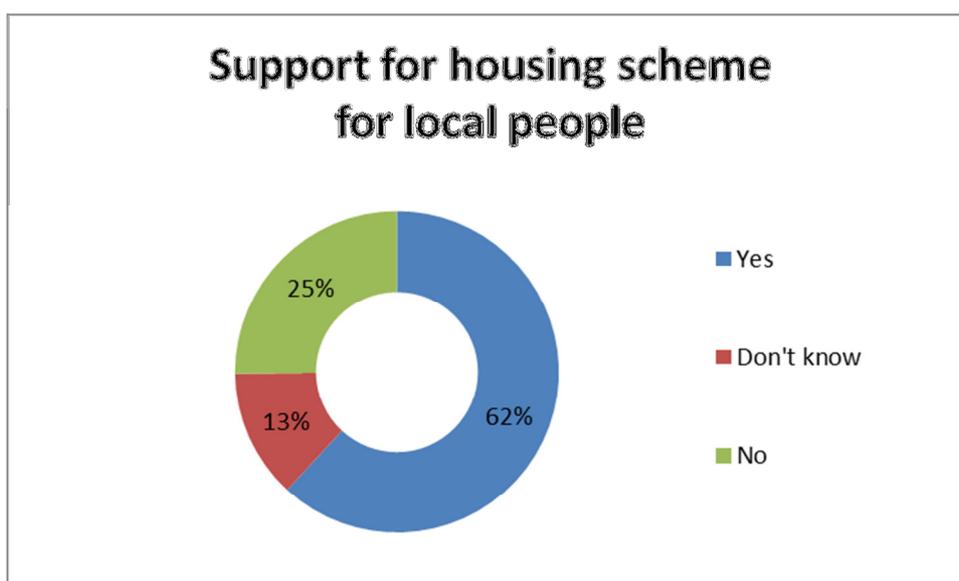
- Starter homes & houses to allow people to downsize without leaving the village

### xi) Outward migration from the parish

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. Five respondents stated this had happened in their household.

### xii) Support for one or more housing schemes

This chart shows the 139 responses to the question “Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish?” At 62% the majority of respondents are in favour.



### Q4: Additional comments

Respondents were able to provide additional comments including a response to “possible locations that you feel may be suitable for housing”. The additional comments have been listed at Appendix B.

### Q5: Priorities for community funding

Respondents were asked to indicate priorities in which they would like to see funding invested. 67 responses were received and these are shown below, whole and verbatim.

- Outdoor fitness equipment (for teens and adults!). Allotments □ Childrens centre. Skate park in Ettington or small park in Fulready.
- Area for teenagers to keep dray and talk.

- Cleaner footpaths and highways. Buy the field that the football pitch is on as a community asset BEFORE it is built on!
- Tidy up garages and cleaning of dumped rubbish. Could be a play area for children of Rogers Lane.
- Youth club for teenagers.
- Better street lighting / more litter bins. Prevent traffic from parking in dangerous places on the road.
- Lunch club for older residents
- Yellow lines on the Banbury Road especially outside Nelsons Close.
- Road Safety - a roundabout at the Fosseway/Banbury Rd junction
- More playing field equipment.
- Running/cycle track around playing field perimeter. Adult/teenagers equipment. Roundabout Fosseway/A422.
- A gymnasium & fitness centre. A small library.
- Upkeep of footpaths.
- Upgraded playground equipment. Upgraded tennis facilities.
- Skatepark / basketball court (free). Bus shelter (would be good esp. for elderly) □ Allotments. New main building (hall) t the Primary School.
- Improved maintenance of Rogers Lane (widening of path and pruning of overhanging trees). Barbeque area/ picnic area / teenage/adult area
- More play equipment. Such a big field, not enough in it really. Bus shelter.
- Bus shelter would be good idea. Consideration for teenagers - playing equipment etc.
- Equipment/facilities for teenagers. Subsidy towards more frequent buses.
- Childrens recreation - varied ages.
- More frequent buses. Bus shelter.
- Skatepark at the park?
- The all weather court on Playing Field needs a re-vamp. Pay for road-side & verge cutting. Trimming of trees.
- Stuff for teenagers to do
- Village hall. Before a bus shelter we would need a bus service!
- Bus shelter. More picnic tables/seating near park.
- As more houses are built, more places will be needed at school. Fund an additional classroom & teacher. Improve access to the school grounds, but maintain its sports field. Ringfence/protect other green spaces within the village. Mollies Field, the allotments etc.
- Zip wire at the park.
- Speed bumps - speed control / signage. Planting of shrubs / trees on bypass in Ettington. Monies spent on clearing road signage. Upkeep footpaths weeding.
- Skateboard/scooter park
- Definitely more leisure equipment for older children. ?Skate park ?more advanced climbing frame/wall. Day centre for elderly.
- A fit for purpose broadband service. Car park to get the cars off the Banbury Road, outside the shop.
- Restoration of street lighting where previously disconnected. Community library.
- Bus shelter. Maintenance (grass mowing).
- Traffic calming schemes - effective ones! Speed camera. Lollipop lady/man.
- The school - lack of space / help to improve. Lighting in some areas of the village.
- Roundabout on the Fosse junction. Sensible pricing for community hall.
- Bus shelter/better bus stop. Bench nearer the Hillman Way area.

- Medical facilities. School buildings (increased classrooms).
- Skate park or equipment for teenagers. Speed humps.
- Resources for teenagers / young adults. Allotments / community gardens.
- Skate park or the like. Tennis court being free to use - then it would be used!
- Skate park. Circuit training.
- Youth centre.
- Bus shelter. Cricket pitch.
- Allotments. A bus shelter, or probably 2. Street lighting.
- School.
- Better street lighting.
- BMX/cycle park. Additional bus services.
- All weather sports facility / tennis courts (improvements). Skate park or similar type of facility for teenagers.
- Allotments.
- More playground equipment, particularly toddlers/preschool and primary age. Plus enclosed fencing and removal of concrete slabs in play area to improve safety. Youth groups, up to age 18.
- Roundabout at Banbury Road/Fosse Way crossroads. Completely fenced children's play park.
- Subsidised & improved bus service. Doctors. Traffic calming.
- Playing field equipment. Bus shelter.
- Traffic calming by shop or to stop lorries coming through the village.
- Bus shelter & move bus stop from the middle of the pavement before the Chequers pub.
- Bus shelter. Playing field is fine.
- Medical facilities & use of community centre. Pharmacy facilities or delivery service. Community transport - bookable. Should bus service cease.
- A teenage facility for sure but no idea what! Bus shelters for school bus pick up stops would be v gd. Dog play park - we have loads of dogs in Ettington, keep them away from roads, children areas & safer place for owners to go.
- Additional equipment on playground. Bus shelters.
- Sorting out traffic through village. More dog/litter bins.
- The church, vicarage office, outreach centre. Improved street lighting. Traffic calming.
- Bus shelter. Bin for dog poo at the church end of Halford Road.
- Drop off/pick up area for school would be a great advantage to safety of children & reduce need for parking on pavements.

#### 4. Results – Housing Need Information

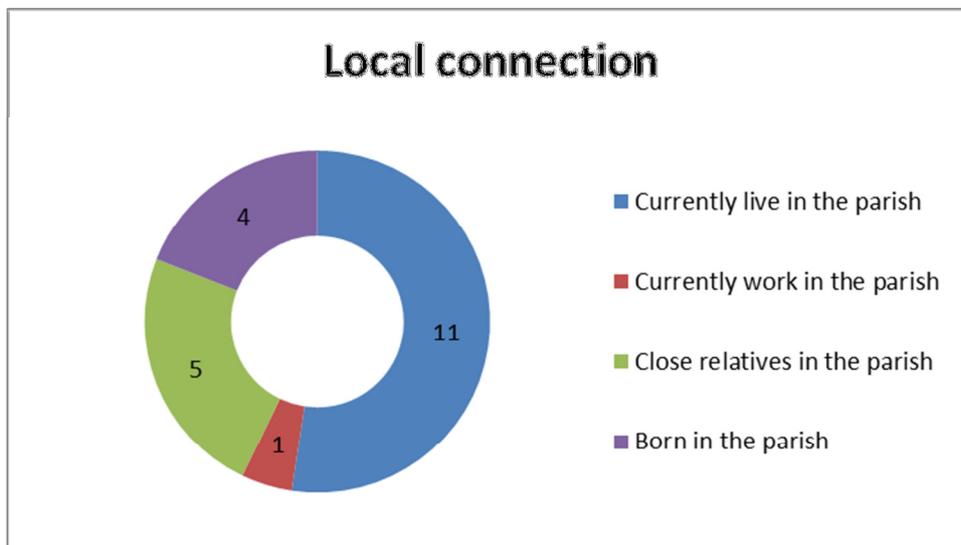
Of the 151 responses to the survey, eleven individuals or households expressed a need for alternative housing.

Section 4 provides a detailed breakdown of information from the respondents and a full breakdown of the needs can be seen at Appendix C to this report.

Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

### i) Local connection

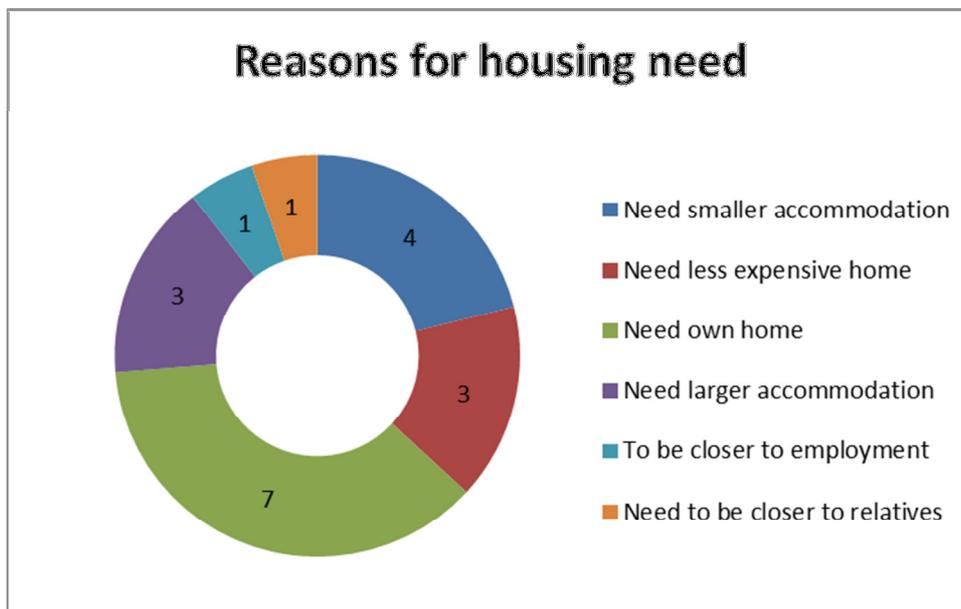
The following chart shows the types of local connection that the respondents have. Respondents were able to indicate more than one type of local connection.



If a local needs scheme is developed by the community as a result of the information contained within this survey report it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.

### ii) Reasons for housing need

Respondents were asked why they needed alternative housing and the following chart shows the reasons for the housing needs. Respondents were able to indicate more than one reason for need.



### iii) Work from home

One respondent indicated a need for two adults to have space in order to work from home.

## 5. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

## 6. Conclusion

There is a need for eleven new homes in Ettington parish for households with a local connection, as detailed below:

### Housing association rent

- 3 x 2 bed house
- 1 x 3 bed house

### Housing association shared ownership

- 3 x 2 bed house
- 1 x 3 bed house

### Owner occupier

- 2 x 2 bed bungalow
- 1 x 4 bed house

## 7. Acknowledgements

Gratitude is expressed to all those who helped to deliver the survey forms across the parish.

## 8. Contact Information

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Email: [epc.clerk@yahoo.com](mailto:epc.clerk@yahoo.com)

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Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

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## Appendix A1

# Ettington Parish Council Housing Needs Survey

June 2016

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in the parish of Ettington and to ensure that data concerning identified need is fully incorporated into the Ettington and Fulready Neighbourhood Plan we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. We need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete page 1 only.
- People who are in need of housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the Parish Council

will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

**PLEASE NOTE that people in housing need do not have to be living Ettington parish at the present time.** They do, however, need to have a strong local connection, e.g. they work in the parish, previously lived in the parish but moved away to find affordable/suitable housing or have a close relative in the parish. If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them.

**All information you give will be treated in strict confidence and the Parish Council will not see individual replies.** The analysis will be carried out independently by WRCC and it will retain all survey forms.

Forms should be returned by 24 July 2016 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

**David Hughes**  
Chairman of Ettington Parish Council

**Appendix A2**

**Housing Needs Survey for Ettington parish**

**Part 1**

**Q1: Your household**

Please specify the number of people in your household that fall into each age category

0-16 yrs	<input type="text"/>	17-19 yrs	<input type="text"/>	20-24 yrs	<input type="text"/>	25-29 yrs	<input type="text"/>
30-44 yrs	<input type="text"/>	45-59 yrs	<input type="text"/>	60-74 yrs	<input type="text"/>	75+ yrs	<input type="text"/>

**Q2: Your housing circumstances (please tick)**

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		

House type (please tick)

House

Bungalow  
 Flat/maisonette  
 Park / mobile home

Other  (please specify)

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No  
 Do they occupy or need dedicated work space? Yes / No

**Q3: Life in the parish** (please tick)

	Yes	No	Don't know
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish			

**Q4: Additional comments**, including possible locations that you feel may be suitable for housing

**Q5: Priorities for community funding**

There are occasions when the community can benefit from funding which is attracted when developments over a given size are built within the parish. The Parish Council wishes to ensure that any future funding is used for the benefit of the community and would value your views. Please indicate below two priorities you would like to see funding invested in. Examples could include additions to playing field equipment (perhaps considering teenagers/adults) or a bus shelter.

1.
2.

**Thank you for completing Part 1 of the survey form.**

**Part 2 is to be completed only if your household, or anyone in it, has a housing need.**

**Part 2 – Housing Need**

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

**Q6: Details of all household members seeking housing and contact details**

Title	Surname	First name	Relationship to you	Age

Your contact details	
Name	
Address	
Telephone number	
Email address	

**Q7: Local connection**

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?		years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?		years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?		years
Close relatives in the parish?	<input type="checkbox"/>			
Born in the parish?	<input type="checkbox"/>			

**Q8: Your current housing** (please tick)

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Own your home / no mortgage  Housing association rent   
 Own your home / mortgage  Housing association shared ownership   
 Rent privately  Tied accommodation   
 Live with parents  Live with friends   
 Other (please specify)

House  Bungalow  Flat / maisonette  Park / mobile home   
 Other  (please specify)

Number of bedrooms

**Q9: Why do you/your household need alternative housing?** (please tick all that apply)

Need larger accommodation  Need smaller accommodation   
 Need physically adapted home  Need less expensive home   
 Need to be closer to relatives  Need to be closer to employment   
 Need to be closer to a carer or dependent  Need own home   
 Other (please specify below)  Need supported or specialised accommodation (please specify below)

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

**Q10: Type of housing required** (please tick)

Housing association rent  Owner occupier   
 Housing association shared ownership (part rent, part buy)  Private rent

Housing type (please tick)

House  Bungalow  Flat/maisonette

Number of bedrooms

Do you require space in order to work from home? Yes  No

**Q11: Financial information**

Please specify basic annual household income (joint income where applicable).

Up to £14,999	<input type="checkbox"/>	£15,000-£19,999	<input type="checkbox"/>	£20,000-£29,999	<input type="checkbox"/>
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£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

**Please return in the FREEPOST envelope by 24 July 2016.**

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

**Any properties that may be identified as a result of this survey can only be let or sold to people with a strong local connection, as listed at Q5.**

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

**Stratford-on-Avon District Council's housing waiting list.**

Application forms are available by telephoning 01789 260861/2/4, by emailing housingadviceteam@stratford-dc.gov.uk or by download from [www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk).

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819

## Appendix B

At Q4 within Part 1 respondents were able to provide additional comments including suggestions of possible locations within the village for new housing. These comments are reproduced below. Comments that would identify a household or individual have been removed.

General comments:

- With the housing developments now confirmed in Ettington of 40+ houses in total I feel Ettington is now large enough.
- We feel that a small development of affordable homes would be of great interest to us. In Fulready as this is where we are currently living and have been for the past 7 years. We have a baby on the way and would love to bring her up in this hamlet in our own home.
- Schemes already through planning will exceed any need for local housing.
- It seems that all plans put forward for development in Ettington have houses of 3-5 bedrooms, which in turn brings in approx 2 cars per household, which is a major destruction to village life here. We have one main road through the village which has shops & school so more traffic is severely adding to risk of accidents if not life! Before any further major development a new road through must be considered. Whereas there may be a few pockets of in-fill available for properties only available to villagers & not investors, could be allowed.
- Unfortunately the recent planning applications which mean 30+ new houses for the village will mean the village housing capacity for the next few years has already been exceeded ∴ No room for even more development.
- Small development(s) only (up to say 6 number houses per site) for local people. Base this on register of likely requirements.
- Ettington needs smaller bungalows for older people who may feel the need to downsize but wish to stay in the village. There is no need for social housing as Orbit has just two of theirs up for sale.
- Any housing needs should be included in the Neighbourhood Plan, which is in the process of being completed. With regard to community funding I would hope we would not have any larger developments to attract any funding.
- Signing to exclude lorries except for delivery driving thru village - a disaster waiting to happen. They have no intention of giving way. Exclusion signs at Fosseyway & roundabout.
- In my opinion the village does not need to be any larger. It will alter the community if too many houses are built.

- There is already proposals to develop the orchard on Rodgers Lane. A further housing development will I feel result in the loss of the charm of the village and bring with it additional problems, ie traffic, noise, parking, crime, strain on the local school. Will this lead to Ettington ceasing to be a village. How will the local services cope with the influx of extra people.
- There is a lack of small 1/2 bedroom houses available in the village which doesn't allow older people with large family homes to downsize and young people to get on the housing ladder. There isn't a lot for teenagers to do, except hang around in the park.
- Locations should be on either end of the village, in order to not aggravate the congestion of vehicles travelling through the village.
- Housing scheme - depends on number of houses/flats and where they are to be. Traffic already a major problem.

□

There is no need for large scale developments of 30+ houses. Small developments up to 10 houses on smaller plots, dotted around the parish evenly spread out is surely the way forward. You could fit up to 10 1-2 bed terraced starter homes on the White Horse pub land for example.

- New housing is to take place & in my view this is sufficient.
- At the time of writing the village's obligations via the SDC Core Strategy have just been met but for the future I would recommend: 1) Old Warwick Rd (West side) 2) Down behind the school.
- Any developments that increase the number of cars would tend to increase parking difficulties and congestion - this must be taken into account.
- If other people need to move to area for work, they should be able to move here too & their needs should be considered also.
- But how can they be 'reserved' for local people? Only access to village facilities involves car journey or dangerous walk. Poor facilities for young people but church and community centre underused, so it's volunteers that are needed.
- We have just moved into Ettington.
- The village cannot support any large housing development. A small development of more economic and less expensive housing would be acceptable depending upon finding a suitable site that does not impact on the visual importance of the village.
- The village [Fulready] would benefit from small scale infill properties and additional facilities. It is very much a farming hamlet with a very rustic appearance and approach. Without a central meeting point there are very few opportunities (any?) for the community to come together.
- I'm not in favour of any more building, but if there has to be building then local needs should be considered.
- Doctors surgery: Presently no public transport to visit Wellesbourne Surgery.
- 1) What/how do you define local - always loopholes. 2) How do you make housing stock only available to locals 'in need' it will just be bought by someone & sold on at vast cost 3) How many other 'non affordable' houses would we have to tolerate for x1 affordable its not doable.
- There are 20 properties being built in Alderminster so hopefully enough.
- Confusing housing names.
- 1) There is no need for housing schemes. 2) Ettington has built over and above its quota. 3) Social housing is totally inappropriate - no local support facilities/no public transport. Just 3 buses a day.
- We are currently looking at moving away from Ettington to find bigger house that we can afford.
- As long as it's instead of, not as well as, other housing.
- Currently planning keeps being submitted for larger developments where the village is in danger of being increased too much for the highway which runs through it and affects too many residents. If it is felt there is a need for more housing, small pockets would be better which effect the village & its residents less and keep the rural character.
- Brownfield sites first. Leave us at least one village that has escaped developers. Too many 4 & 5 bed houses built for profit. NOT NEEDED HERE.
- Only small developments of up to 10 houses should be built on infill sites. The land around the community centre should not be built on.
- The village could probably cope with a couple of small developments, up to 10 houses, only at either end of the village so that the construction traffic need not go through the village centre. Also not on land where access or visibility out onto the road is bad.

□

Locations need to be sought which will satisfy a need, without destroying the village and rural character.

- I do hope this is going in the Neighbourhood Plan - there is no mention in the covering letter.
- One scheme - not too large. 20 max.
- My children would not be encouraged to live here if they left home - they need to "spread their wings".
- If suitable land can be found for affordable housing within the village this would be a good idea. There are small areas of land for 3/4 houses to be built. I believe these would be more acceptable than a large 'Rogers Lane' type project. The village cannot wrap itself in aspic, but we should embrace sensible change, ie small distributed development.
- More smaller properties, eg 2 bedroom, ought to be built & restrictions imposed for purchase only by local community residents, for their use. This should not be rental or social housing. Preferable rates/financing should be given.
- 1) More houses - need better, wider roads. Most houses have 2 - 3 cars. 2) Another larger school - with a safe access. 3) Medical centre - badly needed now - without more houses. 4) Bus service - a reliable and a more realistic service.
- If Avon Close/Banbury Road site is given the go ahead, surely all of the building work will have to stop until 2031, so this is irrelevant anyway?
- Small developments incorporated into local community. Sort an answer for school parking - a hard one!
- Only had 1 year & renting so might not be permanent. All villages need to grow or die. Very important young families can move in.
- 'In filling' land utilisation rather than encroaching on outer limit of Ettington in line with Local Plan.
- 1) Constant problems with sewers in Rogers Lane. They are 3ft from houses & less than 2ft deep - any extra usage would be dire. 2) Did you know that only 2 out approximately 24 of the en-bloc garages in Rogers Lane are used to park resident cars, namely because they are too narrow for modern vehicles. Consequently it is very tatty piece of land where garage doors are hanging off, a caravan is permanently parked obstructing access and it has become a real eyesore. Why not consider buying these garages from the residents who just use them for storage and build a few affordable houses? Such houses would blend nicely with the existing properties too, [personal comment removed]
- Small scale schemes allowing existing families needing to upsize and/or current occupants wanting to remain in the village and make their first home purchase would be beneficial to the village. The biggest concern is access onto the Banbury Road (& increase in traffic volume) already too busy and fast for the village. This followed quickly behind by pressure on existing resources, especially the primary school. There is a real safety risk with the volume of often fast and heavy vehicles passing through the village and turning onto the Banbury Road can be hazardous, particularly at the start & end of day.
- This is a village, where most people travel to work, significant housing not required as environmentally houses should be built nearer work in existing larger towns. Current bus service useless if you want to go to work locally. Happy for small development 10/15 houses & no large detached houses. There are lots of these but builders always want to build these as most profit. Not what this village needs.
- Ettington is such a small village we do not need any more housing, and Wellesbourne has had its fair share.  
The Spitfire proposed development seems a good place for a small development & their proposals pretty fair.

□

- We don't need more houses to spoil our nice village.
- Any new development needs to fit with needs of existing residents and should fit in with village life/appearance.
- We hear a lot about 1st time buyers & young families. What about senior citizens. At Shipston there is a small complex of small bungalows which has a warden specially for OAP's called Horse Fair. May be something along these lines could be suitable for Ettington and free up a few larger homes. We have quite a lot of bungalows in the village but they are larger ones with larger gardens.
- Older children's needs are not catered for at all. Skateboard/BMX ramps could be easily accommodated on playing field - ask children themselves.
- The access path at the disused (Southern) end of the old Halford Road is a very valuable means of accessing/leaving Ettington by foot/bike/horseback without having to use the A422. As it leads to the A429 almost directly opposite the road to Ettington Park Hotel, it's a valuable route in/out of the village. This is particularly the case for children on bikes. Without this route, it's necessary to use the A422 and, due to the volume and speed of traffic, that's far too dangerous for young children. It does mean that children cannot cycle in/out of Ettington without the means of this very valuable cut-through on the old Halford road. The disused section of the old Halford Road and (in particular) the cutthrough to the A429 are not particularly well-maintained. I wonder whether Parish funds could be deployed to upgrade/maintain this route such that it can become an even more valuable facility for the village? Even deploying funds specifically to develop the cut-through (i.e. not taking into account any improvement to the surface on the old Halford road) would be a huge step forward. Thinking further ahead, a short section of footpath on the far (Western) side of the A429 (corresponding to where the path emerges onto the A429 on the Ettington side) – running the short distance to the Ettington Park road – would be valuable too.

Possible locations:

- The Old Warwick Road is an ideal location for affordable housing, with space for semi-detached buildings (plus parking) beyond the existing ex-council houses on the west side of the road. This end of the village benefits from close proximity to the pre-school, primary school, shop and post office.
- 1) Move school near Community Centre so that they have parking & facilities & then build on school land. 2) Behind Chequers pub.
- Location and suitability need careful consideration. The field at the end of the Old Warwick Road could be a possibility as it has an already established access road. Other than that there are plenty of new available homes in Wellesbourne just 4 miles away.
- Old Warwick Road
- Old Warwick Road, at Ettington Chase end of village.
- End of Kents Lane on the Warwick/Wellesbourne Road. Access much better than in the village.
- Small in-fill locations.
- Possible locations for housing that should be considered are Banbury Birmingham and Stratford.

- There are a few places in Ettington where a small number of houses could be built. The Old Warwick Rd, space by The Chase on Banbury Rd & replacing The White Horse & developing the land behind where there is currently a house not used.
- Land opposite the entrance to The Chase or land opposite The Grange on the Banbury Road.
- At the end of village towards the Fosseyway. Old Warwick Road (providing traffic calming at this end of the village).
- End of the Old Warwick Road. Field at the Fosse Way end of village before Xroads.
- Locations for housing should make use of A422/Old Warwick Rd, Old Halford Rd crossroads. Excellent visibility, therefore safer. Area behind old vicarage possibly. Area from current vicarage towards roundabout is unmanaged woodland & could be developed with no loss to anyone.
- Old Road first left as you come into village from Stratford - pretty run down at the bottom, would really be a good use of the space with limited effect on traffic/others.
- Left hand side of Old Warwick Road going towards Wellesbourne. Helping to solve parking in Churchill Close for school traffic by using part of school playing field for people dropping children off.
- White Horse pub site. An eyesore to the village as it is now! Would not be in favour of any large building schemes within Ettington village.
- Between Manor Court & Rogers Lane. Below the Primary School. Around the church. Behind the Grange & Vicarage
- Garages and land off Rogers Lane which are in disrepair and an eye sore. No one seems to use them for cars. Some are never opened and covered in weeds and brambles. Terrible outlook for residents of the square.
- Old Warwick Road behind Kents home not behind The Grange.
- Up the Old Warwick Road so most cars are out on to the main roads and not travelling through the village.
- One small housing scheme for affordable housing on The Old Warwick Road - land on either side would mean less traffic driving through the village - which is very congested. Make use of the existing road.
- Utilisation of infill plots where available in village.
- Old Warwick Road Ettington
- The Old Warwick Road, on the site that was proposed many years ago.
- The fields between the church and the roundabout at the north of the village.
- There is a small field on the left-hand side at the bottom of Kents Lane. Parts of fields on either side of Banbury Road near Chequers. There is a piece of land down Hockley Lane that looks suitable. If the old telephone exchange is no longer in use then that could be a good site.
- Move school to Rogers Lane. Infill school site with housing.
- Land up Old Warwick Road is perfectly situated for access to facilities such as school & shop and is at the right end of the village for easy access to Wellesbourne, Warwick, Shipston and Stratford for employment.
- Old Warwick Road.
- Opposite Ettington Grange or behind the church or off Halford Road.
- Land on Rogers Lane next to Ryepiece Barn.

## Appendix C

ID	Local connection verified	Household composition	Reasons for need	Specific need	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
2	Yes	One adult	Smaller accommodation, less expensive home, own home	No	Housing association rent or shared ownership, or private rent	1 bed flat	Housing association rent	2 bed house
3	Yes	Two adults, one child, one baby	Larger accommodation, own home	No	Housing association shared ownership or owner occupier	3 bed house	Housing association shared ownership	3 bed house
4	Yes	One adult	To be closer to employment, own home	No	Owner occupier	2 bed house	Housing association rent	2 bed house
5	Yes	One adult	Smaller accommodation	No	Owner occupier	2 bed bungalow	Owner occupier	2 bed bungalow
63	Yes	One adult, two children	Larger accommodation, to be closer to relatives	No	Housing association rent	3 bed house	Housing association rent	3 bed house
77	Yes	Two adults, two children	Larger accommodation	Dedicated working space	Housing association shared ownership or owner occupier	4 bed house	Owner occupier	4 bed house

81	Yes	Two adults	Own home	No	Housing association rent or shared ownership	1 bed house	Housing association shared ownership	2 bed house
82	Yes	Two adults	Own home	No	Housing association rent or shared ownership, or owner occupier	1 bed house	Housing association shared ownership	2 bed house
83	Yes	One adult	Own home	No	Housing association shared ownership or owner occupier	1 bed house	Housing association rent	2 bed house
101	Yes	One adult	Smaller accommodation, less expensive home	No	Housing association shared ownership	2 bed bungalow or house	Housing association shared ownership	2 bed house
133	Yes	Two adults	Smaller accommodation	No	Owner occupier	3 bed bungalow or house	Owner occupier	2 bed bungalow



## Appendix D

Property search August 2016 (Ettington and surrounding villages, £400K and less, excluding character properties and properties requiring renovation).

Agent	Street	Settlement	No. of beds	Type	Price £
Sheldon Bosley Knight	Manor Farm Road	Tredington	2	Bungalow	295,000
Jeremy McGinn & Co	Rogers Lane	Ettington	2	House	187,500
Peter Clarke & Co	St Davids Terrace	Newbold on Stour	2	House	259,950
Sheldon Bosley Knight	Campden Lawns	Alderminster	3	Bungalow	325,000
Peter Clarke & Co	Banbury Road	Ettington	3	Bungalow	359,950
Victoria Jeffs Estate Agents	Clark Walk	Ettington	3	House	225,000
RA Bennett & Partners	Banbury Road	Ettington	3	House	225,000
Connells	Old Warwick Road	Ettington	3	House	240,000
Jeremy McGinn & Co	Rogers Lane	Ettington	3	House	245,000
Connells	Old Warwick Road	Ettington	3	House	280,000
Connells	Manor Farm Road	Tredington	3	House	289,500
Peter Clarke & Co	St Davids Terrace	Newbold on Stour	3	House	299,950
Peter Clarke & Co	Clark Walk	Ettington	3	House	330,000
Andrew Grant	Farriers Yard	Ettington	3	House	345,000
Peter Clarke & Co	Manor Farm Road	Tredington	4	House	329,950
Victoria Jeffs Estate Agents	Cherry Close	Ettington	4	House	350,000

Type	Average £	Average £ -5%	Average £ -10%
2 bed bungalow	295,000	280,250	265,500
2 bed house	223,725	212,539	201,353
3 bed bungalow	342,475	325,351	308,228
3 bed house	266,806	253,466	240,126
4 bed house	339,975	322,976	305,978

Appendix 13 – Banner





## **Appendix 14 – Second Letter to Employers**

19 February 2017

Dear Sir/Madam

### **Ettington and Fulready Neighbourhood Plan**

The Neighbourhood Plan is nearing completion and should be sent out for formal consultation in late spring. It is important to us that we incorporate the views of major local employers into the Plan which seeks to influence the development of Ettington and Fulready in the planning frameworks set down by government.

I enclose the draft of the section that relates to local employment and economic activity. We would welcome any comments you might wish to make, in particular any that relate to your own business and its development over the next decade or so.

This is in addition to the formal consultation we are required to carry out once we have a version approved by the District Council which we hope will take place in a few months. If you have any comments you would like to make at this stage please make them in writing to the above address or by e-mail to [epc.clerk@yahoo.com](mailto:epc.clerk@yahoo.com).

Yours faithfully

Michael Terry

Chair, Ettington and Fulready Neighbourhood Plan Committee



**Appendix 15 – Letter re Open Green Spaces**

**Ettington Parish Council**  
**PO Box 6271**  
**STRATFORD ON AVON**  
**CV37 1NX**  
epc.clerk@yahoo.com  
Mob. 07786938072

10 May 2017

Dear  
**Ettington and Fulready Neighbourhood Plan**

As you may be aware, Ettington Parish Council is currently in the process of preparing a development plan for the Parish of Ettington which will cover the period up to 2031. The Steering Group leading the preparation of the plan on behalf of the Parish Council has identified a number of spaces within the village that it regards as suitable for Local Green Space designation in the plan.

The National Planning Policy Framework (NPPF) (paragraph 76) enables local communities to designate land as Local Green Space in order to safeguard these important spaces from new development other than in very special circumstances. In accordance with paragraph 77 of the NPPF, Local Green Spaces have been identified based on their close proximity, special qualities and local historic and environmental importance to the local community.

Local Green Space designation is also justified due to the special qualities and important contribution they play within the physical and natural environment of the village and the social role they provide for local residents.

Land which has been identified as a suitable Local Green Space within the plan is owned by yourselves and leased to the Parish Council (the football pitch) under Title WK398033 below (Title Number WK424493).

The Parish Council and the Steering Group welcomes the opportunity to discuss this proposal with you prior to the formal consultation. Alternatively, you may wish to submit your views via the formal consultation process.

It is anticipated that the Pre-Submission Ettington and Fulready Neighbourhood Development Plan will be published for a formal 6 week public consultation next month.

If you have any queries about the Neighbourhood Plan or the process itself, please do not hesitate to contact the Parish Council through the clerk.

Yours faithfully

**David Hughes**

**Chairman of Ettington Parish Council**

**Appendix 16 – Letter re Strategic Reserve Sites**

**Ettington Parish Council**  
**PO Box 6271**  
**STRATFORD ON AVON**  
**CV37 1NX**  
 epc.clerk@yahoo.com  
 Mob. 07786938072

6 April 2017

Dear

**Ettington and Fulready Neighbourhood Development Plan**

As you may be aware, Ettington and Fulready Parish Council is currently in the process of preparing a development plan for the Parish of Ettington which will cover the period up to 2031.

The Steering Group leading the preparation of the plan on behalf of the Parish Council has identified 2 potential Strategic Reserve Sites (see diagram below) that it considers may be suitable for the future allocation of housing.



In 2015 the Parish Council sent out questionnaires to all residents in the parish which sought, amongst other things, their views on the potential housing development in the village. The results of the survey will be used together with independent technical assessments of each site to ascertain their suitability.



The Parish Council understands that you are the owner of one of these parcels of land.

The purpose of this letter is to ascertain whether you would be willing to consider releasing your land for housing development, should the Parish Council decide to allocate it in the Neighbourhood Plan as a Strategic Reserve Site.

I must stress that this letter is by no means an indication as to the suitability or acceptability of your land for development. The Parish Council is merely seeking to understand whether the site is deliverable if it were to be allocated in the plan.

Similarly, if your land is allocated as a Strategic Reserve Site it will only be released during the plan period if it can be demonstrated through the submission of robust evidence that there is an identified housing need for its early release.

At this time, the Parish Council is not seeking expressions of interest of other land that may be suitable or available for development.

It is anticipated that the Pre-Submission Ettington and Fulready Neighbourhood Plan will be published for a formal 6 week public consultation later in the summer.

The Parish Council would welcome your response within 21 days of the date of this letter.

If you have any queries about the Neighbourhood Plan or the process itself, please do not hesitate to contact the Parish Council through the clerk.

Yours sincerely,

**David Hughes**  
**Chair, Ettington Parish Council**

# Ettington and Fulready Neighbourhood Development Plan 2017 – 2031

## Pre-Submission Consultation



### **YOUR opinion Counts**

## **Do not let this opportunity to shape the future of our village pass you by**

The Neighbourhood Plan now enters this pre-submission consultation phase which lasts for a period of six weeks commencing on Friday 16<sup>th</sup> June 2017 and ending on Friday 28 July 2017. The purpose of the consultation is to seek the views of residents and businesses of the parish on the vision, strategies and policies contained within the plan.

On completion of the consultation, and making any appropriate amendments resulting from comments received, it will be submitted to Stratford-on-Avon District Council for its scrutiny/approval. The final phase of the process will be a parish referendum seeking approval of the plan.

The plan covers:

- The evolution and character of the parish
- The overall vision statement
- Housing policies
- The local economy
- Local amenities
- The natural and built environment and infrastructure
- Site allocations
- A plethora of supporting documentation

A copy of the plan can be obtained at [www.ettington.org.neighbourhoodplan](http://www.ettington.org.neighbourhoodplan) or by contacting the Parish Council Clerk (contact details at the bottom of this page):

The consultation will be launched at Ettington Community Centre on 16<sup>th</sup> June 2017 5 pm to 7.30 pm. And 17<sup>th</sup> June 2017 from 9.30 am to 12.00 noon. Members of the Neighbourhood Plan Steering Group will be on hand to answer questions and copies of the plan will be available to view.

Comments on the plan can be made by e-mail, letter or comments form (available at [www.ettington.org.neighbourhoodplan/](http://www.ettington.org.neighbourhoodplan/) , for printing and posting or submission on line. Hard copies will be available from Ettington Post Office and Stores). Every comment/response will be considered by the Steering Group, collated and potentially used to modify the plan before it is formally submitted to the District Council.

Queries and requests for information should be directed, in the first instance to the Clerk.

Clerk's Contact Details: Sarah Furniss [epc.clerk@yahoo.com](mailto:epc.clerk@yahoo.com), 01789 29582/07786938072, PO Box 6271, Stratford upon Avon, CV37 1NX

# Ettington and Fulready Neighbourhood Development Plan 2017 – 2031

## Pre-Submission Consultation



## YOUR opinion Counts

### **Do not let this second opportunity to shape the future of our village pass you by**

The Neighbourhood Plan now enters this pre-submission consultation phase which lasts for a period of six weeks commencing on Friday 16<sup>th</sup> June 2017 and ending on Friday 28 July 2017. The purpose of the consultation is to seek the views of residents and businesses of the parish on the vision, strategies and policies contained within the plan.

On completion of the consultation, and making any appropriate amendments resulting from comments received, it will be submitted to Stratford-on-Avon District Council for its scrutiny/approval. The final phase of the process will be a parish referendum seeking approval of the plan.

The plan covers:



- The evolution and character of the parish
- The overall vision statement
- Housing policies
- The local economy
- Local amenities
- The natural and built environment and infrastructure
- Site allocations
- A plethora of supporting documentation

A copy of the plan can be obtained at [www.ettington.org.neighbourhoodplan](http://www.ettington.org.neighbourhoodplan) or by contacting the Parish Council Clerk (contact details at the bottom of this page):

The second consultation will be held at Ettington Community Centre Thursday 6<sup>th</sup> and Thursday 13<sup>th</sup> July from 5.00 – 7.30 pm. Members of the Neighbourhood Plan Steering Group will be on hand to answer questions and copies of the plan will be available to view.

Comments on the plan can be made by e-mail, letter or comments form (available at [www.ettington.org.neighbourhoodplan/](http://www.ettington.org.neighbourhoodplan/) , for printing and posting or submission on line. Hard copies will be available from Ettington Post Office and Stores). Every comment/response will be considered by the Steering Group, collated and potentially used to modify the plan before it is formally submitted to the District Council.

Queries and requests for information should be directed, in the first instance to the Clerk.

Clerk's Contact Details: Sarah Furniss [epc.clerk@yahoo.com](mailto:epc.clerk@yahoo.com), 01789 29582/07786938072, PO Box 6271, Stratford upon Avon, CV37 1NX



## Appendix 19 – e-mail to Statutory Consultees

**Town and Country Planning Act 1990**

**Neighbourhood Planning (General) Planning Regulations 2012 (as amended)**

**Regulation 14 - Pre-Submission Consultation and Publicity**

I am pleased to inform you that the Pre-Submission Draft of Ettington and Fulready Neighbourhood Plan has been published for public consultation. The plan sets out a vision for the future of the parish and the planning policies which will be used to determine planning applications within the neighbourhood area.

The draft plan is subject to a six week period of consultation from **16 June 2017 to 5.00 pm on 27 July 2017** and can be viewed at [www.ettington.org/](http://www.ettington.org/). A representation form is available at the same website or hard copies can be obtained by contacting me. Hard copies of the plan are also available to view upon request.

Please return your representation forms online or by post to me at the above address no later than 5pm on 27 July.

---



## Appendix 20 Banner re Section 14 Consultation



**NEIGHBOURHOOD PLAN - 2017 TO 2031**  
**PUBLIC CONSULTATION ON THE DRAFT PLAN**



16th June 5pm to 7.30pm  
17th June 9.30am to 12.30pm  
at the community centre

[epc.clerk@yahoo.com](mailto:epc.clerk@yahoo.com)  
[www.ettington.org](http://www.ettington.org)  
Tel: 01789 295827

***YOUR OPINION COUNTS!***



## Appendix 21 – Section 14 Consultation Notice in Local Press

# ETTINGTON PARISH COUNCIL Public Consultation

## Ettington and Fulready Neighbourhood Development Plan

### Town and Country Planning Act 1990 Neighbourhood Planning (General) Planning Regulations 2012 (as amended) Regulation 14 - Pre-submission consultation and publicity

Notice is hereby given that Ettington Parish Council as the Qualifying Body has prepared a neighbourhood development plan entitled the 'Ettington and Fulready Neighbourhood Development Plan' for their parish with the help of the local community and has formally published its Pre-submission Draft Plan for public consultation.

The plan sets out a vision for the future of the parish and the planning policies which will be used to determine planning applications within the neighbourhood area. In accordance with Regulation 14 of Part 5 of The Neighbourhood Planning (General) Regulations 2012 (as amended), the parish council must now publicise the Pre-submission Draft Plan for a minimum 6 week period inviting feedback from organisations and residents on the Presubmission Draft Plan.

A copy of the Pre-submission Draft Plan and supporting documentation is available on the parish council's website [www.ettington.org](http://www.ettington.org). Alternatively, hard copies of the documents are available for inspection by contacting the Clerk (contact details at the foot of this notice).

**The consultation starts on 16 June 2017 and runs until 5pm on 27 July 2017.** Representations on the Pre-submission Draft Plan may be made to the parish council by no later than 5pm on 27 July 2017. You are encouraged to submit your representations electronically. This can be done by using the on-line form available on the home page of the parish council website at [www.ettington.org](http://www.ettington.org), by e-mail to [epc.clerk@yahoo.com](mailto:epc.clerk@yahoo.com). Hard copies of the consultation form are available from Ettington Post Office and Stores and may be posted to the Clerk (see below) or put through the letterbox of Churchill House, Banbury Road, Ettington.

All representations received will be collated and will inform possible future modifications to the Pre-submission Draft Plan prior to submission to the Local Planning Authority.

**Sarah Furniss**  
Clerk to Ettington Parish Council

**16 June 2017**

Clerk Contact Details: Sarah Furniss, PO Box 2671, Stratford on Avon, CV37 1NX; Tel: 01789 295827; Mob: 07786938072; e-mail [epc.clerk@yahoo.com](mailto:epc.clerk@yahoo.com)

## Appendix 22 – Table of Responses to Section 14 Consultation

### Ettington Neighbourhood Development Plan

### Pre-Submission Consultation Responses – July 2017

Rep Code	Full Name	Organisation represented (where applicable)	Summary of Third Party Response	Neighbourhood Plan Steering Group Response (August 2017)
001		Historic England	<p>General – Commend:</p> <ul style="list-style-type: none"> <li>• emphasis on the conservation of local distinctiveness and the protection of build and rural character.</li> <li>• Approach to ensuring that design of new development takes cues from the local vernacular.</li> <li>• Overall the plan reads as a well considered fit for purpose document which takes a suitably proportional approach to the historic environment of the Parish.</li> </ul>	Noted
002		Parishioner	<p>General –</p> <p>Page 13, Policy No 4.00: There is no mention of Fulready in this section at all, only Ettington. Fulready should also be included please.</p> <p>Page 26. Policy LE3: An improved digital infrastructure is required for Fulready to enable home working (The</p>	<p>Paragraph about Fulready to be added. Steering Group to ask contributor if they would be willing to draft something for the plan.</p> <p><b>Action needed</b></p>

Broadband here is far slower than Ettington). Please amend statements 7.10 & 7.11 Accordingly.

Page 15: Strategic Objective – Infrastructure

Despite this stated objective, digital communications are not fully reflected in the policy proposals (eg Policy LE3 – Home Working, and Section 11 – Infrastructure). Please amend these sections accordingly.

Page 48. Section 11 – Infrastructure. To fulfil the strategic objective shown on Page 15, a policy needs to be added here to state the need for digital infrastructure improvements for Fulready where the broadband is inadequate compared to Ettington. Please incorporate accordingly.

**Support**

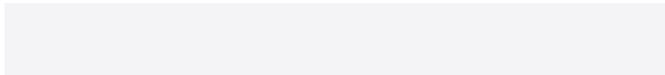
003

Parishioner

- On the face of it the plan looks quite comprehensive, however, I would argue that there are at least two very major omissions. There is no mention of the **water supply** to the village, or **fuel supply** to the village. Surely these are basic needs and are more important than many of the issues dealt with in the plan.

Noted and new Utilities section included, section 3.17.

**Action needed.**



### Fuel supply to the village.

Various statements are made in the plan that cannot be considered without reference to the **fuel supply**, or rather the lack of fuel supply to the village. These statements include:

“Traffic - An issue of universal concern, the village will strive to eliminate the passage of through traffic particularly by heavy freight vehicles”. **Unless the village obtains a mains gas supply, passage of heavy freight vehicles delivering LPG and oil within the village will increase, with no chance of elimination.**

Noted.

“Endorsing policies that have a positive effect on the environment including those that remove or minimise flood risk, mitigate climate change, reduce our carbon footprint and minimise the impact of increased traffic”. **The villages’ carbon footprint will increase unless it obtains main gas supply. The burning of oil in the village as well as being inefficient is a significant pollutant, likely to affect the health of those living nearby.**

Noted.

**“8.1. To ensure that valued community facilities, local shops and services are maintained and where possible enhanced in order to promote sustainable living”.**

Obtaining mains gas within the village would be the best way to enhance village facilities and promote sustainable living.

Noted.

**Balance of the plan.**

Sadly the plan pays too much attention to housing development, I guess this was predictable, but depressing!

Noted.

**Water supply to the village.**

Over recent years, the water pressure in the village has declined, in some parts of the village it is now very poor, whereas earlier it was very good. This problem will of course become worse as more houses in the village are built. It is important to lobby Severn Trent and ensure the water pressure is improved and then that it is maintained as and when

Noted.

Now included

more households are built.

**Omissions from the plan.**

Under the section “Community groups”, the Ettington Allotment Association is not listed.

The plan reads as a wish list with little information on how the aspirations will be met. Is this normal for a Neighbourhood Development Plan?

Noted.

Steering group comment – largely the provision and upgrade of utilities is not a land use planning matter which can be included in the NDP.

004

Parishioner

- Support or Object: Currently undecided; depends on final drafting regarding Policy H2

Firstly, I'd like to put on record my sincere thanks to all the team who have worked on the Neighbourhood Plan. It's a tremendously important document for the village and the village, as a whole, owes a debt of gratitude to the team of volunteers who have worked on this initiative. If approved and ratified by the

village, the Neighbourhood Plan will provide a much-needed central policy for the village and, very importantly, afford some protection against the increasing number of speculative, exploitative development applications which generally have absolutely no regard for the wishes of the villagers.

I attended the consultation on 6<sup>th</sup> July and was very interested to find out the detail behind the Neighbourhood Plan.

I would like to make the following submission regarding the Neighbourhood Plan:

### 1. Policy H2 - Safeguarded Land

I do not support Policy H2. I feel strongly that Policy H2 should be removed from the Neighbourhood Plan. My reasons for this are:

- Specifically, I do not support the plot H2a. There are many issues with this site but, primarily, the problem relates to access and road safety. I have

Awaiting outcome of the Hockley Lane Nurseries planning application.

The majority of this development would be outside the proposed BUAB for the village. There are currently objections from WCC Highways and the PC on the application. The outcome

attached a letter which I wrote to Stratford-on-Avon District Council regarding a current Planning Application (17-01499-FUL) on Hockley Lane. In the enumerated section of my letter, items 1, 2, 3, 4, 5 & 8 all equally apply to the Safeguarded Land H2a. The attached photos show the constriction on Hockley Lane.

- Ettington Parish Council sent a letter of Objection with respect to the application 17-01499-FUL and, as with my letter, many of the points equally apply to H2a.
- Many other letters have been written objecting to 17-01499-FUL and the majority of the objections in these letters apply to H2a. Please note that these letters should be accessed and downloaded before they are removed after the Determination Date (18<sup>th</sup> July).
- It is recognised that development needs should be geographically distributed across the village as far as possible but, with Hockley Lane having recently taken two developments (four houses), it has already taken its share of the village's development obligations.
- I believe that Policy H2, and the associated Safeguarded Land, should be removed from the Plan. By including it, it gives tacit consent to the fact that the quota is not serious and sends mixed

of this application will be determined before the NDP is progressed to submission stage. The outcome will have a bearing on Proposal H2a.

**Action may be needed.**

messages to developers and SDC. At the Parish Council meeting of 10<sup>th</sup> July at which the objection to 17-01499-FUL was agreed, the decision to object was unilaterally welcomed by the parishioners in attendance (at least by those who voiced their stance). However, the parishioners pointed out that there is a conflict between the Parish Council's position on 17-01499-FUL and the position in the Neighbourhood Plan. A parishioner emphasised this by saying that the Parish Council needs to "*have its ducks in a row*" on this matter.

- Very importantly, by including these two sites, it implies (rightly or wrongly) that the Neighbourhood Team/Parish Council has conducted an assessment regarding these plots in terms of access, traffic safety, ecology, impact on character of the village, impact on services, impact on utilities, flooding and a plethora of other vital issues. Of course, these assessments have probably not been done and, I'm sure, this implication is not intended. However, the simple fact of identifying this land does imply a level of approval whether deliberate or not. This is very dangerous indeed. It ought to be solely down to any developer to make these assessments and, by specifying this land as being open for development, it could be construed that these sites meet all the necessary criteria for a successful planning application. The fact that these sites are listed in the Neighbourhood Plan may also be used by developers as material evidence against any

planning rejection. It would also make it difficult for the Parish Council to object to any planning application for these sites; even if information from the surveys indicated unsuitability of the sites or that the wider village opposed developments on these sites when applications were received. This alone is a compelling reason to ditch Policy H2 from the Plan.

- The inclusion of Safeguarded Land is – whether intentional or not – an open invitation to developers to submit applications for this land – regardless of the planning quota. Indeed, I understand that following the publication of the draft Neighbourhood Plan, developers have already made speculative approaches to the Neighbourhood Plan team regarding both H2a and H2b.

- I feel that ‘Safeguarded Land’ is a misnomer for land which is anything but safeguarded. If Policy H2 is retained, please could I suggest that the land is renamed? The terms ‘safeguarded’ or ‘protected’ are highly misleading. Any name ought to reflect the fact that the land on both these sites is (very seriously) ‘at risk’.

## 2. Planning Applications - Protection of Character

The Neighbourhood Plan makes good reference to the fact that the village is linear in nature – being distributed along the Banbury Road. This means that the spur roads to the North and South of the Banbury

No, will only apply if SDC’s guidelines on what category 3 villagers have to accept is increased.

Noted, and albeit this is planning phraseology, a previously used title of Strategic Sites will be reverted back to.

Road are of particular value in terms of providing quieter areas for walking, cycling, running and general recreation. As such, I think it might be worth making the point that these will be protected from carrying any substantial additional traffic due to developments. This was, quite rightly, a major point of objection by the village (EPC and individuals) relating to the development that was proposed on Rogers Lane in 2014. I think that it would be useful to capture that argument in the Neighbourhood Plan. (In addition, as the draft Plan clearly states, access to/from these roads from the Banbury Road is often restricted and hazardous).

### **3. Cycling Access – The need for a safe conduit in/out of the village**

Whilst Ettington has a wealth of attributes, its principal drawback as a place to live is that it is an 'island' surrounded by (and traversed by) busy 'A' roads. Whilst this gives the village good connections by car, it is a nightmare for cyclists. For all but confident cyclists, these 'A' roads pose a challenge due to vehicles (including HGVs) passing close and fast to cyclists. Put bluntly, these roads are very dangerous and traffic volumes will only increase over the term of the Neighbourhood Plan. It means that, for children (even accompanied by adults), there is effectively no means of cycling in and out of the village. This is not a good situation at all. (Incidentally, this situation lends further credence to item 2 – protection of existing low-traffic roads

Refer to section LA4, paragraph 8.17.

within the village). I would like to see the Neighbourhood Plan reflect on this significant challenge and to state that the village should look at means to address this. My suggestion would be to develop a 'safe cycling conduit' in and out of the village and I think the best option is along the Old Halford Road where it leads down to the A429. Whilst crossing the A429 is a hazard, the road on the other side (leading to Ettington Park Hotel) provides a reasonably-safe route out to the South West and offers a portal towards Crimscote, Ilmington, Lower Quinton etc. My suggestion would be to develop the Old Halford Road into a cycle way all the way to the A429. Currently the surface is poor and, at its extremity where it meets the A429, it's often muddy and impassable on a bike. Where it meets the A429, I would like to suggest some means of a managed road crossing. That may be simply markings on the road ('countdown stripes' for example) with signage to alert drivers to cyclists and pedestrians crossing. In due course, a tunnel or footbridge would be highly-desirable. Another attractive option – but one with more complications in terms of implementation - would be to utilise the existing tunnel which is accessed via Rookery Farm. With permission from the landowner, the path from Rookery Lane to the tunnel could be upgraded for cycling and then a link path run from the Western side of the tunnel alongside the A429 to the road to Ettington Park Hotel. This would *absolutely*

*transform* cycling provision for the village.

#### 4. Ettington Church

Whilst the church is mentioned in the report as part of the history of the village, there is no reference to the contemporary situation. The future of the church is under great threat due to falling congregation numbers and hence reduced income. Whilst the church has an obvious importance to villagers who choose to worship there, it has - in my view – a wider importance to the village as a whole. It is one of the ‘cornerstones’ of the village and key to the character of the village. I am not proposing that the Neighbourhood Plan in any way sets out any initiative to provide funding provision for the church – that would be inappropriate and could be viewed as being non-objective – but it might be appropriate for the Neighbourhood Plan to recognise this specific (and ever-growing) challenge that the village will face over the period running to 2031. In recent years alone, the village has already suffered damage to its fabric through the loss of one pub. The loss of the church – a very real prospect within the term of the Neighbourhood Plan - would start to transform Ettington into a bland, featureless village of greatly-reduced character and without a spiritual soul. The Stourdene Benefice could be contacted for specific details about the funding challenge.

Refer to LA1, and listed in the Appendix.

## 5. Community Groups (Appendix 1)

a. You may wish to use the formal name for *Ettington Community First Responder Scheme* and reference the website: [www.ettingtoncfr.org.uk](http://www.ettingtoncfr.org.uk)

b. You may wish to add Pillerton Scout Group to the list. The group was formed in 2016 and has a specific remit to cover Ettington & Fulready (amongst other local villages). The group has active beaver, cub and scout sections and caters for boys and girls aged 6 to 14. A large proportion of the current beavers, cubs and scouts (and the leaders) live in Ettington & Fulready. Further details can be obtained from [gsl@pillertonscoutgroup.org.uk](mailto:gsl@pillertonscoutgroup.org.uk)

Noted. **Action needed.**

Now included.

## 6. Typos

These are not material to the document but the team may wish to make the following corrections in the final version:

Noted.

a. 11.7 - Last sentence, an apostrophe needs to be removed from “HGV’s” and the closing bracket is missing.

b. 11.17 - Apostrophe needs to be removed in “it’s”

005

Parishioner/

H2: Messrs own land to the south of Banbury Road. The safeguarding of part of their land for future housing (H2a) is welcomed but it is considered that the extent of the site identified in the Plan, even if combined with the one to the east of Hockley Lane, is insufficient to meet likely future housing needs. The Plan covers the period to 2031 and it should allow for greater flexibility to meet future housing needs and, as consequence the safeguarded site to the south of Banbury Road should be enlarged. Enlargement of this site would allow for future housing needs to be catered for, whilst providing a greater degree of certainty as to where future development is likely to take place for the local community. It is submitted that the area of the safeguarded site to the south of Banbury Road (H2a) should be increased to cover the field between the Banbury Road and the north eastern boundary of the existing playing fields, as shown edged red on the attached plan (Drawing No 7924-100). The land shown edged red has an area of approximately 1.16 hectares and a notional capacity of 29 dwellings (at a gross density of 25/ha). Asment Plan does not meet the 'basic conditions'.

**Object**

LA2

Messrs Hutsby own the freehold interest of the land presently used as playing pitches for Ettington Football Club. As freeholders they object to the proposed designation of the land as Local Green Space (Policy LA2 (2)). There is no need for such a designation as the playing pitches are protected by Policy CS.25 of the adopted Core Strategy and would

Nearly 80 homes have been granted permission in the village since 2011 which exceed the notional figure of 59 in the Core Strategy. The NPD does not have to allocate any land for housing, particularly given the amount of development which the village will be getting though commitments. The extent of the strategic reserve allocation reflects the desire to see a linear development along the Banbury Road rather than a larger cul-de-sac style development.

Noted. However, the area proposed to be designated as LGS has been independently assessed against the criteria set out in the PPG. The Site is currently valued by the local community and has special qualities and characteristics as a recreational facility for the village. Additional

also be protected under Policy LA1 of the Neighbourhood Development Plan.

Furthermore, the proposed designation fails to meet the strict criteria set down in the National Planning Policy Framework (paragraphs 76 and 77).

Although the Framework indicates that land of recreational value such as playing fields can be included within a Local Green Space, it makes it clear that such a designation will not be appropriate for most green areas or open space. Such designation is only appropriate “where the green area is demonstrably special to a local community and holds a particular local significance” .

The playing fields do not meet this extremely high test of special value and significance and accordingly the Plan does not achieve the required ‘basic conditions’ .  
Object to Policy LA2 due to the inclusion of the Ettington Football Club’ s playing fields (2) as Local Green Space.

**Object**

LA5

Messrs Hutsby own the land indicated as a potential site for allotments to the south of Banbury Road (Figure 4, Site 3). They will not make the land available for allotments and therefore its identification serves no

protection in the NDP means that the local community have some control over the spaces within their village which are important to them.

The local significance of this LGS is that it is home to the village football club. This is what makes it special to the local community.

Noted. This is one of 3 sites identified in the NDP as potential allotment sites. It is clear that there needs to be a

purpose.

The land affected is considered to be more appropriate to meet future housing needs (see related objection to Policy H2).

As the land will not be made available for allotments this part of Policy LA5 cannot be delivered, and the Plan does not meet the ‘basic conditions’.

Figure 4 of the Plan should be amended to delete site 3.

Object to Policy LA5 and Figure 4.

willing land owner and that an alternative site will need to be found if this one is not offered. This policy does not allocate the site for allotments – it merely identifies it as a potential site.

006

Analyticdomain Ltd

The Neighbourhood Plan mentions a number of businesses in Ettington and I do not know the source for this data.

FYI You may not be aware because we have not advertised locally; our market comprises multinationals generally in London and on the European Continent.

Analyticdomain Ltd was registered at Ivy House, 4 Banbury Road nearly 5 years ago and employs myself and my wife. The work continues to be directed from there although the registered office has since been moved to the office of our accountant in Surrey.

Noted, web based searches, SDC database, and local knowledge where used to compile the list.

The list is not intended to be exhaustive. It will never be possible to list every business registered in the village.

- The on line form for comments offers a binary choice of support or object - Our comments fall into "I have a support but ....".

It is unclear whether the comments field on that form may include reasons/explanations - we tried submitting comments on Allotments but, after clicking the "submit" icon, am not sure whether you would have received all the fill text. Hence we submit the following email.

We cannot attend the consultation meeting this week but plan to attend next week.

Let us start by thanking everyone who has worked on and contributed to the NDP.

We totally agree with the Vision, Objectives and, with only one exception, all the Policies.

The section on Land and Premises for Employment merits significant consideration and work if the village is not to be a total dormitory within the life of this plan.

Minor but necessary improvements are offered for 3 other sections.

Page 24, Policy LE1 starts "Proposals for the change of use or redevelopment of land or premises identified for..... employment use ....." but the document does not include a list of sites identified for employment use. Additionally, this policy protects from housing development, land that is non-residential and can be used for work even temporarily. e.g The land and premises used for the village Ettington Telephone Exchange - may currently only have visiting workers but usage as "non-residential" should not be changed unless

Noted.

It is not intended to provide a definitive list of all employment sites within the village. This is a land use based policy which will be applied to any future qualifying planning application. Decision makers and consultees will be able to determine whether an employment site is affected by this policy.

The telephone exchange is not an employment site. **No Action needed.**

there is no possibility of use for employment.

I have made further comments regarding that site under the heading of Appendix 1, Village Assets.

LE1 should NOT be satisfied by meeting only one of the conditions specified as LE1(a), (b), (c), (d).

LE1(a) includes "a sufficient supply of sites for a range of employment uses to meet both immediate and longer term requirements" as a condition for further reduction of land or premises for employment. That suggests satisfaction with the current facilities, without any reference or evidence of consultation despite the recent loss of the White Horse Pub and increase in population increasing the number of people seeking local work.

LE1(c) should specifically exclude the financial advantage that might be gained by conversion from non-residential to residential which might fund relocation of the business/organisation.

Overall, this section needs re-thinking particularly in the context of planning for 2030, within the 14 year vision, e.g. a field worked only by robotic machinery would comply with the conditions for re-development stipulated in LE1.

Page 33, Policy LA5 concludes with "All new dwellinghouses with 3 bedrooms or more should be designed with .... gardens of at least 10.5m in length ...." but this should not refer only to those built on land reserved for allotments.

Is it intended to exempt apartments and maisonettes ? I suggest it should apply to "All new dwellings" and question why this should not

The need to comply with all criteria would be onerous and contrary to the NPPF.

This is not a material planning consideration. It cannot be qualified or quantified, would be unreasonable and fall outside the planning system.

This policy would apply to all houses consented and subsequently built in the village after the NDP is made. This cannot be retrospectively imposed, it can only be applied to new dwellings.

It is not intended to exempt apartments or maisonettes. Historically, this type of accommodation is not usually developed in rural villages but would certainly apply if they were to be proposed.

Only officially designated allotments are protected under this policy. It would be impractical and unreasonable

also apply to dwellings of 2 bedrooms. It is the smaller and poorer households that deserve this opportunity ahead of the larger households. LA5 should be cross referenced to Policy H5 where (b) is ambiguous.

8.20 only identifies 3 allotment plots although all land used to cultivate vegetables by someone other than the owner should be protected, as allotments, from building. There are at least two more pieces of land that are let for cultivation of vegetables, etc.

One, off School Lane, probably let by the Shirley estate, and another one or two off Halford Road next to the pond.

In order to protect them from building at a future date; the map showing the 3 pieces of land earmarked for allotments should show all existing allotments.

Page 48, Policy IN1

“New developments must develop suitable pedestrian and cycle routes ....” lacks definition of “route” and a “safe route” seems impractical if it includes Banbury Road before that Road has a 20mph limit.

11.4 "Most other roads leading off the A422 are single lane for much or all of their length" (i.e. other than Rookery Lane) seems to be an exaggeration which detracts from the integrity of the NDP.

Similarly, I do not recognise reality in "Road Junctions, including those with A422 are substandard with limited visibility". By what measure or standard?

But it would be appropriate to add that parking on one side of the

to protect all land where someone has cultivated.

**Noted. Possible update needed if there are existing designated allotments.**

“Route” and “safe route” are matters of subjectivity and do not need to be defined in the plan.

Change to “A number of roads...”  
**Action needed.**

This is a practical point being made from experience. Text change to “Some roads...” **Action needed.**

This is adequately covered in 11.4.

Unfortunately, the plan cannot stop someone legally parking on a road, even if it is causing a problem.

This would require a suitable location with a willing land owner to accommodate the new shop and the existing premises being given up. In

A422, particularly in the current vicinity of the village shop leads cars and larger vehicles to mount and drive or park on the pavement on the other side - putting pedestrians at risk before and after the recent improvement works. We have reported this several times.

any case this is a proposal which is in motion.

11.8 seems to address parking on the A422 at the expense of other roads. I suggest "..... discourage further parking on roads, particularly in the current and newly intended vicinity of the primary school and the village shop."

**Potential action needed.**

**Noted. Action needed.**

The document should identify the plans to re-locate the village shop to avoid that relocation making the document appear obsolete

This is not a 'village pond' so would not be appropriate for listing as a community asset.

This is not a community asset.

Appendix 1 should list all the assets and not leave others to be mentioned in the body of the document.

Add "The Village Telephone Box"

Change 8.8 last sentence to read "That box and other assets listed in Appendix 1 are vital .....

Pavements along with any other road works and improvements are usually built under permitted development by the highway authority so the NDP cannot control this form of development.

Village Assets should be expanded by the addition of:

- The Pond to the west of the northerly junction of Halford Rd with Rookery Lane - aesthetically and as a dependency for

significant wildlife; birds, insects and bats.

- The building used for the village telephone exchange on Hockley Lane. When no-longer needed by BT the building should continue to be used for quiet but non-residential purposes contributing to the local economy in employment and development for the future e.g. as an incubator for new businesses and/or innovation centre.

- Rookery Lane as a promenade - it would be aesthetically ruined if anyone built a pavement. Rookery Lane should be considered for a 15mp limit although we must admit that we have not seen anyone speeding on that road.

This is not necessary. The existing BUAB and policy on housing growth are sufficient.

Although the Ettington NDP repeatedly mentions the Core Strategy in respect of the number of houses required/exceed we noticed that the SoA NDP includes (page 24 section 5.18)

*‘Tiddington and Alveston are deemed as Local Service Villages in the Core Strategy. Tiddington is classed as a Category 1 village and Alveston is classed as a Category 4 village. **In the context of this Plan as a whole, large scale development in these villages would have a disproportionate impact on their character and priority is therefore, given to other more sustainable locations***

***within the Neighbourhood Area.'***

We suggest the Ettington NDP could be strengthened and objections from landowners might be countered with similar words. Eg:

*'Further large scale development would have a disproportionate impact on the character of the Neighbourhood and should therefore be directed to more sustainable locations.*

007

Parishioner

My name is \_\_\_\_\_, resident in Ettington but just this side of the border with Alderminster. I have read the draft plan and have a couple of points to make, whilst always being aware that what happens in the village will not affect me much, living where I do.

First, I should like to express my appreciation of the draft, which is clearly the result of a tremendous amount of work already, with possibly more to do yet. I learned some things about the village's history that I did not know, despite having lived here for more than forty years.

A small point of fact. The Quaker Meeting House is described as "Meeting House and Chapel" where it should be described as "Meeting House". The use of the word "chapel" would be mildly offensive to some Quakers, if they were the sort of people to take offence. The Quakers arose originally to meet a need for worship felt by some individuals, the worship to be without any authority, whether from Church or State. I speak from knowledge here.

Noted.

I liked the mention of dark skies and the need for lighting to be of the type that directs the light downwards. Might there be any chance of retrofitting the Ettington roundabout lights?

Not within the remit of this Plan.

By far my most important point is the need, as I see it, to get the A422 out of the village. The plan proposal is to redirect traffic round the village via the Halford roundabout from the Fosse Way crossroads to the existing Ettington roundabout. This is a long way round and I suspect strongly that traffic would continue to come through the village to save time. This would probably be particularly true for private cars. Has the possibility of a by-pass been rejected? If not, my personal preference would be for a by-pass to the north of the village, since a southern by-pass would spoil the view southwards from Rogers Lane, a particularly fine view.

Not within the remit of this Plan.

In general, the plan has the air of a document designed to ensure as little change as possible in the village in the years to 2031. I can well believe that this is the overwhelming wish of us, the local people. Accordingly I do not make any suggestion for radical change.

008

Sport England

- Government planning policy, within the **National Planning Policy Framework** (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

Comments noted. No action necessary.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport

England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'.

<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy

that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section

8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section:

<https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance:

<https://www.sportengland.org/activedesign>

*(Please note: this response relates to Sport England's planning function only. It is not associated with our*

*funding role or any grant application/award that may relate to the site.)*

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

009

Warwickshire County **Housing mix matters**  
Council

Policy H3 will capture any future

The Plan seems to be silent on the issue of housing for needs. the vulnerable citizens of the town. The NP is an ideal opportunity to promote the inclusion of housing suitable for older people and younger adults with disabilities.

#### **Comments on transport matters:**

##### **Road safety**

Should the Neighbourhood Plan contain proposals that require any changes to the highway i.e. speed limits, traffic calming measures etc. these will need to meet the relevant criteria and be subject to consultation. In addition, funding to achieve these should be provided by the proposed development. Noted.

The County Council generally supports the emphasis that has been placed on increasing public footpaths and cycle routes. We recommend that projects, such as, car share schemes or car clubs be considered for further

investigation in order to reduce car usage in the area covered by the Neighbourhood Plan.

The County Council welcomes is pleased that cycling and walking feature quite prominently in the document and that any new developments will be encouraged to provide these in their proposals.

The County Council would recommend that projects such as car share schemes or car clubs be considered for further investigation in order to reduce car usage in the area covered by the Neighbourhood Plan.

Our specific comments on the Plan are as follows:

Noted.

**Policy LE2 – Promoting New Employment Opportunities**

- All new employment developments should consult the County Council so that solutions to mitigate against the impact of developments on the highway network can be established.

**Policy LE3 – Home Working**

- All new employment developments should consult the County Council so that any impact to existing road networks or the addition of any new routes or accesses. The parking requirements are set out the Stratford-on-Avon District Council's Supplementary

Noted.

Planning Document.

- The County Council supports new developments providing new or improved sustainable travel, traffic calming measures or pedestrian improvements. Any improvements to accessibility which affect the public highway will be subject to further detail consultation.

**Policy LA4 – Encouraging Safe Walking and Cycling**

- The County Council supports the proposal in the Neighbourhood Plan in principle, subject to both planning and transport planning criteria being met. Noted.
- The County Council supports new developments providing adequate amounts of parking subject to the criteria set out in the Stratford-on-Avon District Council’s Supplementary Planning Document: Vehicle Parking Standards.

**Policy IN1 – Parking and Highway Safety**

- The County Council welcomes policies that place emphasis on new developments providing cycling storage.
- The County Council would note that parking standards Noted. contained within neighbourhood plans these must comply with the standards set out by district council contained in the Supplementary Planning Document. The full document can be found at:  
<https://www.stratford.gov.uk/planning->

[regeneration/planning-guidance.cfm](#)

- The County Council supports new developments providing adequate amounts of parking subject to the criteria set out in the Local Transport Plan (2011-2026) and the parking standards as set by Stratford-on-Avon District Council.
- Any new developments coming forward should initially consult the County Council. New developments are expected to mitigate against their impacts and include any proposals for pedestrian and cycle routes.

### **Flood risk - new development in Ettington**

Noted.

The plan outlines developments taking place in Ettington. We are statutory consultees for surface water drainage for all major developments. The Town and Country Planning (Development Management Procedure) (England) Order 2015 defines a “major development” as development involving any one or more of the following:

1. the winning and working of minerals or the use of land for mineral-working deposits;
2. waste development;
3. the provision of dwelling houses where—
  - i. the number of dwelling houses to be provided is 10 or more; or
  - ii. the development is to be carried

out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);

4. the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
5. development carried out on a site having an area of 1 hectare or more;

The majority of approved developments mentioned in the plan are minor and therefore would not be consulted. The table below summarises the responses provided to major applications. All responses are available via Stratford District Council's planning portal.

<b>Application reference</b>	<b>Response summary</b>
15/04449/OUT	We objected as insufficient drain application then changed from 12 to 15 statutory consultees.
15/01035/OUT	No objection, with conditions
15/01342/FUL	No objection, with conditions
16/03730/VARY	No comments, not related to flood risk

### Further development

If further minor applications are expected in Ettington or elsewhere, in consultation with the LLFA additional drainage standards to those already outlined in policy IN3 could be added to the plan.

The minimum, requirements are set out in the following guidance should also be adhered to:

- The National Planning Policy Framework
- Paragraphs 030 - 032 of the Planning Practice Guidance (PPG)
- Defra's Non-statutory technical standards for sustainable drainage systems
- WCC Flood Risk and Drainage Planning Advice

The explanation for IN3 mentions previous flooding issues and that new development must contribute to flood alleviation. It may be worthwhile expanding to mention specific areas where future development is likely and flooding has occurred previously, and any associated alleviation measures required in addition to attenuation to greenfield runoff rates.

Sustainable Drainage Systems (SuDS) may not only help to reduce the local risks of flooding, but may also add significant amenity value, helping to fit in with several **Possible action needed.** aims and objectives outlined in the NDP, including;

- Local Amenity and Sustainable Living –

*Section 8.0*

- Inclusion of designated local green spaces - Noted.  
*Page 30/31*
- *'To enhance and safeguard the natural environment and biodiversity through sensitive development' (Page 36, Section 9.0).*
- To preserve and enhance the valued landscape (green infrastructure) – *Page 40-41.*

**Further comments**

We also support the reference to the *'maintenance of hedges and woodland'*, *'Maintenance... in accordance with Water Framework Directive requirements'*, future plans for designated green spaces and allotments – *'with maintenance of high quality public and private open spaces' (Page 46*

**Public Health matters**

Noted.

To provide guidance for communities Public Health Warwickshire has produced guidelines for communities preparing Neighbourhood Plans. Please also find attached our Neighbourhood Development Planning for Health document. The document contains evidence and guidance for promoting healthy, active communities through the neighbourhood planning process. The document can be found on the following link:

<https://apps.warwickshire.gov.uk/api/documents/WCCC-630-656>

Alongside this, Public Health England's [local health tool](#) can be used to understand the health needs of the population the population of Stratford Town.

Should the Town Council wish to discuss the guidance document or the local health tool further please contact Gemma McKinnon on E mail address; [gemmamckinnon@warwickshire.gov.uk](mailto:gemmamckinnon@warwickshire.gov.uk).

Should you wish to discuss or, require further information on any of the above matters please let me know?

010

Council for British Archaeology (West Midlands)

- I am responding to the above consultation on behalf of the Council for British Archaeology, West Midlands.

We welcome the inclusion of the historic environment in the Plan but we are concerned that the Plan does not adequately acknowledge non-designated heritage assets. Noted. However, the difficulty is how one defines non-designated heritage assets.

assets, both below and above ground.

We therefore recommend that the Plan be amended as follows:

Policy BE3- Designated Heritage Assets- this should be reworded “Heritage Assets” to ensure that it includes non-designated heritage assets, in accordance with the NPPF. The first sentence of the second paragraph, which specifically relates to designated heritage assets, should be added to the previous paragraph, and the second sentence, which relates to all heritage assets [whether designated or not], should be a separate paragraph. The final sentence should be reworded to say: Applications for development which is likely to affect heritage assets, whether designated or non-designated, below or above ground, will be required to be accompanied by an archaeological or heritage assessment, including, where appropriate, an archaeological evaluation or historic building survey.

We also recommend that para 10.11 be reworded as follows, to explain the reworded policy:

The majority of sites containing archaeological remains are not statutorily protected or scheduled and it is known that many parts of the parish are likely to contain significant remains. The Warwickshire County

This title has been included in other NDP which have gained the support of the LPA and external examiners.

**Possible action needed.**

Noted. **Action needed.**

Council Planning Archaeologist will advise on applications likely to affect archaeological remains and it is recommended that applicants seek advice from the Planning Archaeologist prior to submitting an application. [the wording about “prior to any development commencing” is incorrect and is not consistent with the NPPF]. Heritage assets also include historic buildings which are not protected by listing and it is recommended that applicants proposing development likely to affect such assets seek advice prior to submitting an application.

We also recommend that reference is made in the Plan to the Warwickshire Historic Environment Record and the Warwickshire Historic Landscape Characterisation.

Noted. **Action needed.**

011

Parishioner

At the end of July 17 the village housing needs are at 28% above the core strategy target. If we take into consideration the 2 strategic reserves for an additional 13 homes then the village housing needs will be 50% above the core strategy target. Please note, I absolutely agree with the set boundary – this boundary needs to be safeguarded as not to continue to inflame further unplanned housing growth and not mock the agreed core strategy.

The Core Strategy does not set a target for housing building in the Local Service Villages. It is for each community to decide how many houses are built within their communities. The overall number of houses destined for the district is a minimum.

			<p>I seek to further understand the study/analysis of potential land that could be used for housing development – specifically who actually conducted this, the approach taken and make these conclusions an addendum to the neighbourhood plan. This will ensure a proper/informed assessment has been carried out and make readily available for public access. Thank you.</p>	<p>The evidence base shows that a total of 10 sites were assessed as part of the reasonable alternatives for housing allocations which were selected following a village survey in 2015. These assessments were undertaken by an independent planning consultant for complete impartiality and robustness.</p>
012	Parishioner		<p><b>Support</b></p> <p>Page 17</p> <p>Agree to the village boundary and honour infilling and windfall sites, followed by utilising the 2 strategic reserves (H2a and H2c) before allowing further/new development which will exceed core strategy targets from 28-50%.</p>	<p>Noted.</p>
			<p>Policy LA2 – Designated Local Green Spaces need to remain as is. Explicitly no building on or around them.</p>	<p>The LGS designation does not extend to areas outside the designation.</p>
013	Parishioner		<p><b>Support</b></p> <p>Please note that the Village Boundary to my garden is incorrect, and the map on page 18 of the draft Ettington and Fulready Neighbourhood Development Plan needs amending. Please see the District Council’s website: Planning application</p>	<p>Noted. <b>Amendment needed.</b></p>

014

Molloy Construction

17/00498/FUL Location Plan 8001-100 and Site Plan 16-068-005a drawing. Any questions please do not hesitate to contact me.

It is disappointing that we as Molloy Construction Company Ltd. (Camp Hill House, Kites Nest Lane, Warwick, CV35 7NZ), were not formally consulted in this pre submission process, as we had engaged with the Neighbourhood Planning process, attended the steering groups and tried to work with the community by putting forward a site for discussion on the west of the Old Warwick Road, to help meet your perceived current housing needs and demand. MCC Ltd. have a proven track record over the last five decades, of undertaking quality village developments and creating well designed places, including in Ettington. We are disappointed that a well designed, sustainable growth area between the old and new Warwick Road was not further explored by the steering group.

We have subsequently been approached by local people asking for affordable sites, and expressing their disappointment in the consultation process which did not cover all of the village and parents on the school role. Could we please ask how you engaged with the harder to reach groups in the community for the purposes of the consultation?

We would have concerns regarding the process and procedure of this draft plan. The Plan does not seem to look forward, considering the changing and aging demographic of the community, the type of housing tenure for the young, and those in later years wishing to down size and help the next generation

The pre-submission consultation was an open consultation to all. Businesses and households were not individually written to as this would be too onerous for the QB. The correct procedures were followed and every effort was made to engage with the public throughout the process.

There is a mechanism in the NDP (Policy H3) for local housing needs should the evidence prove such a need. The PC commissioned a Housing Needs Survey as part of the evidence base for the NDP. This did not show a significant need. It is envisaged that this need would be met through the existing housing commitments. This will be reviewed periodically throughout the plans life.

The process for formulating the NDP has been robust, inclusive and transparent. The existing commitments will provide an opportunity for smaller

015

ANCER Spa Ltd on behalf of Ettington Estate

afford a family home. There also appears to be little consideration of mixed use land and employment space. We feel a vision for the future of the community with a longer term stepped plan for the latter half of the life of the plan, would be a more robust approach.

We would also comment that the Village Boundary indicated on the map within the document (page 18) is incorrect and needs amending.

We would be happy to expand further on any of the points raised if required.

H4 – The specified housing mix percentages should be guideline that is applied flexibly according to specific circumstances. For example, the quoted percentages are unworkable for small schemes.

For a development of five dwellings, 1 x 4 bedroom house would be 20% which would exceed the 15% limit quoted.

**Object**

H2- The Ettington Estate supports the inclusion of the site H2a at land East of Hockley Lane for up to 5 dwellings. However, in the following sentence after ‘identified housing need’ should be inserted ‘and marked demand for their early release’. This is in the event of their being low demand for other committed

homes, older generations and a proportion of affordable housing.

We believe that the boundary is correctly drawn.

The housing mix is the starting point. Every effort should be made to comply with the policy. As with all applications, there is scope to present a case where deviations from policy, based on sound planning grounds can be acceptable.

**Noted. Possible amendment needed.**

Noted. No change necessary. ‘Marked demand’ has no definition and would add ambiguity to the policy.

		<p>sites, but here is market demand for the proposed scheme at land east of Hockley Lane.</p>	
016	Beau Homes	<p><b>Support</b></p> <p>H4 – Developments of under 5 units should also comply with this policy, however it should be recognised that it may not be feasible for every site to conform to such an exact mix, ie a degree of flexibility required, particularly for smaller sites. To do otherwise would encourage larger units so as to avoid the threshold, eg in square footage, four 5b plots could just as easily be 6-8 houses compliant with the preferred mix favouring smaller homes.</p> <p><b>Support</b></p> <p>IN1 – Note one bed properties to provide at least 1 space. Confirm secure cycle storage could include garages (purpose built stores can look urbanised/out of keeping).</p> <p><b>Support</b></p> <p>H5 – a) terracing to be avoided unless in keeping with surrounds . k) note examples of alternatives to full street lighting, eg recessed spot lighting, uplighters/downlighters.</p> <p>e) too prescriptive as subtle references to a mix of</p>	<p>It is not possible to have a broad mix of house types on small scale schemes. The feasibility point is noted. (See comments above).</p> <p>Noted. This is a matter for any detailed application.</p> <p>Noted.</p> <p>Noted. Suggest amend to “Should</p>

styles can work when well thought through – instead normally...” **Action needed.**  
 suggest limiting to ‘the use of locally distinctive  
 architectural features and styles will be encouraged,  
*in the context of their surrounds*’

**Support**

Noted. No action needed.

**H5c** – Remove the word simple – too vague and too easily  
 (mis)interposed/(mis)represented as cookie cutter new build  
 style (think Charles Church at Ettington Park)

**Support**

Noted. It does not have to be onerous  
 and costly if it is planned properly at  
 the outset rather than retrofitting.

**IN2** – BREEAM Excellent is very onerous from both cost and  
 administrative points of view – very rarely used, particularly on  
 small developments, let alone for single plots. It would be  
 better to set tangible objectives otherwise it becomes an  
 inflexible box ticking exercise eg increase SAP rating by x%  
 compared to minimum requirements; mandatory inclusion of  
 greywater recycling etc. In any event, cost implications would  
 need thorough assessment in a viability context, to ensure  
 deliverability is not prejudiced. Also, if following viability this is  
 to remain, should only apply to sites of more than 10 or even  
 15 dwellings (which would also inherently discourage larger  
 sites).

**Support**



		Support	
021	Parishioner	<p><b>NE1</b> The photograph on page 39 (view 3) in Figure 5a is not from the location stated (footpath SD73) Much of the horizon at Point 3 is in the next field as the ground rises. Views from the public footpath SD68 (SP27380 48970) offer a much more open aspect. A photograph from this location is available at <a href="https://drive.google.com/open?id=0BziSRSnx9lapaWZjRW9vaW9JWHM">https://drive.google.com/open?id=0BziSRSnx9lapaWZjRW9vaW9JWHM</a> photo 20170709135302_IMG_4976.jpg. The actual view from footpath SD73 is shown in 20170709125413_IMG_4961.jpg.</p>	Noted. <b>Action needed.</b>
022	Ettington Monday Club	<p><b>Support</b></p> <p><b>Page 53</b> Please amend the Monday Club piece to read the following. Thank you. 'Ettington Monday Club is a lively group of village ladies who meet at the Community Centre on the first Monday of the month. Meetings usually include a speaker followed by refreshments, a raffle and time to chat. Various social events and outings are enjoyed within the yearly programme. The Club welcomes new members and visitors</p>	Noted. <b>Amendments needed.</b>
023	Gladman Developments Limited	<p><b>Support.</b></p> <p>See below</p>	<p>It is clear that the Gladman letter, which is undated, is a generic template letter. There are a number of reference which clearly relate to other NDP's and LPA's development plans.</p> <p>However, the Steering Group would respond as follows to the policies</p>

referred to in this letter.

Policy H1 - The law and the NPPF (para 12) makes it clear that the stating point for the determination of planning applications is the development plan. The use of development boundaries is a longstanding method of controlling where development should be located and assists in delivering sustainable development by locating development towards more sustainable locations. The Core Strategy uses development boundaries as does a whole host of other NDPs which have successfully passed examination. The principle of development boundaries therefore meets the basic conditions.

Policy LA2 – Firstly, the permanence of the LGS designations is not a reason to oppose a designation or a relevant criterion for designation. Secondly, the permanence is only insofar as the shelf life of the NDP.

All LGS designations have been independently assessed using the criteria in the PPG. This forms part of the background evidence base and is in the public domain. Each LGS proposal

should be looked at on its own merits and references to other examiners conclusions on other LGS proposals is not relevant. The Steering Group is aware of the relevant assessment criteria.

Policy NE1 – The policy wording is sound and has been accepted in other NDP’s which have passed examination e.g. Snitterfield. Any application which is submitted which would be within the valued landscapes identified in the plan will be looked at on their own merits. The policy does not prohibit all development. Development that does not detrimentally affect the valued landscape may be permissible.

024	National Grid	See below	Noted.
025	Ettington Estate	See Appendix 1 & 2	
026	Godfrey Payton (Land Agents for Ettington Estates)	See Appendix 3	Policy H2a – this is covered elsewhere under rep no. 015.  Policy LA2 - this is partly covered elsewhere under rep no. 015. Additionally, the purpose of the LGS designation is not specifically to

prevent housing development. Moreover it is to secure the value of the site as an area of openness which the community feels has special qualities and local significance.

Public access is not a requirement for LGS designation. All LGS are appreciated from public viewpoints and some do have public access. All spaces are in close proximity to the community. Full independent assessments have been carried out for each proposed LGS which clearly shows compliance with the PPG and the criteria for designation.

Policy LA5 – Noted.

Policy IN2 – Noted.

027	Stratford District Council	See Below
028	Highways England	Having reviewed the document we can confirm that given the nature and scale of development discussed Highways England have no comments to make at this stage, however we would welcome being kept informed of progress in the development of your plan.

Noted

This letter provides Gladman Developments Ltd (Gladman) representations in response to the draft version of the Ettington and Fulready Neighbourhood Plan (EFNP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

Gladman requests to be added to the Parish Council's consultation database and to be kept informed on the progress of the emerging neighbourhood plan. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy.

Gladman would like to offer their assistance in the preparation of the neighbourhood plan for the submission version of the neighbourhood plan and invite the Parish Council to get in touch regarding this.

### **Legal Requirements**

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the EFNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.*

### **National Planning Policy Framework and Planning Practice Guidance**

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.



Examiner in this instance recommended the deletion of the proposed LGSs which measured approximately 2.4ha and 3.7ha.

- The Freshford and Limpley Neighbourhood Plan Examiner's Report<sup>4</sup> identified that the six LGS proposed did not meet the criteria required by the Framework either collectively or individually. Indeed, the Examiner identified that the combination of sites comprised of an extensive tract of land. The Examiner also considered that the protection of fields to 'prevent agglomeration between the settlement areas... is not the purpose of Local Green Space designation'.
- The Eastington Neighbourhood Plan Examiner's Report<sup>5</sup> recommended the deletion of three LGS (16ha and 2ha) considered to be extensive tracts of land. The third proposed LGS was deleted due to the lack of evidence demonstrating its importance and significance to the local community.
- The Tattenhill and Gangermore Neighbourhood Plan Examiner's Report<sup>6</sup> recommended the deletion of 2 LGS comprising of 4.3ha and 9.4ha.
- The Morley Examiner's Report<sup>7</sup> identified a total of 13 parcels of land to be designated as LGS. The Examiner recommended at 5.4.28 that the identification of these extensive tracts of agricultural land was contrary to NPPF policy and recommended that the policy should be deleted. The proposed LGS measured in the range of the -- 4.3ha.

#### Policy NE1 – Valued Landscaped

This policy states that development proposals that will have an adverse impact on the skyline or valued landscapes identified will not be supported.

We submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of a surrounding area to provide new vistas and views.

Again however, Gladman consider that this policy lacks sufficient evidence to demonstrate why these views are of such value to the local community. Opinions on landscape are highly subjective, therefore, without further evidence to demonstrate why these views are considered special will likely lead to inconsistencies in the decision-making process.

The Guidance states that "Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan".

Accordingly, Gladman consider that this matter should be investigated and based on appropriate evidence prior to the Plan being submitted for Examination.

In addition, Gladman consider that to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contains physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support. An area's pleasant sense of openness to open countryside cannot on their own amount to a landscape which should be protected.

#### Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the EFNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.

Several of the policies currently lack the proportionate, robust evidence to justify their inclusion and some of the policies are restrictive to the extent that the plan might not be considered to be promoting sustainable development.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours faithfully,



Megan Pashley  
[m.pashley@gladman.co.uk](mailto:m.pashley@gladman.co.uk)  
Gladman Developments Ltd.

<sup>4</sup> <https://www.easthampshire.gov.uk/media/2596/2016-04-28-eastington-examiners-report-final.pdf>

<sup>5</sup> <https://www.easthampshire.gov.uk/media/2596/2016-04-28-eastington-examiners-report-final.pdf>

<sup>6</sup> <http://www.easthampshire.gov.uk/media/2596/2016-04-28-eastington-examiners-report-final.pdf>

<sup>7</sup> <https://www.easthampshire.gov.uk/media/2596/2016-04-28-eastington-examiners-report-final.pdf>

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

### **About National Grid**

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

### **Specific Comments**

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

#### *Gas Distribution – Low / Medium Pressure*

Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

### **Key resources / contacts**

National Grid has provided information in relation to electricity and transmission assets via the following



The electricity distribution operator in Stratford-upon-Avon District Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: [www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Robert Deanwood  
Consultant Town Planner

[n.grid@amecfw.com](mailto:n.grid@amecfw.com)

Amec Foster Wheeler E&I UK  
Gables House  
Kenilworth Road  
Leamington Spa  
Warwickshire  
CV32 6JX

Spencer Jefferies  
Development Liaison Officer, National Grid

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick  
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]  
Robert Deanwood  
Consultant Town Planner

cc. Spencer Jefferies, National Grid

**Comments from Stratford-on-Avon District Council**

**Policy related comments:**

<b>Section</b>	<b>Reference/ page</b>	<b>Comment</b>	<b>Steering Group Response</b>
<b>Introduction</b>	<b>p.4 para 1.2</b>	insert "... occurs at a pace..."	Noted. <b>Action needed.</b>
<b>Neighbourhood Planning</b>	<b>p.6 para 2.2</b>	Reorder paragraph "After independent scrutiny, once approved under a local referendum, this Neighbourhood Development Plan will be adopted by Stratford-on-Avon District Council (SDC) as part of the Development Plan to be used when determining planning applications within the Neighbourhood Area".	Noted. <b>Action needed.</b>
<b>Neighbourhood Planning</b>	<b>p.6 para 2.10</b>	Replace 'contiguous' with 'consistent' as contiguous is generally understood to mean adjacent	Noted. <b>Action needed.</b>
<b>Evolution - History</b>	<b>p.8 para 3.1</b>	The spelling of Ettington was not ratified by Ordnance Survey until 1948	Noted.
<b>Future</b>	<b>p.10 para 3.10</b>	Suggest rewording as follows-"Planned organic growth in the Core Strategy suggests a provision of 59 dwellings. This will imply a population increase from the ....."	Noted. <b>Action needed.</b>
	<b>p.11 para 3.11</b>	Should the aspiration of eliminating through traffic be listed as a project in an appendix to the NDP?	Noted. Further discussion needed.
	<b>p.12 para 3.16</b>	The issues listed here are not relevant to a neighbourhood plan.	Noted. But this is not a policy and it reflects the community's wishes.
	<b>p.12 -photo</b>	- Could this be replaced by a photo of the community centre, as it would seem to be more	Noted. <b>Action needed.</b>

<b>Section</b>	<b>Reference/ page</b>	<b>Comment</b>	<b>Steering Group Response</b>
		relevant to this section?	
<b>Section 4- Village Character Appraisal</b>	<b>p.13 para 4.4</b>	should 'stragglings' read 'straddling'?	Noted. <b>Action needed.</b>
	<b>p.14 Para 4.13</b>	What are 'significant' changes of use? Unsure how this can be measured...recommend removal of this word. Should 'ecology' on line 3 read 'economy'?	Noted. <b>Action needed.</b>
<b>Section 5- Vision Statement</b>	<b>p.15 para 5.2</b>	Bullet point 6 should "...adapt to and" be inserted before "...mitigate climate change...."	Noted. <b>Action needed.</b>
		Vision statement and Objectives only relate to Ettington/one village	Noted. <b>Action needed.</b>
	<b>Strategic objectives</b>	Suggest infrastructure objective is extended to include topics dealt with in Policies IN2 and IN3.	Noted. <b>Action needed.</b>
Section 6 – Housing	<b>p.16 para 6.4</b>	Replace 'expected to be provided...' with 'could be provided'	Noted. However, the community interprets the Core Strategy as an expectation. The figures are included in the Core Strategy for a reason.
	p.16 para 6.5	replace 'below' with 'on the following page'	Noted. <b>Action needed.</b>
	p.17 para 6.9	Have other criteria as set out in Annexe 3 of the previous Local Plan been considered?	Noted. Yes to a certain extent.
	p.18 Figure 2- Village boundary	The boundary as drawn at Fig.2 includes several areas of land around the edge of the village that would not meet the criteria of Annexe 3 of the Local Plan used by SDC to create built-up area or village boundaries (please note this does not refer to the	Annex 3 is only guidance. Neighbourhood Plans provide an opportunity for local communities to prepare and produce their own development plans based on the

Section	Reference/ page	Comment	Steering Group Response
		<p>areas shown as hatched which the Council are largely in agreement with) By including these parcels of land within the village boundary, it indicates that the future development of these parcels of land for housing will be acceptable in principle, through policy H1 of the NDP. Three of these sites are quite large and are made up of paddocks, manege and stables or modern agricultural sheds. None of these sites would be deemed to be appropriate to be included with a village boundary utilising the Annexe 3 criteria. The PC need to be sure that the village boundary as drawn is correct given the implication that these sites are acceptable for being developed for housing over the plan period.</p>	<p>wishes of the local community. The District Council does not apply Annex 3 slavishly. Neither should the Parish Council. The PC is aware of the implications of the village boundary and are satisfied with the boundary as drawn.</p>
	<p><b>p.16 Policy H1</b></p>	<p>Include additional wording in second sentence to improve clarity such as “.... subject to compliance with other plan policies”</p>	<p>Previous advice from the LPA and other examiners has indicated that there is no need to include these words in each policy as all relevant polices would need to be considered by any decision maker. All development will need to demonstrate compliance with the development plan as a whole.</p>
	<p><b>p.18 Policy H2</b></p>	<p>The identification of these 2 sites rather than other sites that may be available and suitable will need to be fully justified. This should comprise an evidence document which examines all sites, identifies constraints, opportunities etc and include a comparative assessment against each other and</p>	<p>Every site has been assessed independently and these assessments form part of the evidence base behind the NDP. The two sites originally identified in Policy H2 scored highest on the</p>

Section	Reference/ page	Comment	Steering Group Response
		<p>openly explain why certain sites have been rejected or selected.</p> <p>Delete the word 'robust' as it is unnecessary. The word 'appropriate' may be a suitable replacement. Consider deleting the final paragraph of the policy as it is superfluous?</p>	<p>assessments. However, since permission has been granted in Rogers Lane and the Highway Authority has objected to a site in Hockley Lane on capacity grounds, site H2a has been deleted from the NDP on grounds of lack of need for 2 reserve sites and highway safety.</p>
	<b>p.19 para 6.11</b>	<p>delete 'local or district' on line 4 as it is unnecessary. Add to the final sentence '...or the circumstances outlined in Core Strategy Policy CS.16'.</p>	<p>Noted. <b>Action needed.</b></p>
	<b>p. 19 Policy H3</b>	<p>There are no new housing allocations proposed and although 2 reserve sites are identified neither are of sufficient size to require affordable housing and therefore there is little prospect of affordable housing schemes coming forward over and above existing commitments. Substitute 'promoters' for 'land owners'.</p>	<p>This policy is intended to provide a policy hook for rural exception housing should a need arise in the future for affordable housing based on evidence of local need.</p> <p>Noted. <b>Action needed.</b></p>
	<b>p.20 para 6.15</b>	<p>This should this be part of Policy H2 rather than in the explanation? It would be preferable if the criteria were aligned to the District Council's standard criteria.</p>	<p>Noted. Other NDP's which have passed examination have included this in the explanation.</p>
	p.20 para 6.18	<p>It would be helpful to state how many affordable houses will be met through this particular application.</p>	<p>This is include in the table on page 17</p>
	p.22 para 6.21	<p>Re-draft para. 6.21 to explain the approach to</p>	<p>Noted. Not sure what is wrong with</p>

Section	Reference/ page	Comment	Steering Group Response
		determining optimum stock mix better.	the current wording...
	p.21. Policy H4	Should '5' read '6' in the first line in order to comply with CS.18? Concern that the percentages as listed for market housing are going to be achievable as written. For example, the Core Strategy gives a range of 5% to 10% for 1-bed units, whereby the NDP policy asks for 'at least' 10%...A scheme conforming to the mix in the NDP may well be not in conformity with the Core Strategy. The same can be said for the affordable housing percentages – it will be difficult for schemes to achieve exact figures, which is why Policy CS.19 of the Core Strategy is written as a range.	This has been amended to 7 so that the percentages are mathematically achievable. The proposed mixes in the NDP are all within the thresholds in the Core Strategy.
	p.22 para 6.21	<p>given the explanation above, developers may well find themselves not complying with the NDP but be in compliance with the Core Strategy- this could lead to a compliance issue.</p> <p>Redraft paragraph to explain the approach to determining optimum stock mix better.</p>	The NDP considers mix at a local level rather than a district level and will be the most recent adopted development plan policy so will take precedent over the Core Strategy.
	p.23 Policy H5	This is a very prescriptive policy and more of a design code than design principles. Has a character assessment been carried out?	The policy is designed to be prescriptive. There is no requirement for a character assessment to be undertaken.
		criterion a) If in-fill development takes place which follows an established building line, it will inevitably reduce the space between existing buildings. How	Like many of the criterion in this policy a subjective judgement needs to be made by the decision

<b>Section</b>	<b>Reference/ page</b>	<b>Comment</b>	<b>Steering Group Response</b>
		will 'significant' reduction be assessed? And when will it be unacceptable? Reduction of existing spaces between buildings is not necessarily harmful and does not always lead to terracing. Consider this may need re-wording and quantifying.	maker. Each application will be considered on its own merits.
		Add 'Development should achieve a...' at the start of criterion b)	Noted. <b>Action needed.</b>
		Criterion f) and g) are very prescriptive in terms of materials to be used and not born out by evidence in the photographs.	Noted. In the historic parts of the village local stone is a common material. See phot on page 5, 9, 42, 46, 47 and 49
		In criterion h) why does it need to be a working chimney? A 'dummy' chimney could still achieve the required aesthetic.	Dummy chimneys are often made of GRP and are positioned above gable windows. <b>Text amended</b>
		Criterion j) may be difficult to control as some dormers are permitted development.	Noted.
<b>7.0 Local Economy</b>	<b>Policy LE1 p. 24</b>	Not sure how criterion a) <i>There is a sufficient supply of sites for a range of employment uses to meet both immediate and longer term requirements over the Plan period;</i> can be assessed in a meaningful way at individual Parish level.	The onus would be on the applicant to demonstrate this. Vacant premises or new employment developments within the parish could be examples.
		At the end of criterion a) replace 'and' with 'or'.	Noted. <b>Action needed.</b>
		Criterion b) after 'employment needs' add 'or where there is no reasonable prospect of the site being	Noted. <b>Action needed.</b>

Section	Reference/ page	Comment	Steering Group Response
		used for employment uses'	
		Below criterion d) add new paragraph as follows: 'Where there is no reasonable prospect of a site being used for the allocated employment use, planning applications for alternative uses will be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities'.	Noted. <b>Action needed.</b>
	<b>Policy LE2 p.25</b>	Criterion d) amend to 'do not conflict with National and District policy'	Noted. Not necessary.
	<b>Policy LE3 p.26</b>	Change policy title to read: 'Home Working and Live-Work Units' and provide sub-headings for each part of the policy. For 'home working' section of the policy: add 'where appropriate' between and' and 'incorporate' on 2 <sup>nd</sup> line. Delete '...in accordance with Policy ECON3' since there is no such policy in this NDP.	Noted. <b>Action needed.</b>
		Insert in criterion g) <i>Operations carried out in live-work units will not adversely impact on neighbouring residential amenity</i>	Noted. <b>Action needed.</b>
	<b>Policy LE4 p.27</b>	insert 'currently' between 'premises' and 'associated' in the second paragraph. Criterion a) should reflect criterion b) of Policy LE1, for consistency of approach.	Noted. <b>Action needed.</b>
<b>8.0 Local Amenities</b>	<b>Para 8.4 p.28</b>	Replace the sentence with 'Designating Local Green Spaces and protecting public rights of way is of	Noted. Not necessary to be the same as LE1.

Section	Reference/ page	Comment	Steering Group Response
		paramount importance’.	
	<b>Policy p.28</b> <b>LA1</b>	Core Strategy Policy CS.25 also refers to assessing whether facility could be used for an alternative use that would benefit the community – this could usefully be included here.	Noted. <b>Action needed.</b>
	<b>Policy p.29</b> <b>LA2</b>	Proposed LGSs will need to be justified against NPPF/PPG criteria and the assessment should accompany the NDP as an appendix or supporting document when submitted.	Each LGS has been independently assessed against the NPPF and PPG. The assessments form part of the evidence base to the NDP.

Section	Reference/ page	Comment	Steering Group Response
		<p>Delete 'below at the following locations:' from the first paragraph. The following comments are made without the benefit of the associated evidence base which should set out clearly the significance of each area of land to the local community:</p> <p>Paragraph 77 of the NPPF set out very clear assessment criteria for LGS designation. Of the 11 sites listed in the policy, it is considered that sites 3 and 7 in Ettington and sites 1 to 4 in Fulready do not meet the relevant assessment criteria and should be removed from the policy. All 6 of these sites have similarities in that they are large tracts of land that are in private ownership and have no public access. Given their agricultural nature, they are not considered to be of any particular beauty, have historic significance, have recreational value or be rich in wildlife. As such, it is not considered that any of these sites would be classified as 'demonstrably special' to the local community, would not comply with para 77 of the NPPF and therefore they are not suitable for designation.</p> <p>Sites 1, 2 and 5 in Ettington can be classified as important open spaces within the community given their high recreational value. As such, these sites would be classified as having particular local significance and would be appropriate for designation as LGS. Site 4 in Ettington includes two</p>	<p>Noted. <b>Action needed.</b></p> <p>These are not large tracts of land compared to some LGS approved by Examiners in Stratford District See BID4, BID5, BID9, BRM1 and BRM2 of the Bidford NDP. LGS does not have to be in public ownership or have public access. The reasons behind the proposed allocations are included in the individual assessments.</p>



Section	Reference/ page	Comment	Steering Group Response
			<p>This is a reference to the use of CIL on the proposed LGS.</p>
	<p><b>Para 8.10 p.30</b></p>	<p>States that none of the areas of designated LGS represent large tracts of land. As set out above, it is</p>	<p>Disagree for the reason outlined above. It is important to note that</p>

Section	Reference/ page	Comment	Steering Group Response
		considered sites 3 and 7 in Ettington and sites 1, 2 and 4 in Fulready are large tracts of land.	'large tract of land' is not defined in the PPG.
	<b>Figure 3a p.30</b>	Amend map by removing sites 3 and 7 and re-numbering the remaining sites.	Not necessary
	Figure 3b	Delete map.	Not necessary
	Policy LA3 p.31	Add 'and achievable' to the end of the first paragraph. Replace 'at least an equivalent' in the second paragraph with 'a facility of equivalent scale and quality'.	Noted. <b>Action needed.</b>
	Policy LA4 p.32	Add 'and where possible' between 'protected' and 'enhanced'.  PROW are protected by law and administered by WCC	Noted. <b>Action needed.</b>  Noted.
	Policy LA5 p.33	To ensure greater flexibility it is advised the final paragraph is replaced with 'Residential developments are encouraged to provide shared space or private gardens which are suitable for and encourage and enable residents the opportunity to grow their own food'.	Noted. No action needed.
	<b>Para 8.23 p.34</b>	States the owners have been consulted...have they agreed to this proposed use of their land? Without this evidence, there is no prospect of deliverability of the relevant part of policy LA5.	Letters have been sent to land owners. One has objected. Consideration was given as to whether this site should be deleted but it has been retained on the basis that none of the sites are actual allocations. They are merely,

Section	Reference/ page	Comment	Steering Group Response
			<u>potential</u> sites.
<b>9.0 Natural Environment</b>	Para 9.2 p.36	Delete 'rather than a small town' as it is unnecessary.	Noted. <b>Action needed.</b>
	Para 9.4 p.36	It is not clear what the paragraph refers to. There is nothing within the Plan to suggest or indicate there are noisy activities such as motor sport activities or airfields in the neighbourhood area. There are no associated policies in relation to such matters. It is recommended the paragraph is removed.	The paragraph is simply setting the scene in terms of the type of activity that could be harmful to the tranquillity of the parish.
	<b>Policy NE1 p.37</b>	<p>Replace "will not be supported" with "will be resisted".</p> <p>The policy refers to 'important landmarks' and 'historic landscape features'. It is noted valued landscapes are included on maps on figure 5a page 39 and figure 5b on page41. If there are also 'important landmarks' it would be useful to have them listed somewhere and mapped.</p>	<p>Noted. <b>Action needed.</b></p> <p>Noted. <b>Discussion needed.</b></p>
<b>10.0 Built Environment</b>	<b>Policy BE1 p. 43</b>	Criterion d) replace 'and' with 'or' and insert 'native' between 'quality' and 'landscaping'. Replace 'be resisted' with 'not be supported' in the final paragraph.	Noted. <b>Action needed.</b>
	<b>Para 10.6 p.44</b>	Amend first sentence as follows: 'For the purposes of this Plan, brownfield land is previously developed land is land which is, or was occupied by a	Noted. NPPF definition to be included. <b>Action needed.</b>

Section	Reference/ page	Comment	Steering Group Response
		<p>permanent structure <del>no longer in active use</del>. The final change re: 'active use' is not part of explanation in glossary to the NPPF. The second sentence needs to be amended as it states authorised curtilage 'specifically excludes any residential land'. The NPPF does not state this wording should be removed/amended accordingly.</p> <p>Please note it is not up to Warwickshire County Council to provide car parking standards, this will be provided by SDC in the near future. Policy wording should be amended accordingly as SDC is likely to have car parking standards by the time NDP is 'made'.</p>	
	<b>Policy BE3 p.45</b>	Insert 'and re-use' between 'restoration' and 'of' on line 4 of first paragraph.	Noted. <b>Action needed.</b>
	<b>Para 10.7 p.45</b>	Add 'within the neighbourhood area' at the end of the sentence.	Noted. <b>Action needed.</b>
	<b>Para 10.8 p.46</b>	Doesn't read or flow very well.	Noted. <b>Action needed.</b>
	<b>Para 10.9 p.46</b>	It would make more sense for this paragraph to be within policy BE2, not BE3.	Noted
	<b>Para 10.10</b>	Refers to remaining ridge and furrow landscape being conserved in the explanation...it is not clear how can this be achieved when the land in question does not have a statutory protection and it is not mentioned in the policy.	Which is why it is in the explanation rather than the policy box itself.
	<b>Policy IN1</b>	Remove '(excluding garages but including car	Noted. However text to remain as

Section	Reference/ page	Comment	Steering Group Response
	<b>p.48</b>	ports)' from second paragraph. The final paragraph is too onerous (i.e. 'must develop') since it will involve land outside the applicant's control and only large scale development could achieve such improvements through associated S106 agreements. The scale of development that will more than likely come forward through this Plan will not be large enough to achieve such high aspirations. Possible alternative wording could be: 'Where appropriate new developments should take any available opportunities to provide new, or enhance existing, accessible and safe pedestrian and cycle routes from the development to the village centre and the school'.	garages should not be counted as parking spaces because seldom are they used for parking cars...
	<b>Policy IN2 p.50</b>	Whilst the use of sustainable design standards for buildings is welcomed, the use of BREEAM standards for residential use are queried. Under the Housing Standards Review, the Government abolished the use of sustainable standards for residential use in planning policies, other than those applied under Building Regulations. The Core Strategy Policy CS. 2 ' Climate Change and Sustainable Construction requires all non – residential development to comply with the BREEAM 'Good' Standards until such time as it is superseded by Building Regulations. Developers are encouraged to exceed these standards where it is viable to do so. If the NDP has the evidence to require that Excellent BREEAM for non-residential, then that is to be supported. In paragraph 3, it refers to 40	It is the desire of the community to use the BREEAM standard which is a nationally recognised standard.  The SG recognises that the Code for Sustainable Homes was abolished but feel that Building Control standard are too relaxed. It therefore requires BREEAM 'Excellent' which is slightly higher than the building control minimum. This is not the highest standard in BREEAM.

<b>Section</b>	<b>Reference/ page</b>	<b>Comment</b>	<b>Steering Group Response</b>
		sq.m...it is not clear where this figure has come from or what reasoning or evidence there is to justify it.	40sqm is a level above most modest extensions of new buildings of an ancillary domestic scale.
	Para 11.12 p.50	reference to 40 sq.m. Will need to be amended in accordance with associated policy	Not action needed.
	Policy IN3 p. 51	Supportive of policy although it does repeat what is included in Core Strategy Policy CS.4 Water Environment and Flood Risk	Noted.

**Development management related comments**

<b>Section</b>	<b>Reference/page</b>	<b>Comment</b>	<b>Steering Group Response</b>
<b>Policy H1: Housing Growth</b>		<p>Policy H1 needs to take consideration of the Strategic Development Strategy, as set out in the Core Strategy 2011-31. This is to ensure that the Policy is in conformity of the Strategic Policies of the Core Strategy, namely AS.10: Countryside and Villages.</p> <p>Inclusion of some additional wording in second sentence to improve clarity</p>	Noted.

Section	Reference/page	Comment	Steering Group Response
Policy H2: Safeguarded Land		<p>The Policy lists a number of sites that have been safeguarding for future housing requirements.</p> <p>To ensure the Plan can meet the basic conditions, as set out in National Policy, housing site allocations need to demonstrate robust evidence. This includes, but not necessarily limited to:</p> <ul style="list-style-type: none"> <li>• Site assessments,</li> <li>• Evidence that the sites are in general conformity of the Strategic Development as set out in the Core Strategy,</li> <li>• LVIAs,</li> <li>• Reasonable Alternatives (Possibly with a Sustainability Appraisal), and;</li> <li>• an SEA Screening Statement, with the probability of an SEA Statement, as set out in the European Directive 2001/42/EC.</li> </ul> <p>Presently, it is unclear which sites are H2a and H2b. A clear site location plan is needed for the safe determination of applications in the future.</p>	Noted. See above comments.

Section	Reference/page	Comment	Steering Group Response
		<p>The NDP states:</p> <p>'H2a: Land of east Hockley Lane for up to 5 dwellings.</p> <p>H2b: Land south of Banbury Road for up to 8 dwellings.'</p> <p>However, in accordance with national policy, sites should not be subject to such scale of development obligations and policy burdens that their ability to be developed, is viably threatened (NPPF, 173). This needs to be considered when imposing an upward limit. Sufficient and robust evidence must be able to demonstrate as to why this limit has been imposed. It may be reasonable to caveat the Policy with the inclusion, of an independent viability study, through an open book approach, where it is clearly demonstrated that the upward limit cannot be reasonably accomplished.</p> <p>Policy H2 also states:</p> <p>'The above sites will only be released during the plan period if it can be demonstrated through</p>	<p>Figure 2 adequately identifies the reserve site.</p> <p>Noted. Suggest change to "Around 6"</p>

Section	Reference/page	Comment	Steering Group Response
		<p>the submission of robust evidence that there is an identified housing need for their early release.'</p> <p>Further consideration is needed in relation to the Written Ministerial Statement, 2016. If, in the future the Council cannot demonstrate a 5 year housing land supply (5yhls), yet can demonstrate over 3 years of supply, NDPs will not be considered out-of-date, and as such, their housing policies will apply.</p> <p>In light of this, I'm not sure how the Policy would interact. The Policy states 'that there is an identified housing need for early release.' Conversely, If the Council cannot demonstrate a 5yhls, then obviously there is a need. Also, if the sites are safeguarded for future development, does this therefore imply that the sites would be released as in accordance of Para 14, of the NPPF?</p>	

Section	Reference/page	Comment	Steering Group Response
			<p>The 3 year rule would apply as the NDP policies would not be out of date.</p>
<p>Policy H3: Local Needs Housing</p>		<p>As detailed in Policy H2, if the land is safeguarded and available for future development, then theoretically, there will always be 'other suitable and available sites.' Therefore, the policy can never really be implemented and thus goes against the Rural Exception Sites Policy, as defined by National Policy.</p> <p>In the supporting text, for clarity and without doubt, it maybe plausible to consider what the</p>	<p>No specific land is identified in this policy. It is dimply a mechanism to allow small sites to come forward for affordable housing should a new HNS identify a local housing need.</p>

Section	Reference/page	Comment	Steering Group Response
		<p>definition of: 'available and suitable, is?' This is to ensure the development accords to national policy and help supports Rural Exception Sites. It may also be worth mentioning how the policy will correspond to Policy H1 and the Core Strategy (Policy CS.18)</p>	<p>Suitable and available is a matter of fact. If a need has been identified through a new HNS and there are no current sites that are available or suitable within the development boundary then land outside the development boundary will be released.</p>
	<p>Paragraphs 6.15 and 6.16</p>	<p>Consideration needs to be taken on how the Council decides and allocates affordable housing to Local People. Furthermore, this is <b>very</b> defined wording for supporting text when it could be argued that is not an actually a Policy.</p> <p>The Council's housing register and criteria needs to be measured before delegating housing to local people. The Parish Council may want to consider incorporating a phrase, along the lines of, <i>The Parish Council will work closely with Stratford-on-Avon District Council to help ensure local housing is available to local people, where applicable.</i></p>	<p>Definition moved to policy. <b>Action needed.</b></p> <p>Noted. The housing register is district wide and includes varying degrees of need and is therefore outside of the policy scope. Policy H3 is specifically intended to accommodate local need identified through a parish Housing Needs Survey.</p>
<p>Policy H4: Housing Mix</p>		<p>The Policy needs to consider the viability and delivery of the development sites, as mentioned above.</p>	<p>Noted. Each case will be looked at on its own merits and if a scheme is not viable due to policy H4 then a view can be taken by the decision</p>

Section	Reference/page	Comment	Steering Group Response
		<p>The housing mix also needs due consideration to Policy CS.18. This is to ensure it is in basic conformity with the Strategic Policies of the Core Strategy and can also meet the Basic Conditions for NDP requirements, unless sufficient evidence can demonstrate otherwise.</p>	<p>maker. Policy H4 as written confirms with CS.18. There is an assumption that housing mix is a strategic policy...</p>
Policy H5: Housing Design		<p>Para 6.24 states: <i>'The above design principles are not intended to impose architectural styles which stifle innovative design, originality or initiative.'</i></p> <p>Consequently, it may be worth incorporating some further flexible text in the actual policy highlighting how innovative design will be considered, where appropriately demonstrated.</p> <p>Part d) states: <i>'A variety of roof heights will be encouraged.'</i> The wording is very flexible and could possibly go against the character and the usual design quality of the area. It may be wise to incorporate a caveat at the end of the text.</p> <p>The Parish Council may want to consider</p>	<p>Noted. <b>Action needed.</b></p>

Section	Reference/page	Comment	Steering Group Response
		<p>utilising Policy CS.9 of the Core Strategy, and how the two Plans can complement each other.</p>	<p>Noted. CS.9 is part of the Development Plan and will be considered alongside the NDP by decision makers.</p>
LE4: Rural Tourism		<p>It is worth considering adding an additional point to the policy, i.e.</p> <p>'If there is an identified need in the future for a new leisure and/or tourism based service(s) and facility for the area.'</p> <p>This is to ensure, that if in the future a need for additional services or facilities for tourism is required in the area, the Plan does not stifle future development.</p>	<p>The policy already includes "new" leisure and tourism based services...</p>
LA2: Designated Local Green Space		<p>The Plan needs to make sure that allocating local green space corresponds to national policy and is capable of enduring beyond the end of the Plan period (NPPF, 76 – 78).</p>	<p>Noted. See comments above.</p>

Section	Reference/page	Comment	Steering Group Response
		Also, it is worth incorporating Policy CS.7 into the supporting text to demonstrate how the two policies can complement each other, and to help the robustness of the Plan.	Noted. However, generally there is little cross reference between the NDP and the CS. There tow plans do not conflict with each other and whilst cross referencing could be undertaken this would need to be done throughout the plan on all policies for consistency. The two plans stand on their own two feet as well as complementing each other.
CIL Funding		The Parish Council may want to make a list of priority community actions and aspirations so CIL funding can be readily and easily distributed to community facilities and services, as identified.	Noted. <b>Consideration will be given to this as an appendix. If not this could come later as a position statement by the PC?</b>
LA3: Sports and Recreation		The Viability of existing facilities needs to be considered when implementing this policy. Otherwise, if the facility is not viable, it can be become derelict and run-down and with no alternative option.	Noted. <b>Action needed.</b>
LA5: Allotments and Growing Space		The last paragraph of the Policy needs to consider the block design and character of the existing area. Furthermore, the economic viability of development will also have to be	Noted. Economic viability is highly unlikely to be affected. Most new development has a garden depth of 10m+ in any case. The policy is not

Section	Reference/page	Comment	Steering Group Response
		considered in regard against existing market conditions. Consequently, the Policy is not flexible enough. As worded, the Policy would apply to all <b>new future developments</b> within the NDP area. This could be argued that this would stifle future development and therefore would go against national policy/criteria.	intended to be overly flexible. The SG believes that the policy as written has the correct balance.  The SG do not agree that this policy will in any way stifle new developments...
NE2: Green Infrastructure		The Parish Council may want to consider highlighting Policy CS.7 and how the two Plans can complement each other.	Noted. No action necessary.
BE2 B)		replace 'remediate' with 'remediation'	Noted. <b>Action needed.</b>
BE3: Designated Heritage Assets.		The Policy has to ensure that is in general conformity of the Strategic Policies of the Core Strategy. From this, Policy BE3 wants to consider how it works with Policy CS.8, Part B of the Core Strategy.	Noted. There is no conflict with national or local policy.
IN1: Parking and Highway Safety		The Policy could be in contradiction of the Policy CS.26 and the Warwickshire LTP. As worded, the Policy does not take into consideration, and provide flexibility, for sustainable modes of transport and alternative measures for parking. The Developer could demonstrate that the scheme is sufficient without necessary parking due to local services and shifts in the form of sustainable modes of transport, as encouraged by the Council.	Noted. The policy as written do not conflict with Policy CS.26. Parking provision reflects local circumstances. This is a rural village with limited facilities and limited public transport. The reality is a reliance on private transport.

Section	Reference/page	Comment	Steering Group Response
		<p>The Policy needs to include adequate wording and or phrasing, i.e. '<i>unless sufficiently demonstrated otherwise.</i>' This is to ensure the Policy provides enough flexibility for future development schemes, where applicable.</p> <p>The last paragraph needs to consider, how development could interact with existing pedestrian and cycle routes. Thus, <b>all new developments</b> do not need to develop suitable pedestrian and cycle routes for the village.</p>	

<b>Section</b>	<b>Reference/ page</b>	<b>Comment</b>
<b>Introduction</b>	<b>p.4 para 1.2</b>	insert "... occurs at a pace..."
<b>Neighbourhood Planning</b>	<b>p.6 para 2.2</b>	Reorder paragraph "After independent scrutiny, once approved under a local referendum, this Neighbourhood Development Plan will be adopted by Stratford-on-Avon District Council (SDC) as part of the Development Plan to be used when determining planning applications within the Neighbourhood Area".
<b>Neighbourhood Planning</b>	<b>p.6 para 2.10</b>	Replace 'contiguous' with 'consistent 'as contiguous is generally understood to mean adjacent
<b>Evolution - History</b>	<b>p.8 para 3.1</b>	The spelling of Ettington was not ratified by Ordnance Survey until 1948
<b>Future</b>	<b>p.10 para 3.10</b>	Suggest rewording as follows-"Planned organic growth in the Core Strategy suggests a provision of 59 dwellings. This will imply a population increase from the ....."
	<b>p.11 para 3.11</b>	Should the aspiration of eliminating through traffic be listed as a project in an appendix to the NDP?
	<b>p.12 para 3.16</b>	The issues listed here are not relevant to a neighbourhood plan.
	<b>p.12 -photo</b>	- Could this be replaced by a photo of the community centre, as it would seem to be more relevant to this section?
<b>Section 4- Village Character Appraisal</b>	<b>p.13 para 4.4</b>	should 'stragglings' read 'straddling'?
	<b>p.14 Para 4.13</b>	What are 'significant' changes of use? Unsure how this can be measured...recommend removal of this word. Should 'ecology' on line 3 read 'economy'?
<b>Section 5- Vision Statement</b>	<b>p.15 para 5.2</b>	Bullet point 6 should "...adapt to and" be inserted before "...mitigate climate change..."

Section	Reference/ page	Comment
		Vision statement and Objectives only relate to Ettington/one village
	<b>Strategic objectives</b>	Suggest infrastructure objective is extended to include topics dealt with in Policies IN2 and IN3.
Section 6 – Housing	<b>p.16 para 6.4</b>	Replace ‘expected to be provided...’ with ‘ could be provided’
	p.16 para 6.5	replace ‘below’ with ‘on the following page’
	p.17 para 6.9	Have other criteria as set out in Annexe 3 of the previous Local Plan been considered?
	p.18 Figure 2- Village boundary	The boundary as drawn at Fig.2 includes several areas of land around the edge of the village that would not meet the criteria of Annexe 3 of the Local Plan used by SDC to create built-up area or village boundaries (please note this does not refer to the areas shown as hatched which the Council are largely in agreement with) By including these parcels of land within the village boundary, it indicates that the future development of these parcels of land for housing will be acceptable in principle, through policy H1 of the NDP. Three of these sites are quite large and are made up of paddocks, manege and stables or modern agricultural sheds. None of these sites would be deemed to be appropriate to be included with a village boundary utilising the Annexe 3 criteria. The PC need to be sure that the village boundary as drawn is correct given the implication that these sites are acceptable for being developed for housing over the plan period.
	<b>p.16 Policy H1</b>	Include additional wording in second sentence to improve clarity such as “... subject to compliance with other plan policies”
	<b>p.18 Policy H2</b>	The identification of these 2 sites rather than other sites that may be available and suitable will need to be fully justified. This should comprise an evidence document which examines all sites, identifies constraints, opportunities etc and include a comparative assessment against each other and openly explain why certain sites have been rejected or selected.

Section	Reference/ page	Comment
		Delete the word 'robust' as it is unnecessary. The word 'appropriate' may be a suitable replacement. Consider deleting the final paragraph of the policy as it is superfluous?
	<b>p.19 para 6.11</b>	delete 'local or district' on line 4 as it is unnecessary. Add to the final sentence '...or the circumstances outlined in Core Strategy Policy CS.16'.
	<b>p. 19 Policy H3</b>	There are no new housing allocations proposed and although 2 reserve sites are identified neither are of sufficient size to require affordable housing and therefore there is little prospect of affordable housing schemes coming forward over and above existing commitments. Substitute 'promoters' for 'land owners'.
	<b>p.20 para 6.15</b>	This should this be part of Policy H2 rather than in the explanation? It would be preferable if the criteria were aligned to the District Council's standard criteria.
	p.20 para 6.18	It would be helpful to state how many affordable houses will be met through this particular application.
	p.22 para 6.21	Re-draft para. 6.21 to explain the approach to determining optimum stock mix better.
	p.21. Policy H4	Should '5' read '6' in the first line in order to comply with CS.18? Concern that the percentages as listed for market housing are going to be achievable as written. For example, the Core Strategy gives a range of 5% to 10% for 1-bed units, whereby the NDP policy asks for 'at least' 10%...A scheme conforming to the mix in the NDP may well be not in conformity with the Core Strategy. The same can be said for the affordable housing percentages – it will be difficult for schemes to achieve exact figures, which is why Policy CS.19 of the Core Strategy is written as a range.
	p.22 para 6.21	given the explanation above, developers may well find themselves not complying with the NDP but be in compliance with the Core Strategy- this could lead to a compliance issue.  Redraft paragraph to explain the approach to determining optimum stock mix

Section	Reference/ page	Comment
		better.
	p.23 Policy H5	This is a very prescriptive policy and more of a design code than design principles. Has a character assessment been carried out?
		criterion a) If in-fill development takes place which follows an established building line, it will inevitably reduce the space between existing buildings. How will 'significant' reduction be assessed? And when will it be unacceptable? Reduction of existing spaces between buildings is not necessarily harmful and does not always lead to terracing. Consider this may need re-wording and quantifying.
		Add 'Development should achieve a...' at the start of criterion b)
		Criterion f) and g) are very prescriptive in terms of materials to be used and not born out by evidence in the photographs.
		In criterion h) why does it need to be a working chimney? A 'dummy' chimney could still achieve the required aesthetic.
		Criterion j) may be difficult to control as some dormers are permitted development.
<b>7.0 Local Economy</b>	<b>Policy LE1 p. 24</b>	Not sure how criterion a) <i>There is a sufficient supply of sites for a range of employment uses to meet both immediate and longer term requirements over the Plan period;</i> can be assessed in a meaningful way at individual Parish level.
		At the end of criterion a) replace 'and' with 'or'.
		Criterion b) after 'employment needs' add 'or where there is no reasonable prospect of the site being used for employment uses'
		Below criterion d) add new paragraph as follows: 'Where there is no reasonable

Section	Reference/ page	Comment
		prospect of a site being used for the allocated employment use, planning applications for alternative uses will be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities’.
	<b>Policy LE2 p.25</b>	Criterion d) amend to ‘do not conflict with National and District policy’
	<b>Policy LE3 p. 26</b>	Change policy title to read: ‘Home Working and Live-Work Units’ and provide sub-headings for each part of the policy. For ‘home working’ section of the policy: add ‘where appropriate’ between and’ and ‘incorporate’ on 2 <sup>nd</sup> line. Delete ‘...in accordance with Policy ECON3’ since there is no such policy in this NDP.
		Insert in criterion g) <i>Operations carried out in live- work units will not adversely impact on neighbouring residential amenity</i>
	<b>Policy LE4 p.27</b>	insert ‘currently’ between ‘premises’ and ‘associated’ in the second paragraph. Criterion a) should reflect criterion b) of Policy LE1, for consistency of approach.
<b>8.0 Local Amenities</b>	<b>Para 8.4 p.28</b>	Replace the sentence with ‘Designating Local Green Spaces and protecting public rights of way is of paramount importance’.
	<b>Policy LA1 p.28</b>	Core Strategy Policy CS.25 also refers to assessing whether facility could be used for an alternative use that would benefit the community – this could usefully be included here.
	<b>Policy LA2 p.29</b>	Proposed LGSs will need to be justified against NPPF/PPG criteria and the assessment should accompany the NDP as an appendix or supporting document when submitted.

Section	Reference/ page	Comment
		<p>Delete 'below at the following locations:' from the first paragraph. The following comments are made without the benefit of the associated evidence base which should set out clearly the significance of each area of land to the local community:</p> <p>Paragraph 77 of the NPPF set out very clear assessment criteria for LGS designation. Of the 11 sites listed in the policy, it is considered that sites 3 and 7 in Ettington and sites 1 to 4 in Fulready do not meet the relevant assessment criteria and should be removed from the policy. All 6 of these sites have similarities in that they are large tracts of land that are in private ownership and have no public access. Given their agricultural nature, they are not considered to be of any particular beauty, have historic significance, have recreational value or be rich in wildlife. As such, it is not considered that any of these sites would be classified as 'demonstrably special' to the local community, would not comply with para 77 of the NPPF and therefore they are not suitable for designation.</p> <p>Sites 1, 2 and 5 in Ettington can be classified as important open spaces within the community given their high recreational value. As such, these sites would be classified as having particular local significance and would be appropriate for designation as LGS. Site 4 in Ettington includes two areas of open space at a road junction. They are certainly local in character and help provide a pleasant open aspect at this juncture. The 'significance' of the space is not entirely clear, but on balance may be suitable for designation as LGS. Site 6 in Ettington is an area of open space within a modern development. It does create an important open space in this locality, providing amenity and recreational value. It would be suitable for designation as LGS.</p> <p>Remove sites 3 and 7 from the Ettington section of the policy and re-number the remaining sites. Remove the heading 'Fulready' and the 4 associated sites from the</p>

Section	Reference/ page	Comment
		<p>policy.</p> <p>Final paragraph – it is not the role of LGS designation to ensure a suitable quantum and quality of recreational and amenity space, this is the role of general open space designation. This reference should be removed from the policy.</p>
	<b>Para 8.10 p.30</b>	States that none of the areas of designated LGS represent large tracts of land. As set out above, it is considered sites 3 and 7 in Ettington and sites 1, 2 and 4 in

Section	Reference/ page	Comment
		Fulready are large tracts of land.
	<b>Figure 3a p.30</b>	Amend map by removing sites 3 and 7 and re-numbering the remaining sites.
	Figure 3b	Delete map.
	Policy LA3 p.31	Add 'and achievable' to the end of the first paragraph. Replace 'at least an equivalent' in the second paragraph with 'a facility of equivalent scale and quality'.
	Policy LA4 p.32	Add 'and where possible' between 'protected' and 'enhanced'. PROW are protected by law and administered by WCC
	Policy LA5 p.33	To ensure greater flexibility it is advised the final paragraph is replaced with 'Residential developments are encouraged to provide shared space or private gardens which are suitable for and encourage and enable residents the opportunity to grow their own food'.
	<b>Para 8.23 p.34</b>	States the owners have been consulted...have they agreed to this proposed use of their land? Without this evidence, there is no prospect of deliverability of the relevant part of policy LA5.
<b>9.0 Natural Environment</b>	Para 9.2 p.36	Delete 'rather than a small town' as it is unnecessary.
	Para 9.4 p.36	It is not clear what the paragraph refers to. There is nothing within the Plan to suggest or indicate there are noisy activities such as motor sport activities or airfields in the neighbourhood area. There are no associated policies in relation to such matters. It is recommended the paragraph is removed.
	<b>Policy NE1 p.37</b>	Replace "will not be supported" with "will be resisted".  The policy refers to 'important landmarks' and 'historic landscape features'. It is noted valued landscapes are included on maps on figure 5a page 39 and figure 5b on page41. If there are also 'important landmarks' it would be useful to have them

Section	Reference/ page	Comment
		listed somewhere and mapped.
<b>10.0 Built Environment</b>	<b>Policy BE1 p. 43</b>	Criterion d) replace 'and' with 'or' and insert 'native' between 'quality' and 'landscaping'. Replace 'be resisted' with 'not be supported' in the final paragraph.
	<b>Para 10.6 p.44</b>	<p>Amend first sentence as follows: 'For the purposes of this Plan, brownfield land is previously developed land is land which is, or was occupied by a permanent structure <del>no longer in active use</del>. The final change re: 'active use' is not part of explanation in glossary to the NPPF. The second sentence needs to be amended as it states authorised curtilage 'specifically excludes any residential land'. The NPPF does not state this wording should be removed/amended accordingly.</p> <p>Please note it is not up to Warwickshire County Council to provide car parking standards, this will be provided by SDC in the near future. Policy wording should be amended accordingly as SDC is likely to have car parking standards by the time NDP is 'made'.</p>
	<b>Policy BE3 p.45</b>	Insert 'and re-use' between 'restoration' and 'of' on line 4 of first paragraph.
	<b>Para 10.7 p.45</b>	Add 'within the neighbourhood area' at the end of the sentence.
	<b>Para 10.8 p.46</b>	Doesn't read or flow very well.
	<b>Para 10.9 p.46</b>	It would make more sense for this paragraph to be within policy BE2, not BE3.
	<b>Para 10.10</b>	Refers to remaining ridge and furrow landscape being conserved in the explanation...it is not clear how can this be achieved when the land in question does not have a statutory protection and it is not mentioned in the policy.
	<b>Policy IN1 p.48</b>	Remove '(excluding garages but including car ports)' from second paragraph. The final paragraph is too onerous (i.e. 'must develop') since it will involve land outside the applicant's control and only large scale development could achieve such improvements through associated S106 agreements. The scale of development that will more than likely come forward through this Plan will not be large enough

Section	Reference/ page	Comment
		to achieve such high aspirations. Possible alternative wording could be: 'Where appropriate new developments should take any available opportunities to provide new, or enhance existing, accessible and safe pedestrian and cycle routes from the development to the village centre and the school'.
	<b>Policy IN2 p.50</b>	Whilst the use of sustainable design standards for buildings is welcomed, the use of BREEAM standards for residential use are queried. Under the Housing Standards Review, the Government abolished the use of sustainable standards for residential use in planning policies, other than those applied under Building Regulations. The Core Strategy Policy CS. 2 ` Climate Change and Sustainable Construction requires all non – residential development to comply with the BREEAM 'Good' Standards until such time as it is superseded by Building Regulations. Developers are encouraged to exceed these standards where it is viable to do so. If the NDP has the evidence to require that Excellent BREEAM for non-residential, then that is to be supported. In paragraph 3, it refers to 40 sq.m...it is not clear where this figure has come from or what reasoning or evidence there is to justify it.
	Para 11.12 p.50	reference to 40 sq.m. Will need to be amended in accordance with associated policy
	Policy IN3 p. 51	Supportive of policy although it does repeat what is included in Core Strategy Policy CS.4 Water Environment and Flood Risk

**Development management related comments**

Section	Reference/page	Comment
<b>Policy H1: Housing Growth</b>		Policy H1 needs to take consideration of the Strategic Development Strategy, as set out in the Core Strategy 2011-31. This is to ensure that the Policy is in

Section	Reference/page	Comment
		<p>conformity of the Strategic Policies of the Core Strategy, namely AS.10: Countryside and Villages.</p> <p>Inclusion of some additional wording in second sentence to improve clarity</p>
Policy H2: Safeguarded Land		<p>The Policy lists a number of sites that have been safeguarding for future housing requirements.</p> <p>To ensure the Plan can meet the basic conditions, as set out in National Policy, housing site allocations need to demonstrate robust evidence. This includes, but not necessarily limited to:</p> <ul style="list-style-type: none"> <li>• Site assessments,</li> <li>• Evidence that the sites are in general conformity of the Strategic Development as set out in the Core Strategy,</li> <li>• LVIAs,</li> <li>• Reasonable Alternatives (Possibly with a Sustainability Appraisal), and;</li> <li>• an SEA Screening Statement, with the probability of an SEA Statement, as set out in the European Directive 2001/42/EC.</li> </ul> <p>Presently, it is unclear which sites are H2a and H2b. A clear site location plan is needed for the safe determination of applications in the future.</p>

Section	Reference/page	Comment
		<p>The NDP states:</p> <p>'H2a: Land of east Hockley Lane for up to 5 dwellings.  H2b: Land south of Banbury Road for up to 8 dwellings.'</p> <p>However, in accordance with national policy, sites should not be subject to such scale of development obligations and policy burdens that their ability to be developed, is viably threatened (NPPF, 173). This needs to be considered when imposing an upward limit. Sufficient and robust evidence must be able to demonstrate as to why this limit has been imposed. It may be reasonable to caveat the Policy with the inclusion, of an independent viability study, through an open book approach, where it is clearly demonstrated that the upward limit cannot be reasonably accomplished.</p> <p>Policy H1 also states:</p> <p>'The above sites will only be released during the plan period if it can be demonstrated through the submission of robust evidence that there is an identified housing need for their early release.'</p> <p>Further consideration is needed in relation to the Written Ministerial Statement, 2016. If, in the future the Council cannot demonstrate a 5 year housing land supply (5yhls), yet can demonstrate over 3 years of supply, NDPs will not be considered out-of-date, and as such, their housing policies will apply.</p> <p>In light of this, I'm not sure how the Policy would interact. The Policy states 'that</p>

Section	Reference/page	Comment
		there is an identified housing need for early release.’ Conversely, If the Council cannot demonstrate a 5yhls, then obviously there is a need. Also, if the sites are safeguarded for future development, does this therefore imply that the sites would be released as in accordance of Para 14, of the NPPF?
Policy H3: Local Needs Housing		<p>As detailed in Policy H2, if the land is safeguarded and available for future development, then theoretically, there will always be ‘other suitable and available sites.’ Therefore, the policy can never really be implemented and thus goes against the Rural Exception Sites Policy, as defined by National Policy.</p> <p>In the supporting text, for clarity and without doubt, it maybe plausible to consider what the definition of: ‘available and suitable, is?’ This is to ensure the development accords to national policy and help supports Rural Exception Sites. It may also be worth mentioning how the policy will correspond to Policy H1 and the Core Strategy (Policy CS.18)</p>
	Paragraphs 6.15 and 6.16	<p>Consideration needs to be taken on how the Council decides and allocates affordable housing to Local People. Furthermore, this is <b>very</b> defined wording for supporting text when it could be argued that is not an actually a Policy.</p> <p>The Council’s housing register and criteria needs to be measured before delegating housing to local people. The Parish Council may want to consider incorporating a phrase, along the lines of, <i>The Parish Council will work closely with Stratford-on-Avon District Council to help ensure local housing is available to local people, where applicable.</i></p>
Policy H4: Housing Mix		The Policy needs to consider the viability and delivery of the development sites, as mentioned above.

Section	Reference/page	Comment
		<p>The housing mix also needs due consideration to Policy CS.18. This is to ensure it is in basic conformity with the Strategic Policies of the Core Strategy and can also meet the Basic Conditions for NDP requirements, unless sufficient evidence can demonstrate otherwise.</p>
Policy H5: Housing Design		<p>Para 6.24 states: <i>'The above design principles are not intended to impose architectural styles which stifle innovative design, originality or initiative.'</i></p> <p>Consequently, it may be worth incorporating some further flexible text in the actual policy highlighting how innovative design will be considered, where appropriately demonstrated.</p> <p>Part d) states: <i>'A variety of roof heights will be encouraged.'</i> The wording is very flexible and could possibly go against the character and the usual design quality of the area. It may be wise to incorporate a caveat at the end of the text.</p> <p>The Parish Council may want to consider utilising Policy CS.9 of the Core Strategy, and how the two Plans can complement each other.</p>
LE4: Rural Tourism		<p>It is worth considering adding an additional point to the policy, i.e.</p> <p><i>'If there is an identified need in the future for a new leisure and/or tourism based service(s) and facility for the area.'</i></p>

Section	Reference/page	Comment
		This is to ensure, that if in the future a need for additional services or facilities for tourism is required in the area, the Plan does not stifle future development.
LA2: Designated Local Green Space		<p>The Plan needs to make sure that allocating local green space corresponds to national policy and is capable of enduring beyond the end of the Plan period (NPPF, 76 – 78).</p> <p>Also, it is worth incorporating Policy CS.7 into the supporting text to demonstrate how the two policies can complement each other, and to help the robustness of the Plan.</p>
CIL Funding		The Parish Council may want to make a list of priority community actions and aspirations so CIL funding can be readily and easily distributed to community facilities and services, as identified.
LA3: Sports and Recreation		The Viability of existing facilities needs to be considered when implementing this policy. Otherwise, if the facility is not viable, it can be become derelict and run-down and with no alternative option.
LA5: Allotments and Growing Space		The last paragraph of the Policy needs to consider the block design and character of the existing area. Furthermore, the economic viability of development will also have to be considered in regard against existing market conditions. Consequently, the Policy is not flexible enough. As worded, the Policy would apply to all <b>new future developments</b> within the NDP area. This could be argued that this would stifle future development and therefore would go against national policy/criteria.
NE2: Green Infrastructure		The Parish Council may want to consider highlighting Policy CS.7 and how the two

Section	Reference/page	Comment
		Plans can complement each other.
BE2 B)		replace 'remediate' with 'remediation'
BE3: Designated Heritage Assets.		The Policy has to ensure that is in general conformity of the Strategic Policies of the Core Strategy. From this, Policy BE3 wants to consider how it works with Policy CS.8, Part B of the Core Strategy.
IN1: Parking and Highway Safety		<p>The Policy could be in contradiction of the Policy CS.26 and the Warwickshire LTP. As worded, the Policy does not take into consideration, and provide flexibility, for sustainable modes of transport and alternative measures for parking. The Developer could demonstrate that the scheme is sufficient without necessary parking due to local services and shifts in the form of sustainable modes of transport, as encouraged by the Council.</p> <p>The Policy needs to include adequate wording and or phrasing, i.e. '<i>unless sufficiently demonstrated otherwise.</i>' This is to ensure the Policy provides enough flexibility for future development schemes, where applicable.</p> <p>The last paragraph needs to consider, how development could interact with existing pedestrian and cycle routes. Thus, <b>all new developments</b> do not need to develop suitable pedestrian and cycle routes for the village.</p>

## Appendix 23 – e-mail to Consultees re Meeting of 20 September 2017

- Good morning

Following the Section 14 Consultation on the Ettington and Fulready Neighbourhood Plan the feedback and resultant changes to the Neighbourhood Plan, the Plan will be considered at the next meeting of the Steering Group scheduled for 20 September 2017 at 7.30 at the Community Centre and is open to the public. The following link will take you to the Agenda and Appendices for the meeting [www.ettington.org](http://www.ettington.org).

Kind regards

**Appendix 24 – Example Minutes**

<b>ETTINGTON PARISH COUNCIL</b>	
Minutes of Meeting of 12 November 2014	
Present: (Councillors) D Hughes (Chair), L Holtom, J Brookes and R Smith	
In Attendance: S Furniss (Clerk), Cllr I Seccombe (SDC and WCC), Sarah Brooke-Taylor (Warwickshire Rural Community Council), Neil Gilliver, (Warwickshire Rural Housing Association), Clare Linfoot (Linfoot Homes) David Martin (Community Centre) and approximately 13 members of the public	
1	<b>Apologies for Absence</b> Cllr A Wells
2	<b>Acceptance of Apologies for Absence</b>  Cllr R Smith proposed and Cllr Brookes seconded that Cllr Wells' apologies be accepted.
3	Declaration of Disclosure Pecuniary Interest  Cllr Brookes declared an interest in respect of Grounds Maintenance (Item 20)
4	<b>Minutes of the last Parish Council Meeting that took place on 8 October 2014</b>  Cllr Hughes proposed and Cllr Smith seconded that the minutes be accepted as a true record.
5	<b>Open Forum</b>  <b>Mr S Pipe</b> suggested that the Council consider seeking reinstatement of a footpath across the field which is subject to planning appeal (Item 16), this having been shown on a map of 1842. There is a process to be followed via WCC. He also highlighted that, if the stile currently used to access the public footpath on the opposite side of the road, were to be replaced with kissing gate or similar the path would be more accessible. These issues will form part of the agenda for the December meeting.  It was clarified that a right of way has to be maintained even with development.  <b>Mr B Fletcher</b> speaking on behalf of SHAPE informed the meeting that they have been in contact with Neil Hempstead, planning officer, in respect of Rogers Lane development appeal (item 16) who has confirmed that a barrister will be appointed within the next two weeks, and the remit for defence should be broader than 5 year land supply. At appeal, the entire planning application is considered not just the items upon which it was refused. SHAPE will be writing to all households to explain what the situation is.  <b>Mr Pipe</b> added, regarding the same matter, that the Highways Report stated there was no evidence that "rat run" would be used and suggested that human nature suggested otherwise.
6	<b>Councillor Vacancies</b>  It was noted that there has been an expression of interest in becoming a Councillor but that this has been put on hold until 2015. Cllr Holtom stated there has been another expression of interest.
7	<b>Affordable Housing - Section 106 September 2018 - Appendix 1</b>  Sarah Brooke-Taylor, of Warwickshire Rural Community Council, Neil Gilliver of

	<p>Warwickshire Housing Association Clare Linfoot were in attendance to present a revised plan for the playing field land.</p> <p>Cllr Smith opined that it would seem unrealistic to reduce size of plot any further. Cllr Holtom stated that she is not happy with houses backing onto Banbury Road properties or with an access road being required and would rather see the properties being accessed directed from Rogers Lane. Claire Linfoot stated that this is a relatively dense scheme with a minimal access road. It was explained that the next steps would be to get backing of Parish Council, to discuss the scheme with SDC, to undertake a public consultation and then seek planning permission.</p> <p>Cllr Hughes is of the opinion that public consultation will be against the negative impact on the size of the playing field.</p> <p>A vote was taken on the motion that "the next stage should not be proceeded to". The vote was unanimous and the motion was passed.</p> <p>Neil Gilliver reported that it has been established that the Spitfire do not want to proceed with affordable housing on the Old Warwick Road site.</p> <p>Cllr Hughes thanked the visitors for their time and substantial efforts.</p>
8	<p><b>Traffic Matters - Appendix 2</b></p> <p>Mr Matthew Gibbon of PURE confirmed that the postcode/satellite navigation systems are main cause of PURE entering the village. Efforts to ameliorate this problem included: a) all paperwork sent to contractors giving A429 on address and in bold to warn drivers not to follow satellite navigation directions; b) road signs are now in place (these having taken two and a half years for WCC to agree to installation); c) a sign on the exit to the site stating not to go through Ettington; d) and quarterly newsletter highlighting the issue.</p> <p>Mr Gibbon further stated that the majority of wagons do not need to go through Ettington though there are occasional ones travelling to and from Banbury.</p> <p>Cllr Holtom asked if there are any lorries turning up early which leads to queuing on A429. Mr Gibbon responded that there is an occasional one which arrives early in which case the gate is opened to allow them on site though no offloading can commence until 7.00 am.</p> <p>Mr Gibbon stated that he would appreciate being given details of any lorries in order that the matter can be addressed.</p> <p>The next liaison meeting will be in December and Mr Gibbon will confirm date via the Clerk. Mr Gibbon gave an open invitation for members of the public to visit the site for a tour.</p> <p>Cllr Hughes thanked Mr Gibbon for his time in attending.</p> <p>With regard to speeding through the village, Cllr Hughes stated that further correspondence has been received from WCC in response to prompting by Cllr Seccombe, giving a more expansive response than had previously been received and highlighting that a safety scheme feasibility study would cost at least £6,000 which WCC would not fund</p>

	<p>Cllr Smith proposed and Cllr Holtom seconded that the Safer Neighbourhood Team be approached to establish the process for community radar speed monitoring and, unless there is a cost, this be progressed..</p>
9	<p><b>Community Centre Update</b></p> <p>Mr Martin stated that a Fire Alarm Service has been undertaken which has highlighted replacement of 7 emergency lights plus installation of a key switch. The total for this is £850.00 plus VAT (which can be reclaimed if invoiced to Parish Council).</p> <p>Cllr Smith proposed and Cllr Hughes seconded that this payment be approved.</p> <p>The Clerk pointed out that spend to date against the £1,500 agreed contribution has been £779 and she will check whether any element of this relates to payments agreed in the previous financial year and whether VAT is claimable against any of it.</p> <p>Mr Martin asked what progress had been made in respect of the toaster and water boiler and the Clerk confirmed that the order has been drafted and will be sent tomorrow with cheque.</p> <p>Quotes have been obtained for fencing the oil tank and these are £1218.36 and £1,600. It was agreed that this work will not be undertaken at the present time.</p>
10	<p><b>Warwickshire County Council/Stratford District Council update.</b></p> <p>Cllr Seccombe reported that following the announcement that Manchester will be a "super region", Birmingham City Council and the Black County are seeking to pursue this as an option and have approached Coventry and Warwickshire a suggestion which Cllr Seccombe does not support for a number of reasons including her view that Birmingham does not have a good record and may not achieve this status and that the transport grant would have to be passed over to the super region.</p> <p>With regard to the Rogers Lane planning appeal (Item 15) Cllr Seccombe stated how important it is that as many people write to the Inspectorate (by 11 December) as numbers do carry weight. As the Planning Inspector has decided there will be a public enquiry it is likely this will take place in the spring and the longer this can be delayed the better as the SDC Strategic Plan will become further embedded.</p>
11	<p><b>Financial Report - Appendix 3</b></p> <p>Cllr Hughes proposed and Cllr Smith seconded that the payments listed be approved.</p> <p>The quarter 2 budget report was noted and accepted.</p> <p>Cllr Hughes proposed that the presented budget adjustments be accepted and this was seconded by Cllr Holtom.</p>
12	<p><b>Clerk's Report - Appendix 4</b></p> <p>Cllr Hughes confirmed that "Time in Hand" have been reminded of the work required on the village clock and they are aware they need to send us a maintenance contract and invoice.</p> <p>The Clerk will chase the remaining outstanding items listed in the report</p>

13	<p><b>Correspondence Report - Appendix 5</b></p> <p>The correspondence report was noted with agreement that street signs, advertising random events and services should be an agenda item for a future meeting</p>
14	<p><b>Neighbourhood Plan - verbal update Cllr Holtom</b></p> <p>Mr B Fletcher informed the meeting that the presented questionnaire has been updated.</p> <p>Cllr Holtom proposed and Cllr Smith proposed that the questionnaire (which has been subject to update from the one presented) and that the costs of printing be approved.</p> <p>It was agreed that the Clerk should write to SDC to confirm that the process of developing a neighbourhood plan has commenced.</p> <p>The Clerk observed that a boundary will need to be submitted to SDC for approval.</p>
15	<p><b>Rogers Lane Development Appendix 6</b></p> <p>Cllr Secombe stated that the public enquiry will be less formal than the planning meeting with no restriction on either numbers who can speak or how long they take.</p> <p>It was proposed that a submission be made based on that sent to SDC at the time of the application and a vote was taken with Cllrs Hughes, Holtom and Smith for and Cllr Brookes against and the resolution was passed. Cllr Hughes will progress this matter.</p> <p>Cllr Holtom gave her apologies for leaving early at this point.</p>
16	<p><b>Properties backing onto Playing Field</b></p> <p><b>a) 50 Banbury Road</b></p> <p>Cllr Hughes proposed and Cllr Smith seconded that the request in respect of skip access be approved subject to Mr Clarke making good any damage to the playing field surface.</p> <p><b>b) 48 Banbury Road</b></p> <p>Cllr Hughes proposed and Cllr Brookes seconded that the request by the purchasers solicitors to agree a 5ft fence be approved, where appropriate to maintain the line of the top of the fence with existing 6ft panels</p> <p><b>c) The Old Shop</b></p> <p>Cllr Hughes proposed and Cllr Smith seconded that the decision previously taken, not to sell land to the owners of this property, not be reversed, as there had been a commitment made by the Council that no land will be sold to properties backing onto playing field.</p> <p>The matter of what could be done with this scrubland will be a future agenda item.</p>
17	<p><b>Potential for Skate Park - Cllr Smith</b></p> <p>Cllr Smith Has made approaches to companies regarding a mobile skatepark but</p>

	has not received any response. There was discussion with regard to funding streams and a consultation process to establish what young people really want.
18	<p><b>Reinstatement of Lighting - Appendix 8</b></p> <p>Cllr Hughes proposed and Cllr Smith seconded that the request to reinstate the light at Kents Lane/Nelson Close would not be agreed to and that it would not be put on the agenda again unless documentary evidence was produced that there is a legal requirement for the Council to provide a light at this location.</p>
19	<p><b>Planning Matters</b></p> <p>The planning applications/approvals were noted without comment.</p> <p>The meeting closed at 10.45 with items 20 and 21 being deferred.</p>
20	<b>Confidential - Grounds Maintenance Contract Appendix 9</b>
21	Confidential - Staff Pension Appendix 10

**Appendix 25 – Example Report to Ettington Parish Council**

Ettington Parish Council

Report to Council

10 December 2014

14	Neighbourhood Plan
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**1 Introduction**

In order for the Neighbourhood Plan to progress approval is required, on certain matters, by Stratford District Council. Once an application is received Stratford District Council must publicise the application for a period of 6 weeks.

Following approval there should be an opportunity for local residents (including adjoining parishes if thought appropriate) to have their say in order that the plan reflects their needs and visions.

**2 Current Situation**

A Steering Group comprising residents and Councillor Holtom has been formed and it is no necessary for approval to be sought (as outlined in Introduction). A draft application is included in this document.

**3 Action Required**

The Council are required to approve the application in particular:

- a) To agree who should submit the application - clerk
- b) The area designation - parish boundary
- c) to consider and agree the name "Ettington and Fulready Neighbourhood Plan" for name for the Plan - yes
- d) whether the public consultation (the purpose of which will be to define the plan) should extend beyond the area designation); - yes
- e) whether the Parish Council should be the "designated body" for the purpose of submitting the application and, therefore, for overseeing the process of developing the plan. yes
- f) To consider whether the clerk should be involved in the process of developing the plan, particularly in respect of ensuring the "governance" elements of the process. yes.



by

**Ettington Parish Council**

Dd/mm/yy

Submitted by:

PO Box 6271, Stratford on Avon, CV37 1NX

**Prepared by Ettington Parish Council**

## **1 Introduction**

The purpose of this document is to apply to Stratford-on-Avon District Council for designation of a neighbourhood plan area, in accordance with Regulation 5 of The Neighbourhood Planning (General) Regulations 2012.

The application is made by Ettington Parish Council.

## **2 Background**

At a meeting of the Parish Council on 10 July 2013 the Council resolved to proceed with the preparation of a Neighbourhood Plan.

An open session was held on 18 October 2013 by the Parish Council, with the purpose of consulting residents on the prospect of preparing a Neighbourhood Plan for Ettington and Fulready. The meeting was very well attended and there was overwhelming support for this.

A steering committee has been set up, comprising residents and a Councillor, with the purpose of managing the task of preparing the Neighbourhood Plan on behalf of the Parish Council, who will remain the qualifying body. The Area Designation for Ettington and Fulready is proposed to be consistent with the existing Parish Boundary.

The name of the proposed Plan has been agreed to be Ettington and Fulready Neighbourhood Plan. The intention is that this Plan will be introduced in accordance with the provisions of the Localism Act, the National Planning Policy Framework, and the emerging Core Strategy for the District.

## **3 The Application**

Regulation 5 requires the submission of the following to the local planning authority:

- 1) a map which identifies the area to which the application relates; A map of the proposed area is shown in Appendix 1;
- b) a statement explaining why this area is considered appropriate to be designated as a neighbourhood area;

At the Parish Council meeting held on 10 December 2014 it was agreed to prepare a neighbourhood plan that covered the entire administrative area of the Parish without extension to incorporate adjacent Parishes.

However, the Parish Council recognises that Ettington does provide services and amenities that are used by residents within adjacent Parishes. Accordingly, the Steering Committee has been instructed to ensure the views and wishes of people from surrounding areas are taken into consideration as part of the wide consultation process that will form the basis for the preparation of a Neighbourhood Plan;

and:

c) a statement that the organisation or body making the area application is a relevant body for the purpose of Section 61(G)2 of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011):

Under Section 61G(2) of the Town and Country Planning Act 1990, a relevant body is defined as a Parish Council or an organisation or body which is, or is capable of being, designated a Neighbourhood Forum.

The application for designation of a Neighbourhood area is submitted by Ettington Parish Council, which is a relevant body for the purposes of this matter and therefore, authorised under Section 61G(2).

#### **4 Conclusion**

Ettington Parish Council formally requests that Stratford-on-Avon District Council acknowledges the intention to produce a Neighbourhood Development Plan for Ettington and Fulready Parish, and confirm agreement to the existing Parish boundary being designated as the area that this proposed Plan will cover.

It is requested that the District Council, as the local planning authority, publicise this application in accordance with Regulation 6, this being for a required six week period.

The Parish Council confirms that no previous applications have been made for designation of the neighbourhood area for Ettington and Fulready.