

HARBURY and
DEPPERS BRIDGE
NEIGHBOURHOOD
DEVELOPMENT PLAN
2017-2031

REGULATION 16 SUBMISSION CONSULTATION DRAFT

"Our vision is of a socially cohesive and mutually supporting rural parish. A low carbon parish with adequate infrastructure, that respects the value of the surrounding farmland and natural landscape and offers essential services, recreation, employment and housing opportunities for people of all ages and income levels."

Acknowledgements

This document has been developed and produced on behalf of the Parish Council by the Harbury Neighbourhood Plan Steering Group:

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Chapel Street, Harbury

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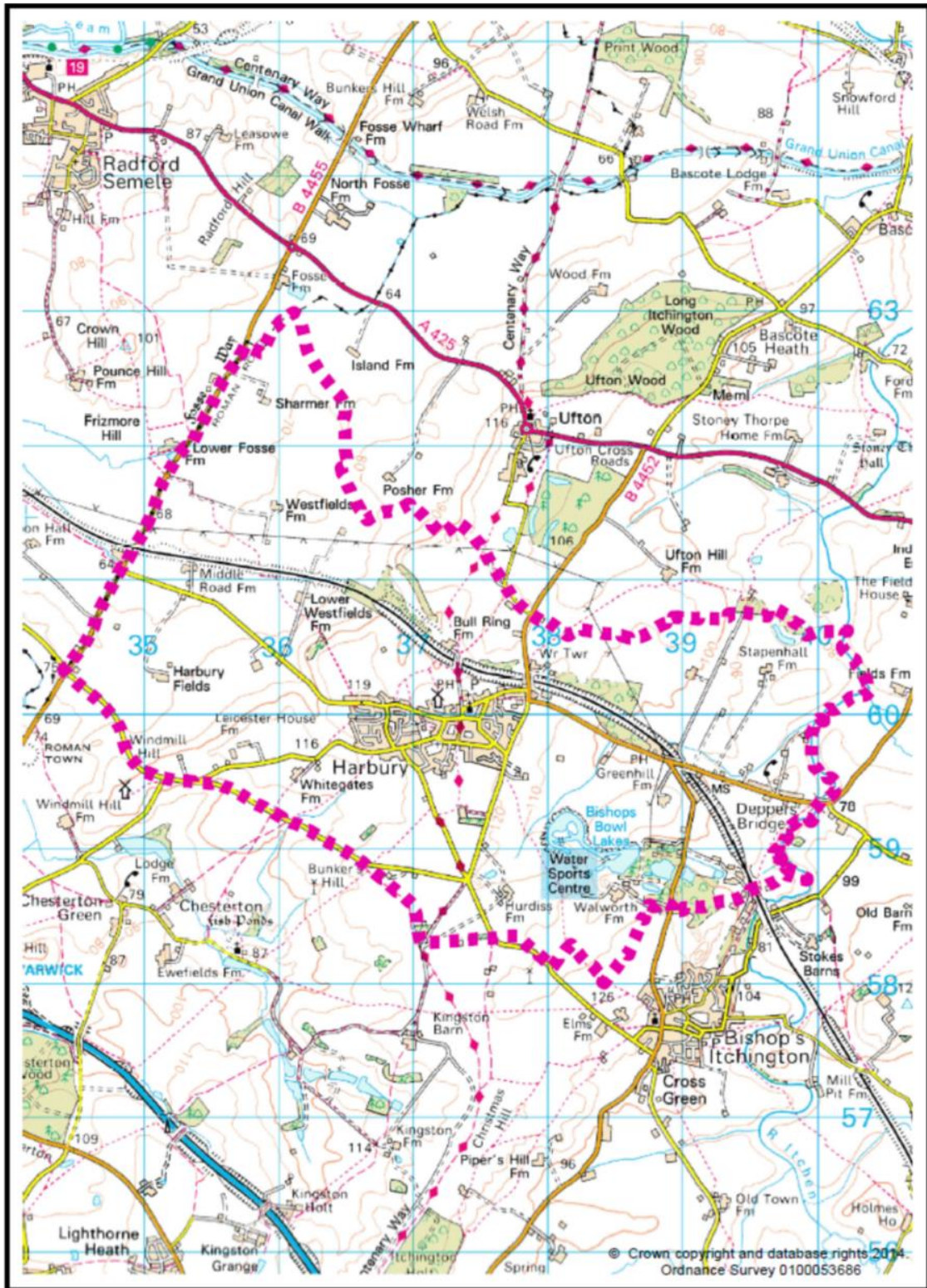
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Figure 1 – Harbury Neighbourhood Development Plan Area

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1

What is a Neighbourhood Development Plan and why do we need one for the parish of Harbury?

- 1.1 The Localism Act 2011 introduced significant reforms to the planning system in England to give local communities more say in shaping future development in their area. The most significant reform gave local parish councils the power to prepare a neighbourhood development plan for their area.
- 1.2 Harbury Parish Council decided it was essential to use this new power because neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right type of development, in the right place, and at the right time for our community. Keeping people informed about what is going on, during the preparation of the neighbourhood plan, has helped us to maintain and enhance the strong sense of community that already exists in the parish.
- 1.3 The parish council, therefore, applied to be designated a neighbourhood planning body for the whole parish. Harbury was approved as a neighbourhood planning area by Stratford-on-Avon

Council in September 2014. This designation has allowed the local community to come together, through the preparation of this neighbourhood development plan, to set out how the future development of the area should be shaped up to 2031.

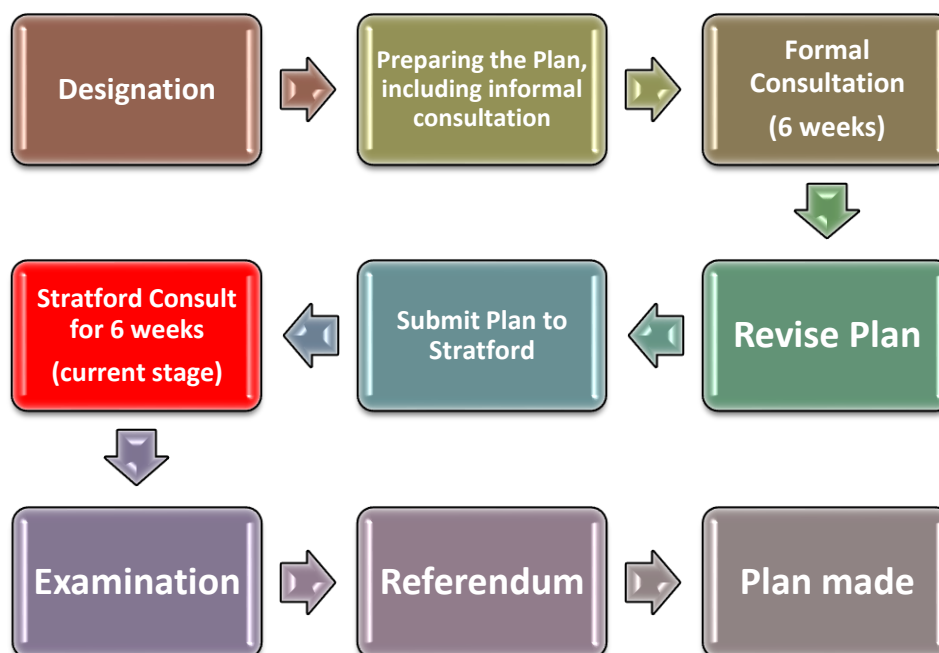
- 1.4 The neighbourhood plan area covers the whole of the parish, see Figure 1.
- 1.5 When complete the Harbury and Deppers Bridge Neighbourhood Development Plan (HNDP) will become part of the statutory development plan and will be used to help determine future planning applications in Harbury Parish.
- 1.6 To take effect, a neighbourhood development plan requires the support of a simple majority in a referendum of the neighbourhood. The full plan preparation process is shown in Figure 2.
- 1.7 Following informal consultations, two formal (Regulation 14) consultations we have now prepared the Submission (Regulation 16) Draft Plan. You can view copies of the plan by visiting the following links:

[to be inserted]

To comment on the content of the plan...

[to be inserted]

Figure 2 – The Neighbourhood Development Plan Preparation Process



What is in The Harbury Neighbourhood Development Plan (HNDP)?

1.8 The Plan is for the Parish as a whole and looks at a wide range of issues, including:

- ❑ Housing
- ❑ Leisure and well-being
- ❑ Business
- ❑ Traffic and transport
- ❑ Natural and built heritage
- ❑ Community assets

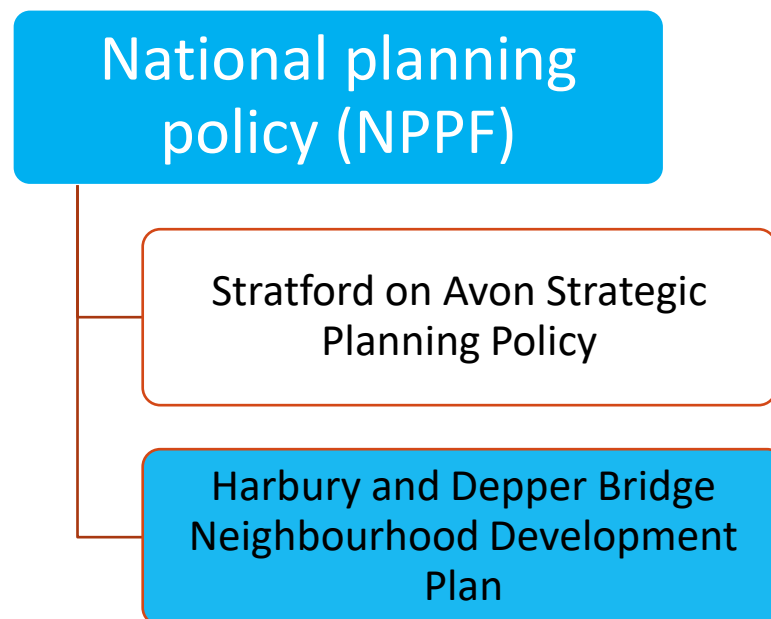
What Period Does the Harbury Neighbourhood Development Plan Cover?

1.9 The Stratford-on-Avon Council Plan period is from 2011 – 2031 and in order to align with this plan, the HNDP covers the same period.

What other things do we have to take account of?

- 1.10 The HNDP sets out a series of policies that once made will be used to guide development and to help to determine future planning applications. This important legal position means that not only does the HNDP have to follow the process set out in Figure 2 it also has to have regard to national planning policy and to be in “general conformity” with the strategic planning policies set in the Stratford-on-Avon Local Plan (Core Strategy). Altogether the Harbury Neighbourhood Development Plan and the Local Plan will form the development plan for the area, see Figure 3.

Figure 3 – The Harbury Neighbourhood Development Plan in Relation to Other Plans



2

Preparing the Harbury Neighbourhood Development Plan

- 2.1 The Draft Harbury Neighbourhood Development Plan has been prepared by a Steering Group of volunteers and parish councillors. This chapter sets out in more detail the work to date: the evidence; consultations and decision-making so that anyone with an interest in the future of the area can see how the plan has been developed.



Community consultation

2.2 The timeline below sets out the progress so far in preparing the Harbury NDP.

Date	Action
October 2013	Preliminary NDP survey. 1000 questionnaires delivered: 250 returned.
31 st October 2013	Questionnaire results analysed and collated.
16 th November 2013	Open Afternoon in the Village Hall - with display of survey results, photographs and community group stands.
20 th February 2014	1st NDP meeting: 11 out of 32 volunteers attended.
18 th March 2014	2nd NDP meeting. Harbury Society attended and stressed the value and importance of the existing Harbury Village Design Statement.
22 nd April 2014	3rd NDP meeting. Application to Stratford-on-Avon District Council for neighbourhood area designation.
14 th May 2014	4th NDP meeting: discussed ways to make NDP high profile.
8 th June 2014	Community consultation - CARNIVAL
26 th June 2014	5th NDP meeting: feedback from carnival & questionnaires.
12 th September 2014	Parish Council meet with Gladmans about their proposed development.
16 th September 2014	6 th NDP meeting: Stratford-on-Avon District Council approved Harbury's designated area. Feedback on Gladman meeting, Village with a Vision & Prince's Trust. Joined 'Harbury News' on Facebook.
13 th January 2015	7 th NDP meeting: moving forward in 2015. Steering Group now has a regular 15 members. Harbury NDP website planned.
17 th February 2015	8 th NDP meeting: Considered other NDPs & possible use of consultants. The chairman of the Harbury Energy Initiative produced the first draft of a "Vision Statement".
24 th of March 2015	Vision Statement agreed.
18 th -28 th April 2015	Young people of the parish consulted with help from Southam College and Harbury School. Letters and emails sent to farms and businesses in the parish.
29 th April 2015	10 th NDP meeting: Looking at objectives and policies. Preparation for the Open Afternoon.

23 rd May 2015	Community Consultation - Open Afternoon at Village Hall for 'resident suggestions'. Groups, farms, businesses all invited.
22 nd of July 2015	11 th NDP meeting with Kirkwells to discuss first discussion draft NDP.
4 th of November 2015	Steering Group meet to discuss draft NDP with Kirkwells.
7 th December 2015 to 15 th January 2016	Informal consultation on draft plan.
February-May 2016	Consideration of informal consultation responses.
August- September 2016	First Regulation 14 consultation
December 2016	Parish Council considers Regulation 14 consultation responses and decides to revise the plan and repeat the Regulation 14 consultation
6 th February 2017 to 20 th March 2017	Second Regulation 14 consultation.

- 2.3 The Parish Council initiated the Harbury NDP and a Steering Group was formed in January 2014. This Group comprises a mix of Parish Councillors and volunteers with representatives drawn from a range of local parishioners. The Steering Group has produced this NDP in accordance with the Neighbourhood Planning Regulations and in consultation with the Harbury community, businesses, landowners, various agencies and the local planning authority.
- 2.4 The evidence base for the Neighbourhood Development Plan includes a wide variety of technical documents. The *Planning Policy Assessment and Evidence Base Review* that accompanies this plan summarises these in more detail.
- 2.5 In order to build up an evidence base for the HNNDP the Steering Group also undertook the following steps:
- ❑ A review of existing evidence;
 - ❑ Identification of gaps in the evidence base;
 - ❑ Compilation of new evidence; and
 - ❑ Analysis of evidence.

From the above process and the feedback received, a Vision Statement was formulated and a neighbourhood development plan was felt to be the best means of delivering this vision.

3

Harbury Profile

Introduction

- 3.1 **The parish of Harbury and Deppers Bridge has a population of 2,420¹ residents and is situated about five miles south east of Leamington Spa, three miles south west of Southam and thirteen miles east of Stratford-upon-Avon. Harbury village is a thriving and busy community which boasts an active Church congregation, a primary school, doctor's surgery, a volunteer-run village library, a well-used village hall, a Post Office, chemist, two general stores and five public houses. Many other businesses operate in the village or within the parish boundary – including a small industrial estate at Churchlands.**

Heritage

- 3.2 Harbury is one of the Lias Village Farmlands of the Warwickshire Feldon as identified in Warwickshire County Council's ground-breaking Landscape Guidelines piloted by the Countryside Commission in 1993.
- 3.3 As such it has a varied, small-scale hedged landscape of scattered farms and nucleated settlements of brick and White Lias limestone buildings and its disused quarries and railway cutting have semi-natural grassland and scrub.

¹ 2011 Census

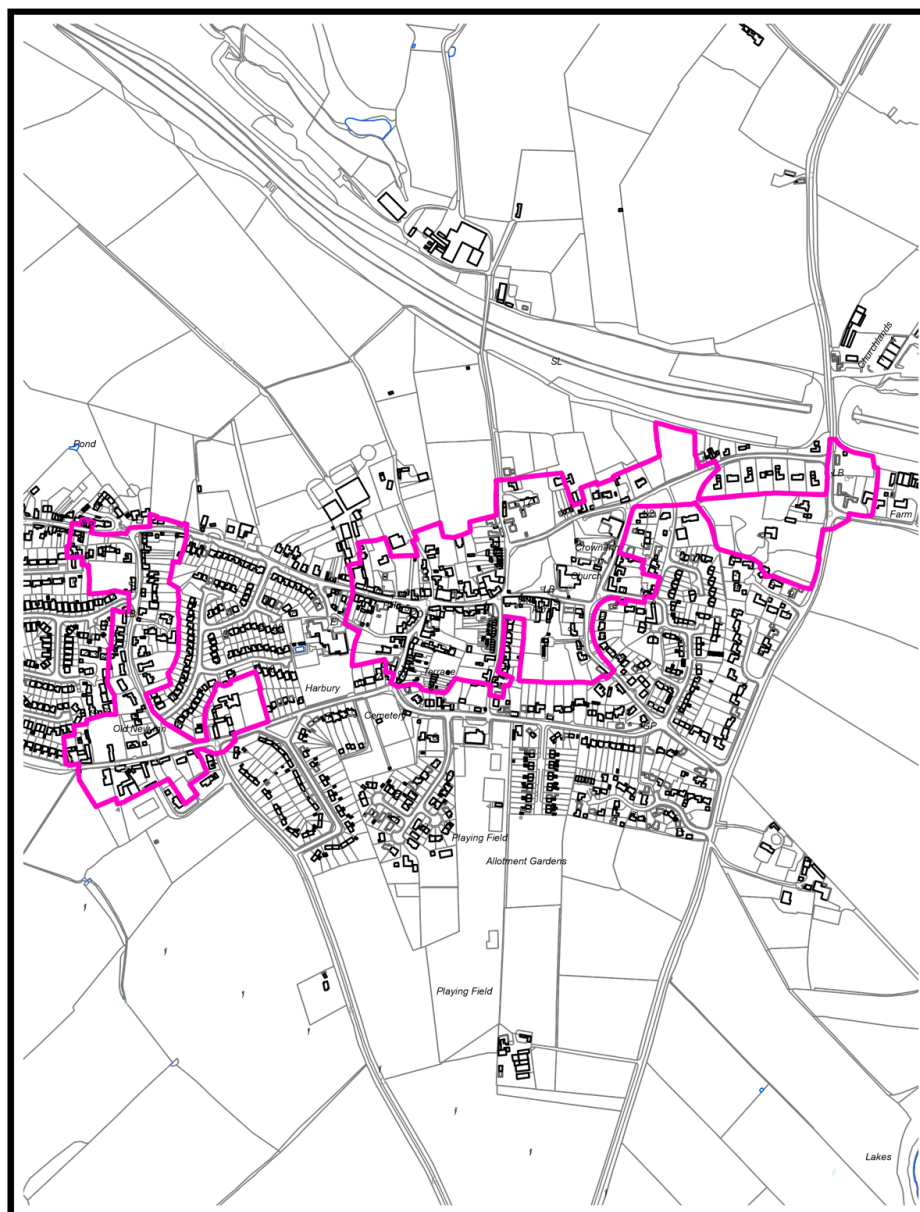
- 3.4 It has the typical steep wooded scarp slope and more gentle dip slope; a well-defined geometric pattern of small to medium sized fields with many hedgerow and roadside trees (despite the ravages of Dutch Elm Disease in 1975).
- 3.5 There are two SSSIs within the parish one along the railway cutting and another at Harbury Quarries (Appendix 3). These protected areas and the village's internal wildlife corridors, connect Harbury and Deppers Bridge to the wider countryside and are of great ecological significance.
- 3.6 Harbury is proud of its history and heritage which it seeks to protect and enhance. The Plan Area comprises the whole Parish including the original village of Harbury and the later industrial workers' settlement of Deppers Bridge to the east, Figure 1.



Mill Lane, Harbury

- 3.7 Harbury has two Conservation Areas designated in 1980 (Figure 4). One covers the historic core of the village, Top End, the other is based on the Manor House and the once detached farming community to the west, Bottom End.
- 3.8 There are 35 buildings and structures in the parish that have Listed Building status and protection. These include the Church, Manor House, Wagstaffe School and Windmill (Appendix 1).

Figure 4. Harbury Conservation Areas



- 3.9 The Warwickshire Sites and Monuments record lists over fifty important finds within the parish from Neolithic, Bronze Age and Saxon times with considerable Roman finds and remains from the Fosseway and the extensive “suburbs” of Roman Chesterton. Important Mediaeval finds relate to the Manor House, Harbury House - the original Bury site, and the Mediaeval house platforms in the Church Paddock. There are also remains relating to the Harbury Quarries, Great Western Railway and its cutting.
- 3.10 In 1998 the community consulted and produced one of the first Village Design Statements and in 2005 a Parish Plan was produced,

and subsequently updated in 2012. These were previously adopted by Stratford-on-Avon District Council and still have status as informal supplementary planning guidance.

- 3.11 The Parish Plan and Village Design Statement illustrate the importance the parish places on its history, its vernacular architecture, its wildlife, countryside views, nature conservation, energy efficiency and sustainability. The documents identify what the community values and give advice on enhancement, design and environmental protection, but this Neighbourhood Plan goes further and sets out how the Parish will develop in future years.
- 3.12 The community recognises the part it has to play in mitigating climate change by supporting and encouraging efficient use of energy, reducing demand and lowering carbon emissions. The village group, *Harbury Energy Initiative*, has worked on an energy conservation programme in the village since 2010. Since then they have facilitated internal insulation of the library, cavity wall insulation for the rugby club, solar energy monitoring at the village hall and energy options reports for the church, school and two other community buildings. More still needs to be done.
- 3.13 In the last three years, over 50 people in the village have installed photovoltaic panels on their roofs. Some recent new housing developments have included air source heat pumps and two eco-houses have been built in the parish. In line with government's support for community energy and de-centralised heat and power generation schemes the village aims to explore options for a community energy project that will also provide the benefit of a community fund for further local energy efficiency measures.
- 3.14 The new homes at Hereburgh Way and Ridgley Way, Bush Heath Lane, have air source heat pumps and good insulation at the current level required by government. A majority of NDP respondents have heard about the Harbury Energy Initiative and about a fifth have attended meetings to hear more about how they could benefit from further energy reduction in their own homes.
- 3.15 Nearly every respondent already had double glazing, most have loft and wall insulation and there was reasonable interest in more information to be made available with regard to photovoltaic cells and solar panels.

- 3.16 An Electric Car Club has been initiated for 2015, providing an additional non-polluting green transport option. One aim of this is to reduce car ownership in the village and this will also relieve some of the on-street congestion.
- 3.17 The Parish lost the majority of its forest trees to Dutch Elm Disease (Elm was the dominant species in the Feldon). Considerable replanting was done from the 1980s onwards but there is still a deficit. The remaining trees are thus even more precious and should be retained.
- 3.18 Infill housing development has seen the village continue to grow but this needs to be managed in such a way that other land uses such as businesses, facilities and green space are not lost.
- 3.19 Some recent new building has failed to respect the local vernacular this needs to be avoided in future especially in the Conservation Areas.
- 3.20 Speculative housing development has achieved Sustainable Homes Code Level 3 for insulation, energy efficiency and water saving. Through the neighbourhood plan we would like to encourage developers to go further, although we acknowledge that government policy is to have one sustainable building standard through the Building Regulations. We also need to ensure there is suitable provision of social housing, appropriate landscaping and good quality space for children to play.
- 3.21 A feature of Harbury frequently remarked on by visitors and residents is the depth and variety of its community life. There are: -
- over 30 active sports clubs, of which half regularly compete in events outside the village;
 - a similar number of recreational associations, embracing a very wide range of interests;
 - and a similar number of formal and informal community groups working to support charities in and outside the village, and overseas.
 - Of the annual events that mark the Harbury year, the most noteworthy is the Carnival held in June, preceded by a week of unique warm-up events.
 - Harbury & Ladbroke News is the award-winning monthly magazine that keeps residents informed about all these events.

3.22 Certain places in Harbury and Deppers Bridge play a key role in this concentration of community activity:

- All Saints' Church has a large, active congregation, and together with its well-equipped Parish Room frequently hosts both Church and non-Church events.
- The Village Hall has, since the 1960s, been the largest alternative meeting place, and its premises are always in great demand. In 2015, the Village Hall underwent an ambitious extension programme. The recreation ground behind the Village Hall includes football pitches, floodlit tennis and netball courts, an all-weather play area, a BMX track, a skateboard park, a well-equipped children's play area and a well-used zip wire. Next to this are allotments, administered by the Parish Council on behalf of the County. Further working allotments are in Hall Lane and beside the BT exchange building.
- Harbury Primary School is large and successful, with premises which are in demand for after-school events. Since 2012 its well-resourced Heritage Room has acted as a living history of the community.
- The Surgery includes an in-house Pharmacy in addition to the independent Pharmacy in the village centre.
- The Library, part of the County Library service, is run by volunteers, and includes an award-winning café.
- The Rugby Club has pitches for rugby and cricket with a well-equipped clubhouse.
- The pubs, dating back to before the railway cutting was constructed, are central to Harbury's story. In 2015, there were 4 of them in Harbury Village as well as a Village Club, and the Great Western situated between Harbury and Deppers Bridge.
- Deppers Bridge Playing Field offers recreation space to local families

3.23 Harbury is a village surrounded by open countryside:

- There are within the village more than a dozen green spaces, much valued by residents. Some of these "green lungs" are protected as village greens or roadside verges but some are not and deserve to be preserved for their function of bringing wildlife into the heart of Harbury.

- From the edges of the village it is possible to look out onto open countryside. Harbury's *Village Design Statement* of 1998 strongly makes the case for protecting these rural views.
- Outside of the village itself, but within the parish boundary on the B4522 (Station Road) between Harbury and Deppers Bridge is Harbury Spoilbank Nature Reserve. This site is also part of the Harbury Railway Cutting SSSI. It is well known for its butterflies and other wildlife;
- Bishops Bowl Lakes, a nationally recognized fishing resource, are also within the Harbury Quarries SSSI; and
- Harbury is also a crossing-point for well-trodden footpaths, including 2 miles of Warwickshire's own long-distance path the Centenary Way; and Harbury is crossed by the Warwickshire Feldon Cycleway.

3.24 This was borne out by the responses to the 2014 Village Survey. To the open-ended question "What do you like about living in Harbury?" the following responses were made:

- 26.4% replied 'The activities, clubs and associations';
- 5.2% 'The Church and Tom Hauley Room';
- 10.0% 'The quality of the school and pre-schools';
- 7.2% 'The quality of care (Doctor and Chemist);
- 6.4% 'The number of pubs to visit';
- 30% 'The rural aspects / open countryside / walking.

And to the question "What parts of Harbury should be preserved?"

- 19.6% said 'The Village Hall / playing fields';
- 8.0% 'The Library and café';
- 22.8% 'the centre / pubs and shops';
- 53.6% 'The green spaces';
- 32.4% 'The Church and the church paddock';
- 3.2% 'The Allotments';
- 2.0% 'The rural outlook'.

3.25 The medium size employers within the parish are: International Fasteners (based between Harbury and Deppers Bridge), Harbury School, Harbury Surgery, the Co-op Late Shop and Banana Moon Nursery. International Fasteners employs five office staff and 12-15 people working in production. Harbury C of E Primary School employs a Headteacher, 7 full time teachers, 4 part-time teachers, 8 teaching assistants, 1 office manager and 2 playground/dinner staff. The website www.harburyschool.com lists up-to-date activities and calls for parent involvement. Harbury Surgery has 5 doctors, 3

nurses, a Practice Manager, a Premises Manager, 5 reception staff and 3 dispensary staff. It also has a Healthcare Team consisting of a Community Midwife, a District Nurse and Health Visitors. The website www.harburysurgery.org.uk gives out information and has an online 'virtual patient representation group'. The Co-op Late Shop employs a Manager, a Trainee Manager and because it is open 7 days a week from 7am until 10pm there are 11 part-time assistants employed for different shifts. Banana Moon Nursery employs a nursery manager and deputy manager and 10 members of staff.

- 3.26 Other shops in the village centre include the Supermarket/Post Office, chemist, Muggleston's fruit & vegetable shop and a hairdressing salon. The Bull Ring Business Centre houses the Parish Office, Serenity toning tables, and Kleinmann Property Services. There are no large size employers within the parish. However, there are twelve industrial units operating from 'Churchlands' on the edge of the village of Harbury and more industrial units are included in the plans for development of the old Cement Works site, part of which lies within the parish, between Harbury and Bishops Itchington.
- 3.27 Other sources of local employment include Harbury Pre-School, Bishops Bowl Lakes, the Autism Centre on the Fosse, and work in local agriculture. Mechanics work at the Bull Ring Garage in Church Terrace and there are office staff in The Business Centre, which is also in Church Terrace. There are four Bed & Breakfast houses in Harbury and the Great Western public House in Deppers Bridge also offers this service. The Great Western is one of five public houses in the parish – the others are The Old New Inn, The Shakespeare, The Gamecock and The Crown.
- 3.28 Homeworking in the parish is very high. In the 2011 Census, 225 residents, 19.5% of all those in work, said that they worked from, or mainly worked from home: compared with only 10.3% in England and 9.7% for the West Midlands. High speed broadband and better mobile phone coverage are, therefore, a priority so as to ensure that village businesses and homeworkers are able to keep pace with technology and there has been a campaign to facilitate this.
- 3.29 The majority of residents commute to work in nearby towns such as Southam, Leamington Spa and Warwick. Many travel much further as 11.6% of commuters liked the good road access to towns and cities via major road links and the M40. Travelling to work by car is the

preferred option, although there is also a popular hourly bus service from Southam to Leamington Spa on weekdays. The largest local employer in the area outside of the parish is Jaguar Land Rover based six miles away in Gaydon.

- 3.30 Local jobs for local people mean less commuting, saving individuals the cost of travel and increasing the leisure time that they have available. Young people can find it difficult to gain their first job where they can develop workplace skills especially when they have no transport of their own or cannot drive. This neighbourhood plan supports economic growth in Harbury so that jobs are created and prosperity improved for all. Local enterprise should be encouraged. 8.8% of residents wanted to see shops and services in the centre of the village expanded although 3.6% wanted no additional businesses in the centre. 36.4% thought that the Churchlands site ought to be expanded to accommodate more businesses with 12.8% believing that industrial type business units should be outside of the village altogether.
- 3.31 The main traffic management problems of the parish are due to:
- congestion in the centre of Harbury village
 - lack of adequate parking provision and
 - speeding vehicles entering Harbury and driving through Deppers Bridge.

There is a separate report on Deppers Bridge.

Harbury is rural in character and has narrow roads, particularly in its centre. The existing volume of traffic already poses threats to the safety of both road users and pedestrians. With a prospective increase in the village population through the 75 houses of the David Wilson Homes development, 5 at Henry's, 7 at Hillside and 4 in Dovehouse Lane, further pressure will be put on the road system by the increased number and movement of cars and people.

- 3.32 21% of residents surveyed stated that traffic congestion in the centre of the village, roads around the primary school and near to the surgery were a major problem and one of the things they disliked about living in Harbury. A cause for concern is the speeding traffic coming into Harbury on Butt Lane, into Temple End, Binswood End and on the B4451 and B4452 from Southam and Ufton respectively. There are 30mph signs and crocodile teeth painted on the roads but

that doesn't slow the cars down. The two longest roads in the village, Park Lane and South Parade, also suffer from speeding cars with many residents feeling that "this is an accident waiting to happen".

HOUSING IN DEPPERS BRIDGE

- 3.33 Deppers Bridge is a small ribbon development comprising some 44 houses immediately adjacent to the B4451 and a further 6 set off from the road down private drives. The hamlet owes its existence to the success of the former Harbury Cement Works Ltd., which owners Greaves, Bull and Lakin set up alongside the Great Western Railway in 1855. Development of the 'Works' went from strength to strength and by 1924 had the capacity to produce 343 tons of 'Portland' cement per day and nearer 400 tons per day by 1926.



Deppers Bridge

- 3.34 It was during this heyday period that the majority of Deppers Bridge homes were built to house company workers. Predominantly on the northern side of the road facing south towards the 'Works', and varying in size and scale from the most capacious down to the more modest cottages, they catered for all ranks of employees. Some of the cottages have plaques set into their frontages giving the date of construction as 1924
- 3.35 In 1927 Harbury Works was purchased by the 'Red Triangle Group' of cement manufacturers but, due to the economic climate at that time and overcapacity in the industry, the company's fortunes declined rapidly and resulted in its bankruptcy in 1931. The few houses scheduled to complete the group were never constructed with two remaining 'gaps' subsequently filled by more modern homes.

- 3.36 In 1932 the Blue Circle Group bought the company from the receiver and continued work there until 1970 when the site became a depot, but no further houses were added and by then most had been sold off to tenants or private buyers.
- 3.37 Of the roadside premises only two pre-date that period of development in the hamlet with four more added in later years. Formerly a quiet backwater, but now a busy commuter route, Deppers Bridge is unsuitable for further development as access onto an already overstretched road is a perpetual problem. While there is a notional opportunity for 'infill' on the southern side of the B4451, unless and until there is a by-pass, such development would be unfeasible. With no amenities other than a children's recreation ground any additional development would be unsustainable causing more problems than benefit.



Deppers Bridge Park

- 3.38 Set in an attractive area of typical Feldon natural landscape character and more specifically within the Lias Village Farmlands type, government planning inspectors in 2014 and 2015 concluded that any proposed dwellings or other developments on productive farmland in Deppers Bridge would have significant and harmful impacts upon both the character and appearance of such a sensitive point in the landscape.

4

Vision and Objectives

Vision

Our vision is of a socially cohesive and mutually supporting rural parish. A low carbon parish with adequate infrastructure, that respects the value of the surrounding farmland and natural landscape and offers essential services, recreation, employment and housing opportunities for people of all ages and income levels.

Objectives

- 4.1 The following objectives have been identified for the HNDDP:

OBJECTIVE 1 – To provide, where necessary, small housing developments with a 'lifetime housing' design, in keeping with the parish style and nature, allowing opportunities for people of all incomes and ages to live in the parish of Harbury. To ensure that a significant proportion of the new housing development is affordable and retained in perpetuity for those with a 'local' qualification.

OBJECTIVE 2 - To preserve the rural nature of Harbury village, with wildlife corridors and farming coming right into the heart of it as it does at present.

OBJECTIVE 3 - To preserve and protect all green spaces within the village and retain countryside views out across a natural landscape.



View from Butt Lane

OBJECTIVE 4 - To ensure adequate infrastructure in the parish is included and funded when any new developments are planned.

OBJECTIVE 5 – To invest in our community buildings, recreation space and associated equipment to ensure these are adequate for an increased population.

OBJECTIVE 6 - To lower the carbon footprint of the parish by supporting energy conservation measures, ensuring all new housing is built to a high standard of energy efficiency and water conservation, making them truly affordable to run and maintain, ensuring also that all extension and renovations of existing buildings to be carbon neutral, where possible.

OBJECTIVE 7 - To ensure all new developments provide safe routes for pedestrians and cyclists to access Harbury village centre, thus discouraging use of cars for short, local journeys. Consideration should be given to providing a diverse range of transport options with links to local centres, aiming at reducing car ownership, congestion in Harbury village centre and competition for parking spaces.

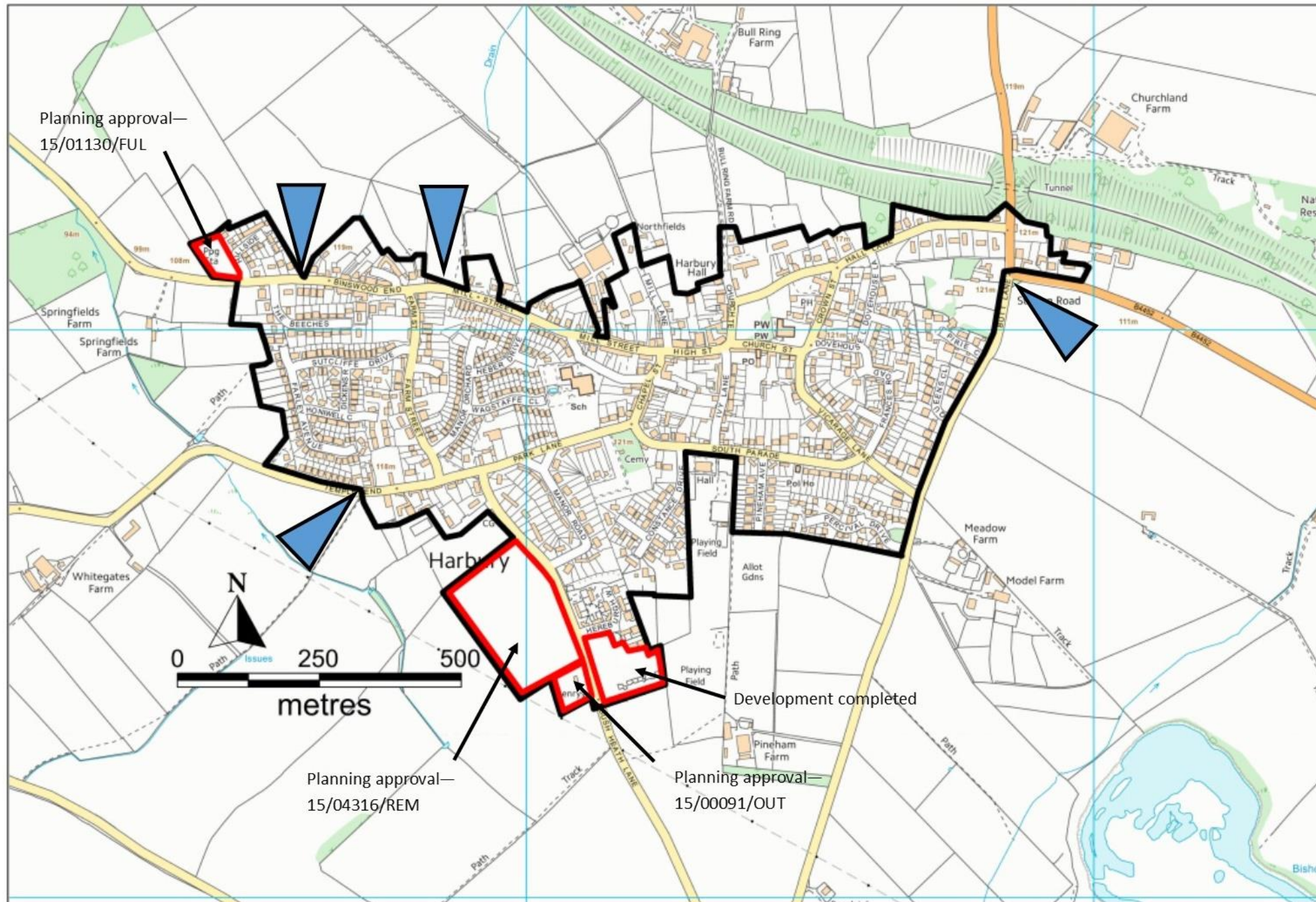
OBJECTIVE 8 - To maintain a thriving Harbury village centre by retaining commercial space for business, shops and pubs as well as supporting important volunteer run facilities. Encourage home

working and local employment opportunities, thus reducing the need for vehicle travel to work.

OBJECTIVE 9 – To protect and enhance all historic and heritage sites in the parish.



Mill Street



KEY - Settlement Boundary  Significant views out of the village 

5

Policies and Proposals

- 5.1 This chapter of the HNPD sets out the planning policies and proposals that will be used to help us achieve our vision and objectives. Each policy is set out under the appropriate objective. So, for example, under the objective – *“To preserve and enhance the distinctive heritage of the area.”* we have different policies to control the rate of housing development in the settlements of the parish.

OBJECTIVE 1 – To provide, where necessary, small housing developments with a 'lifetime housing' design, in keeping with the parish style and nature, allowing opportunities for people of all incomes and ages to live in the parish of Harbury. To ensure that a significant proportion of new housing development is affordable and retained in perpetuity for those with a 'local' qualification.

Policy H.01 – New Housing Development in Harbury Village

New housing development will be concentrated within the Harbury village settlement boundary (Map 1).

Within this boundary, proposals for new housing will be supported when they:

- a) do not have an unacceptable adverse impact on the parish's rural landscape;
- b) conserve and enhance designated and non-designated heritage assets;
- c) do not have an unacceptable adverse impact on existing and future residential amenity;
- d) do not have an unacceptable adverse impact on the natural environment and protect and enhance biodiversity and habitats;
- e) do not lead to the inappropriate development of residential gardens that would cause harm to the village by reason of over-development, significant loss of useable garden spaces for both existing and proposed new properties, and loss of off-street car parking;
- f) are appropriately located for the users and residents of the proposed use to access local facilities and services; and they
- g) are appropriate in terms of size, scale, design and respect the character of the surrounding area.



Shared Ownership Homes, Percival Drive

Background/Justification

- 5.2 Harbury is identified in adopted strategic planning policy for Stratford-on-Avon as a Local Service Village
- 5.3 In preparing the Harbury Neighbourhood Development Plan we must be in general conformity with adopted strategic planning policy for the area – the Stratford-on-Avon Core Strategy – the “Core Strategy”.
- 5.4 The Core Strategy (Policy CS15) identifies Harbury as a Local Service Village. In such villages approximately 2,000 new homes will be built between 2011 and 2031. Harbury is identified as a Category 1 Local Service Village. In the Category 1 Local Service Villages approximately 450 of the 2,000 new homes will be built, with no more than around 25% of the 450 in any individual settlement.
- 5.5 The settlement boundary for Harbury, the continuous black line on Map 1, historically known as the village envelope, has been drawn around the existing built up area of the village and also includes known housing commitments (built sites, sites under construction or sites with planning permission) these are shown on Map 1 and area at:
- ❑ Bush Heath Lane
 - ❑ Ridgley Way
 - ❑ Hillside
 - ❑ Spinney Field

These are also areas that residents indicated, during our consultations, that they considered development to be appropriate. Completed consultation returns from the Carnival 2014 indicated in order of preference 40% preferred to see development at Bull Ring Farm Road; 39% at Bush Heath Lane; and 32% at Pineham Farm. A further important factor in drawing up the new settlement boundary has been the aim of maintaining the eastern and western boundaries of Harbury village. This was supported by 68.4% of residents. Policy HN1 will mean there is a presumption in favour of new housing development within the settlement boundary, where it can meet the criteria in Policy HN1. Stricter planning controls for new housing will exist in Deppers Bridge and the open countryside.

- 5.6 There are also a small number of other commitments within the settlement boundary:

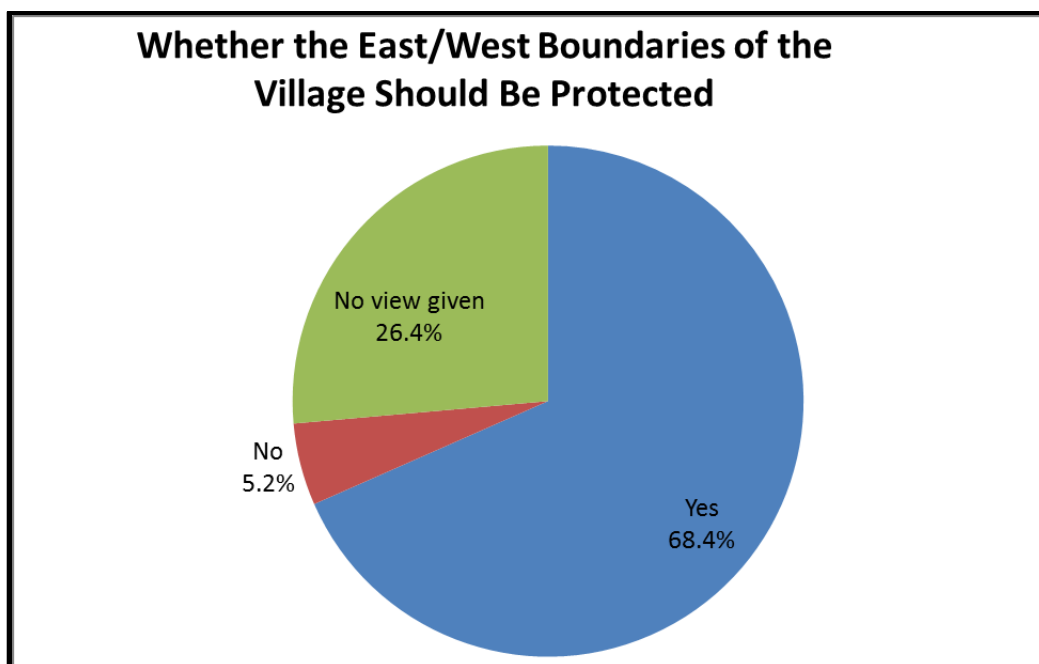
- ❑ 1 at Walnut Tree Cottage
- ❑ 1 at Ivy Lane
- ❑ 2 at Frances Road
- ❑ 4 at Dove House Lane
- ❑ 5 at Henrys

5.7 With the planning approvals on the edge of the village listed in para. 5.6 and other commitments, as of March 2015, 38 homes had been built and 90 had planning approval, giving total commitments of 128.



New housing Hereburgh Way

5.8 This anticipated growth in Harbury will contribute at least 28.4% of the identified growth of 450 new dwellings in the Core Strategy for the Category 1 Local Service Villages. The Core Strategy also sets out that “no more than around 25%” of this growth for the Category 1 Local Service Villages should be in an individual settlement. Harbury is considered to have met this requirement and, therefore, the settlement boundary as drawn in Map 1 will be used to manage any further housing growth in the village up to 2031.



5.9 In drawing the settlement boundary for Harbury we have also maintained the long standing approach contained in the Village Design Statement and the Parish Plan of protecting the eastern and western boundaries of the village (see graphic above). To the west is the defined edge of the scarp and the east the strong urban/rural edge provided by Butt Lane and Bush Heath Road.

5.10 Harbury Cement Works is a brownfield site, part of which is within Harbury Parish and part is within Bishops Itchington Parish. Under the Stratford District Council Core Strategy this site has been designated a key development site with over 200 new dwellings to be built as part of the commitment to reuse brownfields sites. The Cement Works figures are not taken into consideration when assessing the number of dwellings planned for Harbury in the period up to 2031.

Policy H.02 - New Housing Development in Deppers Bridge and the Open Countryside

Proposals for new development in Deppers Bridge and the open countryside, that is those areas within the neighbourhood plan area, but outside the Harbury village settlement boundary (Map 1), will only be supported in the following circumstances:

- a) Replacement dwellings;**

- b) Re-use of redundant or disused buildings, not in need of substantial repair or rebuilding;**
- c) Development that would bring back in to use and secure a suitable and sympathetic re-use of a heritage asset; and**
- d) Agricultural and forestry dwellings for essential workers.**

Background/Justification

- 5.11 Deppers Bridge is not identified as a Local Service Village but included with “all other settlements” as an area where new housing development will be restricted to small-scale community-led schemes. To ensure that new housing development is sustainable and is concentrated in Harbury village proposals for new housing development in Deppers Bridge and the open countryside will be strictly controlled.



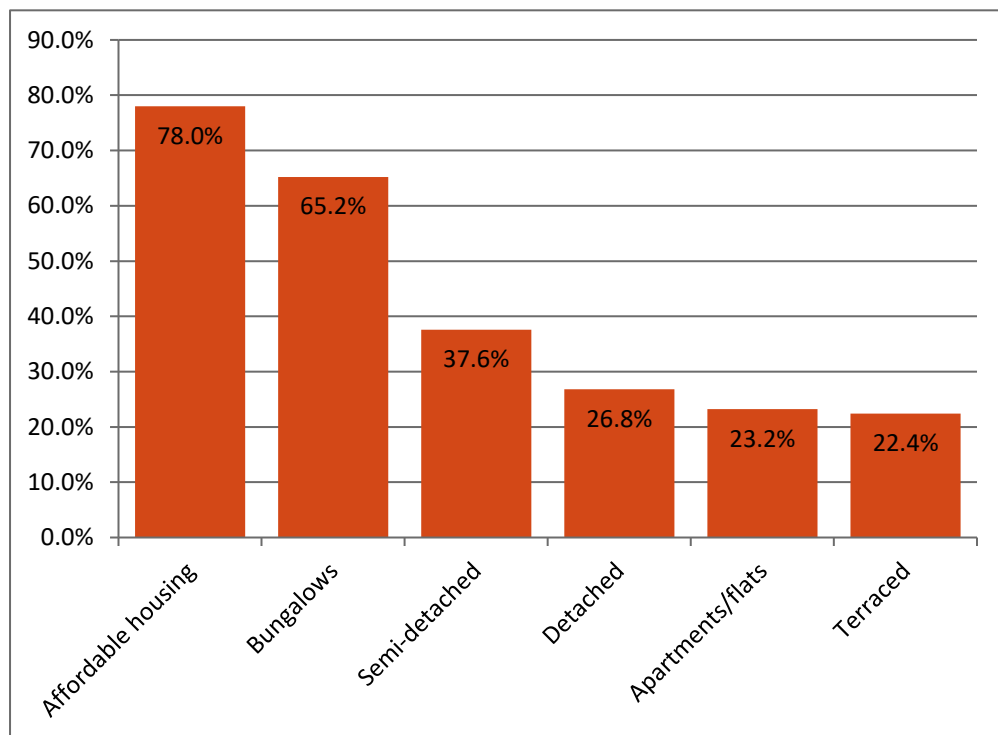
View into Deppers Bridge

Policy H.03 - Securing a Suitable Mix of Housing Types, Tenures and Sizes in New Development

To ensure that future housing development meets the housing requirement identified in the Core Strategy and also helps to meet the different needs that will arise over the plan period from the existing and future population, in housing

developments of 6 or more dwellings, a range of types, tenure and sizes of dwellings will be required, including a proportion of homes to meet the needs of older and younger residents, as well as those seeking to build their own home. Before finalising the housing mix on such sites developers should consult and take into account the views of the Parish Council along with up-to-date demographic, housing need, self and custom build demand and strategic housing market information.

Figure 4. Preferred Future Housing Provision (Source: Harbury Neighbourhood Plan Questionnaire).



Background/Justification

- 5.12 Much of the new housing in Harbury village already has planning permission. This will help to meet the housing requirement set for the Category 1 Service Villages in the Core Strategy. Committed new housing and possible future new development will also help to meet the various housing needs that have been identified in the neighbourhood plan area: the need for housing for older people and housing for young families. We recognize that such needs change over time, and may change between now and 2031. Therefore, when planning permission is sought the parish council, working with landowners, developers, and the local planning authority will

seek to ensure that a range and type of houses is provided to meet the needs of existing and future residents.

- 5.13 Local people expressed strong views about the type of housing needed in the future, Figure 4. Some of this need will be addressed by the new development listed above in para. 5.5.
- 5.14 Policy H.03 will seek to secure a range of housing on market housing sites, in the case of future affordable housing provision on market housing proposals in the neighbourhood plan area will be determined using Core Strategy Policy CS.18. Data from the most recent *Harbury Housing Needs Survey* 2011 revealed the following:

Rented from a Housing Association (21)

14 x 2 bedroom houses

4 x 2 bedroom bungalows

3 x 3 bedroom houses

Shared Ownership (2)

2 x 2 bedroom houses

Local Market Ownership (38)

8 x 2 bedroom houses

1 x 2 or 3 bed house

1 x 2, 3 or 4 bedroom house

7 x 2 bedroom bungalows

3 x 2 or 3 bedroom bungalows

4 x 3 bedroom houses

3 x 3 or 4 bedroom houses

8 x 4 bedroom houses

3 x 4 or 5 bedroom houses

Policy H.04 – Local Needs Schemes

When a proven local housing need is properly identified, through a professional Parish Housing Needs Survey, and that need cannot be met by affordable housing provision through a market-led scheme under Policy H.03 local needs schemes will be supported in areas where housing will not normally be considered suitable unless it meets the following circumstances:

- a) **In Harbury it should adjoin the village settlement boundary, and in Deppers Bridge it should be immediately adjoining existing built development in the hamlet;**
- b) **In Harbury village it is in reasonable walking distance of public transport and local community facilities;**
- c) **The future use of such housing is secured in perpetuity to meet a local need; and**
- d) **Consultation has taken place with the Parish Council to gain their support for the proposal.**

Background/Justification

- 5.15 Not all local housing need will necessarily be addressed by affordable housing provision on market-led housing development. Where this is the case, in exceptional circumstances, rural exception housing will be allowed when it meets the criteria in Policy H.04. Where the criteria in Policy H.04 and other development plan policy is fulfilled self-build may be appropriate as such rural exception housing.

Policy H.05 - Housing Development and Design Principles

Within the neighbourhood plan area all new housing development proposals should promote good design and be in keeping with the character of the area. In assessing proposals regard will be given to the following:

- a) **Incorporation and reinterpretation of local building styles in development proposals so that these make a positive contribution to the village character of Harbury;**
- b) **Retention of open spaces in the village and protection of the rural nature of the wider parish;**
- c) **Retention of trees and hedgerows;**
- d) **Maintenance and enhancement of the existing settlement pattern, particularly the need to conserve the character and appearance of the eastern and western boundaries of Harbury village;**

- e) **Good design and suitable layout that takes into account topography of the site and its surroundings and views in to and out of the site;**
- f) **Appropriate use of local materials and details;**
- g) **When adjacent to the Conservation Areas or other heritage assets development should, where appropriate, be set back from road and street boundaries and should use appropriate boundary treatments and materials;**
- h) **Retention and preservation of significant and historical landscape features within the site, including older buildings which if proposed to be altered or extended make use of appropriate materials and styles; and**
- i) **The use of suitable boundary treatments both to individual properties and full housing schemes. In particular, development on the edge of the villages should seek to retain existing hedges and trees and use native species for new planting.**

Background/Justification

- 5.16 National planning policy seeks to replace poor design with better design. Since 1998 Harbury has had a *Village Design Statement*. This has been used as the basis for developing a number of the policies in the neighbourhood plan, including Policy H.05 that will be used to assess housing development proposals and to promote better design in such proposals.

OBJECTIVE 2 - To preserve the rural nature of Harbury village, with wildlife corridors and farming coming right into the heart of it as it does at present.

Policy H.06 – Green Infrastructure

The mosaic of paths, paddocks, fields, watercourses and water features, woodland, grassland and other green infrastructure features within the parish should be maintained and enhanced for their recreational, tourist and ecological value.

Development proposals should seek to maintain this green

infrastructure and, where possible, should enhance it by creating new connections and links or by restoring existing green infrastructure.

Development that would disrupt or sever this mosaic will not be supported unless suitable compensatory provision can be provided to establish a new connection within the immediate vicinity of the connection to be lost or severed.

Background/Justification

- 5.17 It is acknowledged that Harbury will grow substantially in the short term, given existing housing commitments. This growth, and any further growth, should not be at the expense of the rural nature of the parish. The neighbourhood plan, therefore, includes a number of policies to protect key natural and open space assets.
- 5.18 There is a green infrastructure of paths, fields, watercourses, other water features, woodland, grassland and other similar features within the parish. This is important for leisure, recreation, tourism and ecological reasons.

OBJECTIVE 3 - To preserve and protect all green spaces within the village and retain countryside views out across a natural landscape.

Policy H.07 - Protecting and Enhancing Local Green Spaces

The following areas listed below and shown on Maps 2a and 2b will be protected as Local Green Spaces.

- H.07a - Church Paddock**
- H.07b - Church Paddock Allotments**
- H.07c - The Pound**
- H.07d - Old New Inn Green**
- H.07e - Binswood End Green**
- H.07f - Pump Green**
- H.07g - Bullring Green**

H.07h – Deppers Bridge Playing Field

H.07i - Harbury Playing Fields

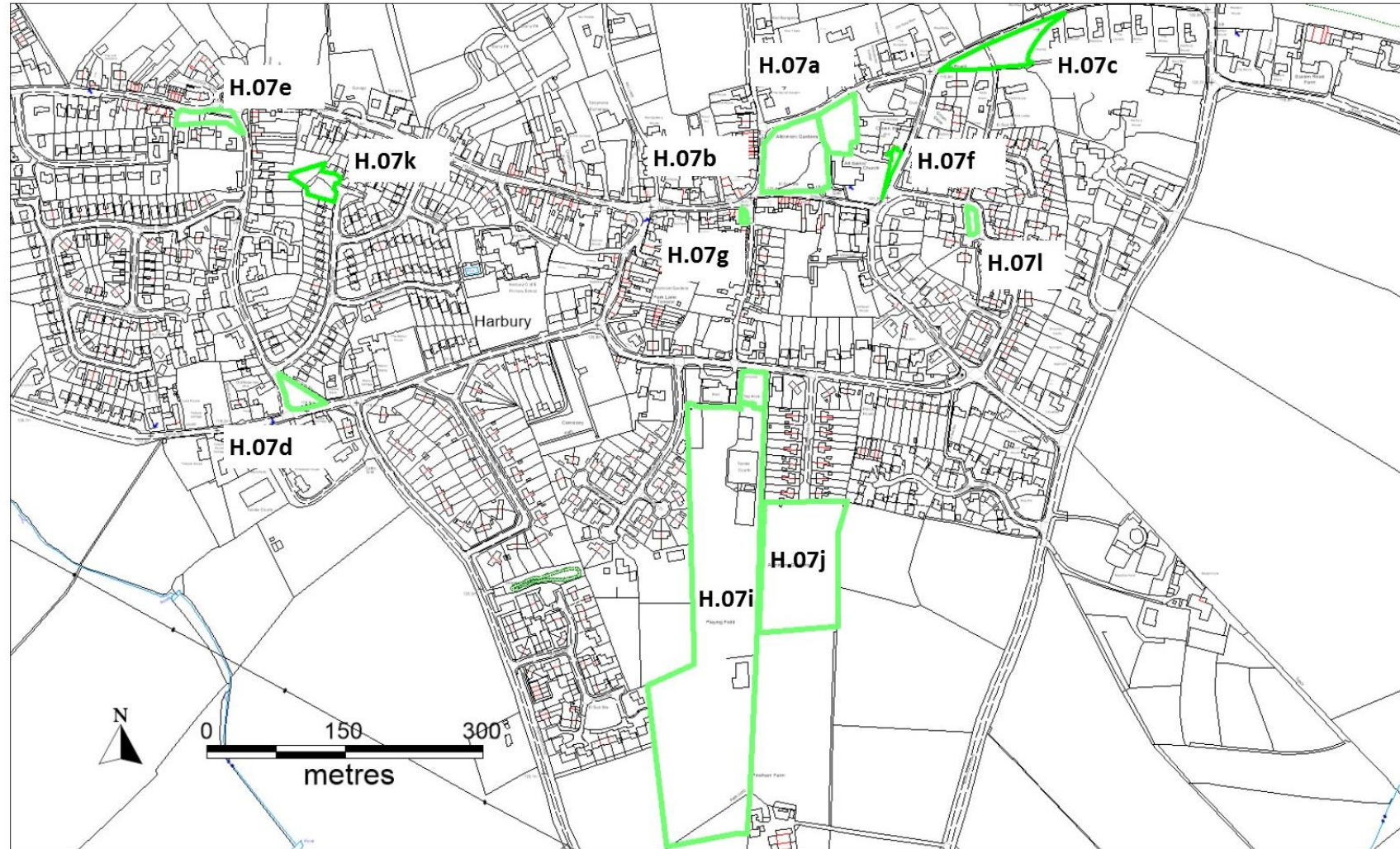
H.07j - Pineham allotments

H.07k – Manor Orchard Green

H.07l – Frances Road Green

Development for non-open land uses will only be supported in very special circumstances, that is when harm to the local green space and any other harm is outweighed by other considerations.

Map 2a – Harbury Local Green Spaces © Crown copyright and database rights [2015] Ordnance Survey 100055940 Harbury Parish Council (Licensee) License number 0100053686



Background/Justification

5.19 Local green spaces are defined in paragraphs 76 and 77 of the NPPF:

Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.

Once identified such spaces can only be developed in “very special circumstances”.



Queens Close Green

Appendix 2 analyses open and green spaces in the parish against the criteria in national planning policy. Those highlighted in Appendix 2 and listed above in Policy H.07 are considered to meet the NPPF definition of local green spaces.



Old New Inn Green

Policy H.08 - Protecting Small, Incidental Open Spaces

Development that would result in the loss of the other small, open spaces such as grass verges will only be supported when:

- a) Equivalent or better provision is provided elsewhere within a suitable location in Harbury village; or**
- b) It can be clearly demonstrated that the open space performs no useful function.**



The Pound

Background/Justification

- 5.20 As well as protecting the most important local green spaces using Policy H.07 the neighbourhood plan will also seek to protect other smaller, open spaces. Such areas serve many functions and their loss will only be supported when a suitable alternative space is provided, or the applicant can clearly demonstrate that the space no longer performs a useful function.

Policy H.09 - Protecting Significant Views

In Harbury village the significant views out of the village shown on Map 1 will be given special consideration when assessing planning applications. Development proposals should ensure that in these areas special attention is paid to preserving such views.

Significant views within the village of the windmill and parish church should also be retained. Development

proposals that would have a significant adverse impact on these views will not be supported.

Background/Justification

- 5.21 Views out of Harbury are very important. This is because farmland sweeps up to the edge of the village and this offers extensive views. Therefore, from many points within the village, from between houses, from roads, public footpaths and green corridors there are views of open countryside. In some of the more recent parts of the village, north of Farm Street and at Hillside, more modern estate type developments have failed to take in to account the need to create, retain and enhance such views. The neighbourhood plan will ensure this does not happen in the future by setting out planning policy for significant views. The significant views out of the village identified on Map 1 were originally identified in the *Harbury Village Design Statement* (1998).



View east from Butt Lane

- 5.22 There are also some locally significant views within the village – views of the old windmill and parish church. New development should also seek to ensure these views are retained and not significantly adversely affected by such development.

Policy H.10 – Landscape Design Principles

All new development proposals should be informed by and will be assessed against the following landscape design principles:

- a) Preservation of the strong east and west boundaries of Harbury village;**
- b) Retention of mature trees, hedgerows and stone walls;**
- c) Measures to retain and enhance the environment and enjoyment of public rights of way and other routes through, around, into and out of a site;**
- d) Impact on heritage assets and other historic and archaeological features in the landscape;**
- e) Use of suitable materials and building styles;**
- f) Minimal use of external lighting to retain dark skies; and**
- g) Conservation and enhancement of natural landscape features.**

Background/Justification

5.23 Harbury is part of the “Lias Villages” of the Feldon. A varied and small scale hedged landscape of scattered farms and nucleated brick and stone villages. Harbury is a ridge top village that does not follow the general rules for such villages. Harbury rather than spreading along the scarp edge spreads at right angles to the scarp and edge and down the dip slope. The village stretches away from the White Lias scarp in a farmed landscape of large hedge fields with few roadside trees and isolated wooded plantations. Policy H.10 identifies the fundamental features that go to making the landscape in the neighbourhood plan area distinctive and valued. Policy H.10 in identifying these features provides those putting forward development proposals and decision-makers a set of criteria against which to assess how individual development proposals will help to retain and enhance the local landscape.

OBJECTIVE 4 - To ensure adequate infrastructure in the parish is included and funded when any new development is planned.

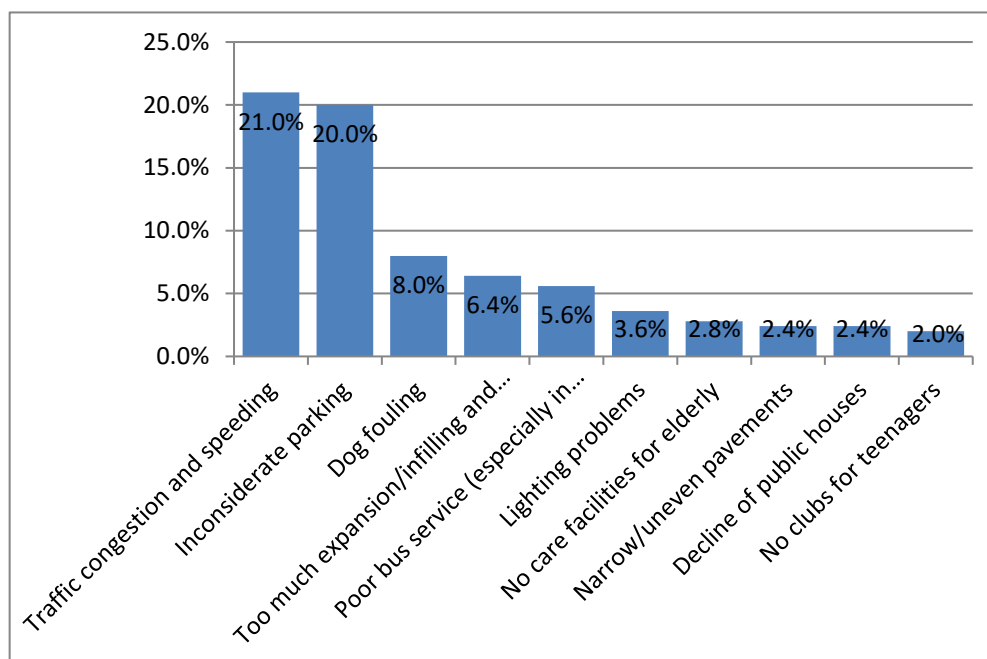
Policy H.11 - Ensuring New Development Provides Appropriate Infrastructure

All new development will be expected to provide an appropriate level of infrastructure to meet the needs and demands arising from the development. Where an infrastructure need is identified for a particular development the necessary infrastructure must be put in place to support that development as the need arises.

Background/Justification

- 5.24 Neighbourhood planning gives local people an opportunity to shape the future of where they live. One of the primary concerns of local residents is that existing infrastructure – services, roads, drainage, sewers – struggle to cope with things as they are now, and that more development, certainly at the levels proposed will only make this worse, see Figure 5. The neighbourhood plan will, therefore, seek to address these concerns. *National Planning Practice Guidance* (para. 045) sets out that neighbourhood planning bodies can consider what infrastructure needs to be provided in their neighbourhood area. By doing this we are seeking to ensure that Harbury parish can grow in a sustainable way. In particular, future development management decisions in the area should be mindful of the need to take account of: access to places at the village primary school; sufficient medical coverage at a larger surgery; appropriate energy supply for responsible demand; and adequate waste disposal/sewerage provision.
- 5.25 In particular, the following future improvements to local infrastructure have been identified as being needed to support the existing and new communities in the village: facilities for young people e.g. maintenance and improvements of health and care facilities; and certain road improvements.

Figure 5. Household Dislikes About the Village (Source: Harbury Neighbourhood Plan Questionnaire).



5.26 Infrastructure will be secured through planning agreements such as section.106 and section 278 agreements for site specific items of infrastructure such as a junction improvement/specific cycle/pedestrian links to a new housing estate/traffic calming measure such as a speed table that directly relate to a specific development. Most small-scale development will be liable to contribute toward towards generic – ‘district-wide’ infrastructure through a Community Infrastructure Levy (CIL) when it is adopted later in 2017. These contributions will be spent on more strategic items of infrastructure such as secondary school provision, a major road scheme, a country park or sports facilities.

5.27 The Warwickshire County Council’s Local Transport Plan 2011-26 acknowledges the that sustainable development needs to be underpinned through various measures and as such provides policies for the following:

- ❑ Travel Plans
- ❑ Walking and Cycling
- ❑ Accessibility to frequent bus services

A key ingredient regarding accessibility to frequent bus services is through the Warwickshire County Council Quality Bus Partnership which the parish will continue to liaise with to ensure the availability

and improvement of bus stops and services. Currently bus services from Harbury connect the village with Leamington Spa, Banbury, Rugby and Daventry. A key objective of the Quality Bus Partnership is to ensure services are affordable, accessible and available.

OBJECTIVE 5 - To invest in our community buildings, recreation space and associated equipment to ensure these are adequate for an increased population.

Policy H.12 - Protecting Existing Community Facilities

The community facilities listed below and shown on Maps 3 and 4 will be protected:

- 1. Harbury Village Hall**
- 2. Harbury Village Club**
- 3. Village Library and car park**
- 4. Church of All Saints**
- 5. Tom Hauley Room**
- 6. Harbury Primary School**
- 7. Harbury Pre-school**
- 8. Banana Moon Nursery**
- 9. Harbury Surgery**
- 10. Harbury Chemist**
- 11. The Scout Hut**
- 12. Rugby Club**
- 13. The Shakespeare Inn**
- 14. The Gamecock Inn**
- 15. The Crown Inn**
- 16. Harbury Supermarket and Harbury Post Office**
- 17. Co-op Late Shop**
- 18. Muggleston's Country Fayre**

Development requiring planning permission, that would lead to the loss of these facilities to residential uses will not

be supported unless equivalent, or better, provision is made elsewhere within the village; or, after an extended period of active marketing (a minimum of twelve months, including marketing in the neighbourhood plan area), the applicant can then clearly demonstrate that there is no longer a viable community, retail, food and drink or commercial use for the asset.

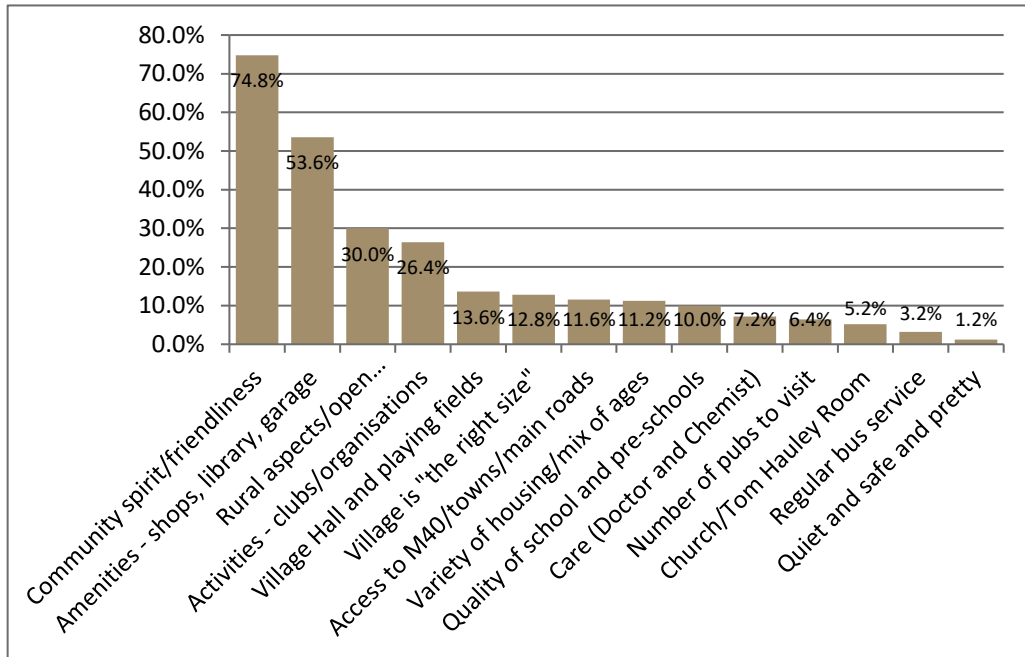
Background/Justification

- 5.28 As well as seeking to secure adequate new infrastructure to ensure development is sustainable, our neighbourhood plan consultations have demonstrated that local people also value the wide range of existing services and activities, Figure 6. Therefore, our neighbourhood plan will seek to protect and enhance these facilities.

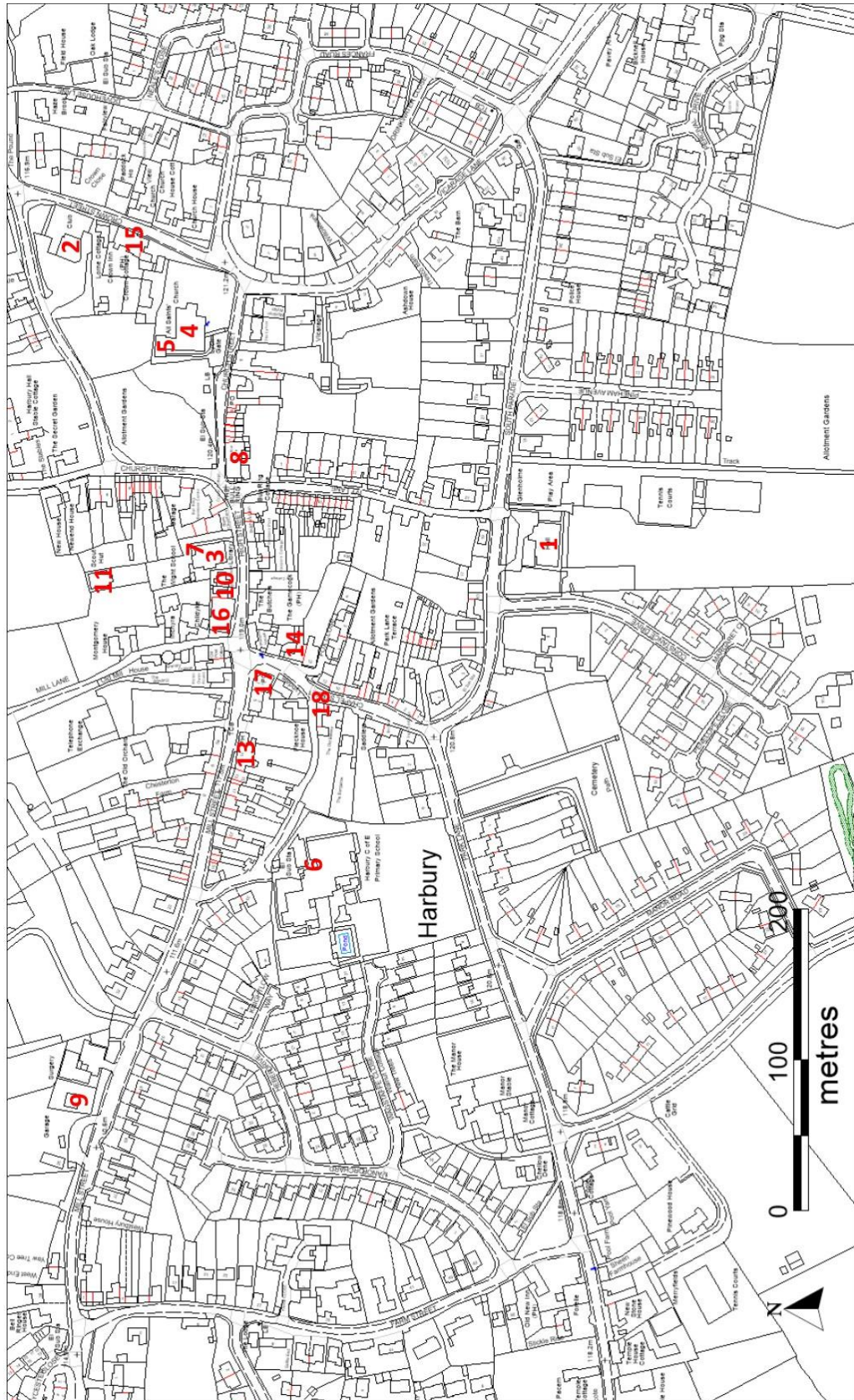


Crown Public House

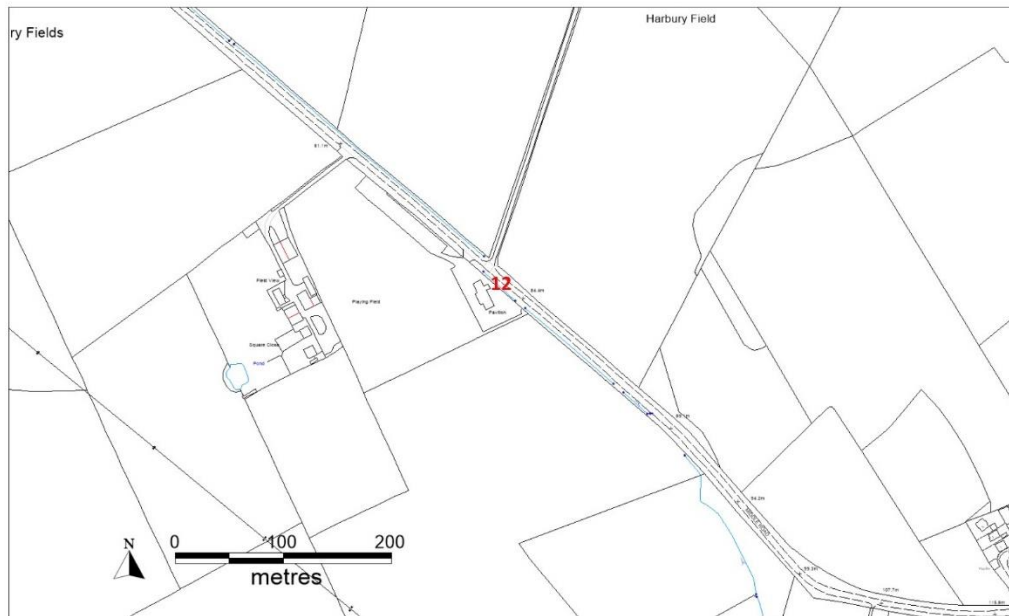
Figure 6 – Households Likes About the Village (Source: Harbury Neighbourhood Plan Questionnaire).



Map 3 – Harbury village protected community facilities (for numbering see Policy H.12) © Crown copyright and database rights [2015] Ordnance Survey 100055940 Harbury Parish Council (Licensee) License number 0100053686



Map 4 – Harbury village protected community facilities – Harbury Rugby Club (for numbering see Policy H.12) © Crown copyright and database rights [2015] Ordnance Survey 100055940 Harbury Parish Council (Licensee) License number 0100053686



Policy H.13 - Development of New Community Facilities

Development proposals for new or improvements to existing community facilities will be supported when they preserve local character and distinctiveness, and do not cause unacceptable harm to the landscape or residential amenity of existing and future occupiers. In particular, new and improved facilities for young people and older residents will be supported.



Harbury Village Hall

Background/Justification

- 5.29 As well as seeking to protect existing village facilities the neighbourhood plan will also support the development of new community facilities. There is a particular need to improve facilities for young people and older residents.

OBJECTIVE 6 - To lower the carbon footprint of the parish by supporting energy conservation measures, ensuring all new housing is built to a high standard of energy efficiency and water conservation, making them truly affordable to run and maintain, ensuring also that all extension and renovation of existing buildings is carbon neutral.



New eco-home, Harbury

Policy H.14 - Sustainable Design and Energy Efficiency

All new development proposals will be encouraged to:

- a. Adopt sustainability measures promoted through the Harbury Energy Initiative and the Parish Council;**
- b. Adopt a Fabric First approach through a higher than basic Fabric Energy Efficiency Standard target;**
- c. Use sustainable drainage to reduce risk of flooding on site and downstream; and**
- d. Recycle water effectively.**

Background/Justification

- 5.30 Harbury has taken the lead with a number of community initiatives to promote sustainability: the Harbury Energy Initiative and the Electric Car Club. Whilst we recognise that the government has one set of technical standards for new housing development based on additional optional Building Regulations on water and access, and a new national space standard complementing the existing set of Building Regulations, which are mandatory, we think it important that new development tries to go even further. The neighbourhood plan will encourage developers

of all types of new development to achieve the highest possible standard achievable at the time in terms of sustainable design.

OBJECTIVE 7 - To ensure all new developments provide safe routes for pedestrians and cyclists to access Harbury village centre, thus encouraging less car use for local journeys. Consideration should be given to providing a diverse range of transport options with links to local centres, aiming at reducing car ownership, congestion in Harbury village centre and competition for parking spaces.

Policy H.15 - Highways and Transport

Where appropriate development proposals should include measures to minimise their impact on the neighbourhood plan area by including:

- a. Safe and suitable access; and**
- b. Encourage use of public transport including new and enhanced pedestrian routes to existing, and where necessary new bus stops.**

Background/Justification

- 5.31 A primary concern for residents, as for many villages, is the day-to-day impact of traffic. Where appropriate, new development should seek to minimise any impact it will have on the local highway network. In addition, the Parish Council will seek to include information that will allow existing and new residents to consider different modes of travel by including a range of travel information in a village “Welcome Pack”.
- 5.32 The Parish Council will continue to work with Warwickshire County Council to implement transport improvements through the Rural Strategy by improving access to services via public transport, walking and cycling. Traffic management measures will be implemented, where

required, to improve road safety, for example, by reducing the impact of vehicular traffic through speed management.

OBJECTIVE 8 - To maintain a thriving Harbury village centre by retaining commercial space for business, shops and pubs as well as supporting important volunteer run facilities. Encourage home working and local employment opportunities, thus reducing the need for vehicle travel to work.

Policy H.16 - Business and Employment Development in the Centre of Harbury Village

Development for shops (A1), business (B1), offices and community uses that support the continued vibrancy and vitality of the centre of Harbury village will be supported provided they have suitable regard to the following:

- a. the Conservation Area and its setting;
- b. the distinctive rural character of the parish;
- c. they do not have a detrimental impact on the parish's highway network; and
- d. they create or maintain good access to the village centre and small business sites by public transport, cycling and walking, together with adequate signage.

- 5.33 Harbury as a local service village has a reasonable range of local businesses. To ensure that the village remains a vibrant place to live existing businesses will be supported and new businesses will be encouraged in the centre of Harbury village.



Banana Moon Nursery, Harbury

Policy H.17 - Protecting Existing Employment Premises

To maintain a full range of employment opportunities in the local area the following sites (also shown on Map 5) will be protected for employment use (Use Classes B1, B2 and B8):

- **International Fasteners**
- **Churchlands Industrial Estate**
- **Bull Ring Business Centre**
- **Bull Ring Garage**

Development for employment uses in these areas and premises will be supported when they do not adversely affect residential or traffic congestion.

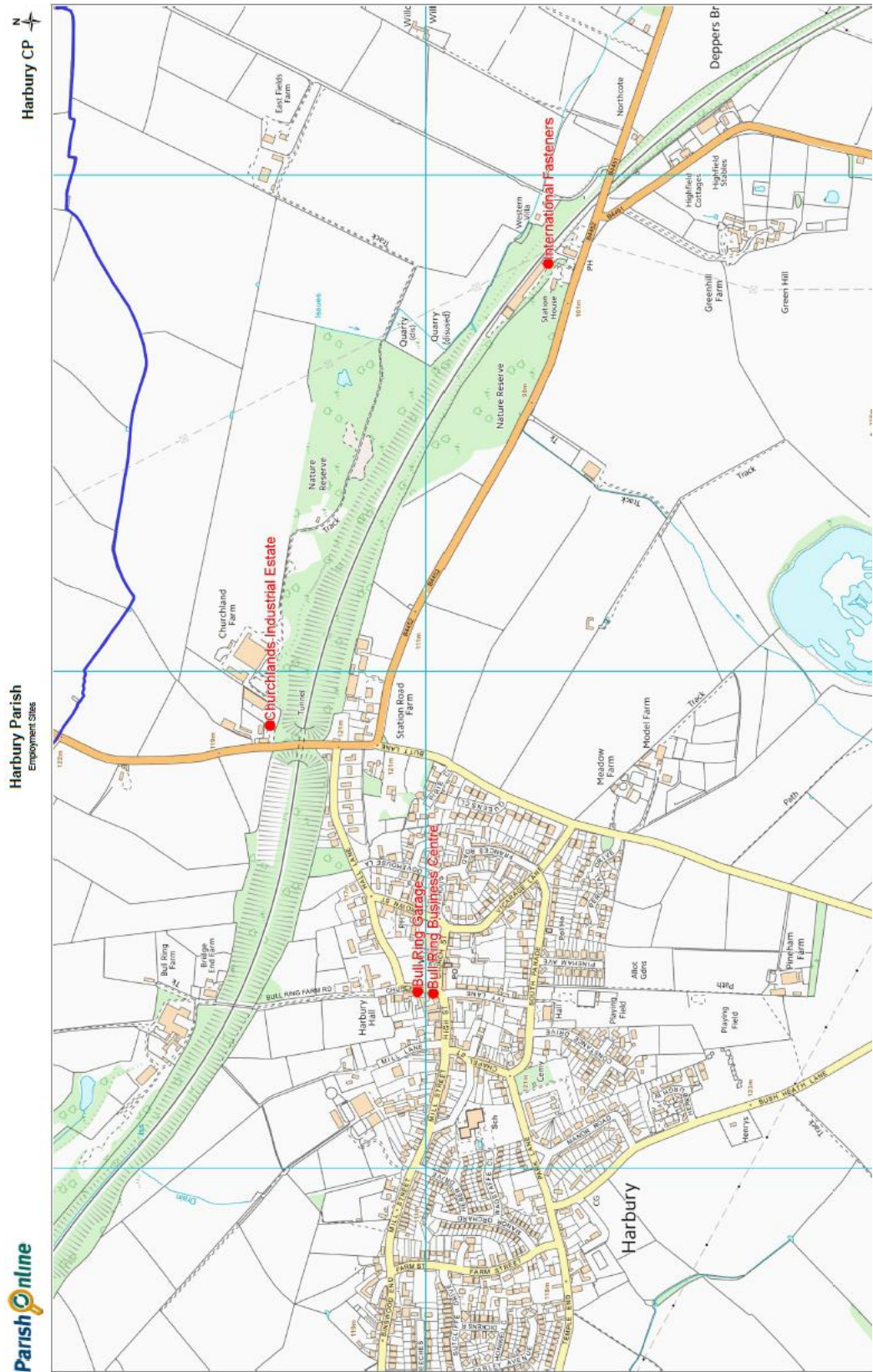
Planning approval for change of use or development outside of the above Use Classes will only be supported when:

- a. **The existing use is no longer considered suitable for continued employment use after an extended period of active marketing; and**
- b. **The proposed use would not have a detrimental impact on adjacent uses and occupiers.**

Background/Justification

- 5.34 Within the neighbourhood plan area there are also a number of important sources of local employment, these range from the larger Churchlands Industrial Estate through to smaller, individual businesses. The neighbourhood plan will seek to protect these sources of employment. In doing this, the mix of land uses in the neighbourhood plan area will be retained. This will ensure that the parish does not just become a dormitory area of housing, but remains an area with a reasonable balance of land uses and its own sources of local employment.
- 5.35 It has been suggested that a “Harbury Business Network” be set up so that local business people can get together at breakfast or lunch meetings to exchange ideas and not feel that they are working in isolation. The one thing that home-workers say they miss is socialising with work colleagues. This is a non-land use planning action that the Parish Council will support.

Map 5 – Protected Employment Sites



Policy H.18 - Protecting and Enhancing Local Shops and Businesses

Proposals to enhance and improve local shops (Use Class A1), financial and professional services (Use Class A2) and business premises (Use Class B1) will be supported.

Change of use of retail premises to non-retail uses will only be supported if the applicant can demonstrate there is no longer a need for such provision or suitable, or better provision, is provided, in a suitable location elsewhere within the neighbourhood plan area.

Background/Justification

- 5.36 As well as our important remaining local employment premises Harbury village is also fortunate to have a number of local retail premises. These provide valuable local facilities for all residents of the village, but are especially useful for those who are less mobile e.g. the young without access to a car or the elderly residents. The neighbourhood plan will seek to protect and support future enhancements of these premises so that they continue to provide these much needed local retail facilities.

OBJECTIVE 9 – To protect and enhance all historic and heritage sites in the parish.

Policy H.19 - Protecting Local Heritage

Development should conserve the following local non-designated heritage assets listed below and identified on Map 6:

- 1. Pillar Box on Old New Inn Green**
- 2. Pump and well at Hill Cottage, Farm Street**
- 3. Pump at Montgomery House, Mill Lane**
- 4. Pump at Denys Close, Temple End**

Fire Plate and Plaques:

5. Newend House
6. 35 Farm Street

Stone Walls

7. Stone wall on site of Old New Inn
8. Stone wall to Pan's Garden, Farm Street
9. Stone wall to Temple House, Temple End
10. Stone wall corner Vicarage Lane/Dovehouse Lane
11. Stone wall round Cemetery corner
12. Stone wall to rear of Chapel Street Green
13. Stone wall adjacent to Co-op on Mill Lane
14. Stone wall to Village Club, Crown Street

Ironwork

15. Iron railings to front of Village Hall and Play Area, South Parade
16. Iron gates to the Cemetery

Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Warwickshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

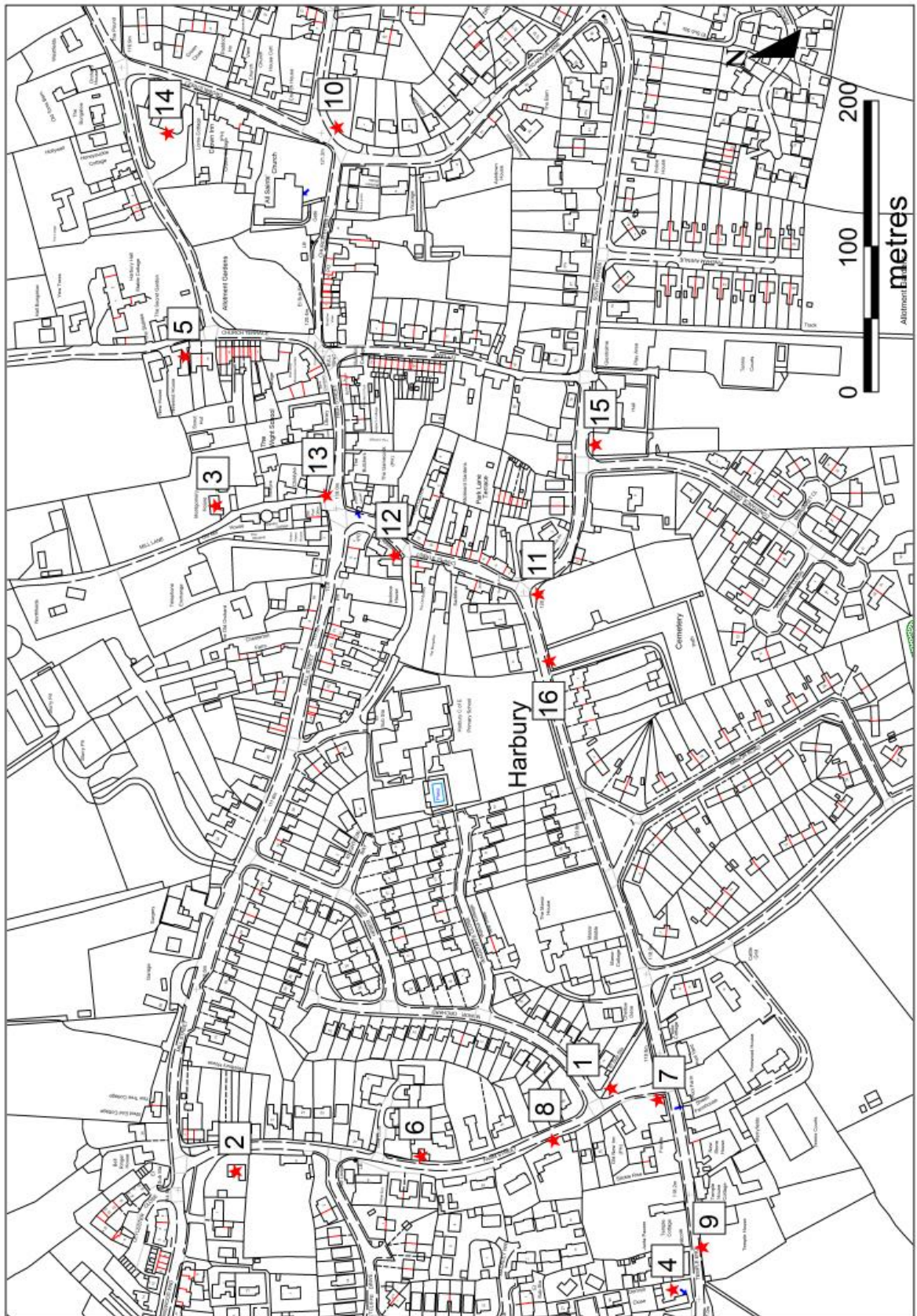


Listed War Memorial, Crown Street

5.37 As well as the statutorily protected Conservation Areas and Listed Buildings (Appendix 1) the parish also has a number of non-designated heritage and archaeological assets. The non-designated heritage assets have been identified using guidance produced by [Historic England](#), and subject to a separate local consultation with the owners of the assets.

Map 6 – Protecting Local Heritage © Crown copyright and database rights [2015] Ordnance Survey

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How to comment on this document

6.1 The Harbury and Deppers Bridge Neighbourhood Development Plan is being published for formal consultation which will run from **[to be inserted]**. You can see copies of this plan by visiting the following links:

[to be inserted]

6.2 **To comment on the content of the plan {to be inserted}**

7

Monitoring and Review

- 7.1 Plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the plan on an annual basis. A monitoring report will be prepared on the plan and presented to the Annual General Meeting in May each year.
- 7.2 Where the need for change is identified we will work with Stratford on Avon District Council to produce updates and amendments where necessary.
- 7.3 Should significant sections of the plan become out of date we will look to review the whole document by producing a new plan following the Neighbourhood Development Planning procedure.

Appendix 1 Listed Buildings

Listed Buildings (source: Historic England, 10/05/16)

There are 35 statutory Listed Buildings in Harbury Parish². These can be seen on a map online at <https://historicengland.org.uk/listing/the-list/map-search> and are listed below. The web link for each individual entry links to the National Heritage List for England:

STONEWALLS

Heritage Category: Listing

Grade: II

Location:

- **STONEWALLS, FARM STREET, Harbury, Stratford-on-Avon, Warwickshire**

1-4, HALL LANE

Heritage Category: Listing

Grade: II

Location:

- **1-4, HALL LANE, Harbury, Stratford-on-Avon, Warwickshire**

BUTCHERS

Heritage Category: Listing

Grade: II

Location:

² <http://list.historicengland.org.uk/results.aspx>

- **BUTCHERS, 7, HIGH STREET, Harbury, Stratford-on-Avon, Warwickshire**

LOWER WESTFIELDS FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- **LOWER WESTFIELDS FARMHOUSE, MIDDLE ROAD, Harbury, Stratford-on-Avon, Warwickshire**

BARN AND STABLE APPROXIMATELY 30 METRES NORTH OF LOWER WESTFIELDS FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- **BARN AND STABLE APPROXIMATELY 30 METRES NORTH OF LOWER WESTFIELDS FARMHOUSE, MIDDLE ROAD, Harbury, Stratford-on-Avon, Warwickshire**

HARBURY FIELDS FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- **HARBURY FIELDS FARMHOUSE, MIDDLE ROAD, Harbury, Stratford-on-Avon, Warwickshire**

THE MANOR HOUSE

Heritage Category: Listing

Grade: II

Location:

- **THE MANOR HOUSE, PARK LANE, Harbury, Stratford-on-Avon, Warwickshire**

WESTERN HOUSE

Heritage Category: Listing

Grade: II

Location:

- **WESTERN HOUSE, UFTON ROAD, Harbury, Stratford-on-Avon, Warwickshire**

14, VICARAGE LANE

Heritage Category: Listing

Grade: II

Location:

- **14, VICARAGE LANE, Harbury, Stratford-on-Avon, Warwickshire**

K6 TELEPHONE KIOSK

Heritage Category: Listing

Grade: II

Location:

- **K6 TELEPHONE KIOSK, MILL STREET, Harbury, Stratford-on-Avon, Warwickshire**

PUMP APPROXIMATELY 2 METRES NORTH OF NUMBER 7

Heritage Category: Listing

Grade: II

Location:

- **PUMP APPROXIMATELY 2 METRES NORTH OF NUMBER 7, BINSWOOD END, Harbury, Stratford-on-Avon, Warwickshire**

HARBURY HOUSE

Heritage Category: Listing

Grade: II

Location:

- **HARBURY HOUSE, BUTT LANE, Harbury, Stratford-on-Avon, Warwickshire**

BRIDLES AND SADDLERS

Heritage Category: Listing

Grade: II

Location:

- **BRIDLES AND SADDLERS, CHAPEL STREET, Harbury, Stratford-on-Avon, Warwickshire**

CHEST TOMB APPROXIMATELY 0.5 METRES EAST OF SOUTH AISLE OF CHURCH OF ALL SAINTS

Heritage Category: Listing

Grade: II

Location:

- **CHEST TOMB APPROXIMATELY 0.5 METRES EAST OF SOUTH AISLE OF CHURCH OF ALL SAINTS, CHURCH STREET, Harbury, Stratford-on-Avon, Warwickshire**

WISSETT LODGE

Heritage Category: Listing

Grade: II

Location:

- **WISSETT LODGE, 10, CHURCH STREET, Harbury, Stratford-on-Avon, Warwickshire**

THE CROWN INN

Heritage Category: Listing

Grade: II

Location:

- **THE CROWN INN, CROWN STREET, Harbury, Stratford-on-Avon, Warwickshire**

HILLCREST COTTAGE

Heritage Category: Listing

Grade: II

Location:

- **HILLCREST COTTAGE, 7, BINSWOOD END, Harbury, Stratford-on-Avon, Warwickshire**

BAKER THORNICROFT'S HOUSE **COUNTRY FAYRE**

Heritage Category: Listing

Grade: II

Location:

- **BAKER THORNICROFT'S HOUSE, CHAPEL STREET,**
- **COUNTRY FAYRE, CHAPEL STREET, Harbury, Stratford-on-Avon, Warwickshire**

CHURCH OF ALL SAINTS

Heritage Category: Listing

Grade: II

Location:

- **CHURCH OF ALL SAINTS, CHURCH STREET, Harbury, Stratford-on-Avon, Warwickshire**

FORMER FONT APPROXIMATELY 0.5 METRES WEST OF TOWER OF CHURCH OF ALL SAINTS

Heritage Category: Listing

Grade: II

Location:

- **FORMER FONT APPROXIMATELY 0.5 METRES WEST OF TOWER OF CHURCH OF ALL SAINTS, CHURCH STREET, Harbury, Stratford-on-Avon, Warwickshire**

THE HOMESTEAD

Heritage Category: Listing

Grade: II

Location:

- **THE HOMESTEAD, CROWN STREET, Harbury, Stratford-on-Avon, Warwickshire**

WAGSTAFFE SCHOOL HOUSE

Heritage Category: Listing

Grade: II

Location:

- **WAGSTAFFE SCHOOL HOUSE, CROWN STREET, Harbury, Stratford-on-Avon, Warwickshire**

HARBURY WINDMILL

Heritage Category: Listing

Grade: II

Location:

- **HARBURY WINDMILL, MILL LANE, Harbury, Stratford-on-Avon, Warwickshire**

THE SHAKESPEARE PUBLIC HOUSE

Heritage Category: Listing

Grade: II

Location:

- **THE SHAKESPEARE PUBLIC HOUSE, MILL STREET, Harbury, Stratford-on-Avon, Warwickshire**

BULL RING COTTAGE

Heritage Category: Listing

Grade: II

Location:

- **BULL RING COTTAGE, THE BULL RING,**
- **1, HIGH STREET, Harbury, Stratford-on-Avon, Warwickshire**

THE HOMELAND

Heritage Category: Listing

Grade: II

Location:

- **THE HOMELAND, 18, VICARAGE LANE, Harbury, Stratford-on-Avon, Warwickshire**

FORMER COTTAGE AND ATTACHED BARN AT STAPENHALL FARM

Heritage Category: Listing

Grade: II

Location:

- **FORMER COTTAGE AND ATTACHED BARN AT STAPENHALL FARM, SOUTHAM ROAD, DEPPERS BRIDGE, Harbury, Stratford-on-Avon, Warwickshire**

CHURCH HOUSE

Heritage Category: Listing

Grade: II

Location:

- **CHURCH HOUSE, CROWN STREET, Harbury, Stratford-on-Avon, Warwickshire**

27, FARM STREET

Heritage Category: Listing

Grade: II

Location:

- **27, FARM STREET, Harbury, Stratford-on-Avon, Warwickshire**

THE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- **THE COTTAGE, 5, HIGH STREET, Harbury, Stratford-on-Avon, Warwickshire**

PHOENIX HOUSE

Heritage Category: Listing

Grade: II

Location:

- **PHOENIX HOUSE, HIGH STREET, Harbury, Stratford-on-Avon, Warwickshire**

FORMER DAIRY AND CHEESEROOM APPROXIMATELY 1.25 METRES NORTH OF LOWER WESTFIELDS FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- **FORMER DAIRY AND CHEESEROOM APPROXIMATELY 1.25 METRES NORTH OF LOWER WESTFIELDS FARMHOUSE, MIDDLE ROAD, Harbury, Stratford-on-Avon, Warwickshire**

STONE HOUSE

Heritage Category: Listing

Grade: II

Location:

- **STONE HOUSE, 2, MILL STREET, Harbury, Stratford-on-Avon, Warwickshire**

MILESTONE AT NATIONAL GRID REFERENCE SP 3928 5935

Heritage Category: Listing

Grade: II

Location:

- **MILESTONE AT NATIONAL GRID REFERENCE SP 3928 5935, SOUTHAM ROAD, DEPPERS BRIDGE, Harbury, Stratford-on-Avon, Warwickshire**

Harbury War Memorial

Heritage Category: Listing

Grade: II

Location:

- **Crown Street, Harbury, Warwickshire, CV33 9HE, Harbury, Stratford-on-Avon, Warwickshire**

Appendix 2 Local Green and Open Spaces Analysis

This analysis has been undertaken to assess all green and open spaces in the neighbourhood plan area and has been used to help determine which spaces should be protected using the NPPF designation of Local Green Spaces and which should be protected in other ways through the neighbourhood plan.

LOCAL GREEN AND OPEN SPACES ANALYSIS				
Grade	Space and reason identified. Identified for B – beauty; H- historic value; R- recreational value; T - trees; W – wildlife value.	Proximity to community (inside settlement boundary?)	Demonstrably Special? Sites to be designated highlighted in green	Local and not extensive
1	Church Paddock. Private H***,B*,W***.T***	Inside	Green lung, mature trees, surrounded by high density housing; important to the setting of the Church; part of the historic core of the Medieval village. Also, an important wildlife route.	Small paddock with mature trees in village centre
1	Church Paddock Allotments Private. W.R.	Inside	Cultivated area of Paddock (see Church Paddock above) that provides allotment gardens in central area of the village close by historic and terraced housing areas.	Small area of cultivated rural land.
1	The Spinney Private but open access. H**.W***.B*.R**.T*	Inside	Wooded area adjacent to Cutting and Pound Green, is both a recreational and wildlife asset, acting as a corridor into the village for plants and animals from the Cutting SSSI!	Small area of regenerated woodland housing remains of machinery used for excavation of Harbury Cutting.
1	Harbury Cutting (SSSI) Bullring lane to the Tunnel H***.W****.B*.R*.T*	Inside	Historic – built by Brunel, early examples Three Arch Bridge and Tunnel; designated SSSI and wildlife reserve of Geological significance. Brings wildlife into heart of village.	Small section adjacent to village heavily wooded with important butterflies and orchid species.
1	The Pound Parish H*.W**.B***.R*.T****	Inside	Most extensive Designated Village Green (DVG) with mature Limes, Horse Chestnuts, magnificent Copper Beech and backed by extensive Harbury Stone Wall. Part of wildlife route into village.	Green lung NE of village. With Spinney Cutting, & Dovehouse Lane provides access into village centre for wildlife.
1	Old New Inn Green Parish W.B.R.T**	Inside	In historic Bottom End Conservation Area. Second largest DVG provides green setting for stone farm buildings and site of Silver Jubilee Plane tree.	In SW corner of village surrounded by listed and other historic buildings with long run of Harbury stone wall.
1	Binswood End Green Parish W.B.R. T*	Inside	Small green area (DVG) with trees in NW section of Bottom End Conservation Area of small cottages & modern houses	Was site of the Smithy and only open and green area in this part of Harbury
1	Pump Green Parish H***. W*.B.R	Inside	Setting for War Memorial views of Church and Dovehouse in this medieval core of Harbury. DVG	Small green area in Conservation Area at the village core
1	Bullring Green Parish H**.	Inside	Designated Village Green in centre of Harbury village providing setting for listed Bullring Cottage and High St.	Tiny patch of green space –remnant of ullring - Commercial heart of the village.
1	Chapel Street Green Parish R.	Inside	Tiny plot planted with Shrubs provides seat and greenery in historic street of mainly terraced stone houses.	Very small but welcome public space in crowded central part of old village.
1	Manor Road Green Parish (HA) W.R.T.	Inside	Triangular Green Space enhancing views along Park Lane Provides recreational space for adjacent private and rented homes.	Small green space with trees adds to the sweep of verge along Park Lane

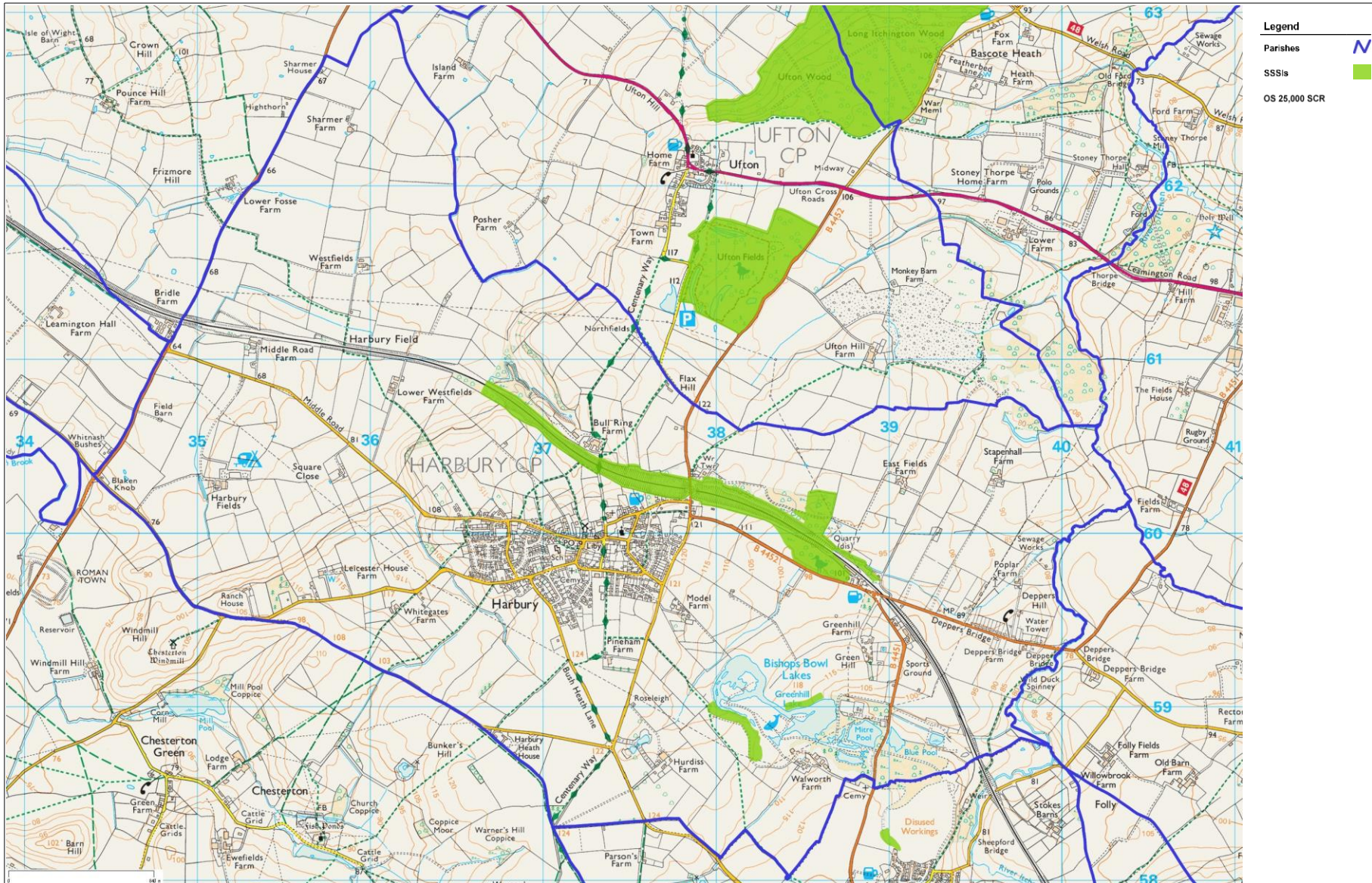
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Grade	Space and reason identified. Identified for B – beauty; H- historic value; R- recreational value; T - trees; W – wildlife value.	Proximity to community (inside settlement boundary?)	Demonstrably Special? Sites to be designated highlighted in green	Local and not extensive
1	Crown Close Green Parish (HA) W*.R*.T*.	Inside	Pensioners' homes set back behind green space with trees in Conservation Area. A breathing space in a crowded road.	Small green space in historic core of village.
1	Manor Orchard Green Parish R.	Inside	Provides a small play area safe from traffic on this crowded modern estate.	Small area in centre of housing estate
2	Queens Close Green Parish W*.B.R.T.	Inside	Small Green with trees managed by PC and locals	Small area on eastern edge of village.
2	Percival Drive Green Parish W*.R.B.T.	Inside	Small Green with conifers on entrance to modern estate gives some green space on relatively dense development.	Small with planting of conifers to reinforce the character of this area on village heathland.
2	Ridgley Way Green Private W.R.	Inside	Medium open space on new estate on southern edge of village for recreation and to enhance this site with trees and wildflowers.	Planted for wildflowers, provides links to the countryside.
2	Neales Close Green. R.	Inside	Only green space on this modern housing estate.	Used for children's play.
1	Frances Rd Green R.	Inside	Only green space on this modern housing estate.	Used for children's play.
1	Deppers Bridge Playing Fields Parish R**. W*.T.	Inside	Small recreation ground to south of majority of housing. It is the only public area in the hamlet and provides play space for the children.	Small field surrounded by hedge. Provides important recreational space where none other exists.
1	Harbury Playing Fields Parish:- R**.W*.H.T**	Inside	Extensive area for multiple Recreational Activities. A King George V Field and Playing Field in Trust. Comprising:	With adjacent Right of Way to Allotments provides wildlife corridor into village.
1	Small Child's Play Area R**.	S Edge	Safe fenced area with multiple play equipment and seating	Area taken from fields. Well used
1	Children's Play Area R**.	S Edge	More adventurous play with Zipwire and Basketball.	Area taken from fields. Well used
2	Netball/Tennis Courts R.	S Edge	Very well used facility.	Area taken from fields. Well used
1	BMX Track R*.	S Edge	Very well used facility	Area taken from fields. Well used
1	Skatepark R*.	S Edge	Very well used facility	Area taken from fields. Well used
2	Football pitches R*.	S Edge	Very well used facility	Area taken from fields. Well used
1	Pineham Allotments County Council R**.W**T.	S Edge	Parish Council rents and manages allotments from County to provide this important facility and valued for the village.	Allotment gardens in rural setting. Links wildlife & farmland to village.
1	Spinney Field/Paddock Private W***.B*.	N Edge	A small Paddock adjacent to the Spinney and stretching down to the Cutting SSSI provides a wildlife corridor into the village.	Typical small grazing paddock now with permission to two dwelling on south side.

LOCAL GREEN AND OPEN SPACES ANALYSIS				
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2	School Grounds County/PCC R*.W**.T**	Inside	Part of the Grounds are cultivated by the school Children. There is a woodland classroom and play space. The area is bounded by trees.	An important green space on what were the Manor grounds.
1	All Saints Churchyard PCC W****. B**. H***.T****.	✓ Inside	✓A very special and revered space for quiet contemplation. The lime trees surrounding, the ancient stone grave markers and the Church are at the core of the Medieval village; they enhance village centre and provide greenery to view out to other streets and buildings	In the Medieval core and managed conservatively for wildlife, this is a much valued haven for wildflowers, birds and bats.
1	Harbury Cemetery Parish W*** B** H* R. T****.	Inside	A solemn, quiet place full of important trees, Irish Yew, Copper Beech, Cypress on a pivotal corner in Town End Conservation Area	At the junction of the two historic sections of the village. Beautiful trees.
1	Cemetery Corner Verges WCC. W.B.	Inside	The Cemetery trees form a stunning backdrop to view from Chapel Street the Park Lane/South Parade corner all enhanced by the verge.	Harbury Stone retaining wall, grass verge and mature trees.
1	Farm Street Verge WCC W.B.	Inside	One of only three village streets retaining an historic sweep of grass verge, with modern housing set back to read as it was when created	Grass softens the setting of stone farms and cottages. Several protected trees.
1	Vicarage Lane Verge WCC W.B.H**.T**.	Inside	The grass verge here delimits the boundary of the Dovehouse Manor lands and so is an historic relic and important green space	A relic of the time before streets were paved or footways created
1	Dovehouse Verge & setting WCC H****.W*.B*.T**.	Inside	Vicarage Lane Verge sweeps round into Dovehouse Lane and remnants continue to the left and onto the Pound providing another wildlife corridor through the village and a setting for the Dovehouse.	The Dovehouse remains and medieval core here are important to Harbury and a warning to protect our remaining history.
1	Frances Road Hedge Covenant W*****.B**.	Inside	Remaining field boundary hedge important for birds and wildlife is protected by covenant and maintained by private individual.	A small remnant of a typical agricultural division saved for the future & wildlife.
1	Pineham Avenue verges WCC H.	Inside	Early Council estate for a semi-agricultural village, laid out with extensive gardens and grass verges	Special for the lack of footways, grass verges and allotment gardens beyond
1	Bush Heath Lane Verge W**.R**.T***.B.	S Edge	Wildlife corridor from countryside into heart of Conservation Area. Elms replanted along length and site of Millennium Oaks	Important for dog walking and cycling.
1	Mill St (mid-section) Verge WCC B**.W**.R.T***.	Inside	A remnant of historic grass verge enhanced with trees provides a softening effect on the views E and W to the two Conservation Areas and mitigates impact of the austere modern estate to the north.	Mill Street verge, hedgerows mature trees, footpath network & remaining fields

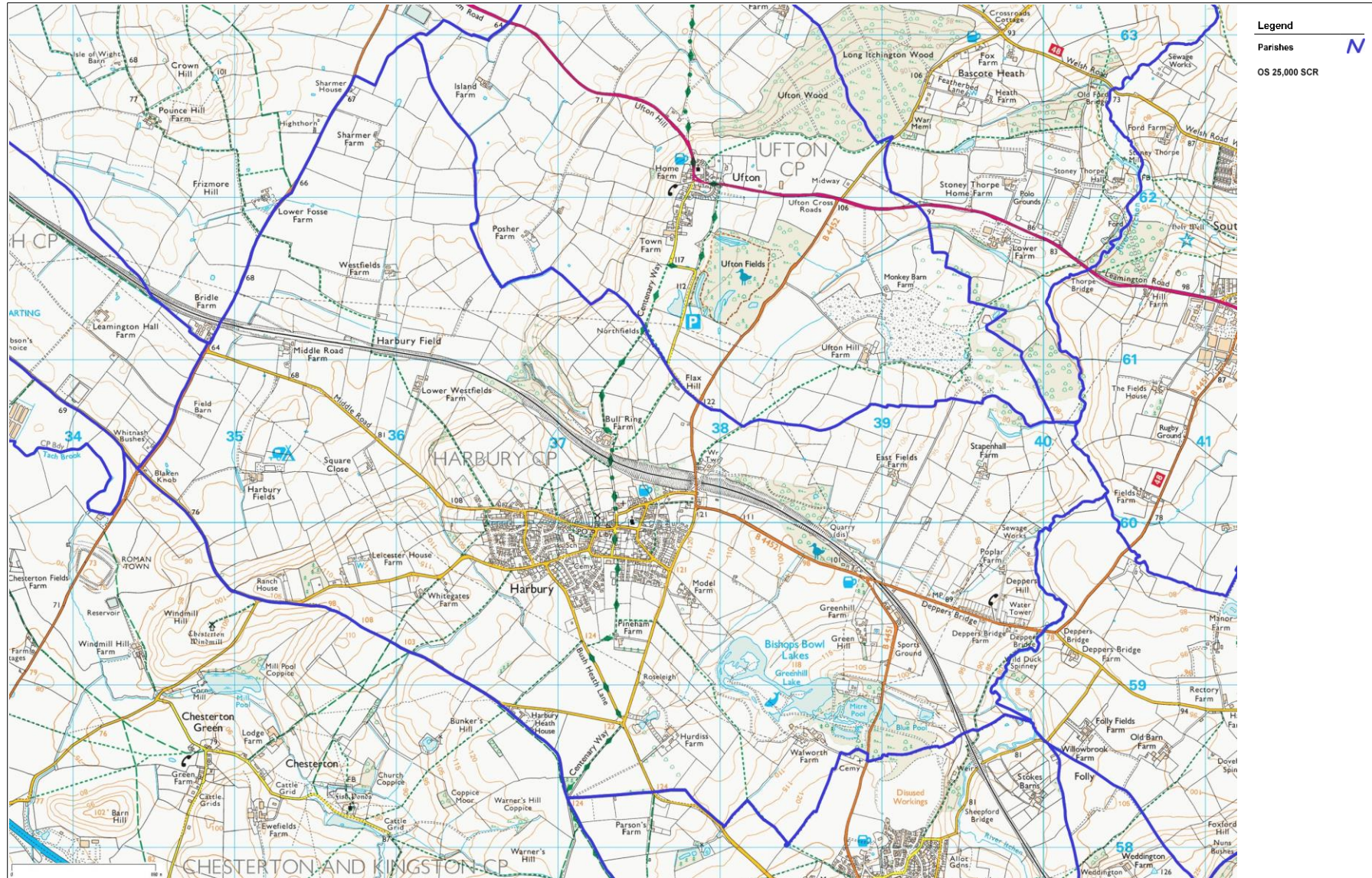
LOCAL GREEN AND OPEN SPACES ANALYSIS				
Grade	Space and reason identified. Identified for B – beauty; H- historic value; R- recreational value; T - trees; W – wildlife value.	Proximity to community (inside settlement boundary?)	Demonstrably Special? Sites to be designated highlighted in green	Local and not extensive
				& paddocks connect the village to its surrounding countryside & wildlife..
1	Park Lane Verges WCC W* B*.T***	Inside	Form a green corridor from the Old New Inn to the village centre and especially beside the School where replanting after Dutch Elm Disease re-creates the once rural scene.	A typical example of the sweep of grass that exemplifies our village which has been lost on some modern estates.
1	Ufton Road/Butt Lane verges WCC W**. B. T.	E edge	Special as along the edge of the village boundary hedges retained or recreated forming a clear dividing line. Excellent for wildlife.	Harbury sits in a rural landscape with hedgerows surrounding the village.
1	Station Road Corner Private B**. W*.T***	E edge	Stand of Scots Pine marking the eastern edge of the village.	Typical of the heathland that forms the “waste of the Parish”.
2	Station Rd Spoil Bank (SSSI) W***. B*. H**. R.	Deppers Bridge	Site of Special Scientific Interest for emergent limestone flora and fauna west of hamlet. Managed by volunteers. Imp. Wildlife corridor,.	Typical of plants and butterflies found locally and valued by local residents
1	Path to Allotments RoW W**.R.T*H**Sa	S edge	Hedge bounded right of way to Parish Allotments. Important wildlife corridor connecting S of village to N. Ancient Saltway route.	Typical of the area with mixed species hedgerow.
1	Darkie (Back) Lane RoW W*.H*. B. R.	Inside	Ancient much loved and valued hollow way linking Chapel Street to the School on Back Lane with a safe route to the School,	Short internal footpath retaining trees and hedgerow. Important EW wildlife route.
1	Lovers Lane RoW H**.W**.R.T**	Inside	Original route out of village to the east, alongside the site of one of the Medieval Manors of Harbury. A wildlife route from and to the E.	Follows the edge of the Bury – Saxon Queen Hereburgh’s village foundation.
1	Dovehouse Lane to Pound RoW H**.W*.B. R.	Inside	Part of the early and medieval route out of the village to the east. A well walked path to the Pound Green. Imp Wildlife route.	Typical hedged internal footpath joining the centre to the countryside.
1	Mill Lane RoW B**.H*.W***. R*.T***	Inside & to N	Most loved footpath. Linking network of paths into the surrounding countryside creating wildlife corridor. Full of wildflowers and birds it runs to and along the Cutting giving views of the Three Arch Bridge.	Starts within the village as a paved road and becomes a footpath between hedges and trees out into the countryside.
1	Bullring Farm Road WCC part RoW W***.B**. H*. R***T***	Inside & to N	The prettiest Lane and part of the Centenary Way. It crosses the Cutting and continues to the Ufton Fields SSSI acting as a very important wildlife corridor.	Starts within the village as a paved road and becomes a footpath between hedges and trees out into the countryside

LOCAL GREEN AND OPEN SPACES ANALYSIS				
Grade	Space and reason identified. Identified for B – beauty; H- historic value; R- recreational value; T - trees; W – wildlife value.	Proximity to community (inside settlement boundary?)	Demonstrably Special? Sites to be designated highlighted in green	Local and not extensive
1	Co-op Field RoW R*. W**. H*. R*.T*.	Inside & to N	One of several paths linking to Mill Lane and the Cutting. Is widely used by dog walkers and appreciated for the extensive views.	Short stretch of footpath crossing small fields. A wildlife route into village from N.
2	Village Club grounds Private W*.H. T*.	Inside	In the Conservation Area began as a Reading Room donated by local Landowners. An important facility with a large car park, it forms an extension to the Church Paddock and retains its trees and hedges.	This open site is bounded by historic hedges and trees.
2	Hall Grounds Private. H*. B*. W*.T**.	Inside & to N	Special for Parkland with parkland trees (many with TPOs) running along Bullring Lane down to the Cutting acting as a wildlife corridor.	Landscaped field with mature trees, typical of larger properties in Harbury;
2	Harbury House Grounds <u>G11</u> Private H**.W*.B.T***	Inside & to E	Listed building of Historic importance sited within the Bury with many important mature trees and landscaped grounds.	Typical landscaping and use of Harbury Stone walls.
2	Shakespeare Inn Garden Private <u>Grade 11</u> H*. W.	Inside	Oldest remaining Inn in the parish on a large plot. Adjacent to and with access to Darkie Lane.	Part timbered Pub originally Farm with Car Park, hedged garden and trees.
1	Wissett Lodge Paddocks G Private <u>Grade 11 Listed</u> H**.W*.T***	Inside	Grounds of Listed Building with important trees forming the central space in one of the villages open spaces surrounded by other historic houses, terraces etc. A Green Lung in the centre of the village.	This space provides “borrowed” greenery to properties in the village centre and a home for wildlife.
2	Harbury Manor Gardens Private <u>Grade 11 Listed</u> H**. W*.T***	Inside	The stone walls, hedges and mature trees of the Manor Gardens are visible in surrounding streets and enhance the Conservation Area. There are views from Park Lane to this 11 th Century Hall House.	A private space of great significance to village history. Its stone walls and Trees softens impact of modern housing

Appendix 3 Sites of Special Scientific Interest



Appendix 4 Public Rights of Way





REGULATION 16 SUBMISSION CONSULTATION DRAFT