

LONG COMPTON NEIGHBOURHOOD DEVELOPMENT PLAN 2014-2028

Consultation Draft



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1. Introduction

This document is the Neighbourhood Development Plan for Long Compton. It sets out a vision for the village and policies to support that vision, as the village evolves to meet the needs and aspirations of the village residents between now and 2028. The Neighbourhood Development Plan was prepared by a Committee set up by Long Compton Parish Council, and is based on consultation with village residents during 2012 and 2013.

The second section, following this introduction, explains the role of a Neighbourhood Development Plan within the framework of national and local planning, and how the idea was established by the Localism Act. It goes on to set out the steps needed to be taken by Long Compton villagers and by Stratford-on-Avon District Council to finalise the plan and make it a legal part of the planning process.

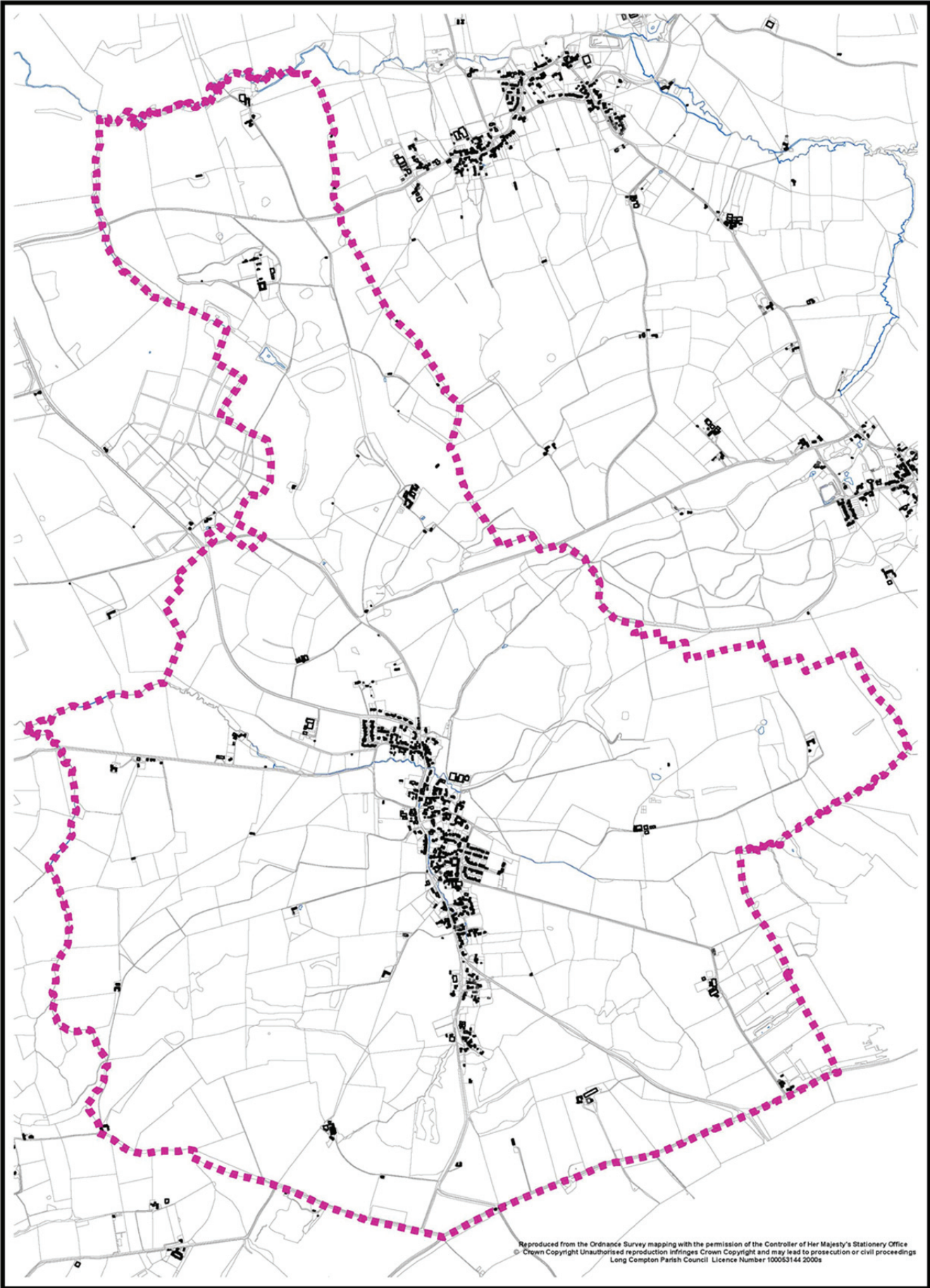
The third section describes Long Compton: its history and location, the environment and the features that make Long Compton what it is today. This section addresses the significance of the location of Long Compton in an Area of Outstanding Natural Beauty,

The Vision Statement is the fourth section, setting out what Long Compton residents feel is important about the village, how it should change and what should be preserved. It was produced from input at a village meeting in December 2012, and the final version was the result of extensive consultations throughout the village.

The fifth and final section lists planning policies designed to give effect to the Vision Statement. These cover Housing, Environment and Infrastructure. It is these policies that will become part of the development plan for Long Compton and the area when the Plan has been accepted by Stratford-on-Avon District Council, passed its independent examination, and finally been approved by the village itself in a referendum.



LONG COMPTON FROM THE MACMILLAN WAY, AUGUST 2013.



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Long Compton Parish Boundary

2. The Neighbourhood Development Plan.

A Neighbourhood Development Plan is a new element in the planning process, established under the government's Localism Act. This became law in April 2012, and aims to give local people more say in the future of where they live. If passed in the local referendum in May 2014, this Neighbourhood Plan will be adopted by Stratford-on-Avon District Council (SDC) as the plan which must be used in law to determine planning applications in Long Compton. The Neighbourhood Plan will become part of the Development Plan alongside SDC's Core Strategy. For Long Compton, this is a great opportunity for people living in the village to decide how the village should evolve in the years from 2014 to 2028. The Plan contains the vision for Long Compton that was developed through consultation with the village, and sets out clear planning policies to realise this vision.

This Neighbourhood Plan is in general conformity with existing strategic local policy, and takes account of Stratford-on-Avon District Council's Core Strategy (the Intended Proposed Submission Core Strategy published in July 2013). It looks for the village to develop through steady but moderate growth, meeting the housing needs of the community while at the same time preserving the landscape and heritage and considering the infrastructure needed to support development.

A Neighbourhood Plan must have appropriate regard to the National Planning Policy Framework (the NPPF) and related advice. The Cotswolds AONB Management Plan 2013-18 also provides essential guidance, as Long Compton lies within the Cotswolds AONB

The area covered by the Neighbourhood Plan is the parish of Long Compton. On the 8th April 2013, Stratford-on-Avon District Council approved Long Compton Parish Council as an appropriate qualifying body to submit a Neighbourhood Plan, and also approved the area to be covered by the Plan as the Parish of Long Compton. A map of the parish with the boundary marked in red is shown on page 3 opposite.

If the Plan is approved in the referendum in May 2014, then it becomes part of the statutory development plan for the area. This means that all future planning decisions on development in the village should be made in accordance with the Local Plan and the Neighbourhood Plan.

3. Long Compton – its history and future

Long Compton lies at the southern tip of Warwickshire, in the north-eastern part of the Cotswolds Area of Outstanding Natural Beauty. It is an ancient settlement, dating from Saxon times. Asgar, King Harold's standard bearer, lost the village to Lord Godfrey de Mandeville under the Norman Conquest, when the village was recorded in the Domesday Book. Later the village and surrounding lands became part of the estates of the Earl of Northampton and Lord Camperdown. Stretching for a mile along the main road from Oxford to Stratford, the village was in the thick of the Civil War, never more than ten miles from the front line.

English Heritage notes thirty-seven listed buildings in the parish. The Parish Church of St. Peter and St. Paul dates from the 13th century, and is listed grade 1. Entry to the church is through the listed Lych Gate which dates from about 1600, and was part of a row of cottages until the rest were demolished in the 1920s. Other listed buildings include the Red Lion Inn, the Mill, and many of the houses and cottages in the village. These buildings, centuries old, are an essential part of the character and heritage of Long Compton, and are marked on the map of Character and Historical Assets on page 37.

The land around the village has been farmed for centuries, and in many places one can still see the distinctive ridge and furrow pattern of the furlongs which once occupied most of the fields

around the village, and are another reminder of the village's agricultural heritage. The map on the left dates from the 18th century and shows the furlongs around the village at that time. The 1812 Enclosure Act brought great changes to the countryside, and in Long Compton 2238 acres of common land were converted to smaller individually owned fields. There were once over twenty-five farms and smallholdings in and around Long Compton. This has now reduced to twelve; mechanisation and increasing agricultural productivity have meant that farming is no longer the major source of local employment. Several surviving craft and trade buildings, such as the Mill, Gaol, Smithy, Wheelwright and Malt House still reflect the earlier economy of the village, which also included a bakery, a shoemaker, a butcher, and several small shops. Now small businesses in the village include a leading design consultancy, a bespoke furniture maker, a slaughterhouse, two garages, four builders, a carpenter and a glazier. Although there are a number of self-employed people working from home, most villagers in work travel to employment, on journeys ranging from five to twenty five miles. Public transport is very limited, and so there is



a very high level of car ownership in the village.

Long Compton has a strong community spirit, and there are a large number of thriving local organisations and societies, covering for example history, gardening, bowls, art, needlework, and

Long Compton Neighbourhood Development Plan 2014-2028

sport. The balance of age groups within the village, where young families, working people and the retired are all currently well represented, is an important factor in sustaining this thriving community. There is a wide range of housing size and affordability, and the recent Housing Needs Survey (Appendix 2) identified only a small local requirement for additional housing: 5 more affordable properties to rent and 4 for local purchase.

The landscape around Long Compton is highly valued by its residents, and the AONB status is strongly recognised by planning guidelines: the NPPF says “Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas ...” (paragraph 115). Stratford-on-Avon Proposed Submission Core Strategy (July 2013) provides that “Development should have regard to the local distinctiveness and historic character of the District's diverse landscapes” (policy CS6). With regard to the AONB, the Proposed Submission Core Strategy states “Development proposals in the District involving land either within, or outside but affecting, the Cotswolds AONB should conserve and enhance the special landscape qualities and scenic beauty of the AONB and be consistent with the objectives set out in the Cotswolds AONB Management Plan” (policy CS12). Aspects of the landscape are shown on the Natural Environment map on page 38. The Neighbourhood Plan will seek to balance retaining the traditional Cotswolds character of the village and its landscape with the need to maintain social viability and allowing the community to grow.

The Long Compton Plan for the next fourteen years must take account of the economic, social and environmental needs of the village, so that changes are sustainable and will promote the inclusive and distinctive character of the neighbourhood. Therefore change must be steady and gradual and meet local demand without breaking down existing structures. This will achieve sustainable development, in accordance with SDC Intended Proposed Submission Core Strategy (July 2013) (paragraph 2.2, policy CS1), which states as follows: “In determining planning applications, the particular circumstances of the individual case will be assessed to establish the relative weight that should be given to each aspect of sustainable development. Given the distinctive character of much of the District, with its attractive rural landscapes and villages, historic market towns and the international visitor attraction of Stratford-upon-Avon, the District Council's planning and development strategy emphasises the importance of protecting and enhancing the local environment.”

Flooding is an issue of great concern to residents of Long Compton. Three times in the last five years the village suffered some of the worst flash flooding in its history, partly due to exceptional rainfall, but also in some cases because drainage had been moved away from one area, only to impact another. Recent reports too show that in parts of the village foul water ducts have inadequate capacity during heavy rainfall (Vicarage Lane area), whilst elsewhere drains have been blocked with debris and some cases, even penetrated by tree roots. Policies in this Plan are designed to address the problem of flooding, or at least to prevent it being made worse.

The Parish Council Public Transport survey in 2011 showed that only 6% of the village population rely on public transport, and 94% have access to a car or other means of transport. The 2011 Census showed the rate of vehicle ownership to be 89%. This is hardly surprising: the nearest towns of Chipping Norton and Shipston are five and six miles away, and the larger towns of Banbury, Stratford and Oxford are fourteen, seventeen and twenty three miles away. The limited bus service placed Long Compton in the bottom 6% in the UK for transport deprivation, under the heading “Barriers to Housing and Services.” in the government's index of social deprivation. As a community Long Compton will continue to press for improved public transport, but the

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Neighbourhood Plan must be based on the reality of the present situation, particularly in relation to the provision for high levels of car ownership.

Broadband connection has now become an essential means of maintaining links to the outside world. It provides vital support for home working and local employment, and must be available to every household. This means not just basic broadband but 10-20 MB for personal use and 20-40MB/sec for business and home working usage, at a minimum. The village will continue to press for this and it is noted that Stratford-on-Avon District Council has placed the Broadband Contract in July 2013 which will cover 91% of Warwickshire

Some villagers felt that the Ecological and Geological Study of Local Service Villages left out, for Long Compton, a number of items of local interest, such as snakes, interesting mammals like polecats, and the remains of a Jurassic Ichthyosaurus found in the parish in 1972. This may of course, be because these were not reported. It would be valuable to repeat the study with full local input.

The A3400 runs through the centre of Long Compton. The M40 has provided relief from the days when the A34 was the main road from the south to Birmingham, but the A3400 is still the road between Oxford and Stratford, and it carries a high volume of traffic. At times it is far from easy to cross, particularly for children and older people, and the village shop is on the opposite side of the road from the school and the majority of the housing. Despite the fact that the A3400 is a major route, the interests of the community – the people living in the village through which that A3400 and its traffic run – clearly dictate the need for measures to calm traffic, slow down vehicles, reduce vibration, increase safety, and generally improve the village environment for pedestrians in Long Compton and those living next to the main road. Policies on traffic management are outside the scope of a Neighbourhood Plan as defined by the Localism legislation. However, in the consultation process through which this plan was developed, traffic was one of the major concerns raised by Long Compton residents. Therefore a number of possible approaches to improve the traffic situation are set out in appendix 3, Traffic Management and Improved Village Environment.



4. Long Compton Village Vision Statement

4.1 A beautiful, linear village: Long Compton is an ancient settlement that has developed over the years. The Neighbourhood Plan continues to build on our heritage and ensures that new buildings respond to and reflect the existing well regarded and unique character of the place. The character and history of the village is illustrated by the map on page 37. The impact of traffic and noise from the main road remains a concern and the Neighbourhood Plan will seek improvements to the streetscape to address pedestrian safety, traffic noise and vibration.

4.2 Set amidst green fingers of land providing views and access for recreation and leisure: Long Compton benefits from characteristic 'green fingers' which give a strong impression that the countryside is integral to the village. Shown on the map on page 38, they also provide a practical role, giving easy access to walks in the countryside; views from the village back to the surrounding hills and vales; and a habitat for wildlife. The Neighbourhood Plan will emphasise the protection and enhancement of these open spaces, which are intrinsic to the character of the village.

4.3 A place where new development is kept in harmony with the environment: Part of shaping the future of the village will be to ensure that any new development is kept in harmony with the natural arrangements of water courses, drainage and landform. It will also need to take into account the capacity of existing infrastructure such as sewerage, roads and landscape. This will mean that new development will only be supported if does not restrict the natural course of water or increase the likelihood of flooding, and preserves the natural skyline and dark skies.

4.4 A balanced community: Long Compton has a strong community spirit coming from its farming heritage, and also derived from its self-contained form and the local facilities, which make natural gathering and meeting points. The Neighbourhood Plan seeks to preserve Long Compton's inclusive and distinctive character by encouraging a slow but steady rate of development, especially meeting the needs of families, so that all age and income groups are able to continue enjoy living here. The present rate of growth has allowed Long Compton to be sustainable for a thousand years, and continuous but controlled further development will sustain the community into the future.

4.5 Retaining and enhancing the services and facilities available to residents of the village: The village primary school, hall, shop, church and sports ground are huge assets to the village. People meet and socialize in these places, which also serve surrounding settlements. Future development needs to recognize the importance of sustaining and indeed growing these assets and enhancing access to services in the village particularly public transport.

4.6 Looking beyond the County boundary to where the three regions join: Many of the village residents look to Oxford and Chipping Norton for shopping, employment and leisure and consider Banbury to be the nearest big town although others prefer Shipston on Stour and Stratford on Avon. Provision of public transport is inadequate, and so, in practice, the car will remain the principle means of transport out of the village. Future development must take account of this.



5. Neighbourhood Plan: Policies

5.1 Housing

Strategic Objective

To meet the economic, social and environmental needs of the village through sustainable organic growth, meeting local demand without breaking down existing structures.

POLICY H1 - Development Criteria

All development within the Long Compton Neighbourhood Plan area must:

- H1.1 comply with the Long Compton Village Design Statement (VDS – Appendix 1);**
- H1.2 be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles and materials;**
- H1.3 preserve and enhance heritage assets including listed buildings and the designated Conservation Area;**
- H1.4 protect, and enhance landscape and biodiversity by incorporating landscaping consistent with the local character of the AONB;**
- H1.5 conserve and not obstruct public views to and from higher slopes or skylines or sweeping views across the landscape;**
- H1.6 protect the fingers of green land which extend to the A3400 and the green fields which adjoin the built-up area of the village;**
- H1.7 have regard to the impact on tranquillity, including dark skies:**
- H1.8 not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems;**
- H1.9 be preceded by an archaeological survey, where development is on a new site.**

Explanation

The Long Compton Village Design Statement (VDS – Appendix 1) provides a well- founded basis for assessing new developments which will protect the character of the historic built environment and improve the quality of life through good design which is in sympathy with the special character of the area. The VDS is relevant to all development within the Plan area, including our public buildings, such as the school, as well as private housing, as they are significant features in the street scene. It is based on a considered understanding of the village's past and present and contributes positively to the future by protecting and enhancing its special nature.

The maintenance of local character requires that the appropriate density for new housing should in every case result in a development that is in character with the local surrounding area . It is also important that future development should ensure that the mass of building relates proportionally to the plot size.

Noise and activity arising from developments in the countryside together with lighting can have an adverse effect on tranquillity and dark skies. The AONB Board has issued a Position Statement on Tranquillity and Dark Skies with the objective of maintaining or improving the existing level of tranquillity.

POLICY H2 – Steady and Moderate Development

Future development in Long Compton will be continuous but controlled to achieve steady and moderate growth as follows:

- 1. Subject to policies H1, H3 and H4, development and reuse of land and properties within the defined village boundary will be supported to provide 32 new dwellings between 2008 and 2028.**
- 2. Taking account of the number of homes already built in the village since 2008 together with those which have received planning permission (13 dwellings at 1/8/2013), a further 19 homes are required to meet the village's needs by 2028. Of these 19 dwellings, 9 will be affordable, to meet affordable housing needs identified in the 2012 Housing Needs Survey.**
- 3. Any development will only be acceptable if it does not exceed a maximum number of 5 dwellings (two or more developers on one site being deemed to be a single development), consistent with section 7 of policy CS16 of the SDC Core Strategy.**

Appendix 6 shows three brownfield sites which are considered suitable in principle for a small residential development. All development must comply with relevant policies of the Plan and in particular, with all the requirements of policy H1. The landowner and any proposed developer must note that the identification of the site is subject to the grant of planning permission no later than 31 March 2028

Explanation

This policy will allow a level of development to be permitted which contributes to the overall housing requirements of the District but is appropriate to the parish. It respects the AONB Management Plan which advocates, among other things, that only development which increases the opportunity of people to live and work in their local community should be promoted in rural areas.

The housing figure is informed by the District study of the capacity of villages to accommodate growth which takes account of national and district policies, physical, environmental and landscape constraints and location in relation to employment, public transport and key community facilities.

In addition to the principal physical restraint of the AONB, which covers all the parish, all areas of the village have been identified as being of high or high/medium sensitivity to housing development (Peter Brett Associates: final consultancy report for SDC 2012). The village and its environs are also classified as a highly sensitive historic landscape. Consequently, greenfield development which could harm the landscape and special environment of Long Compton is not acceptable.

Severn Trent is investigating known problems with the village sewer which may affect current availability of spare sewer capacity to accommodate further development (letter Paul Hurcombe, Strategist Infrastructure Capacity 12/7/12).

A further restraint on additional housing development is the relatively poor level of village facilities and the limited bus service, which mean that residents need to use a car for everyday journeys.

Indeed, public transport is so poor that the village is among the most deprived in this respect in the region. Total travel times are considerable as the village is 5 miles or so from the market towns of Shipston-on-Stour and Chipping Norton and over 15 miles from main employment centres, significantly affecting the amount of carbon dioxide generated by commuting. There is no piped gas supply to the village, so all heating fuel (except electricity) must be brought in by road. There are no medical services.

Consequently, the plan concludes that larger numbers of new dwellings cannot be accommodated within the village without substantial harm to the landscape and scenic beauty of the AONB, to which the NPPF (paragraph 115) gives the highest status of protection. In addition, more than moderate growth would prejudice the achievement of sustainable development, including using resources wisely and moving to a low carbon economy, as specified by the NPPF in paragraph 7.

Small developments on land within the village boundary will provide for its housing needs without significant damage to its character of an ancient rural settlement. This pattern of relatively slow and piecemeal development will ensure new dwellings contribute to the attractive appearance and character of Long Compton, an ancient rural settlement, and its sense of community.

POLICY H3 – Brownfield not Greenfield

The development of greenfield sites will be refused. The only exception to this policy will be the development for affordable housing on publicly owned land at the eastern end of Weston Court.

Explanation

It would be contrary to the principles of sustainable development to allow more homes on a greenfield sites than would be necessary to meet identified need arising in the parish. The development of previously undeveloped land is not supported by parish residents unless it can be clearly demonstrated that there is no available brownfield land, existing buildings suitable for conversion or infill plots within the existing village boundary. The policy supports the use of land which enhances the local environment by reusing sometimes unsightly and neglected land while protecting greenfield sites which are of value to the community and contribute to the appearance and linear character of the village. The policy does not promote a change of use of buildings and land in active business use. The Cotswolds AONB Management Plan requires that new development should respect the historic pattern of a settlement.

However, it is recognised that in order to achieve affordable housing to meet the needs of people with a specific local connection, it will be necessary to accept development of land not available for open market housing which consequently attracts a lower land value, provided such land is in a sustainable location which will not have a harmful impact on the countryside and complies with policy H1. Such a site has been identified. It is publicly owned and comprises 2.13 acres, shown on page 4 of appendix 6.

For the purposes of this plan, brownfield is previously developed land within the village boundary which is, or was, occupied by a permanent structure no longer in active use. It includes the curtilage of the developed land although there is no presumption that the whole of the site will be suitable for development.

Appendix 6 lists a number of brownfield sites, and the location of all the sites within the village is shown on the map on page 36.

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In addition, permission may be granted for small residential developments on infill sites within the defined boundary of Long Compton where such development :

- i) fills a small restricted gap in the continuity of existing frontage buildings or the site is closely surrounded by buildings;
- ii) is not considered to be an unneighbourly development that requires unsuitable access, significantly reduces the privacy of adjoining properties or is inconsistent with the character of the surrounding area.

POLICY H4 – Affordable Housing

As an exception to policies H2 and H3, a publicly-owned site located at the end of Weston Court has been identified as suitable to meet the local need for affordable housing. This site will accommodate a development of 5 affordable dwellings for occupation by people originating from or with a clear connection to Long Compton parish, together with 4 dwellings for local market purchase, in accordance with the needs identified in the Long Compton Housing Needs Survey. There is potential to complete the site with a further phase of development of affordable dwellings, subject to the identification of local need, within the plan period. Affordable housing will be secured as such for longevity through a section 106 Agreement. Details of the site are shown in appendix 6, and the criteria for local occupancy are set out in the Housing Needs Survey (appendix 2)

Explanation

Policy H4 recognises that as the parish is in an area where the price of open market housing is high, some households will be unable to buy open market homes if they wish to stay local to their parish, family or community links. The Parish based housing needs survey that was carried out in August 2012 identified 5 households with a specific housing need for accommodation rented from a housing association, and a need for four dwellings available for sale at affordable prices. A legal agreement (the “section 106” agreement) will ensure that the dwellings are available for the foreseeable future for those needing local affordable housing. The availability of affordable housing, whether sale or rental, will be restricted to individuals with local connections.

POLICY H5 – Reuse of Buildings

The conversion to housing, permanent business space or residential tourist accommodation of redundant or buildings built of traditional materials and of architectural merit will be accepted provided development :

- 1. does not have an unacceptable impact on the visual and landscape amenity of the area,**
- 2. does not have an unacceptable impact on neighbours’ amenity:**
- 3. does not cause harm to nature conservation interests:**
- 4. benefits from a safe and convenient access to the site or a satisfactory access can be created:**
- 5. ancillary and/or outbuildings and boundary treatments are in keeping with the character and setting of the original building.**

Explanation

There are several redundant traditional farm buildings within the village and the surrounding countryside. If sensitively conserved and converted, in compliance with the VDS, these could have a useful new use without any additional harm to the landscape. Reuse of redundant agricultural buildings can be of benefit to the sustainability of farms and other rural businesses.

This is in line with the AONB Management Plan which, while supporting increased opportunities for people to live and work in their local community advises that conversions need to be carefully appraised to ensure the buildings' distinctive character and setting are retained and adverse impacts on important nature conservation interests are avoided.

POLICY H6 Flood and foul drainage mitigation

An application for planning permission must be accompanied by a drainage strategy and hydrological survey to ensure development will not increase surface water flooding or overload the foul drainage system.

Explanation

Some areas of Long Compton are vulnerable to flash flooding and alleviating flooding is a high priority for residents. Protection of the environment is in accord with the principles of sustainability and the aims and objectives of the AONB Management Plan.



New development should be designed to prevent increased discharge of surface water to the village's inadequate drainage system through measures such as the retention of open land and the creation of containment ponds as well as the use of permeable surfaces for drives and paths.

POLICY H7 – Environmental Sustainability

New dwellings must be designed to be environmentally sustainable in construction and in use. This includes building in the ability to recycle water collection. Any features, including solar panels and heat source pumps, must be designed to avoid harm to the appearance of the building and the street scene. If a building is listed or within the Conservation area then equipment specifically designed to be consistent with the visual style of the surroundings will be required.

Explanation

Any new buildings should contribute to the achievement of sustainable development consequently it is important to reduce the environmental impact of new development and the energy costs to new occupiers. Works to improve the performance of traditional buildings should be compatible with their building technology. It is important that in all cases steps are taken to minimise any noise

from equipment in order to protect neighbours' amenity. Some areas of Long Compton are vulnerable to flash flooding and alleviating flooding is a high priority for residents. Protection of the environment accords with the aims and objectives of the AONB. All parking and driveway areas will be designed with permeable surfaces to reduce surface water run-off.

POLICY H8 – Home Working

New dwellings must include space to support home-working, with flexible space adaptable to a home office, and incorporate cabling to support broadband.

Explanation

Already, a significant number of parish residents are self-employed or work from home. The Plan aims to encourage this. Self-employment helps the viability of the local economy and home working reduces outward commuting and unnecessary private car journeys.

POLICY H9 – Parking and Highways

All new buildings must include provision for off-road parking. Properties comprising two or more bedrooms must provide off-road spaces for two cars, at least one space to be in the form of a garage or car port. In addition, properties must provide secure storage space for cycles.

Explanation

Census data confirms the very high levels of vehicle ownership in Long Compton – almost 90% of residents old enough to drive. This is a logical consequence of the lack of public transport adequate to support routine travel to work outside the village. It is almost certain that residents of new properties will have an average of two cars per household. Most of the roads in the village are too narrow to allow safe on-street parking. In addition, on-street parking is a visual blight. Vehicle spaces should be designed in ways to minimise the likelihood that the spaces will be used for general storage or converted, since this would defeat the policy objective.



5.2 Environment

Strategic Objective

The natural beauty of the area is derived from the geology, vegetation and historic land use. New development must conform to past forms and patterns, mass, scale, and building materials although the function of buildings can be modern. The policies in this Neighbourhood Plan follow the Cotswolds AONB Management Plan 2013-18, which is part of our evidence base. They also conform to the NPPF, which states that planning should contribute to, protect and enhance the natural environment. This includes protecting valued landscapes, geological conservation interests, minimising impacts on biodiversity, providing net gains in biodiversity where possible and establishing coherent ecological networks that are more resilient to current and future pressures. Reference has been made to reports from the Council for the Preservation of Rural England concerning the Cotswolds, especially regarding tranquillity and dark skies policy. The National Planning Policy Framework (NPPF) defines the environmental dimension of sustainability as “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.” These principles are adopted in the Cotswold Area of Outstanding Beauty Management Plan, which forms part of the evidence base of this plan. Features of the natural environment are shown in the map on page 38.

POLICY E1 – Preservation of agricultural land

Consistent with Housing Policy H3, development on existing agricultural land should be avoided unless for exceptional reasons.

Explanation

The beauty of the landscape around Long Compton consists of the combination of hills, woodland and agricultural land. In many fields adjoining the settlement, including the green fingers within the village, the ancient pattern of ridge and furrow is well preserved. This historic landscape is greatly valued and must be protected. Agricultural land is an essential part of the landscape of Long Compton, as well as providing local employment and food security for the nation.

POLICY E2 - Skyline Protection

Communication masts pylons wind turbines, or other structures which are highly visible will not be permitted if they would have an adverse impact on the AONB or the character of the landscape and the built environment.. Highly visible skyline building must have a reasonable time limit imposed on the construction phase as a condition of approval.

Explanation

Preservation of the long unbroken skylines of the surrounding hills is an important objective in the Cotswold AONB which the plan endorses. Any new development of sky line housing on original footprints (old farms) should be required to comply with original sight lines, and other new skyline structures will not be permitted.

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

Building will not be permitted on the green fingers – parts of the countryside that reach the residential areas of the village.

Explanation

The green fingers of agricultural land that reach deep into the village are a unique feature of Long Compton and characterise the village. These pieces of open land bring the countryside close, and afford views across fields to the skyline formed by the surrounding hills. See Vision 4.4 on page 7. They enable the excellent footpath system, including several long distance paths, to maintain a rural character to the heart of the village and give residents and visitors easy access to the countryside. They act as wildlife habitats, corridors and reservoirs. Green fingers are shown on the map of the Natural Environment on page 38.

POLICY E4 – Dark Skies

No development should be permitted that would jeopardise the status of Long Compton’s dark skies site.

Explanation

In 2012, the recreation ground in Long Compton was designated a dark skies site by the UK Dark Sky Discovery Partnership. Dark Sky Discovery Sites are places that:

- are away from the worst of any local light pollution
- provide good sightlines of the sky
- have good public access, including firm ground for wheelchairs.

As a darker site in a remote rural area, Long Compton is a "Milky Way" site, the highest classification, a site where the Milky Way is visible to the naked eye. Dark skies are particularly important for rare bat species like the Myotis, long eared and Bechsteins bats. These bats fly into the village from Whichford woods, and are currently being studied by Warwickshire Biological Records Centre

POLICY E5 - Tranquillity

The village plan will follow the recommendations of the CPRE and AONB to minimise noise generation. Helipads or airstrips for powered gliders, microlites and will not be permitted within the parish boundary.

Explanation

The Council for the Preservation of Rural England (CPRE) has stated “The tranquillity of the English countryside is one of its most important qualities. Tranquillity is important for our mental and physical well-being. It improves our quality of life. It is also critical to rural economies – because it’s one of the main reasons why people head out of towns and cities to ‘get away from it all’. But getting away from it all is becoming harder and harder to do. Aircraft, cars, roads and building developments are all eroding the tranquillity that means so much to all of us.”

The CPRE have produced a tranquillity map of the area [footnote to follow]. The A3400 produces significant noise pollution, and new developments should not generate significant additional traffic. The bowl shape of the Long Compton valley makes the village particularly vulnerable to reverberating sound.

POLICY E6 - Green Electricity Generation

Green energy generation equipment must conform to the village design statement

Explanation

Green energy schemes will be favoured, in line with the National Planning Policy Framework, but only where it can be integrated into the appearance of the village, conforming with the roofscape of the village design statement.

POLICY E7 – Streamside Development

Proposals for any development where any part of the development is within 30 metres of the side of any of the streams in the village must clearly demonstrate by means of a hydrological survey that it does not increase flood hazard to the houses lower down the valley. If necessary the proposal must include ameliorating infrastructure such as attenuation tanks.

Explanation

The Liassic clay bowl which underlies Long Compton is likely to respond particularly badly to climate change. The clay bakes into an impermeable surface across which the increased rainfall will flow rapidly without percolating into the top soil. The rapid sheet wash will flow into the Nethercote Brook causing flash flooding in some areas, in addition to the identified flood risk areas next to the Nethercote Brook. The Neighbourhood Plan must take into account this hazard. Unless carefully sited and constructed, new housing and related hard surfaces will inevitably tend to exacerbate the flooding problems. In addition, old ponds along the Nethercote Brook, which used to store water, have been filled in and built on. This policy reflects concerns about water courses in the Cotswolds AONB Management Plan 2013-18, which addresses the general impact on the Cotswolds. Riparian vegetation should be protected as important natural habitat adding to the biodiversity of the village.

POLICY E8 – Trees and Hedgerows

New developments must not cramp the root run of established trees or require lopping to a degree that would materially hinder the future growth of the tree. Established hedgerows should be preserved unless there are exceptional agricultural reasons justifying their removal.

Explanation

Trees in the conservation area are legally protected. Historically significant fragments of ancient cider orchards and hedgerow still exist within or close to the settlement which should be protected and enhanced to preserve biodiversity in the village. Hedgerows are important wildlife corridors connecting pastures on the lower slopes to the large woodland area of Whichford Wood. They are significant features in the landscape, an important element in views largely unaltered for centuries.

5.3 Infrastructure

Strategic Objective

To ensure that as Long Compton grows proper account is taken in considering any development of existing resource limitations, in particular sewerage, foul water systems and land drainage run off schemes, but also power, broadband and road traffic congestion.

POLICY INF1 – Infrastructure Criteria

All new developments within the Long Compton Neighbourhood Plan area, must not adversely impact the existing infrastructure. New development must be sustainable and where practical self-sufficient. Development of land for more than 2 dwellings must not commence until:

INF1.1. a hydrological survey has been carried out and a Sustainable Urban Drainage scheme approved which demonstrates that the development will not increase the likelihood of surface water flooding in the village;

INF1.2. agreement is in place with Severn Trent Water that sufficient treatment capacity is available and good connections can be made to the main sewer;

INF1.3. good access is available for both high and low voltage power supplies;

INF1.4. connection to broadband will be provided;

INF1.5. a high standard of energy efficiency measures is incorporated in the design of the proposed dwellings;

INF1.6. provision is made for off road parking for at least 2 cars;

INF1.7. all proposed path and driveway areas incorporate a permeable surface.

Developments of less than 3 dwellings will be required to meet criteria INF1.4, INF1.5, INF1.6 and INF1.7

Developments which include an on-site sewerage system independent of the public system must comply with all criteria with the exception of INF1.2.

Explanation

All new developments must not exacerbate the already unsatisfactory foul drainage system in Long Compton which, for the majority of existing dwellings, is already at capacity and causes occasional unpleasant and unhygienic overflows. Surface water has entered houses on a several occasions in recent years causing great damage and hardship. The Water Cycle Study carried out by URS Consultants for Stratford-on-Avon Council in 2012 and considered by SDC Cabinet on Monday 8th October 2012 found that Long Compton was at the “consent limit” of waste water treatment capacity.

This policy aims to ensure that development does not make this unsatisfactory situation worse by requiring that appropriate mitigation measures are in place before new houses are occupied. Consideration should be given to the retention of land which can be used to slow down the flow of surface water and the creation of containment ponds. Flood risk management is the responsibility of Warwickshire County Council and developers will be in future required to meet the national and local guidelines for Sustainable Drainage Systems (SUDS) as set out by SUDS Approval Bodies (SABs). An explanation of Sustainable Drainage Systems is given in appendix 5.

5.4 Employment

Strategic Objective

To encourage opportunities for the development of local employment.

POLICY EMP1 – Encouraging local employment.

Developments which are consistent with policies H1, H3, H5 and H8 and which encourage local employment will be encouraged.

Explanation

Where local employment can be increased without adverse impact on infrastructure or landscape, this will benefit the environment by reducing car travel outside the village and balancing the age structure of the community.



Long Compton Village Design Statement

Long Compton Village Design Group was formed by local residents, following an open meeting convened by Long Compton Parish Council in September 1997, to create a Village Design Statement for the village. The Village Design Statement has been endorsed by the people of Long Compton through a process of involvement and consultation. An initial questionnaire was distributed to all households for opinions and an all-day workshop was held for residents and visitors to generate a pictorial representation of existing character and desirable design features. A draft of this document was circulated to all residents and businesses in the village for comment. Long Compton Village Design Statement was adopted as Supplementary Planning Guidance by Stratford-on-Avon District Council in September 1998.

This appendix lists below all the guidelines set out in the Village Design Statement. The Village Design Statement (VDS) is an integral part of the Neighbourhood Plan, which adopts the VDS as part of the Neighbourhood Plan. Listed below are all of the guidelines of planning contained in the VDS. In one or two cases VDS guidelines differ from policies in the Neighbourhood Plan, either due to discussions during the consultation process, or where the VDS guidelines are not consistent with the National Planning Policy Framework. In such cases, where there is any difference in approach, the policy in the body of the Neighbourhood Plan takes precedence.

1. Incentives for small-scale businesses offering employment, particularly to encourage young people to stay in the village should be encouraged. Grants exist through the Rural Development Commission whose aim is to 'inject life into ailing village communities' and these could be more effectively publicised in communities such as ours.
2. Planning policies such as EMP5 should presume in favour of conversion of agricultural buildings to light industrial and business use as opposed to residential. The village is not suitable for large scale industrial development, but for low impact businesses such as offices and workshops of which the design should reflect their former agricultural and vernacular use, whilst retaining the character of their setting.
3. Landscape design proposals which encourage the planting of locally distinctive and native species of the Cotswold Fringe, should be prepared as part of the building and layout proposals
4. There is a growing demand for people to work from home. This is a nationally identified and growing trend which will increase in the coming years. Development proposals which seek to incorporate a degree of employment activity within a scheme should be supported and encouraged.
5. Development along the main arterial route should be carefully controlled
6. Where possible, infilling should follow the line of existing lanes and buildings
7. New development proposals should, where applicable, allow for the retention of open space between buildings to retain balance and to protect existing views within the village and out into the open countryside
8. Historically, the settlement has evolved without the domination of the car; therefore, sympathetic flexibility on highway issues should be encouraged where appropriate
9. Developers should avoid cul-de-sacs and seek to form 'linking roads to encourage social integration and cohesion

10. Future development should ensure that the mass of the building relates proportionally to the plot size
11. Developers should provide accurate elevations of new proposals in relation to existing properties and the village wider context
12. Future development should avoid large single sites grafted onto the outside of the original settlement, as has occurred in the past. In preference, encouragement should be given to a number of smaller sites which respect the settlement pattern and continue the sense of evolutionary growth.
13. The linear nature of the village should be respected. This will retain the sense of open space in most parts of the village. New development, in open countryside, should be avoided; High density development is unsuited to the character of the village.
14. All remaining areas of permanent pasture which contribute to the open spaces should be conserved together with the adjoining wooded areas.
15. The natural beauty of this area, including flora, fauna and glacial features should be respected. Due consideration should be given to the conservation of archaeological, architectural and vernacular features of the area.
16. All remaining deserted medieval village and ridge and furrow landscape should be conserved, including the site of the medieval manor house.
17. The character and special features of the country roads should be protected.
18. The principal aim should be to maintain a harmonious balance between people and nature.
19. Natural, locally quarried limestone should be used for wall construction, with encouragement to use reclaimed stone for use on sites of a particularly sensitive nature. Stonework should be coursed and pointed to respect the existing surrounding buildings.
20. Roofs should be of 45 to 55 degree pitch, depending on the type of covering to be used. Variety should be encouraged when considering roof coverings, especially when a number of dwellings are being built simultaneously.
21. Chimneys should be incorporated into all new designs, again with variety encouraged on larger developments.
22. Joinery should be of a traditional design and proportional to the property, especially on the front elevation. Lintels should be incorporated as functional and decorative architectural features. White U.P.V.C windows and doors should be actively discouraged. Joinery on domestic buildings should be painted, with converted farm buildings etc. having a stained finish to demarcate their original usage.
23. New smaller properties should be of a simple design reflecting the traditional linear style of existing properties within the village. A variety of roof heights should be encouraged.
24. Where dormer windows are required, in both new developments and extensions to existing properties, they should be unobtrusive and not too prolific.
25. New developments should be designed to make use of the space between buildings. The spatial effect should reflect the existing settlement pattern.

26. In response to typical settings and garden forms, dry stone walling should be used for enclosure, and large areas of hard surfacing avoided.
27. The mixing of styles or historical references in the same building should be avoided but use made of locally distinctive architectural features and styles in new designs.
28. A more effective traffic calming scheme should be established on the main road through the village, preferably a speed camera at each end, in place of the flashing road signs.
29. The interlinking of lanes, with either roadways or footpaths should be continued and actively encouraged.
30. New developments should use more sensitive materials when carrying out highway and infrastructure work. Where appropriate, the use of granite setts and Cotswold stone chippings is preferable to concrete and tarmac.
31. Highway Authorities should be encouraged to be more flexible in their approach to road engineering without compromising safety. Large visibility splays, obtrusive signs, road markings, concrete kerbs and unnecessarily wide pavements are all areas where concessions could be considered.
32. The use of traditional dry stone walling as boundaries, particularly in front of new dwellings, should be encouraged. Hedges or low paling fencing may also be appropriate, but the use of modern larch-lap fencing panels should be actively discouraged.
33. Where culverts are required, stone headwalls should be incorporated, if only as a facade. Riparian owners should be encouraged to contribute to enhancing the stream and its surroundings.
34. Pressure should be applied to National Agencies to site cables underground and to remove unused poles. The Electricity Company should be encouraged to remove existing aerial transformers and resite them, with careful screening at ground level. Traditional post boxes should be retained and the reinstatement of the old, traditional, red telephone box vigorously pursued.
35. The use of road signs should be monitored and Warwickshire County Council requested to re-assess the need in cases of duplication. The new style of street naming on traditional plates should take preference.
36. The muted level of lighting should be preserved and security lighting should be carefully sited so as not to cause a hazard to road users.

This Statement has been written in the context of local guidelines and policies, to which reference has been made and which are listed below.

Long Compton Village Design Group supports these documents and sees the Statement as being an integral part within the design and planning policy framework.

Warwickshire Landscape Guidelines -Warwickshire County Council! Countryside Commission, published 1993

Countryside Design Summary Stratford-on-Avon District Council (emerging design guidance 1998) 'The Countryside Design Summary is a broader assessment of the character of South Warwickshire's countryside at three levels: the landscape as a whole; the relationship between settlements and their surroundings; and the nature of the buildings themselves.

District Design Guide Stratford-on-Avon District Council (emerging design guidance 1998)

Stratford-on-Avon District Local Plan, in particular:

Policy ENV1 -General Principles of Acceptable Development

Policy ENV10 -Protection and Enhancement of the AONB

Policy ENV26 -Development in Conservation Areas

Long Compton Conservation Area Review -Approved 12th November 1997 by Stratford-on-Avon District Council

Cotswold AONB Management Strategy -Cotswold AONB Joint Advisory Committee 1996

The Strategy is not a statutory 'planning' document, but a means of guiding the management of the area to maintain the distinctiveness of the Cotswold landscape and cultural heritage. Of particular relevance to Long Compton Village Design Statement and the design of new development are:

LI Maintain and enhance the characteristic features of each aspect of the Cotswold landscape, with special regard for the limestone escarpment, the wooded incised valleys, the stone walls and other traditional vernacular elements, farm complexes and the distinctive style of rural settlements.

L2 Encourage the appropriate landscaping, design and siting of development proposals.

SC2 In new development promote good design involving the use of traditional materials, or appropriate suitable alternatives, that are in keeping with the character of the AONB. For affordable homes encourage design and use of materials that reflect the Cotswold character yet achieve the aim of providing low cost housing.

SC4 Encourage awareness of, and support for, the conservation of the local environment amongst the community.



Warwickshire
Rural Community Council

LONG COMPTON HOUSING NEEDS SURVEY

**Commissioned by
Long Compton Parish Council
in partnership with
Warwickshire Rural Community Council**

**Analysis by Phil Ward
Rural Housing Enabler
Warwickshire Rural Community Council**

August 2012

1. Summary of Results

Approximately 400 Housing Needs Survey forms were distributed and 164 forms were returned. This equates to a response rate of 41%, which is considered to be excellent for a Survey of this type.

10 respondents expressed a need for alternative housing.

One of these respondents was discounted because they were already satisfying their own housing needs.

The specific housing needs for the remaining 9 respondents are for ;

Rented from a Housing Association

2 x 2 bedroom houses
2 x 2 bedroom bungalows
1 x 3 bedroom house

Local Market Ownership

1 x 2 bedroom house
1 x 2 bedroom bungalow
1 x 3 bedroom house
1 x 3 bedroom bungalow

2. Introduction

Long Compton Parish Council commissioned a local Housing Needs Survey in July 2012.

The aim of the Survey was to collect accurate housing needs information for Long Compton Parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of new homes, especially affordable homes, for people with a local connection.

The Survey forms were essentially standard documents used in Parishes across Warwickshire. There were different forms to cover affordable housing and local market housing. Copies of the Survey forms were delivered to every home in the Parish. Additional copies of the forms were available for people not currently living in Long Compton Parish. Copies of the forms can be seen as Appendices A1 and A2 to this Report.

All households were requested to fill out Part 1 of the Survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues in order to build up a profile of positive and negative aspects to life in the Parish. The final segment asked whether any member of the household had left the Parish to find

affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the Survey form. This asked for respondents' names and addresses and other sensitive information, eg financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed Survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler. Analysis of all the information provided took place in July and August 2012.

3. Planning Context

Planning policy at all levels (national, regional and local) imposes considerable restraint on new housing development in rural areas. There is, however, capacity for this restraint to be relaxed, but only where new homes are intended to meet locally identified needs.

Policy COM.1 of the Stratford on Avon District Local Plan 1996-2011 provides the policy mechanism to deliver new 'local needs' housing in Local Centre Villages and Main Rural Centres. Long Compton is classified as a Local Centre Village.

Policy COM.1 is a tool for use by rural communities to deliver new homes and other facilities. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional 'top-down' approach to planning.

Policy COM.1 describes the circumstances in which a small scheme of new homes might achieve planning consent. Such schemes are referred to as 'Local Choice' schemes and can include both affordable housing and local market housing.

'Local need' refers to need originating or relating to the settlement in question, ie Long Compton.

A household is considered to have a local connection if it meets one or more of the following '**Local connection criteria**' ;

- An individual who was born in the Parish
- An individual who currently lives in the Parish and has done so for at least 12 months
- An individual who was resident in the Parish for at least 3 continuous years but has left in order to find suitable accommodation

- An individual who works full time in the Parish and has done so for at least 12 months
- An individual with a close family member, ie mother, father, brother or sister, son or daughter resident in the Parish for at least 3 continuous years

'Affordable housing' is defined as homes available to rent through a Housing Association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as 'HomeBuy') is a middle ground between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a Housing Association, on the remaining share. A 'shared owner' can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

'Local market housing' or **'Owner-occupier housing'** is defined as homes available to buy outright.

All new homes provided under Policy COM.1 would be subject to a planning obligation, referred to as a **'Section 106 Agreement'**. This limits occupation of the homes, including any local market homes, to people with a local connection in the first instance and ensures that the affordable homes remain 'affordable' in perpetuity.

APPENDIX 3

Traffic Management and Improved Village Environment

Warwickshire County Council will be pressed to introduce measures to calm traffic, reduce the speed of vehicles using the A3400 through the village, and generally improve the environment for pedestrians and people living next to the main road..

Explanation

The A3400, which runs through the heart of the village, detracts from its attractive conservation area and separates most of its houses and the village school from the village shop, church, pub, children's playground and the sports ground. Many vehicles exceed the 30 mile an hour speed limit and at times it is difficult for pedestrians to cross the road safely. Pavements are narrow and for a substantial length of the settlement are only provided on one side of the road. Pedestrians and cyclists often feel threatened by large vehicles and particularly projecting wing mirrors. Vibration from large vehicles is a problem for people living in the old cottages which line the road. There are a number of possible actions to be considered to mitigate the situation.

- ❖ A 20mph speed limit on the A3400 in the village, either permanently, or at a minimum, during school hours.
- ❖ Removal of red tarmac speed limit signs on the road, as these break up and cause unnecessary vibration.
- ❖ A pedestrian crossing, funded by Warwickshire Highways, or failing that, funded by the village through the village's share of any Community Infrastructure.
- ❖ "Village Gates" at each end of the village clearly marking the entrance to a residential area
- ❖ A permanent speed camera at the south end of the village
- ❖ Extension and widening of footpaths where possible
- ❖ Ensuring that hedges do not narrow existing footpaths.

Equality Impact Assessment

Context

The Good Practice Guide - Diversity and Equality - ODPM 2005 identifies that the planning system can unwittingly exclude some persons and groups from participation and influence. Further, the Equality Act 2010 creates specific protections for potentially disadvantaged groups. Under this Act, public bodies should demonstrate that they have taken action aimed at changing culture and attitudes, addressing the causes of inequality, and building a stronger, fairer and more cohesive society where equality is for everyone and is everyone's responsibility. The Act bans unfair treatment and helps achieve equal opportunities in the workplace and in wider society. It prohibits unfair treatment in access to employment and private and public services regardless of age, disability, gender reassignment, marriage and civil partnership, race, religion or belief, sex, and sexual orientation.

Introduction

This assessment identifies potential issues that might impact on protected groups arising from the preparation and implementation of the Long Compton Neighbourhood Plan, and what mitigating actions have been taken to reduce such potential impacts.

The principal action has been to make strenuous efforts to reach every part of our small community and to ensure that their voice is heard in the preparation of the Plan.

Involving and enabling influence from all sections of the Long Compton community. The Plan Group and the Parish Council have taken steps to ensure that all parts of the community are aware at all key stages as to how the Plan is developing, and that all the community has access to written briefings, full draft documents and key questions asking for feedback. Feedback has been encouraged in writing, by email, by personal contact with Groups and Council members, and through several open meetings which have taken place in accessible premises. At several points, every household in the parish has been sent a leaflet, and a draft copy of the plan.

Reaching all parts of the community. The Parish has a small population. By individual contact, through planned meetings with groups and societies, and through contacts with key village institutions such as school, shop and church, direct contact with nearly all parish residents has been achieved.

Open meetings. Several well-attended open meetings in accessible premises have been held, the most recent with attendance of over 10% of the adult population representing over 15% of households.

Backing from the whole community. The final draft of the Plan will be subject to a referendum from all adult registered voters in the Parish.

The assessment

The following approach has been taken to drawing up this Equality Impact Assessment:

- Identify which aspects of the Plan and parish context are likely to be relevant to equality, and to which protected groups they relate
- Identify evidence that is already available and gaps in data to be filled
- Draft proposals
- Assess the likely impact, and any opportunities to promote equality

Thinking about the “protected groups” in the Act, it is the view of the group that of those currently living in the Parish, the most likely to be affected are related to age (both younger, and older), and to disability.

Younger people. Younger people brought up in and around the village potentially suffer from inability to obtain independent accommodation due to high house prices, lack of availability of social and affordable rented housing, and only modest local employment opportunities. The Plan provides for the allocation of a site sponsored by the Parish Council to provide such housing stock in the village, to meet the needs identified in the village housing survey. The Plan also identifies a desire to promote local employment opportunities. The excellent local school is a positive draw for younger families to the parish.

Older people. Some older people without their own transport can experience isolation due to poor public transport and difficult access to facilities especially larger shops, statutory bodies and medical facilities. The Plan identifies poor public transport as a significant issue for the village, but transport is outside of the authority of the Plan. The village has strong community networks which can support older people.

People with disabilities. No specific estimate of the numbers of people with disabilities and life-limiting medical conditions has been made for the parish, but normal planning assumptions would put this at around 10-15%, including younger people. For disabilities involving mobility restrictions including visual impairment, poor access to public transport has already been identified as an issue outside of the authority of this Plan. In addition, the narrow pavements on the Main Street, and the absence of pavements on other streets can make moving around the village difficult. Hence recommendations in the Plan about traffic calming measures, and the potential to use part of the community levy to install a road crossing..

Sustainable Urban Drainage (SUDs)

The idea behind SUDS is to try to replicate natural systems that use cost effective solutions with low environmental impact to drain away dirty and surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into the environment, such as into water courses. This is to counter the effects of conventional drainage systems that often allow for flooding, pollution of the environment – with the resultant harm to wildlife – and contamination of groundwater sources used to provide drinking water. The paradigm of SUDS solutions should be that of a system that is easy to manage, requiring little or no energy input (except from environmental sources such as sunlight, etc.), resilient to use, and being environmentally as well as aesthetically attractive. Examples of this type of system are reed beds and other wetland habitats that collect, store, and filter dirty water along with providing a habitat for wildlife.

Originally the term SUDS described the UK approach to sustainable urban drainage systems. These developments may not necessarily be in "urban" areas, and thus the "urban" part of SUDS is now usually dropped to reduce confusion. Other countries have similar approaches in place using a different terminology such as best management practice (BMP) and low-impact development in the United States, and water-sensitive urban design in Australia .

SUDS use the following techniques:

- source control
- permeable paving such as pervious concrete
- storm water detention
- storm water infiltration
- evapo-transpiration (e.g. from a green roof)

A common misconception of SUDS systems is that they reduce flooding on the development site. In fact the SUDS system is designed to reduce the impact that the surface water drainage system of one site has on other sites. For instance, sewer flooding is a problem in many places. Paving or building over land can result in flash flooding. This happens when flows entering a sewer exceed its capacity and it overflows. The SUDS system aims to minimise or eliminate discharges from the site, thus reducing the impact, the idea being that if all development sites incorporated SUDS then urban sewer flooding would be less of a problem. Unlike traditional urban storm water drainage systems, SUDS can also help to protect and enhance ground water quality.

Sustainable Urban Drainage Approval Body (SABs)

What is the SUDS Approval Body?

The SUDS Approval Body or SAB will be an organisation within County Councils and Unitary Authorities specifically established to deal with the design, approval and adoption of sustainable urban drainage systems (SUDS) within any new development consisting of two or more properties.

What will the SAB be responsible for?

The SAB will be required to approve drainage systems for managing SUDS before construction begins. The SAB will be responsible for producing design guidance documents and approval/adoption procedures. The SAB must adopt and maintain approved SUDS that serve more than one property where the SUDS function/structure is built in accordance with the approved detail.

The Sewerage Undertakers, Environment Agencies, Internal Drainage Boards, British Waterways and Highway Authorities will all be statutory consultees to the SAB.

What else is happening?

The Secretary of State must publish national standards for the design, construction, adoption and maintenance of SUDS.

The Water Act 1991 is to be amended to make the right to connect surface water runoff into sewers conditional on the drainage system being approved by the SAB.

The UK must achieve a rating of 'good' for all our watercourses by 2015.

Foot Note

Warwickshire County Council are now the Lead Local Flood Authority (LLFA) for this area and have produced a Surface Water Management Plan for the district. WCC are now responsible for flood risk management, consulting of works on watercourses such as new culverts or new structures, and from this year 2013 for approving SUDs.

POTENTIAL HOUSING LAND

1. The Old Piggeries, Old Hill, Long Compton

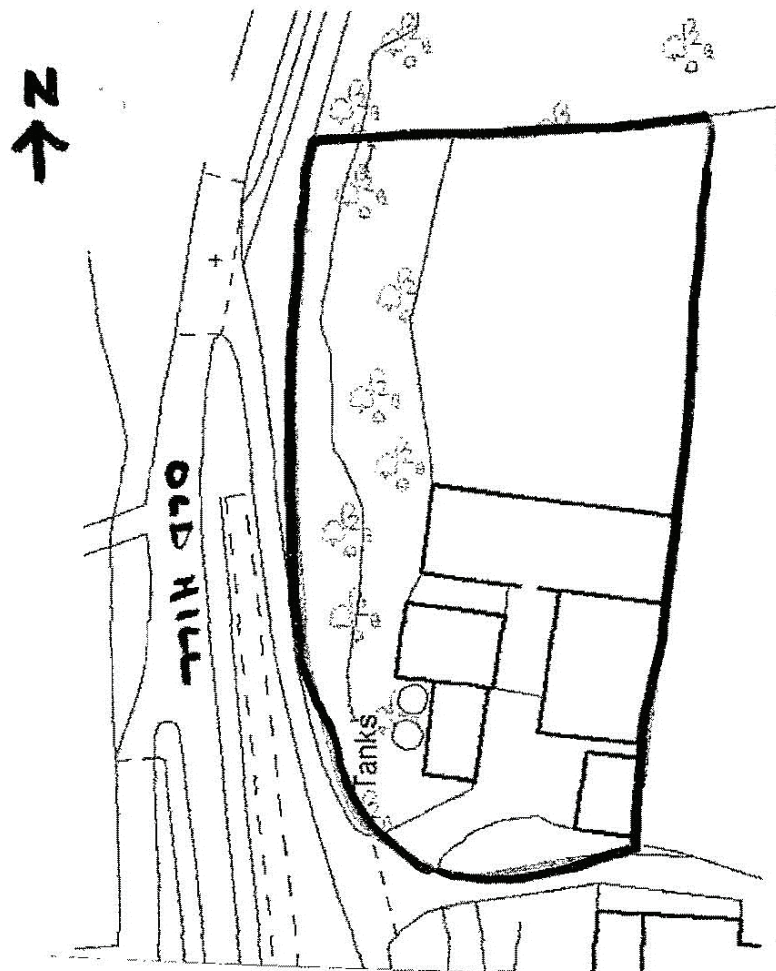
A very overgrown area containing several unused, dilapidated large barns and smaller buildings. The brook runs through the western part of the land close to Old Hill.

Site area approximately .9 acre
Access existing from Old Hill
Possible number of new homes 4

Development must comply with H1 and other relevant policies of the Plan. In particular, before development commences, a drainage scheme must be approved which ensures that development does not increase the likelihood of flooding from the brook both on the site and downstream.

Existing rear and side boundary hedges and trees should be retained and strengthened with native species appropriate to the Cotswold AONB.

Site plan – not to scale



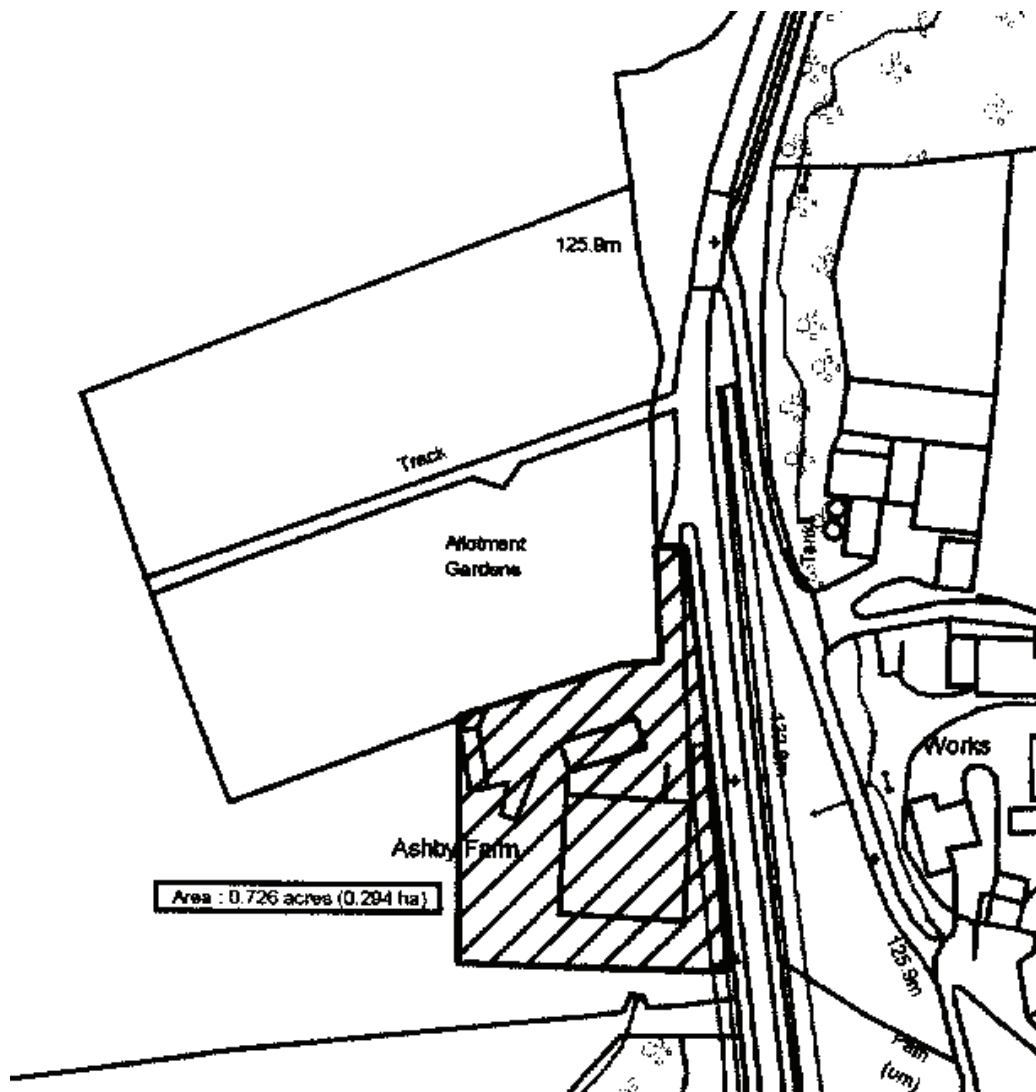
2. Land at Ashby Farmyard, Old Hill, Long Compton

An unused farmyard containing a large barn constructed of modern materials, a small brick building, an old caravan and wooden sheds. Part of the land is concreted. There is an outstanding planning consent for one dwelling sited towards the rear of the site. The site is largely level and lies at a lower level than Old Hill. The side boundaries are well defined with mature hedgerows.

Site area	approximately 0.75 acre
Access	existing from Old Hill
Possible number of dwellings	5

Development must comply with H1 and other relevant policies of the Plan. In addition, The existing hedgerows should be maintained and if necessary, strengthened. Trees and bushes appropriate to the Cotswolds AONB should be planted to the rear of the site to shield development from views from higher ground.

Site plan – not to scale



3. Land at The Gold Stone, Main Street Long Compton

Part of the curtilage of a bungalow, at present in the main, a disused hard tennis court. Well screened site to the rear of the Red Lion public house and car park

Site area	0.48 acres
Access	existing from Main Street
Possible number of homes	2

The development must comply with H1 and other relevant policies of the Plan. In particular, the new dwellings should be designed to minimise their impact on views from the higher ground to the rear, including a low eaves height. Existing hedges should be retained and native species planted along the western boundary to screen and soften the appearance of the development.

Site Plan (not to scale)



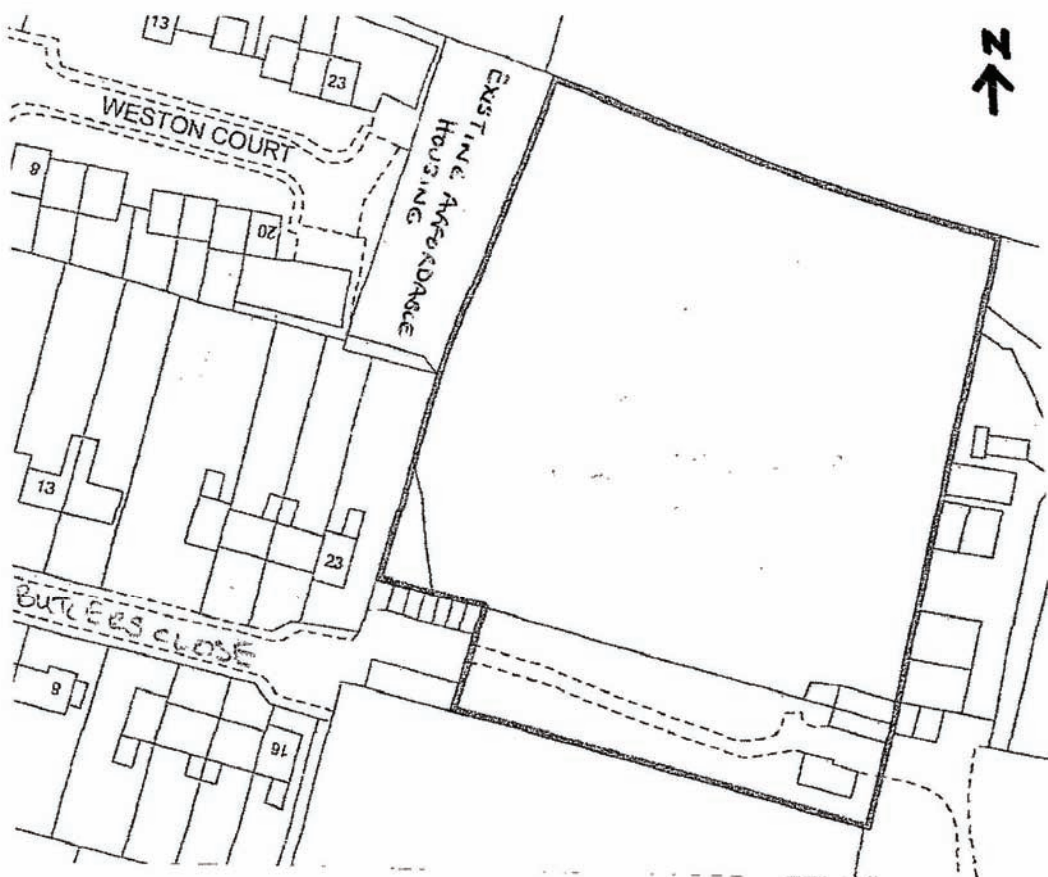
4. Land for Affordable Housing, Off Weston Court, Long Compton

Flat land currently in public ownership, adjoining recently constructed affordable houses, in the central part of the village accessible to the school, shop and other facilities.

Site area	2.13 acres
Access	from Weston Court (subject to agreement of adjacent landowners)
Possible number of homes	Phase 1: 5 affordable rented dwellings 4 market affordable for sale to local families Phase 2: further affordable rental or affordable market homes according to need

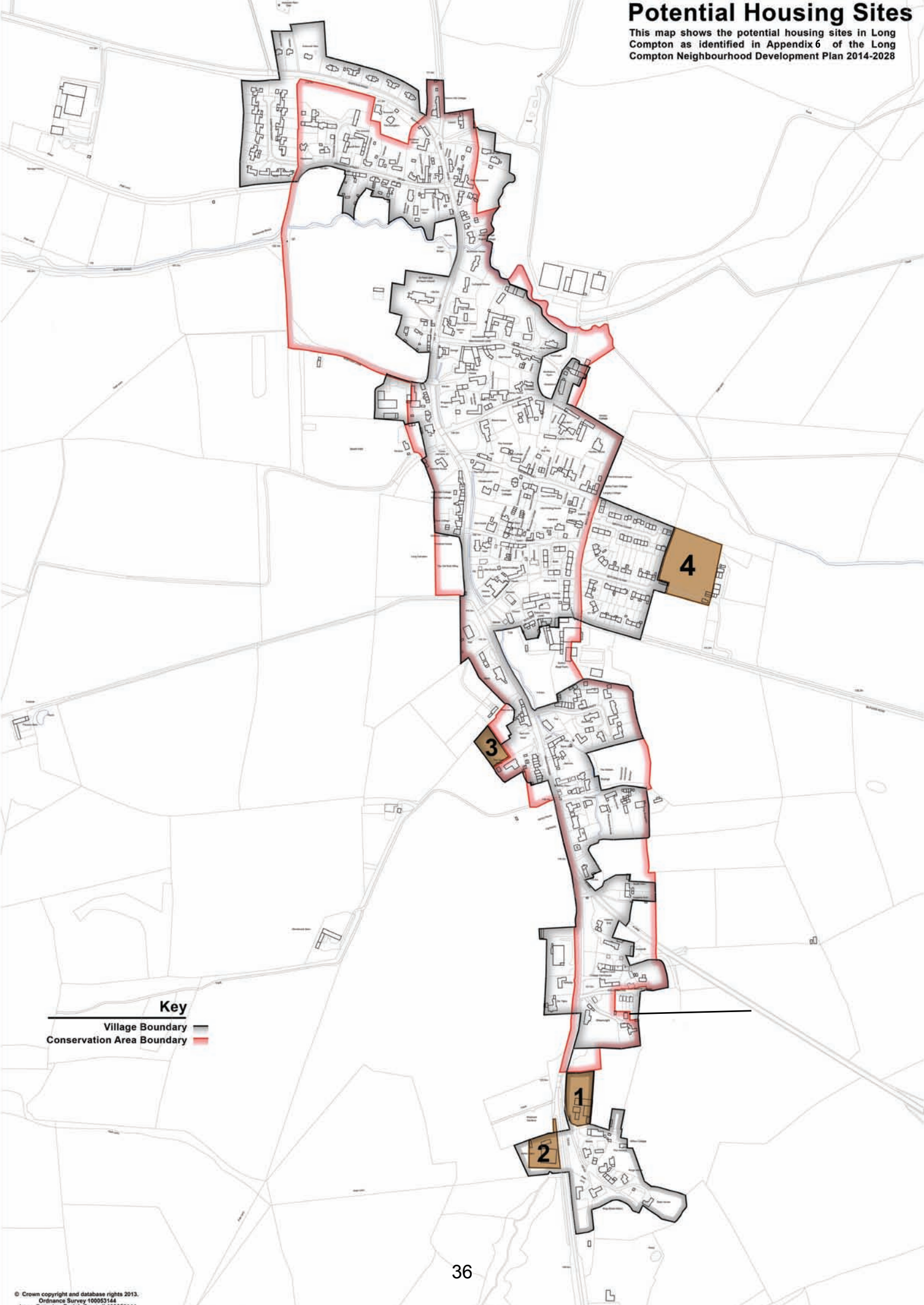
Development must comply with H1 and other relevant policies of the Plan. The criteria for occupation of affordable dwellings is set out in Appendix 2. The development should be screened with native species to reduce its impact on the surrounding countryside.

It is the intention that this overall development should form an exemplar of affordable housing in a sensitive rural landscape. Density should be in keeping to the remainder of the village and design should be commensurate with the Village Design Statement and also encompass high standards of environmental sustainability. The master plan, which will form the basis of the development, must include a communal area for recreation where families and their young children can gather.



Potential Housing Sites

This map shows the potential housing sites in Long Compton as identified in Appendix 6 of the Long Compton Neighbourhood Development Plan 2014-2028



Key

- Village Boundary —
- Conservation Area Boundary —

Character and Historical Assets

These historical assets and public amenities help to shape the character of the village and are valued highly by Long Compton's residents. The entire village lies within the Cotswold Area of Outstanding Natural Beauty (AONB).

Last Iron Mile Post

Site of Medieval Manor

Early Petrol Pumps

Remains of Medieval Cross

Ancient Ridge and Furrow

Ancient Ridge and Furrow

Ancient Ridge and Furrow

Ancient Ridge and Furrow

Note: The whole of Long Compton lies within the Cotswold Area of Outstanding Natural Beauty

Key

- Village Boundary
- Conservation Area Boundary
- Listed Buildings
- Community Buildings
- Historic Points of Interest
- Stone Water Fountains

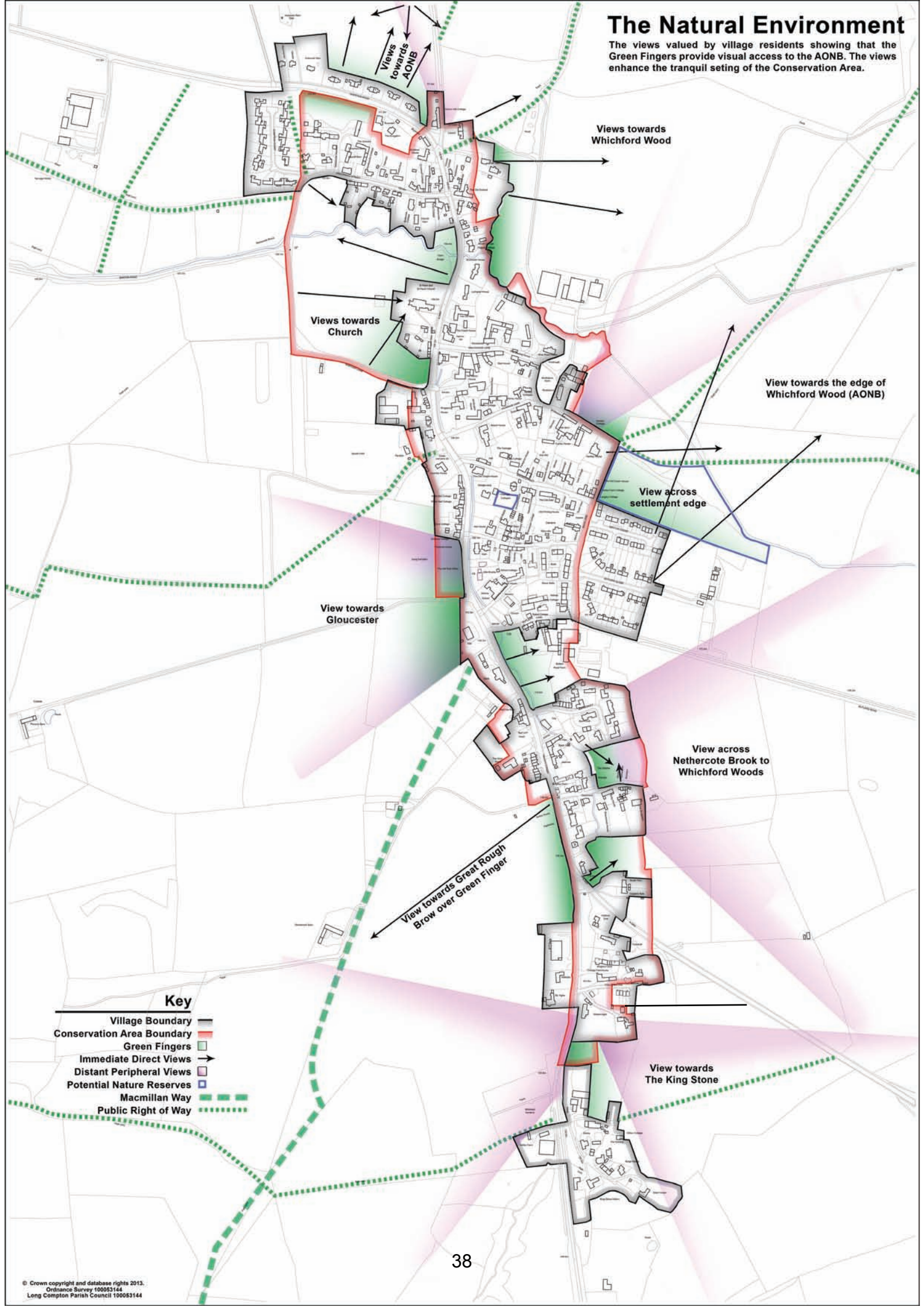
Site of Roman Villa

To Bronze Age Burial Ground

To Rollright Stones

The Natural Environment

The views valued by village residents showing that the Green Fingers provide visual access to the AONB. The views enhance the tranquil setting of the Conservation Area.



Views towards Church

Views towards AONB

Views towards Whichford Wood

View towards the edge of Whichford Wood (AONB)

View across settlement edge

View towards Gloucester

View across Nethercote Brook to Whichford Woods

View towards Great Rough Brow over Green Finger

View towards The King Stone

Key

- Village Boundary ———
- Conservation Area Boundary ———
- Green Fingers ———
- Immediate Direct Views →
- Distant Peripheral Views ———
- Potential Nature Reserves ———
- Macmillan Way - - - - -
- Public Right of Way ·····

**This is your Neighbourhood Plan and
this document is the formal
consultation with the Village. Please
send your comments or ideas to:**

**Janet Blackwell
Long Compton Parish Clerk
16 Weston Court
Long Compton
Shipston on Stour
Warks CV36 5JX**

or by email to

blackwejan@aol.com