

Napton-on-the-Hill Neighbourhood Development Plan
2018-2031

Pre-submission Draft for Public Consultation



Napton-on-the-Hill Parish Council

November 2018

Foreword

This parish is set amongst the attractive rolling hills of the south Warwickshire countryside. The village itself enjoys a hilltop setting which offers impressive views over the surrounding rural landscape. The Church of St Lawrence and The Windmill are prominent buildings at the top of Napton Hill and are well known landmarks. Lower down the Oxford Canal follows the contour on three sides of the hill to minimise the number of locks needed.

The parish has a long history. By the Middle Ages agricultural activity meant the village had become one of the largest settlements in Warwickshire. There were around 1000 people then living here, a similar level to the current population. In subsequent years there was significant industrial activity associated with the canal network and the brickworks. Whilst these past industrial activities may have fallen by the wayside there are still a number of businesses located in the parish. However the present village is primarily residential in nature supported by a range of services and facilities. But perhaps most important is the existence of a strong and vibrant local community of all ages.

But what of the future? How should the parish change? What does it need? What do we need to protect? What sort of development should we encourage and what should be resisted? Since 2011 the Localism Act has provided parish councils with the ability to have a say in shaping the future of their communities by means of a neighbourhood development plan. To take advantage of this opportunity the Parish Council set up a Neighbourhood Plan Steering Group, which comprised several Parish Councillors and a number of keen volunteers from the local community. The aim of the group is to create a neighbourhood plan on behalf of the Parish Council that can influence future development taking place in the area.

As part of the statutory process the Parish Council has to consult all those who live, work or have a business interest in the area on the content of the draft Plan. We believe that this is vitally important if this plan is to be owned and shared by the wider local community. We would therefore encourage you to read this document and offer any thoughts and views, both positive and negative, to help us formulate the final plan before it is submitted to Stratford-on-Avon District Council. We therefore welcome and look forward to reading your comments.

Linda Gooderham
Chairperson of the Parish Council

Members of the Neighbourhood Plan Steering Group

The plan has been prepared by a Steering Group acting on behalf of the Parish Council. This comprises representatives from the Parish Council and local residents. The membership of the Steering Group is: Anna Gamble (Chair); Alun Gamble; Chris Barker; David Sykes; Debra Cooper; Hannah Slade; Jayne Holland; Jayne Warman; Jo Hancock; John Veasey; Julia O'Shea; Olwen Goss; Pete Gladwin; Rachael Pelter; Richard O'Shea; and Richard Woodcock.

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1. Introduction

What is a neighbourhood development plan?

- 1.1 Communities have powers to shape development through neighbourhood planning, which is a right introduced through the Localism Act 2011.
- 1.2 A neighbourhood plan can set out a vision for an area and planning policies for the use and development of land. It will form part of the statutory planning framework for the area, and the policies and proposals contained within the neighbourhood plan will be used in the determination of planning applications.

Napton-on-the-Hill Parish

- 1.3 The parish is in south east Warwickshire. It straddles the A425, which runs between nearby Southam and Daventry.
- 1.4 It is predominantly rural with the village of Napton located on a hillside in the centre of the parish. According to the 2011 Census the parish had a population of 1,144.

Governance

- 1.5 The parish is within the administrative area of Stratford-on-Avon District Council which, amongst other things, serves as the local planning authority.
- 1.6 Services such as education and transport are provided by Warwickshire County Council, which also deals with minerals and waste planning matters.

Background to the neighbourhood plan

- 1.7 In 2017 a number of community consultation activities were undertaken by the Parish Council to ascertain what level of support existed amongst the community for the preparation of a neighbourhood plan and the issues it could potentially address. These, and subsequent events, are summarised below:

Table 1 – Initial Consultation Activities

Date	What	Purpose	Number of attendees
15.01.17	Article in Parish Magazine	Announce open meeting to discuss proposed neighbourhood plan on 26 January	Invitation to attend delivered to 400 homes
26.01.17	Open meeting at village hall	To introduce the concept of a neighbourhood plan. Representative from	30

		Stratford-on-Avon District Council planning team attended the meeting	
02.03.17	Open meeting at village hall	To hear from another Parish Council who had recently completed their neighbourhood plan	12
21.05.17	Annual Parish Meeting	Seeking initial ideas about key themes/issues	26
15.06.17	Article in Parish Magazine	Article asking for volunteers to serve on a steering group to prepare the neighbourhood plan on behalf of the Parish Council.	Delivered to 400 homes
January 2018	Local Housing Needs Survey	The survey also invited residents to comment more generally on the type of housing needed, potential locations or an acceptable size for developments. About 80 comments were submitted.	Approximately 500 survey forms were distributed to local residents and 140 survey forms were returned
13.05.18	Annual Parish Meeting	Initial consultation on potential Local Green Spaces and important views	55

- 1.8 In addition to the above, regular articles were posted on the Community Facebook page and in the Parish Magazine.

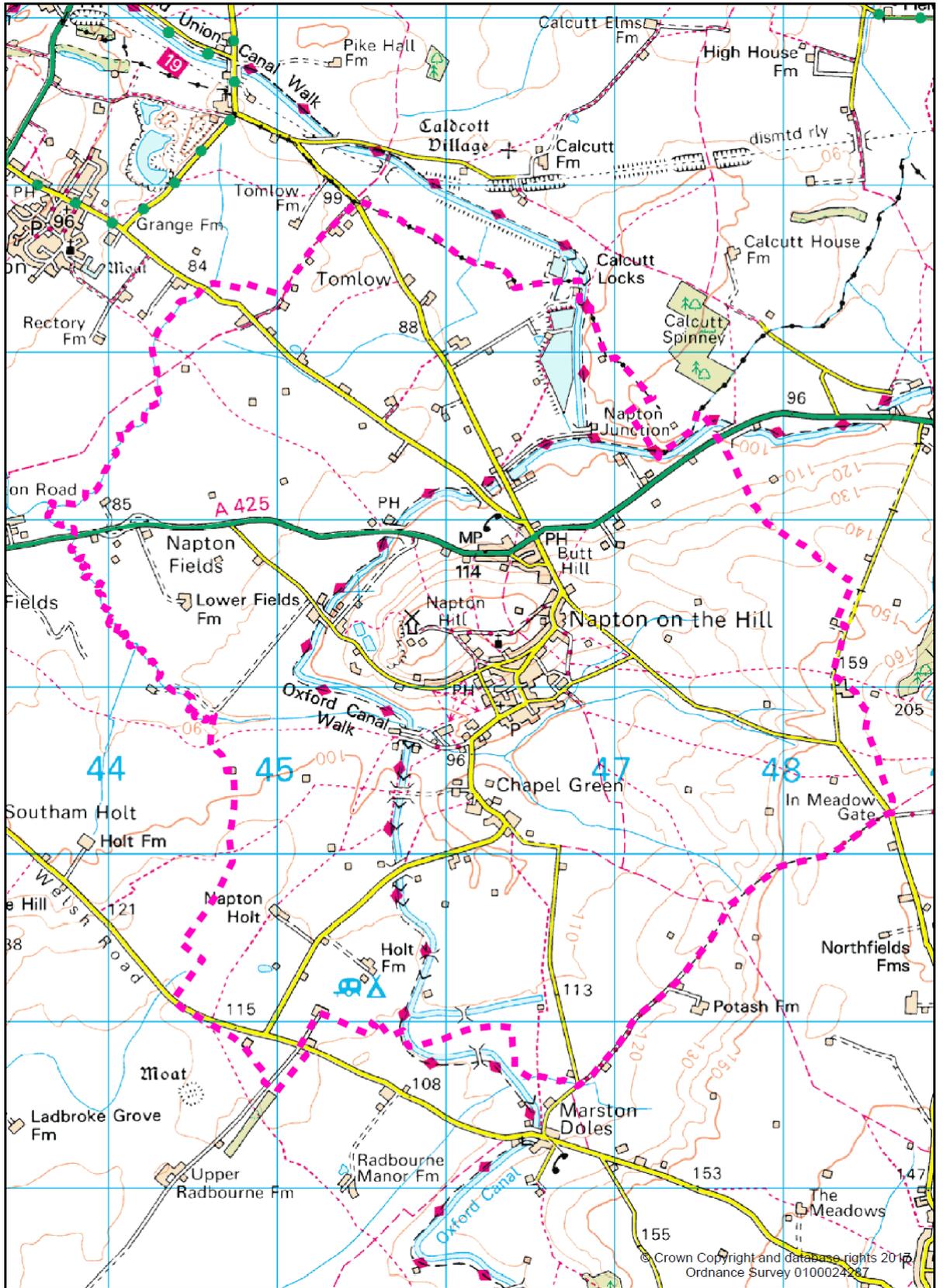
Application to designate the neighbourhood area

- 1.9 Based on the feedback from the initial consultation events the Parish Council decided to prepare a neighbourhood plan at its meeting on 3 April 2017.
- 1.10 The first stage in the statutory process was for the boundary of the neighbourhood plan, known as the neighbourhood area, to be formally designated by the local planning authority. As the appropriate ‘qualifying body’ the Parish Council therefore applied to Stratford-on-Avon District Council to designate the neighbourhood area. The proposed boundary of the neighbourhood area followed the parish boundary.
- 1.11 The District Council formally approved the Napton Neighbourhood Area on 18 July 2017. The boundary of the designated neighbourhood area is indicated on Map 1 overleaf.

The plan period

- 1.12 The neighbourhood plan will cover the period from 2018 to 2031. This corresponds to the end date for the adopted Stratford-on-Avon Core Strategy.

Map 1 – Boundary of the Napton Neighbourhood Area



Consultation on the pre-submission draft plan

- 1.13 As part of the statutory process the Parish Council is required to invite representations on the draft plan prior to it being submitted to the District Council. This stage must include a consultation period of at least six weeks to publicise the plan and bring it to the attention of people who live, work or carry on business in the area. The Parish Council is also required to invite representations on the draft plan from key stakeholders and statutory consultees, including the District Council. This is the purpose of this draft document.

Table 2 – Consultation Arrangements

An electronic version of this draft plan may be inspected on the Napton Parish Council website: <http://www.naptonparishcouncil.org.uk/neighbourhood-development-plan/>

Hard copies of the plan are also available for inspection at:

- Napton Village Stores
- Napton Village Hall
- St Lawrence Church
- Crossroads Garage
- Kings Head Public House
- The Folly
- The Victory Club

A limited number of hard copies are also available to borrow upon request from the Parish Clerk. Please email: clerk@naptonpc.org.uk

Comments on this draft plan must be submitted in writing using the response form

An electronic version of the response form can be downloaded from the website: <http://www.naptonparishcouncil.org.uk/neighbourhood-development-plan/>

Comments must be sent to:

- Email: clerk@naptonpc.org.uk; or
- Postal address: Parish Clerk, Dog Lane Farm House, Dog Lane, Napton-on-the-Hill, Southam CV47 8LT; or
- Delivered by hand to the designated post box in Napton Village Stores

The deadline for comments is 14 January 2019

If you have any questions about the draft plan, the Steering Group will host drop-in sessions at Napton Village Hall at the following times:

- Tuesday 27 November between 10.30am and 12.00 noon
- Sunday 2 December between 2.00pm and 4.00pm
- Thursday 6 December between 6.00pm and 8.30pm

Next steps

- 1.14 After this consultation, the draft plan will be reviewed in the light of comments received and may be revised. It will then be formally submitted to Stratford-on-Avon District Council. The District Council will again publicise the submitted plan for a six week period and invite comments. An independent examiner will then be appointed to consider any representations and check that the plan meets certain basic conditions, including conformity with national and local planning policies. The examiner may recommend modifications to ensure that this is achieved. The submitted plan can only proceed to a referendum once the District Council is satisfied that the plan meets these basic conditions. A majority of people voting must then support the plan at referendum if it is to be eventually 'made' by the District Council.

 - 1.15 Once made the neighbourhood plan will form part of the development plan for the area and will be used by the District Council when determining planning applications.
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2. National and Local Planning Context

The basic conditions

- 2.1 There is a statutory requirement that a neighbourhood plan must meet certain basic conditions. These are:
- it has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - it contributes to the achievement of sustainable development;
 - it is in general conformity with the strategic policies contained in the development plan for the area;
 - it does not breach, and is otherwise compatible with EU obligations; and
 - the prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with. (For example the ‘making’ of the neighbourhood plan is not likely to have a significant effect on a European site as defined in the Conservation of Habitats and Species Regulations 2012.)

National Planning Policy Framework

- 2.2 The Napton Neighbourhood Plan has therefore been developed with appropriate regard to national policy, most notably the National Planning Policy Framework (known simply as the Framework).
- 2.3 The Framework sets out the Government’s planning policies for England. It first came into effect in March 2012. However in July 2018 the Government published a revised Framework which replaced the earlier version.
- 2.4 The revised Framework must be taken into account when preparing local and neighbourhood plans. It states that neighbourhood plans should support the delivery of strategic policies contained in local plans, and should shape and direct development that is outside of these strategic policies. It adds that neighbourhood plans should not promote less development than that set out in the strategic policies for the area, or undermine those strategic policies.

For further information see: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance

- 2.5 The Napton Neighbourhood Plan has also been mindful of the Planning Practice Guidance, which was published online by the Government in 2014. The Guidance explains how national policy should be applied.

The Guidance can be viewed here: <https://www.gov.uk/government/collections/planning-practice-guidance>

The Development Plan

- 2.6 The Napton Neighbourhood Plan is also in general conformity with the strategic planning policies for the area as set out in the adopted development plan.
- 2.7 The development plan is the collective name for the planning policy documents that together shape development and manage land use in a particular area. The development plan for Stratford-on-Avon District comprises:
- minerals and waste plans prepared by Warwickshire County Council;
 - Local Plans/Development Plan Documents prepared by Stratford-on-Avon District Council; and
 - neighbourhood plans prepared by town and parish councils.
- 2.8 A neighbourhood plan must be in general conformity with the strategic planning policies for the area as set out in the development plan. The key document is the Stratford-on-Avon Core Strategy. This contains the vision for Stratford-on-Avon District to 2031, the strategic planning policies, and the broad locations for growth including strategic allocations. It was adopted by the District Council on 11 July 2016.
- 2.9 Policy CS.15 in the Core Strategy deals with the future distribution of development across the District. The explanation to the policy identifies Napton as a Local Service Centre (Category 2). Policy CS.15 states that development within Local Service Villages will take place:
- on sites identified in a neighbourhood plan; and
 - through small-scale schemes on unidentified but suitable sites within the Built-Up Area Boundaries or otherwise within their physical confines.
- 2.10 The scale of housing development is identified in Policy CS.16. This states that in Local Service Villages (Category 2) there will be approximately 700 additional homes in total between 2011 and 2031, of which no more than 12% should be provided in any individual settlement.

Further information can be found here: <https://www.stratford.gov.uk/planning-regeneration/core-strategy.cfm>

Emerging Local Plans

- 2.11 The District Council has started work on preparing the following additional documents that will apply across the whole of Stratford-on-Avon District:
- Site Allocations Plan - The site-specific planning policy document that will allocate and designate land for development, including identifying settlement boundaries; and

- Gypsy and Traveller Local Plan - The site-specific planning policy document that will allocate land for Gypsy and Traveller pitches and plots for Travelling Showpeople.
- 2.12 Whilst not a basic condition, the preparation of the Napton Neighbourhood Plan has been mindful of the emerging Site Allocations Plan and the evidence base that supports it.
- 2.13 The original intention was that the Site Allocations Plan would identify additional sites for housing development to supplement the strategic sites identified in the Core Strategy. However sufficient housing provision has been made in the Core Strategy and through planning permissions to meet the housing requirement identified for the current plan period to 2031. The focus of the Site Allocations Plan will now be on the identification of 'reserve sites' in accordance with Policy CS.16 in the Core Strategy. Such sites will only be released selectively if one or more of the circumstances identified in Part D of that policy applies. The Site Allocations Plan will also cover a number of other matters including the definition of Built-Up Area Boundaries for a wide range of settlements (including Napton) and the identification of sites for self-build housing schemes.
- 2.14 It is envisaged that the Site Allocations Plan will be adopted by the District Council at the end of 2019.

Sustainable development

- 2.15 The National Planning Policy Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It says that sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.16 Achieving sustainable development means that the planning system has three overarching aims relating to economic, social and environmental objectives. These should be delivered through the preparation and implementation of plans.
- 2.17 So that sustainable development is pursued in a positive way, at the heart of the Framework there is a presumption in favour of sustainable development providing it does not conflict with policies in an up-to-date local or neighbourhood plan.

EU Obligations

- 2.18 A number of EU obligations may be relevant to the Napton Neighbourhood Plan. In particular the District Council will check whether the policies and proposals give rise to significant environmental effects that trigger the need to undertake a Strategic Environmental Assessment. The District Council will also assess whether a Habitats Regulations Assessment (HRA) is required.
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3. History of the Area

Origins of the village

- 3.1 Napton is derived from the Old English word ‘cnaepp’ which means hilltop and ‘tun’ meaning settlement.
- 3.2 In the Domesday book of 1086 the village was recorded as Neptone and had a population of 150. The area was lightly wooded and mainly supported mainly grazing. The early village was situated around the present Manor Farm, which is located opposite the Vicarage.
- 3.3 In the 14th Century the village was granted a market charter by King Edward II and throughout the Middle Ages it was one of the largest settlements in Warwickshire. There were around 1000 people living within the parish in 1400, a similar level to the current population.
- 3.4 After the Private Enclosure Acts were passed by Parliament in the eighteenth century, agricultural patterns changed. Napton’s Enclosure was enacted in 1779. Holdings previously held as strips in the open fields were exchanged for the field system. Landowners enclosed their holdings and built houses and barns. The hedges, ditches and paths emanating from that era still remain.
- 3.5 By the year 1811 there were 205 houses and 787 inhabitants in Napton.
- 3.6 The Census of 1851 reveals a thriving village which was able to support 2 bakers, 2 blacksmiths, 17 farmers and 20 graziers, 4 grocers, 4 shopkeepers and 5 shoemakers. Also included in the village at this time were 5 inns and taverns.

St. Lawrence Church

- 3.7 The Church of St Lawrence is a prominent building located on the top of Napton Hill. It dates back to the 12th Century, though it was rebuilt in the 13th century and has later additions. The Baptist Church (built by John Alsop for his wife) later became congregational and eventually domestic. The war memorial is on the site of the congregational Sunday school.
- 3.8 The old Methodist chapel was converted into a nickelodeon theatre but is now a residential property. The Christadelphian chapel on Pillory Green is still in use although the Congregational chapel is a private house.
- 3.9 Chapel Green is a hamlet on the edge of the village, which is named after a 14th century chapel that once stood on the site. The Green had the Fens Cottages built on it.

The Windmill

- 3.10 The other prominent building on the top of Napton Hill is The Windmill. Old maps indicate there were originally two mills, the second being at the top of Hollow Way (the footpath opposite Granary). Records of the current mill date back to 1543, but it is probable that an earlier mill existed on the site. It ceased working by sail by 1900 and by steam in 1909. The building fell into disrepair until 1972 when it was restored. Today it is a private dwelling.

The Grand Union and Oxford Canals

- 3.11 The Oxford Canal reached Napton in 1774 and brought with it the benefits of being a transportation route for coal and other goods. The canal was routed around the contour on three sides of Napton Hill to minimise the number of locks needed. However to climb from Napton Wharf to the summit pound at Marston Doles required eight locks around the hill.
- 3.12 In 1800 the Warwick and Napton Canal was completed and joined the Oxford Canal at Napton Junction. In 1928 the Grand Junction Canal took over the Warwick and Napton Canal, and also the Warwick and Birmingham canals to form the Grand Union Canal.
- 3.13 The canals are still operational, as are the locks, but their primary use is now leisure. There are now four marinas in the area.
- 3.14 Napton also shared a railway station with Stockton, which opened in 1895. However British Railways withdrew its passenger service in 1958 and freight services in 1963. No trace of the station now remains as the cutting where it was located has been filled in. However some former railway workers cottages are still used as homes.

Napton Brickworks

- 3.15 This site is located on Brickyard Road and comprises 10.5 hectares of brownfield land.
- 3.16 The brick works were originally started in 1885 by Nelson, Watson and Co. who produced traditional bricks and tiles. The clay deposits adjacent to the Oxford Canal provided an ideal location for their production. The clay was taken from the slope at the back of the works. The bricks and tiles were then fired in the longest kiln in Europe and marked with the windmill stamp. They were transported by canal boats which moored on a wharf alongside the works.
- 3.17 The brickyard employed 110 people at its peak. Most employees were from Napton and nearby villages. The Brickyard finally closed in 1973. A small industrial site now occupies part of the site.

- 3.18 This brownfield site received planning permission for the reclamation and redevelopment of the derelict site to provide mixed use development including 65 dwellings (home/work units). However this permission expired in January 2018.

Village Schools

- 3.19 Napton had a private school at Byfield House in the 1800s. It also had a National Boys School from 1821 followed by a National Girls School in 1843. In 1934 the boys' school moved to be located within the girls' school. The schools subsequently became Napton Church of England School although this was closed by the County Council about 25 years ago.
- 3.20 However there then followed a successful campaign by the local community to have a new school in the village, and St. Lawrence Church of England Primary School was eventually constructed in Dog Lane. The old school building in Vicarage Road is still used for educational purposes. Known as the Arc School this independent day school supports pupils aged 5 to 11 who have a wide range of educational and social needs.

Listed buildings

- 3.21 The following table contains the listed structures within the parish.

Table 3 - Listed Structures in Napton Parish

1.	Ash Cottage and Cottage adjoining to right
2.	Barn approximately 10 metres north east of Red House Farmhouse
3.	Barn, Cart Arch and Stable approximately 50 metres south east of Lower Farm House
4.	Byfield House and Attached Walls
5.	Canal Bridge Number 113, Oxford Canal
6.	Canal Buildings, Napton Bottom Lock, Oxford Canal
7.	Chapel Green Farmhouse
8.	Church of St Lawrence
9.	Cottage on south west corner of Godsons Lane
10.	Elsmore House
11.	Headstone approximately 19 metres south, south west of south west corner of Tower of Church of St Law
12.	Headstone approximately 23 metres north of Chancel of Church of St Lawrence
13.	Headstone approximately 28 metres north of north east corner of Chancel of Church of St Lawrence
14.	Hill Cottage and Attached Outbuilding
15.	Hill Farmhouse
16.	Hillside Cottage
17.	Holroyd Farmhouse and Attached Wall
18.	Home Farm House
19.	Leeson House
20.	Lower Farmhouse
21.	Lynhurst Oakdale
22.	Manor Farmhouse
23.	Midvale Tomlow
24.	Napton Bottom Lock Cottage and Stable
25.	Napton Bottom Lock, Oxford Canal
26.	Napton Holt Farmhouse and Attached Stable
27.	Napton Windmill
28.	Oxford Canal, Canal Bridge Number 115

29. Pair of Headstones approximately 26 metres south south west of Tower of Church of St Lawrence
30. Pillory Green Farmhouse
31. Red House Farm House
32. Rose Cottage
33. Row of 11 Headstones approximately 5 metres north of north west Corner of Tower of Church of St Lawrence
34. Tarrants
35. The Folly
36. The Old Bakery and Attached Bakehouse
37. The Old Farm House
38. The Weir
39. Vine House and Attached Stable
40. Wall approximately 8 Metres West of Home Farm House
41. Wood View

3.22 The Church of St Lawrence is a Grade II* Listed Building. All the other structures are Grade II.

For further information see: <https://www.britishlistedbuildings.co.uk/england/napton-on-the-hill-stratford-on-avon-warwickshire#.WhbRw7p2tes>

4. Character Assessment

- 4.1 The revised Framework states that design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. The Framework points out that neighbourhood plans can play an important role in identifying the special qualities of each area and how this should be reflected in development.
- 4.2 Towards this purpose a detailed character assessment was undertaken as part of the preparation of the neighbourhood plan, which analyses and describes each part of the neighbourhood area. It communicates the key physical features and characteristics that combine to give each part of the village its local distinctiveness and unique identity. It articulates what is of value and what makes the area special.



View from New Street looking towards St Lawrence Church

Overview of the village and its setting

- 4.3 Napton is a village characterised by its rural location, topography, historic land uses and the proximity to the Oxford Canal.
- 4.4 The Oxford Canal winds its way around the western side of the village following the base contour of Napton Hill, with the original built up areas hugging the roads around the opposite side of the hill, gently rising and falling through the village. Whilst the Oxford Canal probably followed what was deemed to be the shortest route to join the Grand Union Canal to the north, the settlement of Napton grew principally along southern facing contours. Only St Lawrence Church and Napton Windmill enjoy the prominent positions on top of the hill and have become major landmarks that can be seen from

multiple locations around and beyond the village, and in turn offer long distance views out over the village and open countryside to all sides.

- 4.5 The upper parts of the hill are also characterised by the mature hedgerows and trees that line the historic foot paths and lanes that lead up to the Church and windmill, and bound the fields that straddle the ridge. From afar these layers of vegetation come together to form the impression of a woodland blanketing the most exposed parts of the village.
- 4.6 With modern farming practices seeking more efficient use of the land by stripping back old hedgerows, these well established village hedgerows are of particular value both visually and environmentally.
- 4.7 Views into and out of the village are what make Napton unique over its neighbouring settlements. Many parts of the village are blessed with such views though there are a number of key sightlines that help to place the village into its setting. The church dominates the southern aspect whilst the windmill can be viewed from afar from the west and north side of the hill and from further back looking in from the south.
- 4.8 Other key views are those from the top of the open field to the south of School Hill junction with Vicarage Road (previously known locally as the sledging field) towards the lower part of the village and across to Shuckburgh Hill, from the top of Butt Hill across open fields to the north and east, looking towards Rugby in the far distance, top of Howcombe Lane/ the Butts towards to the south and overlooking the neighbouring hamlet of Chapel Green.
- 4.9 In addition to the views there are areas of open space within the village envelope which enhance the rural rather than the urban nature of the village and are a key feature of the area.
- 4.10 Unsurprisingly given its rural setting, farmsteads, farmers cottages and a few more substantial domestic dwellings make up the main historic stock of the village. These were originally spread out along the village roads, apart from around the village green which still boasts the highest density of the oldest dwellings. The further away from the village green, the older buildings, whether they be houses or farm buildings, were more spread out and therefore as the village has evolved this has allowed for infill development in-between. The evolution has been fairly slow so there is no specific style of architecture associated with the infill development and this presents overall a very mixed architectural character with a few linking elements.
- 4.11 Generally housing density is low; there are more detached and semi-detached houses than terraces. Flats are virtually nonexistent. With the exception of one side of Hackwell Street and the western side of the Green, most houses are well set back from the road and offer off road car parking. Most houses are two storey with some three storey houses up the upper side of the hill on School Hill and Hackwell Street. Where a road through the village follows the contour the houses on the upside tend to be taller than those on the down side. Some of the more modern houses on School Hill and the Poplars are built up

to allow for garage space underneath, offering scope for views over the houses below from the upper rooms. There are few bungalows in the village. These are generally located around the more level areas such as St Lawrence Close.

- 4.12 There was a significant number of council houses built within the village at some point along Dog Lane, off the High Street and along the Poplars, which has added to the mix of housing available in the village. Most of these houses were linked family homes with some flats/ maisonettes. There is an ongoing programme of replacing the flats with family homes and many of these homes are now in private ownership.
- 4.13 More latterly, rather than individual infill plots, new housing has been clustered in fairly small cul de sac developments. Paddock Close, Jackson Lane, Howcombe Gardens and Hillside Croft and the more recent Priors Marston Road being examples of these. The maximum number of dwellings in any one of these mini estates is no more than 21 so that they too have been able to successfully integrate into the fabric of the village. The architectural character of the more recent developments has been more akin to the historic vernacular in terms of materials, style of windows and doors and added features. Many of the mid 20th century infill houses were more varied and adventurous in their designs though not always sensitive to their setting or neighbours. However the overall random affect is not unattractive.
- 4.14 The latest new development off Godsons Lane (AC Lloyds) will deliver 28 new homes, which have a mixture of brick and stone frontages.
- 4.15 The Green depicts the centre of the village and is the focus for outdoor community events such as the annual cycle ride. In the past this area also hosted a number of shops and the two village public houses, namely The Crown and The Plough. These have now disappeared, the Crown being the last, currently being converted to a residential dwelling. Interestingly the main community facilities that serve the village are now located off roads that lead from the bottom of the Green; New Street, Dog Lane and The Crescent. Immediately to the south at the end of The Crescent can be found the Village Hall. Along Dog Lane to the east there is St Lawrence Primary School, playing fields and the Victory Club and along New Street to the west can be found Napton Post Office and Village Stores and the Christadelphian Chapel. All these facilities are linked by a fairly level footpath making this end of the village easily accessible by local residents.
- 4.16 As well as The Green there are a three other ‘greens’ notably Pillory Green, Crown Green and Memorial Green. There are also many pockets of open space primarily at road junctions such as: the top of Howcombe Lane where Dog Lane meets Godsons Lane; at the top of Butt Hill; and Hackwell Bank at the junction of School Hill and Hackwell Street. These help to soften the street scene along with more formal green areas associated with other parts of the village such as the area at the top of Hillside where it meets Butt Hill. The siting of public benches around the village coincides with either these green spaces or with a key viewing point, offering a welcome resting place.

- 4.17 Being built on a hill, the village enjoys great views out from all directions from the upper areas and interesting views up and across the village from other areas within and from afar. The countryside is never far away with the generally open aspect of the village edges. Even the village centre is not overly compact and many of the streets enjoy an openness and green quality that is fairly unique to Napton. Where development does span both sides of the road there are still views glimpsed through to the countryside beyond.
- 4.18 The most compact part of the village occurs in the triangle of land bound by School Hill to the north and Hackwell Street to the south. Whilst the housing is still set back from the road, there is no off-street parking associated with one side of Hackwell Street which does make this section more dominated by car parking. Otherwise the streets are generally wide with verges on one side at least, and characterised by front gardens often bound with informal hedges. There are a few roads with no footpaths at all such as along the Butts, but with the low level of traffic using these routes outside peak times it does not usually present an issue. However there are areas within the village usually associated with the location of community related uses where, parking and pedestrian flow is more restrictive. The popularity of the village shop brings with it its own problems. Likewise so does having the Village Hall set at the end of a narrow cul de sac with a footpath on one side only.
- 4.19 The main junction off the A425 (Southam to Daventry road) into the upper parts of the village is marked by the Cross Roads garage on one side and The Kings Head (one of only two public houses still open of the original five) on the other. Other community uses include The Arc School located at the top of Butt Hill and St Lawrence School off St Lawrence Close. Both of these uses attract visitors and staff travelling by cars and on foot. Whilst the situation is currently manageable there is always the risk of congestion and safety issues as the village continues to grow.
- 4.20 The built-up area of the village is fairly sprawling as it wraps around the hillside, helping to retain its rural character and charm. There are a number of green links, and hedge lined narrow lanes that link areas of the village together, the most used being Fell's Lane linking Vicarage Road to Dog Lane, which also provides a link to the main Sports Playing Field to the east of the centre. These lanes enhance the rural character further still.
- 4.21 Property boundaries are also generally rural in character in terms of natural hedges and style of fencing and walling. Boundaries facing on to the roads are generally low offering views into front gardens and creating an open aspect and interesting street view. Most streets benefit from natural surveillance from the houses that front them. There are a few exceptions to this where high modern fencing has been used which detracts from the street view. Street lighting and road signage is relatively inconspicuous and in keeping with the character of a rural settlement. There are areas where street furniture, such as cabinets, road signs and bins have become cluttered (top of Butt Hill road signage, top of The Green bus shelter, telephone box and other paraphernalia), and detract from the street scene.

4.22 In summary, whilst there is an attractive local vernacular in the historic buildings that form the original core of the settlement, this could have been overwhelmed by the influx of infill developments of such variable styles and designs over the last half of the 20th century had it not been for the natural features of the landscape that have helped to tie all these elements together. The layering of houses up the hill with their interesting roofscapes, relatively wide winding roads offering ever changing vistas and the presence of soft boundary edges, green spaces, trees and wonderful views create a unique character born of evolution and balance over time. No one style has dominated and therefore it is important going forward that new development considers how this balance can be maintained. Features that make the village attractive such as the views arising from the natural topography and the green spaces and open edges that breathe life and give the village its rural character must be retained and enhanced.

Characteristics of individual areas

4.23 The different characteristics of individual areas within the village were defined according to criteria such as land use, building type, or the period when they were constructed. They are best described as areas that have their own distinctive, individual character or ‘sense of place’. In other words they share a similar appearance and feel.

4.24 After this assessment the village was divided into the following areas to reflect the subtly differing characteristics of each:

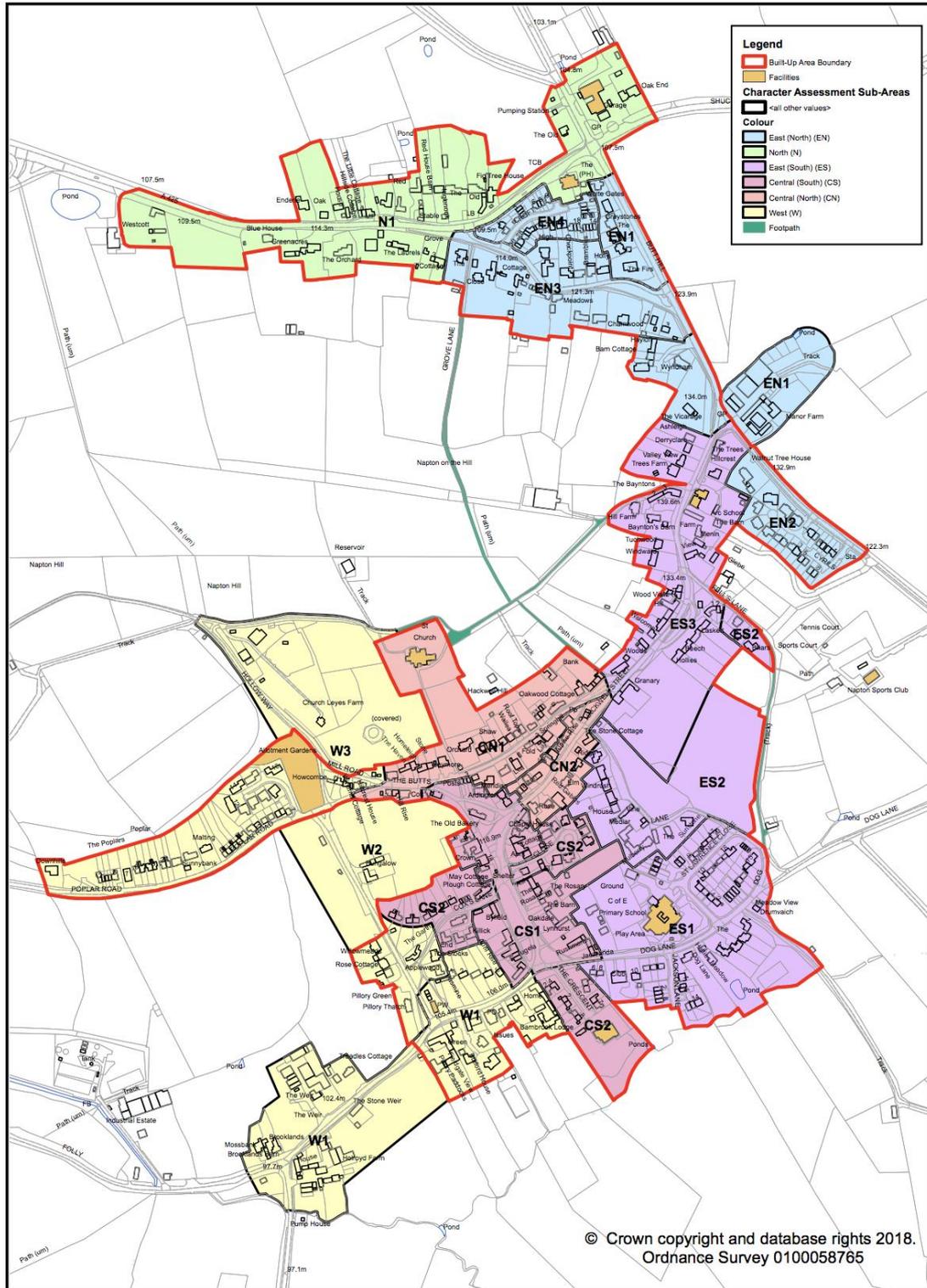
- Central (South)
- Central (North)
- West
- East (South)
- East (North)
- North

4.25 These areas are defined on Map 2 overleaf and summarised below.

Central (South)

4.26 The Green depicts the historic centre of the village. The linear layout of the old buildings that flank either side, many of which are linked, form a strong sense of enclosure whilst still allowing the large green space to dominate and impress. There are fine views within, along and out from the Green, with the approach from the north being the most spectacular, offering long distance views across towards a wide expanse of open countryside.

Map 2 – Character Assessment Sub Areas



- 4.26 The Green is the focus for outdoor community events such as the annual bike ride. In the past, this area also hosted a number of shops and the main village pub, the Crown. Sadly, all these have now disappeared, the Crown being the last, currently being converted to a residential dwelling.



View of The Green

- 4.27 Immediately to the south at the end of The Crescent can be found the Village Hall which also hosts many community uses.
- 4.28 Whilst the roads that lead from the Green to the east and west and south are very different in character, the transition is aided by the presence of dominant historic buildings on the junctions where the roads meet, and the views and add to the overall mix of housing that is prevalent in Napton.

Central (North)

- 4.29 The Central north area enjoys an elevated position halfway up Napton Hill attracting more development and consequently is more compact and densely populated than other parts of the village. Buildings are taller here than anywhere else in the village so the streets feel less open and less rural in character.
- 4.30 Public views out over the rest of the village and open countryside beyond are exceptional where there are openings between developments and benches have been located at two key sites to allow people to enjoy them to the full. The views out are a lot better than those looking in or of the street itself. There is a lack of harmony resulting from the wide collection of architectural styles, features, materials and building heights. The staggering of so many individually designed houses up the hillside presents a somewhat incoherent character, the view from top of Hackwell Street looking up towards School Hill being a case in point.



Looking up School Hill from Hackwell Street

- 4.31 A lot of the older properties were built without provision for off street car parking, so the roads especially Hackwell Street can get very busy and restricted by residents’ cars. Many newer properties have incorporated in-built garages under the main accommodation and off-street car parking, resulting in a merging of boundaries between road, footpath and private drives. This impacts adversely on the street scene as well as on the movement of through traffic. Where there are footpaths, they appear on one side of the road only and in places are elevated above the level of the road and built in traditional brickwork. There are few unifying features but road signage is one and makes street identification easy.

West

- 4.32 The western fringe of the village has a distinctly rural character. Even within the busier area along New Street the road feels open and houses are set back from the road. Space in front of the shop allows customers to sit without obstructing the footpath and despite the popularity of the shop attracting more cars the overall attractiveness is not marred. Mature and well stocked front gardens, hedging as well as mellow stone garden walling to boundaries create a softness to the street scene.
- 4.33 Changing vistas along New Street and exceptional views into and out of the village from both the top and bottom of the hill add to the overall quality of the environment and give this part of the village a real sense of place as a rural hillside settlement. The architecture almost becomes secondary to its setting and context.



Ribbon development along Poplar Road

East (South)

- 4.34 The eastern fringe of the village has an open feel to it. Houses are generally set back from the road with well stocked gardens. Boundaries are a mix of hedging, fencing and some walling. It is noticeable where these elements are missing. Dog Lane feels particularly open, with a good footpath link on both sides, and grass verge on the north side.
- 4.35 Housing is the most mixed within the village including a wide range across different ages, sizes and tenures and includes a number of bungalows on the lower more level parts around St Lawrence Close, offering easy access to most of the community facilities in the village.



Playground for young people and sports fields

- 4.36 There is a strong community element to this area with two schools, playing and sports fields and the Victory Club all easily accessible from the centre and other community related uses.
- 4.37 Views from the lower level are more restricted, gained from glimpses between buildings towards open countryside and to the north towards to the upper parts of the village. Views from the upper level are spectacular and help to connect the village to its beautiful setting sat on top of Napton Hill.

East (North)

- 4.38 The eastern fringe of the village has an open feel to it. Butt Hill, a long straight steeply sloping road, is the main conduit into the village. However, it still maintains a rural characteristic by virtue of its lack of street parking and one sided development. Mature field hedges soften the aspect.



Hillside

- 4.39 Houses are generally set back from the road with well stocked gardens. Boundaries are a mix of hedging, fencing and some walling. Whilst it feels less rural than say the western end of the village it still has a very strong rural character emphasised by having housing development on Butt Hill and off Priors Marston road on one side only offering spectacular views over open countryside on the other side.
- 4.40 Housing is mixed across different ages but mainly offers larger family houses, apart from some within Hillside Croft. There are a few bungalows and chalet bungalows scattered amongst the more modern developments.
- 4.41 Views from the lower levels of Hillside and Hillside croft are more restricted, gained from glimpses between buildings towards open countryside whilst views from the upper level

are excellent towards the north and eastern side of Napton Hill and help to connect the village to its beautiful setting.

North

- 4.42 The northern end of the village contains as many of the older historic building stock as does the main centre around the Green. It is difficult to fully appreciate their quality and character due to the transient nature of the main road that serves the village. Originally the road would have meandered up Hillside and through the village but the main route is now from the crossroads with Butt Hill. Nevertheless, this end offers visitors their first impression of Napton and it is a good one, shaped by the interesting buildings, prevalent mature vegetation and open countryside leading to it.



A425 Shuckburgh Road

- 4.43 The speed of the road, volume of traffic and lack of footpath on most of the southern side (including the section leading to the Kings Head Public House from Butt Hill and Hillside) results in a degree of separation of the northern side of this part of the village. Whilst there are grass verges it is not conducive to encouraging pedestrians and crossing the road at these points at peak times can be difficult. Houses on the south side have no footpath so are reliant on using their cars or have to walk along the grass verge or cross the road twice to access the village.
- 4.44 The full character assessment can be viewed here:
<http://www.naptonparishcouncil.org.uk/neighbourhood-development-plan/>

5. Profile of the Area

Population

- 5.1 According to the 2011 Census the parish had a population of 1,144 living in 455 households (giving an average of 2.5 people per household).
- 5.2 This included:
- 39 one person households comprising someone aged 65 years or more
 - 28 households comprising a lone parent with dependent children
 - 8 households with no adults in employment with dependent children
 - 19 households with one person with long term health problems and dependent children
- 5.3 The Census found there were 39 residents born outside the United Kingdom. At 3.4% of the parish population, this represented about half the average for Stratford-on-Avon District.
- 5.4 Health levels mirrored the average for the District.

Housing

- 5.5 In terms of housing tenure the 2011 Census indicated that:
- 183 dwellings were owned outright (40.2%)
 - 165 were owned with a mortgage (36.3%)
 - 2 had shared ownership (0.4%)
 - 2 were rented from the Local Authority (0.4%)
 - 29 were social rented (6.4%)
 - 60 were privately rented from a landlord or agency (13.2%)
 - 10 were other rented (2.2%)
 - 4 were living rent free (0.9%)
- 5.6 As regards type of dwelling the 2011 Census found that there were:
- 258 detached dwellings (54.8%)
 - 127 semi-detached dwellings (27%)
 - 59 terraced dwellings (12.5%)
 - 8 purpose built block of flats (1.7%)
 - 2 part of a shared house (0.4%)
 - 6 were in a commercial building (1.3%)
 - 11 caravans or other mobile home (2.3%)

Local Housing Needs Survey

- 5.7 The Parish Council commissioned Warwickshire Rural Community Council (WRCC) to conduct a local Housing Needs Survey during January 2018. The aim of the survey was to collect local housing needs information within and relating to the parish. The survey form was a standard document used in parishes across Stratford District, which was hand-delivered to every home in the parish. Additional copies were available for people not currently living in the parish but with a strong local connection.
- 5.8 Approximately 500 survey forms were distributed to local residents and 140 survey forms were returned equating to a response rate of 28%. This level of response was considered to be a good return by WRCC for a survey of this type.
- 5.9 All households were requested to fill out Part 1 of the survey form. This asked:
- whether the respondents current home is suitable for the needs of the household;
 - what the respondent thinks about the current mix of house types in Napton; and
 - gave an opportunity to comment on the type of housing needed or potential locations.
- 5.10 Of the 135 responses, 109 indicated that their current home is suitable for their household.
- 5.11 Respondents were asked to consider the current mix and number of house types in Napton. The respondents felt that there are currently about the right number of flats and houses, though more sheltered accommodation could be needed. Respondents were closely split on whether a few more bungalows are needed or whether there are about the right number already.
- 5.12 Respondents were also invited to provide comments about the type of housing needed, potential locations or an acceptable size for developments. These comments are reproduced in the full report.
- 5.13 Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asked for specifics of the need and details of the household in need together with sensitive information such as financial details. There were 24 respondents to this section, of which 22 currently own their own home and 2 rent privately. Of this total, 22 of the 24 respondents currently live in the parish.
- 5.14 These respondents were asked to indicate why they needed alternative accommodation. Downsizing appeared to be the greatest need. In terms of the dwelling type and size preferred, the majority of respondents wish to live in a bungalow. Eleven of the respondents indicated that they would like a property to include a study or space to work from home.

- 5.15 Most respondents in this section were seeking owner occupier housing, followed by self-build. Affordable housing (rent and shared ownership) represented 5% of the total.
- 5.16 Four respondents in Part 2 indicated that they are currently registered on the District Council’s housing waiting list, known as Home Choice Plus.
- 5.17 In conclusion the survey indicated there is a need for 24 new homes in the parish for people with a local connection. The specific need is for:

- Housing association rent
- 1 x 2 bed house
 - 1 x 3 bed house
- Housing association shared ownership
- 1 x 2 bed bungalow, adapted
- Owner occupier / self-build
- 4 x 2 bed bungalow
 - 1 x 2 or 3 bed bungalow
 - 2 x 3 bed house
- Owner occupier
- 1 x 1 bed bungalow
 - 7 x 2 bed bungalow
 - 2 x 2 bed bungalow or house
 - 1 x 3 bed house or bungalow
 - 3 x 2 or 3 bed bungalow

- 5.18 It is worth noting that the survey was undertaken before the residential development at Godsons Lane (by AC Lloyds) had been completed. This site will deliver 28 new homes, which could contribute towards meeting some of the local housing need.
- 5.19 In addition the survey also invited residents to comment more generally on the type of housing needed, potential locations or an acceptable size for developments. About 80 comments were submitted. The comments included:
- the harmful scale of residential development in the past;
 - concern about over development in the future and the subsequent loss of village identity and rural character;
 - a preference for small scale development;
 - the need to protect green spaces within the village;
 - the levels of traffic and car parking in the centre of the village;
 - a preference to locate future development on the brickyard rather than inside the main village;
 - the need for affordable housing for young people and those who are connected to the village;

- there should be more flats and 3/4 bedroom houses to encourage young families to the village and enable those with larger properties who wish to down-size to also remain part of the community;
- there is need for smaller houses that have 2 and 3 bedrooms;
- developers should ‘up their game’ in terms of design and materials used;
- lack of services and facilities to support further housing development;
- limit green field developments around the periphery of the village as the rural setting is a huge asset;
- the feeling of a spread out village should be retained with fields and woods mixed with housing, whilst infill should not continue;
- make more use of the former brickworks site, which currently attracts anti-social behaviour;
- many houses have accessibility issues due to the hill;
- the village lacks diversity;
- there is a need for more bungalows;
- there is a need for more properties available to rent; and
- opportunities for self build would be welcome.

5.20 A copy of the full Housing Needs Survey prepared by WRCC can be found here: <http://www.naptonparishcouncil.org.uk/neighbourhood-development-plan/>

Home Choice Plus

5.21 In addition the WRCC survey noted that as at December 2017 there were 22 households with a Napton address registered on the local authority housing waiting list, known as Home Choice Plus. Whilst some of these households may not wish to continue residing in the parish, experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks etc. This particularly applies to families with children and older people.

Labour Market

5.22 Of those economically active the 2011 Census found the following breakdown.

Table 4 – Economic Activity

	Males	Females
Total Economically Active	331	296
• Part-time	20	108
• Full-time	200	112
• Self-employed	94	50
• Unemployed	5	7
• Full-time student	12	19
Total Economically Inactive	95	133
• Retired	66	77
• Student	18	18
• Looking after home/family	2	26

• Long term sick or disabled	7	6
• Other	2	6

Employment

- 5.23 Evidence gathered in 2017 as part of the preparation of the neighbourhood plan indicated that there are approximately 100 businesses located within parish. These vary in terms of their size, location and nature.
- 5.24 There is an industrial estate on Brickyard Road known as Baird Park. Activities include plant and machinery hire, garage services, civil engineering, skip hire, groundwork contractors and sheet metal contractors. On the opposite side of the road there is a waste recycling facility and a skip hire business.
- 5.25 There are also several small industrial units on Folly Lane and Tomlow Road. In addition there are 8 car related businesses distributed around the parish including car sales, classic car restoration and garage services. However the majority of businesses found in the area provide various services ranging from electrical contractors and builders to quantity surveyors and recruitment consultants.
- 5.26 There are number of businesses linked to tourism and recreation in the area. This includes fishing pools, equestrian facilities, self catering holiday accommodation and caravan sites. In particular there are a number of canal related businesses based at the marina and other key locations. This includes boat hire, boat builders and restorers, and a canal shop. The Folly Public House benefits from a location next to the Oxford Canal.
- 5.27 There are about 25 farms and small holdings in the parish.

Transport

- 5.28 The 2011 Census showed that:
- 75 work mainly at, or from home (8.8%)
 - 12 used train (1.4%)
 - 6 used bus, minibus or coach (0.7%)
 - 1 used taxi (0.1%)
 - 6 used a motorcycle, scooter or moped (0.7%)
 - 437 drove a car or van (51.1%)
 - 23 were a passenger in a car or van (2.7%)
 - 5 used a bicycle (0.6%)
 - 41 went on foot (4.8%)
 - 4 used another method of travel to work (0.5%)
- 5.29 The 2011 Census indicated there were 843 cars in the parish. In terms of the availability of a car or van:
- 34 households were without vehicle (7.5%)

- 126 households had 1 vehicle (27.7%)
- 208 households had 2 vehicles (45.7%)
- 87 households had 3 or more vehicles (19.1%)

Public transport

5.30 There are 14 local bus services from Napton. These are listed below.

Table 5 – Local Bus Services in Napton

Number	Service	Details	Operator
65	Daventry to Leamington	Mon to Fri (1 trip)	Stagecoach
65	Daventry to Leamington (Trinity School)	Only this direction, Mon to Fri (1 trip)	Stagecoach
65	Daventry to Leamington	Only this direction, Mon to Fri (4 trips)	Stagecoach
65	Leamington to Daventry	Only this direction, Mon to Fri (1 trip)	Stagecoach
65	Leamington to Daventry	Only this direction, Mon to Fri (1 trip)	Stagecoach
214	Priors Hardwick to Rugby (Flexibus)	Thu (1 trip)	A&M
236	Napton to Moreton Morrell (Warwickshire College)	School terms only, (1 trip)	Coachlinks
503	Banbury to Long Itchington	Only this direction, Thu (1 trip)	Catteralls Coach
503	Long Itchington to Banbury	Only this direction, Thu (1 trip)	Catteralls Coach
503	Long Itchington to Banbury	Thu (1 trip)	Catteralls Coach
611	Napton to Hillmorton (Ashlawn School)		Catteralls Coach
631	Napton to Rugby		A&M
665	Napton to Leamington	Mon to Fri (4 trips) Sat (8 trips)	Stagecoach
Cat 4	Upper Boddington to Southam (College)	School terms only, (1 trip)	Catteralls Coach

For more information see: <http://www.carlberry.co.uk/rfnlist.asp?L1=NAP0010&op=B>

5.31 There are two bus stops in the village opposite The Green and The Kings Head (Southam Road).

5.32 There are direct rail links to London and Birmingham from:

- Rugby Station (12 miles)
- Banbury Station (17.6 miles)
- Royal Leamington Spa (10.5 miles)

Social and Community Facilities

- 5.33 Local facilities include:
- Napton Village Stores (post office, shop and café)
 - Kings Head (public house and restaurant)
 - The Folly (public house and restaurant)
 - Napton Victory Club (public house and social club)
 - Napton Sports Pavilion
 - Napton Village Hall
 - Cross Roads Garage
- 5.34 There are two religious buildings, notably St Lawrence Church and the Christadelphian Church.
- 5.35 Some of the above host a wide range of social and community activities throughout the year. This includes a significant number of clubs and societies that provide opportunities for social interaction amongst all age groups.

Education

- 5.36 There are two educational facilities within the village:
- St Lawrence Church of England Primary School, which serves the local catchment area
 - Arc School, which is an independent day school that supports pupils from across a wider area who have a range of educational and social needs

Health

- 5.37 There are no health facilities within the village. Local residents primarily use the facilities available in Southam.

Sport and Recreation

- 5.38 The Napton Sports Club provides facilities for:
- football
 - cricket
 - tennis
 - netball
- 5.38 There is also an adjoining playground for young people that contains a skate park and shelter. A playground for younger children is located on Dogs Lane adjacent to St Lawrence Primary School.
- 5.39 There are allotments off Poplar Road, which are owned by the Parish Council.

Village Greens

- 5.40 Within the confines of the main settlement there are 4 small green spaces which are collectively known as the village greens. These comprise:
- Crown Green;
 - The Green;
 - Pillory Green; and
 - Memorial Green.
- 5.41 The first three were registered under the Commons Registration Act 1965 but at that time, for reasons unknown, ownership status was not established. At the present time the Parish Council are undergoing the process of registering their ownership with the Land Registry. Memorial Green is owned by the Parish Council and is the location of a War Memorial Monument to local fallen heroes. All four areas are considered important to the village character and have been consistently maintained by the Parish Council since registration.

Footpaths

- 5.42 The network of footpaths in and around the village include:
- canal towpaths
 - public rights of way
 - informal paths and alleys
- 5.43 There are 7 long distance paths radiating from Napton. These include the Millennium Way, Oxford Canal Walk and the Grand Union Canal Walk. There are also about 14 link paths in or around the village.
- 5.44 There are also a number of bridleways including:
- Grove Lane from bottom of Hillside to Church Lane
 - from Dog Lane (East of the Pastures) to Priors Marston, joined by a bridleway from Marston Doles road near Chapel Green
 - a section of the bridleway from Broadwell to Southam
-

6. The Key Issues

6.1 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. The key issues to emerge from the evidence gathering and initial community consultation are therefore summarised below in terms of their impact on achieving sustainable development in the parish.

Table 6 – Issues for the Neighbourhood Plan

	Positive impacts	Negative impacts
Environmental Issues	<p>The quality of open spaces:</p> <ul style="list-style-type: none"> village greens playing fields land in and around the church fields within built-up area of the village (e.g. behind The Crown) <p>Open gaps in the built-up area and outstanding views across the surrounding attractive countryside</p> <p>The footpath network in and around the village</p> <p>The quality of the historic environment including listed buildings, key landmark features in the landscape, and canal heritage</p>	<p>Traffic and transport issues such as parking levels on narrow roads, traffic speeding and lack of highway maintenance (such as signs and potholes)</p> <p>Concern about the level of house building in past 5 years</p> <p>State of the former brickyard site (e.g. an eye sore in the landscape)</p>
Social Issues	<p>The mix of housing design and small developments e.g. Priors Marston Road</p> <p>The amenities available in the village e.g. shop/Post Office, village hall, public houses and primary school</p> <p>Opportunities for sport and recreation, which promotes health and wellbeing</p> <p>Community/social activities e.g. volunteer driver scheme, music festival and bike ride</p>	<p>Inadequate bus service</p> <p>Insufficient housing for the elderly</p> <p>Communications and media e.g. poor quality mobile signal and internet access</p> <p>No health facilities within the village</p> <p>Pockets of anti-social behaviour</p>
Economic Issues	<p>About 100 businesses located within parish, which vary in terms of their size, location and nature</p>	<p>Broadband poor in places and poor mobile phone signal</p> <p>Ability to work from home</p>

6.2 These issues thereby provide the context for the formulation of the following vision and objectives and the subsequent policies and proposals.

7. Vision and Objectives

National Context

- 7.1 The Framework states that neighbourhood planning gives communities the power to develop a shared vision for their area.

Local Context

- 7.2 The Stratford-on-Avon Core Strategy includes a vision which states in part that:

In 2031 the outstanding built and natural character and heritage of Stratford-on-Avon District, its settlements and landscape, will have been maintained and enhanced. Biodiversity will have been strengthened in rural and urban areas, including through the provision of improved networks of green infrastructure. New and existing buildings will be more water and energy efficient and contribute to a reduction in flood risk, all helping the District to mitigate and adapt to the effects of climate change.

To meet future development needs, at least 14,600 additional homes will have been provided across the District. New homes will have been sensitively developed in ways that protect and enhance the setting, character and identity of each settlement, and effectively meet the needs of the District's existing and future population. At least an additional 35 hectares of employment land will have been provided to meet the District's requirements, together with 19 hectares to meet the needs of Redditch. Vacant or underutilised brownfield sites will have been brought back into suitable use while preserving their important features.

A settlement pattern comprising the main town of Stratford-upon-Avon, eight Main Rural Centres and a wide range of Local Service Villages will have been reinforced by development of a scale and nature that has retained the individual character and function of each settlement.

This will have been supplemented with development on brownfield sites in sustainable locations and an expanded community at Lighthorne Heath and a new settlement at Long Marston Airfield, each providing its residents and the residents of surrounding villages with a range of additional services, facilities and opportunities.

Small-scale housing development in villages not identified in the settlement hierarchy will have been provided to meet local needs and will reflect their rural character. The role of the countryside in the rural economy will have been strengthened, with additional business opportunities of a suitable nature and scale provided.

Overall, the strategy will have strengthened town and village communities whilst maintaining their characteristics, protected the countryside from inappropriate development and activities and ensured a safe high quality of life for residents throughout the District.

A vision for Napton

- 7.3 It is against this wider national and local context that the following vision for the parish has been formulated. The vision is:

In 2031 Napton-on-the-Hill will be a distinct, sustainable and vibrant village that retains its rural character and overlooks the surrounding open countryside. It will contain a strong and inclusive community comprising people from all age groups and backgrounds that thrive and socially interact together.

Objectives

- 7.4 To deliver this vision the plan has the following objectives:

- 1) To support appropriate residential development within the village, including homes to meet the identified local need
- 2) To support appropriate development on brownfield land
- 3) To promote and enhance local business opportunities to support a vibrant rural economy
- 4) To address climate change and support a low carbon future
- 5) To value and protect local heritage features and historic buildings
- 6) To value and protect the natural environment and the surrounding rural landscape
- 7) To maintain and develop a range of local services and facilities to support the needs of the local community
- 8) To promote safe and suitable access

Policies

- 7.5 The vision and objectives will be achieved by the planning policies set out in Section 8.
- 7.6 In addition to the planning policies a number of other issues emerged during the evidence gathering and community consultation that are not appropriate in a neighbourhood plan. This is because they are not matters that relate to planning and the use of land. However these issues can be listed and addressed in a separate document or as an appendix to the neighbourhood plan. Section 9 is therefore entitled ‘community aspirations’. Technically this does not form part of the statutory neighbourhood plan and will not therefore be considered by the examiner and the District Council. Nevertheless this is where the Parish Council will address these wider issues raised during the public consultation and other evidence gathering.

7.7 The table below indicates which policies will deliver each of the objectives.

Table 7 – Relationship between Vision, Objectives and Policies

Vision	Objectives	Planning Policies
<p>In 2031 Napton-on-the-Hill will be a distinct, sustainable and vibrant rural village that that retains its rural character and overlooks the surrounding open countryside. It will contain a strong and inclusive community comprising people from all age groups and backgrounds that thrive and socially interact together.</p>	<p>1. To support appropriate residential development within the village, including homes to meet the identified local need</p>	<p>1. Residential Development 2. Affordable Housing on Rural Exception Sites 3. Self-Build Homes</p>
	<p>2. To support appropriate development on brownfield land</p>	<p>Statement on the former Napton Brickworks Site</p>
	<p>3. To promote and enhance local business opportunities to support a vibrant rural economy</p>	<p>4. Business Development</p>
	<p>4. To address climate change and support a low carbon future</p>	<p>5. Environmental Quality</p>
	<p>5. To value and protect local heritage features and historic buildings</p>	<p>6. Heritage Assets 7. The Grand Union and Oxford Canals</p>
	<p>6. To value and protect the natural environment and the surrounding rural landscape</p>	<p>8. Local Green Space 9. Important Views 10. Open Countryside 11. Trees and Hedgerows</p>
	<p>7. To maintain and develop a range of services and facilities to support the needs of the local community</p>	<p>12. Local Services and Community Facilities 13. Telecommunications Infrastructure</p>

8. Planning Policies

- 8.1 The following policies are designed to deliver the vision and objectives outlined in the previous section. Once the neighbourhood plan has been ‘made’ these policies will form part of the development plan for the area and will be used by Stratford-on-Avon District Council to determine planning applications.
- 8.2 Each policy contains supporting justification to substantiate the stance being adopted. In accordance with the statutory requirements, each policy must meet certain basic conditions. Where appropriate the accompanying justification to each policy will therefore refer to:
- relevant sections in national planning policy, most notably the National Planning Policy Framework (hereafter referred to as the Framework) and Planning Practice Guidance (hereafter referred to as Guidance);
 - strategic policies in the current development plan for the area, most notably the Core Strategy;
 - the emerging Local Plans and any up-to-date information that is informing their preparation;
 - the findings from research and the evidence base; and
 - the views expressed by the local community during the various consultation initiatives.

Objective 1 - To support appropriate residential development within the village, including homes to meet the identified local need

Number of dwellings required

- 8.3 When assessing future housing proposals in Napton regard needs to be paid to the wider strategic context as well as any identified local need.
- 8.4 Policy CS.15 in the Core Strategy deals with the distribution of residential development across the District over the period 2011-2031. This is based on a settlement hierarchy comprising:
- the main town of Stratford-on-Avon;
 - Main Rural Centres;
 - new settlements at Long Marston Airfield and in the vicinity of Gaydon and Lighthorne Heath;
 - Local Service Villages; and
 - other settlements.
- 8.5 The explanation to the policy identifies Napton as a Local Service Centre (Category 2).
- 8.6 Policy CS.16 then considers housing requirement in each of these categories. It states that in Local Service Villages (Category 2) there will be a requirement for approximately

700 additional homes in total between 2011 and 2031, of which no more than about 12% (i.e. 84 dwellings) should be provided in any individual settlement. On that basis it is assumed that Napton should provide no more than about 84 additional dwellings over the plan period 2011-2031.

- 8.7 Planning permissions already granted for residential development since the start of the plan period can be deducted from this requirement in certain circumstances. A complete list of planning approvals in the parish since April 2011 is provided below.

Table 8 – Residential Permissions Granted in the Parish 2011-2018

Application Reference	Address	Net Additional Units	Inside Built-Up Area Boundary
Development permitted within the Local Service Village			
10/02106/FUL	Land adjoining The Tree, Butt Hill	1	Yes
13/00794/FUL	Land Off Priors Marston Road	20	Yes
13/02690/FUL	Land off Godsons Lane	28	Yes
12/02693/FUL	Land At Dog Lane	2	Yes
15/00637/FUL	Rose Lane at the Rosary	1	Yes
16/03522/FUL	Barn Conversion in New Street	1	Yes
15/04173/OUT	Land south of A425, Southam Road	4	Yes
17/02120/FUL	Conversion at Westcott House	1	Yes
15/04342/FUL	Dog Lane and St Lawrence Close	2	Yes
17/01480/FUL	Conversion of the Crown Pubic House	1	Yes
13/03182/FUL	Brooklands, Folly Lane	1	No
17/01563/OUT	Jackson's Lane	2	No
15/04310/COUO	Brooklands Barn, Folly Lane,	1	No
15/04242/FUL	Nissen Hut, Howcombe Lane	1	No
Development permitted within the wider Parish			
11/02836/FUL	Eydon Pike Farm	1	No
14/00591/FUL	Top New Zealand Farm	1	No
14/02302/FUL	The Ponderosa, Chapel Green	3	No
15/03113/COUP	R and N Plant Specialists, Tomlow	1	No
15/03628/COUQ	Napton Holt Farm, Holt Road	1	No
15/04026/COUQ	Bridge Nursery Tomlow Road	1	No
15/03741/COUQ	Holroyd House Farm	1	No
15/01768/COUQ	Agricultural building, Shuckburgh Road	1	No
16/02138/COUQ	Napton Holt Farm, Holt Road	1	No
17/01480/FUL	Napton Bridge Inn, Southam Road,	1	No
17/03043/FUL	Dog Lane Fishery	1	No
17/01444/FUL	Field House , Daventry Road	1	No
17/01743/COUQ	Holroyd House Farm	1	No
18/00993/FUL	The Timber Cabin, New Zealand Farm	1	No
17/02942/COUQ	Barn Conversion Church Road	1	No
18/00759/FUL	Agricultural Workers Dwelling Napton Holt Farm	1	No
Lapsed planning permissions within the Parish			
08/00410/OUT	Napton Brickworks, Brickyard Road	65	No

- 8.8 This table indicates that planning permission has been granted for 149 dwellings in the parish since the start of the Core Strategy plan period.
- 8.9 However the Core Strategy stipulates that only planning permissions granted within the Built-Up Area Boundary of the settlement (see below) can contribute to the housing requirement stipulated in the Core Strategy for a Local Service Village.
- 8.10 For example planning permission was granted for 65 dwellings (home/work units) on the site of the former Napton Brickworks. This particular permission expired in January 2018. Even so, this site lies about half a mile to the west of the village and is outside the Built-Up Area Boundary. Any development associated with this planning permission, or any future permission on the site, will not therefore contribute to the housing requirement for the village stipulated in the Core Strategy.
- 8.11 Of the 149 dwellings that have been given planning permission in the parish since April 2011:
- 61 dwellings are located within Built-Up Area Boundary and can therefore be included as contributing to the Core Strategy requirement for the village; and
 - 88 dwellings are not located within Built-Up Area Boundary and cannot therefore be included as contributing to the Core Strategy requirement for the village.
- 8.12 Of the required total housing requirement over the plan period, 61 dwellings have therefore already been met leaving a net balance of no more than about 23 additional dwellings required by 2031 to be constructed within the Built-up Area Boundary. This equates to about 2 new houses each year.

Local Housing Need Survey

- 8.13 The Parish Council commissioned Warwickshire Rural Community Council (WRCC) to conduct a local Housing Needs Survey during January 2018. The survey concluded that there is a need for 24 new homes in the parish for people with a local connection. The need can be summarised as:
- Housing association rent – 2 dwellings of 2/3 bedrooms
 - Housing association shared ownership -- 1 dwelling of 2 bedroom bungalow, adapted
 - Owner occupier / self-build – 7 dwellings comprising 5 dwellings of 2/3 bedroom bungalows and 2 dwellings of 3 bedrooms
 - Owner occupier – 14 dwellings of 1/2/3 bedroom bungalows
- 8.14 In addition the WRCC survey noted that as at December 2017 there were 22 households with a Napton address registered on the local authority housing waiting list, known as Home Choice Plus.
- 8.15 If the housing requirement set by the District Council of up to 23 dwellings is to be met, future provision needs to primarily address the identified housing need outlined above.

The Built-up Area Boundary

- 8.16 Policy CS.15 in the Core Strategy states that development within Local Service Villages will take place:
- on sites identified in a neighbourhood plan; and
 - through small-scale schemes on unidentified but suitable sites within the Built-Up Area Boundaries or otherwise within their physical confines.
- 8.17 The purpose of Built-Up Area Boundaries is to distinguish land within the boundary where new development is acceptable ‘in principle’ from land outside the boundary where subject to certain exceptions, development is not acceptable. Settlement boundaries therefore help prevent encroachment into the surrounding countryside.
- 8.18 Guidelines for defining Built-Up Area Boundaries have been prepared by the District Council. They state that much of the boundary line between a settlement and the open countryside is clear-cut. However the guidelines add that subjective judgements have been necessary in respect of some areas of land on the periphery of settlements. The District Council states that it is important to achieve a high degree of consistency, whilst accepting that in some cases a particular local interpretation is justified. As a guideline the land uses mentioned below, where they are located on the periphery of a settlement, are treated in the following manner:

Included within the confines of a settlement:

- churchyards;
- community buildings and their immediate curtilage (ie. playing fields are excluded);
- areas of residential curtilage unless these areas are clearly paddocks more appropriately defined as ‘non-urban’; and
- employment sites on the edge of a village.

Excluded from the confines of a settlement when on the edge of the built-up area:

- playing fields, including public, private and school playing fields;
- modern agricultural buildings;
- miscellaneous uses which may be located on the fringe of a settlement (eg. sewage treatment plants, electricity sub-stations, railway land, etc);
- allotments; and
- Manor Houses and their associated land.

- 8.19 In accordance with Policy CS.15 of the Core Strategy the District Council will identify Built-up Area Boundaries for the Local Service Villages. It is intended that these will be identified through the emerging Site Allocations Plan or through the preparation of neighbourhood plans. The District Council advises that neighbourhood plan steering groups use the above guidelines when defining Built-Up Area Boundaries in their plans.
- 8.20 Prior to adoption of the emerging Site Allocations Plan the District Council has endorsed draft Built-up Area Boundaries as a material consideration to help determine planning applications. The boundary for Napton-on-the-Hill was endorsed by the District Council at

the meeting of The Cabinet on 15 January 2018. In this neighbourhood plan the Parish Council has adopted the Built-up Area Boundary for Napton-on-the-Hill as defined by the District Council at this meeting.

Protecting the character and setting of the village

8.21 Policy CS.15 in the Core Strategy states, in part, that:

All development at existing settlements is expected to protect and enhance the character of the settlement involved and its setting. To achieve this, each individual proposal will be assessed against the following principles:

- 1. in relation to residential development, the number of homes proposed is consistent with the overall scale of development identified for the settlement in Policy CS.16 Housing Development;*
- 2. the scale of the development is appropriate to its immediate surroundings and to the overall size and character of the settlement;*
- 3. the design of the development is well-related to, and can be readily integrated with, the existing form of the settlement;*
- 4. the location and extent of the development does not have an unreasonably harmful impact on the surrounding landscape and setting of the settlement;*
- 5. the location and extent of the development would not result in the identity and/or integrity of the settlement being undermined as a result of the reduction in the gap with an adjacent settlement; and*
- 6. the scheme incorporates or provides for appropriate improvements to the infrastructure and services of the community.*

8.22 Policy AS.10 in the Core Strategy addresses the need to protect the countryside from inappropriate development. In terms of residential development it states, in part, that:

In order to help maintain the vitality of rural communities and a strong rural economy, provision will be made for a wide range of activities and development in rural parts of the District.

The following forms of development and uses in the countryside are acceptable in principle:

Community

- a) Small-scale schemes for housing, employment or community facilities to meet a need identified by a local community in a Parish Plan, Neighbourhood Plan or other form of local evidence, on land within or adjacent to a village.*

Residential

- b) Small-scale housing schemes, including the redevelopment of buildings, within the Built-Up Area Boundary of a Local Service Village (where defined), or otherwise within the physical confines, in accordance with Policy CS.15 Distribution of Development and Policy CS.16 Housing Development.*
- c) Conversion to a residential use of a building within the physical confines of a village.*
- d) Conversion to a residential use of a redundant or disused building in open countryside, constructed of brick or stone, that is listed or of local historic, architectural or other merit. In such cases, residential should be the only viable use and the building should be capable of conversion in a manner that is appropriate to its character and setting.*

- e) *A dwelling that forms part of the conversion of a building in open countryside where it is ancillary to a business and is necessary to ensure the efficient and secure operation of the business.*
- f) *A replacement dwelling subject to its scale and design not causing inappropriate harm to the character of the area or to neighbouring properties.*
- g) *Redevelopment of a bad neighbour site for residential development where the current use has been the cause of prolonged environmental conflict.*
- h) *A small-scale expansion of an existing mobile or park home site where this would secure benefits to its function and appearance.*
- i) *A permanent dwelling for occupation by a person engaged in an agricultural operation or other form of use that can only reasonably be carried out in the countryside, subject to a functional need being established.*
- j) *A new single dwelling in open countryside which is of exceptional quality and design and makes a positive contribution to the character of the local area.*

Character Assessment

8.23 Policy CS.9 in the Core Strategy. It states, in part, that:

All forms of development will improve the quality of the public realm and enhance the sense of place, reflecting the character and distinctiveness of the locality. Proposals that would damage or destroy features which positively contribute to local distinctiveness will not be permitted.

8.24 The policy adds that understanding local context is key to achieving good design and proposals should take into account any relevant design principles and contextual analysis set out in local guidance. Towards this purpose a character area assessment has been undertaken as part of the evidence base for the neighbourhood plan.

8.25 The overall findings of the character assessment are summarised in Section 4. A copy of the full report can be found here:

<http://www.naptonparishcouncil.org.uk/neighbourhood-development-plan/>

Important Open Spaces

8.26 As part of the character area assessment consideration was given to the various gaps and open spaces that contribute to the form and setting of the village. This includes The Green, Pillory Green, Crown Green and Memorial Green. There are also pockets of open space primarily at road junctions such as: the top of Howcombe Lane where Dog Lane meets Godsons Lane; at the top of Butt Hill; and Hackwell Bank at the junction of School Hill and Hackwell Street. These help to soften the street scene along with more formal green areas associated with other parts of the village such as the area at the top of Hillside where it meets Butt Hill. The siting of public benches around the village coincides with either these green spaces or with a key viewing point, offering a welcome resting place.

- 8.27 In December 2014 there was an appeal by A C Lloyd Homes Ltd and W, B, and K Watson and T Petyt regarding the site off Godsons Lane. Whilst the appeal was allowed and planning permission granted for 28 homes, the Inspector noted the importance of keeping part of the site as open space. In paragraph 35 of the Inspector’s Report it states that:

The proposal would keep the northern half of the field, which currently extends the countryside into the heart of the village, free of development. The position of the proposed development on the lower contours of the field combined with the limited height of the development and associated planting would be such that the important view from Vicarage Road towards Priors Marston would not be obscured. The layout and overall design of the development also appear to have been carefully considered, including the corridor of open space that would provide a pleasant spacious setting for the public footpath. Importantly, this area of proposed open space would also retain a physical and visual link to the open countryside to the south.

This particular land is therefore regarded as a significant open space that protects an important view to the countryside beyond.

- 8.28 In addition in August 2017 there was an outline application for the erection of 7 dwellings on land adjacent to The Bungalow in Howcombe Lane. The application was refused by the District Council in March 2018. The officer’s report noted that:

Due to the elevated nature of the site, it is considered that the proposed development would be prominent within the landscape. At present the site makes an important contribution to the village rural character, however the introduction of built development would erode this and cause harm to the overall context of the surrounding environment. It is noted that there are a number of public rights of way situated to the west which provide long distance public views to the site. These views would be would be harmed by the development and its encroachment upon the open countryside. Based on this information it is considered that the proposal would result in landscape harm, this is contrary to policies CS.5, CS.9 and CS.15 of the Core Strategy.

- 8.29 It was therefore recommended that the application be refused because it fell outside the physical confines of the village and its development would encroach on the open countryside causing harm to the rural character on the edge of the settlement location. In addition, the elevated nature of the site and long distance views of it from public rights of way mean that the site is considered to be prominent in the landscape. It is therefore regarded as an important open space in the neighbourhood plan and protected accordingly.

The approach adopted to new residential development

- 8.30 As a Local Service Village (Category 2) the Core Strategy states that the settlement should seek to provide up to about 84 additional dwellings over the plan period 2011-2031. Of this

total planning permission has already been granted for 61 dwellings leaving a net balance of up to about 23 dwellings. The local housing needs survey prepared by WRCC identified a requirement for 24 additional dwellings. The Framework states that in rural areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

- 8.31 However the neighbourhood plan has not made a specific allocation of land for residential development to accommodate the outstanding requirement. Instead Policy 1 states that residential development within the village will be supported provided that it meets certain criteria. This approach supplements the adopted policies in the Core Strategy. The neighbourhood plan does not therefore seek to stop residential development altogether. It recognises that limited small-scale housing can occur to meet the identified housing need subject to this criteria being met.
- 8.32 For instance any proposal for residential development must be located within the defined Built-Up Area Boundary. The aim is to avoid incursions into the surrounding open countryside and to protect the setting of the settlement and its important open spaces. It also needs to have regard to the design detail described in the character area assessment and be suitable in terms of design, scale and materials. In addition any proposal should be mindful of the findings of the Housing Needs Survey.

Policy 1 – Residential Development

A proposal for residential development will be supported providing that all of the following criteria are met:

- a) it is located within the defined Built-Up Area Boundary of the village;
- b) it is sensitive infill development that is on a small scale and appropriate to its surroundings;
- c) it includes homes that address the needs identified in the latest Housing Needs Survey for the parish;
- d) it has regard to the Character Area Assessment in terms of scale, layout and materials, and retains local distinctiveness to create a sense of place;
- e) it has rooflines that do not impact adversely on the important views identified in Policy 10;
- f) it does not affect gaps and important open spaces which are of particular significance to the form and character of the settlement;
- g) it protects and enhances public rights of way and encourages the use of the existing network of public footpaths to enable access by foot around the village; and
- h) there is good access by car with adequate off road parking provision.

Innovative or outstanding design will be supported if it raises the overall quality of the Character Area.

The Built-Up Area Boundary is defined on Policy Map 1.

Affordable housing

- 8.33 The Framework states that in rural areas local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
- 8.34 The Core Strategy points out that high house prices and private rents exclude many working and non-working households from the housing market. For many years the District has had the highest private rents and house prices in the West Midlands and one of the worst affordability ratios i.e. the relationship between rents/prices and incomes. Consequently, demand for affordable housing is high. This District has consistently experienced a long-term shortage of affordable housing, as evidenced by a succession of surveys and assessments.
- 8.35 The Core Strategy adds that affordable housing is housing provided at a cost below current market rates. For planning purposes affordable housing has a specific definition as set out by the Framework, which is defined as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. It should include provisions to remain affordable in perpetuity. The Core Strategy points out that ‘low cost’ housing for sale on the market does not constitute affordable housing.
- 8.36 The strategy adds that all new residential development that incorporates or comprises use as a dwelling house within Use Class C3 will be required to contribute to the provision of affordable housing in accordance with certain thresholds. In Napton-on-the-Hill this is development providing 6 or more dwellings.
- 8.37 Policy CS.18 stipulates that affordable housing will comprise 35% of the homes, unless credible site specific evidence of viability indicates otherwise. Schemes proposing more than 35% affordable housing provision, including rural exceptions, will also be supported where it meets an identified need. On schemes proposing fewer than 11 homes a contribution to off-site affordable housing provision in the District will be provided where on-site provision (in whole or part) is not proposed.
- 8.38 Policy AS.10 in the Core Strategy states that certain forms of development and uses in the countryside are acceptable in principle. For example it states:

Small-scale schemes for housing, employment or community facilities to meet a need identified by a local community in a Parish Plan, Neighbourhood Plan or other form of local evidence, on land within or adjacent to a village.

- 8.39 The supporting explanation states that these are schemes specifically identified and supported by the community usually through a parish plan or neighbourhood plan. In

relation to housing development schemes can comprise mixed tenure or solely affordable (social) units, according to the nature of the need identified.

- 8.40 The local Housing Needs Survey undertaken by WRCC on behalf of the Parish Council identified a need for 24 new homes in the parish for people with a local connection. Of this total, 21 required an owner occupied dwelling (most notably a bungalow). However there was a specific need for 3 dwellings to be provided by a Housing Association. The breakdown was as follows:

Housing association rent

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

Housing association shared ownership

- 1 x 2 bed bungalow, adapted

- 8.41 It is preferable that the above provision for three affordable homes is met from within the existing Built-Up Area Boundary. However the following policy accepts that it may only be feasible outside the Built-up Area Boundary known as a rural exception site.

Policy 2 – Affordable Housing on Rural Exception Sites

A proposal for the development of affordable housing outside the defined Built-Up Area Boundary will be supported providing it is:

- a) for a small number of properties;
- b) located on a rural exception site that is adjacent to the Built-Up Area Boundary;
- c) justified by evidence of need through the latest Housing Needs Survey for the parish;
- d) prioritised for those with a local connection as prescribed in the allocations policies of social housing providers; and
- e) any associated market housing is demonstrated to be the minimum required to deliver a viable affordable housing development and also meets locally identified housing needs.

Self build homes

- 8.42 The Core Strategy states that there are a number of mechanisms that can contribute to meeting the housing needs of the area and the District Council supports the principle of schemes being delivered as self-build projects or by community land trusts.
- 8.43 Self-build refers to projects where individuals or groups directly organise the design and construction of new homes. Custom house building involves individuals or groups working with a specialist developer to deliver new homes that meet their specific aspirations and needs. The government believes that these types of development can

play an important role in delivering high-quality housing that meets the needs of all sections of the community.

- 8.44 The Self-Build and Custom Housebuilding (Register) Regulations 2016 oblige all district councils in England to keep a register of individuals (and associations of individuals) who are seeking to acquire serviced plots of land in their area. A plot is deemed 'serviced' if it has access to a public highway and connections for electricity, water and waste water.
- 8.45 The main purpose of the register is to help the District Council judge the local demand for self-build and custom build housing. The most recent published version of the register was updated in April 2018. This indicates that two people specifically listed Napton as their preferred location for a self-build plot.
- 8.46 In addition the local Housing Needs Survey undertaken in January 2018 identified a requirement for 7 owner occupier / self-build properties. The breakdown was as follows:
- 4 x 2 bed bungalow
 - 1 x 2 or 3 bed bungalow
 - 2 x 3 bed house
- 8.47 The District Council will consider the allocation of specific sites for self-build projects and community land trusts in the emerging Site Allocations Plan.

Policy SAP.1: Self-Build and Custom Housebuilding

Within and adjacent to Stratford-upon-Avon, Main Rural Centres and Local Service Villages, selfbuild and custom housebuilding schemes may be appropriate subject to the satisfaction of the following criteria:

1. *There is evidence to show there is a sufficient level of interest to build and occupy such dwellings on the site involved.*
2. *The majority of plots should be taken up by individuals or households that have a local connection through living and/or working in Stratford-on-Avon District or by having close family living in the District.*
3. *A legal agreement is entered into in order to control the re-sale of dwellings initially to individuals or households who satisfy 2. above.*

All such schemes must make the following provisions:

- a) *A Design Code to guide the form of dwellings that are appropriate to the site.*
- b) *A legal access to a public highway (or equivalent) to serve each individual plot.*
- c) *Connections to all services, i.e. electricity, water, drainage, at the boundary of each plot.*

- 8.48 In addition the revised scoping document for the Site Allocations Plan states that the owners of the Brickworks Site are promoting a scheme comprising approximately 80 dwellings, including a proportion of self-build and custom-build plots.

- 8.49 Any proposal for Self Build within the existing Built-up Area Boundary still needs to meet the criteria specified in Policy 1.

Policy 3 – Self-Build Homes

A proposal for the development of self-build homes will be supported providing it is in accordance with:

- a) Policy SAP.1 in the Core Strategy; and
- b) Policy 1 in the neighbourhood plan.

Objective 2 - To support appropriate development on brownfield land

The former Napton Brickyard

- 8.50 This site is located on Brickyard Road, just off the Daventry Road. It is about 1km to the west of the village and comprises 10.5 hectares of brownfield land. The brickworks closed in 1973 and the buildings and structures on the site have since been cleared. However, there remain extensive areas of concrete hardstanding and remnants of buildings. A small industrial development now occupies part of the site.
- 8.51 The footprint of the former brickworks itself is about 6 hectares. The quarry part of the site, to the east of the former Brickworks, is designated as a Site of Special Scientific Interest (SSSI).



Part of former Napton brickyard site (to the left in the photo) with Oxford Canal in foreground

- 8.52 Brownfield land refers to sites that have been previously built on with a permanent structure. In order to achieve sustainable development the Framework encourages the

effective use of land by reusing land that has been previously developed (i.e. brownfield land) provided that it is not of high environmental value.

- 8.53 The District Council’s register of brownfield land includes the former brickworks. This register is a list of previously developed sites that may be suitable for potential future development. For a site to be included on the register it must be suitable for residential development, it must be available for residential development, and such development should be achievable within fifteen years.
- 8.54 The register describes the former brickworks as a deliverable site with the benefit of outline planning permission, which was granted on 29 January 2015. This was for the proposed reclamation and redevelopment of the derelict site to provide mixed use development including 65 dwellings (home/work units). However this planning permission expired in January 2018.
- 8.55 Policy AS11 in the Core Strategy addresses large rural brownfield sites. The policy states, in part, that:

Proposals for the re-use and redevelopment of extensive previously developed sites in the countryside, outside the Green Belt, will be assessed against the following factors in order to minimise any adverse impacts:

- a) The extent to which the nature of the proposed development would be in the national or local interest.*
- b) Whether the form and scale of the proposed development could reasonably be provided elsewhere in the District in a manner that is consistent with the overall development strategy set out in this Plan.*
- c) The extent to which the nature of the proposed development would be beneficial compared with the current use and condition of the site.*
- d) The scale and nature of impacts, including visual, noise and light, on the character of the local area and local communities.*
- e) The extent to which features that are statutorily protected or of local importance are affected and any impact on them can be mitigated.*
- f) The scope to minimise the need to travel and promote the use of transport other than the private car.*
- g) The absence of development on any area of the site liable to flood risk.*

- 8.56 Although the re-use of four other brownfield sites is described in Policy AS11, there is no specific mention of the Napton Brickyard in the policy. However in January 2018 the District Council published for the purposes of consultation a revised scoping document relating to the emerging Site Allocations Plan.
- 8.57 The original intention was that the Site Allocations Plan would identify additional sites for housing development to supplement the strategic sites identified in the Core Strategy. However sufficient housing provision has been made in the Core Strategy and through planning permissions to meet the housing requirement identified for the current plan period to 2031. The focus of the Site Allocations Plan will now be on the identification of ‘reserve sites’ in accordance with Policy CS.16 in the Core Strategy. Such sites will only be

released selectively if one or more of the circumstances identified in Part D of that policy applies.

- 8.58 The revised scoping document identifies a number of specific sites including the Napton Brickyard. The consultation document states that:

The site has a complex planning history. Planning permission was granted in 1995 to redevelop it as a business park but only the access off Daventry Road was implemented. Subsequently, the site was allocated in the previous District Local Plan Review for a mix of Class B1 employment, residential units tied specifically to businesses on the site, holiday accommodation and canal-based recreation. A scheme comprising 56 live/work units and Class B1 business buildings was granted outline planning permission in January 2015.

The owners of the site have advised the District Council that this permission will not be implemented because it is unviable given the costs involved in site clearance, stabilisation and remediation. Consequently, they are now promoting a scheme comprising approximately 80 dwellings, including a proportion of self-build and custom-build plots and holiday homes. They also propose to incorporate a nature reserve and visitor facilities associated with the canal.

Development of this brownfield site would bring a range of benefits including: removal of an eyesore in the landscape, treatment of contamination, cessation of anti-social activities, management and enhancement of existing habitats, and improvements to the canal environment.

There is a range of factors that would require consideration, including the relationship of the site to Napton-on-the-Hill, its accessibility by various means of travel, and the landscape and visual impact of development.

- 8.59 The consultation document points out that Policy AS.11 in the Core Strategy provides the basis for considering development schemes for large rural brownfield sites. It adds that the consultation provides the opportunity to gauge the views of interested parties about the suitability of this site for housing development and whether it should be identified in the Site Allocations Plan for the above or some other form of use(s).
- 8.60 In their response to the consultation the Parish Council supported the site's inclusion in the emerging Site Allocations Plan. There were also a numbers of comments raised by the community in the local Housing Needs Survey supporting future development on the former Brickyard site in preference to any taking place within or adjoining the existing village.
- 8.61 As there is still some uncertainty as to whether a proposal for development on the former brickyard site will be forthcoming, a policy has not been included in this draft plan. However the following statement sets out the Parish Council's position on any proposal coming forward.

The Parish Council will only support a proposal for residential development on the former brickyard site if it meets the following criteria:

- a) it comprises approximately 80 dwellings, including a proportion of self-build and custom-build plots;
- b) it includes homes that address the needs identified in the latest Housing Needs Survey for the parish;
- c) it incorporates a nature reserve;
- d) it restricts new buildings to the previously developed parts of the site;
- e) a comprehensive assessment of the ecological value of the site is carried out, with appropriate provision made to protect important habitats and species and secure biodiversity enhancement;
- f) a comprehensive assessment of features of geological and archaeological interest is carried out to establish features that need to be protected as part of any development;
- g) there is comprehensive structural landscaping around and within the site, to be implemented as an integral component of any development, and arrangements made for its long-term maintenance;
- h) it minimises the impact of buildings, activities and associated features, particularly from public viewpoints around the periphery of the site;
- i) it is effectively and sustainably linked to the services and facilities available within the village including a safe and accessible road, footpath and cycle network; and
- j) it accesses the public transport service linking the site with nearby settlements, especially Southam.

- 8.62 If the development comes forward the Built-up Area Boundary of the Local Service Village should be extended in the emerging Site Allocations Plan to include the footprint of the proposed built development on the former brickyard site. Whilst this should not be contiguous with the existing Built-up Area Boundary surrounding the village, any residential development on the former brickyard site should contribute to the overall residential provision required for the Local Service Village in the Core Strategy.

Objective 3 - To promote and enhance local business opportunities to support a vibrant rural economy

- 8.63 The Framework states that planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

8.64 Policy AS10 in the Core Strategy states, in part, that:

In order to help maintain the vitality of rural communities and a strong rural economy, provision will be made for a wide range of activities and development in rural parts of the District.

All proposals will be thoroughly assessed against the principles of sustainable development, including the need to:

- *minimise impact on the character of the local landscape, communities and environmental features;*
- *minimise impact on the occupiers and users of existing properties in the area;*
- *avoid a level of increase in traffic on rural roads that would be harmful to the local area;*
- *make provision for sustainable forms of transport wherever appropriate and justified;*
- *prioritise the re-use of brownfield land and existing buildings; and*
- *seek to avoid the loss of large areas of higher quality agricultural land.*

The following forms of development and uses in the countryside are acceptable in principle:

Business

- (k) *Conversion of a building for business purposes subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years.*
- (l) *Redevelopment at a similar scale of an existing building for business purposes, excluding holiday lets, where this would result in a more effective use of the site.*
- (m) *Small-scale expansion of an existing group of buildings for business uses, excluding holiday lets, where the site is readily accessible by means of transport other than the private car.*
- (n) *An extension to a business in its established location, particularly if it would be unreasonable to expect the business to relocate in order to expand.*
- (o) *A building or structure related to agriculture, horticulture and forestry where it is required for such purposes.*
- (p) *Farm-based business activities, including farm shops selling locally sourced produce that would help to diversify and support the viability of agricultural operations.*
- (q) *New and extended garden centres and nurseries.*
- (r) *Equine and equestrian-related activities, wherever practicable using existing buildings and structures.*

8.65 Policy CS22 deals specifically with economic development. It states, in part, that:

Opportunities for business development will be provided in the countryside, including farm-based activities, in accordance with Policy AS.10 Countryside and Villages.

The expansion of businesses in their existing locations will be supported, subject to the scale and type of activities involved, the location and nature of the site, its accessibility including by public transport, and impact on the character of the local area.

The incorporation of workspace associated with residential development will be encouraged in order to increase the scope for home-based working.

- 8.66 The parish has approximately 100 businesses that vary in terms of their size, location and nature. This includes an industrial estate on Brickyard Lane known as Baird Park, and several small industrial units on Folly Lane and Tomlow Road. However the majority of businesses found in the area provide various services ranging from electrical contractors and builders to quantity surveyors and recruitment consultants. There are number of businesses linked to tourism and recreation in the area, such as a number of canal related businesses based at the marina and other key locations. Collectively these provide some local employment opportunities and contribute to the local economy. There are also over 10 working farms in the parish. These are integral to the cultural, social and economic life of the village as well as playing a key role in shaping and protecting the landscape.
- 8.67 Some of these enterprises have been located in the parish for many years. Nevertheless, changes and improvements do occur and should be welcomed if they support the local rural economy. Future business growth in the area is therefore encouraged and supported, providing it is small scale and in-keeping with the character of the parish.
- 8.68 Proposals for development related to recreation and tourism will be particularly supported if they help to maximise local visitor spend and support the viability of existing services and facilities. Similarly proposals for development that improve the gateways to the village will be supported in order to promote identity and encourage visitors. This includes schemes that enhance their landscape setting or provide better signage to features of interest.

Policy 4 – Business Development

Business and economic development will be supported throughout the parish providing that:

- a) the proposals comprise well-designed new buildings that respect the character and appearance of the appropriate Character Area with particular regard to scale, layout and materials, to retain and respect and enhance the character of the countryside, local distinctiveness and help to create a sense of place; and
- b) the impact in terms of traffic, noise, air pollution, light pollution, ecology and landscape is satisfactory including through the use of appropriate mitigation measures.

Proposals for development related to recreation and tourism, including agricultural diversification, will be supported to maximise visitor spend and thereby support the local economy, provided appropriate infrastructure is included as part of the scheme.

Proposals for development that improve the gateways to the village will be supported in order to encourage tourism. This includes schemes that enhance the landscape setting or provide better signage to features of interest.

Objective 4 - To address climate change and support a low carbon future

Environmental quality

- 8.69 The Framework states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. It adds that policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
- 8.70 The Framework adds that local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
- 8.71 Policy CS.2 in the Core Strategy states that proposals for development will be required to demonstrate that, dependent on their scale, use and location, measures are included that mitigate and adapt to the impacts of climate change. In order that development proposals adapt to climate change the policy adds that measures should include: flood prevention and mitigation; heating and cooling; and green infrastructure and biodiversity. Proposals for development should also address sustainability standards in buildings, including energy efficiency measures.
- 8.72 When assessing proposals for all forms of development the following policy seeks to mitigate air, noise and light pollution, minimise flood risk, and avoid the degradation of wildlife habitats.

Policy 5 – Environmental Quality

A proposal for development will be supported where it incorporates design features that minimise:

- a) the emission of air pollutants;
- b) noise to protect the tranquillity of the area;
- c) light pollution to retain the dark skies;
- d) fuel poverty by incorporating cost-effective energy efficiency measures;
- e) the generation of waste and maximises opportunities for reuse and recycling;

- f) flood risk and encourages efficient water and waste management systems, including sustainable drainage systems (SuDS); and
- g) the fragmentation of habitats and creates green infrastructure networks that improve biodiversity.

A proposal for community-led small-scale renewable or low carbon energy development will be supported, providing there are no adverse impacts on the local environment that cannot be adequately mitigated. The overarching aim is that the overall balance of outcomes from such projects should be positive for the local community.

Objective 5 - To value and protect local heritage features and historic buildings

Historic environment

- 8.73 Napton has a rich and diverse history that contributes to its distinct identity. Although there is not a Conservation Area within the parish it contains over 40 listed buildings and structures as well as other historical features. In addition much is known about local history and former use of several other buildings in the village, some of which have had their use changed while others have been replaced by more recent buildings. The historic environment is something that the local community value very highly.
- 8.74 The Framework states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 8.75 The Framework adds that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It points out that the more important the asset, the greater the weight should be. Any harm should also be weighed against the public benefits of the proposal. A balanced judgement is therefore required having regard to the scale of any harm and the significance of the heritage asset.
- 8.76 Policy CS.8 in the Core Strategy states that the District's historic environment will be protected and enhanced for its inherent value and for the enjoyment of present and

future residents and visitors. It adds that priority will be given to protecting and enhancing the wide range of historic and cultural assets that contribute to the character and identity of the District. This includes the distinctive character of the villages and their settings, townscapes, streets, spaces and built form.

- 8.77 The historic environment is one of the parish’s most valued assets. The buildings and structures, and archaeological remains must be protected from insensitive development.

Policy 6 – Heritage Assets

A proposal for development will be supported providing that:

- a) it preserves or enhances designated heritage assets and their setting including listed buildings and other designated and non-designated heritage assets above and below ground; or
- b) the public benefits of the proposal clearly outweigh the scale of the harm or loss of the heritage asset.

Proposals that sensitively promote and interpret heritage assets will be supported.

Canals

- 8.78 Policy CS.8 in the Core Strategy also states that priority will be given to protecting and enhancing features that reflect the historic interaction of human activity on the landscape. This includes local vernacular building styles and materials, such as historic features associated with canals and navigations.

- 8.79 Canals are very dominant in the landscape of the parish and provide a lot of the local character. The Oxford Canal follows the contour on three sides of Napton Hill and is overlooked from many parts of the village. The Grand Union Canal joins the Oxford Canal at Napton Junction, which lies just to the north of the village. The canals are still operational, as are the locks, but their primary use is now leisure.

- 8.80 The canal network provides a historic, cultural, recreational and wildlife asset to the parish. They add to the local economy of the village by encourage visitors and tourism. They also contribute to the green infrastructure network.

- 8.81 The Canal and River Trust (CRT) state that the planning system has a vital role to play in:
- protecting the network of canals from inappropriate development;
 - protecting and enhancing the natural and historic waterway environment;
 - unlocking the inland waterway network’s economic, social and environmental value; and
 - improving the health and performance of the network, their corridors and adjoining communities.

- 8.82 The Trust’s ‘Planning for Prosperity, People and Places’ states that planning policies within neighbourhood plans should acknowledge and support the different economic, social and environment roles of canals. This requirement is certainly the case in Napton as the canal clearly has an important role in supporting the local rural economy. There are a number of canal related businesses based at the marinas and other key locations. This includes boat hire, boat builders and restorers, and a canal shop. The Folly Public House benefits from a location next to the Oxford Canal.
- 8.83 The canals are therefore an important part of the historic and cultural background to the village, and play a significant role in the quality of the environment and landscape. They provide important habitats for wildlife and a valuable leisure facility that benefits the area’s tourist trade and supports the rural economy. All sections of canals within the parish include well-maintained towpaths that provide a valuable option for walking, running and cycling away from main roads and thus benefit the health of the community and other users.
- 8.84 The following policy seeks to protect and enhance this key historical, cultural and environmental asset. This includes where the Oxford Canal adjoins the former Napton Brickyard Site.

Policy 7 – The Grand Union and Oxford Canals

The canals and their setting need to be protected from inappropriate development owing to their economic, social and environmental contribution to the area.

A proposal for development will be supported providing that it:

- a) respects the unique character of the canal through innovative and sensitive design;
- b) uses appropriate designs and materials for works and repairs to historical canal structures;
- c) provides external spaces which allow visual and physical access that encourage links to the village;
- d) protects and manages the function of the canal as a wildlife corridor by resisting proposals which destroy or adversely affect areas of ecological interest;
- e) protects existing hedgerows and trees and introduce soft landscape works to retain the canal as a green waterway;
- f) uses canal side furniture which is in-keeping with the setting and local heritage, but is robust;
- g) encourages a positive relationship between the canal and surrounding land by providing high quality and appropriate boundary treatment;
- h) provides, and if necessary upgrades, pedestrian access to maintain the role of the canal as a green pedestrian link; and
- i) promotes understanding of the canal heritage including the provision of signage, interpretation and public art.

Objective 6 - To value and protect the natural environment and the surrounding rural landscape

Local Green Space

- 8.85 There are a variety of open spaces in and around the village. These include small village greens, allotments, and incidental open spaces at road junctions and around the church. There is also a substantial playing field on the periphery of the village containing sports facilities and amenities for young people.
- 8.86 These open spaces and leisure amenities in and around Napton provide opportunities for relaxing and playing games, improve health and well-being, and encourage social interaction. They also support the setting of the various buildings, especially those of historic importance. The local community wants to see them protected for current and future generations.
- 8.87 Within the confines of the main settlement there are 4 small green spaces which are collectively known as the village greens. These comprise Crown Green, The Green, Pillory Green; and Memorial Green. The first three were registered under the Commons Registration Act 1965 but at that time, for reasons unknown, ownership status was not established. At the present time the Parish Council are undergoing the process of registering their ownership with the Land Registry.
- 8.88 All four areas are considered important to the village character and have been consistently maintained by the Parish Council since registration. Their designation as a 'Village Green' gives them protection from development and prevents the land being used for other purposes such as parking. With the formal ownership of all four green spaces in place it is felt that the Parish Council will be able to protect them by virtue of their legal status.
- 8.89 However there are a number of other valuable green spaces in the village that have no such protection from development. The Framework introduced the concept of Local Green Space. The designation of land as Local Green Space in a neighbourhood plan allows communities to identify and protect green areas of particular importance to them. The Local Green Space designation should only be used where the green space is:
- a) in reasonably close proximity to the community it serves;
 - b) 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
 - c) local in character and is not an extensive tract of land.
- 8.90 Local Green Space designation is therefore a way to provide special protection against development for green areas of particular importance to local communities. Guidance states that designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions

or obligations on landowners. Management of land designated as Local Green Space will remain the responsibility of its owner. If land is already protected by other types of designation then consideration should be given to whether any additional local benefit would be gained by designation as a Local Green Space.

8.91 Guidance also says that land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present.

Further information can be found here: <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

8.92 The following sites in the village satisfy the criteria specified in the Framework:

Table 9 – Local Green Spaces

Name of site	Description	How it meets the criteria in the Framework
A. Napton Sports Club	<p>These sports facilities are located on the east side of the village between Dog lane and Priors Marston Road. They are located in open countryside, but adjoin the built-up area. It is unusual in that it is one of the few relatively flat pieces of land in the village suitable for such purposes.</p> <p>The facilities comprise a full sized shared cricket and football pitch, two floodlit tennis courts with netball markings and an all weather multi use synthetic floodlit pitch.</p> <p>These are enhanced by a pavilion with two changing rooms with showers, plus an umpires/referee changing room with shower and a main function room with adjacent kitchen and store room. The design incorporates full disabled access and facilities. There is plentiful car parking and a picnic area.</p> <p>There is also an adjoining playground for young people that comprises a skate park and shelter.</p> <p>The lower part of the site is owned by the Parish Council and the upper section is leased from the Diocese of Coventry on a 99 year lease.</p> <p>The Napton Sports Association overseas the sports club facilities. Their purpose is to control the upkeep and maintenance of the 10 acre site and all the sports facilities. It owns and maintains all the ground maintenance equipment.</p> <p>The incorporated clubs are Napton Cricket Club, Napton Tennis Club, Napton Football Club and Napton Netball Club.</p>	<p>a) The site is very close to the community it serves, being located on the immediate edge of the village.</p> <p>b) It is demonstrably special to the local community in terms of its sporting and recreational value, which supports the overall health and well-being of local people.</p> <p>c) It is local in character and not an extensive tract of land.</p>



Local Green Space – a) Napton Sports Club

<p>B. Land adjoining St Lawrence Church</p>	<p>This is a long rectangular area of about 2.4 hectares of generally open pasture land bordering the north side of Church Lane. It is hedged on three sides and partially to the road.</p> <p>The site is crossed by a public footpath about a third of the way along from the west end and a bridleway near the east end.</p> <p>The site is privately owned and the tenant farmer uses it to take a hay cut.</p> <p>Despite its proximity to the built up area of the village it is not clearly visible and feels relatively secluded. For many years the site has been walked by villagers and is a favourite site for bird watchers.</p>	<p>a) The land is close to the community it serves.</p> <p>b) It is demonstrably special to the local community in terms of its beauty and tranquillity at the very top of Napton Hill, the setting it provides for St Lawrence Church, and the public rights of way that provide opportunities for walking in this scenic area.</p> <p>c) It is local in character and not an extensive tract of land.</p>
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Local Green Space – b) Land adjoining St Lawrence Church

<p>C. The Copse off Fells Lane</p>	<p>This 0.34 hectare site comprises a rectangular area of woodland.</p> <p>It is bordered by the rear gardens of the four houses below Vicarage Road and The Briars on Fell Lane, and the new Godsons Lane Estate.</p> <p>The site is privately owned being part of the old vicarage gardens. There is no public access.</p>	<p>a) The area is close to the community it serves though is outside the Built-up Area Boundary.</p> <p>b) It is demonstrably special to the local community in terms of its beauty, tranquillity and richness of its wildlife. There are very few areas of woodland in the vicinity.</p> <p>c) It is local in character and not be an extensive tract of land.</p>
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Local Green Space – c) The Copse off Fells Lane

<p>D. Land Adjacent to the former Brickyard Site</p>	<p>This area comprises of a piece of land of approximately 10 hectares that was formerly the quarry to the former brickworks. It has now naturally regenerated and has a unique topography, formed by excavation at the turn of the 20th Century. This has been conducive to the introduction of a wide range of flora, fauna and wildlife unique to the village.</p> <p>At the lower levels there are two fishing pools which are commercially managed by the landowner and used by anglers on a day ticket basis. The pools contain a variety of fish species and support a variety of waterweeds, lilies and bull rushes.</p> <p>Higher up the sloping topography there are four or five further pools which have been left in their natural state and support a variety of amphibians and waterfowl.</p> <p>In the centre of the site are some quite unique boulders and large rock outcrops revealed by the former excavations, surrounded by self set Silver Birch trees.</p> <p>The greater majority of the site is covered by heath land,</p>	<p>a) The area is reasonably close to the community it serves being located about half a mile from the village.</p> <p>b) It is demonstrably special to the local community in terms of its historic significance, recreational value, and its wildlife and geological importance.</p> <p>c) It is local in character and not be an extensive tract of land.</p>
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	<p>generated by the rough grazing of semi wild ponies, which provides for near perfect conditions for the growth of wildflowers, favoured by a selection of insects and butterflies. The heath land also provides the ideal habitat for mice and voles, which provide a valuable source of food to barn owls often seen hunting there at dusk, as well as reptiles such as grass snakes and adders. There are also nesting birds such as skylarks and ground birds such as partridge and pheasants.</p> <p>To the north of the site there is another distinctive outcrop of rocks sat on the western fringe of a naturalised young woodland that contains a mix of native trees and shrubs, including hawthorn, blackthorn, elder and ash. On the more open margins of the woodland and flanking the public footpath that ascents the hill to Napton Windmill, there are gorse bushes, which are specific to this site and support nesting birds such as finches, linnets, warblers, blackcaps, buntings, yellow hammers etc.</p> <p>To the higher slopes on the north eastern perimeter there is a cliff face, which has periodically supported a colony of nesting Sand Martens. The top of this cliff and the rim of the site adjacent to the Windmill, has been designated a Site of Special Scientific Interest (SSSI) due to the geological interest of fossils discovered in the cliff face.</p> <p>At the base of the cliff face, there are several active badger sets, foxes earths and rabbit burrows. muntjac deer, fallow deer and hares have also been observed grazing in the meadows below the cliff face.</p> <p>This diverse habitat is a unique enclave to the natural history of Napton on the Hill, and its very existence is maintained by the lack of ‘managed’ agriculture and public access to disturb the wildlife contained within it.</p>	
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Local Green Space – d) Land adjacent to the former Napton Brickyard Site

- 8.93 The areas described are therefore designated as Local Green Space and protected accordingly.

Policy 8 – Local Green Space

The following areas are designated as Local Green Space:

- a) Napton Sports Club
- b) Land adjoining St Lawrence Church
- c) The Copse off Fells Lane
- d) Land adjacent to the former Napton Brickyard Site

A proposal for development that is incompatible with its importance as a Local Green Space will not be allowed unless there are very special circumstances where the benefits of development clearly outweigh its loss or any harm caused by such development.

The boundaries of the Local Green Spaces are shown on Policy Map 2.

Important views

- 8.94 One of the key aims of the neighbourhood plan is to retain the rural feel of the settlement. This is facilitated by the various agricultural buildings located in and around the village and the proximity to, and connection with, the surrounding farmland.
- 8.95 However perhaps most significant is the nature of the topography in the parish with the village positioned on the side of Napton Hill which rises steeply above the surrounding landscape. This facilitates locally valued views from the village over the adjoining countryside, as well as the outstanding views overlooking the canal network below. It is the nature and qualities of these views that reinforces the rural feel of the village and adds to its charm and character.
- 8.96 This is also important when retaining views of and from significant buildings and features. The topography means that Napton Hill is highly visible in the landscape from the approaching roads, footpaths, bridleways and towpaths looking upward towards the settlement on the hill side. In particular the church and windmill are located on the top of Napton Hill and provide attractive and highly visible features in the landscape. These are key features in the local landscape that give Napton its distinct identity and character. Their prominence and setting therefore needs to be protected.
- 8.97 The Character Area Assessment demonstrated how this topography forms an important component with many areas of the village enjoying impressive views both within the settlement and to the countryside beyond. It is the nature of these attractive views that reinforces the rural feel of the village and adds to its character. Views of the surrounding countryside also remind the local community of the landscape beyond and their rural location despite the proximity of Southam and some busy roads.

8.98 Policy CS.5 in the Core Strategy states, in part, that:

The landscape character and quality of the District will be maintained by ensuring that development takes place in a manner that minimises and mitigates its impact and, where possible, incorporates measures to enhance the landscape. The cumulative impact of development proposals on the quality of the landscape will be taken into account.

Development will thus be permitted where:

B. Visual Impacts

1. *Proposals include, dependent on their scale, use and location, an assessment of the likely visual impacts on the local landscape or townscape, and the site's immediate and wider setting. Applications for major developments may require a full Landscape and Visual Impact Assessment.*
2. *New landscaping proposals are incorporated to reduce predicted harmful visual impacts and enhance the existing landscape. Provision must be made for its long term management and maintenance.*

8.99 The most important views are indicated on Proposals Map 3 and justified below. They are all from vantage points accessible to the public.

<p>1 – A425 opposite The Blue House</p>	<p>This 90 degree vista is seen from the footpath in an elevated position across open meadow and across the ‘Oxford Canal’, stretching to Stockton village to the north and Draycote Water to the north. It is particularly pleasing to see the illusion of the narrow boats seemingly gliding across the meadow in the foreground.</p>
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<p>2 – Butt Hill at junction with Hillside</p>	<p>This 45 degree vista is seen from the junction half way up Butt Hill, facing north east, across rough sloping pastureland, over the A425, and the top of Crossroads Garage to the Napton Reservoir, with the village of Granborough on the skyline behind mixed agricultural land and woodland. To the right of the view lies the Black Prince, Wigram’s Turn Marina. Here there are a large quantity of narrow boats are moored, which are synonymous with the village of Napton.</p>
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<p>3 – Vicarage Road</p>	<p>This 40 degree vista is seen from the layby in Vicarage Road, and is a unique gap in the built centre of the village, much admired by villagers and visitors alike. At the bottom of the slope, which has for generations been used for children’s sledging during snow falls, lies a new development by AC Lloyd, currently under construction. The vista extends over farmland and rough grazing to the south east, stretching to the ridge adjacent to the village of Priors Marston some 1 ½ miles away and beyond to Hellidon tower some 3 miles away. The view currently extends over the top of the new development but any further development higher up the slope would potentially obliterate this important view. This fact was noted by the Inspector who heard the planning appeal by AC Lloyd development. Although the Inspector granted planning permission on the site he noted that the upper part of the slope should remain undeveloped as open grassland.</p>
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<p>4 – Priors Marston Road, looking towards Shuckburgh</p>	<p>This 110 degree Vista seen facing due east from the carriageway, stretches across undulating grazed pastureland to ‘Cannon Bank’ at Shuckburgh Hall, and the wooded skyline beyond some 2 miles away. To the left hand side of the vista, the landmark of Braunston Church spire can be seen in the distance, illuminated at night and known affectionately as ‘The Cathedral of the Canals’ by the narrow boat community.</p>
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<p>5- The Poplars, 100 metres south east from the end house of the three storey terrace</p>	<p>This ‘corridor’ view looking south east is a unique view of the Oxford Canal from an elevated position, encompassing the historic canal bridge, Lock Keepers cottage and Folly Public House on the canal side (formerly The Bull and Butcher’). It is a view that has been captured in countless postcards and artists paintings in previous times and appeared on many national and international magazine covers. The Leamington Courier of 28 March 2008, featured a full page colour photograph with the strap line “ Is this our most beautiful view ?”</p>
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<p>6 – A425 travelling east between Brickyard Road junction and the canal bridge</p>	<p>Looking south east this 100 degree vista is seen by traffic approaching the village of Napton-on-the Hill from Southam. The vista stretches across agricultural land, over the Oxford Canal across the entrance to the historic brickworks, and adjacent ancient ‘Ridge and Furrow’ pastures. The vista continues up the escarpment formed by the former brickyard quarry for approximately 500 metres to the rim of the excavation, which is a ‘Site of Special Scientific Interest’ (SSSI), and also encompasses the landmark Windmill atop the hill. Representations of this iconic view are used extensively and recognized as a key driver to the village name – ‘Napton-on-the-Hill’</p>
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<p>7 – Southern corner of the upper churchyard of St Lawrence Church</p>	<p>This 180 degree vista is one of the most dramatic and scenic views found in the village, looking across from the elevated upper Churchyard facing due south, and extending some 3 miles to Hellidon Tower and Burton Dassett Hills. It includes village roof tops, partially secluded by hedging and a wide variety of agricultural land and farm building stretching right across to the skyline. The spot is the location of a well used commemorative bench for villagers and visitors alike to admire the view.</p>
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8 – Junction of The Poplars, The Butts and top of Howcombe Lane

This 90 degree Vista encompasses ancient ‘Ridge and Furrow’ pastureland, Farm buildings and Copse, stretching right across to the Burton Dassett Hills skyline some 10 miles away.



9 – Thorntons Lane, Chapel Green, 100 metres from junction with Marston Doles Road

The 100 degree Vista facing north , back towards the village across pastureland gives an excellent view of the south facing red brick and roof tile of the village set on the hillside, with St Lawrence Church ironstone tower being particularly dominant.



<p>10 – Dannels Hill, Priors Marston Road, adjacent to Middle Lake</p>	<p>Looking due west the 15 degree vista is another aspect of the south facing houses within the village hillside some ½ mile away beyond the Dog Lane Fishing Lakes, which are shielded by mature trimmed ‘Leylandi’ conifer trees.</p>
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<p>11 - From top of Dannels Hill (campsite) back into the village</p>	<p>This view is undoubtedly the finest vista of the village of Napton on the Hill, taken from the elevated top end of the 'gated road' to Shuckburgh. The aspect shows the eastern facing vista of the village, whilst looking across Priors Marsdon Road at Dannel's Hill and the Fishing Lakes. It accentuates and acknowledges the layer upon layer of housing, winding narrow lanes and open green spaces which typify the character of the settlement for all to admire.</p>
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<p>12 – School Hill, opposite Oakwood House</p>	<p>The 120 degree vista is marked by a bench installed by the Parish Council specifically to admire the view. The scenery stretches east/south east over the rooftops and a wide variety of agricultural meadows and farm buildings, right across to the skyline adjacent to the village of Priors Marston, and Hellidon Tower beyond some 3 miles away. To the left of the vista a further important view encompasses the natural beauty of the Dog Lane Fishing Lakes and Cannon Bank, Shuckburgh beyond that.</p>
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<p>13 – Observatory Memorial, Mill Road</p>	<p>This site is maintained by the Napton War Memorial Committee as the spot that gunners and observers were posted during WW 11, and has a commemorative bench and information board. It encompasses an almost 360 degree view of the surrounding countryside, broken only by the windmill itself. The view to the north east gives a particularly pleasing aspect of the St Lawrence ironstone church tower. The immediate foreground of this unique view is uncompromised grazed pastureland.</p>
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- 8.100 The following policy aims to protect these key views from development that would have a harmful impact on them. The policy demonstrates how neighbourhood plans can encapsulate the aspirations of a local community in a way that is difficult in a Local Plan covering a wider area. The views and vistas are important to the unique character of the village and its rural feel, and it is appropriate for the neighbourhood plan to seek to protect them in order to maintain character and local distinctiveness.

Policy 9 – Important Views

The following important views will be protected:

- 1) A425 opposite The Blue House
- 2) Butt Hill at junction with Hillside
- 3) Vicarage Road
- 4) Priors Marston Road, looking towards Shuckburgh
- 5) The Poplars, 100 metres south east from the end house of the three storey terrace
- 6) A425 travelling east between Brickyard Road junction and the canal bridge
- 7) Southern corner of the upper churchyard of St Lawrence Church
- 8) Junction of The Poplars, The Butts and top of Howcombe Lane
- 9) Thorntons Lane, Chapel Green, 100 metres from junction with Marston Doles Road
- 10) Dannels Hill, Priors Marston Road adjacent to Middle Lake
- 11) From top of Dannels Hill (campsite) back into the village
- 12) School Hill, opposite Oakwood House
- 13) Observatory Memorial, Mill Rodd

The location and direction of these important views is indicated on Policy Map 3.

Any development proposals must ensure that the openness and key features of these important views can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of the village edge, arboreal setting and the surrounding open countryside. Development proposals which have a harmful impact on the view will not be supported.

Surrounding countryside

- 8.101 The parish is predominantly rural with the village located in the centre surrounded by attractive open countryside. The village overlooks much of the parish being positioned on the hill that dominates the landscape.
- 8.102 The countryside outside the village largely comprises farmland, predominantly grazing with some arable. This is interspersed with farm buildings, trees and hedges creating a quintessentially idyllic Warwickshire Landscape. The area lies within the designated Special Landscape Area.
- 8.103 The Framework states that planning policies should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and
- b) recognising the intrinsic character and beauty of the countryside – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

8.104 Policy AS.10 in the Core Strategy addresses the need to protect the countryside from inappropriate development. It states, in part, that:

In order to help maintain the vitality of rural communities and a strong rural economy, provision will be made for a wide range of activities and development in rural parts of the District.

All proposals will be thoroughly assessed against the principles of sustainable development, including the need to:

- *minimise impact on the character of the local landscape, communities and environmental features;*
- *minimise impact on the occupiers and users of existing properties in the area;*
- *avoid a level of increase in traffic on rural roads that would be harmful to the local area;*
- *make provision for sustainable forms of transport wherever appropriate and justified;*
- *prioritise the re-use of brownfield land and existing buildings; and*
- *seek to avoid the loss of large areas of higher quality agricultural land.*

8.105 The following policy therefore builds on the wider planning context provided by the Framework and Core Strategy, and applies it at the neighbourhood plan level. Any proposal for development is expected to safeguard the local landscape character, protect areas of wildlife interest, and the historic environment of the surrounding open countryside.

Policy 10 – Open Countryside

Outside the Built-up Area Boundary development will only be supported where it does not cause demonstrable harm to:

- a) landscape quality;
- b) sites of ecological value;
- c) heritage assets and sites of archaeological interest such as ridge and furrow;
- d) the intrinsic character, beauty and tranquillity of the countryside; or
- e) the appearance of the area in terms of its historic and vernacular built form as described in the Character Area Assessment.

Trees and hedgerows

8.106 Trees and hedgerows are an integral part of Napton’s character. They provide visual amenity, create habitats for wildlife, and improve air quality. There are a number of tree lined paths, many of which converge around the church. When viewed from a distance these trees give the impression of a wooded area.

8.107 The Framework states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists.

8.108 Policy CS.5 in the Core Strategy states, in part, that:

The landscape character and quality of the District will be maintained by ensuring that development takes place in a manner that minimises and mitigates its impact and, where possible, incorporates measures to enhance the landscape. The cumulative impact of development proposals on the quality of the landscape will be taken into account.

Development will thus be permitted where:

Trees, Woodland and Hedges

Proposals do not lead to any loss or damage but rather protect the quality of ancient semi-natural woodland and aged/veteran trees, particularly in the Forest of Arden, but also (due to their relative scarcity) elsewhere in the District.

1. *Proposals that will have an impact on woodlands, hedges and trees incorporate measures to protect their contribution to landscape character, public amenity and biodiversity. The loss of those trees which are of high public amenity value will be resisted and such trees will be protected by the use of Tree Preservation Orders.*
2. *The design and layout of development schemes and other projects in rural and urban areas incorporate trees in a manner that is appropriate to the nature of the site, including the use of native species. However, given the continued threat to native trees and plant species from pests and diseases, the incorporation of non-native species into schemes will be considered and accepted where appropriate.*
3. *Development schemes and other opportunities are used to:*
 - *enable the expansion of native woodlands,*
 - *buffer, extend and connect fragmented ancient woodlands,*
 - *develop flood risk reduction measures through the planting of woodlands, trees and undergrowth for their intrinsic value and to help climate change adaptation.*

8.109 The Hedgerows Regulations 1997 now protects most countryside hedgerows from being removed (including being uprooted or otherwise destroyed). If anyone wants to remove a hedgerow (or part of a hedgerow) they must apply in writing in advance to the District Council. The District Council can issue a hedgerow retention notice if the hedgerow is considered ‘important’ and therefore must be kept, or it can give permission to remove the hedgerow. An important hedgerow must be at least 30 years old and meet certain criteria e.g. it marks a pre-1850 parish boundary, incorporates a Scheduled Monument or an archaeological feature, is an integral part of a field system pre-dating the Enclosure Acts, or contains protected species listed in the Wildlife and Countryside Act 1981.

8.110 However within the village itself there are a number of mature and commemorative trees. The protection of these trees is important to the appearance, culture and ambience of the village.

- 8.111 The following policy aims to prevent, where possible, development that would result in loss of or damage to significant trees or hedgerows. Such features are an important element in the character of the village and its surrounding countryside. However unless trees are subject to Tree Preservation Orders their removal and pruning is not subject to planning control. Even where trees are subject to planning control it is unusual for policies to preclude their removal and it is more normal to require the provision of replacement trees.

Policy 11 – Trees and Hedgerows

A proposal for development should protect mature trees, woodlands and important hedgerows wherever possible. Development that would result in the loss or damage to protected trees and hedgerows will not be permitted unless a satisfactory scheme for the replacement of lost trees or mitigation of damage to the landscape is agreed.

Objective 7 - To maintain and develop a range of services and facilities to support the needs of the local community

Existing services and facilities

- 8.112 To provide the social, recreational and cultural facilities and services the community needs the Framework states that planning policies and decisions should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
 - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
 - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 8.113 Policy CS25 in the Core Strategy states, in part, that:

It is expected that existing community facilities, such as shops, pubs, medical and leisure, will be retained unless it can be demonstrated that one or more of the following criteria is satisfied:

1. *there is no realistic prospect of the facility continuing for commercial and/or operational reasons on that site;*

2. *the land and/or property has been actively marketed or otherwise made available for a similar or alternative type of facility that would be of benefit to the community;*
3. *the facility can be provided effectively in an alternative manner or on a different site in accordance with the wishes of the local community; and*
4. *there are overriding environmental benefits in the use of the site being discontinued.*

In all instances the potential to mitigate within the local area the loss of a community facility will be considered alongside any proposal for development on the site of the existing facility.

- 8.114 There a number of services and facilities available within the village. They include a village stores (that contains a post office, shop, garage and café), 2 public houses, a social club, a village hall, and a sports facility. There are also two religious buildings and a number of small public open spaces. Collectively these facilities host a wide range of social and community activities throughout the year. This includes a significant number of clubs and societies. The village therefore supports many opportunities for social interaction amongst all age groups, which is one of its main strengths and characteristics.
- 8.115 The following policy seeks to protect existing community services and facilities, whilst supporting the provision of new facilities.

Policy 12 – Local Services and Community Facilities

The provision of new services or community facilities, or the expansion of existing services and facilities, will be supported providing that it does not have significant harmful impacts on the amenities of residents or on other neighbouring uses.

The loss of any of the following services and community facilities will only be supported if it can be demonstrated that it meets the criteria specified in Policy CS.25 of the adopted Core Strategy:

- a) Napton Village Stores;
- b) Kings Head Public House;
- c) The Folly Public House;
- d) Napton Victory Club;
- e) Napton Sports Pavilion and associated playing fields;
- f) Napton Village Hall;
- g) St Lawrence Church;
- h) Christadelphian Church;
- i) St Lawrence Church of England Primary School;
- j) Arc School;
- k) Playground for young people in Dog Lane adjacent to Napton Sports Club playing fields; and
- l) Playground for younger children in Dog Lane adjacent to St Lawrence Primary School.

Communications infrastructure

- 8.116 The Government recognises that reliable broadband internet access is essential for homes throughout the country if they are to benefit from online services. The Framework states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.
- 8.117 Policy CS.26 in the Core Strategy states, in part, that:

F. Information and Communication Technologies

New development will contribute to and be compatible with local fibre or other high speed broadband infrastructure. This will be demonstrated through a ‘Connectivity Statement’ submitted with planning applications where appropriate, based on the scale and nature of the proposed development. Such statements should set out the anticipated connectivity requirements of the development, known data networks nearby and their anticipated speed (fixed copper, 3G, 4G, fibre, satellite, microwave, etc.), and a description of how the development will connect with or contribute to any such networks.

The Council will expect new development to be connected to high speed broadband infrastructure capable of providing a minimum download speed of 30Mbps. Where no strategic telecommunications infrastructure is available, as a minimum and subject to such provision not rendering the development unviable, suitable ducting that can accept fibre should be provided either to:

- the public highway; or*
- an existing local access network; or*
- another location that can be justified through the connectivity statement.*

Major infrastructure development must provide ducting that is available for strategic fibre deployment. Developers are encouraged to have early discussions with strategic providers.

- 8.118 Superfast broadband access enables people to work from home and thus reduces the need to travel. Some businesses are run from people’s homes and it is an essential requirement for education purposes. Superfast broadband also enables people in the village, especially the disabled or those reliant on public transport, to access services and facilities that would not perhaps be otherwise available.
- 8.119 However the current provision is inadequate in the parish. In terms of service improvements, respondents most wanted to see better internet/broadband provision.

Policy 13 – Telecommunications Infrastructure

Proposals for development that improve electronic communications such as superfast broadband and the mobile phone network will be supported providing any adverse impact on the environment can be adequately mitigated.

9. Community Aspirations

- 9.1 Throughout the period of preparation of the neighbourhood plan some issues have been raised by members of the community that do not specifically relate to land use or development matters. To meet the statutory requirement such issues cannot be considered within a neighbourhood plan. Similarly some other issues require further technical assessment in terms of their suitability and economic viability. The Parish Council therefore wishes to further consider and research these aspirational projects.
- 9.2 It should be noted that the following matters do not form part of the statutory neighbourhood plan.

Traffic management

- 9.3 Transport is essential for most rural residents to gain access to the services and facilities they need, as well as education and employment opportunities. However a lot of the traffic growth in recent years has been on routes in rural areas. The increased congestion and speeds on some routes can have a detrimental impact on villages where traffic uses unsuitable routes. Furthermore traditional management, such as signing and bollards, may detract from the over-all character of a village and different approaches for restricting traffic will be required.
- 9.4 There is a desire to introduce traffic management measures in the parish, most notably to reduce speed levels through the village. This is particularly evident on the busy A425 when it passes through the village, especially in the vicinity of the cross roads, which provide the main entrance into the village.
- 9.5 Paragraph 29 of the Framework states that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Paragraph 34 adds that plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.
- 9.6 Residents are keen to see measures to promote safe roads and clear footpaths and to discourage through traffic. Traffic delays and limited parking space are persistent issues on the narrow streets in the village.
- 9.7 Working with the County Council and District Council, the Parish Council will seek to create a safe and attractive transport system that takes account of the mainly residential character of the area. This includes any measures to improve car parking and the need to maintain adequate access for public transport and emergency vehicles.

Community Aspiration A – Traffic management

Traffic management measures will be encouraged and supported by the Parish Council if they:

- a) improve road safety;
- b) reduce traffic speed;
- c) enable or help traffic calming;
- d) provide sufficient off road parking for residents and visitors;
- e) ensure vehicular traffic keeps to appropriate routes; or
- f) enable safer routes to school.

Accessibility

- 9.8 In view of the rural location transport is essential for most residents in the parish to access the services and facilities they need - most notably for education, employment and health purposes.
- 9.9 The 2011 Census indicated there were 843 cars in the parish. However 34 households had no access to a vehicle (7.5%) and many others are still dependent on public transport.
- 9.10 The 2011 Census also showed that whilst 75 local people work mainly at home, 460 drove a vehicle to their place of work or were a passenger in a vehicle. In terms of making trips to services and facilities within the village there is clearly some car use. However many travel locally by foot.
- 9.11 The networks of footpaths in and around the villages are valued by the local community. The Rights of Way Circular (1/09), published by DEFRA states in paragraph 1.5 that:

In many areas, rights of way help to boost tourism and contribute to rural economies. They can also provide a convenient means of travelling, particularly for short journeys, in both rural and urban areas. They are important in the daily lives of many people who use them for fresh air and exercise on bicycle, on foot, on horseback or in a horse-drawn vehicle, to walk the dog, to improve their fitness, or to visit local shops and other facilities. Local authorities should regard public rights of way as an integral part of the complex of recreational and transport facilities within their area.

- 9.12 Paragraph 75 of the Framework also states that planning policies should protect and enhance public rights of way and access.
- 9.13 However the village lacks a continuous footpath around the built-up area. The addition of such would greatly enhance pedestrian safety.

Community Aspiration B – Accessibility

Improved accessibility and sustainable transport initiatives will be encouraged and supported by the Parish Council including:

- a) improved public transport connections between Napton and Southam, Rugby and Daventry; or
 - b) an improved and extended network of public footpaths in and around the village where they provide greater and safer access to services and facilities, the surrounding open countryside or the canal towpaths.
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10. Monitoring and Review

- 10.1 The Parish Council will monitor and, if appropriate, undertake a review of the neighbourhood plan.
- 10.2 An annual monitoring report will be prepared and considered by the Parish Council. The report will cover:
- a) the effectiveness of the policies in the neighbourhood plan when assessing and determining planning applications;
 - b) any changes in national planning policy that could supersede the policies in the neighbourhood plan;
 - c) the latest statistical information such as meeting the rural housing requirement across Stratford-on-Avon District or the need for additional affordable homes within the village;
 - d) the implications of any emerging Local Plan being prepared by Stratford-on-Avon District Council; and
 - e) any changing circumstances within the village.
- 10.3 The views of the District Council as the local planning authority will be sought on these matters.
- 10.4 The annual monitoring report might conclude that a partial or comprehensive review of the neighbourhood plan is necessary and accordingly trigger that process. In any event, the Parish Council will need to return to the plan and its replacement as it approaches the end of the plan period.
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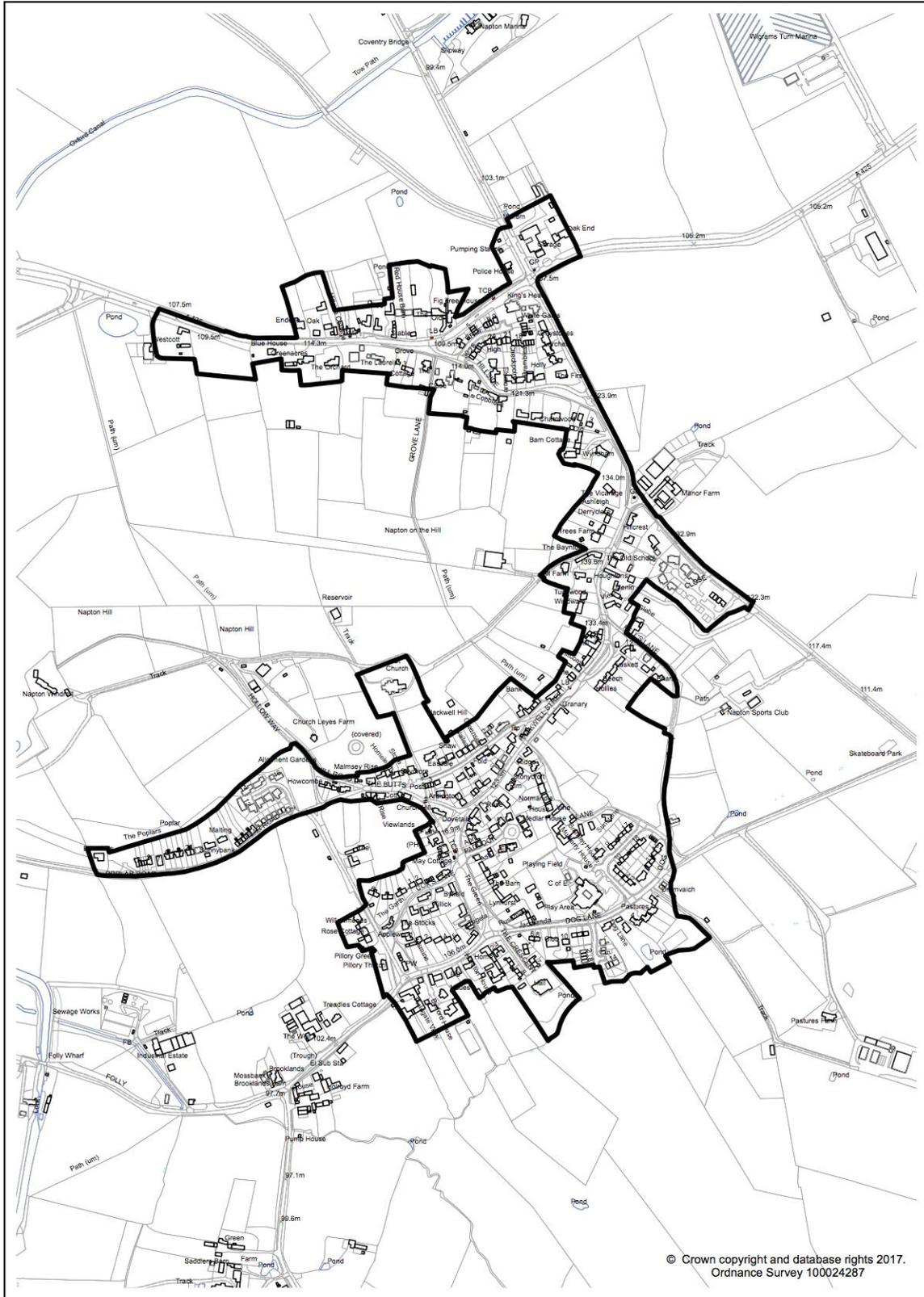
11. Policy Maps

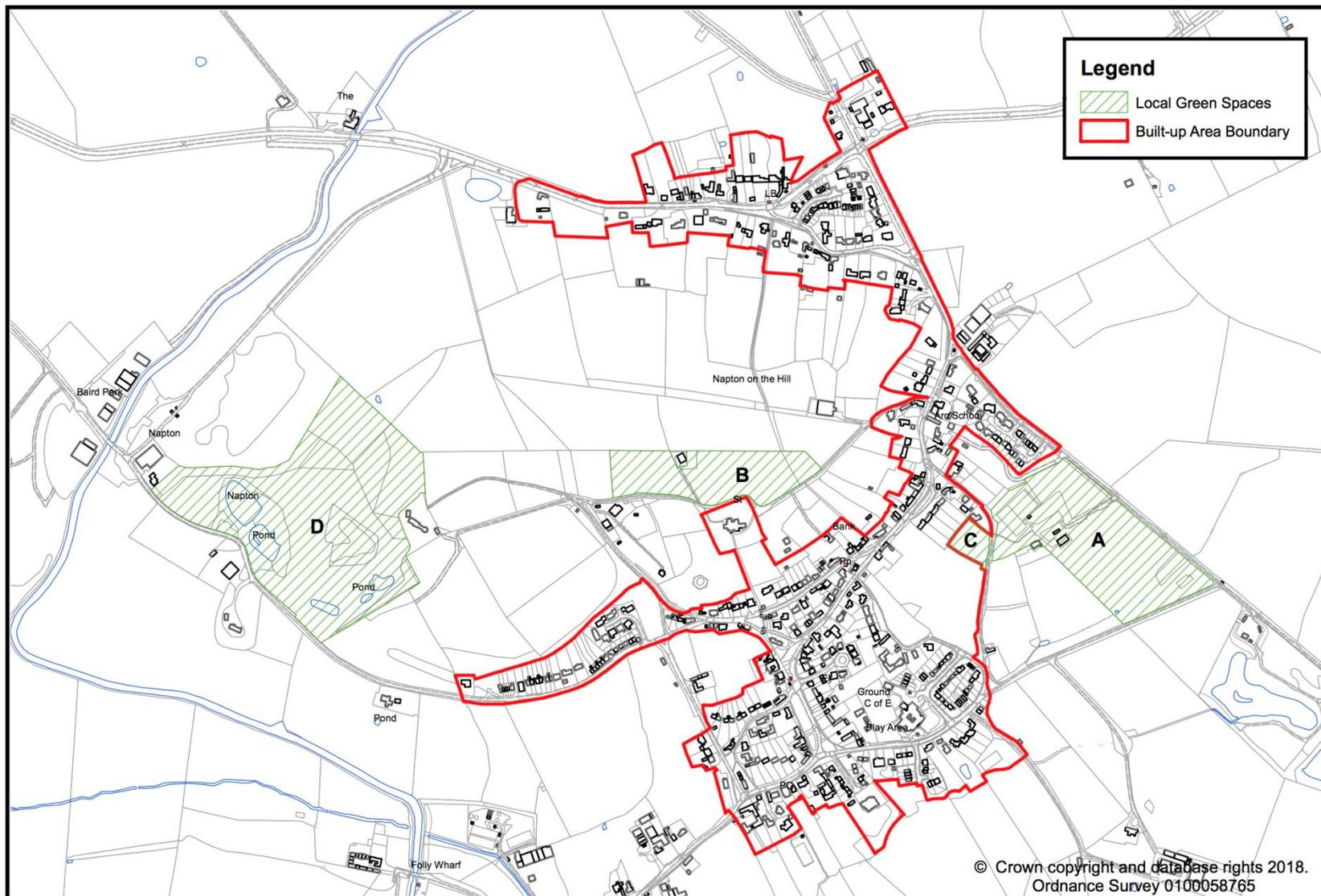
Policy Map 1 – Napton Built-Up Area Boundary

Policy Map 2 – Local Green Spaces

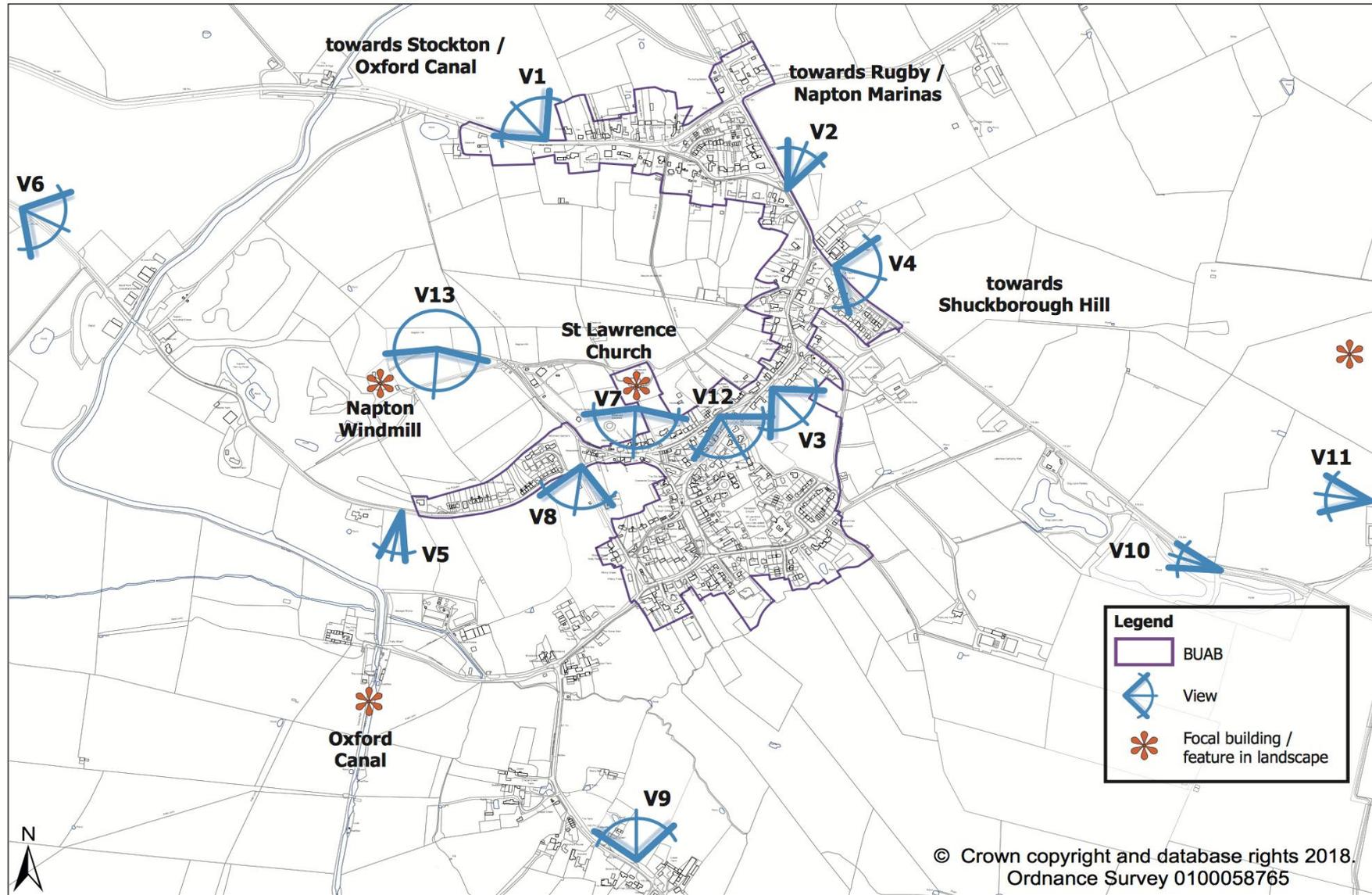
Policy Map 3 – Important Views

Policy Map 1 – Napton Built-Up Area Boundary





Policy Map 2 - Local Green Spaces



Policy Map 3 - Important Views