

Napton-on-the-Hill Neighbourhood Development Plan: Final Submission Consultation

Representation Form

Napton-on-the-Hill Parish Council has prepared a final submission Neighbourhood Development Plan for Napton-on-the-Hill Parish and is inviting you to comment by 5pm on **Friday 20 March 2020**.

In order for your remarks to be taken into account when the Neighbourhood Plan goes to Independent Examination and to keep you informed of the future progress of the Neighbourhood Plan, your contact details are needed.

All comments will be publicly available on the Stratford-on-Avon District Council website once they have been analysed, but will not be identifiable by name and/or organisation. Please note that any personal information provided will be processed in line with the General Data Protection Regulation 2018 and not made available on the website.

Personal Details

Please fill in your contact details below:

Q1 Full Name

Q2 Capacity in which commenting on Plan.

Resident.....

Statutory Consultee

Business/Work in area.....

Other

Resident's Association Representative ..

Q3 Organisation represented (where relevant)

Q4 Address

Q5 Post Code

Q6 Telephone Number

Q7 Email Address

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

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;
- c) it is appropriate to its surroundings and does not overshadow or overlook adjoining properties;
- d) it has regard to the needs identified in the latest Housing Needs Survey for the parish;
- e) 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;
- f) the height of rooflines do not impact adversely on the important views identified in Policy 10;
- g) it does not affect gaps and important open spaces, which are of particular significance to the form and character of the settlement;
- h) it protects and enhances public rights of way and encourages the use of the existing network of public footpaths, green lanes and tracks to enable access by foot around the village; and
- i) there is suitable access by car with adequate off road parking provision.

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

Q8 Do you support or object to Policy 1?

Support..... Object.....

Q9 Please make any comment you have in relation to Policy 1 below

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 ; 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.

Q10 Do you support or object to Policy 2?

Support..... Object.....

Q11 Please make any comment you have in relation to Policy 2 below

Policy 3 - Self-Build Homes and Custom Housebuilding

A proposal for the development of self-build homes or custom housebuilding will be supported providing that:

- a) it is located within or immediately adjacent to the defined Built-up Area Boundary of the village;
- b) it is on a small scale;
- c) it is appropriate to its surroundings and does not overshadow or overlook adjoining properties;
- 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) the height of rooflines 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, character and setting of the settlement;
- g) it protects and enhances public rights of way and encourages the use of the existing network of public footpaths, green lanes and tracks to enable access by foot around the village; and
- h) there is suitable access by car with adequate off road parking provision.

The applicant, working with Stratford-on-Avon District Council and the Parish Council, should prepare a Design Code or Plot Passports for the site to demonstrate how the above criteria have been met.

Q12 Do you support or object to Policy 3?

Support..... Object.....

Q13 Please make any comment you have in relation to Policy 3 below

Strategic Objective 2: To support appropriate development on brownfield land

Policy 4 – Site of the former Napton Brickworks

The Parish Council supports the allocation of up to 80 dwellings on the site of the former brickworks providing it meets all the specified requirements listed in Proposal RURAL.1 of the Site Allocations Plan.

In addition a proposal for development on the site should:

- a) have regard to the needs identified in the latest Housing Needs Survey for the parish;
- b) include sufficient mitigation to protect Napton Hill Quarry SSSI and Local Wildlife Site, and Sandstone Doggers Local Geological Site from any adverse impacts;
- c) include a fully equipped children’s play area within the public open space;
- d) include mitigation measures to prevent anti-social behaviour in and around the site, especially off road cycling;
- e) provide 2 crossing points on the A425 to enable safe public access;
- f) provide comprehensive structural landscaping within the site to minimise visual intrusion in the open countryside, particularly from public viewpoints around the periphery of the site; and
- g) provide effective links to the services and facilities available within the village including a safe and accessible road, footpath and cycle network.

Q14 Do you support or object to Policy 4?

Support..... Object.....

Q15 Please make any comment you have in relation to Policy 4 below

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

Policy 5 - Business Development

Business and economic development will be supported within the Built-up Area Boundary providing that:

- a) it is sensitive infill development that is on a small scale;
- b) it is appropriate to its surroundings and does not overshadow or overlook adjoining properties;
- c) it has regard to the Character Area Assessment with particular regard to scale, layout and materials, and retains local distinctiveness to create a sense of place;
- d) the height of rooflines do not impact adversely on the views identified in Policy 10;
- e) it does not affect gaps and important open spaces, which are of particular significance to the form and character of the settlement;
- f) it protects and enhances public rights of way and encourages the use of the existing network of public footpaths, green lanes and tracks to enable access by foot around the village; and
- g) the impact in terms of traffic, parking, noise, air pollution, light pollution, ecology and landscape is satisfactory including through the use of appropriate mitigation measures.

Outside the Built-up Area Boundary proposals for development related to recreation and tourism, including agricultural diversification, will be supported providing that:

- 1) appropriate infrastructure is included as part of the scheme; and
- 2) it meets the criteria set out in Policy 11.

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.

Q18 Do you support or object to Policy 5?

Support..... Object.....

Q19 Please make any comment you have in relation to Policy 5 below

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

Policy 6 - 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, (such as ground source heat supply, solar farms or wind power for local supply) 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.

Q20 Do you support or object to Policy 6?

Support..... Object.....

Q21 Please make any comment you have in relation to Policy 6 below

Strategic Objective 5: To value and protect local heritage features and historic buildings

Policy 7 - 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; 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.

Q22 Do you support or object to Policy 7?

Support.....

Object.....

Q23 Please make any comment you have in relation to Policy 7 below

Policy 8 – 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.

Q24 Do you support or object to Policy 8?

Support..... Object.....

Q25 Please make any comment you have in relation to Policy 8 below

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

Policy 9 – 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 Brickworks Site
- e) Pastoral field above Quincy Meadows Development.

A proposal for development that is incompatible with its importance as a Local Green Space will not be supported, 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.

Q26 Do you support or object to Policy 9?

Support..... Object.....

Q27 Please make any comment you have in relation to Policy 9 below

Policy 10 - Important Views

The following important views will be protected:

- 1) From Butt Hill at junction with Hillside;
- 2) From The Poplars, 100 metres south from the end house of the three storey terrace;
- 3) From the southern corner of the upper churchyard of St. Lawrence Church;
- 4) From the Oxford Canal approximately 160 metres north of Canal Bridge No.115;
- 5) From the top of Dannells Hill (campsite) back into the village; and
- 6) From School Hill by the Memorial Bench

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.

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

Q28 Do you support or object to Policy 10?

Support..... Object.....

Q29 Please make any comment you have in relation to Policy 10 below

Policy 11 - Open Countryside

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

- a) the landscape quality of the Ironstone Hill Fringe Special Landscape Area;
- b) sites of ecological or geological value including Napton Hill Quarry SSSI (which is also designated as a Local Wildlife Site), Calcutt Locks Meadows SSSI, and Napton Hill Sandstone Doggers Local Geological Site;
- c) heritage assets and sites of archaeological interest including ancient ridge and furrow pastureland found at the junction of The Poplars, The Butts and Howcombe Lane;
- 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.

Q30 Do you support or object to Policy 11?

Support..... Object.....

Q31 Please make any comment you have in relation to Policy 11 below

Policy 12 – Trees and Hedgerows

There should be no harm to, or loss of, irreplaceable habitats such as ancient trees or veteran trees.

A proposal for development should protect mature trees, woodlands, important hedgerows and verges wherever possible.

Development that would result in the loss or damage to protected trees and hedgerows will not be supported unless a satisfactory scheme for the replacement of lost trees or mitigation of damage to the landscape is agreed.

Q32 Do you support or object to Policy 12?

Support..... Object.....

Q33 Please make any comment you have in relation to Policy 12 below

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

Policy 13 - 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:

- a) it does not have significant harmful impacts on the amenities of residents or on other neighbouring uses; and
- b) it is in an accessible location.

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:

- 1) Napton Village Stores;
- 2) Kings Head Public House;
- 3) The Folly Public House;
- 4) Napton Victory Club;
- 5) Napton Sports Pavilion and associated playing fields;

- 6) Napton Village Hall;
- 7) St Lawrence Church;
- 8) Christadelphian Meeting Rooms;
- 9) St Lawrence Church of England Primary School;
- 10) Arc School;

- 11) Playground for young people in Dog Lane adjacent to Napton Sports Club playing fields;
- 12) Granton Playground for younger children in Dog Lane adjacent to St Lawrence Primary School;
- 13) Granton Playing Field behind Granton Playground;
- 14) Allotments off Poplar Road; and
- 15) Crossroads Garage.

Q35 Do you support or object to Policy 13?

Support..... Object.....

Q37 Please make any comment you have in relation to Policy 13 below

Policy 14 - 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.

Q38 Do you support or object to Policy 14?

Support..... Object.....

Q39 Please make any comment you have in relation to Policy 14 below

Strategic Objective 8: To promote safe and suitable access

Community Aspiration 1 - Traffic Management

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

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

Q36 Do you support or object to Community Aspiration 1?

Support..... Object.....

Q34 Please make any comment you have in relation to Community Aspiration 1 below

Community Aspiration 2 - 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.

Q45 Do you support or object to Community Aspiration 2?

Support..... Object.....

Q46 Please make any comment you have in relation to Community Aspiration 2 below

Thank you for your comments on the Plan.

Please return to: (No stamp required)
FREEPOST RTJX-GHEE-ZUCS
Stratford-on-Avon District Council
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Elizabeth House
Church Street
Stratford-upon-Avon
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