

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

Made Version



Napton-on-the-Hill Parish Council

July 2021

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 and farms 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 two Parish Councillors and a number of keen volunteers from the local community.

The membership of the Steering Group is: Anna Gamble (Chair); Alun Gamble; Chris Barker; David Sykes; Hannah Slade; Jayne Holland; Jayne Warman; Jo Hancock; John Veasey; Olwen Goss; Pete Gladwin; Rachael Pelter; and Richard Woodcock.

The aim of the group was to create a neighbourhood development plan on behalf of the Parish Council that could influence and shape future development taking place in the area. As part of the statutory process the Steering Group consulted 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. The plan contains planning policies that will influence the type, scale and design of any development which can take place within our parish.

I should like to take this opportunity to thank all those who have contributed to the preparation of this plan. In particular I am extremely grateful to the Steering Group for all their hard work, and the officers at Stratford-on-Avon District Council who supported us throughout the process.

Chairperson of the Napton-on-the-Hill Parish Council

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1. Introduction

What is a neighbourhood development plan?

- 1.1 Communities have powers to shape development through neighbourhood planning. This is a right introduced through the Localism Act 2011.
- 1.2 A neighbourhood development plan (hereafter referred to as the ‘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 Napton-on-the-Hill, often referred to locally as just Napton, is a village and civil parish 3 miles east of Southam in Warwickshire. The population of the parish taken at the 2011 Census was 1,144. The most prominent feature is Napton Hill located in the centre of the parish with the village built around three sides and its windmill and Parish Church of St. Lawrence on its summit. Apart from Napton Hill and the land directly east of the village, the parish is generally flat farmland, dotted with farms and is mainly used for grazing. The parish is bisected east-west by the main Southam to Daventry Road and north-south by the Oxford Canal which winds around the west of Napton Hill.
- 1.4 Apart from the village of Napton, the only significant settlement is Chapel Green, a hamlet of about 20 homes just south of the village.

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.
- 1.7 Matters pertaining to planning from a local perspective are considered by Napton-on-the-Hill Parish Council, who feed their views into the District Council. Many other issues that have a local flavour, for example items of maintenance, will also be addressed by the Parish Council who will lobby the District Council or County Council as appropriate.

Background to the neighbourhood plan

- 1.8 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. 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.

- 1.9 The first stage in the statutory process was for the boundary for 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.
- 1.10 The District Council formally approved the Napton-on-the-Hill Neighbourhood Area on 18 July 2017.
- 1.11 The boundary of the designated neighbourhood area is indicated on Map 1 overleaf.

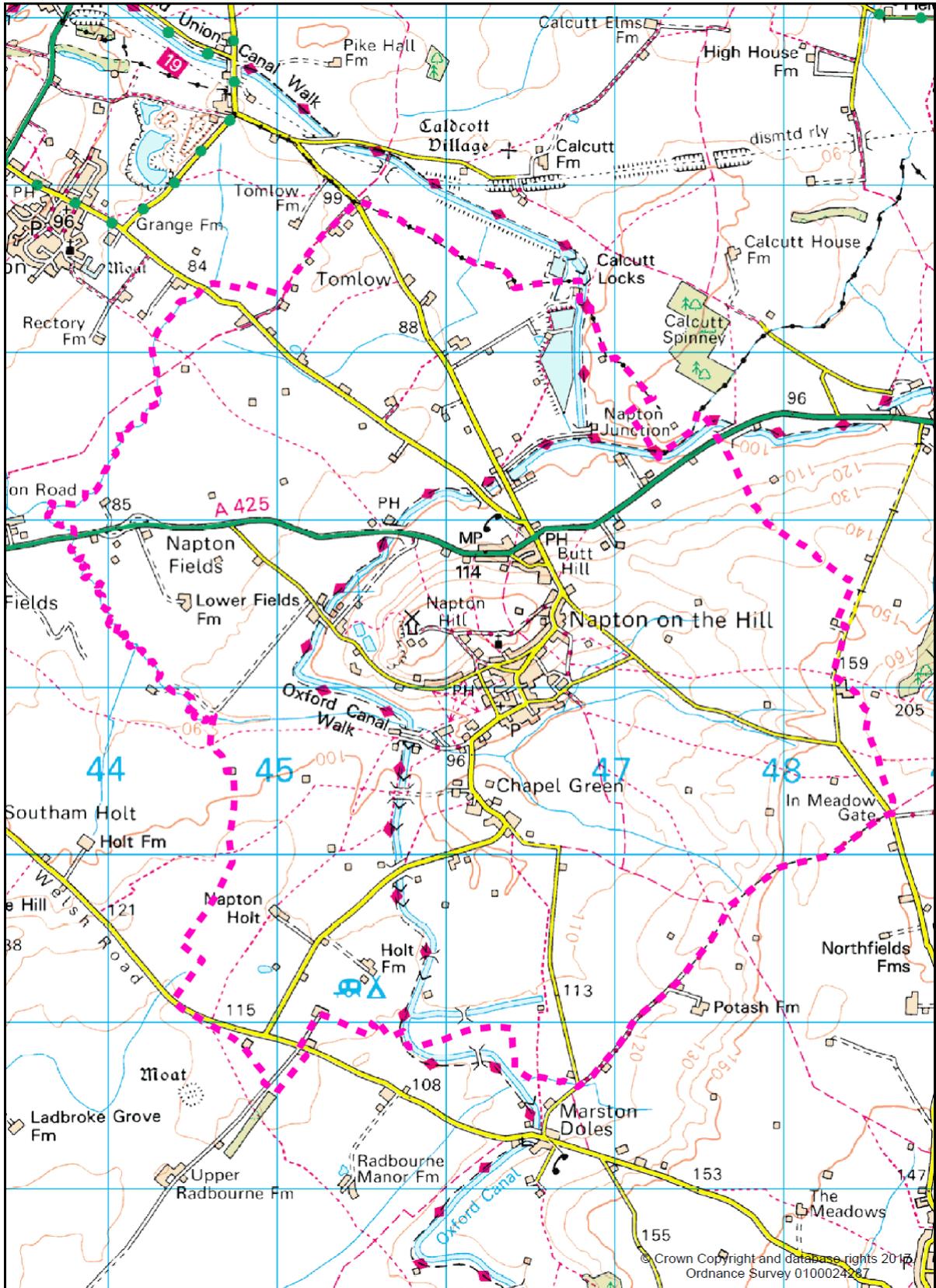
The plan period

- 1.12 The neighbourhood plan covers the period from 2018 to 2031, which corresponds to the end date for the adopted Stratford-on-Avon Core Strategy.

Consultation Statement

- 1.13 Various consultation initiatives took place throughout the preparation of the draft plan.
 - 1.14 The statutory pre-submission consultation period on the draft plan took place between 12 November 2018 and 14 January 2019. The draft plan was widely publicised to all those who lived, worked or had a business interest in the area, including landowners. They were all given an opportunity to comment. A copy of the document was also sent for comment to various consultation bodies specified in paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012.
 - 1.15 Further details about all the community engagement undertaken is provided in the consultation statement, which is a separate document that accompanies this plan.
 - 1.16 The consultation statement can be viewed here:
<http://www.naptonparishcouncil.org.uk/neighbourhood-development-plan/>
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Map 1 – Boundary of the Napton Neighbourhood Area



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 or NPPF).
- 2.3 The Framework sets out the Government’s planning policies for England. It first came into effect in March 2012. A revised Framework was first published in July 2018. This revised Framework was further updated in February 2019. When published, it replaced both the 2012 and 2018 documents.
- 2.4 The revised Framework must be taken into account when preparing local and neighbourhood plans. It states that neighbourhood planning gives communities the power to develop a shared vision for their area. It adds that neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies
- 2.5 For further information see: <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

Planning Practice Guidance

- 2.6 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.

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

The development plan

- 2.8 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.
- 2.9 The development plan is the collective name for the planning policy documents that together shape development and manages 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.
- 2.10 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.
- 2.11 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 Village (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.
- 2.12 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 around 12% should be provided in any individual settlement.
- 2.13 Further information can be found here: <https://www.stratford.gov.uk/planning-regeneration/core-strategy.cfm>

Emerging development plan documents

- 2.14 Whilst not a basic condition, the preparation of the Napton Neighbourhood Plan has been mindful of any emerging development plan documents and the evidence base that supports them.

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 and the application of policies in the Framework.
- 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 neighbourhood plan must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. A number of EU obligations may be relevant to the Napton Neighbourhood Plan. In particular the District Council has confirmed that the policies and proposals do not give rise to significant environmental effects that would trigger the need to undertake a Strategic Environmental Assessment. The District Council also concluded that a Habitats Regulations Assessment (HRA) is not required.

Basic Conditions Statement

- 2.19 Further details about how the submitted neighbourhood plan meets the above basic conditions is set out in a separate document, known as the Basic Conditions Statement.
- 2.20 This statement can be viewed here:
<http://www.naptonparishcouncil.org.uk/neighbourhood-development-plan/>
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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 grazing. The early village was situated around the present Manor Farm.
- 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.

Places of Worship

- 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.
- 3.8 There are war memorials inside and outside St. Lawrence Church. There are also war memorials on War Memorial Green and at the Victory Club.
- 3.9 The old Methodist chapel was converted into a nickelodeon theatre but is now a residential property. The Christadelphian Meeting Room on Pillory Green is still in use although the Congregational Chapel is now a private house.
- 3.10 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

- 3.11 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 The Hollow (the bridleway opposite The 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

- 3.12 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.
- 3.13 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 Navigation Canal, and also the Warwick and Birmingham canals to form the Grand Union Canal.
- 3.14 The canals are still operational, as are the locks, but their primary use is now leisure. There are now four marinas in the area.
- 3.15 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. However, some former railway workers cottages are still used as homes.

Napton Brickworks

- 3.16 The site of the former brickworks is located on Brickyard Road and comprises 10.5 hectares of brownfield land.
- 3.17 The brickworks 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.
- 3.18 The brickworks employed 110 people at its peak. Most employees were from Napton and nearby villages. The brickworks finally closed in 1973.

- 3.19 The site is now regarded as brownfield land. A small industrial unit (formerly CabTech) is located in the south west corner of the site adjacent to the former employment site.
- 3.20 The site received planning permission for the reclamation and redevelopment of the derelict site to provide mixed use development including 56 dwellings (live/work units). However, this permission expired in January 2018. A further planning application for up to 100 dwellings was submitted in October 2018 but, at time of writing, has yet to be determined.

Village Schools

- 3.21 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. This was closed by the County Council about 25 years ago when the new St. Lawrence Church of England Primary School in Dog Lane was opened as a consequence of a successful campaign by the local community to have a new school in the village.
- 3.22 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

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

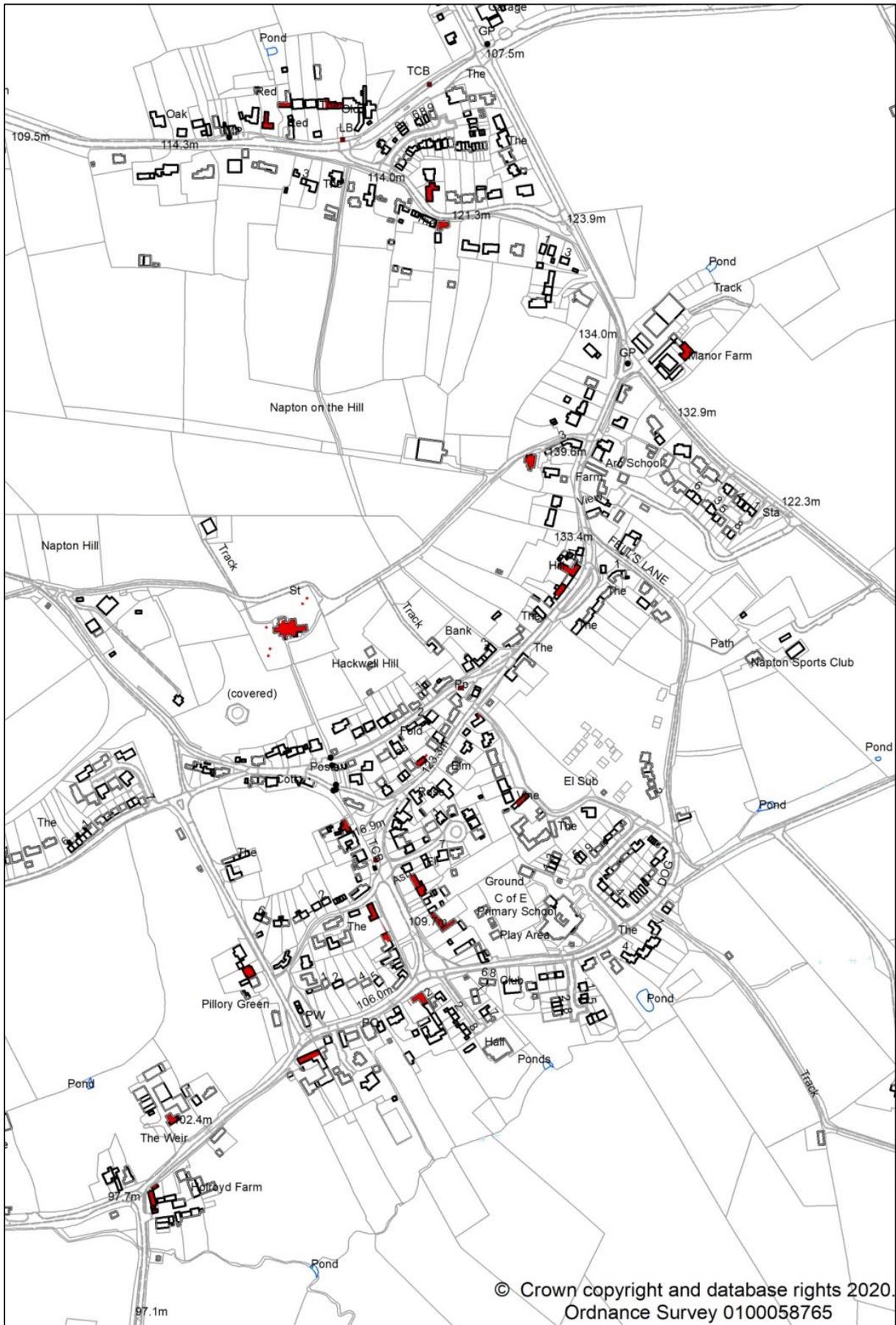
Table 1 - Listed Structures in Napton Parish

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 Lawrence
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

- 3.24 Map 2 shows the listed buildings in the village.
- 3.25 The Church of St Lawrence is a Grade II* Listed Building. All the other structures are Grade II.
- 3.26 For further information see: <https://www.britishlistedbuildings.co.uk/england/napton-on-the-hill-stratford-on-avon-warwickshire#.WhbRw7p2tes>
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Map 2 – Listed Buildings in the Village



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 Howcombe Lane/New Street looking towards St Lawrence Church

Hillside rural settlement

- 4.3 The village layout has evolved around the natural topography, with development wrapping around three sides of Napton Hill, with the top of the hill clear of development apart from St Lawrence Church and Napton windmill, Napton's two most recognisable and important buildings.
- 4.4 There are strong visual and physical connections with the agricultural uses that gave rise to the original settlement of Napton and which continue to be such an important part of village life. A historic agricultural landscape is evident through the presence of ridge and furrow, small fields bound by native planting forming well established hedgerows.

- 4.5 There are exceptional views from upper levels, within the village and of the village from outside and this plan proposes 6 which should be protected from inappropriate development.
- 4.6 A network of green lanes, footpaths, bridleways and tracks provide traffic free links between the different areas of the village and enhance the rural feel.

Mixed architecture

- 4.7 There is a historic core centred around The Green, although the two most iconic buildings, St Lawrence Church and Napton Windmill, are located on top of the hill. A strong thread of historic buildings, including many old farmsteads, are located along Southam Road continuing into the village centre via Hillside, and through to New Street.
- 4.8 More modern infill by individual houses, mainly located between or behind the original farmsteads and cottages, has taken place since the 1970s creating a mixed architectural style. Whilst this includes a number of incongruous designs, the overall impression is that of an eclectic mix that adds vibrancy and interest to the village whilst still maintaining a strong sense of the historic local vernacular. It remains well balanced.
- 4.9 New housing developments, until recently, have been relatively confined in size and location and therefore have integrated reasonably well into the historic fabric of the village. There is a risk that larger developments built in the same architectural style and with the same building materials, will be overly dominant and have a greater impact on the overall character of the village.
- 4.10 There are a number of sensitive conversions of old farm houses and associated farm buildings e.g. The Bayntons. Mixed housing, both in size and tenure, is provided including private and social rent, bungalows and family homes. The range of housing on offer has led to Napton becoming a more sustainable community.

Road hierarchy and car parking

- 4.11 The main A425 road (Southam – Daventry), due to the speed of traffic, makes this end of the village feel somewhat detached from the main areas to the south side. The speed limit on the A425 as it goes through the village is 30mph, though traffic is often seen travelling through in excess of this speed. There is no formal crossing place to access the houses on the northern side of the road and an absence of footpaths on the south side, leads to the perception that the Southam Road is somewhat cut off from the rest of the village.
- 4.12 The main route through village via Butt Hill continues through towards the hamlet of Chapel Green. The speed limit increases to 40mph at Thornton’s Lane emphasising the separation of the two settlements. Secondary routes into the village via The Poplars and Dog Lane, are much narrower and overused.

- 4.13 Historic steep narrow roads lead off the primary and secondary routes towards St Lawrence Church and Napton Windmill. There are a number of narrow connecting roads e.g. Godson Lane (a shortcut to St Lawrence School), The Butts (connecting The Poplars with School Hill), and The Crescent (leading to the village hall).
- 4.14 The main roads leading to the centre (Butt Hill, The Poplars and Howcombe Lane) generally have off road car parking that is often inadequate, with development on one side of the road only. Closer to the village (Hackwell Street, School Hill, Dog Lane, New Street) there is generally housing on both sides. With some of the older housing having no off-road car parking, this can lead to congestion at peak times. There are particular problems outside both schools and the village shop at peak times.

Landscape and open spaces

- 4.15 The soft boundaries to the front of many properties combine with mature trees and gardens and native hedgerows to create a very green impression.
- 4.16 There is an impressive village green that is the focal point for many community activities. As well as having the benefit of beautiful open countryside on all sides, there are specific areas of green space within or on the edge of the village that are special. In addition to those highlighted in this plan for further protection, there are also a number of fairly small formal greens (Crown, Pillory, Memorial), wide verges and triangles of green at road junctions, that add to the village's attractiveness.
- 4.17 The well vegetated hill top, with mature hedgerows lining fields, tracks and footpaths, gives the perception of a continuous woodland.
- 4.18 There is a choice of recreational spaces for different age groups and interests including the Sports Field, Skate Park and Granton Playing Fields.
- 4.19 The allotments off Poplar Road are becoming a more popular resource in the village.
- 4.20 Gaps in development (i.e. between houses, along roads and over open fields) offer spectacular views and connection with the landscape beyond the confines of village and are essential to retaining a rural feel to the settlement.
- 4.21 Oxford Canal is a valuable recreational resource for the village and can be accessed from five or more bridge crossings around the village. The canal then offers even greater connections to other public rights of way leading further afield.

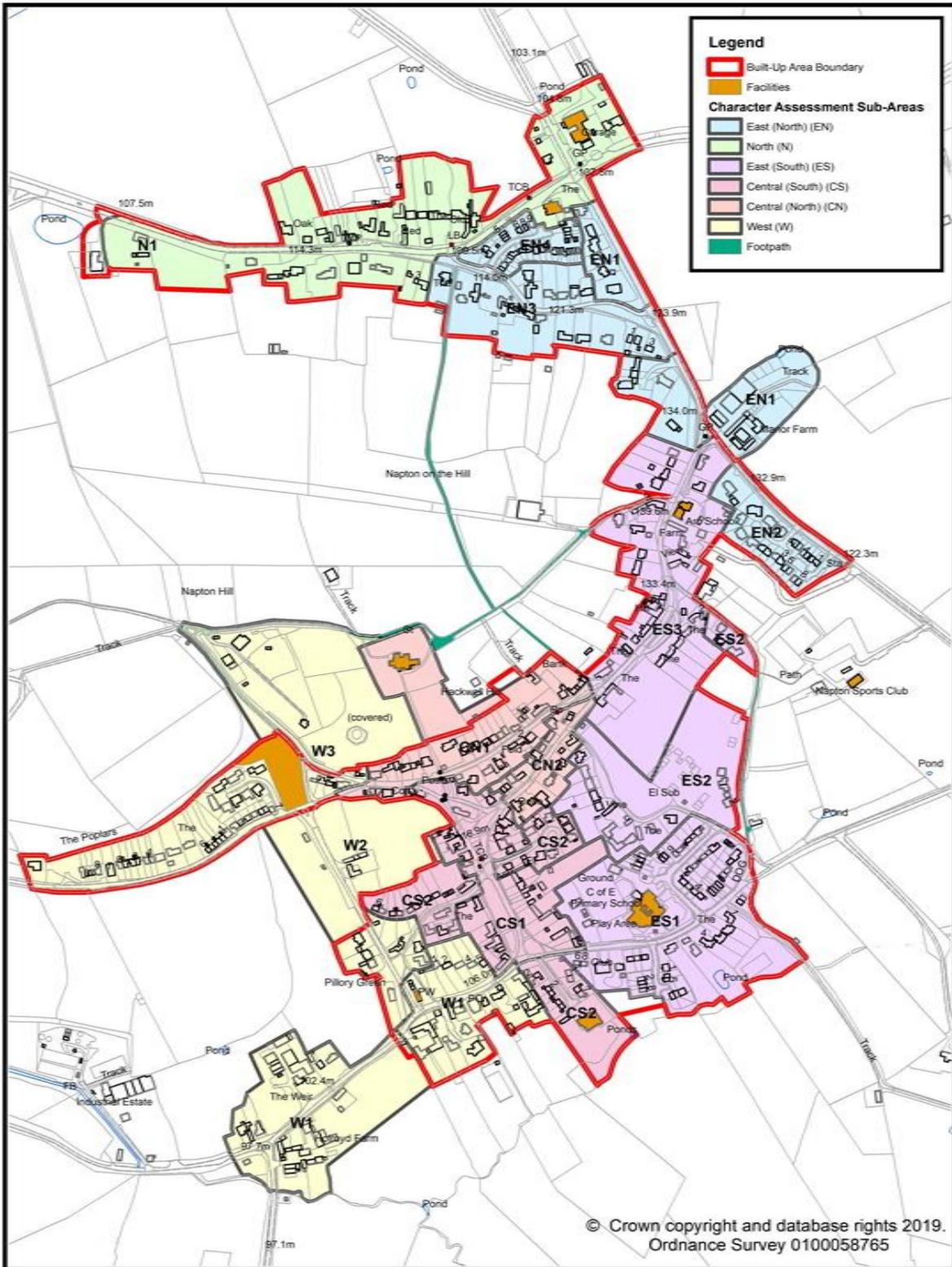
Community facilities

- 4.22 Community facilities are concentrated around the more level contours below the village green. This includes the Village Hall, St. Lawrence School, Village Stores, Christadelphian Meeting Rooms, Victory Club and the playing fields.

Characteristics of individual areas

- 4.23 The different characteristics of individual areas within the village were assessed according to criteria such as land use, building type, or the period when they were constructed.
- 4.24 After this assessment the village was divided into the following sub areas to reflect the subtly differing characteristics of each:
- Central (South)
 - Central (North)
 - West
 - East (South)
 - East (North)
 - North
- 4.25 These character areas are best described as having their own distinctive, individual character or ‘sense of place’. In other words, they share a similar appearance and feel.
- 4.26 These areas are defined on Map 2 overleaf.
- 4.27 The character assessment also included the separate hamlet of Chapel Green, which is located to the south west of the village.
- 4.28 The full character assessment (as modified in December 2020) can be viewed here: [Napton-on-the-Hill Neighbourhood Plan | Stratford-on-Avon District Council](#)
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Map 3 – Character Assessment Sub Areas



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%)

Napton 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 respondent's 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 to the question "is your current home suitable", 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 set out below:

Table 2 - Napton Housing Need (January 2018)

<p>Housing association rent</p> <ul style="list-style-type: none"> • 1 x 2 bed house • 1 x 3 bed house <p>Housing association shared ownership</p> <ul style="list-style-type: none"> • 1 x 2 bed bungalow, adapted <p>Owner occupier / self-build</p> <ul style="list-style-type: none"> • 4 x 2 bed bungalows • 1 x 2 or 3 bed bungalow • 2 x 3 bed houses <p>Owner occupier</p> <ul style="list-style-type: none"> • 1 x 1 bed bungalow • 7 x 2 bed bungalows • 2 x 2 bed bungalow or houses • 1 x 3 bed house or bungalow • 3 x 2 or 3 bed bungalows

- 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 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

- 5.20 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

- 5.21 Of those economically active the 2011 Census found the following breakdown.

Table 3 - 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

- 5.22 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.
- 5.23 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.
- 5.24 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.
- 5.25 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. The Folly Public House benefits from a location next to the Oxford Canal.
- 5.26 There are about 25 farms and small holdings in the parish.

Transport

- 5.27 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%)
- 5.28 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

- 5.29 There are various local bus services from Napton provided by several operators. The village is currently located on routes from:
- Priors Hardwick to Rugby (1 trip on Thursday only)
 - Banbury to Long Itchington (1/2 trips on Thursday only)
 - Napton to Leamington Spa (several daily trips - Monday to Saturday).
- In addition, there are bus services to Southam College and Warwick School.
- 5.30 There are four bus stops in the village at:
- Vicarage Road
 - near Crown Green
 - two near The Kings Head (Southam Road/Butt Hill).
- 5.31 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

- 5.32 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 (registered members club)
 - Napton Sports Pavilion
 - Napton Village Hall
 - Cross Roads Garage
- 5.33 Napton Village Stores, by its promotion of local produce, has led to a growth in secondary businesses (ice cream, meat, honey, cider) and tourism (Napton now being a popular break stop for many recreational cyclists and walkers).
- 5.34 The village benefits from a number of tourist and visitor destinations with two thriving public houses, at opposite ends of the village, two fisheries and the Oxford Canal. The camping and caravan sites are also popular and tourism spend helps support some local businesses.
- 5.35 There are two religious buildings, notably St. Lawrence Church and the Christadelphian Meeting Room.
- 5.36 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.
- 5.37 Map 4 indicates the location of some of the various amenities the village has to offer and is for information purposes only.

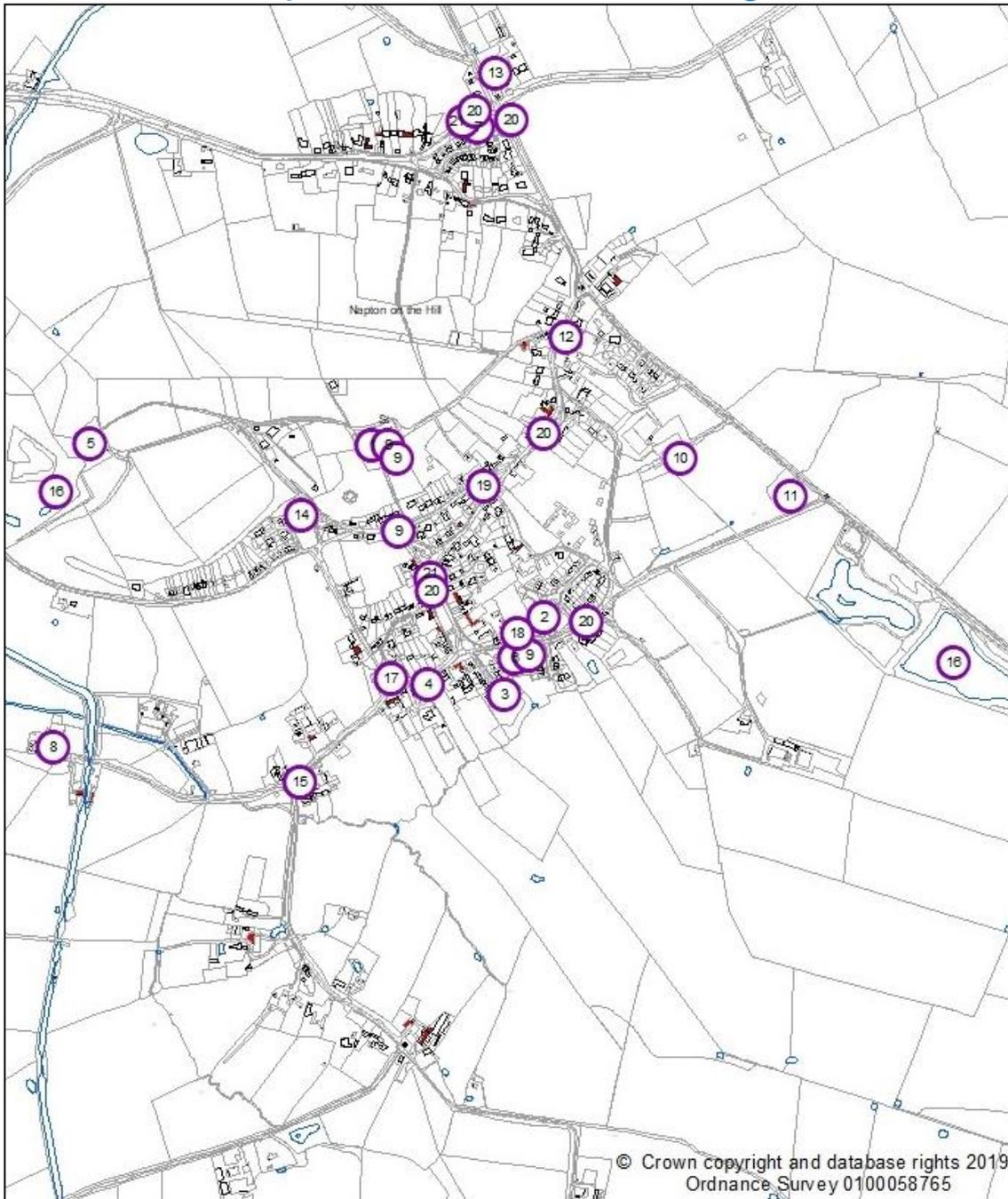
Education

- 5.38 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

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

Map 4 – Local Amenities in the Village



Local Amenities

- | | |
|----------------------------|----------------------------------|
| 1. St. Lawrence Church | 11. Skate Park |
| 2. St. Lawrence School | 12. Arc School |
| 3. Village Hall | 13. Garage |
| 4. Post Office | 14. Allotments |
| 5. Windmill | 15. Cidery |
| 6. Victory Club | 16. Fishing Lake |
| 7. Kings Head Public House | 17. Christadelphian Meeting Room |
| 8. The Folly Public House | 18. Granton Playing Field |
| 9. War Memorial | 19. Hackwell |
| 10. Sports Field | 20. Bus stop |
| | 21. Telephone kiosk |

Sport and recreation

- 5.40 The Napton Sports Club provides facilities for football, cricket, tennis and netball. There is also an adjoining playground for young people that contains a skate park and shelter.
- 5.41 Granton Playground for younger children is located on Dog Lane adjacent to St. Lawrence Primary School. Behind it is Granton Playing Field.
- 5.42 Other activities, such as indoor bowls and badminton, are played in the village hall.
- 5.43 There are allotments off Poplar Road, which are owned by the Parish Council.

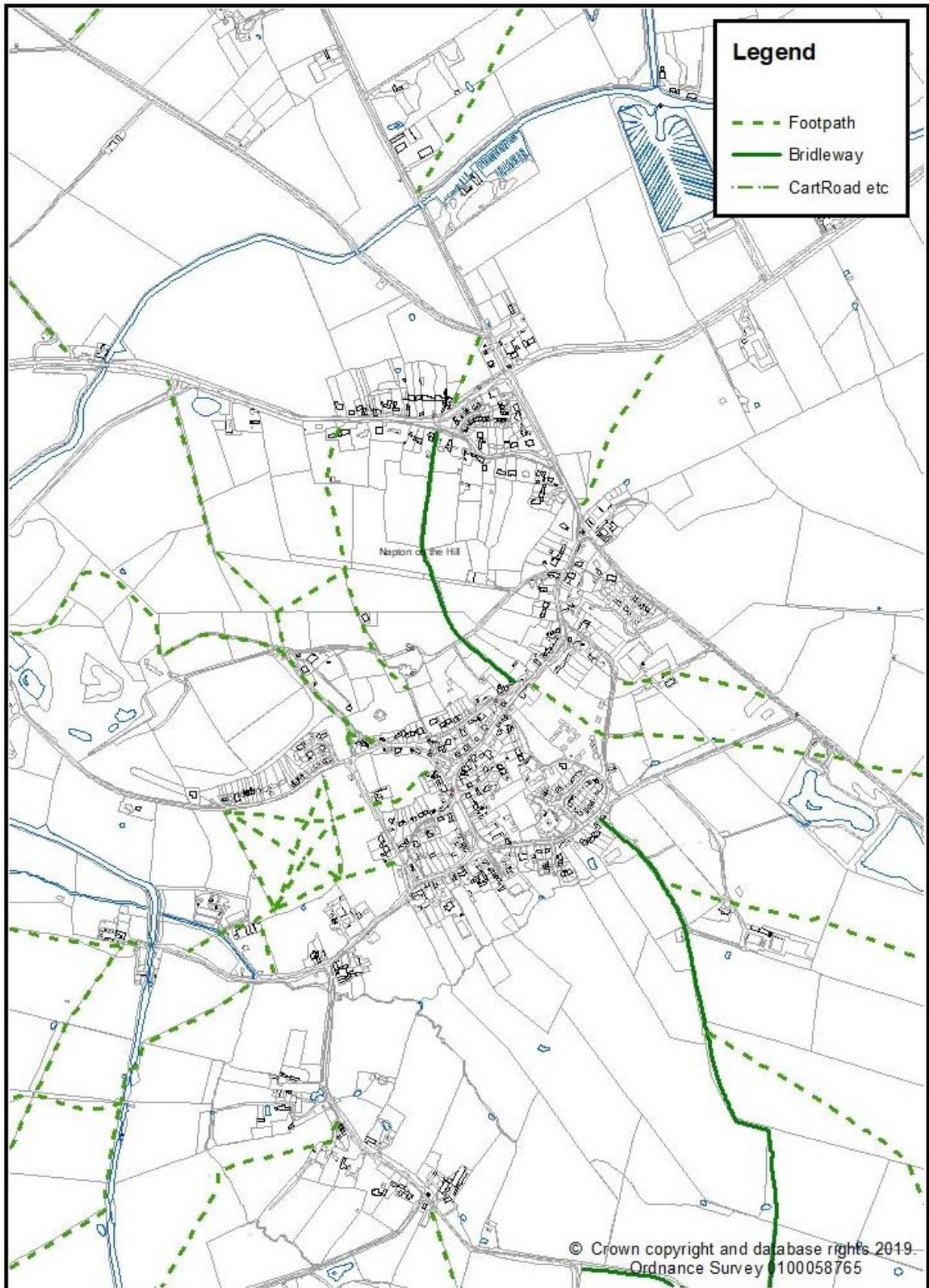
Village greens

- 5.43 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. They have all been registered under the Commons Registration Act 1965.
- 5.44 Memorial Green 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.

Green lanes, footpaths and bridleways

- 5.45 The village is crisscrossed by a network of green lanes, bridleways, footpaths and tracks. These not only provide safe pedestrian access around the village but also add to the rural character and feel of area. They provide traffic free routes to the school, sports field and church and are much valued by the local community. The upper parts of Napton Hill are characterised by the mature hedgerows and trees that line the historic footpaths, bridleways and lanes leading up to the Church and windmill.
- 5.46 The network of footpaths in and around the village include:
- canal towpaths
 - public rights of way
 - informal paths and alleys
- 5.47 Map 5 shows footpaths and bridleways in and around the village.
- 5.48 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.

Map 5 - Footpaths and Bridleways





View of Fells Lane

- 5.49 There are also a number of bridleways including:
- Grove Lane from the bottom of Hillside to Church Road, and The Hollow from Church Road to School Hill
 - 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

Sites of Special Scientific Interest

- 5.50 There are two Sites of Special Scientific Interest (SSSI) located within the parish:
- Napton Hill Quarry SSSI is located adjacent to Napton Windmill; and
 - Calcutt Locks Meadows SSSI is located in the north-east of the parish adjacent to Napton Reservoir.
- 5.51 Napton Hill Quarry is also designated as a Local Wildlife Site (LWS). These areas are identified and selected locally for their nature conservation value. Their selection takes into account the most important, distinctive and threatened species and habitats.
- 5.52 In addition, Napton Hill Sandstone Doggers is a designated Local Geological Site, which is situated in close proximity to Napton Hill Quarry SSSI.

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 community consultation are summarised below in terms of their impact on achieving this aim in the parish. These key issues provide the context for the formulation of the following vision and objectives and the subsequent policies and proposals.

Table 4 – Key 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 old Crown Public House) <p>Open gaps in the built-up area and outstanding views across the surrounding attractive countryside</p> <p>A network of formal and informal footpaths 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>Two Sites of Special Scientific Interest, a Local Wildlife Site and a Local Geological Site</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 the village in recent years, and the subsequent loss of green spaces</p> <p>State of the former Brickworks site (e.g. an eyesore 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>The housing needs survey indicated there is a need for 24 new homes in the parish for people with a local connection</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>

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

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 overleaf indicates which policies will deliver each of the objectives.

Table 5 – 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 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 promote and enhance local business opportunities to support a vibrant rural economy</p>	<p>4. Business Development</p>
	<p>3. To address climate change and support a low carbon future</p>	<p>5. Environmental Quality</p>
	<p>4. To value and protect local heritage features and historic buildings</p>	<p>6. Heritage Assets 7. The Grand Union and Oxford Canals</p>
	<p>5. To value and protect the natural environment and the surrounding rural landscape</p>	<p>8. Local Green Space</p>
		<p>9. Important Views</p>
		<p>10. Open Countryside</p>
	<p>6. To maintain and develop a range of services and facilities to support the needs of the local community</p>	<p>11. Trees and Hedgerows</p>
<p>12. Local Services and Community Facilities 13. Telecommunications Infrastructure</p>		
<p>7. To promote safe and suitable access</p>	<p>Policies 1, 3, 4 and 5 above. Community Aspiration 1 – Traffic Management Community Aspiration 2 - Accessibility</p>	
<p>8. To support appropriate development on brownfield land</p>	<p>Community Aspiration 3 - Site of the former Napton Brickworks</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 Stratford-on-Avon Core Strategy;
 - any emerging development plan documents 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

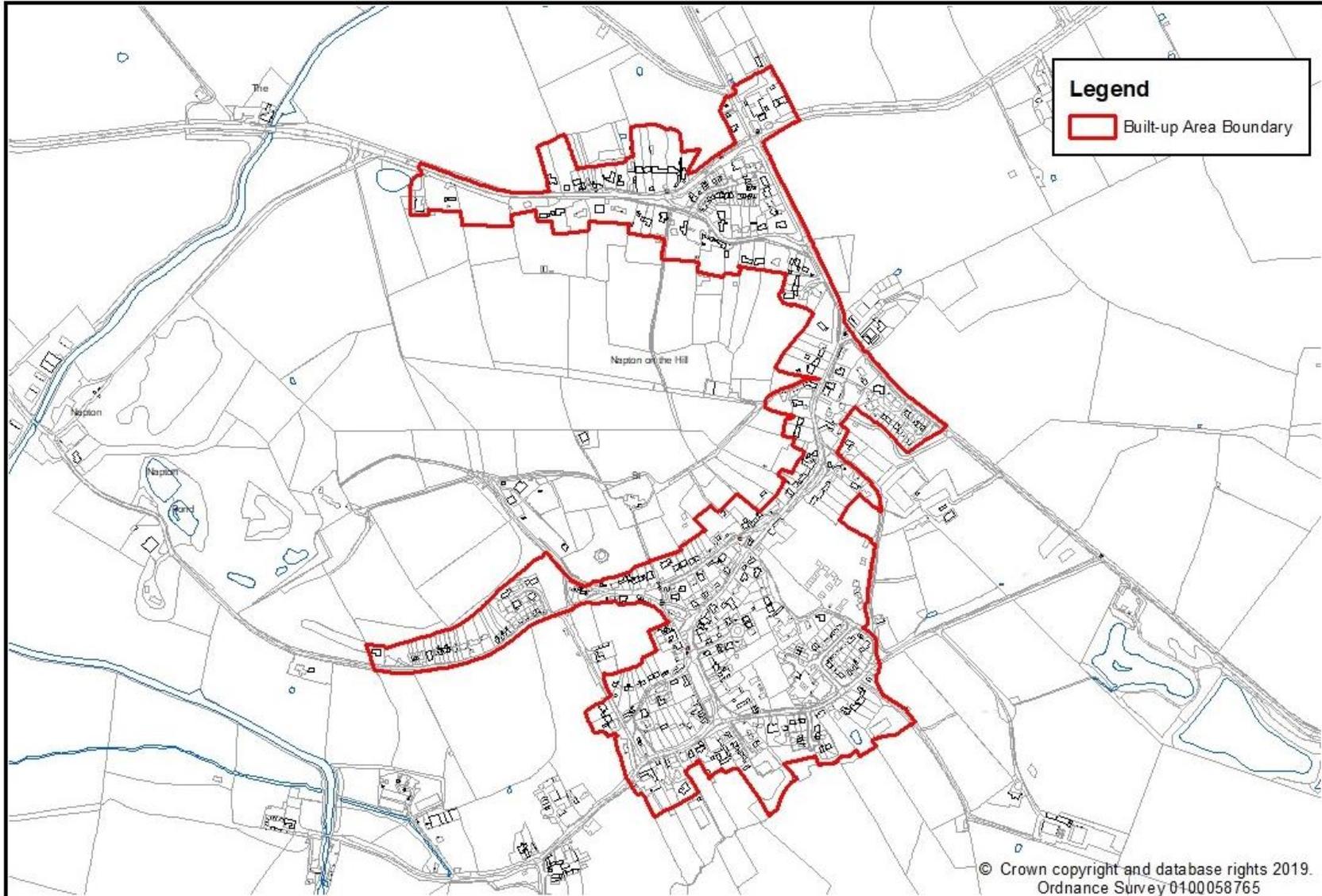
- 8.3 When assessing future housing proposals in Napton regard needs to be paid to the wider strategic context as well as any identified local need.
- 8.4 Policy CS.15 in the Core Strategy deals with the distribution of residential development across the District over the period 2011-2031. This is based 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 Village (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.

The Built-Up Area Boundary

- 8.7 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.
- 8.8 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.
- 8.9 In accordance with Policy CS.15 of the Core Strategy it is intended that the Built-up Area Boundaries for the Local Service Villages could be identified through the preparation of neighbourhood plans.
- 8.10 As an interim measure the District Council endorsed a methodology and defined 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.
- 8.11 This version of the Built-up Area Boundary for Napton was then put forward in the draft neighbourhood plan. However, after further discussions with the District Council several small modifications to the boundary were agreed. These were largely to reflect recent planning permissions. In addition, it is agreed that the Church of St. Lawrence and the adjoining churchyard should be removed from the Built-up Area Boundary to conform to the District Council’s emerging methodology.
- 8.12 The Built-up Area Boundary incorporating these modifications is put forward in this neighbourhood plan.
- 8.13 The boundary of the proposed Built-up Area Boundary is shown on Policy Map 1.

Policy Map 1 – Napton-on-the-Hill Built-up Area Boundary



Residential permissions already granted

- 8.14 To meet the strategic housing need set out in the Core Strategy the neighbourhood plan is therefore required to provide no more than around 84 additional dwellings within the Built-up Area Boundary over the period 2011-2031.
- 8.15 Planning permissions already granted for residential development since the start of the plan period can be deducted from this requirement. A complete list of planning approvals in the parish from April 2011 to July 2019 is provided below. This distinguishes between those permissions that are within the Built-up Area Boundary (as defined in this neighbourhood plan) and those that are outside this boundary.

Table 6 – Residential Permissions Granted in the Parish

Application Reference	Address	Net Additional Units	Inside Built-Up Area Boundary
10/02106/FUL	Land adjoining The Trees, 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
17/01563/OUT	Jackson's Lane	2	Yes
13/03182/FUL	Brooklands, Folly Lane	1	No
15/04310/COUO	Brooklands Barn, Folly Lane,	1	No
15/04242/FUL	Nissen Hut, Howcombe Lane	1	No
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 Holt Farm	1	No

- 8.16 This table indicates that planning permission has been granted for 84 dwellings in the parish since the start of the Core Strategy plan period.

- 8.17 However the Core Strategy stipulates that only planning permissions granted within the Built-up Area Boundary of the settlement can contribute to the housing requirement stipulated in the Core Strategy for a Local Service Village. Of the above, 21 dwellings are located outside the Built-up Area Boundary and therefore do not count towards the strategic housing requirement for the village.
- 8.18 In addition, planning permission was granted for 56 dwellings (live/work units) on the site of the former Napton Brickworks. This particular permission expired in January 2018. A further planning application was submitted in October 2018 for up to 100 dwellings on the site but, at time of writing, has yet to be determined. Although this brownfield site lies less than half a mile to the west of the village it is located just outside the Built-up Area Boundary.
- 8.19 Of the 84 dwellings that have been given planning permission in the parish since April 2011:
- 63 dwellings are located within the Built-up Area Boundary and can therefore be included as contributing to the Core Strategy requirement for the Local Service Village, which equates to 75% of the requirement; and
 - 21 dwellings receiving planning permission are not located within Built-up Area Boundary and cannot therefore be included as contributing to the Core Strategy requirement for the village. However, this figure could rise by an additional 80-100 dwellings if development comes forward on the site of the former Napton brickworks.
- 8.20 Of the required total housing requirement over the plan period, 63 dwellings have therefore already been met leaving a net balance of no more than about 21 additional dwellings required by 2031 to be constructed within the Built-up Area Boundary.

Local housing needs survey

- 8.21 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
- 8.22 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.

- 8.23 If the housing requirement of no more than around 21 dwellings is to be met, future provision needs to primarily address the identified housing needs outlined above.

Five Year Housing Land Supply

- 8.24 The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available across Stratford District to meet the housing requirement set out in adopted strategic policies for the next 5 years. As of 31 March 2019, the Five Year Housing Land Supply for Stratford District was 6.51 years. The current supply of residential sites is therefore in excess of the 5 year housing requirement.

Protecting the character and setting of the village

- 8.25 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.

- 8.26 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

8.27 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.

8.28 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 assessment has been undertaken as part of the evidence base for the neighbourhood plan.

8.29 The full character assessment can be viewed here:
<http://www.naptonparishcouncil.org.uk/neighbourhood-development-plan/>

Constraints to development

8.30 A Special Landscape Areas Study commissioned by the District Council 2012 revealed that Napton is located within the Ironstone Hill Fringe Special Landscape Area (SLA). Policy CS 12 in the Core Strategy states that the high landscape quality of SLAs will be protected by resisting proposals that would have a harmful effect on their character and appearance.

8.31 In addition, a Landscape Sensitivity Study was commissioned by the District Council in 2012. This determined that some areas within the Built-up Area Boundary were of 'high' or 'high/medium' sensitivity to housing. The study suggested that these areas are inappropriate for development, and as such this should be considered when locations are determined for any future development, even if it was proposed within the Built-up Area Boundary.

- 8.32 The Landscape Sensitivity Study can be found here:
<https://www.stratford.gov.uk/planning-building/landscape-and-green-infrastructure.cfm>
- 8.33 As part of the character 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. These important areas of open space contribute towards the setting of those buildings that look out onto them. There are also incidental pockets of open space primarily at road junctions such as: at 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.
- 8.34 All these important areas of open space in and adjoining the Built-up Area Boundary contribute towards the rural and agricultural character of the village. They also support the setting of the various buildings, especially key landmarks and those of historic importance.
- 8.35 The Strategic Housing Land Availability Assessment (SHLAA) 2020 forms part of the evidence base for emerging plans at District level. This included an assessment of 24 parcels of land on the periphery of Napton. Each site was considered against a list of criteria to consider their suitability for development. The assessment concluded that almost all of the sites in and around the village were regarded as 'not deliverable'. Three sites were considered to be 'likely to be deliverable'. No sites were considered to be "definitely deliverable".

The approach adopted to new residential development

- 8.36 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 63 dwellings within the Built-up Area Boundary leaving a net balance of up to about 21 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.
- 8.37 The neighbourhood plan has not made a specific allocation of land for residential development to accommodate the outstanding requirement, in part because of the aforementioned constraints to development. However, 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 further residential development but influence its location, type and character. It recognises that limited small-scale housing

can occur to contribute towards the identified housing need subject to these criteria being met.

- 8.38 For instance, any proposal for residential development unless it is for the purposes identified in national and local policy including self-build and custom build 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 gaps and open spaces. It also needs to have regard to the findings of 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 latest local housing needs survey.
- 8.39 Policy 1 sets out the criteria against which any proposal for housing development will be assessed.

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 or is otherwise acceptable outside the Built-up Area Boundary as set out in national and local policy;
- b) it is development on a small scale;
- c) it is appropriate to its surroundings and does not overshadow or overlook adjoining properties or otherwise is acceptable in relation to the effect on the living conditions on the occupiers of any affected property;
- d) it has regard to the needs identified in the latest Housing Needs Survey for the parish or the latest available housing needs information;
- e) it has regard to the Character Assessment in terms of scale, layout and materials, and retains local distinctiveness to create a sense of place;
- f) the height of rooflines does not impact adversely on the important views identified in Policy 9;
- 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.

Affordable housing

- 8.40 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.

- 8.41 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.
- 8.42 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.
- 8.43 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.
- 8.44 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.
- 8.45 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.

- 8.46 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.
- 8.47 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

- 8.48 It is preferable that the above provision for three affordable homes is met from within the existing Built-up Area Boundary or as part of any residential development on the nearby brownfield site of the former Napton Brickworks. 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) located on a rural exception site that is adjacent to the Built-up Area Boundary;
- b) justified by evidence of need through the latest Housing Needs Survey or up to date information for the parish;
- c) prioritised for those with a local connection ; and
- d) any associated market housing is demonstrated to be the minimum required to deliver a viable affordable housing development .

Self-build homes and custom housebuilding

- 8.49 The Government wants to enable more people to build or commission their own home and make this form of housing a mainstream housing option. The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) has placed this matter on a statutory basis.
- 8.50 The Core Strategy states that there are a number of mechanisms that can contribute to meeting the housing needs of the area and Policy CS.16 supports the principle of schemes being delivered as self-build projects or by community land trusts.
- 8.51 The Framework defines self-build and custom-build housing as ‘housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual’. It adds that such housing can be either market or affordable housing. 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.

- 8.52 The Self-Build and Custom Housebuilding (Register) Regulations 2016 oblige all district councils to keep a register 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. The main purpose of the register is to help the District Council judge the local demand for self-build and custom build housing.
- 8.53 In addition to the Register the local Housing Needs Survey undertaken for the parish in January 2018 identified a requirement for 7 owner occupier / self-build properties. The breakdown was as follows:
- 4 x 2 bed bungalows
 - 1 x 2 or 3 bed bungalow
 - 2 x 3 bed houses
- 8.54 However, with the exception of plots expected to be provided at Gaydon Lighthorne Heath and Long Marston Airfield new settlements, there is no established local planning policy which supports the provision of self-build and custom build dwellings on greenfield sites on the edges of settlements in the District. This was because the Core Strategy was substantially complete when the obligation to deliver self and custom build housing emerged.
- 8.55 The District Council has however published guidance in respect of custom and self-build housing in Part J of the Development Requirements Supplementary Planning Document (SPD), which was adopted in July 2019. This includes a number of site-specific requirements that such schemes should comply with.
- 8.56 This is available at www.stratford.gov.uk/devreq-spd.
- 8.57 The SPD states that the Government does not expect local authorities to provide such opportunities on plots or sites that would not otherwise be acceptable for other forms of housing development, such as in open countryside. It also notes that the Core Strategy provides scope for individual and small groups of dwellings, including self-build schemes, to be built in a wide range of settlements in the District. Local communities preparing neighbourhood plans are specifically encouraged to consider custom and or self-build housing.
- 8.58 Custom and self-build housing can be developed either to provide affordable or market housing. In the case of market housing the SPD anticipates that there will be two main modes of delivery:
1. Individual plots, sourced and acquired by the developing household, or small sites provided to meet the specific identified needs of individual households.

2. Larger schemes, involving sub-division of the site in accordance with a masterplan to provide serviced plots, for subsequent sale to households who will in due course prepare their own detailed designs.

8.59 The SPD adds that it is essential that self-build schemes, due to their particular nature, can be implemented in an appropriate and effective manner. For this reason, the document states that a number of specific considerations need to be applied. Schemes that include self-build or custom build plots are therefore expected to make the following provisions:

1. A legal access to a public highway (or equivalent) for each individual plot;
2. A Design Code to help clarify and guide what design of dwellings might be appropriate, e.g. size, height, materials;
3. A connection to all services, i.e. electricity, water, drainage, at the boundary of each plot;
4. A phasing plan, where applicable, to ensure CIL is not triggered for the self-build element due to commencement elsewhere on the site.

8.60 In addition to the policies within the Core Strategy and SPD any proposal for Self-Build or Custom Housebuilding within the parish will also need to meet the criteria specified in Policy 3 below. This is to ensure that any plots or sites proposed for Self-Build Homes or Custom Housebuilding are acceptable forms of housing development that do not cause demonstrable harm to the village or surrounding countryside.

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 adjacent to the defined Built-up Area Boundary of the village or is otherwise acceptable as set out in national and local policy;
- b) it is on a small scale;
- c) it is appropriate to its surroundings and does not overshadow or overlook adjoining properties or otherwise is acceptable in relation to the effect on the living conditions on the occupiers of any affected property;
- d) it has regard to the Character Assessment in terms of scale, layout and materials, and retains local distinctiveness to create a sense of place;
- e) the height of rooflines does not impact adversely on the important views identified in Policy 9;
- 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.

Objective 2 - To promote and enhance local business opportunities to support a vibrant rural economy

Business development

- 8.61 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.
- 8.62 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.

8.63 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.

- 8.64 The parish has approximately 100 businesses that vary in terms of their size, location and nature. This includes an industrial estate on Brickyard Road 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 holiday lets, caravan and camping sites, and a number of canal related businesses based at the marinas 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.
- 8.65 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.
- 8.66 Proposals for development related to recreation and tourism will be particularly supported if they help to 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 providing that:

- a) it is development on an appropriate scale to its location and setting;
- b) it is appropriate to its surroundings and does not overshadow or overlook adjoining properties or otherwise is acceptable in relation to the effect on the living conditions on the occupiers of any affected property;
- c) where appropriate it has regard to the Character Assessment with particular regard to scale, layout and materials, and retains local distinctiveness to create a sense of place;
- d) the height of rooflines does not impact adversely on the views identified in Policy 9;
- e) it does not affect gaps and important open spaces, which are of particular significance to the form and character of the settlement;
- f) where appropriate 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.

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 10.

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.

Objective 3 - To address climate change and support a low carbon future

Environmental quality

- 8.67 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.

- 8.68 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.
- 8.69 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.
- 8.70 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

Development proposals are particularly encouraged and as appropriate to their scale, nature and location to incorporate 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) energy wastage;
- e) the generation of waste through maximising any 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.

Objective 4 - To value and protect local heritage features and historic buildings

Historic environment

- 8.71 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.
- 8.72 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.
- 8.73 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. Where a proposal would lead to substantial harm or total loss, this harm should be weighed against any substantial public benefits of the proposal or other scenarios outlined in national policy.
- 8.74 In relation to non-designated heritage assets, its significance should be taken into account. A balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset.
- 8.75 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.
- 8.76 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

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

The Grand Union and Oxford Canals

- 8.77 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.
- 8.78 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.
- 8.79 The canal network provides a historic, cultural, recreational and wildlife asset to the parish. It adds to the local economy of the village by encouraging visitors and tourism. It also contributes to the green infrastructure network.
- 8.80 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.
- 8.81 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. The Folly Public House benefits from a location next to the Oxford Canal.
- 8.82 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 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.

- 8.83 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 Brickworks 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 5 - To value and protect the natural environment and the surrounding rural landscape

Landscape character

- 8.84 Napton sits within the Ironstones Hills Fringe Special Landscape Area (SLA) as described in Policy CS 12 in Stratford on Avon's Core Strategy. This policy states that the high landscape quality of SLAs, including their historic or cultural features, will be protected by resisting proposals that would have a harmful effect on their character and appearance which make an important contribution to the image and enjoyment of the District. Importantly it also states that the cumulative impact of development proposals on the quality of the landscape will be taken into account.

Important gaps and open spaces

- 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 sports facility on the periphery of the village, and amenities for children and 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. The local community wants to see them protected for current and future generations.

Village Greens

- 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. These have been registered under the Commons Registration Act 1965.
- 8.88 All four areas are considered important to the village character and have been consistently maintained by the Parish Council. Their designation as a registered village green gives them protection from development and prevents the land being used for other purposes such as parking.

Local Green Space

- 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 7 – Local Green Spaces

Name of site	Description	How it meets the criteria in the Framework
<p>A. Napton Sports Club</p>	<p>These sports facilities are located on a 4.7 ha site to the east of the village between Dog Lane and Priors Marston Road. They are located in open countryside, but adjoin the built-up area. It was one of the few areas of land in the village suitable for levelling for sports 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 oversees 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>Along with the adjacent Local Green Space C. it provides a wildlife corridor into the centre of the village.</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>

Name of site	Description	How it meets the criteria in the Framework
<p>B. Land adjoining St Lawrence Church</p>	<p>This is a long rectangular area of about 2.4 ha of natural grassland on the top of Napton Hill, bordering the north side of Church Road adjacent to the church. It is edged by mature hedges and trees on three sides and is mainly unfenced along the road which gives it an open pleasing aspect from all points of access.</p> <p>The area is crossed by a public footpath about a third of the way along from the west end and a bridleway near the east end linking the north and south parts of the village. Many paths converge in this area, giving direct access from all parts of the village.</p> <p>The area 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. The area is peaceful as there is virtually no traffic. The fields affect and compliment the setting of the historic Grade 2* listed St. Lawrence Church.</p> <p>This is the only place in the village where so many paths converge, making it extremely popular for walkers, visitors to the church and villagers alike. As many of the approaches to the site are lined with mature trees and hedges the open vista that the area presents is all the more impressive. It is a favourite site for bird watchers because it is on a migratory route.</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>
<p>C. The Copse off Fells Lane</p>	<p>This 0.34 hectare site comprises a rectangular area of woodland.</p> <p>It is the only area of mature woodland within the village. 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>It is adjacent to (and between) Local Green Spaces A. and E. providing a wildlife corridor from the outside to the centre of the village.</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 an extensive tract of land.</p>

Name of site	Description	How it meets the criteria in the Framework
<p>D. Land Adjacent to the former Brickworks Site</p>	<p>This area comprises a piece of land of approximately 6 hectares that was formerly the quarry to the former brickworks. The site has a unique topography formed by excavation at the turn of the 20th Century. Through a mix of careful management and natural regeneration the site now provides a home for a wide range of flora and fauna and is unique in the village.</p> <p>At the lower levels there are two fishing pools which are commercially managed by the landowner and are outside the proposed Local Green Space. Higher up the slope there are four or five further pools which have been left in their natural state and support a variety of amphibians and waterfowl. 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, 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 ground nesting birds such as skylarks, partridge and pheasant.</p> <p>To the north of the site there are gorse bushes adjacent to the public footpath, which support smaller nesting birds such as finches, linnets, warblers, blackcaps, buntings, and yellow hammers.</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 martins. The top of this cliff and the rim of the site adjacent to the Windmill, have been designated a Site of Special Scientific Interest (SSSI) due to the geological interest of fossils discovered in the cliff face.</p> <p>Foxes, rabbits, muntjac deer, fallow deer and hares have been observed grazing in the meadows below the cliff face.</p> <p>This diverse habitat provides a haven for wildlife. This has been achieved by the sensitive approach to management adopted by the current landowner and by the lack of public access.</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 an extensive tract of land.</p>

Name of site	Description	How it meets the criteria in the Framework
<p>E. Pastoral Field above Quincy Meadows Development</p>	<p>This is an L shaped pastoral field located off Vicarage Road, set on the south east side of Napton Hill. It sits above a new residential development by AC Lloyd and rises a further 14 metres or more to the road. It is deemed to be of high importance to the integrity of the character and appearance of the village and is therefore highly sensitive to development.</p> <p>It provides an important gap in the centre of the village when viewed from multiple locations within and towards the village and particularly when viewed from the south east (identified under Section 8 Important Views as View 5 (from Dannells Hill). As well as affording very strong visual links from Vicarage Road and School Hill across the lower part of the village towards the open countryside beyond, it also provides views of Shuckburgh Hill and other local settlements including Priors Marston and Hellidon</p> <p>There is a public footpath, SM42c, crossing the field from top to bottom, which connects through to Fell's Lane to the south east.</p> <p>In late 2018 a planning application was made to develop the western part of this site for five dwellings. This application was dismissed on appeal. (Appeal Reference: APP/J3720/W/19/3222541) The main reason for refusal was the effect such development would have on the character and appearance of the area, with particular regard to the green space along the public footpath between Vicarage Road and Fell's Lane. The appeal inspector also recorded that this existing green link is a feature that contributes positively to the local distinctiveness of the area and said that evidence indicates that it is enjoyed by village residents and other users of the footpath. It provides a visual and physical link between the village and open countryside beyond. This fact was also recognised by the Inspector who considered the AC Lloyd planning appeal in 2013 and who made retention of this open space a recommendation of that particular planning permission (Ref 13/02690/FUL).</p> <p>In addition to facilitating excellent views, this tract of land also provides a wildlife corridor. It transects the built-up area of the village connecting the proposed local green spaces A & C and the surrounding countryside, to the upper parts of Napton Hill.</p>	<ul style="list-style-type: none"> a) The site is very close to the community it serves. b) It is demonstrably special to the local community in terms of the visual amenity it offers inwards and outwards, providing a gap in the built-up areas of the village and creating a strong link, both visually and physically, to the countryside beyond. c) It contributes positively to the local distinctiveness and character and is not an extensive tract of land.

Name of site	Description	How it meets the criteria in the Framework
<p>E. Pastoral Field above Quincy Meadows Development (continued)</p>	<p>The field is mainly used for the grazing of sheep and is now accessed via the new residential development to the south. Having originally formed part of a much larger area, (the lower part having now been developed), it is not enclosed by perimeter hedging as are many of the fields that surround the village. Hedgerows made up of native species and the occasional mature tree run along the eastern and western flanks, whilst the top of the field is bordered by a metal post and rail fence, with an old gateway off Vicarage Road still evident. The open aspect along this upper section is in contrast with the more compact nature of Hackwell Street and School Hill, which lead off Vicarage Road to the west.</p> <p>Historically whilst the field has been in continual agricultural use, many local residents have fond memories of enjoying its prominent south easterly facing slope for more informal recreational purposes i.e. sledging on snowy days, thus adding another strand to the Napton’s cultural heritage. It should be noted that such use was not at the explicit permission of the landowner.</p> <p>The site continues to contribute to the wellbeing of the community and visitors alike, whether they have paused in passing or have come specifically to admire the views. It provides a much valued green space in an otherwise densely developed part of the village.</p>	

8.93 Photographs of each Local Green Space are set out below:



Local Green Space A - Napton Sports Club



Local Green Space B - Land adjoining St Lawrence Church



Local Green Space C - The Copse off Fells Lane



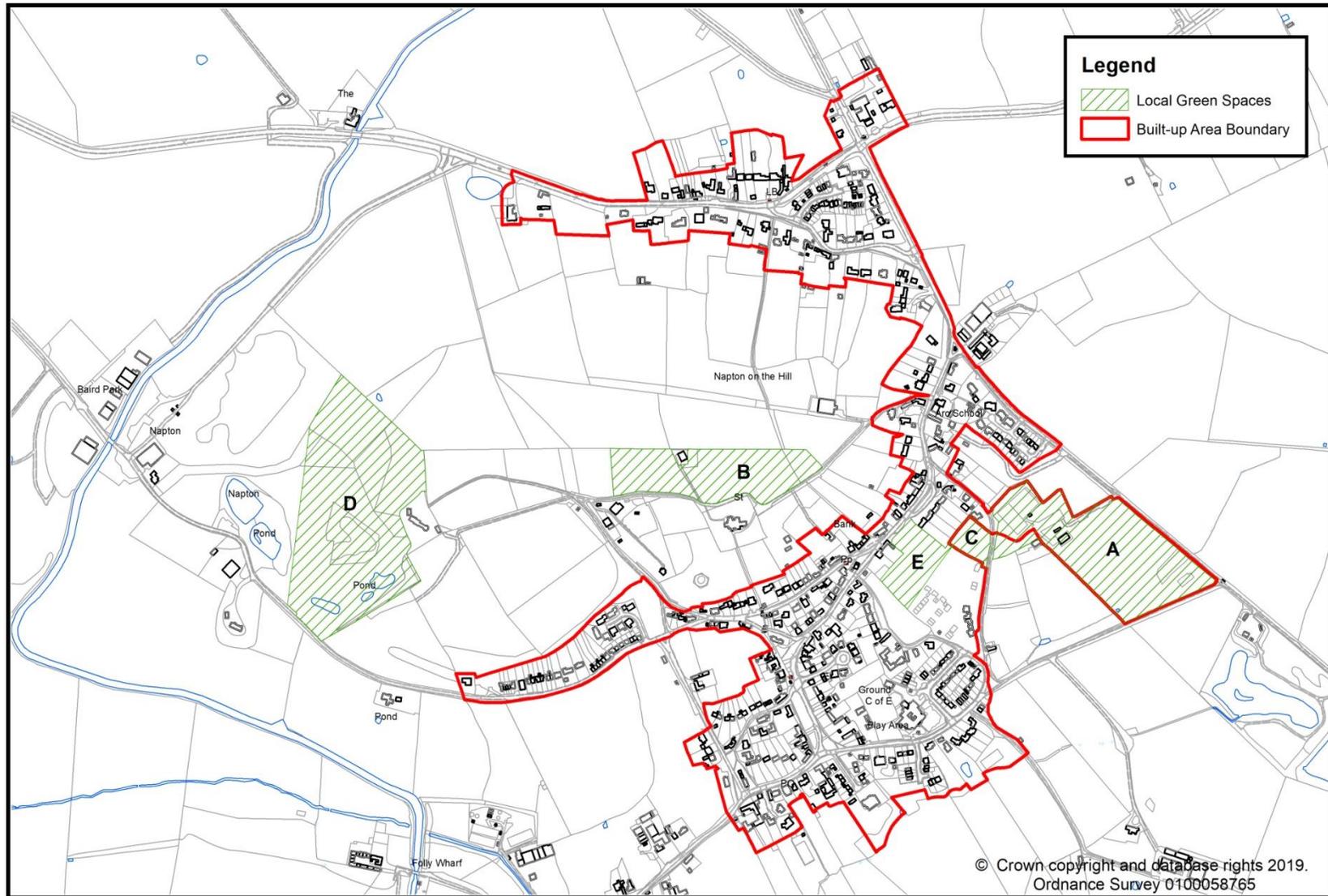
Local Green Space D - Land adjacent to the former Napton Brickworks Site



Local Green Space E - Pastoral Field above Quincy Meadows Development

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

Policy Map 2 - Local Green Spaces



- 8.95 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 Brickworks Site
- e) Pastoral field above Quincy Meadows Development.

Development in the Local Green Spaces will be consistent with national policy for managing development in Green Belts.

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

Public open spaces

- 8.96 In addition to the above there are also a number of public open spaces of importance to the village. These are protected in Policy 13 along with other community services and facilities.

Important views

- 8.97 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.
- 8.98 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.
- 8.99 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.

8.100 The Character 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.

8.101 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.

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

Table 8 – Important Views

Viewpoint	Description
1 - From Butt Hill at junction with Hillside	This 45 degree vista is seen from the junction of Hillside half way up Butt Hill, facing north east, across rough sloping pastureland, over the A425 to the Napton Reservoir, with the village of Grandborough on the skyline behind mixed agricultural land and woodland. To the right of the view lies the Black Prince, Wigram’s Turn Marina. A large quantity of narrow boats are moored here, which are synonymous with the village of Napton and its connection to the historic canal network.
2 - From The Poplars, 100 metres south from the end house of the three-storey terrace	This ‘corridor’ view looking south east is a unique view of the Oxford Canal from an elevated position, encompassing a 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 ?”

Viewpoint	Description
3 - From the southern corner of the upper churchyard of St. Lawrence Church	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 obscured 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 sit and admire the view.
4 - From the Oxford Canal approximately 160 metres north of Canal Bridge No.115	The 70 degree Vista facing NNE across the Oxford Canal includes the tower of St Lawrence Church and Napton Windmill, three unique landmark structures of the village. Sandwiched between the heavily vegetated hill top and open pasture below are the undulating lines of houses, along the Poplars, the Butts and School Hill, that wrap around the south side of the hillside and down towards to the village centre. Their positioning half way up the hill and spacing of the houses, influenced by topography and adjoining agricultural uses, along with the pattern of fields enclosed by mature hedgerows and trees epitomise the character of this rural hillside settlement.
5 - From the top of Dannels Hill (campsite) back into the village	This view is undoubtedly one of the finest views of the village of Napton on the Hill, taken from the elevated top end of the 'gated road' to Shuckburgh. This shows the eastern facing aspect of the village, whilst looking across Priors Marston Road at Dannel's Hill and the Dog Lane Fishing Lakes. It accentuates and acknowledges the layer upon layer of housing, winding narrow lanes and open green spaces which typify the character of Napton for all to admire.
6 - From School Hill by the Memorial Bench	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.

8.103 The location and direction of each important view is shown on Policy Map 3.

8.104 Photographs of each important view are set out below:



Important View 1 - From Butt Hill at junction with Hillside



Important View 2 - From The Poplars, 100 metres south from the end house of the three-storey terrace



Important View 3 - From the southern corner of the upper churchyard of St. Lawrence Church



Important View 4 - From the Oxford Canal approximately 160 metres north of Canal Bridge No.115



Important View 5 - From the top of Dannells Hill (campsite) back into the village



Important View 6 - From School Hill by the Memorial Bench

- 8.105 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

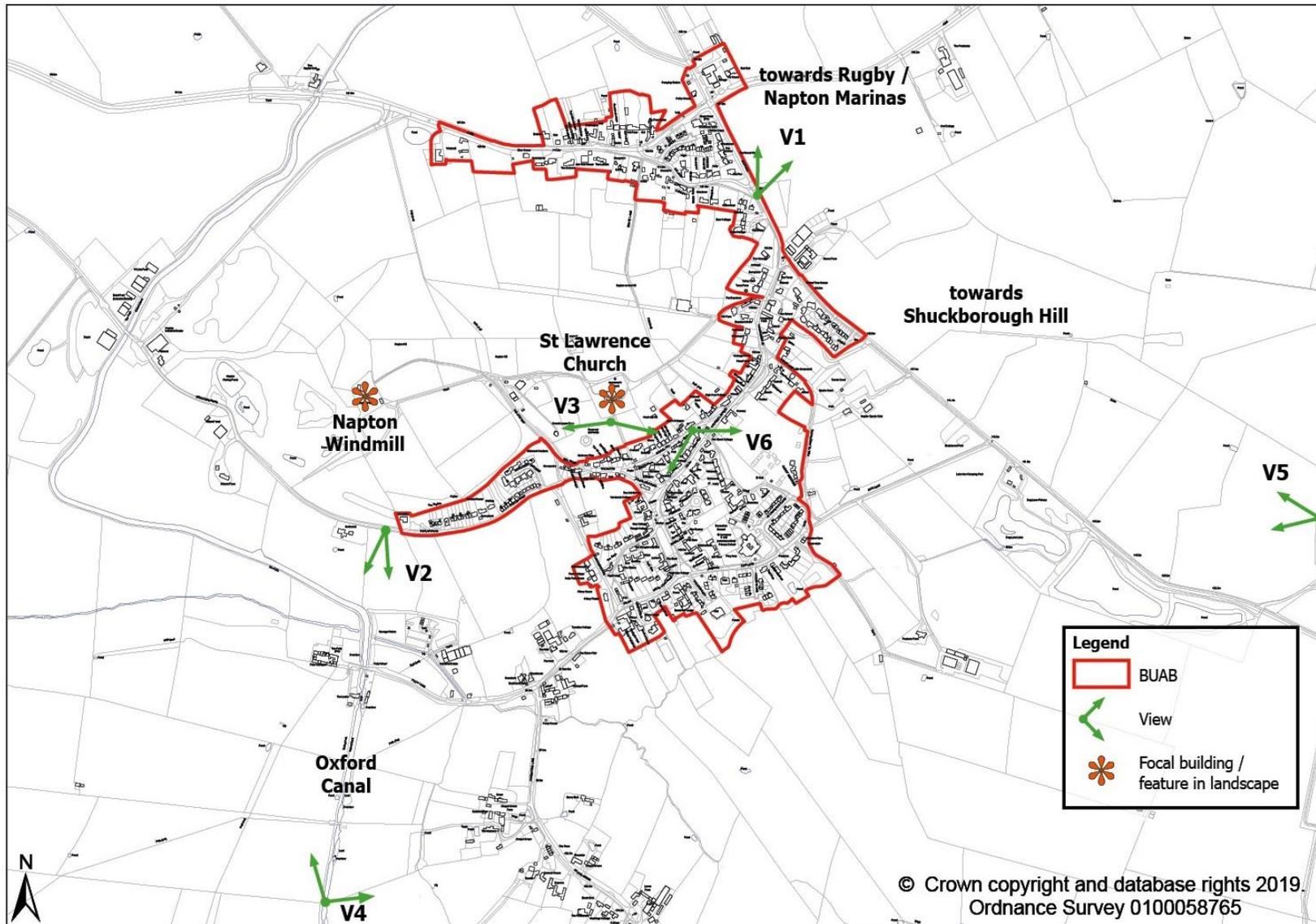
The following important views will be protected:

- 1) 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

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.

Policy Map 3 – Important Views



Open countryside

- 8.106 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.
- 8.107 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 Ironstone Hills Fringe Special Landscape Area.
- 8.108 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.
- 8.109 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.

- 8.110 According to a Special Landscape Areas Study for the Stratford-on-Avon District undertaken in 2012, Napton is located within the Ironstone Hill Fringe Special Landscape Area and warrants protection accordingly.
- 8.111 The full study can be found here:
<https://www.stratford.gov.uk/doc/205823/name/ED4112%20Special%20Landscape%20Areas%20Study%20June%202012.pdf>
- 8.112 The District Council also commissioned a Landscape Sensitivity Study in 2012. This determined that some areas are of ‘high’ or ‘high/medium’ sensitivity to housing. The study states that these areas are inappropriate for development, and as such this should be considered when locations are determined for any future development.

- 8.113 The full study can be found here:
<https://democracy.stratford.gov.uk/mgConvert2PDF.aspx?ID=18890>
- 8.114 There are two Sites of Special Scientific Interest (SSSIs) located within the parish, notably Napton Hill Quarry SSSI (which is also designated as a Local Wildlife Site) and Calcutt Locks Meadows SSSI. Natural England has defined Impact Risk Zones around each SSSI to reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. In addition, Napton Hill Sandstone Doggers is a designated Local Geological Site. There is remaining ancient 'ridge and furrow' pastureland found at the junction of The Poplars, The Butts and Howcombe Lane, adjacent to the Built-up Area Boundary.
- 8.115 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 in line with national and local policies and where it does not cause demonstrable harm (in line with the hierarchy of statutory sites outlined in the NPPF), or cannot be satisfactorily mitigated, 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.

Trees and hedgerows

- 8.116 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.
- 8.117 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 reasons and a suitable compensation strategy exists.

8.118 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.

8.119 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.

8.120 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.

8.121 The following policy aims to prevent, where possible, development that would result in loss of or damage to significant trees, hedgerows or verges. 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

There should be no harm to or loss of irreplaceable habitats such as ancient trees or veteran trees unless there are wholly exceptional circumstances as set out in national policy.

Development should retain and protect mature trees, woodlands, important hedgerows and verges which are important for their historic, visual, amenity or biodiversity value unless the need for, and the benefits of, the development in that location clearly outweigh any loss. Any such loss will be appropriately mitigated.

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.

Objective 6 - To maintain and develop a range of services and facilities to support the needs of the local community

Existing services and facilities

- 8.122 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.
- 8.123 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.

8.124 There a number of services and facilities available within the village. They include a village stores (that contains a post office, shop 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.

8.125 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:

- 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.

Communications infrastructure

- 8.126 The Government recognises that reliable broadband internet access and mobile phone 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.
- 8.127 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.

- 8.128 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.
- 8.129 However the current provision is inadequate in the parish. In terms of service improvements, respondents most wanted to see better internet/broadband and mobile phone 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 Community Aspirations.
- 9.2 It should be noted that the following matters do not form part of the statutory neighbourhood development plan.

Objective 7 - To promote safe and suitable access

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 109 in the Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Within this context paragraph 110 adds, amongst other things, that applications for development should: create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.
- 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 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.

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 102 of the Framework states that transport issues should be considered from the earliest stages of plan making and development proposals so that opportunities to promote walking, cycling and public transport are identified and pursued. Paragraph 104d) adds that planning policies should provide for high quality walking and cycling networks and supporting facilities.

- 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 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; and
- 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.

Objective 8 - To support appropriate development on brownfield land

The former Napton Brickworks

- 9.14 This site is located on Brickyard Road, just off the Daventry Road. It is about 1km (0.5 miles) to the west of the village and comprises about 10 hectares of previously developed brownfield land. The brickworks closed in 1973 and the buildings and structures on the site have since been cleared. There remain extensive areas of concrete hardstanding and remnants of buildings. A small industrial development now occupies part of the site.



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

- 9.15 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 geological Site of Special Scientific Interest (SSSI). The entire site is designated as a Local Wildlife Site.
- 9.16 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 but has now lapsed.
- 9.17 In October 2018 a planning application for up to 100 dwellings was submitted but, at time of writing, has yet to be determined.
- 9.18 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.**

- 9.19 Although the re-use of four other brownfield sites is described in Policy AS11, there is no specific mention of the former brickworks site in the policy.
- 9.20 The 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. However a range of factors will require detailed assessment when considering a scheme to develop the site, including the relationship of the site to the village of Napton-on-the-Hill, its accessibility by various means of travel, and the landscape and visual impact of development.
- 9.21 If housing on this site is to be regarded as sustainable development, it must access the services and facilities available in the village and not become an isolated community in the open countryside. Towards this purpose links with the main village should be encouraged

through a high quality walking and cycling route along Brickyard Lane to/from Napton-on-the-Hill. This could improve the viability of services and facilities within the village. In addition, any residential development on the former brickworks site will impact on infrastructure in and around the village, especially roads.

- 9.22 The Parish Council support the general principle of residential development on the site of the former Napton Brickworks. However this support is subject to the aforementioned environmental and social factors being satisfactorily met. Any proposal coming forward should be a sustainable development that would not cause demonstrable harm to the environmental features of the site that would outweigh the benefits of residential development. Parish Council support is therefore subject to, amongst other things, the criteria specified in Policy AS.11 in the Core Strategy being satisfactorily met.

Community Aspiration 3 – Site of the former Napton Brickworks

The Parish Council welcome discussions and involvement in the future of the former Napton Brickworks site.

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. List of Supporting Documents

- 11.1 The following documents provide background information to the preparation of the neighbourhood development plan:
- Napton-on-the-Hill Housing Needs Survey (January 2018)
 - Strategic Environmental Assessment and Habitats Regulations Assessment of the Napton-on-the-Hill Neighbourhood Development Plan - Screening Document prepared by Lepus Consulting (February 2019)
 - Napton-on-the-Hill Character Assessment (Modified in December 2020)
 - Napton-on-the-Hill Basic Conditions Statement (October 2019)
 - Napton-on-the-Hill Consultation Statement (October 2019)
 - Assessment of Responses (October 2019)
- 11.2 All the above documents can be found on the District Council's website:
[Napton-on-the-Hill Neighbourhood Plan | Stratford-on-Avon District Council](#)
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