

Fenny Compton Neighbourhood Development Plan Final Submission Consultation

Representation Form

Fenny Compton Parish Council has prepared a final submission Neighbourhood Development Plan for the Fenny Compton area and is inviting you to comment by **5pm March 18th 2022**.

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

All comments will be publicly available on the Stratford-on-Avon District Council website once they have been analysed, but only identifiable by name and/or organisation. No address or contact information will be published. Please note that any personal information provided will be processed in line with the General Data Protection Regulation 2018. Further information please see the Policy Consultation Privacy Notice for Stratford-on-Avon District Council on the website at www.stratford.gov.uk/planning-building/privacy-notice.cfm

As the consultation is long, you can at any time save up to the point you have completed the questionnaire. You will be prompted with a screen allowing you to cut and paste the URL created to the point you have reached to bookmark or have the saved link emailed to yourself.

Personal Details - Please fill in your contact details below:

Q1 Full Name

Q2 Capacity in which commenting on Plan.

Resident	<input type="checkbox"/>	Statutory Consultee	<input type="checkbox"/>
Business/Work in area	<input type="checkbox"/>	Other	<input type="checkbox"/>
Resident's Association Representative ..	<input type="checkbox"/>		

Q3 Organisation represented (where relevant)

Q4 Address

Q5 Post Code

Q6 Telephone Number

Q7 Email Address

DESIGN AND INFRASTRUCTURE

To promote high quality visually sensitive, sustainable design whilst ensuring the historic environment is preserved or enhanced.

Designing-out Crime: It is important new development schemes in the Parish can demonstrate how they will achieve a safe low-crime environment. This should be done through the application of Secured by Design standards and principles.

Policy DE1: Sensitive Building Design

Village Design Statement (VDS): The VDS sets out design guidelines for building design based on the vernacular architectural details found in Fenny Compton. It provides illustrations of acceptable styling that complement the existing village architecture. This should be consulted during conception and evolution of any proposed development whether new build or work carried out under permitted development.

Designs should: a) be compatible with the distinctive character of the area respecting building styles and materials; b) respect the local settlement pattern; c) preserve or enhance the heritage assets such as listed buildings; d) protect or enhance landscape and biodiversity by incorporating high quality native landscaping.

Material usage: Designs for new developments should specify building materials in sympathy with the current buildings styles to enhance and reflect the rural and historic nature of the village. New developments should in general show a sensitive use of local materials and with reference to local, 'vernacular' building style.

Location of development sites: Developments need to sit well in the landscape and the village environs and reflect local building styles. Developments should minimise the impact on the village infrastructure by careful planning of vehicular access, pedestrian access and management of rainwater run off to reduce the likelihood of flooding.

Q8 Do you support or object to Policy DE1?

Support.....

Object.....

Q9 Please make any comment you have in relation to Policy DE1 below.

Policy DE2: Sustainable Development

Future Housing: Proposals for new dwellings within the BUAB will be supported in principle, subject to being in accordance with other policies within this plan. All areas outside the BUAB are classed as countryside. New dwellings within the countryside should be limited to those exceptions listed within Policy AS10 of Stratford District Council's core strategy, for example, small scale schemes for housing employment or community facilities to meet a need identified by evidence from the local community on land within or adjacent to the village or conversion to residential use of a redundant or disused building in open countryside.

Design for Life: For new development on greenfield sites, or the significant redevelopment of existing sites, design should provide for a high quality public realm with both hard and soft landscaping and measures to encourage biodiversity. Favourable consideration will also be given to housing developments that can demonstrate evaluation against Building for Life 2012 (BfL 12) with all criteria achieving a 'Green' score. Developments which include a 'Red' or 'Amber' score against any criterion must be justified in the Design and Access Statement or other supporting statement.

Q10 Do you support or object to Policy DE2?

Support.....

Object.....

Q11 Please make any comment you have in relation to Policy DE2 below.

Policy DE3: Designing-out Crime

Secured by Design: New developments should help to maintain a low crime and safe environment. This should be achieved through the incorporation of Secured by Design principles and standards.

Design and Access Statements: Planning applications should demonstrate how they have complied with this policy in their supporting documentation, such as in Design and Access Statements.

Designing-out Crime Officers: Applicants can seek further information from Warwickshire Police's Design Out Crime Officers on how to incorporate Secured by Design into proposals.

Q12 Do you support or object to Policy DE3?

Support.....

Object.....

Q13 Please make any comment you have in relation to Policy DE3 below.

PROMOTING ROAD SAFETY

Fenny Compton has a congested and narrow road layout. This Key Principle seeks to ensure that new developments do not compromise safety for road and pavement users.

Policy RO1: Appropriate Traffic Management Measures

Where appropriate, new developments should seek to minimise any impact they will have on the local highway network.

All new developments must ensure that they are always fully accessible by emergency service vehicles and personnel. The inclusion of this additional wording will help ensure emergency service response times continue to be acceptable in the Parish, which in turn will protect and save lives.

All new development must include adequate and safe provision for off road parking and accessing arrangements. Dwellings should have one off-road parking space per bedroom. New developments may be required to provide highway improvements, traffic calming or other means to mitigate any harm to the safety of pedestrian or cycle routes into the village centre and to schools.

Q14 Do you support or object to Policy RO1?

Support.....

Object.....

Q15 Please make any comment you have in relation to Policy RO1 below.

SUPPORTING PARISH AMENITIES

Existing parish facilities play an important role in maintaining a strong, healthy and vibrant community. New amenities will be encouraged as long as they are not to the detriment of existing facilities and are compatible with the policies in the Plan.

Policy PA1: Protection of Village Community Assets

The loss or partial loss of existing community facilities will not be supported unless it can be demonstrated that the facility is no longer valued or of use to the village and has no prospect of being brought back into use, or is to be replaced by a new facility of at least an equivalent standard.

Proposals that enhance and improve existing community facilities will be supported. This Plan has identified the following assets that are of significance in maintaining the social, economic and environmental viability of the community.

These community facilities to be protected are listed below.

1. Church of St. Peter and St. Clare
2. Primary School
3. Doctor's Surgery
4. Village shop
5. Public Houses
6. Village Hall with Post Office
7. Playing fields
8. Fire Station

Q16 Do you support or object to Policy PA1?

Support.....

Object.....

Q17 Please make any comment you have in relation to Policy PA1 below.

Policy PA2: Development of New Community Facilities

Development proposals for new or improvements to existing community facilities and infrastructure will be supported. This includes, but is not limited to health and social care, education, emergency services, meeting spaces and cultural facilities (e.g. libraries, arts and places of worship), open space, sports venues, local shops and pubs. Proposals must preserve local character and distinctiveness, avoid unacceptable harm to the landscape and protect amenities for existing and future residents of all ages.

Q18 Do you support or object to Policy PA2?

Support.....

Object.....

Q19 Please make any comment you have in relation to Policy PA2 below.

PROMOTING RECREATIONAL SPACES

Existing recreational spaces and facilities play an important role in maintaining a strong, healthy and vibrant community and will be supported if compatible with policies below. New recreational spaces and facilities will be encouraged providing they are compatible with existing neighbouring uses.

Policy RE1: Protecting Village Recreational Assets

The loss or partial loss of existing recreational spaces and facilities will not be supported unless it can be demonstrated that the space or facility is no longer valued or of use to the village and has no prospect of being brought back into use, or is to be replaced by a new facility in a suitable location of at least an equivalent standard.

Proposals that enhance and improve existing recreational spaces and facilities will be supported. In addition to making the school playing field into a Local Green Space, this Plan has identified the following assets which are of significance in maintaining the social, economic and environmental viability of the community. These recreational spaces and facilities listed below and shown on the map are to be protected:

1. Children's play area
2. Bowls Club
3. Sports Pavilion and playing field
4. Allotments

Proposals improving exercise and sports facilities will align with Stratford District Council's Sports Facility Strategy 2016-2035.

Q20 Do you support or object to Policy RE1?

Support.....

Object.....

Q21 Please make any comment you have in relation to Policy RE1 below.

Policy RE2: Development of New Recreational Facilities

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

Q22 Do you support or object to Policy RE2?

Support.....

Object.....

Q23 Please make any comment you have in relation to Policy RE2 below.

FLOOD PREVENTION

To maintain, and where practicable, to improve the ability of the existing flood prevention infrastructure to meet community needs as well as mitigating the adverse effects of inadequate existing flood prevention measures.

Policy FL1: Ensuring Development Manages the Flood Risk

Pluvial (surface water run-off) and Fluvial (from streams) Flood Risk: Development proposals will only be supported if they do not exacerbate the risk of pluvial and fluvial flooding. Where appropriate, Sustainable Drainage Systems (SuDS) should be built into all new developments to cover all flooding situations including a 1 in 100-year event and the impacts of climate change. Above ground attenuation (e.g. ponds to store flood water) should be used wherever feasible.

All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.

Q24 Do you support or object to Policy FL1?

Support.....

Object.....

Q25 Please make any comment you have in relation to Policy FL1 below.

ENVIRONMENTAL SUSTAINABILITY

Encouraging the installation of renewable power generation technologies and the use of green energy appropriate to the village location.

Policy EN1: Domestic Energy Production

Encourage Local Generation of Renewable and Low Carbon Energy Proposals for maximising opportunities to install renewable and low carbon energy systems. Proposals which seek to establish new, expand or adapt existing renewable energy facilities will be supported providing:

- 1) There are no adverse impacts on the landscape or character of the area
- 2) There would be no adverse impacts on neighbouring uses

Q26 Do you support or object to Policy EN1?

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

Q27 Please make any comment you have in relation to Policy EN1 below.

Policy EN2: Electric Vehicle Charging

All new dwellings and commercial developments should include at least one electric vehicle charging point.

Q28 Do you support or object to Policy EN2?

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

Q29 Please make any comment you have in relation to Policy EN2 below.

Policy EN3 Water Usage

New Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures. Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day.

Q30 Do you support or object to Policy EN3?

Support.....

Object.....

Q31 Please make any comment you have in relation to Policy EN3 below.

PROMOTING BUSINESS AND EMPLOYMENT

Fenny Compton is a rural village; employment within the village comes from relatively small businesses. Coherent and sustainable minor commercial development, with low impact on the village infrastructure and rural location, will be encouraged and supported. New housing developments will support the emerging home-working culture.

Policy BU1: Minor Commercial Developments

Minor commercial developments of non-residential buildings will be of an appropriate scale (less than 100m² in floorspace); maintain the character, appearance and green infrastructure of the Parish; have minimal impact on residential amenity; minimise impact on traffic generation; use green technologies for power production; provide electric car charging points.

Minor commercial developments covered by this Plan are to be infill at the following sites: Manor Farm, Wharf Road, Avon Dassett Road (top of Fenny Compton Hill), Any existing brownfield site that becomes available.

Future development under this policy should not result in adverse impacts on designated biodiversity assets, including Local Wildlife Sites and potential Local Wildlife Sites highlighted in the map on page 20 of the Plan.

Future development under this policy should not result in adverse impacts on the character or significance of local heritage assets.

Q32 Do you support or object to Policy BU1?

Support.....

Object.....

Q33 Please make any comment you have in relation to Policy BU1 below.

Policy BU2: Promoting New Employment Opportunities

Proposals for new employment sites consistent with other policies in this Plan and which encourage the growth of local employment will be supported. The development of new local employment opportunities will be encouraged within the Neighbourhood Area providing that they:

a) Do not have a detrimental impact on residential amenity; b) Do not lead to the loss of green infrastructure; c) Do not have an unacceptable impact due to traffic generation; and d) Do not conflict with national or district policy.

Q34 Do you support or object to Policy BU2?

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

Q35 Please make any comment you have in relation to Policy BU2 below.

Policy BU3: Home Working (numbered as BU2 in Plan)

Development of new dwellings should be encouraged to provide space to support home-working, with flexible space adaptable to a home office.

Q36 Do you support or object to Policy BU3?

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

Q37 Please make any comment you have in relation to Policy BU3 below.

PROMOTING CONNECTIVITY

Ensuring that smart connectivity and related infrastructure is built into new residential and commercial developments in the Parish, supporting a vibrant business community as well as increasing numbers of home-workers.

Policy CN1: High-speed Homes

All new residential and commercial development must, subject to viability considerations include the necessary infrastructure to allow future connectivity to high speed broadband.

Q38 Do you support or object to Policy CN1?

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

Q39 Please make any comment you have in relation to Policy CN1 below.

Policy CN2: Connected Infrastructure

New dwelling and commercial units in the neighbourhood should provide high-speed connectivity (e.g. fibre optic cabling) from the property to the development boundary.

Q40 Do you support or object to Policy CN2?

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

Q41 Please make any comment you have in relation to Policy CN2 below.

NATURAL ENVIRONMENT

The natural environment is of great importance to Parish residents. Acceptable development will preserve landscapes valued by residents and green spaces.

Policy NA1: Protection of Valued Landscapes

Development proposals should demonstrate how they have regard are appropriate to, and integrate with the character of the surrounding landscape and protect the key views identified in Figures [X] and [X] on pages [Y] and [Y] of the Plan setting while conserving, and where appropriate, enhancing the character of the landscape.

Development proposals should ensure that all landscapes valued by residents are maintained and safeguarded, particularly where they relate to heritage assets, rising land, village approaches and settlement boundaries.

Q42 Do you support or object to Policy NA1?

Support.....

Object.....

Q43 Please make any comment you have in relation to Policy NA1 below.

Policy NA2: Local Green Spaces

This Plan designates the school playing field as a Local Green Space (LGS). This is shaded green and denoted LGS 1 on the map at Figure 25.

Development that would harm the openness or special character of a LGS or its significance and value to the local community will not be supported unless there are very special circumstances that outweigh the harm to the LGS.

Development of flood resilience schemes within areas of local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.

Q44 Do you support or object to Policy NA2?

Support.....

Object.....

Q45 Please make any comment you have in relation to Policy NA2 below.

Policy NA3: Verges, Trees and Hedges

All new development will be encouraged to protect all trees and hedges where appropriate, as per BS 5837: 2012 Trees in relation to design, demolition and construction or as subsequently revised or replaced. Where this is not appropriate, new trees and hedges should be planted to replace those lost. Most new developments should incorporate appropriate new tree and hedge planting of a suitable size and species in their plans. The new hedge or shrub planting should be implemented as per the recommendations in BS 4428:1989 Code of practice for general landscape operations and any new tree planting should be carried out in accordance with BS 8545:2014 Trees from nursery to independence in the landscape or as subsequently revised or replaced. Relevant new development proposals will be expected to demonstrate that they have, where possible, had regard to appropriate sustainable landscaping, in order to avoid later retrofitting of poor quality or token landscape design.

Any development within the village should not compromise or damage the hedgerows or small areas of copse and woodland because these sites play a contributory role in the wider ecological significance of the village.

Q46 Do you support or object to Policy NA3?

Support.....

Object.....

Q47 Please make any comment you have in relation to Policy NA3 below.

Policy NA4: Conserving the Natural Environment

Existing ecological networks (identified in the Neighbourhood Plan Environmental Survey) should be retained and creation of new ecological habitats and networks will be supported and encouraged.

All primary hedge lines should be conserved and restored wherever possible, with positive management as wildlife corridors, wildlife habitats and landscape features.

To be supported, development proposals must not harm biodiversity and must provide net gains for biodiversity unless it can be demonstrated this is not possible or is not viable. Measures to retain ecological networks; to create new ecological habitats and networks; to improve landscape quality, scenic beauty and tranquillity; and to reduce light pollution, will be supported. All development proposals must include new native hedge and tree planting as part of an integrated landscaping scheme unless it is demonstrated this is not practicable or viable.

Q48 Do you support or object to Policy NA4?

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

Q49 Please make any comment you have in relation to Policy NA4 below.

CARING FOR HERITAGE ASSETS

To protect and conserve the heritage assets that shaped the present character of the Neighbourhood Area and village so that they can be enjoyed for future generations.

Policy HE1: Conserving or Enhancing the Historic Environment

Proposals which may affect a heritage asset will be required to include an assessment which describes the harm to the significance of the asset and their setting. Development within and adjacent to all heritage assets will be strictly controlled. Development which fails to conserve or enhance the character or appearance of the Conservation Areas will not be supported. Proposals which lead to substantial harm or total loss of a designated heritage asset will only be permitted if it can be demonstrated that:

- a) the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or
- b) the nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found, and grant or other funding or ownership is not possible, and the harm or loss is outweighed by bringing the site back into use.

Proposals which lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefits of the proposal including securing the optimum viable use of the heritage asset. Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

Q50 Do you support or object to Policy HE1?

Support.....

Object.....

Q51 Please make any comment you have in relation to Policy HE1 below.

Thank you for completing this survey.

Please return to Planning Policy, Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-on-Avon, CV37 6HX