

Long Marston Neighbourhood Development Plan Final Submission Consultation

Representation Form

Long Marston Parish Council has prepared a final submission Neighbourhood Development Plan for the Long Marston Area and is inviting you to comment by **Friday 23 June**.

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

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

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.....

Statutory Consultee

Business/Work in area.....

Other

Resident's Association Representative ..

Q3 Organisation represented (where relevant)

Q4 Address

Q5 Post Code

Q6 Telephone Number

Q7 Email Address

LANDSCAPE AND THE NATURAL ENVIRONMENT

Objective: Conservation

To conserve the natural environment and the quiet rural character of the Neighbourhood Area.

Policy L&E 1: Conservation and Environmental Sustainability

Where appropriate, development proposals should demonstrate how the existing natural environment and quiet rural character has been conserved through:

a) Minimise obtrusive external property lighting to eliminate unnecessary night sky light pollution
Mitigation of the likely effects of proposed developments upon endangered species and their habitats within the plan area.

b) Mitigation of the likely effects of proposed developments upon endangered species and their habitats within the plan area.

c) Where possible, developments that include and/or are adjacent to existing aquatic habitats (such as attenuation ponds, springs, ditches or streams) should be designed in such a way as to enhance the natural environment by encouraging biodiversity. Proposals should look to preserve existing aquatic habitats and development that has an adverse impact on such habitats will not be supported.

d) Reducing carbon and resource demand through using environmentally sustainable energy sources, environmentally managing rainwater and grey water and conserving water through economic usage and harvesting.

e) Where appropriate and beneficial to local wildlife and ecology, measures in open spaces that mitigate flood risk, such as above ground SuDS, will be supported.

f) Where applicable, proposals for new development should demonstrate that flood risk and sustainable drainage systems have been taken into consideration.

Q8 Do you support or object to Policy L&E 1?

Support.....

Object.....

Q9 Please make any comment you have in relation to Policy L&E 1 below.

Objective: Long Marston Local Gap

To prevent coalescence of the two built forms of the village and protect open spaces and “green fingers” that are intrinsic to giving a strong sense that the countryside is integral to the village.

Policy L&E 2: Local Gap

The Long Marston Local Gap is defined in Figure 17. This local gap has an “open and undeveloped nature...[which] contributes to the rural character and setting of the village” and should be maintained in order to preserve its function as an important “green finger” which “creates a physical break in the built form of the village and provides a transition to the countryside beyond the houses off Wyre Lane. (See -APP/J3720/W/18/3215586)

Q10 Do you support or object to Policy L&E 2?

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

Q11 Please make any comment you have in relation to Policy L&E 2 below.

Objective: Preserve Views and Vistas

To preserve, enhance and protect views into, out of, and within the village.

Policy L&E 3: Valued Landscapes, Vistas and Skylines

Development proposals impacting on landscape setting must demonstrate how they are appropriate to, and integrate with, the character of the landscape setting whilst conserving, and where appropriate, enhancing the character of the landscape.

Development proposals should ensure that they respect all valued landscapes, as shown in Figure 19, as well as important vistas and skylines, particularly where they relate to heritage assets, rising land, village approaches and settlement boundaries.

Q12 Do you support or object to Policy L&E 3?

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

Q13 Please make any comment you have in relation to Policy L&E 3 below.

Objective: Access to the Countryside

To maintain access to the countryside through public rights of way.

Policy L&E 4: Maintaining Footpaths and access to the Countryside

Wherever possible or appropriate, proposals for new development should:

- a) Enhance or divert a public right of way (PRoW) to create equal or improved access, particularly for those leading to the countryside. Where the proposed development would cause harm to an existing PRoW, the PRoW should be diverted.

- b) Provide or improve connections and accessibility for all users to the existing network of footpaths and cycle-ways unless it can be demonstrated that this is not possible.

- c) Enhance the visual impact on existing routes through screening, landscaping and planting.

- d) Ensure footpaths next to or adjacent to its boundaries are comprised predominantly of natural planting. Provision should be made to ensure these are maintained.

- e) Encourage walking and cycling opportunities. Those that do not encourage walking and cycling opportunities will not be supported.

Q14 Do you support or object to Policy L&E 4?

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

Q15 Please make any comment you have in relation to Policy L&E 4 below.

Objective: Climate Emergency

To positively address climate change.

Policy L&E 5: Climate Emergency

- a) New development proposals are encouraged to take into account the Government’s net zero target of 2050.

- b) Development should, where possible and appropriate, incorporate the recycling of grey water and captured rainwater, and integration with SuDS systems. New homes will be expected to demonstrate efficient use of water.

- c) Sustainable construction of well designed, energy efficient homes and buildings will be supported.

- d) The impacts of climate change should be considered and developers will be encouraged to include measures to help cope with and reduce the impact of flooding.

- e) Renewable energy development requiring planning permission will be supported, provided that it does not adversely affect or cause unacceptable harm to residential amenity or to the visual impact and tranquillity of the rural character of the village and the neighbourhood area, such as excessive noise or traffic.

- f) Resource efficient design, including the use of local materials, energy efficient technologies and sustainable construction techniques, will be supported.

- g) New development will be required to meet the following standards for the provision of electric vehicle charging points unless they are superseded by national standards: All new dwellings, where parking is provided within the curtilage, shall be provided with at least one permanently wired electric car charging point per dwelling.

Q16 Do you support or object to Policy L&E 5?

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

Q17 Please make any comment you have in relation to Policy L&E 5 below.

COMMUNITY

Objective: Community Facilities

To protect and enhance community facilities and assets.

Policy Com 1: Protecting Community Facilities & Assets

a) Proposals which enhance and improve the viability of recreational facilities, an established community use of the buildings and ancillary land by way of its extension or partial redevelopment will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

b) New recreational areas and community facilities will be encouraged and supported in principle providing they comply with other development policies within the plan and are compatible with existing neighbouring uses to ensure that residents have access to local facilities, open spaces and recreation to maintain a strong, active, healthy and vibrant community.

c) Development that will result in the loss of community facilities or assets (see figure 27) or this plan will not be supported unless: i) It can be demonstrated that the existing use is no longer viable or likely to be in the foreseeable future AND ii) Following an active period of marketing of at least one year, an alternative operator or community use has not been found.

Q18 Do you support or object to Policy Com 1?

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

Q19 Please make any comment you have in relation to Policy Com 1 below.

INFRASTRUCTURE

Objective: Infrastructure

To maintain, and where practicable, to improve the ability of the existing infrastructure to meet community needs and mitigate the adverse effects of inadequate existing infrastructure. To provide adequate capacity to support future planned development.

Policy Inf 1: Business and Employment

Proposals for commercial development within the Neighbourhood Area will be supported provided they meet the following criteria:

a) The proposed development is of a scale and form and in keeping with the size and character of the village and its setting;

b) That developer can demonstrate that the scale of development is clearly related to the employment needs of the local economy.

c) Development proposals should demonstrate that they have been appropriately assessed in order to minimise traffic generation and highway impact. Proposals to diversify farm businesses will be supported when they meet the following criteria:

a. Diversification and extension of rural business based on existing farm sites will be supported only where there would be no harm to the character or biodiversity of the countryside or to aspects of local heritage. Where such diversification or extension of business requires additional building, this must be appropriate in scale to the rural location and, if necessary, be screened by landform or planting.

b. Proposals for new built development must demonstrate that existing buildings cannot be used.

c. Open storage of goods, containers and equipment associated with the business is kept to a minimum and is appropriately located and screened to reduce any impact on the landscape or the setting of the area.

Q20 Do you support or object to Policy Inf 1?

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

Q21 Please make any comment you have in relation to Policy Inf 1 below.

Policy Inf 2: Foul Water Drainage

All new development must demonstrate adequate means of foul drainage and evidence submitted to demonstrate sufficient capacity exists within the system to drain and process sewage during and subsequent to episodes of heavy rainfall.

Proposals to erect new dwellings should include measures to:

a) Store discharges of foul water from the development and prevent its discharge into the public foul water sewer unless capacity is available to accept it without contributing to existing overload "down-stream".

b) Prevent pressurised foul water from back feeding from the public sewer into the property or its curtilage.

c) Suitable techniques for "domestic grey water recycling" should be adopted where it will reduce the volume of "buffer" storage required above.

d) Developers shall ensure that foul and surface water from new development and redevelopment are kept separate. Where sites which are currently connected to combined sewers are redeveloped, the opportunity to disconnect surface water and highway drainage from combined sewers shall be taken.

e) Proposals for new development will be expected to include sustainable drainage systems.

f) New developments are encouraged to include water reuse, grey water recycling and rainwater capture measures, including the use of water butts.

g) Where applicable, proposals for new development should demonstrate that flood risk and sustainable drainage systems have been taken into consideration.

h) Proposals for new development will be expected to include sustainable drainage systems.

Q22 Do you support or object to Policy Inf 2?

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

Q23 Please make any comment you have in relation to Policy Inf 2 below.

Policy Inf 3: Flooding - Pluvial Flooding Policy

a) Proposals will only be supported if they satisfactorily address the risk of pluvial flooding, *do not increase the risk of flooding, and where existing flood risks are identified, are supported by a site-specific flood risk assessment.*

b) Appropriate Sustainable Drainage Systems (SuDS) should be incorporated into all new developments and designed to control run-off generated on-site to the greenfield run-off rate (Qbar) for all return periods up to and including the 1 in 100 years plus climate change critical storm event criteria.

c) Infiltration SuDS and above ground SuDS attenuation, such as swales, ponds and other water-based ecological systems, should be used wherever feasible. They should be designed to be multifunctional and consider the four pillars of SuDS which are water quality, water quantity, amenity and biodiversity.

d) SuDS features must be located outside areas of identified flood risk

e) Existing culverts on a development site should be opened up to provide more open space/green infrastructure for greater amenity and biodiversity. Proposals including new culverts should minimize the length of such.

f) Where mitigation measures involve cut off ditches, balancing ponds and or similar, proposals should demonstrate the responsibility for and means by which these shall be maintained to ensure their satisfactory performance in perpetuity.

g) Where applicable, proposals for new development should demonstrate that flood risk and sustainable drainage systems have been taken into consideration.

h) Appropriate Sustainable Drainage Systems (SuDS) where necessary should be incorporated into all new developments following the SuDS hierarchy. This should maximise any opportunities to enhance biodiversity, create amenity and contribute towards green infrastructure. Connecting to a combined sewer system is not suitable and not favourable.

i) All new development proposals must ensure that a minimum easement of 8 metres from the top of the bank of the Noleham Brook and other smaller Ordinary Watercourses is provided to allow access for maintenance and to ensure that the natural features and functions of the wider river corridor are retained or reinstated.

Q24 Do you support or object to Policy Inf 3?

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

Q25 Please make any comment you have in relation to Policy Inf 3 below.

Policy Inf 4: Communications

All new residential and commercial development within the Neighbourhood Area will be expected to include the necessary infrastructure to support high speed broadband and to allow for future connectivity at the highest speeds available.

Q26 Do you support or object to Policy Inf 4?

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

Q27 Please make any comment you have in relation to Policy Inf 4 below.

HERITAGE AND ARCHAEOLOGICAL ASSETS

Objective: Protecting Historic Environment

To protect and preserve historic environment and the setting of heritage assets which help to give the village its character so that they can be enjoyed for future generations.

Policy HA 1: Heritage and Archaeological Assets

a) As appropriate, proposals should demonstrate how development will impact upon designated and non-designated heritage assets and their settings. Proposals must set out how the affected assets will be conserved, enhanced or mitigated.

b) The impact of any development on any heritage asset will be judged against the degree of harm and the significance of the heritage asset affected and weighed against any public benefits.

c) Alteration and conversion of historic and listed buildings will be supported when the building is retained and the proposed development is sympathetic to the heritage value of the building.

d) The sites shown as possessing ridge and furrow features on the land of Historical Interest Map (Figure 31) and Lidar Map (Figure 32) will be treated as non-designated heritage assets and the scale of any harm to their features, as a result of the development, will be balanced against the significance of these particular features.

Q28 Do you support or object to Policy HA 1?

Support.....

Object.....

Q29 Please make any comment you have in relation to Policy HA 1 below.

DEVELOPMENT

Objective: High-Quality Design

To ensure developments reflect and/or complement the village's distinctive rural and historic character in terms of high-quality design by echoing the density, scale, layout, and materials that contribute to that character, and maintaining significant features. To ensure the village retains a good mix of housing in terms of size and type of home that meets the needs of the parish.

Policy Dev 1: Maintaining the Rural Character

All development should minimise, and where appropriate, mitigate its impact on the rural character of the village. In particular, development proposals should:

- a) Demonstrate how the village’s rural character has been respected, as appropriate.
- b) be of an appropriate density to reflect the location and avoid excessive urbanisation;
- c) include suitable features to protect, and where possible, enhance the landscape of the village;
- d) respect the historically significant and distinctive features of the village;
- e) avoid the loss of trees and native hedgerows and include the replanting of native trees and hedgerows where appropriate;
- f) Where signage is fixed to a premises, be of a design and scale that reflects and respects the village’s local character. Fixed signage that causes unacceptable harm to the local character, heritage assets or its setting will not be supported.

Q30 Do you support or object to Policy Dev 1?

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

Q31 Please make any comment you have in relation to Policy Dev 1 below.

Policy Dev 2: Ensuring Appropriate High-Quality Development

New development should be of high-quality design that respects the character and the distinctiveness of the village.

In particular, proposals should:

- a) incorporate appropriate landscaping;
- b) use building styles and materials that are sympathetic to the character and appearance of the surrounding environment;
- c) include a mixture of architectural styles;
- d) be well integrated with the existing built form.
- e) incorporate security by design measures to reduce crime and the fear of crime;
- f) protect neighbour amenity;
- g) respect the historical significance and setting of listed buildings to which they are attached or adjacent to and not dominate in scale;
- h) use low to medium height hedges to create well defined boundaries around houses and avoid the use of walls and close-boarded fences.

Q32 Do you support or object to Policy Dev 2?

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

Q33 Please make any comment you have in relation to Policy Dev 2 below.

Policy Dev 3: Preserving the Settlement Boundary of Long Marston

The built-up area of Long Marston is defined by the development boundary (see Figure 18).

All areas outside the Built-up Area Boundary are classed as countryside. Support for new housing in the countryside will be limited to dwellings for rural workers, replacement dwellings and individual dwellings of exceptional design (NPPF paragraph 79 and part E and J of policy AS.10 of the Core Strategy).

Development proposals beyond the Built-up Area Boundary which reduce the gap between Long Marston and nearby developments at Meon Vale and Long Marston Airfield (Area coloured pink in Figure 34) will be resisted unless they comply with Policy Dev 2 and specifically allow for the preservation of the separate identity of Long Marston and surrounding settlements.

Q34 Do you support or object to Policy Dev 3?

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

Q35 Please make any comment you have in relation to Policy Dev 3 below.

Policy Dev 4: Local Housing Needs

Developments should provide a suitable mix of size and type of homes to ensure the housing needs of people with a local connection to the parish.

Small-scale Local Needs Schemes will be supported on sites beyond, but adjacent to, the Built-up-Area Boundary where the following is demonstrated:

- There is a proven and unmet local need, having regard to the latest Housing Needs Survey; and

- Appropriate arrangements will be put in place via a planning obligation to regulate its future occupancy to ensure the continued availability of the housing to meet the needs of local people.

- Low-cost affordable Home Ownership, including products which for first time buyers, will be supported where there is an evidenced need.

For Discounted Market Sale homes, the Minimum discount will be 40%

Local Needs Housing Schemes shall prioritise allocation to those with a local connection which is defined as follows:

- being born in the parish or whose parents were ordinarily resident in the parish at the time of birth;
- currently live in the parish and has done for at least the past 12 months, used to live in the parish and did so for a continuous period of not less than 3 years;
- currently works in the parish and has done so for at least the past 12 months for an average of not less than 16 hours per week;
- or currently has a close family member (i.e. mother, father, brother, sister, son, daughter) living in the parish and who has done so for a continuous period of not less than 3 years.

Q36 Do you support or object to Policy Dev 4?

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

Q37 Please make any comment you have in relation to Policy Dev 4 below.

Policy Dev 5: Car Parking

New housing developments must provide adequate parking per dwelling. All new dwellings shall ensure that:

- a) Provision for the parking of motor vehicles, including garages and carports, at a ratio of one space per bedroom, is available within the curtilage of the development;
- b) New car parks should incorporate permeable materials or where possible and appropriate, introduce SuDS and adequate treatment for flows, to ensure that discharge/run off flows leaving the car park site do not degrade the quality of accepting water bodies, thereby providing greater amenity.
- c) Parking areas are carefully designed and discretely sited to avoid detracting from the village street scene; and
- d) All new dwellings, where parking is provided within the curtilage, shall be provided with at least one permanently wired electric car charging point per dwelling.

New commercial development must demonstrate that the site has adequate parking for its needs and at a level suitable for a rural village with limited public transport.

Q38 Do you support or object to Policy Dev 5?

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

Q39 Please make any comment you have in relation to Policy Dev 5 below.

Policy Dev 6: Future Housing

The Plan safeguards land on the east side of Long Marston Road (as shown in figure 38) as a Reserve Housing Site, with the potential for future residential development of up to 10 dwellings. The safeguarded site will only be released during the plan period if it can be demonstrated through the submission of evidence that there is an identified housing need for its early release having regard to the criteria in policy CS 16 of the Core Strategy 2011-2031. An updated landscape sensitivity assessment should be provided as part of any future planning application for the reserve site. This assessment should pay specific attention to the adjacent heritage asset, Church of St James the Great. Development proposals for the site will be supported provided they comply with all relevant policies in this Plan, national and district planning policies and guidance and the SDC Site Allocations Place.

An updated landscape sensitivity assessment should be provided as part of any future planning application for the reserve site. This assessment should pay specific attention to the adjacent heritage asset, Church of St James the Great.

Development proposals for the site will be supported provided they comply with all relevant policies in this Plan, national and district planning policies and guidance and the SDC Site Allocations Plan.

The following specific matters should be incorporated into any development scheme for the site:

- Provide a single vehicular access onto Long Marston Road to serve all properties
- Extend footway along eastern side of Long Marston Road up to access into the site
- Retain mature trees on the site as far as possible
- Assess and mitigate impact of development on heritage assets adjacent to the site

Q40 Do you support or object to Policy Dev 6?

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

Q41 Please make any comment you have in relation to Policy Dev 6 below.

Thank you for completing this survey.

Please return your completed form to (no stamp required) to Stratford-on-Avon District Council, FREEPOST RTJX-GHEE-ZUCS, Consultation Unit, Elizabeth House, Church Street, STRATFORD-UPON-AVON, CV37 6HX.