

Appendix 7 to the Consultation Statement

Comments received from the pre-submission consultation with comments from HLPC.

1.	Chris and Sue Northcote-Green	HLPC Response
	<p>Policy NE1 Local Green Space Designation Page 25 The allotment land to the East of the Boars Head with frontage onto Church Street should be included in the Local Green Space Designations being situated in the centre of Hampton Lucy's Conservation Area. It has been cultivated for allotments for in excess of 50 years and provides a valuable asset for the local community. It is noted the other allotment land within the village's Conservation Area has been designated as local green space and it is considered this Church Street site should not be an exception.</p> <p>Furthermore, this plot of land has not been identified by local residents as suitable for development following the recent Neighbourhood Plan survey, although its development potential was referred to on page 19 of the Neighbourhood Plan under Housing. (Site A). As stated on page 19, any development of this site would be contrary to paragraph (92c) of the NPPF which promotes healthy living.</p> <p>Without a village shop and as a result of Brexit, the ability of residents (who generally have small gardens) to grow their own vegetables becomes more important.</p> <p>Appendix 1 Listed Buildings and Monuments Page 49 It is believed the photograph of Avonside is taken of the wrong property.</p>	<p>This is a walled area rather than an open space and was not therefore assessed by the HLPC's planning advisor as being a suitable open space.</p> <p>It was also rejected by Stratford District Council ('SDC') as a potential development site in its call for reserves sites in its 2020 Site Allocation Plan 2020 ('the 2020 SAP').</p> <p>Allotments are also protected by Policy LCHW1 in the Neighbourhood Plan ('NP') with it referenced to para 92c of the NPPF as is said.</p> <p>Changed - thanks for pointing this out.</p>

2.	Jackie Williams	HLPC Response
	<p>BE1 Heritage Assets</p> <p>Page 9 – Which of the Heritage Assets are in the Hampton Lucy Neighbourhood Plan area? Does the conservation area spread across Charlecote Parish? Also the Anglo Saxon settlement of Hatton Rock?</p> <p>Those specifically found within the NP area are listed in Appendix 1. It is not clear what is the conservation area and what is not. Is the title 'Hampton Lucy Conservation Area' correct?</p> <p>3. Vision for Hampton Lucy There is a comma needed after the word surroundings, retaining the rural aspect ... Built environment – Any new development designed should be designed Housing 'The design and style of the housing...Development proposals should improve and better connections between people ...'and better' is not needed. Page 12. POLICY BE1 – Development within adjacent to and within the siting of Heritage Assets (within repeated) The re-designing of present houses should be protected... Strategic Objectives Infrastructure</p> <p>4. BUILT ENVIRONMENT BE1 In box Proposals for developments that cause harm...and these settings, or fail (not fails) Commas needed after ...settings, Assets, will not be... Proposals, including change of use, which... Developments within, adjacent to and within the siting... Page 13 There are seventeen listed buildings...and part of Charlecote Park. This is not clear – Do the community know that Charlecote Park is within the Neighbourhood area? Figure 3 "81% of the respondents in the Residents Survey" - Evidence needed. What survey? ...objections from local people to planning application 20/01007/FUL for a development... What kind of a development did they object to? A Marina. Page 14</p>	<p>New plans have been added into the NP (Figures 2, 3 and 4) which will answer your queries. The Hampton Lucy Conservation Area joins the Charlecote Conservation Area as shown in the new Figure 3. The Anglo-Saxon settlement at Hatton Rock is shown on the new Figure 2 on the NP.</p> <p>Yes</p> <p>Added.</p> <p>Whole Policy amended as suggested by SDC.</p> <p>BE1 has been redrafted with wording amended to align with SDC policies.</p> <p>Wording added to make this clearer. Part of the Park is within the Village Boundary as shown in Figure 3.</p> <p>Reference to polytunnels added.</p>

<p>The re-use and recycling of brownfield land...new paragraph here Page 15 Last paragraph Explanation to Policy NE2 below Page 18 - Policy H.1 VILLAGE BOUNDARY 3rd paragraph inbox 'New Housing within the countryside... self-build housing and custom-build housing... 'What is custom built housing? Page 19 Paragraphs 2 and 3 A map would be beneficial here to show clearly the residents' ideas on potential sites A-K Paragraph 3 'Four have medium potential (Potential for what? Housing?)</p> <p>Site C is adjacent to the Playing Field so is not within the village boundary The fourth paragraph is difficult to read and sort out. 4th paragraph 'In accordance with Policy CS156 where it identified (but not yet adopted). Suitable reserve housing sites... The site was not popular in Residents' survey and HLPC objected.</p> <p>POLICY H-2 Local Need Housing Schemes Small scale housing scheme (s) sites, adjacent to There is a proven local need – by the council (what information?) Page 21 paragraph 1...adjacent to settlements.....refer to criteria on page 22 Paragraph 4 This paragraph infers that there are two suitable sites for development. There is no reference to the latest call for sites. Yes the first choice suggested by the community has gone. Therefore, what sites are they suggesting? Is a new, more recent survey needed? Bearing in mind that the population has changed greatly since the survey was done, perhaps as long as five years ago.</p> <p>Policy H3 HOUSING DESIGN Page 23 The following design principles...should (n) be added? – the adding of charging points for Electric vehicles.</p>	<p>Amended.</p> <p>Revised wording as required by SDC. Custom built housing is now defined in the Explanation to Policy H2</p> <p>Added</p> <p>Wording revised in light of the SAP consultations.</p> <p>This section has been amended in accordance with all comments of SDC.</p> <p>This section has been re-written in accordance with all comments including those of SDC and the changing position of SDC on reserve site options.</p> <p>Already in Policy IN2.</p>
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<p>6. NATURAL ENVIRONMENT Policy NEI Local Green Space Designation This plan designates the following areas of Local Green Space... Should not the old and new churchyards be designated as local green spaces?</p> <p>Policy NE2 – VALUED LANDSCAPES Page 27 Should not the old and new burial grounds be designated as local green spaces?</p> <p>Explanation – Second paragraph, Line 3 'The Valued Landscapes contribute...' enjoys setting of the Heritage Assets important to residents and tourists....</p> <p>Paragraph 4 - "In response to a planning application in 2015, 15/13650/FUL, for a development nestled in farmland.... What kind of farmland? Was it for polytunnels. There is no mention of the Polytunnels in this Plan.</p> <p>Page 29 The photographs of the valued landscapes should be larger and the labels smaller and placed underneath. Views 2 and 3 mention a view of the church but it is not evident in the photographs.</p> <p>POLICY NE4 – FLOOD RISK C. "The risk to (of) flooding to existing properties...Page 35 – c) The risk of flooding to existing properties and land in the Neighbourhood area)" They will not provide that water bodies will have reached a good status" - What are "water bodies" and what does a "good status" mean? Can they be explained below?</p> <p>POLICY IN2 – PARKING Page 45 – It is not clear what is practical regarding the number of parking spaces – it seems that, for four 4-bed houses, 12 spaces would be needed – 3 spaces for 4-bed and over. This needs to be made clearer.</p> <p>APPENDIX 1 = LISTED BUILDINGS AND MONUMENTS Page 47 – Grade 1 –CHURCH OF ST. PETER AD VINCULA – Poor photographs – too dark. The photo of the church door is just about acceptable but the photo to illustrate the beauty of the church building is very disappointing.</p>	<p>No – burial grounds are not normally designated as LGSs as they are not normally suitable for development and in this case protected by being in a conservation area.</p> <p>As above</p> <p>Enjoy changed for 'enjoys'.</p> <p>Reference to polytunnels added in.</p> <p>New photographs added.</p> <p>'Water bodies' now defined in Policy.</p> <p>Amended to align with SDC policies.</p> <p>New photograph added.</p>
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	<p>POLICY NE3 – NATURE CONSERVATION AND BIODIVERSITY Page 52 - paragraph 2 in box – comma needed after word "ditches," Paragraph 3 last line. What does *habitus* mean. Is it habitat?</p> <p>POLICY NE4 – FLOOD RISK page 35 The development will not be supported if c) the risk of flooding to existing properties..... and land in the Neighbourhood area Page 38 – Picture next to iron bridge. Avon (see p Not finished.</p> <p>POLICY LCHW4- LOCAL COMMUNITY, HEALTH AND WELL BEING Page 40 – Local facilities. , needed here. And playground, Page 43 d) "have any detrimental impact" - the word "have" not necessary.</p> <p>EXPLANATION 2nd paragraph – Tourism provides..... It used to be that the NFU was the largest employer but it may be that most people work from home now.</p> <p>NEED A GLOSSARY</p>	<p>Comma added. Habitat added.</p> <p>Amended.</p> <p>Corrected.</p> <p>Amended.</p> <p>Amended.</p> <p>Amended</p> <p>Not needed – definitions provided throughout.</p>
3.	Sue Main	HLPC Response
	<p>Page 10. This map is very poor. No information as to what the Heritage Assets are. It could be anywhere in the country.</p> <p>Page 12. Built Environment. In Policy BE1 Last sentence in the box. Developments <u>within</u> adjacent to and within. Poor grammar, the first within, should be deleted</p> <p>Page 14. Policy BE2 The paragraph is far too long 5 lines, one sentence, and contradicts itself. Either the policy supports a – d or it does not. Which is it? Clarify.</p> <p>Page 15 Last sentence last paragraph. ..Explanation in Policy NE2 below, not above.</p>	<p>New maps added.</p> <p>Policy BE1 revised in line with SDC's requirements.</p> <p>Policy BE2 revised in line with SDC's requirements.</p>

<p>Page 17. Map is poor.</p> <p>Page 18. Housing. Policy H1 3rd paragraph. Are self-build and custom build one and the same, or are they different? Explain. Last sentence beginning, “The requirement for seven additional homes ...” makes no sense</p> <p>Page 19. Regarding the Residents Survey to gain feedback as to where development should be sited. <u>This is out of date and is therefore not relevant.</u> Site H, which was the most popular has been ruled out by SDC. Also the sites have been re assessed. Call for sites 2021. Therefore, further consultation with residents, which includes the new information and a map, should be undertaken. Page 20.</p> <p>Policy H2 There is a proven local need, having regard to the latest Housing Needs Survey commissioned by the Council. Which council? What information? d) Where is the criteria for household who qualify? State it. Page 21</p> <p><u>All this is based on the out-of-date Site Assessments.</u></p> <p>5th Paragraph, 5th line down, sentence beginning “Alternatively, in appropriate circumstances...” What is a “suitably constituted community-led organisation”? And who decides if they are suitable? What is the criteria? The sentence goes on to say that “such schemes would be submitted... with early consultation with the Council”. Parish Council? Where is the community consultation in this?</p>	<p>New map added.</p> <p>Policy H1 revised by agreement with SDC.</p> <p>Site assessments are based on factual criteria. Residents were re-consulted in both 2019 and 2022 on SDC assessments for the same sites (although some had been not promoted by landowners for the SDC Assessments) and during the Regulation 14 consultation. Please see HLPC’s response to Cathy Kimberley’s comments below which answers this point in more detail.</p> <p>‘Council’ is defined as HLPC in the NP. SDC is Stratford District Council. The Housing Needs Survey is on the HLPC’s website hamptonlucycpc.uk and was commissioned by HLPC.</p> <p>Incorrect – see above.</p> <p>Please see below in response to Cathy Kimberley’s comments on the same subject. This answers these points.</p>
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<p>Even with new site assessments the Parish Council, by not allocating a site for Local Housing Need, is leaving the Neighbourhood open to opportunistic developers, with no hope of preventing unwanted development. Without a site, there is little to nothing the Parish Council could do to prevent market housing and any conditions would be difficult if not impossible to impose.</p> <p>Page 25. H4 Garden land is not brown field land and therefore should not be built on. Page 29.</p> <p>Poor mean little photographs. Increase the size of the photos and reduce the print. Page 35. Policy NE4. The wording should be either, it or they. f) What is “water bodies”? What is “a good status or potential”? Makes no sense what so ever. Page 53. Last paragraph, sentence beginning with “ This small piece of land bordering the spinney was kindly given by ...” What is meant by “given”? Does this now belong to the Parish? 300 trees need a lot of space. Where are the trees, numbers and type? How many planted in the spinney ? Where is the map? Planting trees in the land bordering the spinney will not prevent development of the field behind the spinney. If that were to occur, those trees will be dug out. A waste.</p> <p><u>General comments.</u> At the bottom of each page where abbreviations have been used in the text, there should be a glossary.</p>	<p>The point is well understood by HLPC but if there is no suitable site the HLPC cannot support one. SDC is aware of this. As said above Site Assessments were updated for use by SDC in the 2020 SAP and its Revised Preferred Options Version (June 2022), (the Review’), and the community had its say on these too as well as in the 2016 Residents’ Survey.</p> <p>Noted but not agreed. The Policies in the NP collectively provide protection.</p> <p>New photos added.</p> <p>Definitions of water bodies added.</p> <p>The Spinney LGS 6 is part owned by the Elizabeth Creak Trust and Valefresco the latter of whom have consented to allow the community to have the benefit this land for a nature reserve. See Appendix 3 <u>which explains.</u></p> <p>See response to Cathy Kimberley’s comments below and above.</p>
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<p><u>With the Site Assessments being out of date, the Neighbourhood Plan would hold no weight in planning terms.</u></p> <p>The English used in this plan is very poor, far too wordy and some of it makes very little sense. All the photographs are all too small.</p> <p>When the HLPC took the work on the Neighbourhood Plan 'in house' some 2 years ago, there was a policy on Polytunnels.</p> <p>In that, there was a section which prevented farming paraphernalia being stored on the boundary of other properties not associated with the farm. Tile Barn Farm along the Stratford Road is a good example of what we were trying to prevent.</p> <p>As it currently stands the HLPC has taken this out, therefore there is nothing preventing storage on the boundary of properties in The Spinney and the Langlands, as they do not sit alongside the Conservation area.</p> <p>Whilst the conservation area has played a part in preventing polytunnels being erected on the river side of the Stratford Road, the emphasis is now on food production, so that as a country we are self-sufficient. This could lead to a different outcome should a polytunnel application be forthcoming.</p> <p><u>Never say Never in planning</u></p> <p>In the meeting of the Parish Council in 14th June, Cllr Mathews explained what the Neighbourhood Plan was about, and that it was going to Regulation 14. There were only 12 residents present at that meeting. Not all residents received a notification of the consultation, as not everyone is on the Clerk's email list, or regularly buy the Herald, or are in the village and read the notice board. A note should have been put through every door in the Neighbourhood Area. This did not happen. This is not properly consulting residents.</p>	<p>Not agreed – see our response to Ms Kimberley's comments.</p> <p>Noted but comments not agreed</p> <p>New photographs added.</p> <p>Please see the definition of 'Development' in Section 4, 'Built Environment' which does include polytunnels so all policies in the NP will apply to applications for polytunnels. The same applies for sand and gravel extraction Not an acceptable planning condition.</p> <p>The HLPC does not agree. The community newsletter, the Grapevine, was delivered to all households in the Neighbourhood Area and alerted Residents to the Regulation 14 Consultation with an invitation to the Open day last September when a presentation was given followed by a Q & A session. This was also emailed to those on the Grapevine's email list. Residents were also alerted by face-book.</p>
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4.	Chris Schroeder	HLPC Response
	<p>Section 2.2.3, page 9 With reference to the paragraphs on ancient settlements there is a reference to the location of one site as being 'north-east of Boscobel'. This will be meaningless to many residents as they will not know what or where Boscobel is. A more definitive means of location of this site is needed.</p> <p>Section 2.3, page 9 The first sentence of this section states that 'The Neighbourhood Area is located in a unique river valley ...'. The river Avon valley is by no means unique, there are many other similar valleys throughout the UK. If it really is unique, its uniqueness should be explained.</p> <p>Section 2.3, Figure 2 page 10 The reproduction of this plan is poor, making it very hard to identify some features and exact locations.</p> <p>Policy BE3, page 15 In section b) it states that '...would result in excessive light pollution...'. There is no definition of what is meant by excessive which leaves the statement wide open to interpretation.</p> <p>Section 4 Figure 4, page 17 The reproduction of this plan is poor, making it very hard to identify where the boundaries lines run.</p> <p>Section 5, page 18 In the explanation section there is a reference to 'the Spinney' which is a housing development. Later in the document there is a reference in Section 6, page 25, to 'The Spinney' which is the Local Green Space alongside Stratford Road. This could lead to confusion. I suggest that the wording should be revised to 'The Spinney housing development' and 'The Spinney Green Space'.</p> <p>Section 5, pages 18 & 19 In the explanation section there are references to various sites using letter A -K. However, there is no map to identify where these sites are so it makes understanding the significance of the explanation impossible.</p>	<p>Amended to show where this is – at Hatton Rock.</p> <p>HLPC does not agree – the river valley is unique for reasons as set out in the Explanation.</p> <p>New maps have been added.</p> <p>Difficult to scientifically define.</p> <p>Clearer plan now provided.</p> <p>Made clearer – thank you for pointing this out.</p> <p>Now added.</p>

<p>Section 5, Figure 5 page 20 The village boundary as shown does not encompass Hampton Lucy House and The coaches. The SDC BUAB does include these two buildings. There should be consistency between HLPC's and SDC's village boundary plans.</p> <p>Section 5, page 23 There is no reference in policy H3 to energy efficiency or the installation of renewable energy systems in new housing or industrial/commercial buildings. It is essential that in new buildings energy saving measures are built in and this should be included in his section.</p> <p>Section 6, page 30 The photos of views 5 & 6 appear to have been reversed compared with the arrows in Figure 7 on page 28.</p> <p>Section 6, page 35 The third paragraph after the policy NE4 box refers to a photograph below. This photograph has been omitted.</p> <p>Section 6, pages 36 & 37 The source of the maps should be referenced.</p> <p>Section 6, pages 36 & 37 The two maps shown are out of date as they do not show The Spinney housing development. Up to date maps should be used.</p> <p>Section 7, page 42 There are two maps on this page. The lower one is Figure 12, there is no figure number for the upper one. Figure 11?</p> <p>Section 8, page 44 Snitterfield Street is connected to the A439, not the B429.</p>	<p>This was an SDC agreed village boundary plan as set out in SDC's 2020 Sap and the 2022 SAP Review (with the small blip in the boundary corrected). This excluded Hampton Lucy House and The Coaches.</p> <p>Noted and added.</p> <p>Valued Views have been amended with the correct arrows added.</p> <p>Now added.</p> <p>They have been referenced and all licences checked.</p> <p>Not updated – the boundary lines of the Parish are clearly shown so quite clear where the village is situated.</p> <p>Amended – thank you.</p> <p>Corrected – thank you.</p>
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<p>Section 8, page 44 The layout of the junction of Snitterfield Street with the A439 has recently been changed significantly to reduce the risk of accidents. This sentence should be rewritten to reflect the change.</p> <p>Section 8, page 44 The third paragraph under the IN1 box states that ‘Every effort should be made to divert heavy traffic and to discourage any heavy, wide agricultural vehicles from using the bridge’. There is already a 7.5 ton weight limit on the bridge which if enforced would prevent its use by overweight vehicles. This sentence should be reworded to reflect the current situation.</p> <p>Section 8, Policy IN2, page 45 Section a) states that ‘provision of parking spaces at a ratio of 2 spaces per bedroom for up to three-bedroom houses. This cannot be correct as it will mean that for a three-bedroom house there must be a provision for 6 parking spaces.</p> <p>Appendix 3, pages 54-58 This appendix is unnecessarily detailed and should be reduced to a simple explanation of the history of Charles Maries and the trail.</p> <p>General comments</p> <ol style="list-style-type: none"> 1.The reproduction of the maps is poor and should be improved significantly in the final version of the plan. 2.Where plans and maps are used such as the flood maps and the Agricultural Land Classification Area the source of the map/plan should be cited. 3. Ordnance survey maps are used in some figures. Does HLPC hold the necessary licence or permission to reproduce them? 4. There is no reference anywhere in the plan to sand and gravel extraction. As part of Old Pastures farm has been identified in the past as suitable for sand and gravel extraction, I strongly recommend that there should be a reference to this possibility in the plan. 	<p>The Plan has been amended to reflect these recent works.</p> <p>Noted and amended and ‘ton’ changed to ‘tonne’.</p> <p>Amended at the request of SDC to align to its policy on parking.</p> <p>We agree and have deleted details of the plants and photographs apart from a few examples.</p> <p>Noted and addressed – the final printed version will have higher definition plans.</p> <p>Noted</p> <p>Yes</p> <p>Please see the definition of ‘Development’ in Section 4, ‘Built Environment’ which includes sand and gravel extraction so all policies in the NP will apply to applications for such extractions. The same applies for polytunnels.</p>
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5.	Cathy Kimberley	HLPC Response
	<p>Policies H1 – Village Boundary, and H2 – Local Need Housing Schemes:</p> <p>The preparation of a neighbourhood plan is a way for members of the local community to have a say about future residential and commercial development within the local neighbourhood area, such as where development will take place and building design. It is proactively produced and is evidence based.</p> <p>For such development decisions, the evidence regarding the availability and suitability of possible sites should be up to date. This is not the case with the present neighbourhood plan.</p> <p>1. Site Assessments: The site assessments produced in 2016 now needs updating. The ‘call for sites’ in 2021 by Stratford District Council has resulted in changes to the potential sites now available in Hampton Lucy for development. [See the two maps below which illustrate the differences regarding the sites adjacent to, and outside the village boundary]</p> <p>2. The Residents’ Survey: In 2016 Members of the local community were consulted and asked to complete an extensive survey which included a question on their preferences regarding the possible developments sites at that time. Their preferences were clearly expressed, with the results being made available to residents on the website and at an ‘open day’. In view of the changes following the ‘call for sites’ in 2021 the consultation exercise on this question now needs to be repeated, particularly as one of the earlier sites (H) is no longer on the latest ‘call for sites’ list. Members of the community should be given that opportunity to directly inform the neighbourhood plan with their latest views following these changes.</p> <p>The updated evidence for both 1 and 2 (above) needs to be obtained to justify any decision with regard to any site allocation in the neighbourhood plan – whether for or against a site being allocated.</p>	<p>The HLPC agrees.</p> <p>They stand by themselves factually.</p> <p>The exercise was repeated. As said, Site assessments were obtained also by SDC in 2019 and reviewed in 2022 as part of its proposed SAPs complementing those obtained from Avon Planning. Residents were consulted again on these in 2019 and 2022. This evidence base has been referenced in the NP.</p> <p>The NP will be reviewed in two years- time and after SDC has completed its Option Appraisal of Reserve Sites as explained in the Explanations in the Housing Policies. Residents will be consulted again then.</p>

The latest Housing Needs Survey (2021) has identified a need for properties for 7 households. Within the explanation for Policy H2 it is stated “The Council is not promoting any sites at this stage because it considers either none of the eleven sites referred to in the Residents’ Survey are suitable and/or may not be compliant with other Policies in this Plan.”

I do not share the view expressed as being that of the Council and cannot find anything in the plan that indicates that its view is evidence based. In fact, I am of the opinion that there is at least one site suitable for development adjacent to the west of the village (which is rated as having ‘medium potential’ in the existing site assessment). It also ranked well with residents when their 1st, 2nd, and 3rd choices were taken into account at that time.

The ‘Explanation’ for Policy H2 goes on to state that the Council would remain open to consider a ‘Local Needs Housing Scheme within or adjacent to the village boundary. I firmly believe the updates referred to above would enable the local community to have its say, and lead to the identification of the right site adjacent to the Hampton Lucy village boundary.

With regard to potential development sites, it should be noted that the final paragraph on page 53 (Appendix 2 – Biodiversity in Hampton Lucy) it is stated that in March 2022, over 300 trees of native species were planted at the bottom of the King George V playing field and also next to the spinney nature reserve. I have noticed that the trees that are in the playing field can be easily seen within its well-defined boundary but having checked the view of the field adjacent to the spinney, I have been unable to identify the area in which they have been planted. A map should be provided to show this in the neighbourhood plan.

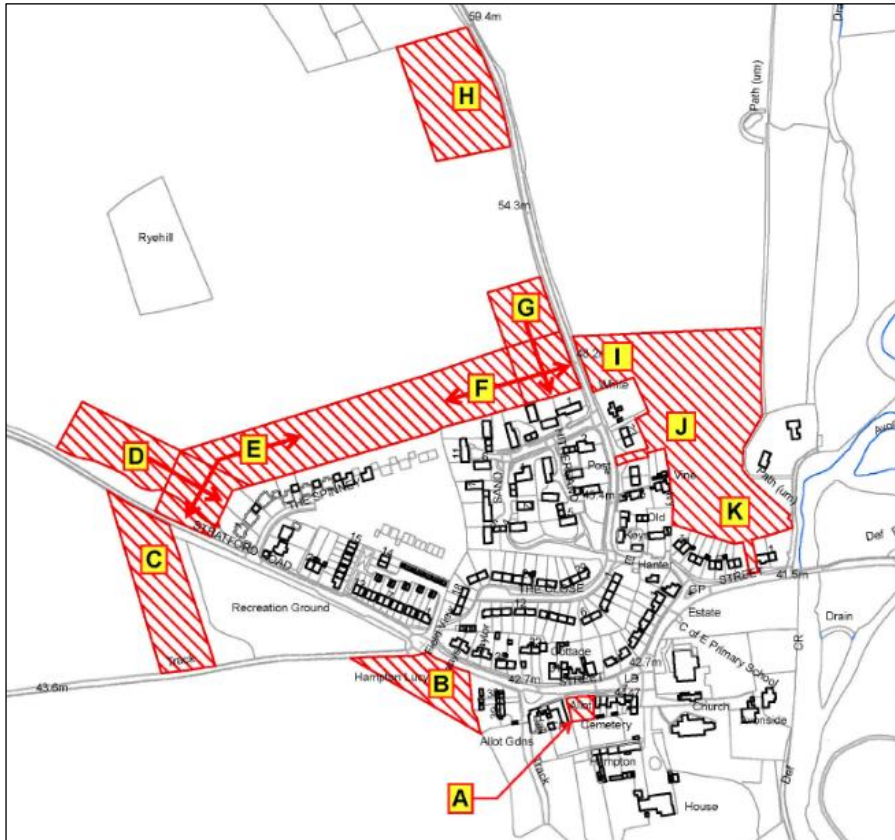
The local community has had its’ say as explained above.

We do not agree. The site referred to by the respondee is D, E, F (283,284, 285) (‘the Site Adjoining the Spinney’) as shown on the plans below. This site, promoted by its landowner, was rejected as a suitable reserve site in the 2020 SAP and for the 2022 SAP Review. HLPC agrees with the SDC assessments that the Site is not a suitable site for housing development – it is outside the village boundary and situate on good agricultural land. Access would need to be through proposed LGS 6. (See below). HLPC accordingly decided it would be inappropriate to promote a site that had been rejected twice as a suitable reserve site and with access issues.

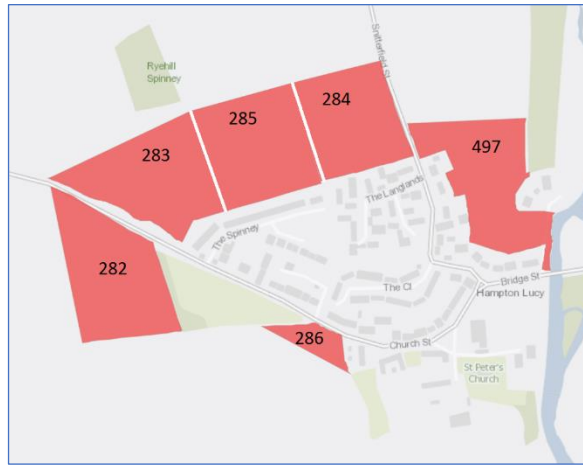
This position was agreed by HLPC at a public meeting in June 2022 with members the public attending when the above was explained as also the stance taken in respect of the Snitterfield Street Site. (See details below in response to comment 27.)

HLPC does not understand the point being made.

The potential development sites included within the Residents' Survey:



The sites submitted following the SDC 'Call for Sites' in 2021, and as shown on the SDC interactive map (with the SDC site numbers added).



The 'Explanation' below Policy H1 states the following:

“The Core Strategy identified Hampton Lucy as a Category 4 Local Service Village (LSV) because of the limited facilities in the village based on whether it has a school, shop and a frequent bus service. A Category 4 LSV was expected to provide no more than an increase of around 8% housing in the Neighbourhood Area from 2011 to 2031 equating to 32 additional homes, 25 of which have already been built at the Spinney. The requirement for seven additional homes is not prescriptive – if there are no sites available acceptable to SDC or promoted by landowners then there can be no expectation additional homes can be built.”

I believe the following words within this paragraph do not provide an accurate description of the housing requirement:

“A Category 4 LSV was expected to provide no more than an increase of around 8% housing in the Neighbourhood Area from 2011 to 2031 equating to 32 additional homes...”

They should be substituted with the words:

“A category 4 LSV was expected to provide no more than 8% of the total of 400 homes (equating to 32 additional homes) provided by all category 4 LSVs across the District from 2011 to 2031”.

Revised wording has been added to confirm what was agreed with SDC, that the 32 was no more than an approximate expectation only and if there are no suitable sites then there can be no expectation that additional housing should be built.

CS.16 of the Core Strategy states the following:

- Category 4 - approximately 400 homes in total, of which no more than around 8% should be provided in any individual settlement

Please note, the map below showing the sites A to K, should also be reproduced where these sites are referred to in the 'Explanation' for H1 to provide clarity. The text can be confusing without it.

Policy NE1 - Local Green Spaces:

Figure 6 on page 26 shows the designated 'Local Green Spaces'. (LGS)

I support the designations for those listed and shown on figure 6, except for the one LGS labelled as number 6, and named as 'the Spinney'.

The spinney is a wooded area, with a path running through the length of it with an access from a point close to the first house in the housing development (also known as 'The Spinney') and the second access on the Stratford Road to the west, further from the village boundary.

I agree that it is an important green space for the local community. However, the area shown on the plan in green (figure 6) includes not only the wooded land area, but also includes the adjoining hedgerow leading to the entrance of the field further to the west on the Stratford Road.

I believe that 55 to 60 metres of the green area to the west of the area currently shown for LGS No. 6 should be excluded from this designation, as indicated below. The hedgerow would be protected under current legislation.

The first paragraph of the 'Explanation' for policy NE1 makes the point that Local Green Space designation cannot be used to protect against development. It is a positive policy to protect green space that has unique and special attributes valued by the community. It would be expected that any development would have conditions imposed to ensure that if, for example, any requirement to enlarge a site entrance to improve visibility splays would be result in mitigation, such as additional planting, to reduce any harm to the natural environment.

This map has now been added into the Neighbourhood Plan.

Comments noted but not agreed – HLPC's planning consultant, Avon Planning, advised that this site met the criteria to be an LGS and the HLPC has voted to accept this site as an LGS.

These comments link into the Ms Kimberley's argument that site adjoining The Spinney (6 on Figure 8) should be a promoted development housing site where access would be needed through the said LGS, recently planted with new trees and this nature reserve.

Policy NE2 – Valued Landscapes:

The following is a photograph taken from the public footpath SD133 (Scar Bank – view 8 where the path follows the edge of the field). It was taken with a zoom lens to show the view of the church in detail within the landscape.



It should be noted that the top row of windows is visible. I believe that it is possible that housing development on the Snitterfield Street site (referred to as sites 'I' 'J' in the Residents' Survey site map) could result in this particular view of the windows being obscured to some extent if homes were built at the northern boundary of the field where the land is at its highest, even in the case of single storey buildings. I believe this is something that needs to be checked with a surveyor. This site is currently proposed as a reserve site by SDC.

Policy IN2 – Parking:

IN2 a) is unclear. With 2 spaces per bedroom for up to a 3-bedroom house, that equates to 6 spaces.

HLPC's detailed response to the agent for the landowner is given in comment 27 below.

Policy changed at the request of SDC to align to its policy on parking.

	<p>However, with 3 spaces for houses up to 4 bedrooms (or over), it appears to be stating that a 4-bedroom house should have 12 spaces. Is this what is intended? This does not appear to be practical and recent housing developments which included 4-bedroom houses do not appear to have sufficient space to achieve this. Clarification is required here.</p> <p>Acknowledgements (page 59):</p> <p>The dates that Sue Main was Chairman should be added (as for Chris Schroeder)</p> <p>Further Comments:</p> <p>A glossary should be added. Whilst terminology is explained in the text when referred to for the first time, a glossary would be useful.</p> <p>Policy LCHW4 – Promoting New Employment Opportunities:</p> <p>The ‘Explanation’ below the policy does not refer to the major employer within the neighbourhood area at Ryon Hill, namely the NFU, and neither does it take into account the comments made by the Hampton Lucy businesses when they were surveyed previously. It would be appropriate for arrangements to be made to make a further visit to obtain updates on their future plans to inform the neighbourhood plan accordingly.</p>	<p>Changed now to a simple alphabetical list.</p> <p>See comments above – definitions throughout so glossary not needed.</p> <p>Noted but not agreed – comments were taken into account.</p>
6.	Dr Ken Cockshull	HLPC Response
	<p>My first thought is that it is very well presented and much better than I expected, considering its history. My second thought was thanks very much for including the references to Charles Maries. Much appreciated.</p> <p>I have two small queries. Towards the middle of page 35, it says "The photograph below shows the impact of flooding with the view from the road from Charlecote leading to the village centre" but there doesn't appear to be a relevant photo anywhere nearby. Has anybody else pointed that out already. I</p>	<p>Thank you for your kind comments.</p> <p>Thank you for providing this great summary – HLPC has changed the plant list at the end and given a few examples with photographs.</p> <p>Photographs added.</p>

	<p>have such a photo as I'm sure you have too but to insert it now would probably disrupt the layout. Perhaps the simplest solution is to remove that sentence.</p> <p>While I was also pleased to see the reference to Sir Ian Wilmut, I thought it was stretching it a bit to say he was born in the village especially in view of the village boundary as defined and shown in Figure 5. I would say that he was born in the parish.</p> <p>I believe that The Langlands Residents Association has responded to you about Green Space 8.</p>	<p>Amended – thanks for pointing this out. NP amended accordingly.</p> <p>Noted</p>
7.	Tracey Wild	HLPC Response
	<p>This is a fantastic document. My input is as follows:-</p> <p>NE3 and LCHW3. There are 2 massive invasive colonies of Giant Hogweed which need urgent attention and they are spreading in every direction. NFUM are dealing with one colony that I know of. The other is on the boundary wall on Ryon Hill NFUM but on the farmer's side of the wall. The annual spread is affecting footpaths and causing burns to people trying to walk in the area.</p> <p>IN1 and NE5. I am pleased to see that the accident hotspot on Warwick Road is mentioned. The traffic on Warwick Road needs to be slowed down, junctions with the Warwick Road need traffic lights. Very heavy vehicles need to be prevented from crossing over the Culvert on Warwick Road. It is structurally not sound enough for the 40 tonne vehicles crossing it, then the sewage pipe subsides, then the Avon is contaminated.</p>	<p>Thank you. The hogweed issues are not within our remit but as a HLPC we will keep alert to these issues and contact SDC on the Parish's behalf if they persist.</p> <p>Noted – thanks. HLPC is in constant contact with WCC Highways about these issues.</p>
8.	Sue Bresnen	HLPC Response
	<p>Thank you to all involved in producing the Hampton Lucy Neighbourhood Plan, very impressive.</p> <p>Policy BE4 p16 Keeping Soil on land - this does not happen on land east of Snitterfield Street and during heavy rainfall causes a great deal of soil to be washed onto Snitterfield Street and running on to Bridge Street causing blocked drains and a risk of skidding by cyclists.</p> <p>Policy LCHW3 p41 Promoting walking and cycling - footpaths on the whole are well maintained. The footpath from Hampton Lucy to Charlecote is very narrow in places. Hedges need to be kept cut back</p>	<p>Thank you.</p> <p>Noted</p> <p>Noted – we can hopefully assist as HLPC.</p>

	<p>to avoid having to step off into the road in some places. It is not wide enough for wheelchairs and some push chairs.</p> <p>National Cycle path – It would be good to see the NCP established between Hampton Lucy and Charlecote, increased numbers are using this route especially at weekends.</p> <p>Policy IN1 p44 Infrastructure – 3rd access from Snitterfield Road is connected to A439 not B429 (apologies if I've got this wrong!)</p>	<p>Quite correct and amended. Thank you.</p>
9.	Ali Speller	HLPC Response
	<p>Lived here for 50 years, Verger at Church. We did have a right of way down by Avonford cottage to river. Was a sign on the bridge where has it gone? Can someone tell me?!! Fishermen did have a right to fish but do not now, why not? Everybody called it 'Sandybay' all the local villagers used it all the time. Had no trouble until the electric gates were put up, still farmland.</p>	<p>Thanks for your comments – they have, we are afraid, no impact on the NP.</p>
10.	Chris Speller	HLPC Response
	<p>NE2 Valued Landscapes – Walk over Scar Bank path is ploughed over pathway, also a 'bridleway'. Listed buildings – Is the school not listed (old building)? Also, Church wall, nothing been done to outside of school building for years.</p>	<p>No, it appears not – we do not control listings.</p>
11.	Martin Weetman	HLPC Response
	<p>NE2 p27 – Is this planning number correct? I can't find 15/13650/FUL on the SDC website, but these is 03650 relating to the village.</p> <p>NE2 p28 – Interchange numbers on arrows 5 and 6 to be consistent with view numbering on p30.</p> <p>NE3 p32 – para 2, insert comma after ditches, should s41 be a capital S?</p> <p>NE3 p33 – para 3, should habitus be habitats?</p> <p>NE4 p35 – Photograph references is not included in the document.</p>	<p>Amended – thanks.</p> <p>Amended.</p> <p>Amended.</p> <p>Amended.</p> <p>Taken by Councillors and Parishioners.</p>

	<p>LCHW3 p42 – Insert figure for figure and add caption.</p> <p>IN2 p45 – Item a), Is 2 spaces per bedroom correct?</p> <p>Appendix 1 p47 – Capital V for Vincula, Charlecote Park is not in Hampton Lucy</p> <p>Appendix 2 – p52 – Presumably has should read hazel, I spent a lot of time helping Alan Scaife prepare the spinney area. I am convinced there were no oaks in the original planting scheme.</p> <p>Appendix 3 p56 – capital M in mariesii, p57, include complete numbers and captions.</p> <p>Infrastructure p 44 – The weight limit on the bridge is 7.5 tonnes not tons.</p>	<p>Added.</p> <p>Policy Amended at the request of SDC to align to its policy on parking.</p> <p>V added, thank you – part of Charlecote Park sits in the Parish Boundary.</p> <p>Noted and ‘has’ changed to ‘hazel.</p> <p>Amended.</p> <p>Amended</p>
12.	Jeremy Whyman	HLPC Response
	<p>Afternoon John, I printed out and have read the HLNP in detail and have no constructive comments to make, despite its 59 pages.</p>	<p>Noted.</p>
13.	National Trust – Charlecote Park	HLPC Response
	<p>The National Trust welcomes the production of the neighbourhood plan and supports the policies it contains. As I’m sure you are aware, the National Trust’s ownership at Charlecote Park includes land within Hampton Lucy Parish. There is also a significant historic relationship between Charlecote Park and Hampton Lucy. Most of our ownership within the parish is within the boundaries of the registered historic park and has been designated as a Local Wildlife Site for its ecological value.</p> <p>We welcome the biodiversity appendix. However, it is not consistent with figure 8 of the draft plan, which shows Local Wildlife Sites (i.e., sites of at least county importance). Not only</p>	<p>We have added reference to these in – thanks for your comment.</p>

	<p>does the appendix exclude the Charlecote Park Local Wildlife Site, it also excludes the floodplain grassland up stream of Hampton Lucy bridge which is also designated Local Wildlife Site. As designated Local Wildlife Sites these areas should by definition be of 'high biodiversity value' in a Parish context.</p> <p>We also welcome the identification of valued views on figure 7. We suggest some additions to the ones mapped:</p> <ul style="list-style-type: none"> • the view from the park to Hampton Lucy Church, • the view along the west avenue, which is within Hampton Lucy Parish, and • the views across the Avon Valley west of the Avenue 	<p>Added – thank you for allowing the HLPC to utilise the engraving in the NP.</p>
14.	Sport England	HLPC Response
	<p>Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p>	<p>Thank you for your comments.</p>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance

	<p>can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p> <p>Yours sincerely Planning Administration Team Planning.Central@sportengland.org</p>	
15.	Warwickshire County Council Flood Risk Management	HLPC Response
	<p>Policy H1 p18 - We support the protection of open spaces and river corridors. A comment has been included that 32 additional homes will be built in the Neighbourhood Area from 2011 to 2031. A comment has also been made stating 25 of these have already been built but as a comment for future reference, if a site is for over 10 dwellings it is classed as a major planning application, therefore in line with the National Planning Policy Framework, a site specific Flood Risk Assessment and Surface Water Drainage Strategy must be submitted to the Lead Local Flood Authority for review. A comment could be included to say all developments will be expected to include sustainable drainage systems.</p> <p>You could include an additional point that encourages new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum. New culverts will need consent from the LLFA and should be kept to the minimum length.</p> <p>Policy H3 p23 - A comment could be included to say all developments will be expected to include sustainable drainage systems and that new developments need to consider their</p>	<p>Added into H3 – within the design requirement as a new q) as follows... ‘They include</p>

<p>flood risk when building on Greenfield and brownfield sites, as supported by the Sustainable drainage systems chapter in the Planning Practise Guidance (PPG). A link has been detailed below: https://www.gov.uk/guidance/flood-risk-and-coastal-change#sustainable-drainage-systems</p> <p>NE1 p25 - We support the protection of open spaces and river corridors – this could be developed to mention the benefits of open space as flood risk management to retain water. Above ground SuDS could be utilised in open spaces.</p> <p>NE4 p35 - We note that this policy lacks specific reference to surface water flood risk and development drainage. We strongly recommend consideration of the below points: You could develop this point to include the SuDS hierarchy. The hierarchy is a list of preferred drainage options that the LLFA refer to when reviewing planning applications. The preferred options are (in order of preference): infiltration (water into the ground), discharging into an existing water body and discharging into a surface water sewer. Connecting to a combined sewer system is not suitable and not favourable. You could include an additional point that encourages new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum. New culverts will need consent from the LLFA and should be kept to the minimum length. A comment could be included to say all developments will be expected to include sustainable drainage systems and that new developments need to consider their flood risk when building on Greenfield and brownfield sites, as supported by the Sustainable drainage systems chapter in the Planning Practise Guidance (PPG). A link has been detailed below: https://www.gov.uk/guidance/flood-risk-and-coastal-change#sustainable-drainage-systems You have included references to the NPPF and Core Strategy Policies. WCC FRM have their own Local Guidance for Developers which may be worth including in the reference documents. A link has been detailed below: https://api.warwickshire.gov.uk/documents/WCCC-1039-95 A key has been included on the Flood Zone mapping on page 36 denoting what the different shades of blue mean. A similar key would also be useful on the pluvial flood map. In this section it would be good to mention that all above ground attenuation features should be designed to be multifunctional and consider the four pillars of SuDS which are water quality, water quantity. In this section reference is made to a photo showing the impact of</p>	<p>sustainable drainage systems and take account of flood risk when building on greenfield and brownfield sites.'</p> <p>Added to end of policy: Not supported... 'g) They do not open up any existing culverts on a site providing more open space/green infrastructure of greater amenity or do not keep the creation of new culverts to a minimum.'</p>
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	<p>flooding with the view from the road from Charlecote leading to the village centre. This photo appears to have not been included within the document.</p> <p>IN2 p45 - In this section reference is made to a photo showing the impact of flooding with the view from the road from Charlecote leading to the village centre. This photo appears to have not been included within the document.</p>	<p>Now added</p> <p>Now added.</p>
16.	Canal and River Trust	HLPC Response
	<p>Thank you for consulting the Canal & River Trust on the draft Hampton Lucy Neighbourhood Plan. I have checked the plan boundaries and can confirm that the Trust does not own or operate any waterways or associated infrastructure within the Plan area. We therefore have no comments to make on the draft Plan.</p>	<p>Thank you for confirming.</p>
17.	Historic England	HLPC Response
	<p>Thank you for the invitation to comment on the above Neighbourhood Plan. Historic England is supportive of both the content of the document and vision and objectives set out in it. We commend the commitment in the plan to support limited and well-designed locally distinctive development that is sympathetic to the character of the area including its rural landscape character, heritage assets and green infrastructure. Beyond those observations, we have no further comments to make on what Historic England considers is a good example of community led planning that takes a suitably proportionate approach to the historic environment of the Parish. I hope that you find this useful,</p>	<p>Thank you for your kind comments.</p>
18.	Natural England	HLPC Response
	<p>Dear Mr Dunkerton Hampton Lucy Neighbourhood Plan – Pre-submission Consultation Thank you for your consultation on the above dated 28 July 2022.</p>	<p>Thank you for confirming.</p>

	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the Hampton Lucy Neighbourhood Plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>	
19.	National Highways	HLPC Response
	<p>Hampton Lucy Neighbourhood Plan – 2011 to 2031</p> <p>National Highways welcomes the opportunity to comment on the pre-submission consultation for the Hampton Lucy Neighbourhood Plan (HLNP) for Hampton Lucy Parish Council.</p> <p>We understand that the HLNP will cover the period of 2011 to 2031 and is due to be reviewed every five years. The HLNP sets out planning policies for the Hampton Lucy area. The policies that relate to the SRN include Housing, Infrastructure and Transport. National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In relation to this consultation, our principal interest is safeguarding the operation of the A46 and M40 which is located to the north of the plan area, with the closest junctions being the A439 / A46 and the M40 Junction 15. However, the Neighbourhood Plan area does not encompass the SRN.</p> <p>Based upon the scale of development and housing proposals within the Neighbourhood Plan, this only include the village boundary which is a considerable distance from the SRN. As such, these developments are unlikely to have a significant impact on the SRN.</p>	<p>Thank you for confirming and your references.</p>

	<p>Despite the above, any developments with the potential to impact the SRN, including allocated sites, are subject to the development of Transport Assessments. This would be Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ National Highways Limited registered in England and Wales number 09346363 considered through the development management process to ensure impacts are appropriately assessed. In regard to infrastructure, although NH supports Policy IN1 in that development will be supported as long as it does not result in unacceptable impact on highway safety, or the residual cumulative impacts on the road network, the Neighbourhood Plan area does not encompass the SRN.</p> <p>We have no further comments to provide and trust the above is useful in the progression of the pre-submission consultation HLNP for Hampton Lucy Parish Council.</p> <p>Yours sincerely, Patrick Thomas,</p> <p>Spatial Planner</p>	
20.	The Coal Authority	HLPC Response
	<p>Hampton Lucy Neighbourhood Plan Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p>	<p>Thank you for confirming.</p>
21.	Elizabeth Creak Charitable Trust	HLPC Response
	<p>I have been sent a copy of your letter dated 29th July regarding your 'Green Space' allocation process. I act for the Elizabeth Creak Charitable Trust that owns various sites within the village. Specifically, 2,6,11 and 12.</p>	<p>Thank you – HLPC is happy to engage with the Trust.</p>

	<p>Elizabeth had some long-standing ties with the village as you may know, and I think that the Trust will be sympathetic to some of your aspirations. However, I think it would be sensible if I perhaps met with some of the Parish Council before we get too much further. I look forward to hearing from you.</p>	
22.	Warwickshire Police	HLPC Response
	<p>Having read through this policy I can see no mention of security or crime prevention, both of which have to be considered under the National Planning Policy Framework (NPPF). National Planning Policy Framework (NPPF) paragraphs: 92 b are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.....</p> <p>97 Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:</p> <p>a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate⁴³. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and</p> <p>b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area</p> <p>130f create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</p> <p>Consideration must also be given to any new development being built in accordance with the principles of Secured By Design New Homes 2019. Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.</p>	<p>Thank you for your comments – the relevant Policy H3 has been amended accordingly to add a new provision ‘o’ to incorporate the wording - ‘are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.’</p>
23.	Environment Agency	HLPC Response
	Hampton Lucy Regulation 14 Neighbourhood Development Plan	

I refer to your email of 28th July 2022 in relation to the Regulation 14 Hampton Lucy Neighbourhood Development Plan (NDP). We have reviewed the submitted document and offer the following comments for your consideration at this time.

Stratford-on-Avon's Level 2 Strategic Flood Risk Assessment (SFRA) provides assessment of sites and specific Site Proposals related to potential sites allocations within the Stratford-on-Avon District Council (SDC) Core Strategy. Additionally, it is important that NDPs within the area offer robust confirmation that development is not impacted by flooding and that there is sufficient wastewater infrastructure in place to accommodate growth for the duration of the plan period. It is understood that the emerging South Warwickshire Local Plan will replace those policies in the SDC Core Strategy (along with the Warwick Local Plan).

Flood Risk: We note that the River Avon (a statutory main river) is to the east of Hampton Lucy village and travels along the southern boundary of the Parish Area. The River Avon has associated Flood Zones 3 and 2 (the high and medium risk zones respectively) as shown by our Flood Map for Planning.

There are also ordinary watercourses in the Parish Area which have associated Flood Zones 3 and 2 (the high and medium risk zones respectively, as defined by our Flood Map). Please note that other potential development areas may be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km²).

Site Allocations: We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment on flood risk at this time. You are advised to utilise the Environment Agency guidance (attached) which should assist you moving forward with your Plan.

If, in a further iteration of your plan, a site is recommended, we would be happy to provide brief comment upon matters within our remit.

Policy NE4 – Flood Risk: We note the inclusion of a Flood Risk specific policy to the plan.

We welcome the policy and recognise the importance of neighbourhood plans in aiming proposed development sites away from Flood Zones 2 and 3. Part a) states 'They are in flood zones 2 and 3 or are otherwise assessed by the Environment Agency as being at high or medium risk of surface water flooding unless falling within paragraphs 159 to 169 of the NPPF'. May we suggest that the wording is changed to read 'They are in flood zones 2 or 3'. It should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with the Councils drainage team as the Lead Local Flood Authority (LLFA). It is noted that pluvial flooding has been considered within the draft NDP although there is no reference to fluvial flood risk

HLPC has left this as drafted as it brings in any future additions to the legislation.

Pluvial plan now added as Figure 11.

	<p>matters. We would not offer detailed bespoke advice on Policy but advise that you ensure conformity with the adopted Core Strategy and, in consideration of the emerging South Warwickshire Local Plan, during Plan reviews.</p> <p>I trust that the above is of assistance, please feel free to contact me if you have any queries.</p>	
<p>24.</p>	<p>National Grid</p>	<p>HLPC Response</p>
	<p>Representations on behalf of National Grid National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States</p> <p>Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary: Gas Transmission Asset Description Gas Transmission Pipeline, route: CHURCHOVER TO WORMINGTON A plan showing details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only. National Grid also provides information in relation to its assets at the website below. Central Square South Orchard Street Newcastle upon Tyne</p>	<p>Thank you for your comments.</p>

	<p>NE1 3AZ avisonyoung.co.uk Avison Young (UK) Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS2 www.nationalgrid.com/uk/services/land-and-development/planning-authority/shapefiles/ Please see attached information outlining guidance on development close to National Grid infrastructure. Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com Further Advice Please remember to consult National Grid on any Neighbourhood Plan Documents or sites specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if they are not already included:</p>	
25.	WRCC	HLPC Response
	<p>Policy H2 – “a) There is a proven local need, having regard to the latest Housing Needs Survey commissioned by the Council and information;” Are there words missing after “information”? Or should the sentence finish after “... the Council”</p>	Amended to delete – thanks for pointing this out.
26.	Hampton Lucy Church	HLPC Response
	<p>Thank you. Hampton Lucy church is in the Diocese of Coventry. I cc'd the DAC Secretary there, Tim Latham. All best wishes, Adam Adam M Klups BA(Hons) MA IHBC FIIC Care of Churches & DAC Team Leader Senior Church Buildings Officer Diocese of Gloucester</p>	Noted
27.	Marrons Planning	HLPC Response
	Section 1 Introduction	

<p>Makestone Strategic Land (MSL) has instructed Marrons Planning to prepare and submit representations to the Hampton Lucy Neighbourhood Plan (HLNP).</p> <p>2. The representations relate to MSL's land interests east of Snitterfield Street; a 'reserve site' identified in Stratford District Council's Site Allocations Plan (SAP) (Revised Preferred Options, June 2022).</p> <p>3. The HLNP has been reviewed against the 'basic conditions' and legal requirements set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) and associated requirements of the National Planning Policy Framework (NPPF)¹ (notably NPPF 37, 101 & 102) and National Planning Practice Guidance (NPPG) ('Neighbourhood Planning')²</p> <p>4. In submitting these representations MSL is keen for further discussions with Hampton Lucy Parish Council on the matters raised, recognising that the representations raise matters fundamental to the plan's approach.</p> <p>Section 2. Summary</p> <p>5. MSL's response is summarised as follows.</p> <p>The HLNP is in conflict with the adopted and emerging development plan: in order to meet basic condition (e) the HLNP needs updating to ensure that the plan is able to conform with the strategic policies contained in the development plan, namely the Stratford-upon-Avon Core Strategy (SACS) and associated SAP which proposes to allocate East of Snitterfield Street for development (Policy HAMP.A).</p> <p>As well as conflicting with basic condition (e) the lack of an allocation could lead to a short shelf-life for the HLNP and it being rendered out-of-date on adoption of the SAP and future South Warwickshire Local Plan (SWLP) in 2025. Further detailed justification is provided in section 3 of these representations.</p> <p>b. Objection to LGS 9 in Policy NE1: the proposed LGS designation '9' - which covers the southern half of site 4a - is not justified and should be removed from Policy NE1. LGS 9 is not demonstrably special in terms of its local significance as explained in section 4 of these representations. Moreover, the LGS is unnecessary – new public open space, habitats and communal space, and provisions for its longer-term management (including option for transfer to Parish Council control/ownership), can be secured alongside a comprehensive allocation on MSL's landholding, a principle supported through the proposed allocation in the SAP</p>	<p>The HLPC has retained its decision not to promote this site for the reasons stated above and below.</p> <p>This is the position of HLPC and its parishioners who have concerns that the historic integrity of the village would be irredeemably altered by such a large development at the village edge on high sloping land and visible from miles away due to the topography of the river valley.</p> <p>HLPC has taken on board all that has been said and would likewise ask MSL to note all its comments.</p> <p>Please see our detailed response to these points below under the relevant section headings.</p>
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¹ Ministry of Housing, Communities and Local Government, July 2021.

² Ministry of Housing, Communities and Local Government, published 6th March 2014, last updated 25 September 2020.

c. Updating the site assessment: the 2016 Site Assessment overstates the environmental impact of sites 4a and 4b, particularly from a landscape and visual perspective, by assuming that the whole land area is developed. MSL is proposing a more sensitive green infrastructure-led masterplan which should be reflected as part of an up-to-date site assessment process. Furthermore, the SAP has been informed by more recent and up-to-date evidence, justifying the site's proposed allocation.

d. Benefits of allocating land east of Snitterfield Street: in response to the points raised in a-c, MSL's 2.26ha landholding east of Snitterfield Street should be allocated for 20-30 homes (subject to master planning), with 35% affordable provision to help meet identified local needs alongside new publicly accessible and attractive green space and habitats (including biodiversity net gain).

The Site provides direct pedestrian/cycle access to the heart of the village and in delivering the main vehicle access via Snitterfield Street can provide an attractive 'gateway' into the village, reducing traffic speeds, reinforcing and potentially extending the 30mph speed limit. This scale of development would be able to secure funding towards local infrastructure where required and could transfer new green space to the Parish Council to take on its management.

Allocating this site for development will help to future proof the HLNP for the longer term, aligning with the SAP and future SWLP, giving the Parish Council greater control and ensuring that the neighbourhood plan has weight in planning and development decisions affecting the future of Hampton Lucy. Further details are provided in section 6.

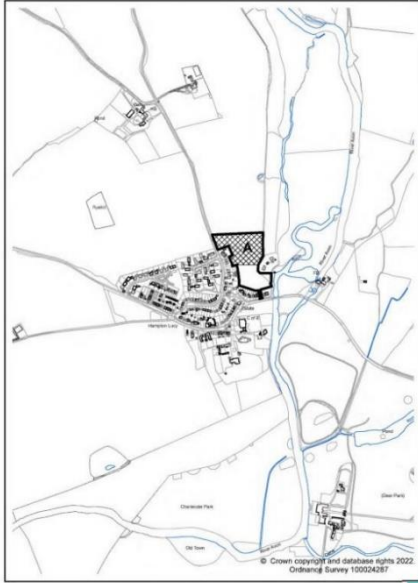
Section 3. Meeting basic condition (e)

6. Basic condition (e) requires the HLNP to be in general conformity with the strategic policies contained in the development plan for the area, namely the SACS. The SACS identifies Hampton Lucy as a Local Service Village to provide 32 new dwellings 2011-2031, with a residual requirement for 7 dwellings as set out in the HLNP.

7. Nevertheless, a central component of the SACS is a policy for 'reserve sites' under Policy CS.16, sites to be identified through a future SAP. The SAP Preferred Options specifically identifies an allocation on land east of Snitterfield Street, Policy HAMP.A (extracts below), informed by a suite of technical evidence base documents.

CS.16 provides for than **no more** than an approximate estimation of 32 homes in Hampton Lucy as a Category 4 local service village of which 25 homes have been built. There is no expectation that such a quota needs to be built if there are no suitable sites.

The proposal is for 20- 30 properties which the community and the HLPC is unable to support as a promoted site for the reasons set out in the 2016 Site Assessment.



Reserve Housing Sites - Hampton Lucy
Please refer to Explanatory Note on page 97

8. The Plan conflicts with Policy CS.16 by failing to reflect the reserve site policy and SAP.

Whilst the SAP is an ‘emerging’ policy at present it is due for adoption by 2025. NPPG009 requires that emerging plans are taken into account as part of the neighbourhood planmaking process.

9. In this case, upon adoption of the SAP the HLNP would be immediately out-of-date. Where there is conflict between the HLNP and the SAP, the SAP (and future SWLP) would take precedence under the terms of NPPF30 and section 38(5) of the Planning and Compulsory Purchase Act 2004 (whereby any

policy conflict “must be resolved in favour of the policy which is contained in the last document to become part of the development plan” (see also NPPG009 (ID: 41-009-20190-509)).

10. There are numerous examples of where this has occurred, with new strategic policies superseding and outweighing recently adopted neighbourhood plans.³ The effect is that the HLNP could have a relatively short shelf-life unless a more positive and proactive approach is taken.

11. NPPG009 (ID: 41-009-20190-509) addresses this issue:
“Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of

The 2022 SAP for reserve sites has not yet been finalised and will not be until 2025 by which time the Plan should be in place.

HLPC cannot promote what it considers to be an unacceptable site to future proof against what could be another unacceptable site.

This site was rejected as a suitable site for housing in SDC’s 2020 with the impact on heritage assets as one of the grounds (red rated).

Although SDC is now considering this site as a reserve site in its 2022 SAP Review after a re-assessment by an independent assessor who downgraded the impact of the site on heritage grounds (amber rated). HLPC agrees with SDC’s original assessment.

HLPC considers the proposed development is too large, in the wrong place, has a likely flooding consequence, access issues and, most significantly, **would have** an adverse impact on the heritage assets and conservation area and the integrity of the historic nature of the village from the edges of the Neighbourhood Area and beyond and as one approaches the village.

³ See, for example, the experience of Yapton HLPC (where, in 2019 further site allocations and consents were granted despite being in conflict with a made NP) and Thurston HLPC (where, in 2020, consents were new homes were granted despite the adoption of a recently made NP, on the basis that the sites aligned with the emerging local plan strategy).

whether a housing supply policy in neighbourhood plan or Order contributes to the achievement of sustainable development.

Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relation between policies in:

- The emerging neighbourhood plan*
- The emerging local plan (or spatial development strategy)*
- The adopted development plan*

With appropriate regard to national policy and guidance”.

12. To align with basic condition (e) and NPPG009 the HLNP should allocate land east of Snitterfield Street for development. This will future proof the HLNP, extend its shelf-life and minimise the risk of the plan being superseded by the SAP and future SWLP. Not only will this be consistent with the reserve policy in the SAP, it will also address currently identified housing needs (policy compliant 35% affordable housing provision delivering at least 7 homes to meet the needs identified at pages 21 & 22 of the HLNP). In addition, a plan-led scheme enables a host of wider community benefits to be realised, as summarised in section 6.

Section 4. Objection to Policy NE1 and LGS 9. Land to the rear of Snitterfield Street and Bridge Street

13. National planning policy on the designation of LGS is currently set out at paragraphs 101 to 102 of the NPPF. Guidance is set out at references ID: 37-005-20140306 to ID: 37-022-20140306 of the NPPG (open space, recreation facilities, public rights of way and local green space).

14. NPPF102 establishes the three criteria for designating LGS. Fundamentally, LGS 9 does not accord with the following criteria.

a. In respect of the first criteria, the green area must be in reasonably close proximity to the community it serves. There is no dispute that the land is close to the community of Hampton Lucy, however it is not accepted that the land serves that community in any form. The PRow which runs to the east of the area is publicly accessible, but the rest of the site is not.

HLPC stands by its decision to allocate the southern half of site 4a as an LGS for the reasons set out in its assessment.

<p>Accordingly, this criteria has not been met. Furthermore, the PRoW is protected under existing legislation already – a LGS designation is therefore not required in this regard.</p> <p>b. In respect of the second criteria, the designation should only be applied where the green area is demonstrably special to a local community and holds a particular local significance. The LGS assessment identifies that LGS 9’s special qualities and local significance derive “from its tranquillity and richness of habitats and wildlife potential and the contribution that it makes to sustainability.</p> <p>These matters are now addressed in turn.</p> <p>o Tranquillity: no evidence has been provided to demonstrate that the site is uniquely tranquil. In NPPF185b the designation of tranquil areas relates to those “which have remained relatively undisturbed by noise and</p>	<p>The reasoning in the LGS assessment is self-explanatory and we set out its summary for ease of reference:</p> <p>This site is well related to and used by the local community and makes a positive contribution to the health and well-being local residents: LG9 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 99-101 of the National Planning Policy Framework (Feb 2019) in that it:</p> <ul style="list-style-type: none"> o is in very close proximity to the community it serves; o is demonstrably special to a local community and holds a particular local significance because of its tranquillity and richness of its habitats and wildlife potential and the contribution it makes to sustainability; and o is local in character and is not an o extensive tract of land. <p>The proposed scheme of the landowner includes the LGS proposed area so we do not understand why this designation is unacceptable.</p> <p>A site inspection would have clearly revealed how tranquil this area is, and as it always has been. The wording here implies that the junction from Bridge Street is noisy and in a ‘built up</p>
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<p>are prized for their recreational and amenity value for this reason". The land cannot be described as demonstrably special for its tranquillity given its proximity to Bridge Street, Snitterfield Street and existing residential properties. It essentially adjoins the built-up area of the village. Users of the PRoW would not experience an environment undisturbed by noise from human caused sources. As recognised the HLNP's evidence-base the site is not publicly accessible in terms of its recreational/amenity value, with the exception of the PRoW which is already protected. There is therefore no evidence or justification to designate the land as LGS on the basis that it is demonstrably special for reasons of tranquillity.</p> <p>o Wildlife potential: the site's arable use means that its habitats and wildlife potential is limited, as recognised in the LGS Assessment (page 4) and 2016 Site Assessment report ("Being productive agricultural land the site has low ecological value..."). The land cannot be described as demonstrably special in terms of its wildlife value and does not qualify for designation as an LGS based on the richness of its wildlife.</p> <p>o Sustainability: whilst quoted in the justification within the LGS assessment, sustainability does not form part of the criteria for LGS designations in NPPF102.</p> <p>15. On the basis of the above LGS 9 is unjustified and not in accordance with national planning policy, which also leads to conflict with basic condition (a).</p> <p>16. Furthermore, as explained in section 2 of these representations, there is no need to identify LGS 9. If the HLNP allocates land east of Snitterfield Street for a comprehensive allocation of 20-30 homes the masterplan could deliver an attractive and publicly accessible green space, comprising biodiversity net gains and habitats, all secured as part of a new development scheme. Furthermore, any planning consent could secure the longer-term management of this green space, providing funding via a Section 106. Agreement or giving the option for the land to be transferred to the Parish Council for its management. These are considerable opportunities for the Parish Council to consider.</p>	<p>area'. It is not. The narrow access to LGS 9 connects with Bridge Street which is narrow and just a little way from the listed iron bridge over a flowing river which is restricted in width allowing only one car at a time with a restricted weight for traffic of 7.5 tonnes.</p> <p>Walk up the PRoW and one is in a quiet, country green space.</p> <p>We disagree – the assessment refers to mature trees and is an open space attracting birds, butterflies etc. See the summary above.</p> <p>It is an important point, nonetheless.</p> <p>HLPC, and all parishioners would, strongly disagree with this as does its experienced planning consultant.</p> <p>Yes, there is need. Without a LGS designation it cannot be guaranteed LGS 9 will remain as a treasured green space. Schemes often evolve and change before planning is granted and the and the community needs certainty that this valued open area will be preserved as such, with</p>
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<p>Section 5. Updating the site assessment for sites 4a and 4b</p> <p>17. The Hampton Lucy Neighbourhood Development Plan Site Assessment – June 2016 (Avon Planning Services) for sites 4a and 4b does not reflect the current proposals and aspirations of MSL, with the Site Assessment predicated on a greater development area, thereby overstating the impacts, particularly from a landscape and visual perspective. The evidence is also out-of-date with respect to the more recent evidence underpinning the site’s draft allocation in the SAP.</p> <p>18. MSL is pursuing a green infrastructure led scheme, with a net residential area of circa 1ha, half of the 2.05ha considered in the site assessment report, which represents a considerable reduction. Green uses would comprise 58% of the total site ‘red-line’ to help maximise the opportunity for attractive public open space, recreational routes and habitats, all positively secured as part of a high quality allocation.</p> <p>19. From a landscape and visual perspective, the concept masterplan presented at Appendix A is more contained, with significant landscape buffers to the north, east and south limiting views from Bridge Street and from the north of the village. There would be limited impact on ‘View 8’ (HLNP Policy HE2) for example. It should be noted that the Site Assessment does note that “some development within the site closely related to the existing built form along Bridge Street and Snitterfield Street could be assimilated into the landscape without significant impact but development across the whole site would invariably impact on important views into and out of the village”. The current proposals are more akin to this approach. MSL are not proposing development across the whole site.</p>	<p>the only guaranteed way to do this being through such designation.</p> <p>The proposed scheme preserves this area as an open green space and is indicated as an important feature for the proposed development, therefore, HLPC sees no reason for the landowner not to accept the designation. The LGS will preserve this land’s future as an open space which both parties appear to require.</p> <p>HLPC does not agree.</p> <p>Noted but not agreed with.</p> <p>The topography in which the site sits, the fact that will be on a hill overlooking and at the entrance to the village all evidence that this development will impair the village’s unique historic nature which cannot be mitigated by landscape buffers.</p> <p>The village is nestled in a river valley looked over from different vantage points and this Valued</p>
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<p>20. Furthermore, the Site Assessment recognises the ability to provide a new landscape buffer to the north to help limit and screen views, which forms a key element of the concept masterplan enclosed at Appendix A.</p> <p>21. With respect to other matters identified in the Site Assessment:</p> <p>a. The Assessment notes that the site is well connected to existing village footpaths and village amenities, including the school, and that there is scope for new links/improved connections. Such improvements could be realised as part of a new development scheme, delivered by the deliver or funding provided for off-site improvements.</p> <p>b. In terms of access, it is important to note that no vehicular access is proposed via Bridge Street. The main access is via Snitterfield Street, as shown on the concept masterplan at Appendix A. Topography will be considered as part of an access design which ensures the required visibility splays to help reinforce the existing 30mph, alongside attractive gateway features and potential extension to the 30mph limit if necessary (all to help reduce speeds and improve safety on the entrance to the village from the north).</p> <p>c. The setting of heritage assets can be reflected as part of the scheme's green infrastructure strategy and master planning, in consultation with the Parish Council and Stratford District Council's heritage officer. Heritage assessments have already been undertaken to inform the concept masterplan now presented.</p> <p>d. The site is sequentially preferable in flood risk terms as noted in the Assessment. It would incorporate attractive sustainable drainage features as part of the scheme's green spaces.</p>	<p>View (as in Figure 9 in Policy NE2) will be irreparably harmed by such development.</p> <p>The development will adversely impact on the conservation area, and the views towards the Grade I listed church and other heritage assets. The site adjoins the Grade II listed River Keeper Cottage.</p> <p>Noted but would not mitigate the adverse impact of such a large scheme.</p> <p>Noted but will not outweigh the disadvantages of the scheme.</p> <p>Access will be from a narrow road near a bend which HLPC does not consider suitable to feed a site such as this.</p> <p>See comments above.</p> <p>HLPC is not convinced by this. It considers the slope of the site could well cause flooding and run off issues. There have been recent incidents</p>
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Section 6. The opportunities and benefits associated with an allocation for new homes, community open space and habitats on land north of Bridge Street and east of Snitterfield Street

22. The benefits of allocating east of Snitterfield Street are clearly established in these representations. This will help future proof the HLNP, limit conflict with the SAP and SWLP and help extend the neighbourhood plan's shelf-life. It will provide the community with longer term certainty on the location of development and give the plan weight as part of the planning and development management process. Otherwise, for the reasons explained above, the HLNP could be overtaken and superseded by policies in the SAP and future SWLP.

23. MSL's landholding east of Snitterfield Street provides a clear opportunity for allocation to support the HLNP's longer term resilience and align with the SAP. The masterplan enclosed at Appendix A is predicated on the following key features and benefits.

a. 20-30 homes, which could comprise 7-11 homes to meet identified local needs, at a policy compliant level of 35% affordable housing provision. The mix could reflect that identified in the emerging HLNP, in consultation with the Parish Council and Stratford District Council's housing officer.

b. Circa. 1.3ha of green space (58% of the total Site area) as part of a green infrastructure-led masterplan, including focal space of circa 0.65ha on the southern part of the scheme, comprising attractive publicly accessible space with opportunities for recreation and biodiversity net gain. The site's boundaries to the south, east and north would provide green

of mud flow along Snitterfield Street. Please see comment 8 above.

Please see the photograph of flooding down to the village from higher ground through The Close in the Explanation to the Flooding Policy of the HLNP (NE4). The HLPC and Residents have concern that such flood risk on this site will also be an issue.

These paragraphs merely repeat many of the points made already above and commented on. HLPC, however, addresses them again.

The 2022 SAP Review is not finalised yet and we understand that adopted NP policies will take priority over the SAP. As said above It makes no sense for the HLPC to promote what it considers to be an unacceptable scheme to 'future proof' against what could be another unacceptable scheme in the future.

The LVS categories make provision for an increase in housing to take into facilities in any settlement so an increase of 13 to 23 homes would not be viable in a village without a shop or a regular bus service.

The area is already an attractive open area enjoyed by the community. Given the

<p>corridors, screening the development and limiting wider views. The eastern corridor would align with the existing PRow.</p> <p>c. Allocating the Site for development would enable this green space to be secured alongside its future management and maintenance via a S106 route or option for the Parish Council to take this on. As explained in section 4 there is no justification for the LGS designation on this site, and within the context explained here it is entirely unnecessary.</p> <p>d. A 'walkable' environment, whereby new residents can directly access the village via the PRow on to Bridge Street. This PRow could be improved/upgraded if required (e.g. re-surfaced) as part of the S106 package facilitated by the development.</p> <p>e. A new residential access via Snitterfield Street, broadly in the location shown on the concept masterplan, presents the opportunity to create a new attractive gateway into the village, reinforcing and potentially extending the 30mph to reduce traffic speeds entering the village.</p> <p>f. The allocation of a scheme at a scale of 20-30 homes also better enables other community investment to be secured through the S106 process than piecemeal infill schemes, be it towards the school or other community facilities in the area.</p>	<p>topography of the Parish, with the village being nestled in a river valley, screening would be totally inadequate to screen what would be the largest development in the village at the edge of it.</p> <p>HLPC disagrees that the proposed LGS 9 does not comply with LGS requirements as we say above. The LGS is vital to secure this as open space for future generations.</p> <p>The residents already have a walkable environment through the site via the PRow. Residents don't need the development to be able to continue to enjoy it, as they have done so for hundreds of years.</p> <p>To the contrary – the opposite would be true. The access to the site would be via a narrow road near a bend with the development changing the whole vista of the historic setting of the village as one approaches it and as seen from surrounding higher areas.</p> <p>The direction of community benefits from S106 or CIL funds are currently under review under the consultation for the South Warwickshire Local Plan – there may be no locally available funds. The provision of an acceptable site in the right place and of the right size is more important than CIL /s106 funds.</p> <p>The Parish has a small population with an overstretched precept and would not have the financial ability to take on a green space to manage as has been suggested.</p>
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Section 7. Conclusions

24. These representations present a positive way forward for the HLNP with respect to the allocation of MSL's site north of Bridge Street and east of Snitterfield Street to ensure a neighbourhood plan which meets the basic conditions, aligns with the adopted SACS, emerging SAP and is future proofed for the longer term. It will enable the HLNP to have a longer shelf-life giving the Parish Council more control in planning and decision-making in the village. MSL is keen to discuss all of this further with Hampton Lucy Parish Council. Marrons Planning September 11 2022.

