

# Harbury Neighbourhood Development Plan Final Submission Consultation

## Representation Form

Harbury Parish Council has prepared a final submission Neighbourhood Development Plan for the Harbury and Deppers Bridge Area and is inviting you to comment by **22nd February 2018**.

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

All comments will be publicly available on the Stratford-on-Avon District Council website once they have been analysed, and comments will be identifiable by name (and organisation where applicable). Please note that any other personal information provided will be processed in line with the Data Protection Act 1998 and not made available on the website.

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

### Personal Details

Please fill in your contact details below:

**Q1 Full Name**

**Q2 Capacity in which commenting on Plan.**

Resident.....

Statutory Consultee .....

Business/Work in area.....

Other .....

Resident's Association Representative ..

**Q3 Organisation represented (where relevant)**

**Q4 Address**

**Q5 Post Code**

**Q6 Telephone Number**

**Q7 Email Address**

## Policy H.01 – New Housing Development in Harbury Village

New housing development will be concentrated within the Harbury village settlement boundary (Map 1).

Within this boundary, proposals for new housing will be supported when they:

- a) do not have an unacceptable adverse impact on the parish’s rural landscape;
- b) conserve and enhance designated and non-designated heritage assets;
- c) do not have an unacceptable adverse impact on existing and future residential amenity;
- d) do not have an unacceptable adverse impact on the natural environment and protect and enhance biodiversity and habitats;
- e) do not lead to the inappropriate development of residential gardens that would cause harm to the village by reason of over-development, significant loss of useable garden spaces for both existing and proposed new properties, and loss of off-street car parking;
- f) are appropriately located for the users and residents of the proposed use to access local facilities and services; and they are appropriate in terms of size, scale, design and respect the character of the surrounding area.

### **Q8 Do you support or object to Policy H.01?**

Support.....

Object.....

### **Q9 Please make any comment you have in relation to policy H.01 below**

## Policy H.02 - New Housing Development in Deppers Bridge and the Open Countryside

Proposals for new development in Deppers Bridge and the open countryside, that is those areas within the neighbourhood plan area, but outside the Harbury village settlement boundary (Map 1), will only be supported in the following circumstances:

- a) Replacement dwellings;
- b) Re-use of redundant or disused buildings, not in need of substantial repair or rebuilding;
- c) Development that would bring back in to use and secure a suitable and sympathetic re-use of a heritage asset; and
- d) Agricultural and forestry dwellings for essential workers.

**Q10 Do you support or object to Policy H.02?**

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

**Q11 Please make any comment you have in relation to policy H.02 below**

**Policy H.03 - Securing a Suitable Mix of Housing Types, Tenures and Sizes in New Development**

To ensure that future housing development meets the housing requirement identified in the Core Strategy and also helps to meet the different needs that will arise over the plan period from the existing and future population, in housing developments of 6 or more dwellings, a range of types, tenure and sizes of dwellings will be required, including a proportion of homes to meet the needs of older and younger residents, as well as those seeking to build their own home. Before finalising the housing mix on such sites developers should consult and take into account the views of the Parish Council along with up-to-date demographic, housing need, self and custom build demand and strategic housing market information.

**Q12 Do you support or object to Policy H.03?**

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

**Q13 Please make any comment you have in relation to policy H.03 below**

**Policy H.04 – Local Needs Schemes**

When a proven local housing need is properly identified, through a professional Parish Housing Needs Survey, and that need cannot be met by affordable housing provision through a market-led scheme under Policy H.03 local needs schemes will be supported in areas where housing will not normally be considered suitable unless it meets the following circumstances:

- a) In Harbury it should adjoin the village settlement boundary, and in Deppers Bridge it should be immediately adjoining existing built development in the hamlet;
- b) In Harbury village it is in reasonable walking distance of public transport and local community facilities;
- c) The future use of such housing is secured in perpetuity to meet a local need; and
- d) Consultation has taken place with the Parish Council to gain their support for the proposal.

**Q14 Do you support or object to Policy H.04?**

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

**Q15 Please make any other comments you have in relation to Policy H.04 below**

**Policy H.05 - Housing Development and Design Principles**

Within the neighbourhood plan area all new housing development proposals should promote good design and be in keeping with the character of the area. In assessing proposals regard will be given to the following:

- a) Incorporation and reinterpretation of local building styles in development proposals so that these make a positive contribution to the village character of Harbury;
- b) Retention of open spaces in the village and protection of the rural nature of the wider parish;
- c) Retention of trees and hedgerows;
- d) Maintenance and enhancement of the existing settlement pattern, particularly the need to conserve the character and appearance of the eastern and western boundaries of Harbury village;
- e) Good design and suitable layout that takes into account topography of the site and its surroundings and views in to and out of the site;
- f) Appropriate use of local materials and details;
- g) When adjacent to the Conservation Areas or other heritage assets development should, where appropriate, be set back from road and street boundaries and should use appropriate boundary treatments and materials;
- h) Retention and preservation of significant and historical landscape features within the site, including older buildings which if proposed to be altered or extended make use of appropriate materials and styles; and

i) The use of suitable boundary treatments both to individual properties and full housing schemes. In particular, development on the edge of the villages should seek to retain existing hedges and trees and use native species for new planting.

**Q16 Do you support or object to Policy H.05?**

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

**Q17 Please make any other comments you have in relation to Policy H.05 below**

**Policy H.06 – Green Infrastructure**

The mosaic of paths, paddocks, fields, watercourses and water features, woodland, grassland and other green infrastructure features within the parish should be maintained and enhanced for their recreational, tourist and ecological value.

Development proposals should seek to maintain this green infrastructure and, where possible, should enhance it by creating new connections and links or by restoring existing green infrastructure.

Development that would disrupt or sever this mosaic will not be supported unless suitable compensatory provision can be provided to establish a new connection within the immediate vicinity of the connection to be lost or severed.

**Q18 Do you support or object to Policy H.06?**

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

**Q19 Please make any comment you have in relation to policy H.06 below**

## Policy H.07 - Protecting and Enhancing Local Green Spaces

The following areas listed below and shown on Maps 2a and 2b will be protected as Local Green Spaces.

H.07a - Church Paddock  
H.07b - Church Paddock Allotments  
H.07c - The Pound  
H.07d - Old New Inn Green  
H.07e - Binswood End Green  
H.07f - Pump Green  
H.07g - Bullring Green  
H.07h - Deppers Bridge Playing Field  
H.07i - Harbury Playing Fields  
H.07j - Pineham allotments  
H.07k - Manor Orchard Green  
H.07l - Frances Road Green

Development for non-open land uses will only be supported in very special circumstances, that is when harm to the local green space and any other harm is outweighed by other considerations.

### **Q20 Do you support or object to Policy H.07?**

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

### **Q21 Please make any comment you have in relation to policy H.07 below**

## Policy H.08 - Protecting Small, Incidental Open Spaces

Development that would result in the loss of the other small, open spaces such as grass verges will only be supported when:

- a) Equivalent or better provision is provided elsewhere within a suitable location in Harbury village; or
- b) It can be clearly demonstrated that the open space performs no useful function.

### **Q22 Do you support or object to Policy H.08?**

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

**Q23 Please make any comment you have in relation to policy H.08 below**

**Policy H.09 - Protecting Significant Views**

In Harbury village the significant views out of the village shown on Map 1 will be given special consideration when assessing planning applications. Development proposals should ensure that in these areas special attention is paid to preserving such views.

Significant views within the village of the windmill and parish church should also be retained. Development proposals that would have a significant adverse impact on these views will not be supported.

**Q24 Do you support or object to Policy H.09?**

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

**Q25 Please make any comment you have in relation to policy H.09 below**

**Policy H.10 – Landscape Design Principles**

All new development proposals should be informed by and will be assessed against the following landscape design principles:

- a) Preservation of the strong east and west boundaries of Harbury village;
- b) Retention of mature trees, hedgerows and stone walls;
- c) Measures to retain and enhance the environment and enjoyment of public rights of way and other routes through, around, into and out of a site;
- d) Impact on heritage assets and other historic and archaeological features in the landscape;
- e) Use of suitable materials and building styles;
- f) Minimal use of external lighting to retain dark skies; and
- g) Conservation and enhancement of natural landscape features.

**Q26 Do you support or object to Policy H.10?**

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

**Q27 Please make any comment you have in relation to policy H.10 below**

**Policy H.11 - Ensuring New Development Provides Appropriate Infrastructure**

All new development will be expected to provide an appropriate level of infrastructure to meet the needs and demands arising from the development. Where an infrastructure need is identified for a particular development the necessary infrastructure must be put in place to support that development as the need arises.

**Q28 Do you support or object to Policy H.11?**

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

**Q29 Please make any comment you have in relation to policy H.11 below**



## Policy H.12 - Protecting Existing Community Facilities

The community facilities listed below and shown on Maps 3 and 4 will be protected:

1. Harbury Village Hall
2. Harbury Village Club
3. Village Library and car park
4. Church of All Saints
5. Tom Hauley Room
6. Harbury Primary School
7. Harbury Pre-school
8. Banana Moon Nursery
9. Harbury Surgery
10. Harbury Chemist
11. The Scout Hut
12. Rugby Club
13. The Shakespeare Inn
14. The Gamecock Inn
15. The Crown Inn
16. Harbury Supermarket and Harbury Post Office
17. Co-op Late Shop
18. Muggleston's Country Fayre

Development requiring planning permission, that would lead to the loss of these facilities to residential uses will not be supported unless equivalent, or better, provision is made elsewhere within the village; or, after an extended period of active marketing (a minimum of twelve months, including marketing in the neighbourhood plan area), the applicant can then clearly demonstrate that there is no longer a viable community, retail, food and drink or commercial use for the asset.

### **Q30 Do you support or object to Policy H.12?**

Support.....

Object.....

**Q31 Please make any comment you have in relation to policy H.12 below**

Policy H.13 - Development of New Community Facilities

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

**Q32 Do you support or object to Policy H.13?**

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

**Q33 Please make any comment you have in relation to policy H.13 below**

Policy H.14 - Sustainable Design and Energy Efficiency All new development proposals will be encouraged to:

- a. Adopt sustainability measures promoted through the Harbury Energy Initiative and the Parish Council;
- b. Adopt a Fabric First approach through a higher than basic Fabric Energy Efficiency Standard target;
- c. Use sustainable drainage to reduce risk of flooding on site and downstream; and
- d. Recycle water effectively.

**Q34 Do you support or object to Policy H.14?**

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

**Q35 Please make any comment you have in relation to policy H.14 below**

**Policy H.15 - Highways and Transport**

Where appropriate development proposals should include measures to minimise their impact on the neighbourhood plan area by including:

- a. Safe and suitable access; and
- b. Encourage use of public transport including new and enhanced pedestrian routes to existing, and where necessary new bus stops.

**Q36 Do you support or object to Policy H.15?**

Support.....       Object.....

**Q37 Please make any comment you have in relation to policy H.15 below**

**Policy H.16 - Business and Employment Development in the Centre of Harbury Village**

Development for shops (A1), business (B1), offices and community uses that support the continued vibrancy and vitality of the centre of Harbury village will be supported provided they have suitable regard to the following:

- a. the Conservation Area and its setting;
- b. the distinctive rural character of the parish;
- c. they do not have a detrimental impact on the parish’s highway network; and
- d. they create or maintain good access to the village centre and small business sites by public transport, cycling and walking, together with adequate signage.

**Q38 Do you support or object to Policy H.16?**

Support.....       Object.....

**Q39 Please make any comment you have in relation to policy H.16 below**

**Policy H.17 - Protecting Existing Employment Premises**

To maintain a full range of employment opportunities in the local area the following sites (also shown on Map 5) will be protected for employment use (Use Classes B1, B2 and B8):

- International Fasteners
- Churchlands Industrial Estate
- Bull Ring Business Centre
- Bull Ring Garage

Development for employment uses in these areas and premises will be supported when they do not adversely affect residential or traffic congestion.

Planning approval for change of use or development outside of the above Use Classes will only be supported when:

- a.The existing use is no longer considered suitable for continued employment use after an extended period of active marketing; and
- b.The proposed use would not have a detrimental impact on adjacent uses and occupiers.

**Q40 Do you support or object to Policy H.17?**

Support.....       Object.....

**Q41 Please make any comment you have in relation to policy H.17 below**

## Policy H.18 - Protecting and Enhancing Local Shops and Businesses

Proposals to enhance and improve local shops (Use Class A1), financial and professional services (Use Class A2) and business premises (Use Class B1) will be supported.

Change of use of retail premises to non-retail uses will only be supported if the applicant can demonstrate there is no longer a need for such provision or suitable, or better provision, is provided, in a suitable location elsewhere within the neighbourhood plan area.

### **Q42 Do you support or object to Policy H.18?**

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

### **Q43 Please make any comment you have in relation to policy H.18 below**

## Policy H.19 - Protecting Local Heritage

Development should conserve the following local non-designated heritage assets listed below and identified on Map 6:

1. Pillar Box on Old New Inn Green
2. Pump and well at Hill Cottage, Farm Street
3. Pump at Montgomery House, Mill Lane
4. Pump at Denys Close, Temple End

### Fire Plate and Plaques:

5. Newend House
6. 35 Farm Street Stone Walls
7. Stone wall on site of Old New Inn
8. Stone wall to Pan's Garden, Farm Street
9. Stone wall to Temple House, Temple End
10. Stone wall corner Vicarage Lane/Dovehouse Lane
11. Stone wall round Cemetery corner
12. Stone wall to rear of Chapel Street Green
13. Stone wall adjacent to Co-op on Mill Lane
14. Stone wall to Village Club, Crown Street

Ironwork

15. Iron railings to front of Village Hall and Play Area, South Parade

16. Iron gates to the Cemetery

Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Warwickshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

**Q44 Do you support or object to Policy H.19?**

Support.....

Object.....

**Q45 Please make any comment you have in relation to policy H.19 below**