LONG COMPTON NEIGHBOURHOOD DEVELOPMENT PLAN 2011- 2031

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1. Introduction

This document is the Neighbourhood Development Plan for Long Compton ("the Plan"). It sets out a picture of the village, a vision for the next 17 years and policies to support that vision, as the village evolves to meet the needs and aspirations of the village residents between now and 2031. The Plan was prepared by a Committee set up by Long Compton Parish Council, and is based on consultation with village residents during 2012, 2013 and 2014.

The second section, following this introduction, explains the role of a Neighbourhood Development Plan within the framework of national and local planning, and how the idea was established by the Localism Act. It goes on to set out the steps needed to be taken by Long Compton villagers and by Stratford-on-Avon District Council to finalise the Plan and make it a legal part of the planning process.

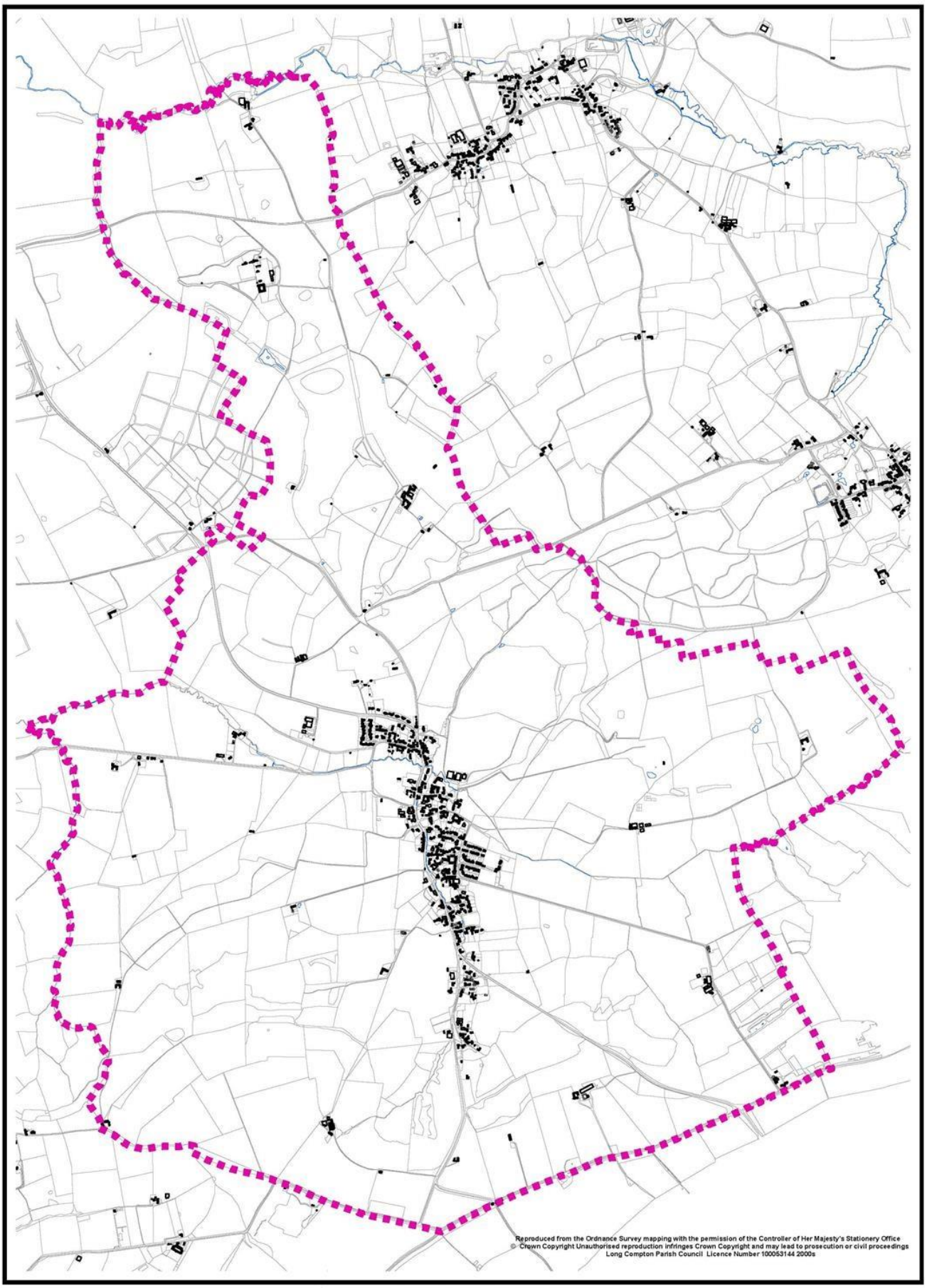
The third section describes Long Compton: its history and location, the environment and the features that make Long Compton what it is today. This section addresses the significance of the location of Long Compton within the Cotswolds Area of Outstanding Natural Beauty,

The Picture and Vision Statement for the village is the fourth section, setting out what Long Compton residents feel is important about the village, how it should change and what should be preserved. It was produced from input at a village meeting in December 2012, and the final version was the result of extensive consultations throughout the village.

The fifth and final section lists planning policies designed to give effect to the vision for the village and surrounding area. These cover Housing, Environment and Infrastructure. It is these policies that will become part of the development plan for Long Compton and the area when the Plan has passed its independent examination, been approved by the community in a referendum and 'made' by Stratford-on-Avon District Council.



LONG COMPTON FROM THE MACMILLAN WAY, AUGUST 2013.



Long Compton Parish Boundary

Long Compton Neighbourhood Area

2. The Neighbourhood Development Plan.

A Neighbourhood Development Plan is a new element in the planning process, established under the government's Localism Act. This became law in April 2012 and aims to give local people more say in the future of where they live. If passed by a local referendum, the Plan will be adopted by Stratford-on-Avon District Council (SDC) and will become part of the statutory development plan for the area, together with SDC's core strategy. This means planning applications for land in the parish of Long Compton must be determined in accordance with the plan, unless material considerations indicate otherwise. For Long Compton, this is a great opportunity for people living in the village to decide how the village should evolve up to 2031. The Plan contains the vision for Long Compton that was developed through consultation with the village, and sets out clear planning policies to realise this vision.

The Plan takes account of the evidence underpinning SDC's Core Strategy (the Submission Core Strategy 2014 "the CS") and follows its strategic policies. It is also in general conformity with the strategic policies in the adopted local plan, i.e. the Stratford-on-Avon District Local Plan Review 1996-2011 Saved Policies (2009). It is acknowledged that the CS will go through future cyclical review and insofar as such review may have bearing on the contents of the Plan, there will be scope for review of the Plan also. It looks for the village to develop through steady but moderate growth, contributing to the District's housing target and meeting the housing needs of the community while at the same time preserving the landscape and heritage and considering the infrastructure needed to support development. All Plan policies have been formed in the context of the CS which has been subject to a Sustainability Appraisal and a Habitat Regulations Assessment as required by Regulations.

A Neighbourhood Plan must have appropriate regard to national policy, including the National Planning Policy Framework (the NPPF) and related advice. The Cotswolds AONB Management Plan 2013-18, which the CS endorses, also provides essential guidance, as Long Compton lies within the Cotswolds AONB

The area covered by the Plan is the parish of Long Compton. On the 8th April 2013, Stratford-onAvon District Council approved the area to be covered by the Plan as the Parish of Long Compton. A map of the Long Compton Neighbourhood Area with the boundary marked in red is shown on page 4.

Water Fountain



3. Long Compton – its history and future

Long Compton lies at the southern tip of Warwickshire, in the north-eastern part of the Cotswolds Area of Outstanding Natural Beauty. It is an ancient settlement, dating from Saxon times. Asgar, King Harold's standard bearer, lost the village to Lord Godfrey de Mandeville under the Norman Conquest, when the village was recorded in the Domesday Book. Later the village and surrounding lands became part of the estates of the Earl of Northampton and Lord Camperdown. Stretching for a mile along the main road from Oxford to Stratford, the village was in the thick of the Civil War, never more than ten miles from the front line.

English Heritage notes thirty-seven listed buildings in the parish. The Parish Church of St. Peter and St. Paul dates from the 13th century, and is listed grade 1. Entry to the church is through the listed lychgate which dates from about 1600, and was part of a row of cottages until the rest were demolished in the 1920s. Other listed buildings include the Red Lion Inn, the Mill, and many houses and cottages in the village. These buildings, centuries old, are an essential part of the character and heritage of Long Compton, and are marked on the map of Character and Historical Assets on page 12.

The land around the village has been farmed for centuries, and in many places one can still see the distinctive ridge and furrow pattern of the furlongs which once occupied most of the fields around the village, and are another reminder of its agricultural heritage. The map on the left dates from the 18th century and shows the furlongs around the village at that time. The 1812 Enclosure Act brought great changes to the countryside, and in Long Compton 2238 acres of common land were converted to smaller, individually owned fields. There were once over twenty-five farms and smallholdings in and around the village. This has now reduced to twelve; mechanisation and agricultural productivity have meant that farming is no longer the major source of local employment.



Several surviving craft and trade buildings, such as the Mill, Gaol, Smithy, Wheelwright and Malt House still reflect the earlier economy of the village, which also included a bakery, a shoemaker, a butcher, and several small shops.

Now small businesses in the village include a furniture maker, slaughterhouse, two garages, four builders, a carpenter, a glazier, the village shop, several B&B's, the Red Lion pub, a wedding dress shop, a harpsichord maker, a driving instructor and a landscape gardener.

Although there are a number of self-employed people working from home, most villagers in work travel to employment, on journeys ranging from five to twenty-five miles. Public transport is very limited, and so there is a very high level of car ownership in the village.

Long Compton has a strong community spirit, and there are many thriving local organisations and societies covering for example, history, gardening, bowls, art, needlework, and sport. The balance of age groups within the village, where young families, working people and the retired are all currently well represented, is an important factor in sustaining this thriving community. There is a wide range of housing size and affordability, and the recent (2012) Housing Needs Survey identified only a small local requirement for additional housing: 5 more affordable properties to rent and 4 for local purchase.

The landscape around Long Compton is highly valued by its residents, and the AONB status is strongly recognised by planning guidelines: the NPPF says "Great weight should be given to conserving landscape and scenic beauty in … Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas…(paragraph 115). Stratford-on-Avon Submission Core Strategy provides that "Development should have regard to the local

distinctiveness and historic character of the District's diverse landscapes" (Policy CS.5, Section 'A', p42).

With regard to the AONB, the Proposed Submission Core Strategy states "Development proposals in the District involving land either within, or outside but affecting, the Cotswolds AONB should conserve and enhance the special landscape qualities and scenic beauty of the AONB and be consistent with the objectives set out in the Cotswolds AONB Management Plan" (Policy CS.11, p70). Aspects of the landscape are shown on the Natural Environment map page 23. The Plan will seek to balance retaining the traditional Cotswolds character of the village and its landscape with the need to maintain social viability and allowing the community to grow.

The Plan must take account of the economic, social and environmental needs of the village, so that changes are sustainable and will promote the inclusive and distinctive character of the neighbourhood.Therefore change must be steady and gradual and meet local demand without breaking down existing structures. This will achieve sustainable development, in accordance with the Submission Core Strategy 2014, which states as follows: "In determining planning applications, the particular circumstances of the individual case will be assessed to establish the relative weight that should be given to each aspect of sustainable development. Given the distinctive character of much of the District, with its attractive rural landscapes and villages, historic market towns and the international visitor attraction of Stratford-upon-Avon, the District Council's planning and development strategy emphasises the importance of protecting and enhancing the local environment." (Policy CS.1 Explanatory Notes 2.2.4 and 2.2.5 (p.24.)

Flooding is an issue of great concern to residents of Long Compton. Three times in the last five years the village suffered some of the worst flash flooding in its history, partly due to exceptional rainfall, but also in some cases because drainage had been moved away from one area, only to impact another. Recent reports too show that in parts of the village foul water ducts have inadequate capacity during heavy rainfall (Vicarage Lane area), whilst elsewhere drains have been blocked with debris and some cases, even penetrated by tree roots. Policies in the Plan are designed to address the problem of flooding, or at least to prevent it being made worse.

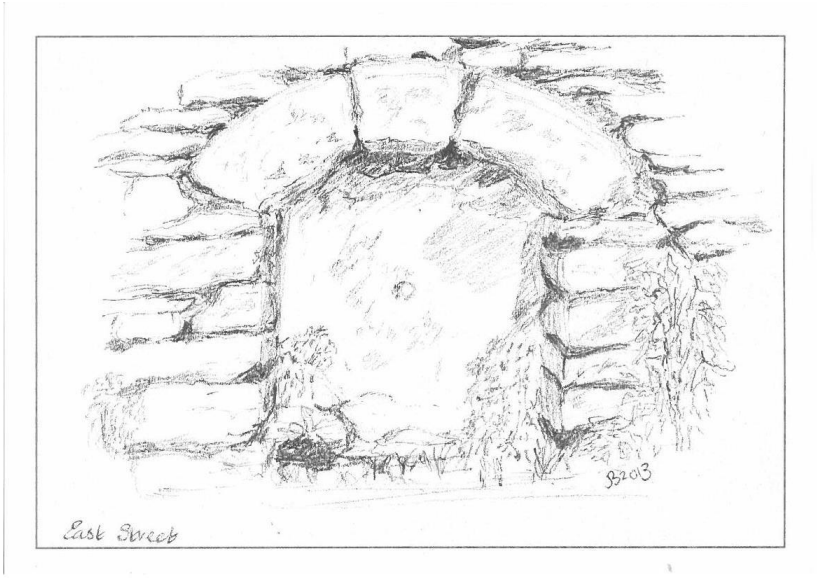
The Parish Council Public Transport survey in 2011 showed that only 6% of the village population rely on public transport, and 94% have access to a car or other means of transport. The 2011 Census showed the rate of vehicle ownership to be 89%. This is hardly surprising: the nearest towns of Chipping Norton and Shipston-on-Stour are five and six miles away, and the larger towns of Banbury, Stratford and Oxford are fourteen, seventeen and twenty three miles away. The limited bus service placed Long Compton in the bottom 6% in the UK for transport deprivation, under the heading "Barriers to Housing and Services" in the Government's index of social deprivation. As a community Long Compton will continue to press for improved public transport, but the Plan must be based on the reality of the present situation, particularly in relation to the provision for high levels of car ownership.

Broadband connection has now become an essential means of maintaining links to the outside world. It provides vital support for home working and local employment, and must be available to every household. This means not just basic broadband but 10-20 MB for personal use and 2040MB/sec for business and home working usage, at a minimum. The village will continue to press for this and it is noted that Stratford-on-Avon District Council has placed the Broadband Contract in July 2013 which will cover 91% of Warwickshire

Some villagers felt that the Ecological and Geological Study of Local Service Villages left out, for Long Compton, a number of items of local interest, such as snakes, interesting mammals like polecats, and the remains of a Jurassic Ichthyosaurus found in the parish in 1972. This may of course, be because these were not reported. It would be valuable to repeat the study with full local input.

The A3400 runs through the centre of Long Compton. The M40 has provided relief from the days when the A34 was the main road from the south to Birmingham, but the A3400 is still the road between Oxford and Stratford-on-Avon, and it carries a high volume of traffic. At times it is far from easy to cross, particularly for children and older people, and the village shop is on the opposite side of the road from the school and the majority of the housing. Despite the fact that the A3400 is a major route, the interests of the community – the people living in the village through which that A3400 and its traffic run – clearly dictate the need for measures to calm traffic, slow down vehicles, reduce vibration, increase safety, and generally improve the village environment for pedestrians in Long Compton and those living next to the main road. In the consultation process through which this plan was developed, traffic was one of the major concerns raised by Long Compton residents.

Water Fountain



4. Our picture of and vision for Long Compton

4.1 A beautiful, linear village: Long Compton is an ancient settlement that has developed over the years. The Plan continues to build on our heritage and ensures that new buildings respond to and reflect the existing well regarded and unique character of the place. The character and history of the village is illustrated by the map on page 12. The impact of traffic and noise from the main road remains a concern and the Plan will encourage improvements to the streetscape to address pedestrian safety, traffic noise and vibration by the County Council with developer contributions

4.2 Set amidst green fingers of land providing views and access for recreation and leisure: Long Compton benefits from characteristic ‘green fingers’ which give a strong impression that the

countryside is integral to the village. Shown on the map on page 21, they also provide a practical role, giving easy access to walks in the countryside; views from the village back to the surrounding hills and vales; and a habitat for wildlife. The Plan will emphasize the protection and enhancement of these open spaces, which are intrinsic to the character of the village.

4.3 A place where new development is kept in harmony with the environment: Part of shaping the future of the village will be to ensure that any new development is kept in harmony with the natural arrangements of water courses, drainage and landform. It will also need to take into account the capacity of existing infrastructure such as sewerage, roads and landscape. This will mean that new development will be supported only if does not restrict the natural course of water or increase the likelihood of flooding, and preserves the natural skyline and dark skies.

4.4 A balanced community: Long Compton has a strong community spirit coming from its farming heritage, and also derived from its self-contained form and the local facilities, which make natural gathering and meeting points. The Plan seeks to preserve Long Compton's inclusive and distinctive character by encouraging a slow but steady rate of development, sustaining the balance of the community and including affordable housing so that young people brought up in the parish are able to continue enjoy living here. Compared with figures for the District as a whole, there are fewer young adults under the age of 35 living in the village than might be expected. The present rate of growth has allowed Long Compton to be sustainable for a thousand years, and continuous but controlled further development will sustain the community into the future.

4.5 Retaining and enhancing the services and facilities available to residents of the village: The village primary school, hall, shop, church and sports ground are huge assets to the village. People meet and socialize in these places, which also serve surrounding settlements. Future development needs to recognize the importance of sustaining and indeed growing these assets and enhancing access to services in the village particularly public transport.

4.6 Looking beyond the County boundary to where the three regions join: Many of the village residents look to Oxford and Chipping Norton for shopping, employment and leisure and consider Banbury to be the nearest big town although others prefer Shipston-on-Stour and Stratford-uponAvon. Provision of public transport is inadequate, and so, in practice, the car will remain the principle means of transport out of the village. Future development must take account of this.

5. Neighbourhood Plan: Policies

5.1 Housing

Strategic Objectives

(a) To meet the economic, social and environmental needs of the village through sustainable organic growth, meeting local demand without breaking down existing structures; and (b) To preserve and enhance the special character of Long Compton.

POLICY H1 - Development Criteria

All development within the Plan area must:

H1.1 comply with the principles of Long Compton Village Design Statement as set out below;
H1.2 conserve and enhance landscape and biodiversity by incorporating mitigation measures consistent with the local character of the AONB and the relevant sections of the local Biodiversity Action Plan (www.warwickshirewildlifetrust.org.uk/LBAP%20Action%20Plans)
H1.3 conserve and not obstruct public views to and from higher slopes or skylines or sweeping views across the landscape (see Environment map on page 21);
H1.4 protect the fingers of green land which extend to the A3400 and the green fields which adjoin the built-up area of the village (see Natural Environment Map and Policy E2);
H1.5 have regard to the impact on tranquillity, including dark skies:
H1.6 not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems;
H1.7 be preceded by an archaeological survey, where development which would disturb the ground is on, or adjoining, archaeological remains or is on land which the County Archaeologist considers should be assessed for its archaeological value.

Explanation

There is concern that new development could erode the special character and traditional appearance of the village if it is not sympathetic in scale and design. The core of the village is an ancient settlement, the church dates from the early 13th century and most other older buildings from the 18th century. They are all built in the local Cotswold Oolitic limestone originally with stone slated or thatched roofs. There are 19 thatched roofs in the village which is one of the largest collections of stone built thatched cottages in the region.

The Long Compton Village Design Statement (VDS) provides a well- founded basis for assessing new developments which will protect the character of this historic built environment and improve the quality of life through good design which is in sympathy with the special character of the area. It was created and endorsed by the people of Long Compton in 1997, adopted as Supplementary Planning Guidance by Stratford-on-Avon District Council in September 1998 and re-adopted as part of Long Compton's Parish Plan in 2006. Listed below are the design principles set out in the VDS which remain relevant to the Plan.

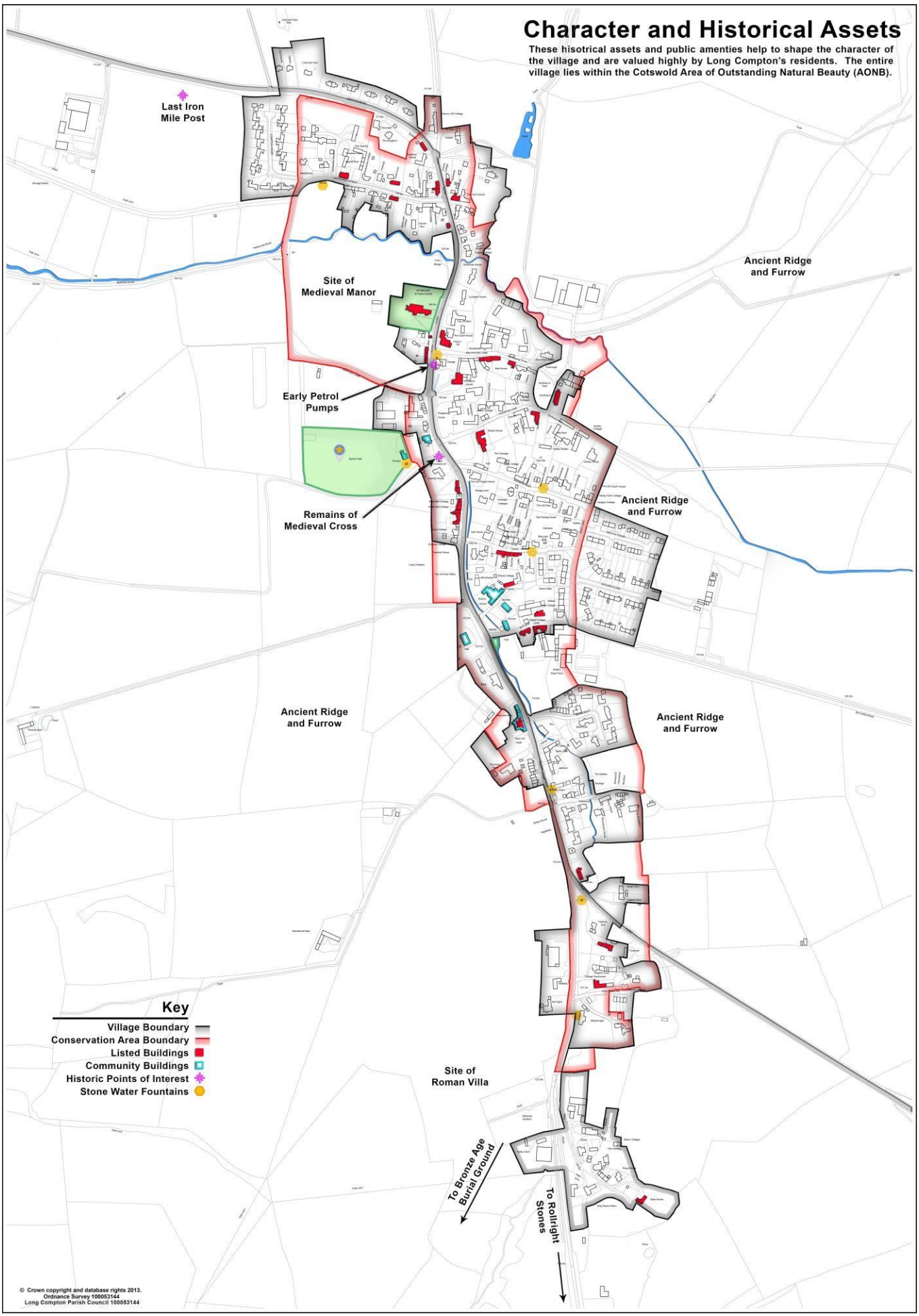
These have proved both popular and effective in guiding local planning decisions and, where they have been followed, have led to a high standard of development, providing properties which blend well with the village scene and special character of Long Compton. The VDS design principles are relevant to all development within the Plan area, including our public buildings (such as the school) as they are significant features in the street scene. It is based on a considered understanding of the village's past and present and contributes positively to the future by protecting and enhancing its special nature. This policy endorses the following principles in particular:

- Infilling must follow the line of existing lanes and buildings and new developments must be designed to make use of the space between buildings;
- The spatial effect must reflect the existing settlement pattern;

- The maintenance of local character requires that the appropriate density for new housing must in every case result in a development that is in character with the local surrounding area. The mass of building must relate proportionally to the plot size;
- New smaller properties must be of a simple design reflecting the traditional linear style of existing properties within the village;
- A variety of roof heights will be encouraged;
- The mixing of styles or historical references in the same building must be avoided but use made of locally distinctive architectural features and styles in new designs;
- Natural, locally quarried limestone should be used for wall construction, with encouragement to use reclaimed stone for use on sites of a particularly sensitive nature. Stonework must be coursed and pointed to respect the existing surrounding buildings;
- Roofs must be of 45 to 55 degree pitch, depending on the type of covering to be used. Thatch, slate and tile are found in the village and variety will be encouraged when considering roof coverings, especially when a number of dwellings are being built simultaneously;
- Chimneys will be preferred as an element of new designs, with variety encouraged on larger developments;
- Joinery must be of a traditional design and proportional to the property, especially on the front elevation. Lintels must be incorporated as functional and decorative architectural features. White U.P.V.C windows and doors will be discouraged.
- Where dormer windows are required, in both new developments and extensions to existing properties, they must be unobtrusive and not too prolific;
- In response to typical settings and garden forms, dry stone walling should be used for enclosure, hedges or low paling fences may also be appropriate but modern larch-lap fencing panels are discouraged;
- Large areas of hard surfacing should be avoided but where appropriate the use of granite setts and Cotswold stone chippings is preferable to concrete and tarmac;
- Where culverts are required, stone headwalls should be incorporated, if only as a facade. Riparian owners are encouraged to contribute to enhancing the stream and its surroundings.

There are 33 listed buildings within the village of Long Compton adding to the attractive appearance of the Conservation Area and it is important to protect these special buildings and their settings. In addition, there are a number of other features greatly valued by residents and visitors alike, including 7 village water pumps and the remains of a mediaeval cross which should be preserved.

Long Compton Neighbourhood Development Plan 2011-2031



The Landscape Character Assessment of the Cotswolds AONB describes the essential landscape characteristics of various parts of the area. The parish of Long Compton, includes Ironstone Hills and Valleys and Pastoral Lowland Vale. The AONB Landscape Strategy and Guidelines sets out the potential threats to the character of these protected landscapes and how they can be avoided or mitigated. It says “the landscape is made more sensitive by the wider panoramic views across the landscape from higher elevations and generally limited woodland cover” Long Compton is framed on three sides by steep sided hills rising to rolling ridgelines which give sweeping views over the village and wide areas of the landscape. Particularly sensitive views from the village are shown on the Environment map.

Large areas of mediaeval ridge and furrow are well preserved in fields to the east and west of the village and are an essential element of the setting of the village. All remaining deserted mediaeval village and ridge and furrow landscape should therefore be conserved, including the site of the mediaeval manor house, as well as all remaining areas of permanent pasture which contribute to the open spaces, together with the adjoining wooded areas.

Noise and activity arising from developments in the countryside together with lighting can have an adverse effect on tranquillity and dark skies. The AONB Management Plan points out that designated landscapes are recognised as important resources to provide havens of tranquillity of value to residents and the surrounding urban populations. Noisy leisure activities such as motor sports would detract from the peaceful, calm environment of the area as could private aircraft use unless suitable conditions are imposed on sites and landing fields to mitigate the impact of the use on tranquillity. External lighting installations require careful design and positioning to minimise light spillage which would diminish the dark skies. The Campaign to Protect Rural England (CPRE), also gives priority to preserving tranquil areas.

The majority of sites containing archaeological remains are not statutorily protected or scheduled and it is known that many parts of the parish are likely to contain significant remains, including the site of the mediaeval manor house, a possible Romano-British settlement and a pagan Saxon temple. Consequently, prior to any development commencing advice must be obtained from The Planning Archaeologist at Warwickshire Museum Field Services.

POLICY H2 – Steady and Moderate Development

Future development in Long Compton will be continuous but controlled to achieve steady and moderate growth as follows:

Subject to policies H1, H3 and H4, development and reuse of land and buildings within the defined village boundary will be supported to provide new homes. This Plan identifies sites for approximately 20 new homes in the period to 2031 (of which 9 will be affordable to meet affordable housing needs identified in the 2012 Housing Needs Survey). These 20 homes are in addition to 27 other homes built or given permission in the village since 2011, giving a total of approximately 47.

In addition, applications for small residential developments on infill sites within the defined boundary of Long Compton will be supported where such development:

- **fills a small restricted gap in the continuity of existing frontage buildings or the site is closely surrounded by buildings;**
- **is not considered to be an unneighbourly development that requires unsuitable access, significantly reduces the privacy of adjoining properties or is inconsistent with the character of the surrounding area; and**
- **is in conformity with other policies in the Plan.**

Proposals for more than 7 dwellings on any single site will only be supported in exceptional circumstances.

Appendix 3 shows two sites (in addition to the affordable housing site) which are considered suitable in principle for a small residential development and which have recently been given planning permission. The identification of these sites has had particular regard to the NPPF (paragraph 17), which encourages the effective use of land by reusing land that has previously been developed provided it is not of high environmental value.

All land within and immediately adjacent to the built up area of the village was assessed against the following criteria:

- **previously used land;**
- **not prominent in the landscape;**
- **with satisfactory highway access;**
- **not at high risk of flooding;**
- **not damaging to historic interests;**
- **within the village boundary defined in this plan;**
- **available for development and without known impediment to development.**

Both sites 1 and 2 contain large, unattractive, disused structures and redevelopment would improve the appearance of the area and provide a viable use for neglected land. Site 3 has recently been acquired by the Parish Council with the intention of providing affordable housing and funding has been secured.

Explanation

The CS sets the agenda for housing numbers in the village and Long Compton intends to meet its identified housing requirement positively. This policy delivers the new homes which for a village like Long Compton with limited services (a Category 3 Local Service Village), requires up to 58 new homes to be provided by 2031. The CS recognises that housing targets need to reflect and be sensitive to the specific circumstances of each settlement.

Policy CS 11 states “small scale development and activities are appropriate --- but must not harm the historic or built character, local distinctiveness or landscape quality of the AONB”. Policy CS 16 says that the scope for individual villages to accommodate new development, and the assessment of specific sites for their suitability for development will take into account the presence of environmental designations such as the Cotswolds AONB and Conservation Areas.

Nearly all the village is within a Conservation area and Long Compton is one of only 2 villages in the District situated wholly within the Cotswold AONB. Residents have given very strong support for

the preservation of these statutorily protected areas. The setting of the village depends on the green fields which bound the built up area and slope up towards the higher ridges of the Cotswolds. The loss of this setting would damage the appearance of the village as a small settlement nestling in the bottom of a deep valley at the foot of the Cotswold scarp.

The identified sites have been carefully assessed to ensure that development will be relatively unobtrusive, will not adversely affect the Conservation area and will not detract from the landscape or from views from statutory footpaths (see Natural Environment Map). A greater amount of new housing could not be accommodated without prejudicing the village's green 'frame' and damaging the landscape quality of the AONB.

It is also important that the amount of new development is limited in order to protect the historic and essentially open character of Long Compton.

The village's infrastructure does not have the capacity to expand and accommodate more than a limited number of new homes and it is not cost effective to improve the capacity of services. The entire Long Compton area drains by gravity to the sewerage works. The SDC Water Cycle Study Update 2012 found that the treatment works can only accommodate an additional 39 dwellings (27 of which now have planning permission) without an upgrade, and long standing sewer flooding in the village cannot be fully remedied without major funding which is not yet available. (Severn Trent and Warwickshire County Highways Investigation 2014).

A further restraint on a greater number of new homes is the relatively poor level of village facilities and the limited bus service, which mean that residents need to use a car for everyday journeys. Indeed, public transport is so poor that the village is among the most deprived in this respect in the region. Total travel times are considerable as the village is 5 miles or so from the market towns of Shipston-on-Stour and Chipping Norton and over 14 miles from main employment centres, significantly affecting the amount of carbon dioxide generated by commuting. There is no piped gas supply to the village, so all heating fuel (except electricity) must be brought in by road. There are no medical services.

Small developments of no more than 7 dwellings would maintain the much cherished character of the village while larger developments would not be in keeping with, or sympathetic to the historic pattern of small, relatively piecemeal growth. Local work over several years, including the production of the VDS, has identified the features which the community feels gives the village its special character, based on its setting within the AONB, its shape and grain and the style of buildings. This policy of ensuring new developments are compatible with the locality will ensure that new buildings enhance the environment and their occupants feel part of the community.

The village boundary, which was included in the District Local Plan 2000, has been examined and reviewed as part of the Plan process. In particular account has been taken of any impact on the appearance of the AONB of including additional land within the boundary. Much of the boundary is unchanged but some minor adjustment has been made in order to include a few recent buildings and the barns at Woodlands in Malthouse Lane now used by small businesses. The most significant change has been the inclusion of that part of the settlement known as The Hollows, which mostly lies between Old Hill and the A3400. These houses are not separated from the rest of the village by any significant open space; the area is visually part of the village and their residents are part of the community. Indeed, Old Hill is a main gateway to the village. The area is not prominent in the

landscape; much of it is low lying and not widely visible from the surrounding countryside. However, the boundary has been tightly drawn around the existing domestic curtilages on the southern edge where the land rises towards the county boundary in order to preserve the AONB and long distant views to the Rollright ridge. This southern extension to the village boundary has been supported by residents.

Note: If before 2031 new housing needs surveys demonstrate the need for more affordable local housing to meet local need, as and if a need arises, the publicly owned site at Weston Court provides scope for further development. These dwellings will be for local need only.

POLICY H3 – Not Greenfield

Proposals for the development of greenfield sites will not be supported unless there are proven exceptional reasons justifying development. The only exception to this policy will be essential agricultural development and the development for affordable housing on site 3 shown in Appendix 3.

Explanation

There is a strong visual connectivity between the village and the landscape. The greenfield areas fringing the village are sensitive to change which would alter the landscape and the setting of the village as well as views across the countryside both from and into the village. Moreover, it would be contrary to the principles of sustainable development to allow more homes on a greenfield sites than would be necessary to meet identified need.

Opportunities exist within the village boundary defined in this plan to reuse redundant agricultural buildings and farmyards. Long Compton is essentially a farming community and until recently, there were five working farms with farmhouses and yards close to the village centre, but many of the barns and yards are no longer suitable for modern machinery and have become derelict. National policy encourages the reuse of existing resources, including the conversion of existing buildings (NPPF para 17), and the reuse and redevelopment of these sites could positively improve the appearance of the area and enhance the Conservation Area while providing new homes well located to existing buildings and facilities. Reuse of this land will preserve the important countryside setting of the village and will not erode the AONB.

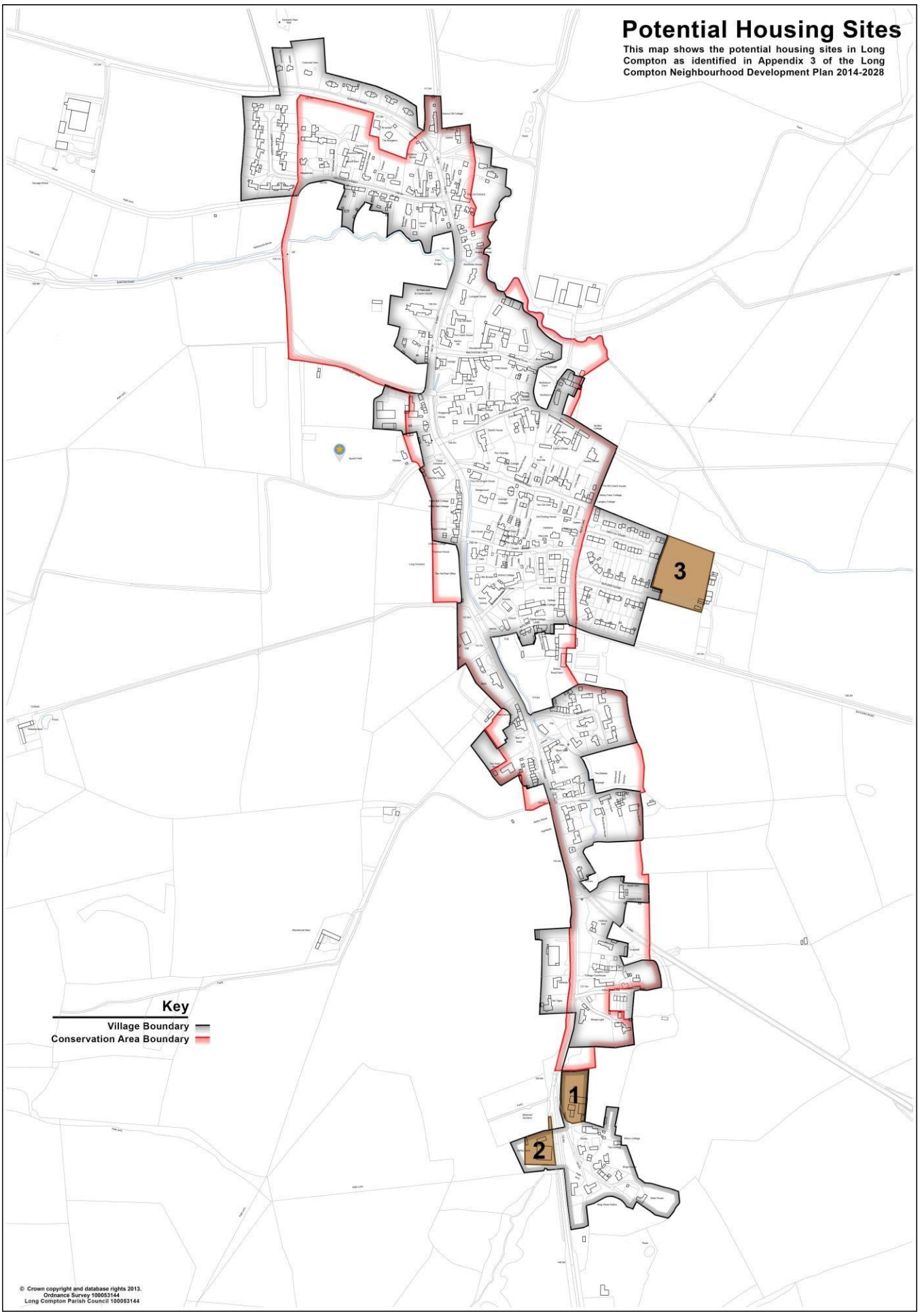
The development of greenfield sites is not supported by parish residents unless it can be clearly demonstrated that there is no available previously developed land, existing buildings suitable for conversion or infill plots within the existing village boundary. The policy does not promote a change of use of buildings and land in active business use. The Cotswolds AONB Management Plan requires that new development should respect the historic pattern of a settlement which perhaps uniquely, in the case of Long Compton includes old farm buildings.

Nevertheless, it is recognised that in order to achieve affordable housing to meet the needs of people with a specific local connection, it will be necessary, as an exception to this policy, to accept development of land which would not otherwise be available for open market housing and which consequently attracts a lower land value, provided such land is in a sustainable location, will not have a harmful impact on the countryside and complies with policy H1. Such a site has been identified adjacent to Weston Court and is shown as Site 3 in Appendix 3. It is owned by the Parish Council and comprises 2.13 acres, of flat land adjacent to existing housing and served by an existing

access. It is not prominent either from the historic core of the village or from views into and out of the village from public footpaths.

For the purposes of this plan, land which is not greenfield is previously developed land within the village boundary which is, or was, occupied by a permanent structure no longer in active use. It includes the curtilage of the developed land although there is no presumption that the whole of the site will be suitable for development. **Appendix 3** lists a number of sites which meet this definition, and the location of all the sites identified in the plan is shown on the map on page 17.

Long Compton Neighbourhood Development Plan 2011-2031



POLICY H4 – Affordable Housing

As an exception to policy H3, land has been identified as suitable to meet the local need for affordable housing (site 3, Appendix 3). The initial phase of development for this site will accommodate a development of 5 affordable dwellings for occupation by people originating from or with a clear connection to Long Compton parish, together with 4 dwellings for local market purchase, in accordance with the needs identified in the Long Compton Housing Needs Survey. The site can accommodate further development for affordable housing through the Plan period, to meet the future needs of the community.

Explanation

Policy H4 recognises that as the parish is in an area where the price of open market housing is high, some households will be unable to buy open market homes if they wish to stay local to their parish, family or community links. The Parish-based Housing Needs Survey that was carried out in August 2012 identified 5 households with a specific housing need for accommodation rented from a housing association, and a need for four dwellings available for sale at affordable prices. A legal agreement (the "section 106" agreement) will ensure that the dwellings are available for the foreseeable future for those needing local affordable housing.

The availability of affordable housing, whether sale or rental, will be restricted to individuals with local connections, as defined by the Housing Needs Survey. A draft scheme has now been prepared for the site by a housing association and finance secured for 5 affordable homes to rent.

There is potential to complete the site with a further phase of development of affordable dwellings, subject to the identification of local need, within the Plan period.

POLICY H5 – Reuse of Buildings

The conversion to housing, permanent business space or residential tourist accommodation of redundant buildings built of traditional materials or of historical or architectural merit will be supported provided development:

- **does not have an unacceptable impact on the visual and landscape amenity of the area,**
- **does not have an unacceptable impact on neighbours' amenity: does not cause harm to nature conservation interests:**
- **benefits from a safe and convenient access to the site or a satisfactory access can be created:**
- **ancillary and/or outbuildings and boundary treatments are in keeping with the character and setting of the original building.**

Explanation

There are several redundant traditional farm buildings within the village and the surrounding countryside. If sensitively conserved and converted, in compliance with the VDS, these could have

a useful new purpose without any additional harm to the landscape. Reuse of redundant agricultural buildings can be of benefit to the sustainability of farms and other rural businesses.

This is in line with the AONB Management Plan which, while supporting increased opportunities for people to live and work in their local community advises that conversions need to be carefully appraised to ensure the buildings' distinctive character and setting are retained and adverse impacts on important nature conservation interests are avoided.

POLICY H6 – Environmental Sustainability

All development must be designed to be environmentally sustainable. This includes building in the ability to recycle water collection. Any features, including solar panels and heat pumps, must be designed to avoid harm to the appearance of the building and the street scene. If a building is listed or within the Conservation area then equipment specifically designed to be consistent with the character of the surroundings will be required.

Explanation

Any new buildings should contribute to the achievement of sustainable development. Consequently it is important to reduce the environmental impact of new development by the use of eco-friendly forms of construction including, where possible, locally sourced building materials.

Works to improve the performance of traditional buildings should be compatible with their building technology. It is important that in all cases steps are taken to minimise any noise from equipment in order to protect neighbours' amenity. New or renovated buildings should be energy efficient to accord with the objective of the NPPF to ensure new building is sustainable and to promote action where possible to reduce or mitigate the effects of climate change.

POLICY H7 – Parking and Highways

All new development must include sufficient provision for off-road parking. Properties comprising two or more bedrooms must provide designated off-road spaces for two cars, unless it is demonstrated that alternative parking is available for a second vehicle which will not affect highway safety. At least one space should wherever possible be in the form of a garage or car port. All properties must provide secure storage space for cycles.

Explanation

Census data confirms the very high levels of vehicle ownership in Long Compton – almost 90% of residents old enough to drive. This is a logical consequence of the lack of public transport adequate to support routine travel to work outside the village. It is almost certain that residents of new properties will have an average of two cars per household.

Most of the roads in the village are too narrow to allow two cars to pass safely and many do not have a pavement so pedestrians are forced to walk in the road. Road junctions, including those with the A3400 are substandard with limited visibility. Consequently, vehicles cannot park on most of the

village lanes without causing obstruction and endangering other drivers and pedestrians. Few residents are able to use continuous pavements or pedestrian footpaths all the way to the village shop, school or village hall.

In addition, on-street parking is a visual blight. Vehicle spaces should be designed in ways to minimise the likelihood that the spaces will be used for general storage or converted, since this would defeat the policy objective.

NPPF paragraph 39 says "If setting local parking standards for residential and non-residential development, local planning authorities should take into account:

- the accessibility of the development;
- the type, mix and use of development;
- the availability of and opportunities for public transport;
- local car ownership levels; and
- an overall need to reduce the use of high-emission vehicles."

5.2 Natural Environment

Strategic Objective
To protect and enhance the natural environment and countryside in the Plan area.

This objective complies with the Cotswolds AONB Management Plan 2013-18 and the NPPF. It conforms with SDC's CS's Habitat Regulations Assessment. It includes:

- protecting valued landscapes;
- geological conservation interests;
- minimising impacts on biodiversity;
- providing net gains in biodiversity where possible; and
- establishing coherent ecological networks that are more resilient to current and future pressures**.**

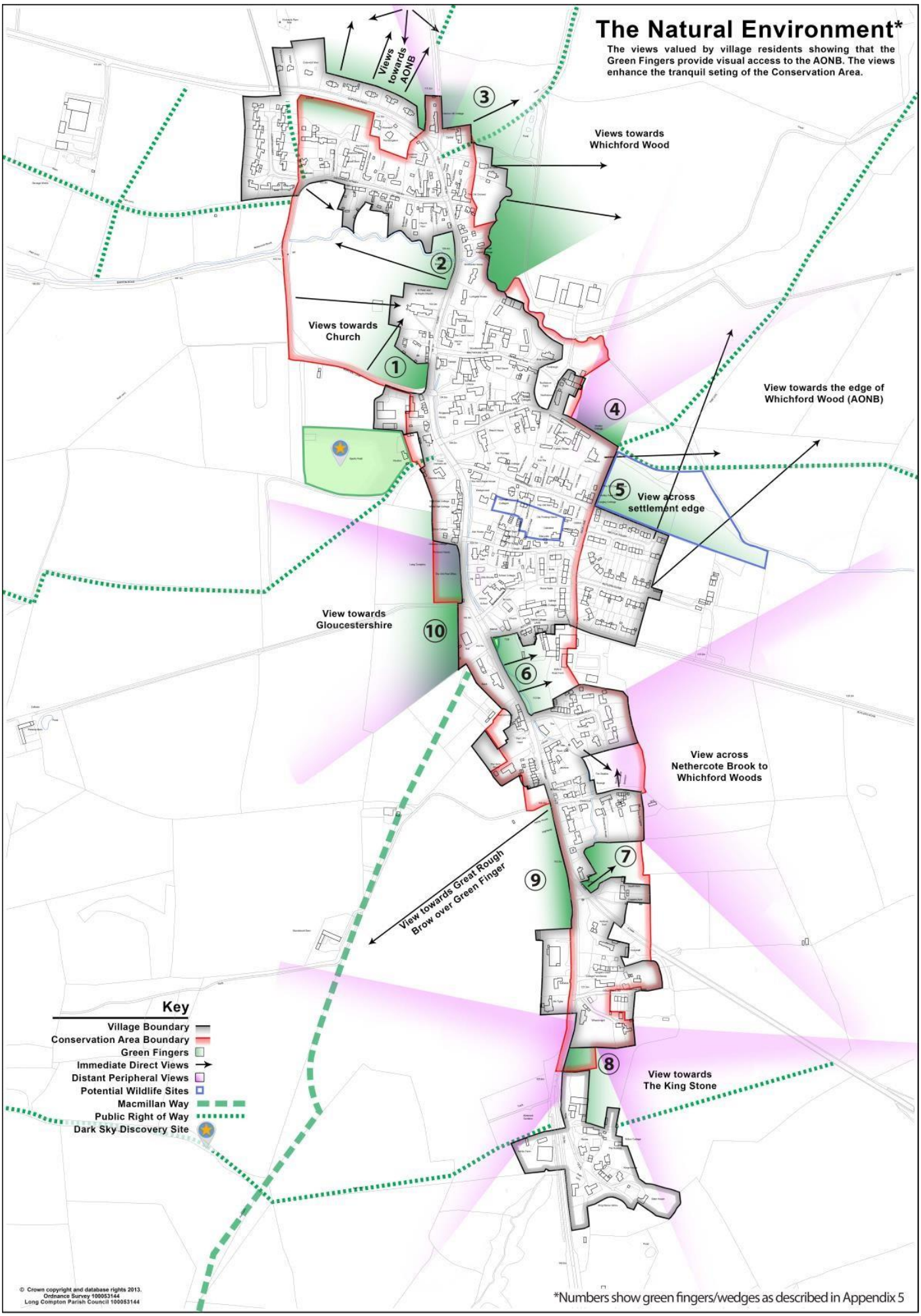
The NPPF defines the environmental dimension of sustainability as "contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

Long Compton is rich in wildlife. Development which disturbs or removes natural vegetation should be discussed with WCC and the AONB Board before work is commenced to ascertain whether an assessment under Habitats Regulation is needed or protection for species or plants required. Many bat and bird species are found in the area and opportunities to incorporate roosting features for bats and birds in buildings or on sites will be encouraged.

POLICY E1 - Skyline Protection

Preservation of the long unbroken skylines of the surrounding hills is an important objective in the Cotswold AONB which the Plan endorses. If existing buildings are replaced or

modified, there should be no increase in the height of the structure or its prominence in the landscape. Communication masts, pylons, wind turbines, or other structures which are highly visible will only be supported if they would not have an adverse impact on the AONB or the character of the landscape and the built environment. All applications for new communications masts, pylons, wind turbines, or other structures


The Natural Environment*
The views valued by village residents showing that the Green Fingers provide visual access to the AONB. The views enhance the tranquil seting of the Conservation Area.
Views towards AONB
Views towards Whichford Wood
Views towards Church
View towards the edge of Whichford Wood (AONB)
View across settlement edge
View towards Gloucestershire
View across Nethercote Brook to Whichford Woods
View towards Great Rough Brow over Green Finger
View towards The King Stone
1
2
3
4
5
6
7
8
9
10
Key
Village Boundary
Conservation Area Boundary
Green Fingers
Immediate Direct Views
Distant Peripheral Views
Potential Wildlife Sites
Macmillan Way
Public Right of Way
Dark Sky Discovery Site
© Crown copyright and database rights 2013. Ordnance Survey 100053144
Long Compton Parish Council 100053144
*Numbers show green fingers/wedges as described in Appendix 5

should be accompanied by a Landscape Visual Impact and Landscape character Assessment.

Explanation

The village of Long Compton is surrounded on three sides by steep sided hills. It is important that there is no development which would interrupt the appearance of the open agricultural land along the ridge slopes in a prominent and discordant manner. The introduction of highly visible development would have a negative impact on the landscape's intrinsic value. There are spectacular sweeping views over wide areas of landscape which are greatly valued by residents and visitors alike, and contribute to the attraction of the many long distance footpaths which pass through the parish and provide vantage points from which to admire the scenery.

POLICY E2 – "Green Fingers": visual access to the landscape

The green fingers of agricultural land that reach deep into the village are a unique feature of Long Compton and characterise the village. These open areas are an essential element of the Conservation area, which comprises a combination of built and open land reflecting the character of a small agricultural settlement set within the AONB. These pieces of open land bring the countryside close, and afford views across fields to the skyline formed by the surrounding hills. Consistent with H3, building will not be permitted on the green fingers (parts of the countryside that reach the residential areas of the village) as shown on the Natural Environment map. (See also Policy H1.4)

Explanation

These green fingers positively enhance the environment and are an important element of our vision for the village. They enable the excellent footpath system, including several long distance paths, to maintain a rural character to the heart of the village and give residents and visitors easy access to the countryside.

The green fingers act as wildlife habitats, corridors and reservoirs, creating links along species rich hedgerows and linear trees to the wider countryside and in particular, to Whichford Woods, an extensive area of ancient woodland of Special Scientific Interest (SSSI) largely just outside the parish boundary. A smaller area of the Woods, within the parish, extends along the higher slopes to the east well connected to the village by footpaths and tracks. Insects birds and small mammals benefit from the juxtaposition of farm land and gardens and nearby woodland.

This policy reflects paragraphs 76 and 77 of the NPPF which encourages local communities through local and neighbourhood plans to identify for special protection green areas in close proximity to the community which are demonstrably special to the community. Residents have given a very high priority to the preservation of the green fingers which give Long Compton its unique and special character.

POLICY E3 – Dark Skies

Development proposals will only be supported if they do not jeopardise the status of Long Compton's dark skies site. Any applications for new development that requires a lighting scheme should show how the status of dark skies will be protected.

Explanation

In 2012 the recreation ground in Long Compton (shown on the Natural Environment Map) was designated a dark skies site by the UK Dark Sky Discovery Partnership. Dark Sky Discovery Sites are places that:

- are away from the worst of any local light pollution;
- provide good sightlines of the sky;
- have good public access, including firm ground for wheelchairs.

As a darker site in a remote rural area, 14 miles or so distant from any sizeable urban area, Long Compton is a "Milky Way" site, the highest classification, a site where the Milky Way is visible to the naked eye. There are no street lights in the village, a situation the majority of residents have repeatedly said that they do not wish to change as they greatly value the blanket of stars which cover the area. The recreation ground is a flat area close to the road accessible to all and with the benefit of a small pavilion with facilities. The site is regularly used by astronomers and for education visits.

Dark skies are particularly important for rare bat species like the Myotis, long eared and Bechstein bats. These bats fly into the village from Whichford Woods, and are currently being studied by Warwickshire Biological Records Centre.

External lighting installations must be designed and maintained to minimise light spillage and, carefully positioned to avoid impact on the dark sky area at the recreation ground.

POLICY E4 – Trees and Hedgerows

New developments must not encroach on the root protection zone of established trees or require lopping to a degree that would materially hinder the future growth of the tree. Established hedgerows should be preserved unless there are exceptional agricultural reasons justifying their removal.

Explanation

Trees in the conservation area are legally protected. However, historically significant fragments of ancient cider orchards and hedgerow still exist within or close to the settlement which are not statutorily protected but which should be preserved both for their visual value and to maintain biodiversity in the village**.** Hedgerows are important wildlife corridors especially for rare bats as they provide corridors between roosting and feeding areas, linking the village with pastures on the

lower slopes and the large woodland area of Whichford Wood. They are significant features in the landscape, an important element in views largely unaltered for centuries.

5.3 Infrastructure

Strategic Objective

To improve the capacity of infrastructure in Long Compton and to mitigate the adverse effects of existing inadequate infrastructure.

POLICY INF1 – Streamside Development

All new built development must be located a minimum of 5 - 8 metres from the top bank of a watercourse; this easement will secure sustainable access to and maintenance of the channel. Watercourses must remain open and opportunities to de-culvert any sections of confined channel through development must be sought.

Access structures across a watercourse should clearly span the channel and where possible the floodplain to enable minimal impact on natural flood flow routes. Proposals for any development where any part of the site has a watercourse within or adjacent, must be accompanied by a Site Specific Risk Assessment which demonstrates an understanding of the flood risk to the site, and proposes appropriate design and layout of development which will not increase flood risk on or off site.

Where possible development in these locations should seek to reduce flood risk. Surface water arising from a development site should, as far as practical, be managed in a sustainable manner to mimic the surface water flows arising from the undeveloped site. Development should utilise the appropriate SUDs features for the sustainable management of surface water run-off following the SUDs Hierarchy, clearly demonstrating why if SUDs are not feasible on a particular development.

Explanation

The Liassic clay bowl which underlies Long Compton is vulnerable to the effects of climate change.



The clay bakes into an impermeable surface which does not absorb heavy rainfall which is channelled into the village from the surrounding hills. Over the past 50 years old ponds along the Nethercote Brook, which used to store water, have been filled in and built on. Consequently, much of the village is vulnerable to flash flooding and surface water has entered houses on a several occasions in recent years causing great damage and hardship. Alleviating flooding is a high priority for residents. Protection of the

environment is in accord with the principles of sustainability explained in the NPPF and the aims and objectives of the AONB Management Plan.

New development should be designed to include sustainable drainage and water conservation measures in order to prevent increased discharge of surface water to the village's inadequate drainage system. Measures such as the retention of open land and the creation of containment ponds will be encouraged in addition to the use of permeable surfaces for drives and paths.

The watercourse flowing south to North through the village does not have a floodplain associated with it but that does not mean land around it is Flood Zone 1. The watercourse is un-modelled and it is likely that any applicants adjacent to this watercourse will have to undertake a modelling exercise to establish the floodplain extent. Although there is floodplain associated with the Nethercote Brook running East to West through the village, it is not a detailed model, therefore there may be occasions where a more detailed model is necessary here too.

The normal requirement would be 5 metres for access purposes as the watercourses are 'nonmain' in this location, unless the flood plain is wider than that. Unless there is specific local evidence to support 8 metres, 5 should probably be the appropriate distance.

POLICY INF 2 - Foul drainage mitigation

Proposals to erect new dwellings must be accompanied by a drainage strategy which demonstrates that development will not overload the foul drainage system.

Explanation

The village is largely served by old narrow drainage pipes, which accommodate both surface and foul water and which in consequence, are liable to overflow after heavy rainfall. While Severn Trent plan to carry out some remedial work to prevent the most serious foul overflows, which have resulted in occasional unpleasant and unhygienic overspills, the drainage system is inadequate for modern living. Moreover, the village's sewerage works has very limited headroom. The Water Cycle Study carried out by URS Consultants for SDC in 2012 found that Long Compton was at the "consent limit" of waste water treatment capacity and since then over 20 new homes have been built or have planning permission.

POLICY INF 3 - Traffic Management

Developer contributions, from legal agreements or the Community Infrastructure Levy will be allocated for measures to calm traffic, reduce the speed of vehicles using the A3400 through the village and generally to improve the environment for pedestrians and people living near the main road.

Explanation

The A3400 which runs through the heart of the village, detracts from its attractive conservation area and separates most of its houses and the village school from the village shop, village hall, church, pub, children's playground and sports ground. The road brings traffic from Stratford on Avon and

Oxford, both key tourist areas bringing large coaches as well as 'normal' traffic and agricultural vehicles. Many vehicles exceed the 30 mile an hour speed limit and at times it is difficult and hazardous for pedestrians to cross the road safely, particularly elderly people.
Pavements are narrow and for a substantial length of the settlement exist only on one side of the road. Pedestrians often feel threatened by large vehicles and particularly projecting wing mirrors. Vibration from large vehicles is a nuisance and worry for people living in the old cottages which line the road.

Traffic calming has been consistently requested by residents over many years to make it safer to reach the village services and especially to enable school children to make greater use of the sports field. There are a number of possible measures which might mitigate adverse traffic impacts, some requiring council funding and others which might be implemented with the village's share of legal agreements with developers or the Community Infrastructure Levy namely;

- a 20mph speed limit on the A3400 through the village;
- removal of red tarmac speed limit signs on the road as these break up and cause vibration; a pedestrian crossing;
- 'village gates' at each end of the village clearly marking the start of the residential area;
- a permanent speed camera at the south end of the village; extension and widening of footpaths where possible; ensuring that hedges do not narrow existing footpaths.

5.4 Employment

Strategic Objective
To encourage opportunities for home working and local employment.

POLICY EMP1 – Home Working

New developments must demonstrate how they will be linked to fibre or internet connectivity.

Explanation

A key to securing sustainability is to ensure residents of Long Compton are well connected in telecommunications. Already, a significant number of parish residents are self-employed or work from home. The Plan aims to encourage this. Self-employment helps the viability of the local economy and home working reduces outward commuting and unnecessary private car journeys.

POLICY EMP2 – Encouraging local employment.

Developments providing local employment will be supported, providing they are consistent with policy H1, and they are of an appropriate scale and do not detract from the character or appearance of the village or neighbours' amenity.

Explanation

Where local employment can be increased without adverse impact on infrastructure or landscape, this will benefit the environment by reducing car travel outside the village and balancing the age structure of the community.

APPENDIX 1

Basic Conditions Statement - Equality Assessment

CONTENTS

1. **Introduction**
    - 1.1 Aims of the Equality Analysis
    - 1.2 Methodology
2. **Baseline data**
3. **Goals and objectives of the Long Compton Neighbourhood Plan**
4. **Impact of policies and proposals on groups with protected characteristics**
    - 4.1 Age
    - 4.2 Disability
    - 4.3 Maternity and pregnancy
    - 4.4 Race and religion
    - 4.5 Sex
    - 4.6 Gender re-assignment and sexual orientation
5. **Conclusion**

1. Introduction to the LCNDP Equality Impact Assessment

The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.

An Equality Impact Assessment is the systematic analysis of a policy or policies, in order to identify the potential for an adverse impact on a particular group or community, in particular those with a protected characteristic. It is a method of assessing and recording the likely differential and/or adverse impact of a policy on people from different groups so that if a policy results in unfairness or discrimination then changes to eliminate or lessen the impact can be made.

"Protected characteristics" are defined in the Act as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

This document presents the results of the assessment of the Long Compton Neighbourhood Development Plan ("the Plan") to ensure that Long Compton Parish Council is satisfying its statutory duties in this regard.

1.1 Aims of the Equality Analysis

The purpose of the analysis is to increase participation and inclusion, to change the culture of public decision-making and to nurture a more proactive approach to the promotion of equality and fairness at the heart of public policy. The aim in conducting the analysis is the promotion of fairness and equality of opportunity and thus it is the outcomes that are of primary concern. The sections below consider the goals and objectives of the Plan and then assess the impact of policies and proposals on groups with protected characteristics.

1.2 Methodology

An assessment has been made as to whether Plan has a positive, negative or neutral impact on each of the protected characteristics (in so far as data is available). A brief justification of the policies and proposals in the Plan and notes of any mitigation, has been provided. If the impact is negative, this is given a high, medium or low assessment.

- Positive impact - a beneficial impact.
- Low impact - almost no relevancy to the process, e.g. an area that is very much legislationled.
- Medium impact - some potential adverse impact exists, some mitigating measures are in place, perhaps poor evidence.
- High impact - a significant potential adverse impact, risk of exposure, history of complaints, no mitigating measures in place etc.

2. Baseline Data

Data for Long Compton is available for the following protected characteristics: age, disability, race, religious belief, and sex. Data is not readily available for the protected characteristics of gender reassignment, pregnancy and maternity, and sexual orientation. Unless stated otherwise the data source is the 2011 Census. Comparison is with the local area (ie Stratford on Avon District Council) and with England & Wales.

2011 Long Compton Census – summary of relevant results

The table below shows, from 2011 Census data, some key characteristics of the Long Compton population in relation to both SDC and E&W, with numbers rounded, for characteristics that might be considered to be relevant to the Equality Assessment.

Characteristic	Long Compton	Stratford on Avon	England & Wales
Population	764	120,000+	

<age 10	12%	10%	=
>age 65	28%	22%	17%
Household mix bar...	=	=	
…no wkg adult+kids	1%	2%	4%
…% not born UK	6%	6%	13%
of ” arrived last 10yrs	25%	45%	50%
White British	94%	=	80%
ex-Europe	1%	3%	5%
Health status	=	=	=
Religion, bar…	=	=	=
…Muslim	0%	0%	5%
Econom. inactive	33%	28%	33%
Sick/disabled	1.4%	2.3%	4.1%
Retired	22%	17%	14%

Age profile The population of Long Compton does look like a “balanced community.” LC age profile is well spread and only deviates significantly from the national picture at ages 65+ (more than average). A similar pattern is seen when comparing Long Compton with Stratford-on-Avon's District profile. It is reasonable to assume that students and young working people need or prefer to live in larger centres of population, for study, training and social life, but at 30 and upwards, when they have children, are returning or moving to the village for family life. Long Compton is also a popular choice for retirement, although less popular in extreme old age. Again, this is not surprising, given the lack of transport links and difficult access distance to health services.

Housing
Home ownership is above the national average but similar to that of the District. Long Compton does, however, have a higher proportion of social housing than the District.

Employment and travel to work
44% travel by car or van (compared to 47% for District)
10% work at or from home (compared to 7% for District)
35% are not in employment (compared to 30% for District)

Vehicle ownership
40% of households have two cars (twice national average and slightly above District); 14% have 3 (twice national average but similar to District). Only 7% have no vehicles (national average is 25%, District is 12%).

Gender reassignment and sexual orientation
These are generally invisible characteristics for which little reliable data exists at local level.

In summary Long Compton has:

- a slightly higher proportion of young and old people than the national average;

- a significantly lower proportion of persons with incapacity or with limitations on their day-today activities than nationally;
- a much lower proportion of non-white persons than the national average but similar to the District average, with a low proportion of recent arrivals from Europe;
- apparent absence of people of the Muslim faith.

3. The development, goals and objectives of the Plan, their potential impact on protected groups, and mitigating actions.

This assessment identifies potential issues that might impact on protected groups arising from the preparation and implementation of the Plan, and what mitigating actions have been taken in relation to such potential impacts.

The principal mitigating action in preparing the Plan in relation to the Act has been to make strenuous efforts to reach every part of our small community and to ensure that all voices are heard in the preparation of the Plan. The following sub-sections describe this in more detail.

Involving and enabling influence from all sections of the Long Compton community. The Plan Group and the Parish Council have taken steps to ensure that all parts of the community are aware at all key stages as to how the Plan is developing, and that all the community has access to written briefings, full draft documents and key questions asking for feedback. Feedback has been encouraged in writing, by email, by personal contact with Groups and Council members, and through several open meetings which have taken place in accessible premises. At several points, every household in the parish has been sent a leaflet, and a draft copy of the plan.

Reaching all parts of the community. The Parish has a small population. By individual contact, through planned meetings with groups and societies, and through contacts with key village institutions such as school, shop and church, direct contact with nearly all parish residents has been achieved.

Open meetings. Several well-attended open meetings in accessible premises have been held, for example a recent meeting with attendance of over 10% of the adult population representing over 15% of households.

3.1 Goals and Policies

The Plan will provide a framework of policies and proposals for the development of the village to 2031. The current Core Strategy for Stratford upon Avon allocates new homes by 2031 to the principal villages in the District, over their plan period 2014-2031. The Plan allocates new sites for 19, together with the already planned or built 13, making a total of 32, which is the proportional share in relation to its size of the allocation to the principal villages.

The Plan has goals covering housing, environment, infrastructure and employment. Each has one or more policies. In addition, the Plan aims for improvements to the transport and roadways in the village, due to the distance from other urban centres, and the impact of the A3400 passing through the length of the village.

The goals, and most of the policies, impinge no differently upon persons with a protected characteristic than anyone else in the Parish; each goal seeks to achieve benefits for all members of the community by creating an environment which would benefit all persons including those with protected characteristics by providing decent homes, shortening journeys and reducing the need for cars, making village facilities more accessible to those with mobility problems, or by enhancing the prospects for local employment.

The Plan objectives for:

- **Housing** seek to provide a greater range of affordable homes, and a greater number of smaller homes which are suitable for the elderly or young families seeking their first home; including providing homes for young people and young families, which will support people who are starting a family or who have young children;
- **Environment** seek to preserve village assets locally accessible to those with mobility problems;
- **Infrastructure** seek to improve accessibility and connectivity to village services and facilities, which will be of particular benefit to older people, people with disabilities and those with limited mobility;
- **Employment** seek to encourage and support home working, which will be of particular benefit for disabled persons and persons with limited mobility, as well as families with very young children.

4. Impact of Policies on Groups with Protected Characteristics

The Plan aims to create benefits for everyone who lives or works or is at leisure in the parish and village. This will be achieved by developing new and better housing, particularly affordable housing and smaller housing, enhancing the prospects for local employment development, enhancing social, community and leisure facilities, improving access to local services and facilities, and preserving and enhancing the quality of the environment.

Groups with the various protected characteristics will be affected in different ways by the Plan and the purpose of the analysis in this section of the assessment is to identify how various groups will be affected and whether the proposals and polices in the Plan will affect disproportionately those in the groups with protected characteristics.

The headline assessment is that where policies in the Plan do have an impact on groups with protected characteristics it is positive or low impact. There are no medium or high adverse impacts.

4.1 Age – Positive Impact For younger people:

Policies H2.2 and H4 Affordable Housing seeks give local young people an early opportunity to purchase market housing before it is released for general sale and requires some new housing to be affordable.

With regard to older people there are a range of housing policies which recognise and seek to meet their needs:

Policy H2.2 and H4 Affordable Housing seeks to give local older people an early opportunity to purchase market housing before it is released for general sale, giving them an opportunity to downsize and stay in the village and requires some new housing to be affordable.

For both younger families with children in pushchairs, and for older residents with mobility problems or wheelchairs, the proposals to de-clutter pavements or narrow streets with parked cars (contained in **Policy H7**) should also promote easier access around the village.

4.2 Disability – Positive Impact
No specific estimate of the numbers of people with disabilities and life-limiting medical conditions has been made for the parish, but normal planning assumptions would put this at around 10-15%, including younger people (NB this is much higher than the 2011 Census return noted above).

For disabilities involving mobility restrictions including visual impairment, poor access to public transport has already been identified as an issue outside of the authority of this Plan. In addition, the narrow pavements on the Main Street, and the absence of pavements on other streets can make moving around the village difficult. Hence recommendations in the Plan about traffic calming measures, and the potential to use part of the community levy to install a road crossing.

The needs of persons who are disabled or who have limited mobility are recognised in:
Policy EMP1 Homeworking and **EMP2 Local Employment** which seek to improve the provision of local and home-based employment and broadband access to online goods and services; and **Policy H7 Parking**, to make access around the village easier.

4.3 Maternity and pregnancy – Positive impact
Key issues for women who are pregnant or who have young children are access to appropriate housing, flexible employment, and access to facilities including health, developmental play, and recreational facilities. The Neighbourhood Plan has policies which help meet these needs:
Policies H2.2 and H4 on Housing require some new housing to be affordable, which will help people starting a family to get a house of their own.
Policies EMP1 Homeworking seeks to support homeworking and broadband access, which will be of particular benefit to young mothers by providing a means of working flexibly from home and access to online goods and services.

4.4 Race and faith – low impact
Minority ethnic groups are a small proportion of the population in Long Compton – in 2011 only 3.7% of the population was non-white and within this there are several groups with different ethnic origins. Non-white ethnic groups can experience difficulties around discrimination (sometimes leading to hate crime), language, health and well-being, deprivation and culture. There is no evidence to suggest that the low proportions of minority race and faith residents experience such disadvantages, and no such comments were made at any point in the development and consultation around the draft Plan.

4.5 Sex – low impact
The Plan contains no specific policies or proposals for any particular gender. The Plan has been written to provide equal opportunity to both sexes in respect of the provision of development and access to facilities. There is no evidence that either sex is disadvantaged by any of the policies

and proposals in the Plan; on the contrary both sexes will benefit equally from the implementation of the Plan.

4.6 Gender re-assignment, sexual orientation – low impact

Key issues for religious groups are reported to be discrimination relating to employment, housing and the provision of services, and their portrayal in the media. Key issues for gender re-assigned people, gays and lesbians are reported to be personal relationships, transphobia and/or discrimination, and hate crime. The Plan does not and cannot directly address the social attitudes that are involved here. However, it does seek to provide a built environment which is open to all, with a safe public realm which all social groups can access and use easily.

5. Conclusion

The Plan provides a strategy for the development of the village, and a range of policies and proposals, which will result in positive benefits for many parts of the local community with protected characteristics: older people, young people, mothers to be and with young children, people with disabilities and those with limited mobility. The Plan does not explicitly address the needs of racial or religious groups, or transgender, gay or lesbian groups, or women. However, the Plan does make equal provision for affordable housing and for a range of housing, and seeks to provide additional community facilities which will benefit these groups equally. It also seeks to provide a safer environment, particularly a safer public realm, where people with protected characteristics will be unlikely to be subject to discrimination or hate crime.

APPENDIX 2

Sustainable Urban Drainage (SUDs)

The idea behind SUDS is to try to replicate natural systems that use cost effective solutions with low environmental impact to drain away dirty and surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into the environment, such as into water courses. This is to counter the effects of conventional drainage systems that often allow for flooding, pollution of the environment – with the resultant harm to wildlife – and contamination of groundwater sources used to provide drinking water. The paradigm of SUDS solutions should be that of a system that is easy to manage, requiring little or no energy input (except from environmental sources such as sunlight, etc.), resilient to use, and being environmentally as well as aesthetically attractive. Examples of this type of system are reed beds and other wetland habitats that collect, store, and filter dirty water along with providing a habitat for wildlife.

Originally the term SUDS described the UK approach to sustainable urban drainage systems. These developments may not necessarily be in "urban" areas, and thus the "urban" part of SUDS is now usually dropped to reduce confusion. Other countries have similar approaches in place using a different terminology such as best management practice (BMP) and low-impact development in the United States, and water-sensitive urban design in Australia. SUDS use the following techniques:

- source control
- permeable paving such as pervious concrete
- storm water detention
- storm water infiltration

• evapo-transpiration (e.g. from a green roof)

A common misconception of SUDS systems is that they reduce flooding on the development site. In fact the SUDS system is designed to reduce the impact that the surface water drainage system of one site has on other sites. For instance, sewer flooding is a problem in many places. Paving or building over land can result in flash flooding. This happens when flows entering a sewer exceed its capacity and it overflows. The SUDS system aims to minimise or eliminate discharges from the site, thus reducing the impact, the idea being that if all development sites incorporated SUDS then urban sewer flooding would be less of a problem. Unlike traditional urban storm water drainage systems,
SUDS can also help to protect and enhance ground water quality. Sustainable Urban Drainage Approval Body (SABs)

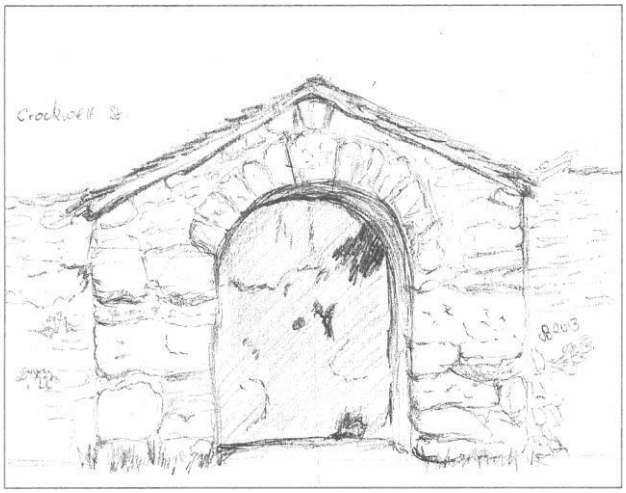
What is the SUDS Approval Body?
The SUDS Approval Body or SAB will be an organisation within County Councils and Unitary Authorities specifically established to deal with the design, approval and adoption of sustainable urban drainage systems (SUDS) within any new development consisting of two or more properties.

What will the SAB be responsible for?
The SAB will be required to approve drainage systems for managing SUDS before construction begins. The SAB will be responsible for producing design guidance documents and approval/adoption procedures. The SAB must adopt and maintain approved SUDS that serve more than one property where the SUDS function/structure is built in accordance with the approved detail.
The Sewerage Undertakers, Environment Agencies, Internal Drainage Boards, British Waterways and Highway Authorities will all be statutory consultees to the SAB.

What else is happening?
The Secretary of State must publish national standards for the design, construction, adoption and maintenance of SUDS.
The Water Act 1991 is to be amended to make the right to connect surface water runoff into sewers conditional on the drainage system being approved by the SAB. The UK must achieve a rating of 'good' for all our watercourses by 2015.

Footnote
Warwickshire County Council is now the Lead Local Flood Authority (LLFA) for this area and have produced a Surface Water Management Plan for the district. WCC are now responsible for flood risk management, consulting of works on watercourses such as new culverts or new structures, and from this year 2013 for approving SUDs.

Water Fountain



APPENDIX 3

Potential Housing Sites

Sites 1 and 2 have been identified taking account of the following factors:

- Land that has previously been developed;
- Land that is redundant and no longer in active use;
- Land which contains unattractive buildings and redevelopment would improve its appearance;
- Land which is not prominent in the landscape and new development would not harm the appearance of the AONB or the Conservation Area;
- Land not at high risk of flooding;
- Land with existing highway access;
- Land within the village boundary;
- Land available for development in the plan period.

1. The Old Piggeries, Old Hill, Long Compton

A very overgrown area containing several unused, dilapidated large barns and smaller buildings. The brook runs through the western part of the land close to Old Hill.

Site area: approximately 0.9 acre
Access: existing from The Hollows
Possible number of new homes: 4/5

Development must comply with H1 and other relevant policies of the Plan. In particular, before development commences, a drainage scheme must be approved which ensures that development does not increase the likelihood of flooding from the brook both on the site and downstream.

Existing rear and side boundary hedges and trees should be retained and strengthened with native species appropriate to the Cotswold AONB.

Site plan of proposed scheme by Urban Aspects Ltd



2. Land at Ashby Farmyard, Old Hill, Long Compton

An unused farmyard containing a large barn constructed of modern materials, a small brick building, an old caravan and wooden sheds. Part of the land is concreted. There is an outstanding planning consent for one dwelling sited towards the rear of the site. The site is largely level and lies at a lower level than Old Hill. The side boundaries are well defined with mature hedgerows.

Site area: approximately 0. 75 acre

Access: existing from Old Hill
Possible number of dwellings: 5/7

Development must comply with H1 and other relevant policies of the Plan. In addition, the existing hedgerows should be maintained and if necessary, strengthened. Trees and bushes appropriate to the Cotswolds AONB should be planted to the rear of the site to shield development from views from higher ground.

Site plan of proposed outline scheme by Stansgate Planning Consultants Ltd



3. Land for Affordable Housing, Off Weston Court, Long Compton

Flat land currently in public ownership, adjoining recently constructed affordable houses, in the central part of the village accessible to the school, shop and other facilities.

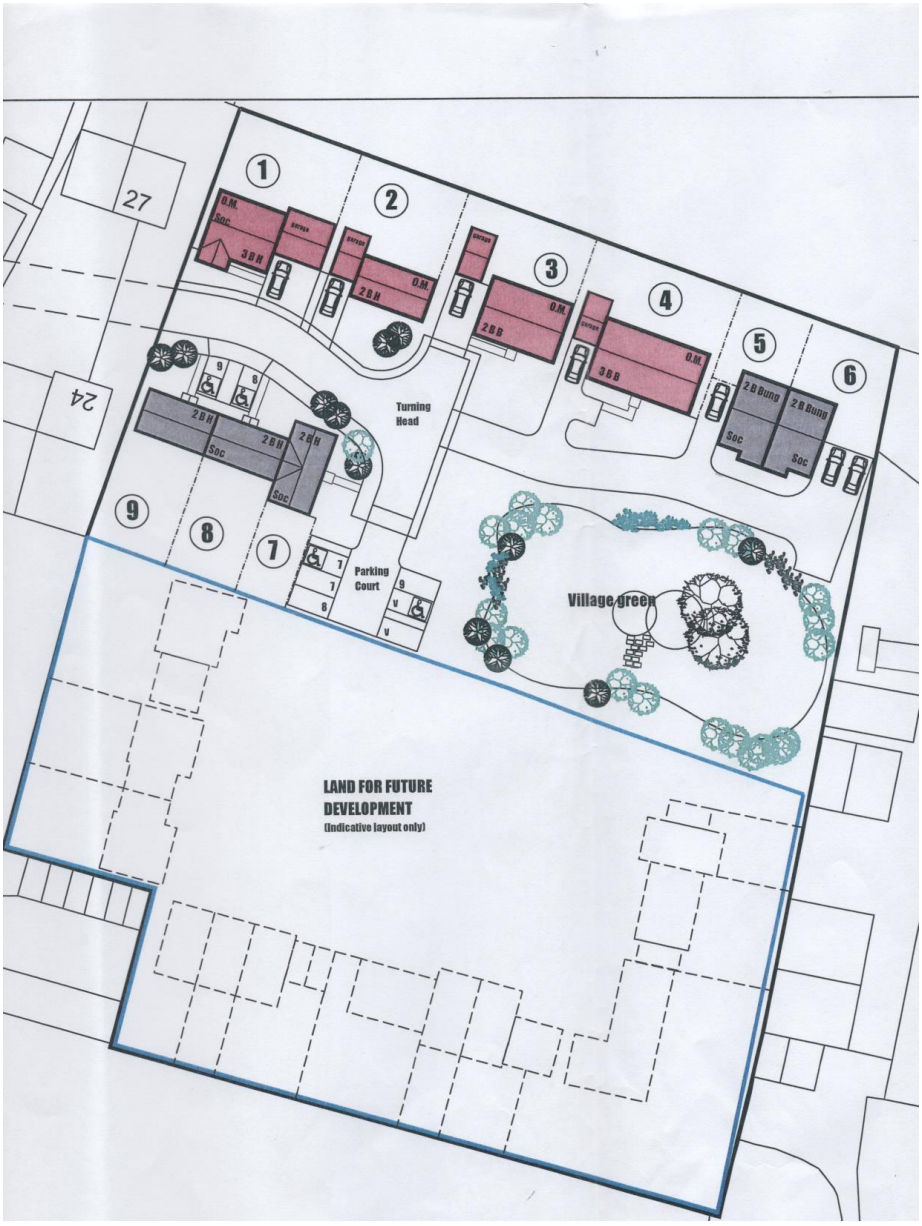
Site area: 2.13 acres
Access: from Weston Court
Possible number of homes: 5 affordable rented dwellings/4 market affordable for sale to local families

Development must comply with H1 and other relevant policies of the Plan. The criteria for occupation of affordable dwellings is set out in the Housing Needs Survey 2012. The development should be screened with native species to reduce its impact on the surrounding countryside.

It is the intention that this overall development should form an exemplar of affordable housing in a sensitive rural landscape. Density should be in keeping with the surrounding area. The master plan, which will form the basis of the development, must include a communal area for recreation where families and their young children can gather.

Sketch of possible scheme layout by Abacus Architects, showing provision for 9 homes.

Total site bordered in black, 2.13 acres. Section of land bordered in blue shows scope for possible future development, during the Plan period, subject to identification of local need



APPENDIX 4

Main Evidence Base

Policy and related documents

National Planning Policy Framework.
Stratford on Avon District Local Plan 1996 – 2011.
Stratford on Avon Draft Core Strategy Submitted for Examination September 2014.
Core Strategy Sustainability Appraisal Scoping Report 2007.
Core Strategy background studies particularly those relating to the characteristics of Local Service Villages and their capacity to accommodate new housing.

Cotswolds Area of Outstanding Beauty Management Plan 2013 – 2018.
Long Compton Village Design Statement 1998.
Long Compton Parish Plan 2006.

Designations (including descriptions)

Long Compton Conservation Area.
Listed Buildings.
AONB.

Demographic and Socio-economic

2011 Census Small Area Profiles.
Department for Communities and Local Government, Office for National Statistics, Warwickshire Indices of Multiple Deprivation 2010, Stratford on Avon District barriers to Housing and Services domain.
Primary School statistics and capacity.

Housing Need

Long Compton Housing Needs Survey - Warwickshire Rural Community Council, August 2012

Environmental

Landscape Character Assessment of the Cotswolds AONB 2004.
Landscape Strategy and Guidelines for the Cotswolds AONB.
Position Statement on Tranquillity and Dark Skies, Cotswold AONB Board.

Ecological and Geological Study of Local Service Villages –Warwickshire CC Ecological Services and Habitat Biodiversity Audit. Local Biodiversity Action Plan (see http://www.warwickshirewildlifetrust.org.uk/LBAP%20Action%20Plans)
Historic Environment Assessment of Local Service Villages, Stratford on Avon D.C.

Infrastructure

Water Cycle Study – URS Consultants for Stratford on Avon DC 2012.

Environment Agency Flood Map 2012.

Severn Trent Long Compton Sewerage Investigations 2013/2014.

Correspondence with infrastructure providers including:
Strategist Officer Infrastructure Capacity, Waste Water Planning and Performance, Severn Trent;
Land Drainage Officer Stratford on Avon DC;
Business Development Manager (including Broadband), Stratford on Avon DC; Western Power Distribution.

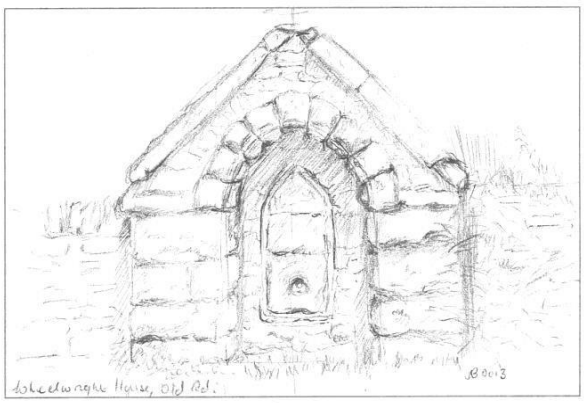
Long Compton Public Transport Survey – LC Parish Council 2011. Stagecoach timetable Stratford on Avon to Chipping Norton.

Land uses – potential development sites

Ashby Farm Yard – map, letter of interest from Seccombes, agents, two meetings with owner and agent, proposed planning application.
The Piggeries – map, details and confirmation of support for identification of site from John D Wood and Co, agent.
Land adjacent to Weston Court and Butlers Close, map of land being conveyed from SDC to LC Parish Council, meetings with Rural Enabler and Housing Association including discussion of possible development layout.

In addition, local people provided much detailed information including:

- local flora and fauna (including bats),
- historic landscape features (particularly well preserved ridge and furrow), important and especially valued views,
- historic built features, particularly those not statutorily listed, the extent and frequency of recent surface water flooding,
- parking problems.



APPENDIX 5

Green fingers

Policies H1.4, H3 and E2 all refer to Green Fingers of land which are essential to the character of the village and should be protected from development. Although most of these pieces of land lie outside the boundary of the Conservation Area, they adjoin it and protect its setting. They are also important in providing views into and out of the village, for the benefit not only of residents but also the many walkers using the long-distance footpaths for which Long Compton is renowned.

The Green Fingers, are shown on the Natural Environment Map at page 21. They are numbered 1 – 10 on the Map. In order to give a clearer idea of the appearance and importance of these green areas, and to show their relationship with the public footpath network, names have been assigned to them for the purpose of identifying them in this Plan, as follows:

1. **Church view**
2. **Crockwell**
3. **Harrow Hill**
4. **Northdown**
5. **Yerdley**
6. **Butler's**
7. **Towards Whichford Woods**
8. **King Stone**
9. **Great Rough Brow**
10. **Towards Gloucestershire**

It should be understood that these names are for the purpose of description only, and whilst every effort has been made to provide a complete list, this list should not be taken as excluding other green spaces of clear environmental and scenic value which may not be specifically delineated here. The village boundary (nearly all long established and modified very slightly for the purpose of the Plan) shows the built area of the village within which there is scope for infilling; the Green Fingers lie outside this boundary.

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