

Planning and Design

1. Type and mix of development

There are a number of clear messages from the public consultation that should form the basis of planning decisions:

- 1.1. Large scale developments will not be supported. The limit on village expansion should not exceed between 20 to 50 houses over all sites. A mix of rental, and local market homes is acceptable. [ref questions 46,51]
- 1.2. Small clusters of dwellings to meet identified local need would be supported. The mix of additional dwellings which might include some mid-sized houses, should be led by smaller properties and accessible homes for the elderly and less able. [46,49,50]
- 1.3. Recent developments of large dwellings, some of which are three storeys, represent adequate provision for the village and additional homes of this nature would not be supported, save in exceptional circumstances for local family need. Replacement of dwellings with much larger properties would also not be supported by the findings. [ref. comments on questions 45,c84]
- 1.4. There is a clear wish to prevent further erosion of the traditional Napton village design vernacular. A significant number of houses of 1960s and 1970s contemporary design have been erected and the community wishes to restore the balance by buildings echoing traditional design. There is also concern about development that has a visual impact on the environment and landscape. Development control decisions should therefore recognise the importance of the impact of external storage and external storage on public views and finishes that blend in with the landscape. [53,c45]
- 1.5. There is currently no conservation zone in Napton, but there is considerable support for one, notably in the centre of the village, which is identified as a particularly sensitive area. Support from the Local Authorities is sought for the designation of a conservation zone centred around the village green. Meanwhile, development control issues in this location should therefore be carefully considered to ensure that the character of the central area of the village is not degraded. [36,c37]

2. The Stratford District Design Guide Applied in Napton

- 2.1. The findings are very supportive of the principles of the District Design Guide and this Parish Plan offers interpretation of the Guide in the specific topography and circumstances of Napton.
- 2.2. The District Design Guide Section 5 defines the street scene as a unit of character within a settlement. This has subsequently led to permission being granted for more houses of design incompatible with the overall village design vernacular, on the basis that there was no clear design theme in the street scene or that contemporary designs were nearby in the same road. Section 5.1.1 of Stratford District Design Guide uses “a road lined with plots on both sides” as the basis of the street scene, whilst acknowledging that this is a “common feature of virtually all settlements”. The peculiar layout of Napton does not conform to this basis of “Street Scene” – in fact only 7 out of 35 roads could be described in this way. In applying section 5 of the Stratford District Design Guide, this Parish Plan defines that for Napton “Street Scene” should be interpreted in a much wider sense than merely adjacent properties and development proposals should reflect and conform with the design of the village as a whole. [53,c75]

- 2.3. Design features should reflect the heritage of the village and history of brickmaking and before that, stone extraction from local quarries. Buildings should therefore be predominately brick (red clay) or stone (Hornton), rather than render or timber faced. [53,c42,c78]
- 2.4. Parking is a significant problem and the lack of public transport makes the community overwhelmingly dependent on the car. No new dwellings should be permitted that do not provide off road car parking to the maximum permitted by policy. Similarly, alterations that eliminate parking with the property should not be permitted. Section 7.5.4 of the Design Guide seeks to avoid cars dominating the appearance of the community and this principle should be rigorously implemented in Napton. [87,47,c8,c16,c37]

3. Specific Areas

- 3.1. Canals and Napton junction itself is an important feature of the Parish. The amenity of the canal value should be recognised and corridors of the canal and the walking routes to the village should be protected against developments that would have an adverse impact upon these corridors. The Parish Plan raises concern about the number of moorings in the vicinity of Napton. There is already a higher density of moorings round Napton Junction than anywhere else in the Midlands according to British Waterways figures. Commercial pressures to increase the number of moorings in the vicinity should be resisted. The creation of more large marinas is opposed. [c37,c43]
- 3.2. The Old School is seen as an important heritage building, with significant support for protection by listing, or by implication, by other means. Bringing the building back into use and preserving local heritage is desired, with a community use of some sort as a favoured means. [62,63,64,c39]
- 3.3. The community wishes to see development on the former brickyard site on only a small to moderate scale. Policy CTF.Y of the local plan 1996-2011 does not specifically set out issues of scale, except by implication. This Parish Plan clarifies this as follows:
 - 3.3.1. The desire that design should reflect the history of the area is particularly important here, as it would be development detached from the village in open countryside. Built development should therefore echo the former use of the site in scale, only occupying the area of the previous development when the brickyard was in operation. The balance of the area should be dedicated to landscaping and nature conservation. [u3]
 - 3.3.2. Leisure activities should closely reflect the Canalscape.
 - 3.3.3. Not more than 50 business units should be accommodated [u5] and only a minority of these should have dwellings associated with them, to be inexorably linked design legal agreements or other appropriate planning controls. [u6] Three storey buildings should be avoided. [u7]
 - 3.3.4. Any development should address the issues of traffic, landscape impacts (including a light pollution). [u8]
 - 3.3.5. Development should address potential strain on affordable housing in the village. On the latter point it may be appropriate to seek contributions to increase capacity of affordable homes offsite and closer to the centre of the village in accordance with district councils saved policy COM1 and COM13 of the Local Plan 1996-2011. The exceptional topography the site, separated from the rest of the community [u9] offers a justification under paragraph 6.12.9.

- 3.4. Mobile phone and TV is a coverage considered poor, but comments suggests that some are prepared to accept this inconvenience as the price of avoiding the visual intrusion that a mast might represent. Thus the provision of visible transmitter masts would generally not be supported by the community. [20,c20]
- 3.5. The community identified important views which should not be degraded. See pages 7 and 8 for for further details [c8]
In addition, given that views are a key part of the character if Napton, the community would like all planning decisions to take account of the impact on village views. [c38]



THE REFERENCES CONTAINED IN THE TEXT ABOVE ARE FOR CONVENIENCE IN THE ADOPTION PROCESS ONLY AND SHOULD BE REMOVED FROM THE DOCUMENT WHEN PUBLISHED. KEY FOLLOWS:

Source question numbers shown thus [n] for the 2007 Parish Plan consultation. If prefaced by c, drawn from 2007 Parish Plan consultation comments. Other references follow 2008 consultation and 2011 update (prefaced u).

- u1. Historic (1959) Brickworks photograph
- u2. CTY.F
- u3. CTY.F 'Protect the ecological value of the site. Consultation comments 14%
- u4. CTY.F
- u5. Appeal Decision APP/J3720/A/05/1179808 para 26. Consultation question 84%
Consultation comments 65%
- u6. CTY.F
- u7. Consultation comments 14%
- u8. Consultation questions 69/66% Consultation comments 43%
- u9. Consultation responses 88%