

Summary of the Pre-Submission Neighbourhood Plan

The full-text of the plan is available on the website at www.longmarstonnp.co.uk/Reg14. This document provides a summary of the plan and the policies.



WHAT IS A NEIGHBOURHOOD DEVELOPMENT PLAN?

Neighbourhood development plans are a tier in planning policy which enable local people to shape the development of the community in which they live. This summary has been produced for the pre-submission consultation process. Following this consultation, the plan will be submitted for independent examination. Finally, the plan will be put to a referendum to voters within the plan area.



Marston Sicca Neighbourhood Plan Boundary

THE SCOPE OF THE PLAN

The plan does not cover the whole area of Long Marston Parish. The plan area is centred on the village and excludes the part of the parish that is occupied by the Long Marston Airfield development and area that is occupied by the Meon Vale development. The plan covers the period from 2011 to 2031.

THE PLAN OBJECTIVE

The vision of the plan is that Long Marston Parish continues to be a desirable place to live through conservation and enhancement of its natural environment, quiet rural character, and strong sense of community.

LONG MARSTON TODAY

Long Marston has grown considerably during the plan period, with the addition of 78 more houses in 3 separate large developments at Barley Fields comprising 40 dwellings, at Perry Orchard comprising 20 dwellings, and at The Old Brewery Field, a development of 18 houses.

Long Marston is a vibrant and active village that is a social hub for the Neighbourhood Area with many active clubs and organized activities such as WI, Garden Club, Long Marston Ladies Club, Movie Nights and sports clubs, 20:20 and Defibrillator groups and a Horticultural Society. Long Marston also provides a range of amenities that include many footpaths and cycling routes, a village hall, volunteer run shop, a pub, St James Church, and a mobile library. The village sits adjacent to the Stratford-upon-Avon Greenway.

HOW DO I RESPOND TO THE CONSULTATION?

PUBLIC MEETINGS: Long Marston Village Hall. Monday June 6th 7 – 9pm. Saturday June 11th 10am – 12:30pm

ONLINE FORMS: You can download a printable form or fill in the online version at <http://www.longmarstonnp.co.uk/reg14.html>

BY POST: You can post your completed forms to Long Marston Parish Clerk, Marston Sicca Parish Council, Forge House, 6 School Lane, Honeybourne, WR11 7PJ or email: clerk@marstonsicca-pc.gov.uk

PARISH COUNCIL SUGGESTION BOX: Comment forms are available by the Parish Council Suggestion Box in the Poppin village shop. Completed forms can be put in the box.

THE PLANNING POLICIES

The plan presents a total of 19 planning policies. The policies cover protected green spaces, valued landscapes, flooding, housing, and site allocation for approximately 8 homes, protection for wildlife and biodiversity, footpaths and architectural heritage. If the plan is made, these policies will be used to evaluate future development proposals within the development area.

LANDSCAPE AND THE NATURAL ENVIRONMENT POLICIES

The plan has 5 policies to conserve the nature environment and quiet rural character of the area. This includes protecting open spaces and 'green fingers'.

Policy L&E1: Development should demonstrate how existing natural environment and quiet rural character is conserved through protection of existing wildlife habitats, minimise excessive lighting, mitigate the effects of the proposed development, and consider environmental sustainability.

Policy L&E2: Creation of an open green finger around the Sd40 public footpath that should be protected

Policy L&E3: Development should ensure they respect valued landscapes as well as import vistas and skylines.

Policy L&E4: Public rights of way and access to the countryside shall be maintained and enhanced.

Policy L&E5: Development should be aware of the climate emergency and target of net zero carbon emissions by 2050. New dwellings shall have electric vehicle charging points.



COMMUNITY POLICIES

2 policies are about protecting community facilities and assets.

Policy Com1: Existing community facilities shall be maintained unless they are no longer viable.

Policy Com2: Creation of a new community facilities will be supported if they follow the plan.

INFRASTRUCTURE POLICIES

Infrastructure within the plan area is considered by 6 policies that cover business, sewage, flooding, community safety, modern communications, and heritage.

Policy Inf1: Commercial development will be supported provided they are of a scale and form for the character of the Long Marston.

Policy Inf2: Foul water drainage must be adequate.

Policy Inf3: Appropriate proposals for management of flooding should be addressed in any development proposal.

Policy Inf5: Development should provide for safe access to existing walking and/or cycling routes. Lighting should be kept to a minimum to preserve the rural character of the village.

Policy Inf6: Development should include infrastructure to support high speed broadband.

Policy HA1: The impact of any development on any heritage asset will be judged against the degree of harm. Ridge and furrow sites will be treated as non-designated heritage assets.



DEVELOPMENT POLICIES

The plan has 6 policies to shape future development. Maintaining the rural character through high-quality development that preserves the separate identity of the Long Marston village is key to this. Additional policies on housing for local people and car parking are included. The final policy of the plan reserves a site at Park House for the development of 8 dwellings.

Policy Dev1: Development proposals shall have regard to the rural character and landscape of the village, be of an appropriate density, and maintain views through any development to the surrounding countryside.

Policy Dev2: Development should be of high-quality design that respects the character and the distinctiveness of the village.

Policy Dev3: Support for new housing in the countryside (outside of the Long Marston Built-up Area) will be limited. Development must preserve the separate identity of Long Marston and surrounding settlements.

Policy Dev4: Developments should provide a suitable mix of size and type of homes to ensure the housing needs of people with a local connection are met.



Policy Dev5: New housing developments must provide adequate parking per dwelling at a ratio of one space per bedroom.

Policy Dev6: The Plan safeguards land on the east side of Long Marston Road as a Reserve Housing Site, with the potential for future residential development of up to 8 dwellings. This site is also part of Stratford District council's reserve site allocation.

Long Marston Reserve Site



Key

-  Land safeguarded for reserve site
-  Church of St James the Great