



WELLESBOURNE AND WALTON

# Neighbourhood Plan

Submission Report





Ford along Walton Road

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# Executive Summary

The Parish of Wellesbourne and Walton is set in a predominantly rural landscape containing two villages that are distinctly different both in terms of size and character. Wellesbourne is a large village with an extensive array of retail and commercial businesses which has experienced substantial growth over the past 30 years and now has a population that exceeds 6000. By contrast, Walton is a very small village with a population of about 100 which has not seen any significant development over the past century.

In 2014, the Parish Council decided to prepare a Neighbourhood Plan, covering the entire Parish, with the purpose of preparing a series of policies that would allow more local input into planning decisions. This Neighbourhood Plan has been produced by a team comprising local residents and Councillors and is based on feedback received from a series of consultations

and a questionnaire survey, where opinions were sought on a wide range of issues that might have an impact on the future of the Parish. Input was provided by residents from within our own Parish and from neighbouring Parishes, plus local businesses and their employees.

The policies prepared as part of this Neighbourhood Plan are listed below. Details are shown in Section 7 of this report. These policies are regarded as both supportive and complementary to the strategic policies contained within the Stratford-on-Avon District Council (SDC) Local Plan and are considered to be compliant with both National and European planning legislation. Where feedback was received on issues that did not specifically relate to land-use, these have been summarised in Appendix A for separate consideration by the Parish Council.

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# 1. Introduction

Within the past few years, Wellesbourne and Walton Parish Council have carried out a complete revision of both the Parish Plan and Village Design Statement. While these documents are comprehensive and provide a vision of the preferred way in which our Parish should develop over the next 10 plus years, SDC, as the local planning authority, is under no obligation to comply with any particular aspects of these documents when considering planning developments. This is a common situation throughout England.

In order to address the issue of insufficient local representation, the Government introduced the Localism Act in 2011, which became law in 2012. This Act is intended to give people the opportunity to have a greater say in the planning process taking place within their area. This is achieved by enabling communities to produce a Neighbourhood Development Plan (normally abbreviated to either Neighbourhood Plan or Plan) which sets out how local people would like to see their area developed. Most significantly, a Neighbourhood Plan carries statutory status and once finally adopted, will become an integral part of the District planning process and then in the position to influence decisions affecting local developments.

The focus of a Neighbourhood Plan is on establishing the vision, objectives and policies that can steer the future use of land within a prescribed local area. This could cover matters such as the location and type of additional housing, access to open space, and the preservation of local heritage, landscape and environment.

A key requirement in the preparation of a Neighbourhood Plan is to demonstrate that residents, local businesses and regular visitors to the area have been consulted when determining the scope and content of the Plan.

This draft report has been prepared based on extensive engagement sessions held since early 2014 and is now offered to all members of our community to seek feedback on what is being proposed. Within this report you will find details about the Neighbourhood Plan process and how it has been applied within our Parish, along with draft statements on vision, objectives and policies covering the range of issues that have been identified as being of concern.

There are many references to planning related documents and terms used throughout this report. A brief explanation of key documents and where these can be found is shown in Appendix F, and a summary of terms is included in the Glossary.

Your views on this draft report are important so don't miss the chance to have your say on the future of our Parish!



Street scene in Conservation Area

## 2. The Neighbourhood Plan

### 2.1 What is a Neighbourhood Plan?

A Neighbourhood Plan is a community-led initiative that provides a framework for shaping future development within a defined area which meets the aspirations of the community. It is focused on specifying the preferred use of land, expressed in terms of policies which support an overall vision and objectives.

All Neighbourhood Plans must meet the following basic conditions:

- contribute to sustainable development
- be in general conformity with the strategic policies of the Local Plan for the area
- have appropriate regard to national policy
- be compatible with EU regulations

The contribution to sustainable development is required to demonstrate:

- an economic role - contributing to building a strong and competitive economy
- a social role - supporting a vibrant and healthy community
- an environmental role - contributing to the protection and enhancement of our natural, built and historic environment

The policies associated with a Neighbourhood Plan must remain supportive of those contained in the District Council Local Plan (also known as the Core Strategy) and provide a focus on steering developments associated with local issues. In addition, the Plan must remain compliant with National policies, as specified in the National Planning and Policy Framework (NPPF) published in 2012, and relevant EU directives relating to Strategic Environmental and Habitats Assessments.

The duration of a Neighbourhood Plan typically reflects the planning period of the District Local Plan and usually covers the subsequent 15 years, with a requirement to review continued relevance and the possible need for replacement after 10 years.

The final version of a Neighbourhood Plan will be subject to independent examination and then to a local referendum where a simple majority of those residents that vote will determine the outcome. Once approved, the policies within the Neighbourhood Plan will be applied alongside the strategic policies that form the District Local Plan when considering planning applications within the defined Neighbourhood Plan area.



## 2.2 The Wellesbourne and Walton Neighbourhood Plan – Progress so far

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In January 2014, Wellesbourne and Walton Parish Council held an open forum meeting, which was attended by over 150 residents, to hear about the merits of preparing a Neighbourhood Plan for the Parish.

A vote was taken at the end of the meeting which gave overwhelming support to produce a Neighbourhood Plan. A key reason behind this high level of support was the awareness that policies within a Neighbourhood Plan carry statutory status and, once complete, become an integral part of the SDC Local Plan and must be taken into account when making planning decisions.

A group of residents and Councillors agreed to form the Neighbourhood Plan team and set about establishing what was required to be done and what procedures needed to be adopted to produce a Plan.

The Parish Council decided that the Neighbourhood Plan should set out a vision for the Parish over the 15 years between 2016 and 2031 in order to be consistent with the time horizon of the District Local Plan. A requirement was made to review the adequacy of the Plan after 10 years or earlier if decided by the Parish Council. The Parish Council designated that the complete area of the Parish should be included in the Plan, as shown on Map 1.

Following endorsement from SDC of the designated Neighbourhood Plan area, the team undertook a series of engagements over the period May to September 2014 at local events, such as street fayres, and an open forum session, where people were asked to give their views on likes, dislikes and wishes for the future of our Parish. In total, over 1000 comments were received on a wide range of issues. This formed the basis for the preparation of a formal questionnaire survey which asked residents from both our own Parish and adjacent Parishes,

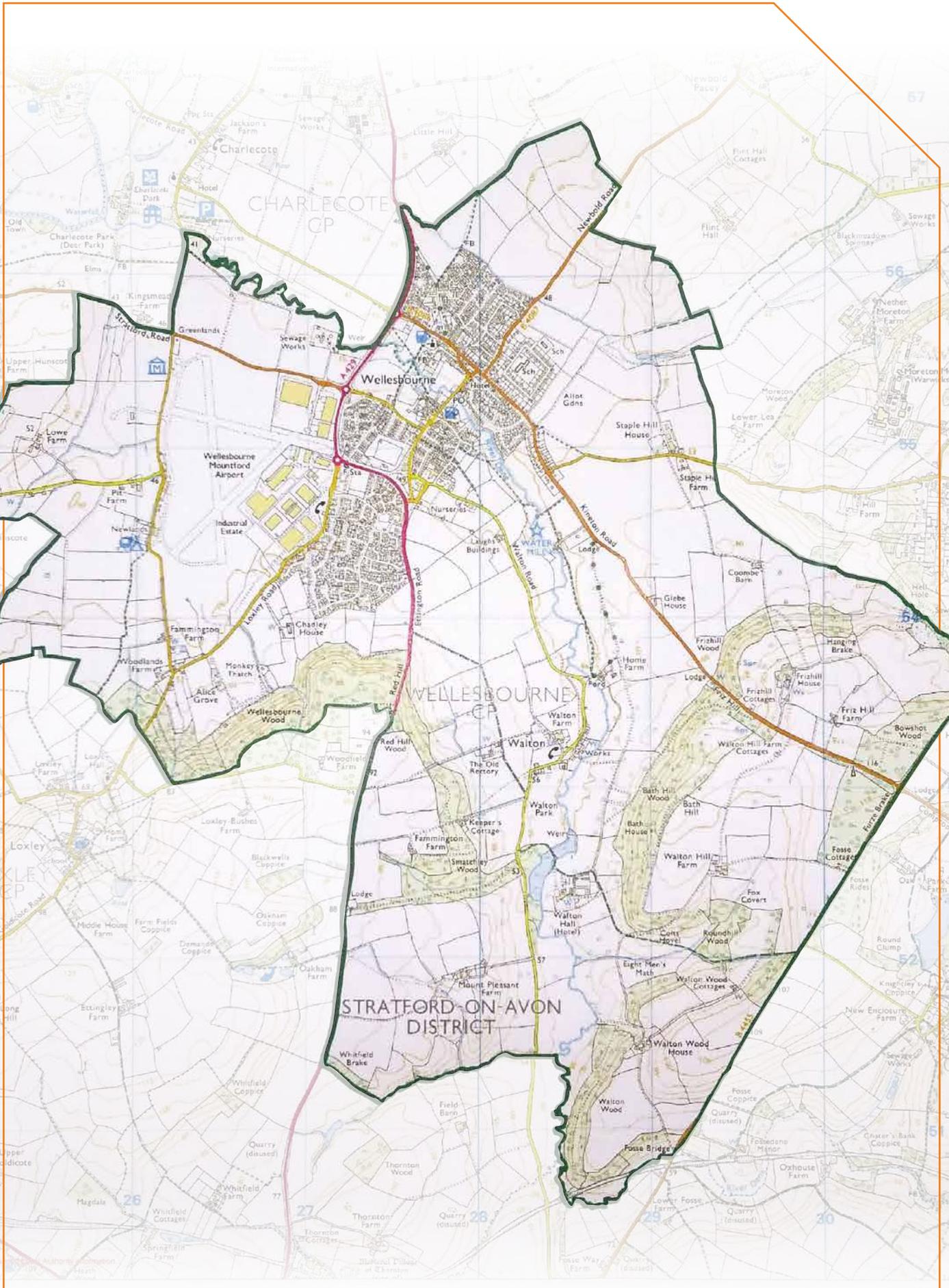
along with local businesses, workers and visitors to our villages, for their views on a wide range of specific topics. The questionnaire survey was available for completion between mid-November 2014 and early January 2015 and was supported by much publicity in the form of posters, press articles and leaflet drops to every household within the Parish, all of which were aimed at encouraging people to take the time to let us know their views.

Over 1000 responses were received to the questionnaire survey, representing about 18% of the population, which was very encouraging and provided a substantial information base for use in the subsequent preparation of the Neighbourhood Plan. The key findings from the questionnaire survey are summarised in Section 4 of this report.

Between February and October 2015 the team developed this draft report which contains a proposed vision for our Parish, supported by a series of objectives and policies that take account of the views expressed by respondents to the questionnaire survey. See Sections 5, 6 and 7 of this report. Other key sources of information were the Parish Plan and Village Design Statement plus the Housing Needs Survey conducted in 2011 and statistics extracted from the Warwickshire Observatory analysis of the 2011 census (see Appendix F for links to documents).

In order to demonstrate consistency between the policies made in this Neighbourhood Plan report and equivalent policies at District and National level, a summary is provided after each policy statement which highlights the equivalent supporting policies contained within both the District Core Strategy and the National Planning Policy Framework document. A brief explanation of each referenced District and National policy is provided in Appendix H.

# Map 1: Wellesbourne and Walton Parish

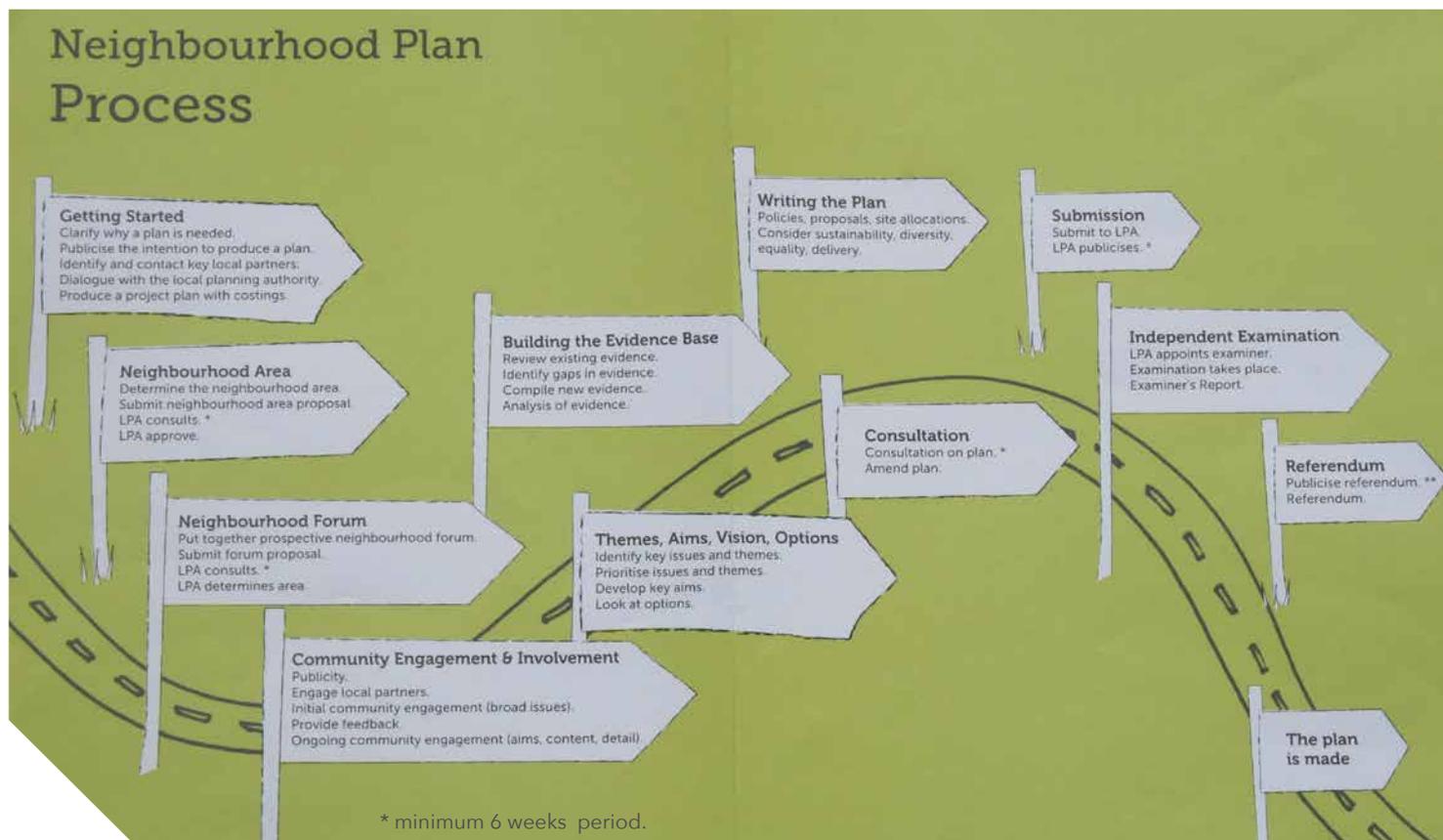


## 2.3 The Wellesbourne and Walton Neighbourhood Plan - Next steps

Once feedback has been received on this report and any accepted amendments have been incorporated, the updated document will be sent to SDC to seek their formal support, which will include verification of compliance with District, National and European policies and legislation. In addition, they will determine whether there is a need to conduct a Strategic Environmental Assessment (SEA), which depends on the extent of any development proposals that are included in the report. A Screening Report will be prepared by SDC summarising the potential environmental impact of proposed developments. This will be sent to Historic England (formerly English Heritage), Natural England and the Environment Agency to seek their opinion on the need for a full SEA. It is likely that this phase of activities could take until late 2016 to complete.

After SDC is content with the draft Neighbourhood Plan, this will be sent to a Government accredited Independent Examiner who will make a judgement about the adequacy and robustness of the submission. Once the Independent Examiner is satisfied, the Plan will be put to a Parish-wide referendum at which residents will have the chance to vote on acceptance of the proposed policies with a simple majority from those taking part being enough to ensure that the Plan becomes an integral part of the Stratford-on-Avon District Local Plan (Core Strategy).

The expectation is that the Plan will have reached completion by March 2017 after which the role of the Neighbourhood Plan team will cease and responsibility for maintaining and monitoring the on-going effectiveness of the Plan will transfer to the Parish Council.



## 3. About Wellesbourne and Walton

### 3.1 A Brief History of the Parish

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Wellesbourne is a large village of over 6000 residents which sits beside the A429, located around six miles south of Warwick and five miles east of Stratford upon Avon. Junction 15 of the M40 is four miles to the north, making it highly accessible for residents working at places such as Birmingham, Oxford and Coventry as well as more local towns.

“Wellesburnam” the meaning of the name is disputed, appeared in a document of AD 840, and the Witan (the King’s Council) met here in 872 suggesting that the settlement had some importance. Medieval Wellesbourne was two settlements, one each side of the River Dene: Wellesbourne Hastings and Wellesbourne Mountford, named after their 13th century feudal lords although they have always shared St Peter’s (Anglican) Church. This separation did not end until the two Parish Councils merged in 1947. The Methodist Church in Bridge Street was built in 1916.

Wellesbourne was a village whose life and employment focused on agriculture, but was always a large settlement compared with its neighbours and was able to support a range of trades linked to farming, blacksmiths, saddlers, wheelwrights, and in later years, the makers of agricultural machinery.

Wellesbourne now boasts having one of the country’s best preserved examples of a wheelwright and blacksmith shop. Chedham’s Yard, purchased by the Parish Council in 2001, won funds from a national TV competition for restoration as a visitor attraction.

Wellesbourne Mountford had a period of glory in the 19th century when it attracted aristocratic visitors who took part in the “Wellesbourne Season” centred on the Warwickshire Hunt, joining in the social life of the neighbourhood with its balls and entertainments. There was a considerable gentry participation in cricket; the field where the “Wellesbourne Match” against Rugby schoolboys, mentioned in Tom Brown’s Schooldays, was played, is still the cricket ground.

Wellesbourne’s one appearance in national history was in 1872 when Joseph Arch of Barford, a self-employed hedge-layer, was invited to address a meeting of some 600 labourers during a prolonged period of agricultural depression which had begun in 1870 and led to a decline in the population of the village. This gathering led, as intended, to the formation of the first union for agricultural workers. It was a memorable event, held out of doors in Chestnut Square, lit by candles as the gas lighting had been turned off, no doubt as a result of pressure from the main local landlord.

Chestnut Square  
in a bygone age

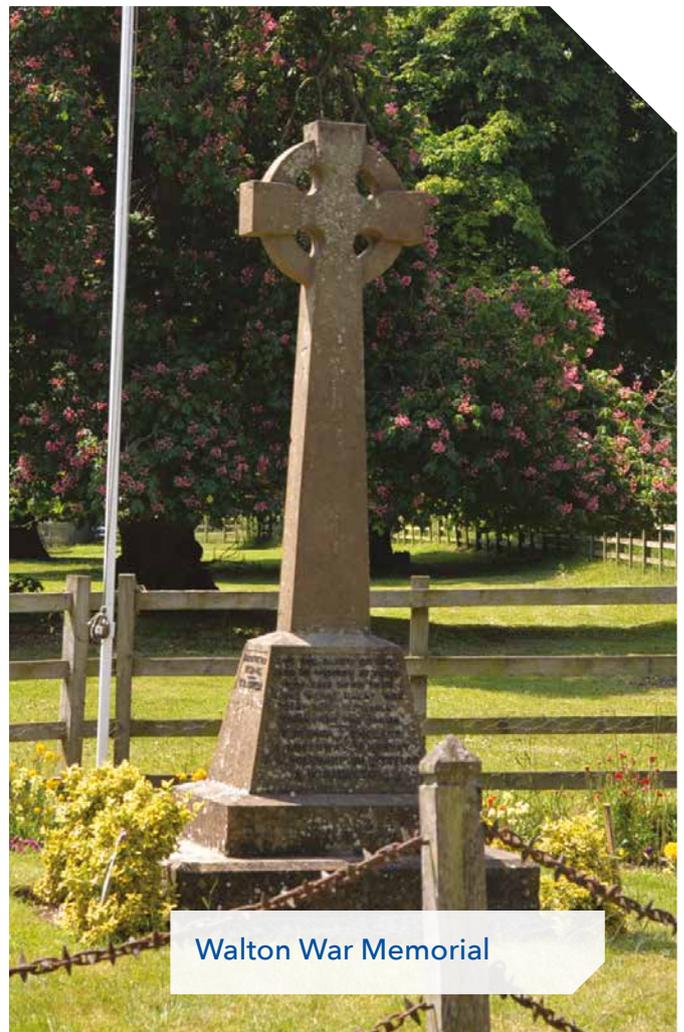


The name of the village became better known in the Second World War when the government's powers of compulsory purchase removed two farms and their land to create an airfield, used primarily, and often dangerously, for training. The airfield survived into peacetime and now provides a popular facility for business and leisure flights and is home to a number of flying schools. A market on the airfield each Saturday claims to be one of the largest in the country.

The River Dene, flowing through Wellesbourne, on its course to joining the River Avon, is a significant natural asset. In recent years however, the village has suffered a number of flooding events with many homes being affected.

Walton also has a long history dating back at least to the Iron Age. As in Wellesbourne, there were originally two villages on either side of the river, Walton Mauduit on the side of the present day village and Walton d'Eivile, which had thirty three houses in medieval times but is now a lost site. The Walton Estate with its farmlands, small village and magnificent woodlands is owned by descendants of the Mordaunts who first came to the valley in the sixteenth century. Walton Hall, a Victorian mansion built on the site of an earlier manor house to the design of Sir Gilbert Scott, is now run as a hotel and conference centre. The Parish Church of Walton d'Eivile is sited near the Hall and weekly services are still held there. There has been scarcely any new building in the village and surrounding area since the nineteenth century.

The historic nature of the Parish is characterised by the presence of 57 listed buildings, the majority of which are located within the two villages. Appendix B provides a summary of all the listed buildings. In addition, there is a large conservation area covering the older part of Wellesbourne. The villages are keen to keep their different identities, with Walton in particular wanting to preserve its very rural character. Wellesbourne, while accepting its role as a Main Rural Centre (MRC) within the District, also wants to retain the feeling of being a village which takes pride in its heritage but is also forward thinking through embracing new initiatives and ideas that appeal to the majority of people who choose to settle here.



Walton War Memorial

### 3.2 Policies and Proposal Evidence from Previous Village Surveys

Wellesbourne and Walton are fortunate in having a recently revised Parish Plan (Vision4Wellesbourne) and Village Design Statement which were adopted in 2011 and 2014 respectively. The findings and background survey data from this earlier work has been a valuable source of reference information upon which to build the Neighbourhood Plan. In Appendix F information is given on how to find and access these documents.

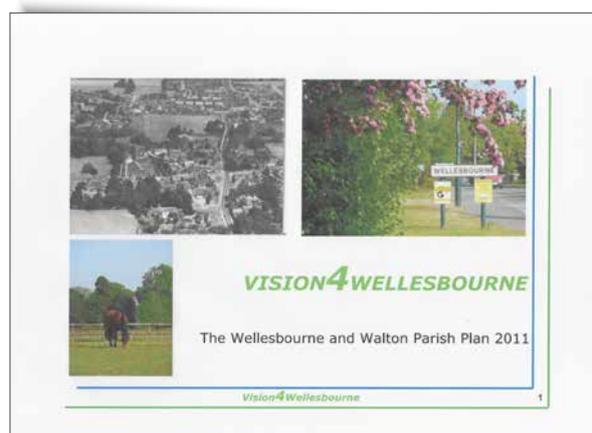
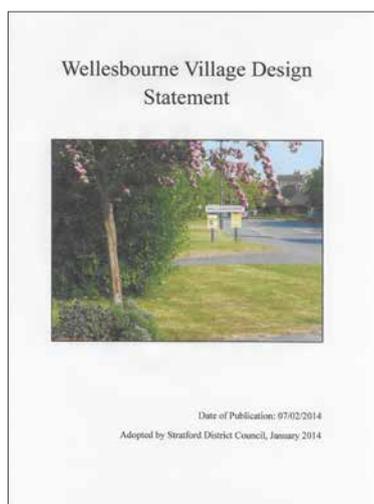
The Village **Design Statement** specifies the requirements for future developments within the Parish in terms of:

- building design aimed at high energy efficiency and environmental standards while conserving the character of the area
- preservation of open spaces and landscapes
- protection against further flooding
- improvements in traffic management
- retention and expansion of retail and commercial businesses

This design statement provides information that is of direct relevance to the development of the policies associated with the Neighbourhood Plan.

The **Parish Plan** established the following key points about people’s attitude towards living in Wellesbourne and Walton.

What’s good; what we value	What concerns us
Village atmosphere	Too much development
Services available locally	Lack of community rooms/halls
Diversity of local independent shops	Lack of sports/leisure facilities
Sense of community	Parking in the heart of the village
Pre-school and primary education	Nothing for young people/teenagers
Natural environment	Risk of flooding
	HGVs coming through the village



Since the adoption of the Parish Plan and Village Design Statement, the Parish Council has been proactive in addressing many of these identified concerns and, in particular, has been successful in progressing initiatives for the refurbishment of a derelict sports hall, which will eventually become a comprehensive leisure centre. In addition plans are in place to:

- provide a new expanded medical centre in Wellesbourne
- acquiring a long term (125 years) lease for the use of the Village Hall and adjacent car parking area
- use of a field near the Newbold Road for additional car parking and sports
- use of part of Dog Close for recreation

all of which will eventually be upgraded to meet the long-term needs of residents. The Parish Council is also considering how it can tackle the acute parking issue within Wellesbourne and how to deter HGV movements through our villages.

While the actions already being taken by the Parish Council have gone a significant way to overcoming the key issues expressed by residents, the Neighbourhood Plan survey established remaining concerns relating to community services and amenities. Issues included:

- the extent of housing development
- access to green/open space
- the adequacy and standard of cycle/footpaths healthcare, traffic/transport
- facilities for people with disabilities
- capacity of local infrastructure
- viability of local businesses

Where these concerns were not considered to have a direct impact on future land use or planning policy, they have been summarised in Appendix A of this report for further consideration and development under the auspices of the Parish Council. The focus of this Neighbourhood Plan report has remained the establishment of objectives and policies involving land use with the purpose of this becoming an integral part of the District Local Plan planning process.

Wellesbourne Village Hall



## 4. Questionnaire Survey Feedback

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A key step in the development of the Neighbourhood Plan was to seek the views of residents from our own and adjacent Parishes, local businesses and their employees, plus regular visitors and users of the services and amenities within Wellesbourne and Walton.

This was accomplished by means of a community-wide questionnaire survey which asked for people's opinions on a range of topics linked to living in our Parish and aspirations as to how they would like to see the area develop over the next 15 years.

The sections below provide a summary of the key messages received from the questionnaire survey. This has provided the basis for the preparation of the vision, objectives and policies of the Neighbourhood Plan which are summarised in Sections 5, 6 and 7 respectively.

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### 4.1 Heritage and Environment

#### 4.1.1 Open Space

The importance of open space to the people of Walton and Wellesbourne is underlined by the overwhelming positive feedback from residents on this issue. The survey findings showed that 76% of respondents agree more open space is required which should be accessible to all members of the community, young and old, able bodied, and those with disabilities.

Open space is highly valued and considered to contribute to the parish retaining a village feel. Access to good quality open space is also considered to enhance mental and physical wellbeing which is recognised by the NHS in their "Healthy Neighbourhood Initiative 2014" study which is referenced in Appendix F.

There was considered to be a lack of provision for people to stop and sit when walking within the village, with 81% of respondents agreeing that more benches should be provided. Suggestions

were made that benches should be suitable for the elderly i.e. not too low. In contrast, there were fears that more benches might encourage antisocial behaviour and so would need to be carefully placed around the villages and constructed of "vandal proof" materials.

Trees were considered valuable assets which sit unobtrusively in the landscape both within the villages and the surrounding woodland. 77% of respondents supported the planting of more trees to enhance the area, particularly near recent developments, along with requests for greater access to surrounding woodland.

There were repeated concerns expressed about the extent of litter and dog mess and the negative effect this has on people's enjoyment of the environment with 87% of respondents advocating more dog waste and that litter bins be provided. However, concern was also raised about whether such bins would be used and emptied regularly. Responsible dog owners commented that they feel victimised and would like to have a dedicated area where dogs can safely run free.

### 4.1.2 Public Footpaths and Footways

The parish has a limited public footpath and bridleway network. Some footpaths peter out and many do not join up, limiting the possibilities for walking in the countryside. 84% of respondents agreed that access to the countryside needs to be improved. Furthermore 99% of respondents said they would use public footpaths more if they were better maintained and 83% added that there was a need for better signage. There is no provision for disabled access on any of the public footpaths or bridleways and it was suggested that part of the Joseph Arch Way, at least the section where it passes through Wellesbourne, should be upgraded and made accessible to all.

Safety was also a big concern with 86% of respondents agreeing that more footways are required adjacent to busy roads within Wellesbourne, along the Kineton Road to Jubilee Drive (road to Walton Hall), and between Wellesbourne and Charlecote. Concerns were also raised about the lack of safe cycle routes, especially for children.

Improving public footpaths and footways plus providing safer cycle routes would also contribute to opportunities for a healthier lifestyle for all residents.

### 4.1.3 Wildlife Corridor

The River Dene flows through the Parish from Walton to Wellesbourne and then on to Charlecote. The river forms a green corridor encompassing areas of significant biodiversity which aids in the dispersal of water during times of flooding. In the survey, 91% of respondents supported the reinforcement of a wildlife corridor along the River Dene. Residents also wanted more and better access to the river corridor for recreation, education and to encourage wildlife.

### 4.1.4 Dog Close

Dog Close, at the very heart of Wellesbourne, has been a long-standing area of open space. 89% of those who commented wanted Dog Close to

remain green and 77% agreed that it should be opened up for community use. The consensus is that the area should be sensitively and minimally landscaped as a community park and used for community events.

[Since the survey was concluded, plans have been put forward to develop about half of Dog Close for a new Medical Centre with the remaining land given to the Parish Council on a 125 year lease for community use.]

### 4.1.5 Allotments

The allotments have been a part of Wellesbourne village for over 175 years and continue to be popular with an ever growing waiting list for plots. In the survey, 88% of respondents were in favour of keeping and expanding the allotments. There was also a suggestion that some existing plots could be subdivided further to increase access and enable use by those wishing to cultivate a smaller patch.

### 4.1.6 Heritage, Landscape and Biodiversity

Although not specifically covered in the survey it is evident from the “free format” comments feedback to questionnaire survey that the residents of Walton and Wellesbourne are proud of their villages. There were concerns that new developments will endanger aspects of the villages which people treasure most, including their heritage, landscape and biodiversity and, in the case of Wellesbourne, how the character of the village can be maintained during this phase of rapid growth.

Proposals were made for the development of a local list of heritage sites which identifies cherished features of local historic interest beyond those already covered as designated Listed Buildings. An initial listing of such sites is shown in the second part of Attachment B. Furthermore suggestions were raised for consideration to be given for the village of Walton to be designated as a conservation area, in the same manner as already applies to the historic part of Wellesbourne.

## 4.2 Housing and Land Use

Wellesbourne is an MRC, with a population of over 6000 and an established infrastructure including transport links to neighbouring towns and the motorway network. By contrast, Walton is a small village with a population of about 100 and no infrastructure that could realistically support any developments. As a consequence, feedback regarding housing and land use from the questionnaire was principally focused on Wellesbourne.

The importance of housing and land use for the people of Wellesbourne and Walton is underlined by the fact that over 1100 “free format” comments were registered on this issue as part of the questionnaire survey feedback.

### 4.2.1 Additional Housing

Wellesbourne is required to accept housing development under the SDC Local Plan during the period 2011-2031. The questionnaire survey identified that 79% of respondents preferred not to accept any additional housing in excess of that required by the Local Plan and that 78% agreed that further housing development, if required, should be evenly phased over the duration of the Plan through to 2031.

As at July 2016, Wellesbourne had a total of 830 houses built or with permissions for development since the start of the current planning period in 2011. It is therefore evident that Wellesbourne has already provided a substantial contribution towards the level of house building required within the District.

Concern was also expressed that local infrastructure and services, in particular capacity at the water treatment works, car parking provision, space at Wellesbourne Primary School and pressure on the local medical and dental practices, are not sufficient to support further growth. Also, in line with current housing policy

guidelines, 74% of respondents agreed that new developments should include a minimum proportion of affordable homes.

### 4.2.2 Type of Housing

Despite the recent and planned expansion in housing, residents expressed concern that the range of housing does not adequately reflect the village demographic. Residents want a mix of housing types, at an affordable price, which will allow them to remain within Wellesbourne throughout the different stages of their lives. Specific comments were made about the lack of affordable starter homes for young people wanting to remain in the village.

When asked for preferences about various housing types, the following responses were received.

Type of housing	% Supportive
1 or 2 bedroom open market homes	79
Housing Association (reserved for local people)	70
Homes for people with disabilities	68
Shared Ownership homes	64
Retirement / Sheltered housing	63
3 or 4 bedroom open market homes	61
Affordable homes for rent via private landlords	49
'Executive' 5 bedroom open market homes	25



New Housing Development

### 4.2.3 Land for Housing

When asked what type of land should be considered for new buildings, the overwhelming preference (85%) was for redundant brownfield sites. From the free format comments it was clear that respondents do not consider Wellesbourne Airfield as a redundant brownfield site, but rather to be a working airfield of historic on-going significance to the village that should be retained.

Furthermore, many residents were opposed to any more large scale developments, favouring instead, small infill developments (50%). The least preferred were garden infill sites (28%), green field sites within the village boundary (19%) and green field sites on the edge of the village (17%). Concerns were also expressed that the character of the village of Wellesbourne is being adversely affected by the extent of developments.

### 4.2.4 Location of Housing

The clear feedback from the questionnaire survey was that there should be no more building in Wellesbourne. However when asked to rank preferences where further development might be located, should additional housing be required, the majority ranked the North (59%) and East (46%) as the most acceptable places. The South East (30%), South West (23%) and West (23%) were considered less desirable and only 9% of respondents favoured building along the River Dene valley corridor.

Concerns were also expressed that Wellesbourne has become unbalanced with all the recent major developments taking place in the South at some distance from the village shops and amenities. See the red areas on Map 2. Locating any new development, if required, in the North and East would go some way to providing a more sustainable configuration around the village in respect to ease of access to shops and amenities.

Equally, residents have not forgotten the serious flooding of 1998 and 2007 and are concerned that the flood plain around the River Dene valley corridor and Newbold Brook to the north of Wellesbourne should remain undeveloped in order to maintain run-off areas for flood water and to avoid added pressure on the village flood defences.

### 4.2.5 Housing Needs

The majority (57%) of respondents did not anticipate any change to their housing needs and do not envisage moving to new housing within the Parish, either larger or smaller, during the next 5 years. However, there were fears that housing in Wellesbourne is becoming too expensive and beyond the reach of many budgets. This is particularly the case for young people with only 18% of respondents stating that their offspring might look for a property of their own within the village. Furthermore, 70% of respondents felt that some form of priority should be given to people with a local connection for the allocation of affordable housing.



## 4.3 Community

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Walton is a small village which has a charm that has remained essentially unchanged for over a century. In contrast, Wellesbourne, as an MRC, has experienced substantial growth, particularly in the past 30 years, with a population now in excess of 6000, spread over an area that extends more than 2km from the north to the south boundary. Wellesbourne has embraced these changes and has retained a range of shops and social amenities which support numerous clubs and societies as well as providing good, albeit over-stretched, healthcare and library facilities. There is however a concern that community spirit is coming under

threat as the village continues to expand, with new housing developments typically attracting people, the majority of whom need to commute out of the area for their work and who may not be so interested, or have the time, to engage in local activities.

### 4.3.1 Community Feel

The questionnaire showed that 77% of all respondents agree there is a strong sense of identity and community spirit remaining in Wellesbourne. The development and success of



the Street Fayre, Christmas Lights and St Peter's Carol Service were cited in particular as having recently improved the levels of community engagement.

The emergence of new housing developments at the extremities of Wellesbourne has prompted concerns regarding what constitutes the centre of the village with 76% of respondents agreeing that Wellesbourne needs a better defined central area with more attractive shops and improved parking. The Village Hall is considered a key community asset, with 83% of respondents saying that it should be owned by the community.

*Since the questionnaire survey, the Parish Council has begun discussions to secure a 125 years lease on the use of the Village Hall and adjacent car parking area.*

Awareness of what is going on around Wellesbourne and Walton is greatly enhanced by means of the monthly publication of the Wellesbourne and Walton Newsletter and regular linking through social media such as the Parish Council and the "I Love Wellesbourne" websites, plus the Wellesbourne Facebook Group which has around 2350 members. These sources of social media provide vital communication tools across all age groups within the community which has recently been improved through the progressive roll-out of high speed broadband.

### 4.3.2 Community Services and Facilities

76% of respondents felt that Wellesbourne has a good range of shops and amenities for a village of its size. The post office is considered the most important asset (99%) followed by the library (91%) and the bank (79%). The household recycling facility was also viewed as essential with 98% of respondents highlighting its need to be retained. Whilst 68% of respondents agreed a public toilet is needed close to the village

commercial centre, concerns were also expressed about the cost of providing and maintaining the cleanliness of such an asset and the impact of possible vandalism.

### 4.3.3 Conservation Area

The conservation area was viewed as an essential aspect of Wellesbourne life with 96% of respondents agreeing that this needs to be maintained and the character of the old village preserved through careful attention to the allowable extent of modifications to local housing and street scene.

### 4.3.4 Security

The security and safety of all individuals remains paramount. Wellesbourne is considered to already have the most active Neighbourhood Watch scheme in South Warwickshire. The two villages benefit from the Wellesbourne Safer Neighbourhood Team and the Wellesbourne and Kineton Community Forum which reviews and sets policing priorities for the area every six months. These measures were put in place following the closure of Wellesbourne Police Station in 2011.

Extending the provision of CCTV in Wellesbourne was considered important by 64% of survey respondents. In the young people's version of the questionnaire survey, 91% of respondents said they feel safe in the community.

## 4.4 Transport and Travel

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Walton is accessed by a winding lane that is just capable of accommodating passing traffic. Traffic along this lane can be higher than would be expected from such a small village due to the presence of Walton Hall Hotel just outside the village. The hotel encourages commercial and visitor traffic to use Jubilee Drive off the Kineton Road but there is still a residual amount of traffic associated with the hotel on this lane which is a cause of concern for Walton residents.

Wellesbourne is located just off the main A429 road which takes heavy volumes of traffic to and from the M40 motorway and the West Country. A by-pass was installed about 30 years ago which has given Wellesbourne great relief from what, by now, would otherwise have been intolerable levels of traffic flow. However, many vehicles, including HGVs, still frequently pass through the village either en-route to more local locations or, in some cases, due to inappropriate direction indicators used in "sat nav" systems.

This continued high volume of traffic through Wellesbourne, coupled with severe constraints on parking, provided the basis for the majority of responses to the questionnaire.

### 4.4.1 Traffic flow

The primary concern related to the frequency of large vehicle movements through the village with the majority of respondents (74%) in favour of imposing some form of restriction on access for through traffic which should be encouraged to use the by-pass.

Congestion was also regarded as an issue with 49% of respondents supporting a time restriction for on-road parking at key points within the

village along with limits on loading/unloading periods for trucks to early morning and late evening. There were also suggestions for additions and changes to one-way systems.

The Saturday and, more particularly, bank holiday Monday traffic visiting Wellesbourne Market was also regarded as a significant road congestion issue for many residents which, somehow, needs to be addressed.

### 4.4.2 Safety and pollution

61% of respondents felt that more needs to be done to reduce the speed of traffic through Wellesbourne with suggestions being made for a 20 mph limit near the commercial centre and the possible inclusion of more "chicane" passing points.



71% of respondents were also in favour of more pedestrian crossings at key locations, particularly linked to popular routes to school. In addition, 75% wished to see dedicated cycle paths and footways provided, where possible, of sufficient width to accommodate wheelchairs.

Noise and emissions pollution was considered to be a concern by 54% of respondents, particularly at the approach to the series of roundabouts on the by-pass.

*Since the questionnaire survey, a footpath has been installed between the new Loxley Park housing development and the Sainsbury's store.*

#### 4.4.3 Parking

Parking is a major issue within Wellesbourne which is being exacerbated by the increase in population. 80% of respondents wanted more parking provision near the commercial centre of Wellesbourne and 51% supported the idea of duration restrictions in order to avoid all-day parking, including prolonged stays in front of the local primary school.

The location preferred by respondents (85%) for creating more car parking was in the area around the Village Hall with 56% feeling that defined parking bays around the village would be beneficial.

*Since the questionnaire survey, the Parish Council has already made submissions to Warwickshire County Council outlining proposals for defined parking bays, disabled parking provision and time stay limitations.*

#### 4.4.4 Public transport

There was a neutral level of response to questions about the adequacy of public transport through the village. Of those respondents that use the buses the view was that the day time services in the week and weekend were adequate but more and later evening services would be appreciated.



## 4.5 Sports and Leisure

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While Wellesbourne contains several sports fields and has thriving cricket and bowls clubs with their own club houses, there is an overall opinion that the village lacks adequate sporting and leisure facilities to meet the needs of the expanding population.

Due to the timing of the questionnaire, some of the feedback received reflects a lack of awareness as to what the new sports facilities will eventually provide. The impact of the new sports and community centre is referenced below where this will mitigate the concerns expressed by respondents.

### 4.5.1 Range of Sports and Clubs

77% of respondents felt that there was a need for a wider choice of sports facilities within Wellesbourne. This included a sports hall, MUGA and tennis courts along with the provision of cycling and running paths within Wellesbourne which extend to adjacent villages.

A number of Wellesbourne clubs have been forced to move outside of the village over the past few years due to their requirements no longer being met. This has included the rugby club following the closure of their building in 2009. The badminton and table tennis clubs are also required to play in adjoining villages due to a lack of suitable facilities.

The local sports association raised the need for more sports pitches in Wellesbourne in order to support the rapidly growing football and cricket teams. The village has just two football pitches but "Wellesbourne Wanderers" have 11 children's teams and have to hire pitches outside the village. The cricket club has nine teams which play on the one cricket pitch.

Space available for indoor sports, fitness, community, youth and drama groups and societies are in the Village Hall, St Peter's Church rooms, the Methodist Church rooms, Wellesbourne primary school and the fire station.

However, there is no hall that offers a sprung floor or the space and ceiling height required by many sports. The village also does not have any rugby pitches or gym facilities to cater for the villagers' needs.

*The new and extended sports and community centre that has now been developed by the Parish Council will go a long way to meet the aspirations of respondents through the provision of a refurbished sports club including changing rooms and a gym area along with a MUGA that includes all weather floodlit tennis and netball courts plus five or seven aside football pitches. This will eventually be followed by a new sports hall that will cater for a range of activities including badminton and table tennis.*

68% of respondents were in favour of ensuring that any new sporting facilities should make provision for participation by people with disabilities.

The concern over the lack of playing fields and club houses for the rugby and football teams remains.

### 4.5.2 Youth Club and Children's Play areas

88% of respondents supported the need for a clubhouse for young people who currently have nowhere to go. This clubhouse could also provide an appropriate location for arts, drama, dance, fitness classes and music events.

72% of respondents felt that more and better playground facilities are required. For children there are three play areas in the village. The main one is at Mountford Sports Field and the others are located within the Dovehouse and Hammond Green areas. Another site, in the Daniell Road area was introduced as part of the local housing development but was removed when repairs were required to equipment and not replaced at the request of local residents.

*The Parish Council has recently invested in new equipment within the Mountford Sports Field play area, but no plans are currently in place to reinstate the Daniell Road play area.*



Mountford Play Area

## 4.6 Healthcare and Wellbeing

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Wellesbourne has a range of healthcare facilities which serve the needs of both the residents of the Parish and the wider community. There is a dispensing medical practice with over 10000 registered patients providing general family health and visiting services such as community nursing and midwifery. In addition, there is a dental practice that treats NHS patients, a community pharmacy, and a private chiroprapist. Much of the feedback received from the questionnaire survey focused on concerns over the ability of the medical practice to cope with the expanding population.

[The Parish Council has already been pro-active on this issue. SDC has granted planning permission for a new enlarged medical centre on part of Dog Close. This is expected to offer a wider range of healthcare services to a greater number of people.]

### 4.6.1 Capacity constraints on medical services

93% of respondents are registered with the medical centre of which 84% feel the practice is overloaded with concerns expressed over long delays that could typically be in excess of several weeks to see a doctor.

### 4.6.2 Preferred location of an expanded medical practice

72% agreed that the medical centre should be relocated from its current site in order to achieve the necessary level of expansion with 81% preferring that this should remain near the commercial centre of Wellesbourne.

### 4.6.3 Requirement for other medical services

80% of respondents highlighted the importance of keeping the pharmacy close to the medical centre and 51% indicated a desire for additional healthcare services with the most popular being physiotherapy, community nursing and an optician (54%).

### 4.6.4 People with disabilities

Feedback from the questionnaire survey indicated that 9% of people in Wellesbourne and Walton are living with some form of disability. This compares with data from the Warwickshire Observatory census (2011) which showed that 270 adults and 30 children are claiming a disability living allowance, equating to about 5% of our population.

In the free format section of the questionnaire, the second highest response on healthcare provision, behind the need for a new medical centre, related to improved consideration for people with disabilities. This covered the need to move around the villages through a network of dropped kerbs and better access to shops.

### 4.6.5 Wellbeing

Although not specifically asked in the questionnaire, there were "free format" comments made relating to the need for more outside exercise facilities in support of keeping residents fit and healthy. The NHS report on Planning for Health (see Appendix F) proposes creating a "measured mile" route within the village where people can test their ability to walk between specific distance markers as a means of keeping fit. In addition, the report proposes the setting up of a designated area for an outside gym for general exercise.

### 4.6.6 Deprivation

A small number of comments made in the "free format" section of the questionnaire suggested concerns over the level of deprivation that exists within the Parish. Public Health England has highlighted the incidence of people on low incomes, children living in poverty and deprivation among older people, based on 2010 analysis (see Appendix G). However, 8.7% child poverty in Wellesbourne should remain a point of concern. See Appendix F for links to reports on local health standards within Wellesbourne.



HASTINGS HOUSE MEDICAL CENTRE

Existing Medical Centre

## 4.7 Economy and Jobs

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There are 164 registered businesses within the Parish of Wellesbourne and Walton area comprising a mix of retail (49), commercial and industrial businesses (115) predominantly located in either the village, M40 Distribution Park, Wellesbourne Airfield or Wellesbourne House. In addition to being home to a variety of businesses, Wellesbourne Airfield provides an important commercial transport link from a regional, national and international perspective as well as delivering training for commercial pilots; it also hosts a weekly market which is reputed to be one of the largest in the country.

Walton Hall Hotel is a Grade II listed country house with additional buildings set in 65 acres which boasts 186 bedrooms, a health club with swimming pool, beauty rooms and conference facilities. In addition it hosts an array of outdoor events and attractions.

Despite this level of business, the villages remain essentially residential areas, with a high proportion of residents commuting to places of work outside the village to locations such as Stratford, Leamington Spa, Warwick, Gaydon and Coventry.

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### 4.7.1 Level and location of employment

The questionnaire survey feedback identified that 89% of respondents travel to their workplace over the following range of distances:

Less than 10 miles	<b>49%</b>
Between 10 and 20 miles	<b>21%</b>
Between 20 and 40 miles	<b>12%</b>
Over 40 miles	<b>8%</b>

In addition, feedback from respondents indicated that:

- **11%** work from home, vs a national average (2014) of **13.9%**, based on data from the Office of National Statistics
- **76%** travel to their place of work by car
- **1%** were voluntary workers

The Warwickshire Observatory Census (2011) highlighted that while the overall level of unemployment in the area, at about 2.2%, is

low by national standards, there remains a need to improve local employment opportunities to ensure that Wellesbourne does not become a “dormitory” location which simply serves as a residential area for people working in nearby larger centres.

Retaining and improving employment opportunities within the Parish would make for a more sustainable environment:

- Economically - by increasing the use of local shops, restaurants/pubs and other businesses
- Socially - by encouraging a more vibrant village during working hours
- Environmentally - by reducing the use of cars for commuting.

#### 4.7.2 Retail Businesses

The majority of respondents (77%) wanted to see any new shops located in the area where other shops already exist, although there was a significant minority (32%) who felt that at least some additional shops should be located within, or closer to, the Dovehouse area, with suggestions including retail expansion near the new Sainsbury's store.

A big disadvantage with existing shopping areas was seen to be the lack of adequate parking facilities and the jaded appearance of the Precinct area. Suggestions were made to reinvigorate the Precinct area, prevent long term (all day) parking near the shopping areas, and introducing new features such as a regular "farmers" market in the Precinct area.

Ideas for new shops that should be encouraged to set up in the area included a delicatessen, dry cleaners, shoe repairers, green grocer, gift shop and opticians. There was also a lot of interest in having more restaurants available in Wellesbourne but adverse reaction to more "take-aways". Clearly market forces will dictate what actually comes to Wellesbourne but active promotion of the village by the Parish Council was encouraged.

Making shops more "wheelchair friendly" was a recurring theme.

#### 4.7.3 Tourism

Tourism was seen as a positive benefit to the local economy by 83% of respondents with Chedham's Yard, a recently restored 19th century blacksmith's and wheelwright's workshop, and Wellesbourne Airfield cited as unique features that should be retained and more widely promoted. Other ideas for tourism included the creation of circular walks from a designated car parking area which took in some of the main features of Wellesbourne including Chedham's Yard and the "prettier" parts of the conservation area along with many of our listed properties.

Suggestions were also made that we should create more events that might encourage additional visitors such as holding antiques fairs in local venues and hosting significant sports events such as featuring the England Ladies cricket team, who have played in the village within the past few years.

#### 4.7.4 Commercial businesses

80% of respondents felt that more needs to be done to encourage existing Small/Medium Enterprises (SMEs) and larger businesses to expand in the Wellesbourne and Walton area. This was seen as consistent with both retaining and bringing more jobs into the local community. Suggestions included giving consideration to providing a new designated area to attract more SMEs as well as taking steps to safeguard all current locations for employment.



## 4.8 Young People

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A total of 85 young people between the ages of 7 and 15 replied to the questionnaire, with an almost equal split between boys and girls, who told us what they like about their villages and what should be done to make living here even better. The focus of responses was on living in Wellesbourne.

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### 4.8.1 Village life

The majority of young people that replied to the questionnaire survey (90%) felt that Wellesbourne is a nice and happy place to be with a good range of shops (73%) and an easily accessible doctor's surgery (85%). The majority of those below 11 years said they like to help their family recycle waste (86%), grow things (62%), and go to the library (55%) although this number declined with increasing age. They also said they like to play on grassland and fields (78%) as well as playgrounds and that it remains fairly easy (87%) to get to local towns using the bus services. 3% (3 in total) replied that they were not physically able to get around the village, go to school or to play areas without assistance.

### 4.8.2 Education

An almost equal number of young people (38% each) go to Wellesbourne Primary School or Kineton High School with the remaining 24% travelling further to other schools. Just over half travel to school by bus followed by 36% by car and the remainder either walking or cycling.

### 4.8.3 Sports and recreation

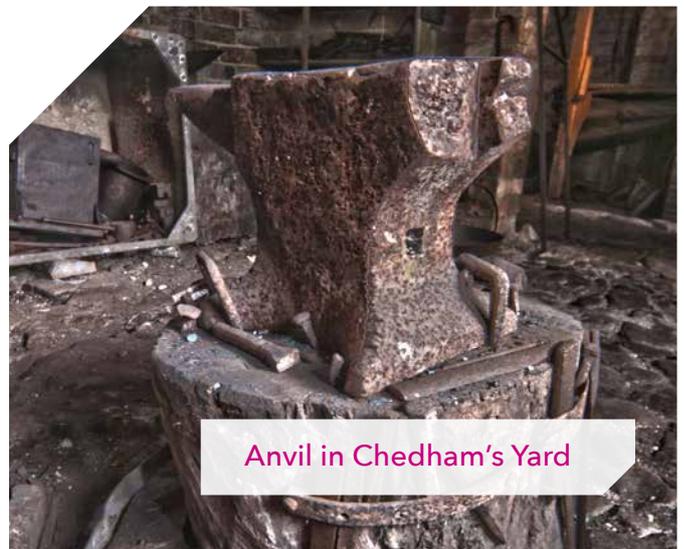
In general, our young people are very active, with 60% doing over 3 hours per week of physical exercise out of school hours. To support this, 73% of young people would prefer more places to participate in sport in the village. Almost half of the young people surveyed would like more clubs and a clubhouse as somewhere

to go, which was particularly the case for the Scouting and Guiding movements. In addition, 65% wanted to have more open space and playgrounds to visit and enjoy in the village.

### 4.8.4 Safety

91% of young people said they have no fear about their personal safety when moving around Wellesbourne although this number did decline with increasing age.

Our young people thought that the main roads were busy and dangerous to cross, particularly in respect to the speed of traffic (69%) and the number of large vehicles (49%) that pass through. 78% of young people said they would like more pedestrian crossings, and 84% felt that more cycle paths would help them feel safer travelling around the village.



Anvil in Chedham's Yard

## 5 The Neighbourhood Plan Vision by 2031

**Our overall vision is to create a place where people are proud to live and work.**

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Based on feedback received from the Neighbourhood Plan questionnaire survey, the wishes of residents are that by 2031 the Parish of Wellesbourne and Walton will be:

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- a vibrant and safe place to live that has a strong sense of community where amenities exist which allow clubs and societies to thrive.
- an inclusive society in which the needs and aspirations of people of all ages, genders and abilities are met.
- a Parish where the character, history and heritage of our villages is celebrated and sustained and where the individual identities of Wellesbourne and Walton are preserved.
- a place in which new housing has been built to high standards of sustainability and energy efficiency within attractive developments where adequate capacity has been provided in services and amenities infrastructure.
- an area where there is access to open land for recreation purposes and picturesque views can be appreciated along the river corridor, the surrounding countryside and within the villages.
- a location with a strong business community, both in terms of retail provision and commercial enterprise, which protects existing and supports new opportunities to establish high employment in the area.
- a recognised destination for tourism which attracts visitors to our Parish.



## 6 The Neighbourhood Plan Objectives by 2031

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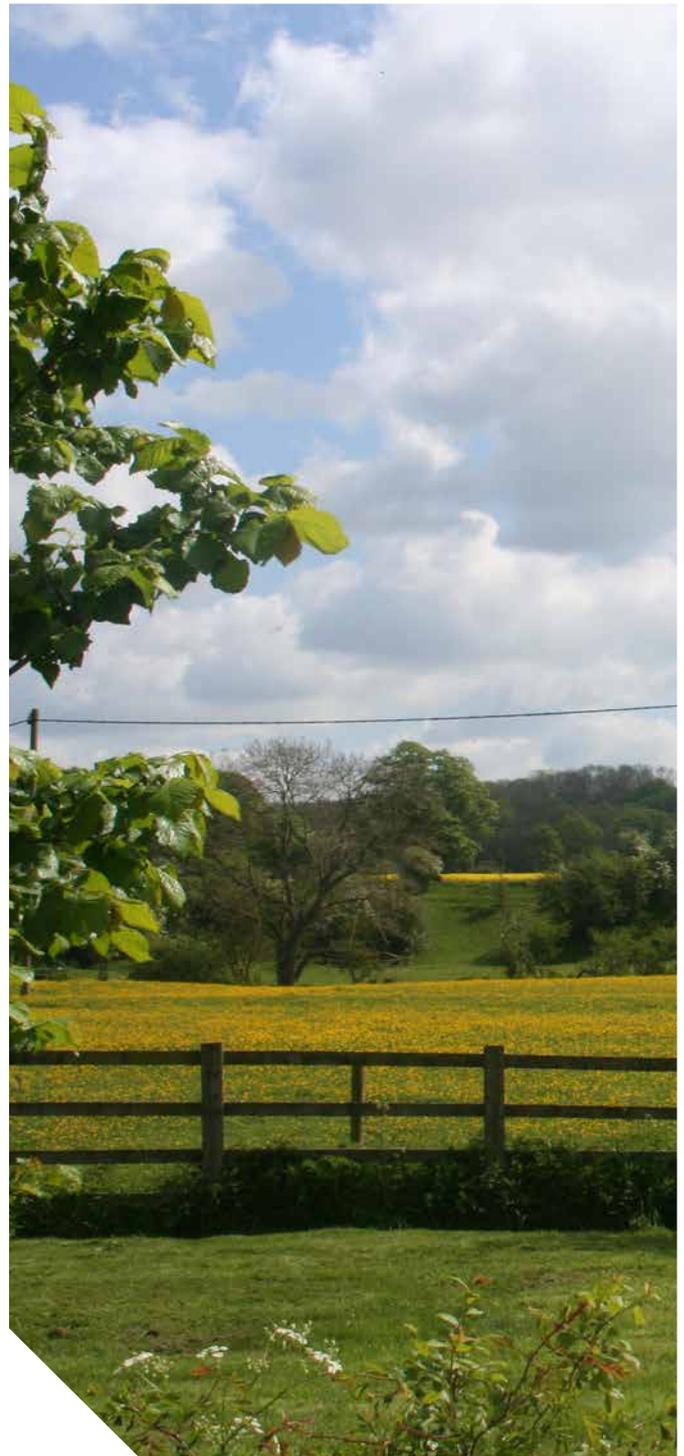
In order to achieve the vision for Wellesbourne and Walton, the following objectives must be fulfilled by 2031:

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1. Accessibility to open spaces, allotments, local woodlands and enjoyment of views across the pleasant rural landscape within the Parish will have been maintained and extended.
2. The heritage assets of our villages, their character and distinctive features, will have been conserved and enhanced. This includes the preservation of listed buildings plus specific locally listed sites and monuments along with overall street scenes within the conservation area.
3. The biodiversity and historic environment within our Parish will have been recognised and preserved.
4. High quality agricultural land and hedgerows will have been retained.
5. The separate identity of Wellesbourne and Walton villages will remain.
6. New developments will have been located in designated areas that help to preserve the balance of housing around the traditional centre of Wellesbourne, taking due account of landscape and biodiversity factors.
7. New developments will contain a mix of house size and styles and include a minimum of 35% affordable homes. Priority will have been given to people from the local community in the allocation of affordable homes in the first instance.
8. High standards of quality and sustainability will have featured in all developments. Street configurations will be sympathetic to the character of the surrounding area, incorporating attractive walkways and cycle paths that link to the rest of the village.
9. No housing will have been permitted within the River Dene and Newbold Brook flood plain and no increased flood risk will have resulted from any development.
10. A robust and comprehensive utilities and service infrastructure will have been established throughout the Parish which supports the needs of residents and the business community and where the existing flood risk management system will have been maintained.
11. Access to sports and leisure activities will have been improved and additional amenities made available including a new sports complex plus extra play areas and pitches for the enjoyment of all residents and visitors.
12. Adequate places will have been maintained at the local primary school and no young children will need to leave the village to receive an education.
13. Local retail and commercial businesses will have been retained and strengthened, and the area will have become a popular tourist destination.

*The following objectives do not directly involve land use and so can only be partially delivered as part of the Neighbourhood Plan. Accordingly, in addition to supporting links to specific policies, proposals have been included in Appendix A which would allow the aspirations expressed by respondents to the questionnaire survey to be fulfilled. These proposals may require funding for implementation and can only be progressed under the auspices of the Parish Council with input from the District and County Council as necessary.*

14. Community spirit will have been sustained through raised awareness of local heritage, more local events and an expansion of amenities to support organisations and societies.
15. Traffic flow management and parking in and around the villages will have been improved to cope with the impact of growth in population. Through traffic, particularly HGVs, will have been deterred from entering Wellesbourne unless on local business.
16. Services and facilities aimed at ensuring high standards of healthy lifestyle and wellbeing will have been provided.



# 7 The Neighbourhood Plan Policies

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The policies contained within this section are associated in some way with land use within the Parish of Wellesbourne and Walton and relate to the vision and objectives of the Neighbourhood Plan as stated in Sections 5 and 6 respectively of this report. The policies are considered to be complementary to those stated in section AS.9 of the draft Core Strategy.

In the case of issues raised in the feedback to the questionnaire survey (See Section 4) that do not involve land use, separate proposals are made in Appendix A for further consideration in conjunction with the Parish Council.

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## 7.1 Heritage and Environment

The following policies are intended to fulfil the requirement of Objectives 1, 2, 3, 4 and 5 as specified in Section 6. For detailed feedback from the questionnaire survey relating to heritage and environment see Section 4.1.

### 7.1.1: Protection of Local Green Space

It is imperative that the distinctive character, including the built and natural environment of Wellesbourne and Walton Parish, is protected and enhanced. The areas specified in the table and shown on Map 3 are considered to be of high significance to the local community both in terms of their natural beauty and accessibility for sports and leisure.

By designating these areas as Local Green Space they should be afforded protection against development other than under exceptional circumstances.



# Map 3: Local Green Space Designations in Wellesbourne



Open Space	Close Proximity to the Community	Demonstrably special to the Community	Local in Character
<b>1. Hopkins Way Green</b>	Adjacent to Hopkins Way and Daniell Road	An area of open space at the edge of housing	An area used by walkers
<b>2. Hammond Green and play area</b>	Located at the heart of the Hammond Green residential area	A circular grassed open area with adjacent play area	Two open spaces used by residents and local children
<b>3. Frost Road playground and play area</b>	Located near the junction of Frost Road and Daniell Road in a residential area	A grassed open area at the heart of the estate	A small open space used by residents and local children
<b>4. River Dene floodplain adjacent to the white bridge</b>	To the west of Church Walk stretching eastwards to the bypass with St Peter's Church to the north and Kings Croft to the south	The land lies at the crossing point of two well used public footpaths. A quiet and unspoilt haven next to the River Dene	A relatively small area used by walkers and dog walkers
<b>5. Oak Tree Field</b>	Adjacent to River Dene at the heart of the village	The land lies at the crossing point of two well used public footpaths. A quiet and unspoilt haven next to the River Dene	A relatively small area used by walkers and dog walkers
<b>6. Dog Close (part not included in the Medical Centre plans)</b>	On Bridge Street	Dog Close has previously been used for village events and allows views from the heart of the village of the church tower	A centrally located open space
<b>7. Willow Drive Green</b>	Located next to the River Dene in a residential area	A grassed open area overlooking the river with views across the fields beyond	A very small open space
<b>8. Chestnut Square</b>	On Bridge Street	The site, originally marked by a chestnut tree, where Joseph Arch addressed agricultural labourers in 1872	A small green overlooked by some of Wellesbourne's oldest houses and one of the village pubs
<b>9. Mountford Sports field</b>	Situated adjacent to Ettington Road/Loxley Close in a residential area	The location of the Sports Club, football and cricket pitches, and the Bowls Club and a play area	Used weekly by local teams and daily for residents' recreation
<b>10. Dovehouse Sports field</b>	Located on the Dovehouse Estate in a residential area	A football pitch used by Wellesbourne Juniors' football team	Used weekly by local teams and daily for residents' recreation
<b>11. Dovehouse Community land</b>	Located off Dovehouse Drive in a residential area	A grassed open area with play equipment	A small open space used by local children
<b>12. Land off Grantham Road</b>	Located within Ettington Park	Green space within the new housing development	Provides a landscape break from the surrounding local housing

Areas 4 and 5 also provide added value as locations for flood storage to reduce flood risk directly downstream, in the centre of the village.



View across field towards St. Peter's Church

## WW1 Designation of Local Green Space

The following areas (including their flora and fauna) are to be designated as "Local Green Space" in order to protect them from development, unless under exceptional circumstances, so that they can remain accessible for leisure pursuits by the community. See Map 3 for extent of the protected areas.

1. Hopkins Way Green
2. Hammond Green
3. Frost Road playground
4. River Dene floodplain (near "white" bridge)
5. Oak tree field
6. Dog Close (part not designated for new medical centre)
7. Willow Drive green
8. Chestnut Square
9. Mountford sports field and community land
10. Dovehouse sports field and community land
11. Dovehouse play area
12. Green off Grantham Road

Any new areas of green space established as part of future developments must include an undertaking that they will remain as green space.

If any of this green space is considered for building as part of a planning application, an area of at least equivalent size and amenity value, as deemed by the Parish Council, should be made available by the developer.

*Relates to Objectives 1, 14 and 16*

### **Supporting local evidence:**

Questionnaire: para 4.1.1 of this report  
Parish Plan: pages 8, 10  
Village Design Statement: pages 17, 39; KGP 2a

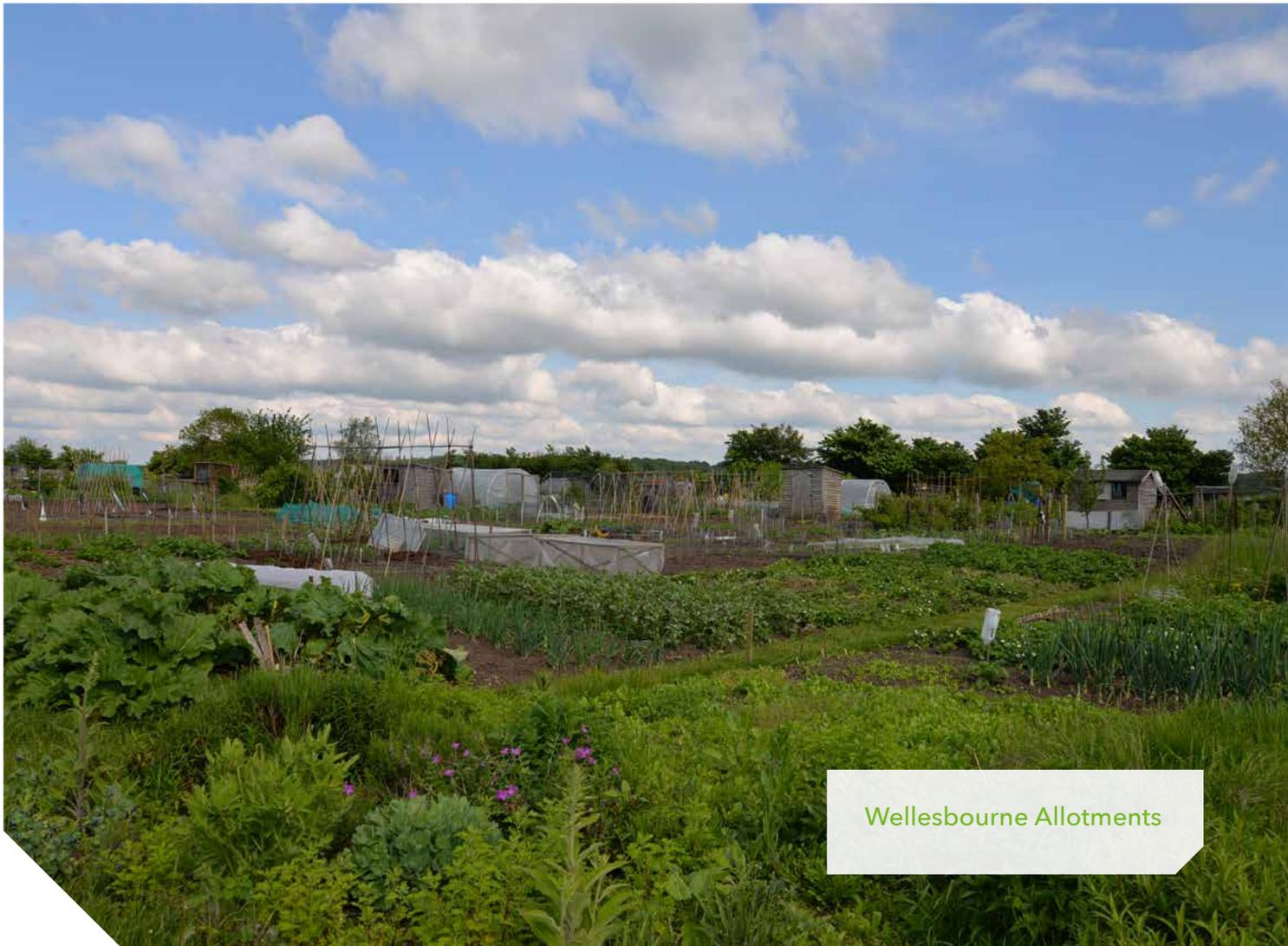
### **Relevant District and National Policies:**

NPPF: para 73, 76, 77, 78  
Core Strategy: CS.2, 5, 7, 9, AS.9A  
SDC Design Guide section 3.2.1

### 7.1.2: Retention of Allotments

Wellesbourne is fortunate in having 2.76 hectares of allotments situated conveniently along the Kinton Road on the edge of the existing built-up area boundary. These allotments have featured as part of village life for over 175 years and continue to be a popular leisure pursuit with the local community as evidenced by the on-going long waiting list for plots. Allotment gardening

provides a host of benefits including the provision of fresh, healthy, own grown seasonal produce along with the social and wellbeing attractions of being out in the fresh air and part of a like-minded community. It is imperative that the presence of allotments is retained and that any opportunity to extend or improve the available area and facilities is explored.



## WW2 Preservation of Allotments

The allotments provide a valuable contribution to biodiversity and the healthy lifestyle of many residents within the Parish. Any consideration for development of the site occupied by the existing allotments would need to satisfy the following conditions, and would require the approval of the Wellesbourne Allotment and Garden Holders' Association.

- a) alternative land should provide a net increase in open space for allotments which has equivalent or preferably improved soil quality
- b) the new site is at a convenient location near to the village which includes access by both roadway and existing or extended new footpaths and public rights of way
- c) the area is made more accessible for use by people with disabilities, general mobility problems, and children
- d) services to the new site should include the provision of distributed water supply to all plots, toilets, car parking and perimeter security fencing
- e) the site should be located outside recognised flood zones (2,3) and surface water flooding areas associated with both the River Dene and the Newbold Brook.

*Relates to Objectives 1, 14 and 16*

### **Supporting local evidence:**

Questionnaire: para 4.1.1, 4.1.2, 4.1.5 of this report

Parish Plan: pages 8, 10

Village Design Statement: pages 17, 39; KGP 2a

### **Relevant District and National Policies:**

NPPF: para 73, 76, 77, 78

Core Strategy: CS.2, 7B, 9A, 9B, AS.9A

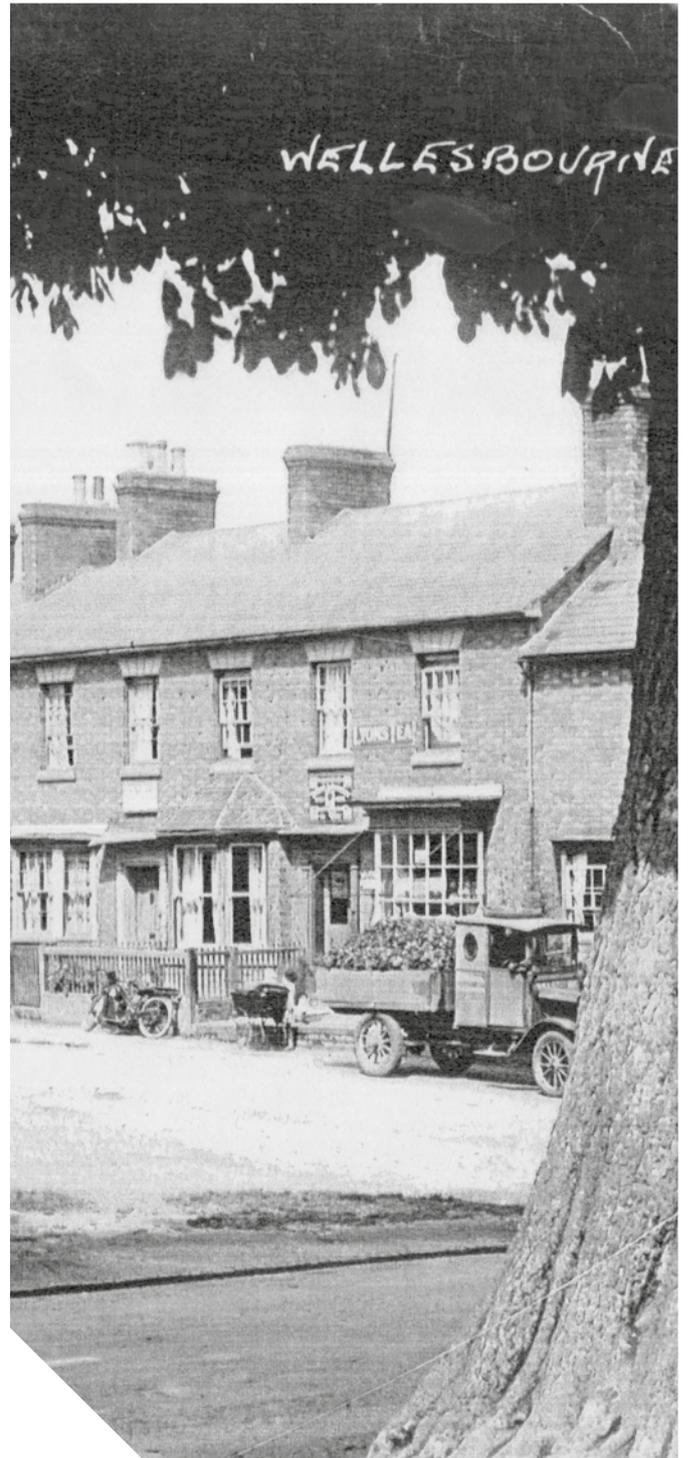
SDC Design Guide section 3.2.1

### 7.1.3: Preservation of the Historic Built Environment

Wellesbourne and Walton both contain areas that are regarded as having cherished historic significance. In the case of Wellesbourne this includes a conservation area which was initially set up in 1969 and expanded in 1993 to cover the area highlighted on Map 4. There are 57 listed buildings contained within the Parish, all of which are already protected by legislation as well as National and District planning policies (see Appendix B).

There are also many other buildings and special features within the Parish that are deemed to be distinctive and of heritage value by the community; these are also felt to require a level of protection based on an assessment of their potential for harm, or loss of their significance, in the event of any new developments. Work has begun by members of the community on compiling a Local List of Heritage Sites for the Parish of Wellesbourne and Walton which is shown in the second part of Appendix B.

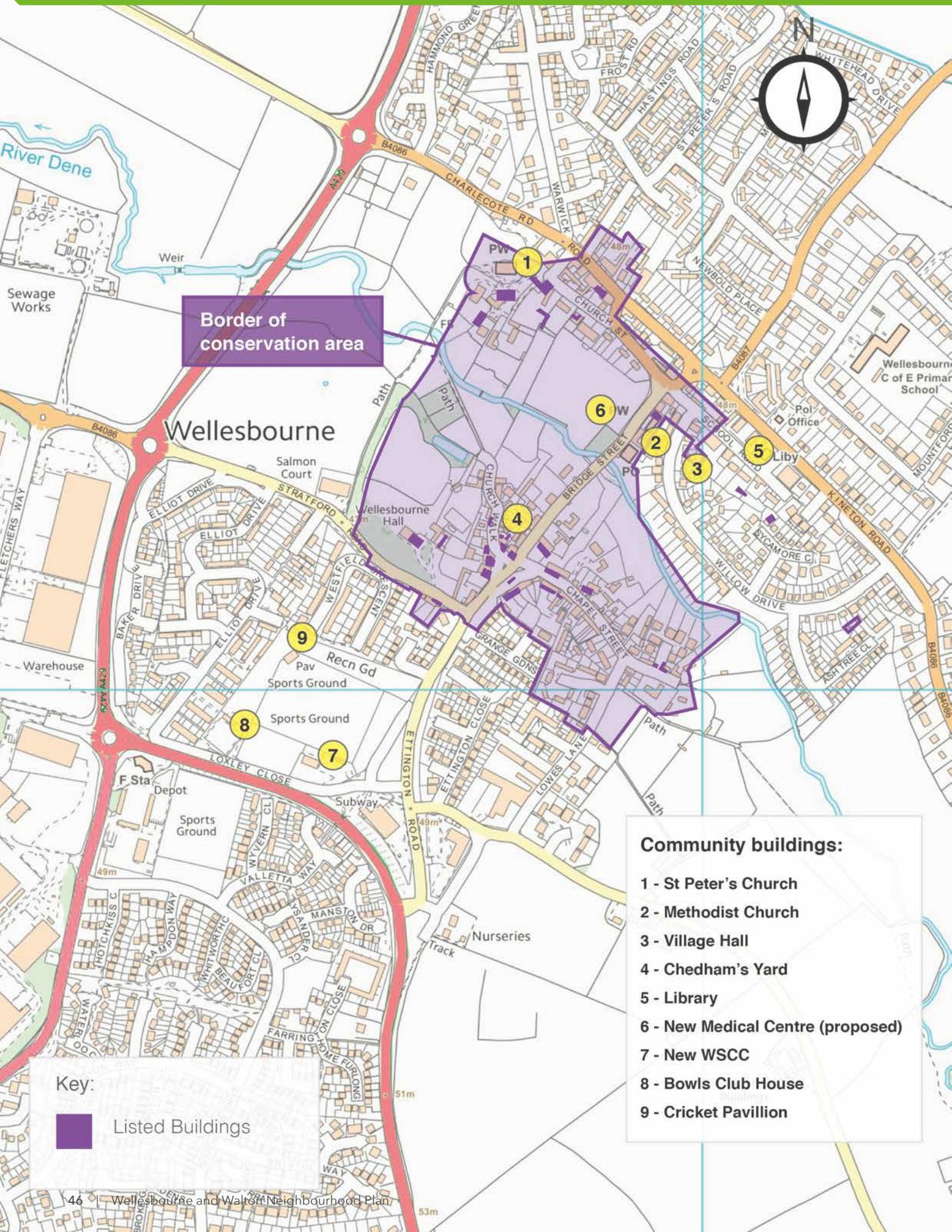
This listing is comprised of information detailing a description of the protected item, why it is significant to the community, and its location. Items will only be formally accepted onto this list following approval from the Parish Council. Subsequent extensions and reviews of this list will be managed by the Parish Council and carried out as events and circumstances might dictate.





House within Conservation Area

Map 4: Conservation Area showing Listed and Community Buildings



- Community buildings:**
- 1 - St Peter's Church
  - 2 - Methodist Church
  - 3 - Village Hall
  - 4 - Chedham's Yard
  - 5 - Library
  - 6 - New Medical Centre (proposed)
  - 7 - New WSCC
  - 8 - Bowls Club House
  - 9 - Cricket Pavillion

**Key:**  
 Listed Buildings

## WW3 Protection of Local Heritage

New developments should not reduce the significance of, or cause harm, to the character or appearance of:

- a) buildings and street scenes within the conservation area
- b) designated listed buildings throughout the Parish
- c) items contained within the Local List of Heritage Sites which can be found in Appendix 2b

*Relates to Objectives 2 and 14*

### **Supporting local evidence:**

Questionnaire: para 4.1.6, 4.3.3 of this report  
Parish Plan: pages 10, 15  
Village Design Statement: para KGP 2d, 3b, 3c

### **Relevant District and National Policies:**

NPPF: para 126-141  
Core Strategy: CS.7, 8, 9B  
SDC Design Guide section 3.4.1 to 3.4.8  
Planning (Listed Building and Conservation Areas) Act 1990 S69, S71  
Historic England Guidance: section 05 - Conservation areas  
Warwickshire County Council Historic Environment Records (see Appendix F)

#### 7.1.4: Landscape Preservation

In October 2015, Warwickshire County Council undertook a landscape character assessment of the Parish. See Appendix F for details on how to access the full report on this study.

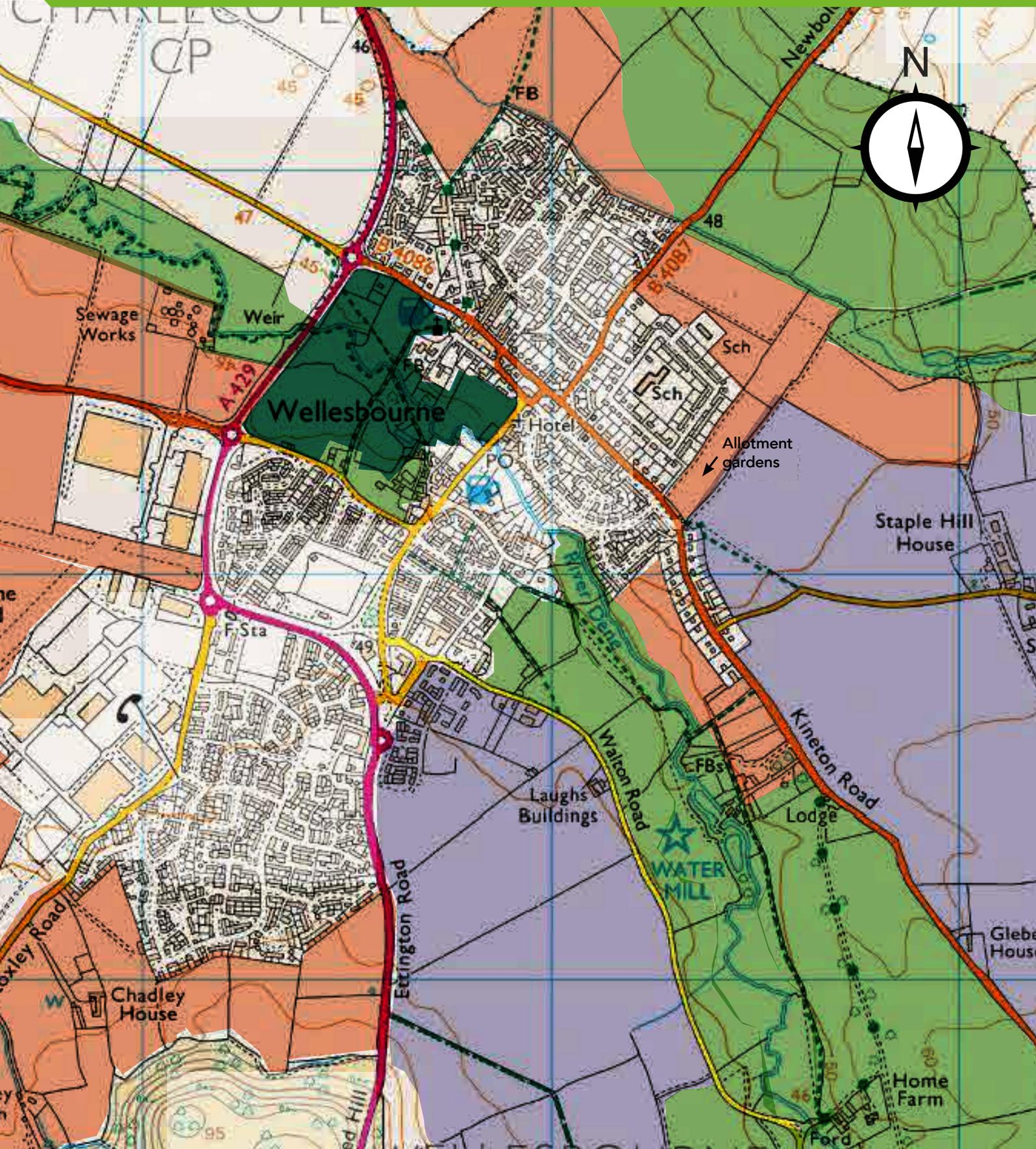
Separate landscape sensitivity zones were identified and assessed for their patterns and individual combination of features such as hedgerows, field shapes, woodland, land use and areas of settlements and dwellings. The results are shown on Map 5. Areas of high sensitivity tend to be those with intrinsically stronger landscape character, e.g. adjacent to ancient woodlands, providing the rural setting adjacent to the conservation area, or forming green wedges between settlements. The landscape across the Parish is typically rural in character and tranquillity levels are mainly high or medium.

Wellesbourne also benefits from having an Area of Restraint, as defined in the Core Strategy Policy CS.13, which covers an area that is considered to make a particular contribution to the character of the village. This is shown on Map 5.



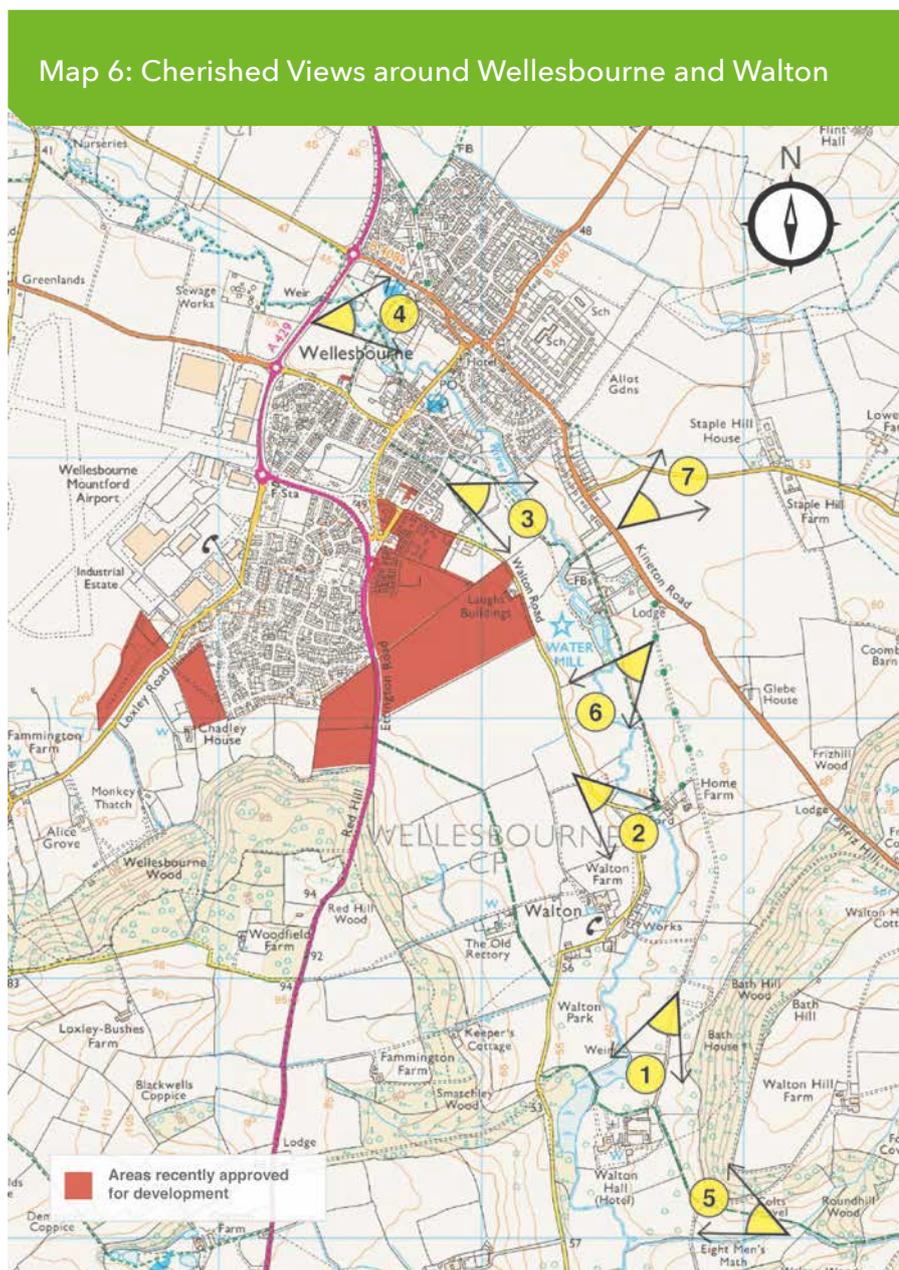
Paddock in Walton

# Map 5: Landscape Sensitivity Character Assessment



- High
- Medium
- High / Medium
- Area of Restraint

The River Dene corridor provides a natural division through the heart of Wellesbourne and helps to bring the countryside into the village. The Parish is framed to the south by the wooded scarp slopes of Red Hill and Friz Hill which not only affords attractive views but provides a valuable wildlife habitat. Walton village benefits from the parkland around Walton Hall where the river has been dammed to form a large lake.



	From	Towards
1	Jubilee Drive	Walton Hall
2	Walton Village	Walton Hall
3	Conservation area	Friz/Red Hill area
4	Bypass	River Dene
5	Footpath 84b	Walton Hall
6	Jubilee Drive	Wellesbourne Wood
7	Kineton Road	Staple Hill

Access to, and views of, the countryside have a significant positive impact on the lifestyle and wellbeing of residents. Some of the cherished views shown on Map 6 and listed below are in locations close to, or between, the built-up area boundary of Wellesbourne and Walton.

The implications on these landscapes and views should to be taken into account when considering the possible location of any new developments.

## WW4 Preservation of Landscape and Views

All new housing or commercial developments need to demonstrate how the recommendations contained within the landscape report prepared by Warwickshire County Council (see Appendix F) have been taken into consideration. The following specific points should be addressed:

- 1) The open spaces surrounding Wellesbourne and Walton, including the area covered under Policy CS.13 of the Core Strategy as an Area of Restraint, must be retained. Of particular importance is the corridor on either side of the River Dene which affords residents and visitors easy access to the surrounding countryside and assists in the dispersal of water during times of flooding.
- 2) The impact on the following cherished views of any planning application in respect of the design, size, or materials used in developments should be taken into account.
  - a) Jubilee Drive towards Walton Hall
  - b) Walton Village towards Walton Hall
  - c) Conservation area towards Friz Hill and Red Hill
  - d) Bypass along the River Dene towards St Peter's Church
  - e) Footpath SD84b towards Walton Hall
  - f) Jubilee Drive towards Wellesbourne Wood
  - g) Kineton Road towards Staple Hill
- 3) The Parkland setting of Walton Hall must be preserved. New developments will only be supported in this area where it can be demonstrated to have a positive impact on the historic setting of the Hall.
- 4) Any development to the north of Wellesbourne adjacent to the Newbold Brook should incorporate the floodplain area as community open space linking the new development to the village.
- 5) Existing hedgerows must be retained. The establishment of new native hedges, the gapping up of existing hedgerows and the planting/replacement of hedgerow trees is to be encouraged but this should not create a constraint in the dispersal of flood water.
- 6) The rural nature of the narrow Walton Road and the historic field patterns of the adjacent land towards the River Dene must be preserved.

*Relates to Objectives 1, 2, 14 and 16*

### Supporting local evidence:

Questionnaire: para 4.1.1, 4.1.3, 4.1.6 of this report

Parish Plan: pages 10, 28

Village Design Statement: KGP 1e, 2b

Landscape study (Oct 2015): Sections 3.4, 3.10, WL 14, 20, 30

### Relevant District and National Policies:

NPPF: para 109,

Core Strategy: CS.5, 7, 9A, 9B, 13, AS.9A

SDC Design Guide: section 4.2.16 to 4.2.19

SDC Design Guide section 3.2.1



**Their report identified:**

- 8 ancient woodlands which have been in existence since before 1600
- 14 local wildlife sites which qualify on the basis of scientific and community criteria such as diversity, rarity and fragility of species
- 37 ecosites that contain a significant number of species based on information from the Warwickshire Biological Records Centre.

See Appendix F for details on how to access the full report on this study.

Warwickshire County Council also undertook an historic environment study on behalf of the Neighbourhood Plan in order to establish those areas within the Parish of significance in terms of the known heritage that remains.

The report on this work provides over 350 records relating to historic monuments, listed and ancient buildings, evidence of remaining ridge and furrow medieval farming practices, and significant “find spots” of artefacts going back to the Stone Age. Of particular note is that 11 of the historic monuments are the sites of aircraft crashes from the 2nd World War, primarily associated with accidents at the Wellesbourne Airfield. These sites are protected by law under the Protection of Military Remains Act 1986.

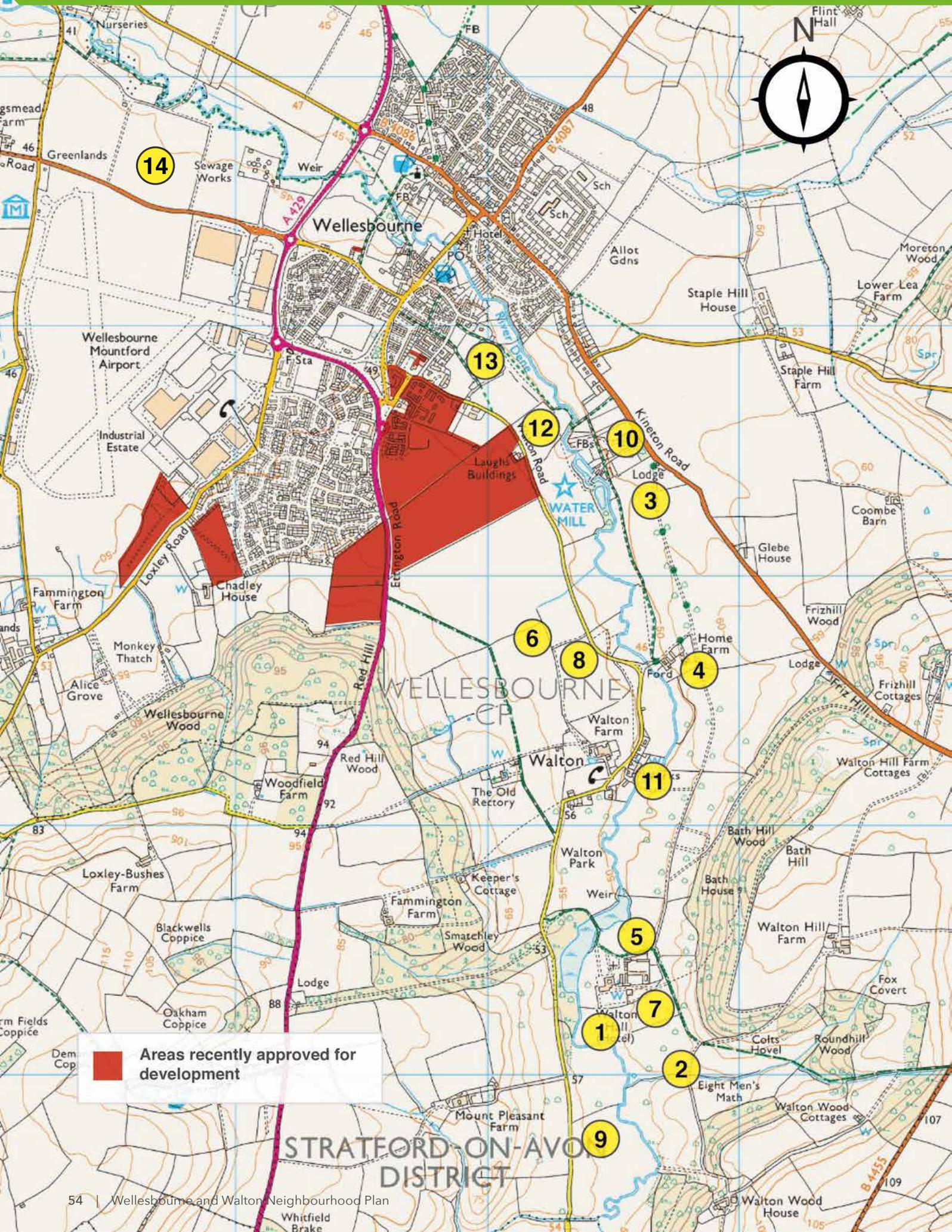
The table and Map 8 show the location of just a few of the identified historic sites which lie in the area between Wellesbourne and Walton. This includes evidence of local activities stretching back to Neolithic times.

The numbers on Map 8 relate to the following heritage.

Reference	Description
1 MWA1120	Evidence of Roman settlement
2 MWA1121	Possible site of Civil War battlefield
3 MWA4886	Evidence of Roman settlement
4 MWA19580	Surviving field medieval ridge and furrow farming
5 MWA5215	Site of medieval chapel at Walton
6 MWA19304	Evidence of Iron Age settlement
7 MWA1117	Location of now lost village of Walton D’Eivile
8 MWA4658	Evidence of Roman settlement
9 MWA6354	Evidence of Neolithic and Roman settlements
10 MWA1135	Site of ancient windmill from before 1750
11 MWA9003	Site of medieval settlement of Walton
12 MWA4655	Evidence of late Bronze Age and Roman pathway
13 MWA19577	Surviving field medieval ridge and furrow farming
14 MWA1141	Cropmark of possible Iron Age/Romano-British enclosures

See Appendix F for details on how to access the full report on this study which includes the location and details of all known items of historic relevance within the Parish.

# Map 8: Location of Historic Monuments and Sites between Wellesbourne and Walton



## WW5 Retention of Biodiversity and Historic Sites

Developers will be expected to assess the impact of any planning application on the following aspects of biodiversity and historic environment.

- a) designated ancient woodlands, wildlife sites, ecosites and linking wildlife corridors between them.
- b) identified local habitats and wildlife areas
- c) designated historic sites, archaeological events and monuments and historic landscape characteristics

Details of all these designated items and locations are contained in the local biodiversity and historic environment reports (2015) prepared by Warwickshire County Council which can be accessed from Appendix F.

Developers should be encouraged to contribute towards the creation of a nature reserve along the River Dene in support of enhancing the biodiversity of the area.

*Relates to Objectives 3, 4 and 14*

### **Supporting local evidence:**

Questionnaire: para 4.1.6 of this report  
Parish Plan: pages 10, 29  
Village Design Statement: KGP 1c, 1d, 2e

### **Relevant District and National Policies:**

NPPF: para 109, 113, 114, 117, 118  
Core Strategy: 5, 6, 7, 8, AS.9A  
SDC Design Guide section 3.2.4



View along River  
Dene corridor

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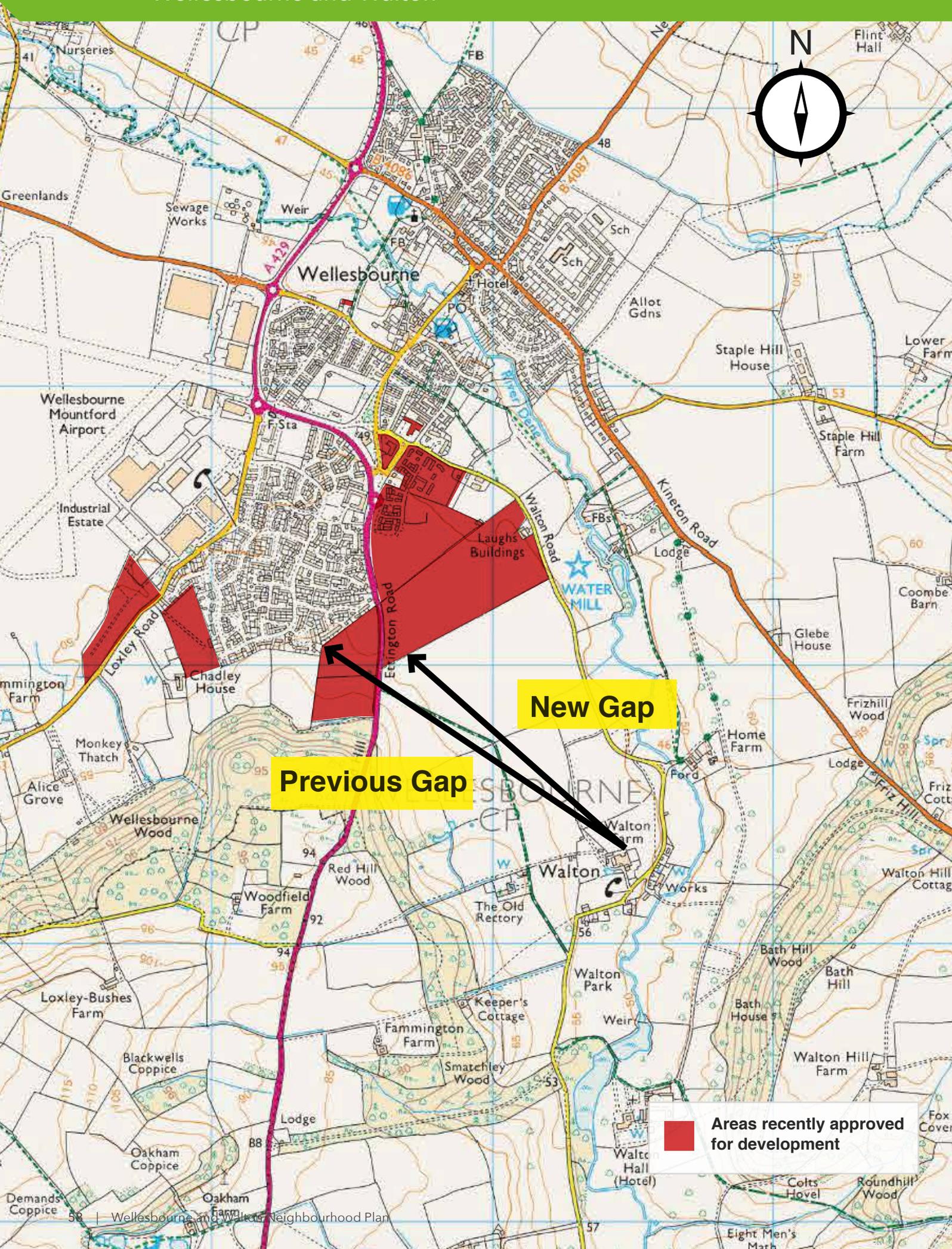
### 7.1.6: Separation of Villages

Wellesbourne and Walton are villages that are proud of their separate identities which have been maintained since before the time of the Domesday Book. Currently, an acceptable green buffer exists between the two settlements comprising well-managed high-quality agricultural farmland and hedgerows.

This gap is now being eroded as a result of recently approved major housing developments, as shown on Map 9. Furthermore, on the basis of the studies undertaken by Warwickshire County Council (see sections 7.1.4/5) the area between the villages is known to contain cherished views along with historic sites and monuments that are deserving of preservation.



# Map 9: Separation between Wellesbourne and Walton



**Previous Gap**

**New Gap**

**Areas recently approved for development**

## WW6 Separation between Wellesbourne and Walton

The location of any development should take into consideration the desire to maintain the separation between Wellesbourne and Walton in order to:

- a) maintain the distinctive character of both locations
- b) avoid the loss of picturesque views across the open countryside between the villages (see Policy WW4)
- c) preserve the wide range of historic sites and monuments that have been identified in the area between Wellesbourne and Walton, as designated in the local biodiversity and historic environment reports (2015) prepared by Warwickshire County Council which can be found in Appendix F. (see Policy WW5)

*Relates to Objectives 2, 4, 5, 14*

### **Supporting local evidence:**

Questionnaire: para 4.2.4 of this report  
Parish Plan: page 10  
Village Design Statement: page 10; KGP 3c

### **Relevant District and National Policies:**

NPPF: para 112,  
Core Strategy: CS.5, 6, 7, 15, AS.9A  
SDC Design Guide para 4.2.4

## 7.2 Housing and Land Use

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The following policies are intended to fulfil the requirement of Objectives 6, 7, 8, and 9 as specified in Section 6. See Section 4.2 for detailed feedback from the questionnaire survey relating to housing and land use.

The villages of Walton and Wellesbourne are distinctly different in character and size. Walton is a small village of about 60 dwellings which originally served the needs of Walton Hall and its Estate land. No housing development is envisaged in Walton or the immediately surrounding area over the period of the Neighbourhood Plan.

In contrast, Wellesbourne is an MRC, which has experienced substantial growth of 74% between 1981 and 2011. Currently the village has about 3000 dwellings and is continuing to expand as a result of recent planning approvals.

The Core Strategy, published July 2016, set a requirement to build at least 14600 homes within the District in the period 2011 to 2031. This indicates that the eight MRCs within Stratford-on-Avon District are required to provide some 3800 homes towards this target. By July 2016, Wellesbourne alone had already contributed 830 homes, built or with planning approvals, which is of the order of 22% of the total envisaged contribution from all eight MRCs. Many of these houses are yet to be built so their impact during construction on village life is likely to be a feature for years to come.

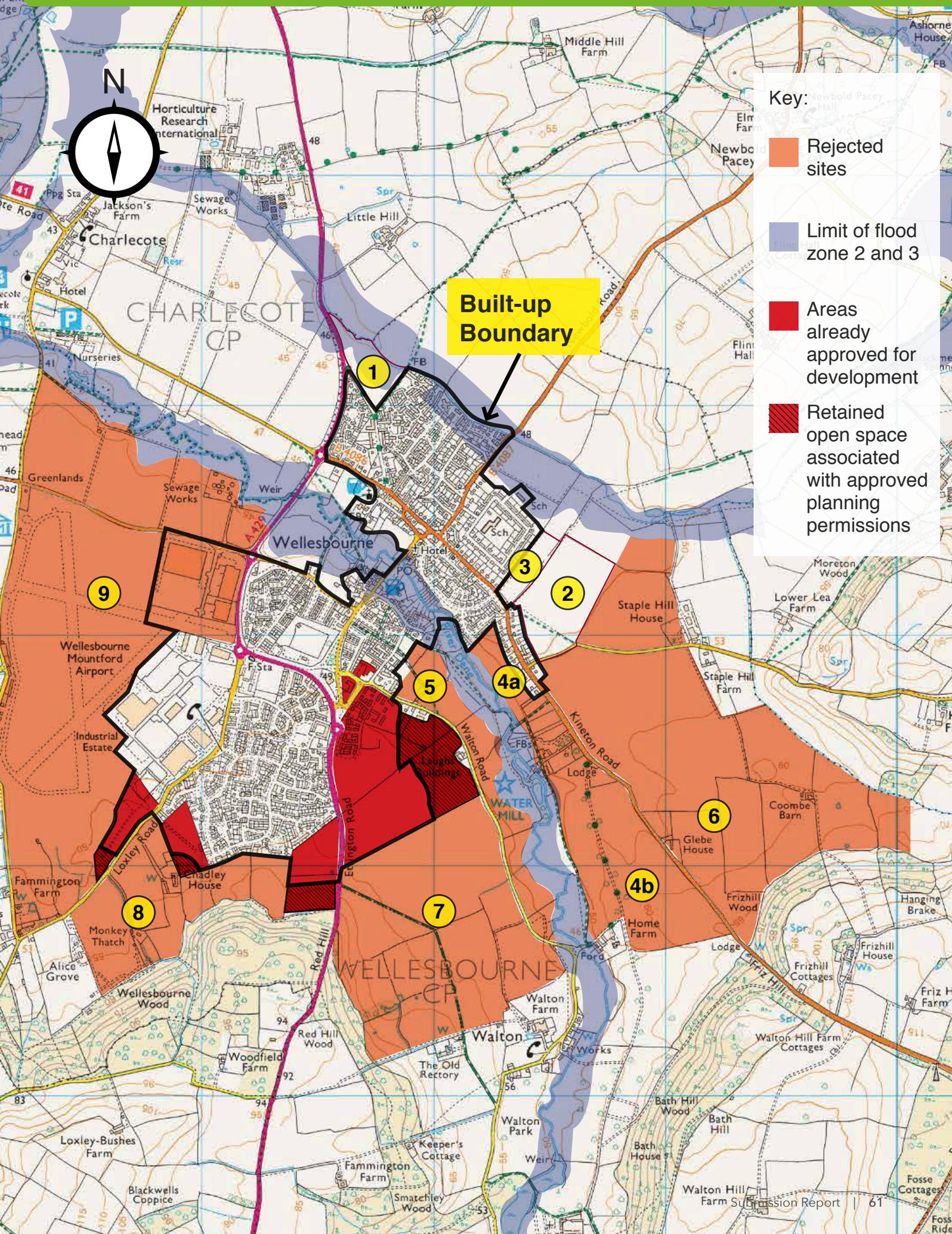
However, future reviews of housing requirements by SDC may reveal a need for additional housing to be provided across the District and in particular within the MRC's. This may result from the requirement to assist in providing extra housing that cannot be met within neighbouring areas such as Coventry and Birmingham. As a consequence, there is a need to identify sites around Wellesbourne which should be reserved for possible development in the event that they may be needed at some stage.

### 7.2.1: Location of new housing

The questionnaire survey identified the overall wish of residents to be that no further housing should be built in Wellesbourne. However, in the event of additional housing being required, the location should be in either the north or the east of the village (see Section 4.2.4).

There was resistance to having more housing in the south of the village in view of the significant distance from the traditional centre of Wellesbourne and the extent of new developments that have already been approved within this area, as shown in red on Map 10. In addition, there was opposition to any housing on the Wellesbourne Airfield site, both in terms of the potential impact such a large number of houses (of the order 1500) could have on the character of Wellesbourne, and the desire to support the established flying functions, which form a key part of the national network of small airfields, as well as supporting the associated aviation related businesses. Map 10 also highlights those areas around Wellesbourne which have been assessed as potential sites for more housing.

# Map 10: Land Options for Additional Housing Around Wellesbourne



**Key:**

- Rejected sites
- Limit of flood zone 2 and 3
- Areas already approved for development
- Retained open space associated with approved planning permissions

**Built-up Boundary**

9

1

2

3

4a

4b

5

6

7

8

The areas highlighted as 1 to 3 on Map 10 share the following characteristics:

- a) located either to the north or east of Wellesbourne (see Section 4.2.4)
- b) in reasonable proximity to the commercial centre of the village (see Section 4.2.4)

- c) on land that could be considered acceptable in terms of sensitivity for housing development (see Section 7.1.4 and Policy WW4)
- d) include at least part of the area outside the limits of both surface water and flood zones 2 and 3 (see Section 7.2.7 and Policy WW13).

The suitability of these areas for further housing development, in the event that more housing is required, can be summarised as follows.

Area	Approx' size (hectares)	Approx'* number of houses	Suitable to development	Reason
1	1.0	25	Yes	Immediately adjacent to built-up area boundary
2	10	250	Possible, but only post 2030	Should be designated as reserved for possible future development beyond 2030.
3	2.7	67	See Section 7.1.2 and Policy WW2	Land currently occupied by allotments.

\* Assumed 25 dwellings per hectare density for housing

Map 10 also highlights areas 4 to 9, which identifies land considered but rejected as locations for more housing, based on the following reasons. This relates primarily to the feedback received from residents summarised in Section 4.2.4.

Area	Reason
<b>4a/b</b>	Located within the River Dene corridor and also identified by Warwickshire County Council Survey as a site containing significant wildlife and ecology. (see Ecology report in Appendix F). Part of this area also provides space for water dispersal and flood storage.
<b>5</b>	Located within the River Dene corridor to the south of the village along a narrow rural road in an area of high sensitivity landscape and containing sites of historic significance. Part of this area also provides space for water dispersal and flood storage.
<b>6</b>	Too remote from Wellesbourne
<b>7</b>	Too remote from Wellesbourne and in the south of the village where further development has been rejected by the community. This would also reduce the gap between Wellesbourne and Walton. (see Section 7.1.6).
<b>8</b>	Located in south where further development has been rejected by the community. (see Section 4.2.4).
<b>9</b>	Site of the airfield which has been rejected in favour of retaining the flying function. (see Sections 4.2.3 and 4.7).

This determines the built-up area boundary for Wellesbourne which is shown on Map 10.

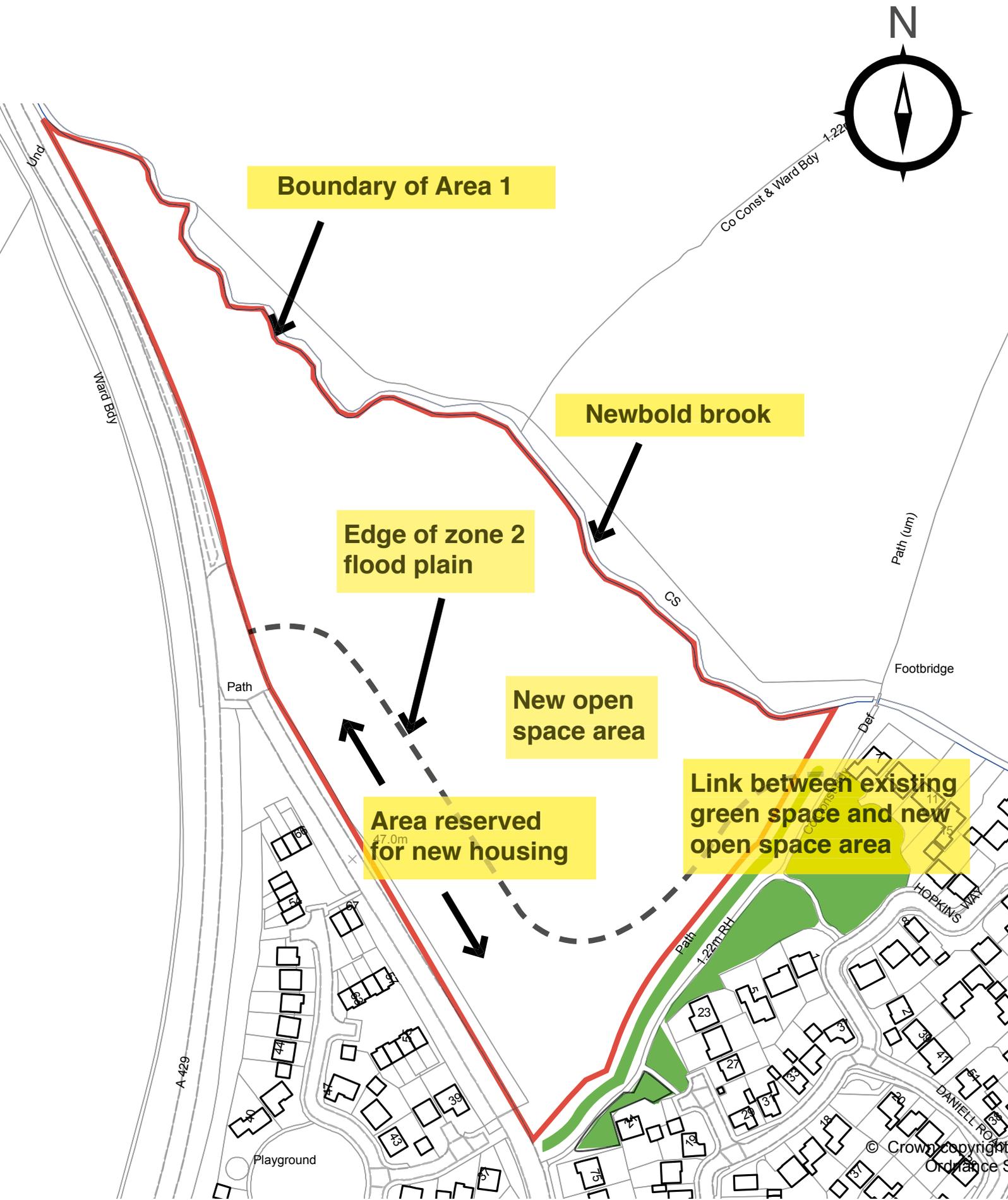
The questionnaire survey also showed a strong preference for any further housing development to be spread over the Plan period, where this might be possible, in order to reduce the impact on village life. Concerns about allowing more major site developments related to issues of infrastructure capability, local disruption during construction and the ability to integrate significant numbers of people within an already over-stretched community.

In the case of Area 1, while this benefits from being located immediately adjacent to the existing built-up area boundary and in the preferred northern part of Wellesbourne for any future development, a significant part of this field is subject to flooding, as shown on Map 11. The actual extent of the flood plain has been assessed by detailed hydraulic modelling, taking into account allowances for climate change. (see Appendix F). Any housing would have to be limited to that part of the field outside the determined zone 2/3 areas.

The requirement for land use would be to:

- a) restrict any housing to the west of the field, adjacent to the existing disused road
- b) reserve the area outside of the flood plain to the south east of the field as open space that links to the existing green space along Hopkins Way
- c) make the remainder of the field that is inside the flood plain available to the Parish Council for recreational use by the community.

# Map 11: Reserved Area 1 for Possible Future Housing



## WW7 Location of New Houses

- 1) New housing, other than infill, should be contained within the Area 1 shown on Map 11 which, in accordance with the wishes of residents, is north of the village, near existing housing, and in close proximity to the traditional centre. This location has been identified by the Environment Agency as containing areas within flood zones 2 and 3. The extent of the flood zone and surface water flooding area should be confirmed as part of any development by detailed hydraulic modelling, taking into account the prevailing climate change allowances.

The following conditions will apply to any consideration for development within Area 1. See Map 11.

- a) the site should be considered as a reserved area and will only be released for development if a clear requirement to do so is identified by SDC and in any event not before 2021, when it is anticipated that the development of houses with already approved planning permissions within Wellesbourne, will have been completed.
- b) no housing shall be built within the zone 2 or 3 flood areas designated by the Environmental Agency. The distance that buildings will be permitted from the edge of the zone 2 and 3 areas is specified in WW13.
- c) development proposals must incorporate a scheme to help redress the deficit of community open space in Wellesbourne by allocating the areas contained within flood zone 2 and 3 as community open space. This open space should link through to existing local green space and the public footpath to the north of Hopkins Way, immediately adjacent to Area 1.
- d) there should be minimal removal of existing trees and hedgerows in providing pathway links between the existing green space and the new open space areas.
- e) proposals for development of Area 1 must include a master plan to address site specific constraints including:
  - i) flood risk management incorporating sustainable drainage systems (SUDS) to cope with both river flooding and surface water run-off, taking account of the predicted impact of climate change.
  - ii) noise impact and mitigation measures especially with regard to traffic on A429.
  - iii) ecological assessment including perimeter hedgerows and trees which should be retained and extended.
  - iv) transport impact and access strategy for the site.
  - v) a future site management plan for the public use of the available open space, including transfer of ownership of this land to the Parish Council along with funding for the ongoing upkeep of the area.

Warwickshire County Council historic environment records show no evidence of archaeological events or monuments associated with this field.

## WW7 Location of New Houses (Continued)

2) Area 2 on Map 10 is to the east of Wellesbourne and adjacent to both existing housing and the allotments and includes flood zone 2 and 3 areas. The site should be safeguarded from any development that might compromise its future release for possible residential housing use beyond 2030. The extent of the flood zone and surface water flooding area should be confirmed as part of any development by detailed hydraulic modelling, taking into account the prevailing climate change allowances.

3) Area 3 on Map 10 is the allotments and any consideration for use as a location for housing development is subject to policy WW2. The extent of the flood zone and surface water flooding area should be confirmed as part of any development by detailed hydraulic modelling, taking into account the prevailing climate change allowances.

4) Areas 4 to 9 on Map 10 are rejected from consideration as sites for additional housing.

No new housing will be allowed outside the built-up area boundary. In the event that planning approval is granted for development on a reserved site area, an adjustment to the built-up area boundary should be established in conjunction with SDC.

Replacement and small infill developments of fewer than 10 dwellings within the built-up boundary will be supported in principle in other parts of Wellesbourne, where these complement the design of surrounding buildings and provide satisfactory arrangements for access and off road parking.

*Relates to Objective 6*

### **Supporting local evidence:**

Questionnaire: para 4.2.1, 4.2.4 of this report

Parish Plan: not covered

Village Design Statement: KGP3f

Warwickshire County Council Ecology report maps 3 and 4 (see Appendix F)

Warwickshire County Council Landscape Study report - Page 91 (see Appendix F)

Fluvial Flood Risk Hydraulic Modelling Report by BWB Consultants (see Appendix F)

### **Relevant District and National Policies:**

NPPF: para 7, 12, 17, 47, 48, 49, 50, 52, 53, 109, 184

Core Strategy: CS.5, 15, 16, 17,

Warwickshire County Council historic environment records (see Appendix F)

### 7.2.2: Provision of Housing Mix

Analysis of the questionnaire survey showed the following ranking preference for the mix of housing in new developments.

Housing type	
1st	Private sale affordable 1 and 2 beds
2nd	Housing Association properties for rent by local people
3rd	Homes for people with disabilities (bungalows)
4th	Shared ownership homes (part rent/part buy)
5th	Retirement homes
6th	Private sale 3 and 4 beds
7th	Affordable homes to rent via private landlords
8th	Private sale executive homes with 5+ beds

This compares with the following ranking from the Housing Needs Survey undertaken in 2011 (see Appendix F) which shows a similar profile.

Housing type	
1st	2 bed houses
2nd	2 bed bungalows
3rd	3 bed houses
4th	4+ bed houses

The 2011 survey highlighted a requirement for a total of 47 additional houses with a breakdown of 72% affordable or rented from a housing association, 21% private sale and 6% shared ownership. Of particular note was the high demand for 2 bedroom bungalows at 25% of rented affordable homes and 50% of market homes, driven by the needs of the ageing population. See census data on changing demographics in Appendix G.

While the percentage of required affordable housing shown in the 2011 survey is substantially higher than that specified in the draft Core Strategy Policy CS.17 at 35%, the actual required number of houses of 47 is low compared to the 830 houses built and with planning approvals that have taken place by July 2016 since the 2011 survey.

In this situation, there is no justification as part of the Neighbourhood Plan to deviate from the Core Strategy requirements in regard to the percentage of affordable housing and the mix of dwellings as set out in the Core Strategy main modifications (Policy CS.18 Part B) which is summarised below.

Dwelling size	Housing type	
	Market	Affordable
1 bed (2 person)	5-10%	15-20%
2 bed (3 or 4 person)	35-40%	35-40%
3 bed (5 or 6 person)	40-45%	35-40%
4+ bed (6,7 or 8+ persons)	15-20%	5-10%

## WW8 Mix of New Housing Types

All new developments within the Parish must contribute towards the achievement of sustainable development through the provision of (amongst other things) a balanced mix and range of dwelling types and sizes. The range and mix of dwelling types must be considered against the provision of the Core Strategy Policy CS.19, apart from the following derogation to reflect identified local needs.

Approximately 25% of 2 bedroom rented affordable homes shall be provided in the form of bungalows, unless a specific case for not doing so with reference to site-specific circumstances can be demonstrated. Elderly people and those with disabilities should be prioritised for allocation of these bungalows.

*Relates to Objective 7*

### **Supporting local evidence:**

Questionnaire: para 4.2.2 of this report

Parish Plan: not covered

Village Design Statement: Page 10

### **Relevant District and National Policies:**

NPPF: para 7, 17, 47, 50

Core Strategy: CS.16A, 18, 19

### 7.2.3: Provision of affordable Housing for Local People

Wellesbourne and Walton are located in an area where the price of open market housing is relatively high and typically outside the reach of residents whose children and close relatives may wish to remain living in, or return to, our villages.

The questionnaire survey highlighted that 70% of respondents felt that some form of priority should be given to people with a local connection (see Section 4.2.5) for the allocation of affordable housing.

While the needs of local people for housing will inevitably vary over the period through to 2031, there is a strong likelihood that the demand for affordable housing will remain.



Recent housing  
development

## WW9 Affordable Housing for Local People

New affordable homes within the Parish of Wellesbourne and Walton will continue to be allocated through the SDC “cascade” system which prioritises households with a qualifying local connection. This process is to be ensured through the imposition of occupancy restrictions under the terms of planning obligations (Section 106 agreements) associated with any new developments.

The detailed steps involved in this SDC cascade process are contained within the Home Choice Plus Allocation report (see Appendix F) and include the following criteria which are applied when determining priority for housing allocation within the Parish:

- a) Current and previous residence
- b) Close family connections with existing residents
- c) Working in the Parish

*Relates to Objective 7*

### **Supporting local evidence:**

Questionnaire: para 4.2.5 of this report

Parish Plan: not covered

Village Design Statement: not covered

### **Relevant District and National Policies:**

NPPF: para 47, 50, 54

Core Strategy: CS.18,19

### 7.2.4: Design Standards in New and Modified Housing

The questionnaire survey supported the need to preserve and enhance the rural character of the locality as part of any new developments or modifications to existing housing, which should remain sympathetic to surrounding housing in terms of design, materials and layout along with providing variety to the street scene in order to create local distinctiveness.

The Willow Dene Estate and Dovehouse developments, which were completed in the 1960s and 1980s respectively, are considered to represent a preferred site layout design for any new developments within Wellesbourne. This is characterised by a range of 2 bedroom bungalows plus semi and detached 2 to 4 bedroom houses with garage and car parking provision along with adequate garden size and storage for bikes and bins. Of particular note is the overall site layout with a judicious use of road curvatures, semi-open aspect gardens, small green areas and trees, as shown in the pictures below.



View within Willow Dene area

The Warwickshire Health and Wellbeing Strategy 2014-2018 (see Appendix F) promotes “independence for all” by advocating that elderly people should be able to remain in their own homes and live healthy active lives for as long as possible. With the current ageing population (see Appendix G) the ability to remain in your own home for longer and to receive care is vital for allowing continued independence.

The adoption of the optional Building Regulations Part M4(2) (see Appendix F) in any new developments will help to ensure that these aspirations are met.

New developments also need to respond to climate change and include energy efficiency technologies, low carbon and renewable energy sources, use local materials wherever possible, effective water management, flood protection and appropriate landscaping.



View within Dovehouse area

## WW10 Design of New and Modified Housing

New and modified housing should be constructed in accordance with the prevailing standards of design excellence, in accordance with SDC Design Guide (currently 2001 issue), encompassing:

- a) mitigation of climate change, energy efficiency and environmental sustainability standards
- b) water saving technologies aimed at reduced consumption and increased recycling
- c) flood protection measures in modified houses considered at risk of flooding. (Note: All new housing should be located outside Flood Zone 2 and 3 and therefore will not require specific flood protection measures.)
- d) architectural design of a height, scale and form, including roofline and fenestration, which does not detract from the visual amenities of the street scene, and typically uses materials that are traditional to the area
- e) plot layout that respects established building lines and boundaries along with attractive landscaping, where such features are important to the character of the area
- f) plot size that makes provision for at least 2 vehicle spaces for off-road parking which meets highway standards and provides adequate separation for privacy between properties
- g) area configuration and housing density which includes a variety of property designs and size that are sensitive to adjacent properties. No property should exceed 2 and a half storeys height in order to blend in with the overall street scene prevailing within Wellesbourne and avoid obscuring wider views across the village
- h) street layout which is characterised by short and curved roads to the extent this is practical

Alterations, modifications, or replacement of existing dwellings should be of an appropriate scale, meeting the prevailing design standards for new housing and in keeping with surrounding properties.

Developers must be encouraged to build sustainable and flexible living into house design to meet the requirements of people throughout their lives. In particular, accommodation should be provided that can be easily adapted to suit changing household needs and circumstances, including to cater for home working and people with disabilities and older residents who may need care and support. The optional Building Regulations Part M4(2) should be adopted in order to help fulfil these requirements.

*Relates to Objective 8*

### **Supporting local evidence:**

Questionnaire: para 4.1.6, 4.2.3 of this report

Parish Plan: page 10

Village Design Statement: pages 30, 38, 39; KGP 3d, 3e, 3h, 3j, 3l, 4e, 4f

### **Relevant District and National Policies:**

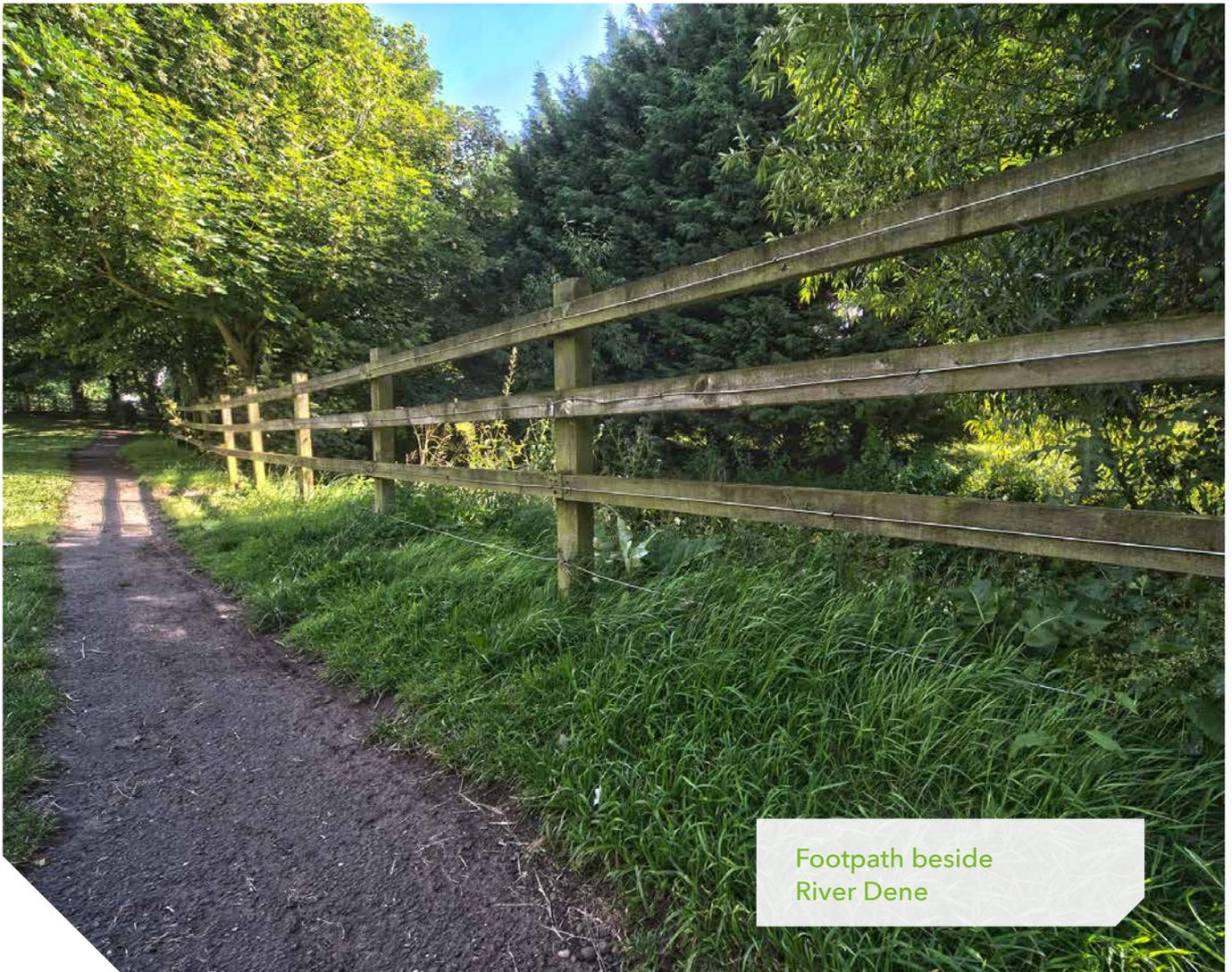
NPPF: para 17, 56-64, 95

Core Strategy: CS.2, 3B, 4, 5, 9, 18, 19, 20

SDC District Council Design Guide sections 3.1.1 to 3.1.18

### 7.2.5: Footpaths, Footways and Cycle Path Availability

The ambition is to grow the network of footpaths, footways and cycle ways throughout the Parish as a leisure amenity and to improve road safety for pedestrians and cyclists of all ages and abilities. Any new development should be required to demonstrate how the extent of footpaths, footways and cycle ways, both within the new site and connecting to existing networks, can provide safe access towards the village and the surrounding area.



Footpath beside  
River Dene

## WW11 Pathways Linking to New Housing

Any new developments must include:

- a) footways, footpaths and the safe provision of signed cycleways within the site which, where possible, connect to the equivalent existing networks towards Wellesbourne
- b) footways that are sufficiently wide to accommodate passing buggies and wheelchairs
- c) links, where possible, to the open countryside to encourage walking and cycling within the village and beyond
- d) contribution towards bike storage near community facilities (Library, Medical Centre, Village Hall and the new Wellesbourne Sports and Community Centre (WSCC)) secured through section 106 funding
- e) a contribution to the development of signed cycleways in and around the village secured through section 106 funding

*Relates to Objective 8*

### **Supporting local evidence:**

Questionnaire: para 4.1.2, 4.5.1 of this report  
Parish Plan: page 10, 11  
Village Design Statement: pages 17, 37 ; KGP 3i, 4c, 4d

### **Relevant District and National Policies:**

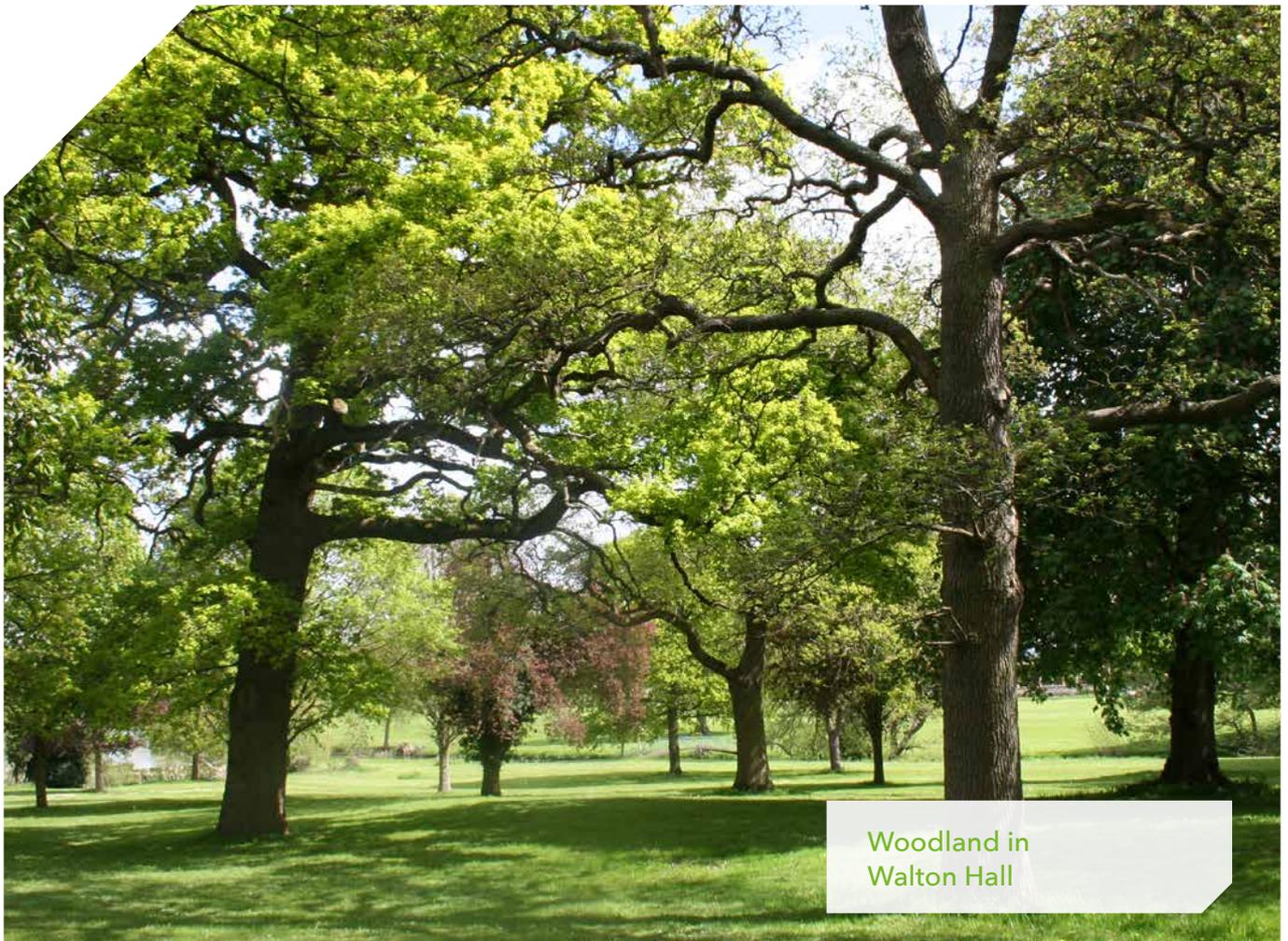
NPPF: para 73-76  
Core Strategy: CS.5,7,9A, 9B, 26, AS.9B  
SDC Design Guide (sections 7.4.1 to 7.4.6)

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### 7.2.6: Preservation and Improvement to Landscape

Developers will be encouraged to ensure that boundaries adjacent to footpaths and footways have natural planting with provision to ensure that this is maintained until plants reach maturity.

Significant tree planting schemes of native species of a minimum height of 2 metres are an essential pre-requisite for all new building developments and should incorporate species approved by the District Council.



Woodland in  
Walton Hall

## WW12 Landscape Design of New Housing

All developments will be required to demonstrate excellent landscape design, and encouraged to preserve the existing mature tree population along with the planting of new trees and hedges to form a landscape buffer around the development to soften its impact on the surrounding countryside.

Sufficient land for these trees is to be provided by the developer. Funding should be provided as a commuted sum by the developer to the Parish Council which is considered by both parties as sufficient for the Parish Council to care for the newly planted trees. Trees should be native species and at least 2 metres in height when planted.

*Relates to Objective 8*

### **Supporting local evidence:**

Questionnaire: para 4.2.3 of this report

Parish Plan: page 10, 12

Village Design Statement: pages 12, 18; KGP 2e, 3g, 3i, 3k, 4c

### **Relevant District and National Policies:**

NPPF: para 7, 17, 58, 75, 109, 118;

Core Strategy: CS.5, 7, 9A, 9B, AS.9B

SDC Design Guide paras 4.5.1 to 4.5.31 and 7.41 to 7.46

### 7.2.7: Flood Risk Management

The questionnaire survey showed that flooding remains of high concern within the community and that the existing flood protection system must continue to be maintained in an effective state in order to prevent a recurrence of the extensive flooding affecting 70 properties experienced in 2007, 1998 and earlier.

Recent incidents of repeat excessive flooding in parts of the Country and an increasing awareness and acceptance of climate change impact on weather has led to a widespread belief that even properties that have escaped flooding in the past could be vulnerable in situations of more sustained periods of heavy rainfall.

In recognition of these concerns, no new developments are to be allowed within areas that might already be susceptible to flooding, as defined by the Environment Agency Zone 2 and 3 risk areas, or surface water flooding, taking into account prevailing contingencies for climate change. In addition, a detailed hydraulic survey should be carried out on any area being considered for development to confirm the extent of any potential flooding.

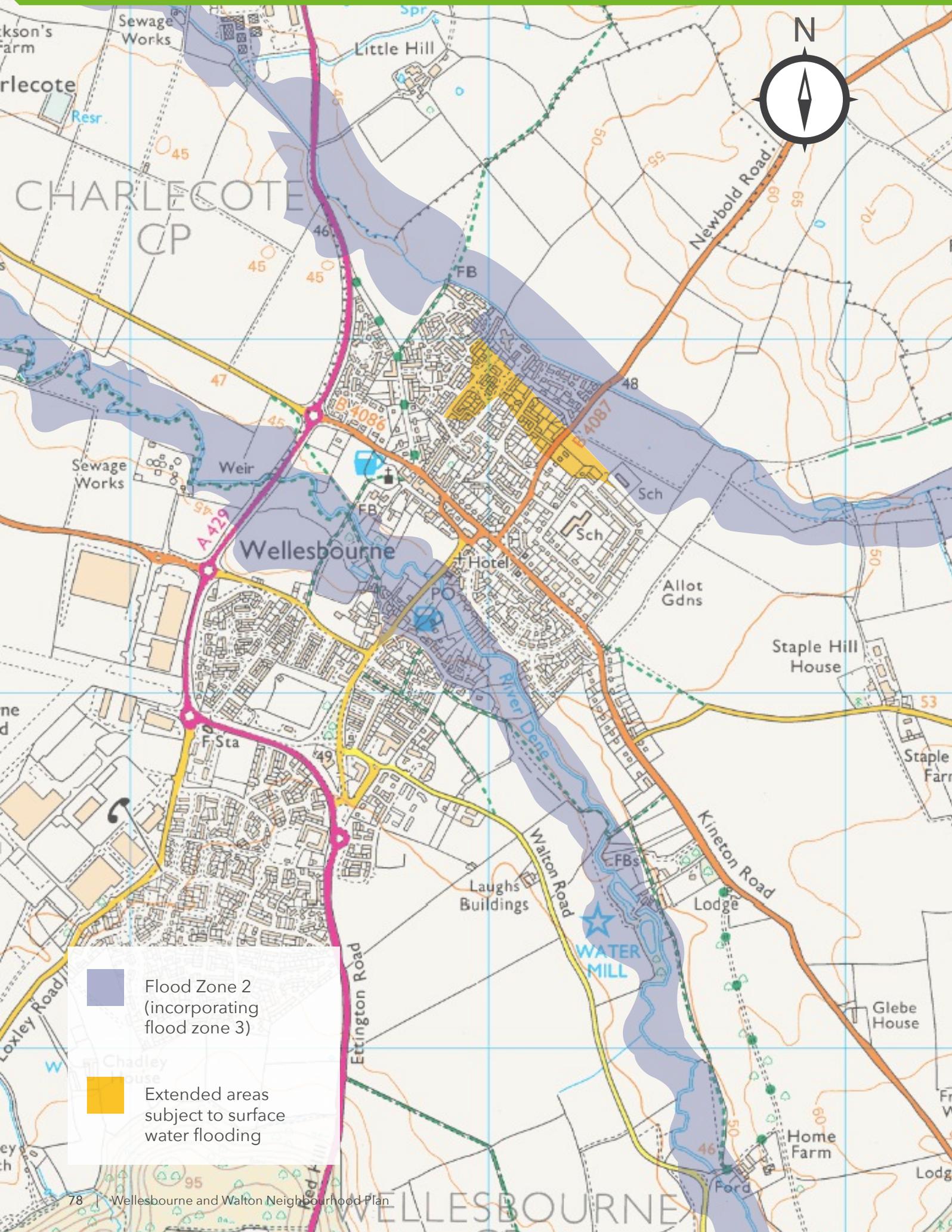
Map 12 shows the extent of the combined zone 2 and 3 areas around Wellesbourne and Walton. Virtually the entire flood risk area is classified as the more severe zone 3. See Appendix F for links to flood zone information.



River Dene in flood



River Dene at normal water level



 Flood Zone 2 (incorporating flood zone 3)

 Extended areas subject to surface water flooding

## WW13 Flood Risk Management of New and Modified Housing

No new development will be supported within Flood Zones 2 and 3 as defined by the Environment Agency, taking into account prevailing contingencies for the impact of climate change. Hydraulic modelling should take place as part of any development within an area to confirm the extent of the flood plain. Finished floor levels should be a minimum of 0.6 metres above the 1 in 100 years plus climate change contingency flood level.

Any modified housing that is located within Flood Zones 2 and 3 must be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding. Design features are recommended to include the following measures:

- a) use of water-resistant materials for ground level floors, wall and fixtures
- b) siting of electrical equipment at least 1 metre above the floor.
- c) incorporating flood-restraint systems (drain covers/removable door guards) to reduce the chance of water entering the property.
- d) parking areas and driveways should be constructed with porous materials where possible to improve local drainage.

The provision of Sustainable Urban Drainage Systems (SUDS) as flood water storage areas should be installed in order to avoid any increase in the rate of surface water runoff from the site. The use of bund walls is to be avoided.

Storage of rain water for non-drinking water uses such as garden watering and/or toilet flushing is encouraged as a sustainable initiative within any new development.

No development should take place within 8 metres from the edge of the water course in order to provide an easement to allow access for maintenance and to create a wildlife corridor.

*Relates to Objective 9*

### **Supporting local evidence:**

Questionnaire: para 4.2.4 of this report  
 Parish Plan: page 8  
 Village Design Statement: KGP 1a, 1b

### **Relevant District and National Policies:**

NPPF: para 94, 99-104  
 Core Strategy: CS.2, 4  
 SDC Water Environment and Flood Risk Strategic objectives  
 SDC Design Guide sections 4.2.8, 4.2.10

## 7.3 Community

The following policies are intended to fulfil the requirement of Objectives 10, 11 and 12 as specified in Section 6. See Sections 4.3, 4.4, 4.5, 4.6 and 4.8 for detailed feedback from the questionnaire survey relating to community which also encompasses transport and travel, sports and leisure, healthcare and young people.

The recent and impending growth of housing in Wellesbourne has led to concerns about the capability of village amenities and infrastructure to cope with the resultant increased population. Core infrastructure services are critical to the successful development of a thriving community.

### 7.3.1: Investment in Infrastructure

Developers and statutory providers will be required to demonstrate what measures will be taken to ensure that constraints on transport and utilities infrastructure are not aggravated as a result of their development.

The local utility services that are considered to already be under strain are:

- a) mains water supply and pressure
- b) sewage treatment capacity at the local waste treatment plant
- c) surface water and waste water disposal
- d) flood defence/protection improvements from the River Dene were completed in 2010, taking into account the increased risk of flooding associated with climate change The integrity of this system will need to be checked as part of any new developments and in the event that the level of contingencies for climate change is revised.
- e) electricity supply reliability and alternative energy supply options
- f) superfast broadband

In addition, the road systems around Wellesbourne are becoming increasingly congested due to a combination of increased traffic as the local population expands and rising commercial vehicle movements transiting through Wellesbourne and from within the adjacent distribution depots. This congestion becomes particularly acute on market days at the airfield when traffic can be backed-up as far as the motorway and to the top of Red Hill.



## WW14 Infrastructure associated with New Housing

Developers will be required to demonstrate robust provision of utilities to new sites which may include the funding of upgrades in offsite utilities infrastructure to ensure that there will be no increased constraints in the capacity of services delivered to existing properties. This is to include the provision of new flood risk management schemes, such as flood storage areas, along with funding towards the maintenance of existing defences on the River Dene.

Site specific infrastructure projects for junction improvements and cycle/ pedestrian links to new housing developments should be provided through Section 106 and Section 278 funding. Where necessary, this could include traffic calming measures that directly relate to a specific development.

A contribution towards investment in infrastructure developments on a District-wide basis will be secured from developers through a Community Infrastructure Levy (CIL).

*Relates to Objectives 10 and 15*

### **Supporting local evidence:**

Questionnaire: para 4.2.1, 4.2.4 of this report

Parish Plan: page 9

Village Design Statement: pages 14-16, KGP 1a

### **Relevant District and National Policies:**

NPPF: para 17, 21, 42, 162, 171, 177

Core Strategy: CS.4A, 4B, 7, 25, 26, AS.9A, AS.9B

### 7.3.2: Contribution to Community Facilities

Wellesbourne has a wide range of community services and amenities which will become increasingly constrained as the population grows. A number of Wellesbourne clubs have already been forced to move outside of the village due to their requirements no longer being met. These have included the Wellesbourne rugby club following the closure of the sports club building in 2009. Also the badminton and table tennis clubs have to play in adjoining villages due to the lack of a suitable sports hall.

A substantial part of this under provision has been overcome through the development of the new Wellesbourne Sports and Community Center (WSCC). This includes a Multi-Use Games Area (MUGA) incorporating all weather floodlit tennis and netball courts, along with five or seven aside football pitches. In the longer term it is hoped that a sports hall will be provided for activities such as badminton and table tennis but this will depend on funding provision. (see Section 4.5.1). However, further challenges remain, particularly in terms of the provision of adequate outside sports and leisure facilities, which will be exacerbated by the growth in the local population. The extent of this issue is summarised below with further details provided in Section C.

#### a) Playing pitches

There are just two football pitches in Wellesbourne but there are 11 children's teams who have to routinely hire pitches outside of the village to play. Similarly, the cricket club has nine teams but just one cricket pitch.

Fields in Trust (formerly National Playing Fields Association (NPFA) – see Appendix F) recommends 1.21 hectares of playing pitches per 1000 population. A study carried out by consultants Arup on behalf of SDC (see Appendix C) identified the extent of the shortfall in playing fields as 4.2 hectares. However, the Arup report also highlighted that there are

available playing pitches within 7.2km which could mitigate the extent of the under provision within Wellesbourne to just 1 hectare. This would equate to the need for an additional 2 football pitches. By taking into account the expected population increase associated with recently approved developments, the extent of this under-provision increases from 1 to 2.2 hectares, which equates to the need for a total of 4 football pitches.

#### b) Children's play areas

There are currently three children's play areas in the village; the main one is at Mountford Sports Field and smaller areas are located within the Dovehouse and Hammond Green parts of Wellesbourne. A fourth site in the Frost Road area was provided as part of the adjacent housing development but was removed when repairs were required and, at the request of local residents, the equipment not replaced.

Fields in Trust (see Appendix F) recommends 0.25 hectares of children's and young people play space per 1000 population. The study carried out by consultants Arup on behalf of SDC (see Appendix C) identified the extent of this shortfall in play areas within Wellesbourne as 1.4 hectares, which slightly increases to 1.5 hectares after taking account of additional housing not included in the Arup report along with expected space provisions within the new developments at Ettington Park and Loxley Park. However, additional play areas will be provided as part of the new developments at Mountford Place and Ettington Road which will reduce the extent of this deficit.

#### c) Natural accessible green space

Wellesbourne is surrounded by fields that offer excellent views across open countryside from the network of footpaths that exist. However, there are limited opportunities for residents to enter areas that can be considered freely accessible to socialise and undertake leisure activities such as picnics.

Fields in Trust (see Appendix F) recommends 0.75 hectares of natural accessible green space per 1000 population. The study carried out by consultants Arup on behalf of SDC (see Appendix C) could not establish any areas which might be classified within this category of open space and concluded that there was a deficit over requirement of 4.8 hectares. This deficit will increase to 5.5 hectares as a result of the further expansion in population associated with recently approved developments. However, this figure will slightly improve, to the extent of approximately 1 hectare if the Parish Council is successful in discussions to acquire the remaining part of Dog Close that is not used for the Medical Centre, for use as open access space. This would bring the net deficit down to 4.5 hectares.

#### d) Community hub

Space is already available for groups and societies to meet in the Village Hall, St Peter's Church rooms, the Methodist Church rooms, Wellesbourne Primary School, Chedham's Yard and the Fire Station. However, these locations are typically heavily booked as demand for their use remains high. The new WSCC will contain at least one meeting/community room. The provision of a new community hub would be beneficial in providing a location for a youth club in the evenings and a centre for the elderly during the day, as well as achieving extra capacity to accommodate clubs and societies as the population of the villages grows. This would also provide the much needed location for the Scouting and Guiding groups.

#### e) Cycle Paths

Wellesbourne has no dedicated cycle routes towards the commercial centre of the village. This presents a growing road safety concern as a result of both increasing vehicle and people movements with the expanding population. In addition, cycling is becoming a more popular

leisure pursuit with many more cyclists using our roads, as evidenced by the recent formation of the "Wellesbourne Wheelers" cycle club. The provision of more cycle routes within the village would hopefully encourage more residents to use cycles rather than cars when visiting the commercial centre of the village which, in addition to benefiting road safety, would also result in less vehicle congestion near the commercial centre of the village.

#### f) Footways

There are many locations around Wellesbourne where footways are either very narrow or do not exist. In order to encourage people to walk within the village, investment should be made to widen existing footways to accommodate wheelchairs and prams and, where possible, new footways should be installed to improve the overall safety of journeys.

#### g) Public transport

Recent major housing developments within Wellesbourne have been located at some distance from the commercial centre of the village and more remote from local bus services. Efforts must be made to arrange route adjustments for buses to ensure that public transport remains readily accessible to all.



View across Mountford  
Sports Field



## WW15 Contribution towards New Community Amenities

All new housing development with a net gain of one dwelling or an extension of 100 sqm or above to a dwelling house will be liable to pay a Community Infrastructure Levy (CIL) towards the provision of new or improved community amenities within Wellesbourne. Section 106 agreements will only be used, where required, for on-site provision of infrastructure to make the development acceptable in planning terms.

The allocation of funding, in accordance with Regulation 123 of CIL regulations 2010 (as amended), towards improvements in community infrastructure should be prioritised by the Parish Council and is recommended to include:

- a) the provision of a sports hall
- b) the purchase of land to provide additional playing fields/pitches
- c) the reinstatement/expansion of play areas for children
- d) the improvement and expansion of car parking facilities near the village centre and near the Primary School
- e) the provision of flood storage to reduce the risk of flooding
- f) the expansion of natural accessible green space for leisure activities
- g) the provision of a new community hub
- h) a network of signposted cycle paths linking the commercial centre to more remote parts of the village
- i) the widening of footpaths to permit use by wheelchair users and prams and the provision of new pathways where these currently do not exist.

In addition, any housing development of greater than 50 houses should ensure that there is no more than a 10 minutes' walk to public transport.

*Relates to Objectives 11,14 and 16*

### Supporting local evidence:

Questionnaire: para 4.3.1, 4.3.2, 4.3.4, 4.5.1, 4.5.2, 4.8.3 of this report  
 Parish Plan: pages 3, 4, 5, 7, 8, 9, 14, 22  
 Village Design Statement: pages 10, 38

### Relevant District and National Policies:

NPPF: para 73-76  
 Core Strategy: CS.7, 25, 27, AS.9A, 9B

### 7.3.3 Education

Provision of primary school education is an essential resource for the Parish. All children of primary school age should have the option of being educated in the local school in order to improve sustainability through reduced travel, better social cohesion, and a strengthened community. Regrettably there is no provision for secondary education within the Parish so young people are required to travel to schools outside the area, which reduces their association with their local community.



POLICY

## WW16 Capacity at Primary Schools

Developments will only be supported if adequate places are available, or made available, for children to attend the existing or an extended Wellesbourne Primary School or through the provision of an additional primary school.

*Relates to Objective 12*

**Supporting local evidence:**

- Questionnaire: para 4.2.1, 4.8.2 of this report
- Parish Plan: not covered
- Village Design Statement: not covered

**Relevant District and National Policies:**

- NPPF: para 72
- Core Strategy: CS.25

## 7.4 Economy and Jobs

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The following policies are intended to fulfil the requirement of Objective 13. See Section 4.7 for detailed feedback from the questionnaire survey relating to economy and jobs.

There are 164 registered businesses in the Wellesbourne and Walton area comprising a mix of retail (49), commercial and industrial businesses (115) predominantly located in either the village, M40 Distribution Park, Wellesbourne Airfield or Wellesbourne House. According to the Warwickshire Observatory 2011 Census (see Appendix F), these businesses support about 3000 jobs in the area. In addition to being home to a variety of businesses, Wellesbourne Airfield provides an important commercial transport link from a regional, national and international perspective as well as delivering training for commercial pilots. Part of the airfield also hosts a weekly market which is reputed to be one of the largest in the country.

Walton Hall Hotel is a Grade II listed country house with additional buildings set in 65 acres which boasts 186 bedrooms, a health club with swimming pool, beauty rooms and conference facilities. In addition it hosts an array of outdoor events and attractions.

The 2011 Warwickshire Observatory Census highlighted that while the overall level of unemployment in the West Midlands, at about 2.2%, is low by national standards, and markedly better within the District with only 0.3% of workers claiming Jobseeker's Allowance, there remains a need to improve local employment opportunities to ensure that Wellesbourne does not become a "dormitory" location which simply serves as a residential commuter area for nearby larger centres. The Census also identified that 11% of residents work from home, which compares with a national average (2014) of 13.9% (see Section 4.7.1).

### 7.4.1: Retail Business

There is a range of retail businesses within Wellesbourne but many are struggling against competition from a new supermarket store and neighbouring towns. A household survey conducted in 2008 highlighted that only 8%

of residents used Wellesbourne for their main food shopping, with the majority favouring travel to the larger towns in the area. No doubt the extent of local shopping will increase due to the recent opening of the Sainsbury's store. The questionnaire survey indicated a majority preference for any new shops to be located in the area where other shops already exist, although there was also a view that at least some additional shops could be located within, or closer to, the Dovehouse area in the south of the village, with suggestions including retail expansion near the Sainsbury's store.

A disadvantage with existing shopping areas was seen to be the lack of adequate parking facilities and the jaded appearance of the Precinct area. Suggestions were made in the responses to the questionnaire to reinvigorate the Precinct area, prevent long term (all day) parking near the shopping areas and introduce new features on a regular (monthly?) basis such as a "farmers" market.

The questionnaire survey also identified the wish of residents to see a greengrocer, delicatessen, gift shop, optician, dry cleaners and shoe repairers as additional shops in Wellesbourne together with more restaurants. The Parish Council is encouraged to promote the attraction of such new businesses coming to Wellesbourne (see Appendix A). In support of these initiatives, measures are proposed to be put in place which secure existing shops for long-term use as retail premises by preventing conversion to residential use and by providing an option to convert to retail use any commercial premises that might come up for sale in the village.

A Business Forum has recently been set up with the purpose of promoting local shopping and services and to attract new businesses to the area. The Parish Council will support the Business Forum in their endeavours.

## POLICY

## WW17 Support for Retail Businesses

Premises for retail businesses will be retained and encouraged to expand. The conversion of retail businesses to residential use at ground floor level will not be supported. Any commercial premises that become available for sale in Wellesbourne should be encouraged to consider conversion to retail use.

Existing areas for car parking near the centre of Wellesbourne should be safeguarded and opportunities sought to expand available space for additional car parking along with improved access for all through restricted periods of stay.

*Relates to Objective 13*

### Supporting local evidence:

Questionnaire: para 4.7.2 of this report  
 Parish Plan: page 3, 6, 8, 9, 25  
 Village Design Statement: pages 33, 34,

### Relevant District and National Policies:

NPPF: para 20, 22, 23, 26  
 Core Strategy: CS.21, 22 AS.9C

### 7.4.2: Commercial Business

Wellesbourne and Walton already have an extensive range of small commercial businesses spread throughout the villages plus the airfield and the local manufacturing and distribution park. These businesses provide excellent opportunities for employment. However, it is recognised that the major expansion of housing that has already been approved within Wellesbourne will bring added challenges to create more local job opportunities in support of achieving a sustainable business environment that minimises travel distances to work.

In this respect it is essential to retain existing local businesses, including those located on the airfield, local manufacturing and distribution park, and also make available opportunities that would encourage an expansion of the commercial businesses base.

The creation of a new business park adjacent to Wellesbourne will help to promote more small businesses to set up in the area and bring more local employment. A proposed area for such a business park is indicated on Map 13.



## WW18 Support for Commercial Businesses

Existing commercial business premises and employment sites should be safeguarded within Wellesbourne and Walton, including the airfield and local manufacturing and distribution park. Expansion of existing businesses should be encouraged in support of creating more local jobs particularly within the manufacturing and distribution park and through attracting new businesses to the proposed reserved area shown on Map 13. Warwickshire County Council historic environment records show no evidence of archaeological events or monuments associated with this field.

Any new commercial buildings should consider the provision of alternative energy devices.

The retention of flying activities at the Wellesbourne Airfield is supported. The role of the airfield must take account of, and safeguard, the needs of associated business, leisure and training activities and enable them to grow.

*Relates to Objective 13*

### **Supporting local evidence:**

Questionnaire: para 4.7.4 of this report

Parish Plan: page 25

Village Design Statement: 34, 35, KGP 5a, 5b, 5c

### **Relevant District and National Policies:**

NPPF: para 20, 23-26

Core Strategy: CS.2, 3B, 22, 26, AS.9C

Warwickshire County Council historic environment records (see Appendix F)

### 7.4.3: Tourism

Tourism has the potential to bring more people into Wellesbourne and Walton with resultant benefits to the local retail business community. Chedham’s Yard, a recently restored 19th century blacksmith’s and wheelwright’s workshops, Walton Hall Hotel and Wellesbourne Airfield are regarded as prominent local attractions. A series of circular walks have already been identified by the Parish Council which take in some of the main features of Wellesbourne, including Chedham’s Yard, and the prettier parts of the conservation area along with many listed properties. The historic connection of Joseph Arch making his famous speech in Chestnut Square which led to the formation of the National Union of Agricultural Workers, another local feature which should be promoted to support tourism (see Section 3.1).

Tourism would also benefit from the creation of more events that might encourage additional visitors including hosting antiques fairs and significant sports events such as England Ladies cricket team, who have played in the village within the past few years (see Appendix A).



POLICY

## WW19 Support for Tourism

Tourism should be encouraged through the safeguarding and promotion of Chedham’s Yard and Wellesbourne Airfield as local attractions and the establishment of a series of circular walks around Wellesbourne and Walton that pass places of interest.

*Relates to Objectives 13 and 14*

**Supporting local evidence:**

- Questionnaire: para 4.7.3 of this report
- Parish Plan: page 23, 24, 26, 28
- Village Design Statement: not covered

**Relevant District and National Policies:**

- NPPF: para 28
- Core Strategy: CS.7, 24, 26, AS.9C

The Forge in  
Chedham's Yard



Avro Vulcan XM655  
Bomber, at Wellesbourne  
Airfield



# Appendix A – Non Land Use Proposals for Review with Parish Council

Neighbourhood Plans, in accordance with National Regulations, must focus on land use related issues, as covered in the policies in section 7 of this report. This means that points raised by respondents not specifically linked to land use cannot form part of the Neighbourhood Plan policies.

This appendix describes those non-land use items for separate consideration by the Parish Council, along with a check on consistency with initiatives already included in the Parish Plan (Vision4Wellesbourne) and Village Design Statement.

## 1. Heritage and Environment

A considerable number of issues were raised in the questionnaire survey relating to the importance of preserving and expanding access to open space ranging from the protection of the local biodiversity, landscape and historic environment through to the need for improved recreation facilities and play areas. Many of these issues have been addressed as policies in Section 7 of this report while the remaining points are summarised below for consideration by the Parish Council.

Proposals (in addition to Neighbourhood Plan policies) Relates to Objective 1 in Section 6 and Section 4.1 of this report	Consistency with:	
	Parish Plan	Village Design Statement
Additional natural accessible greenspace of up to 4.5 hectares should be provided, given the shortfall identified in the report prepared by Arup on behalf of SDC (see Sections 4.1.1, 7.3.2c and Appendix C).		Pages 17, 38
The main footpaths and footways around Wellesbourne should be upgraded to permit free access by people in wheelchairs (see Section 4.1.2 and 7.2.4).	Pages 10, 11, 28	KGP2f
More benches should be provided adjacent to open space and popular walkways (see Section 4.1.1).		
More litter bins should be installed, including for dog waste, with frequent emptying (see Section 4.1.1).	Pages 10, 20	
Signposting of public footpaths should be improved (see Section 4.1.2).	Pages 10, 11, 28	KGP2f
Opportunities should be sought to connect existing paths to facilitate more circular walks (see Section 4.1.2).		KGP1c
In accordance with policy WW4 (Preservation of Landscape and Views) and WW5 (Retention of Biodiversity and Historic Sites), a nature reserve should be created along the River Dene corridor between the “white bridge” field and the bypass (see Section 4.1.3).		KGP1c
A routine (annual) review should be considered to update the local list of heritage sites within the Parish (see Section 7.1.3 and Appendix B).		
The built-up area of Walton, including the Church and Walton Hall should be considered for Conservation Area status (see Section 4.1.6).		

## 2. Housing and Land Use

All issues raised in the questionnaire survey relating to housing and land use have been covered as specific policies within Section 7 of this report.

## 3. Community

The questionnaire survey has reaffirmed the importance of village life to many of the people that live and work within Wellesbourne and Walton. They have shown that they value

being part of a close knit community and have a willingness to participate in village activities which helps engender a good community spirit. However it is feared that this sense of community could erode with the rapid growth of the village following the influx of new residents. This is reinforced by the perception that the new housing developments are remote from the commercial centre of Wellesbourne and, to a large extent, are attracting people who commute out of the area for their work and social life and may not be interested, or have the time, to engage in local community activities.

Proposals (in addition to Neighbourhood Plan policies) Relates to Objective 14 and 16 in Section 6 and Section 4.3 of this report	Consistency with:	
	Parish Plan	Village Design Statement
Initiatives should be adopted aimed at maintaining a strong and vibrant community where people want to live and work and where there is a sense of belonging. This should be accomplished by continuing to stage large scale events which are inclusive and appeal to everyone across the two villages - e.g. Street Fayre, Christmas Lights, Carol Service, School Fete, Chedham's Yard, Wellesbourne Airfield, Wellesbourne Market, U3A events (see Section 4.3.1).	Pages 8, 27	
Efforts should be made to develop and maintain an active and healthy community where residents are encouraged to take part in a sport or other regular fitness activities and to get involved in community sporting events, e.g. walking days, charity fun runs/walks and to join one or more of the available sports clubs (see Section 4.5.1/2).	Pages 8, 9, 27, 36	Page 38
Improvements should be made to National Cycle Network Route 41 which runs through Walton and Wellesbourne (see Section 4.5.1 and 7.2.5).	Page 11	Page 37
Greater use should be made of social media to make more people aware of local events (see Section 4.3.1).	Page 12	
Access to toilets should be provided in the central area of Wellesbourne through access to existing public buildings (Village Hall, New Medical Centre, Sports Hall etc.) (see Section 4.3.2).		
Security and safety remains paramount for residents of Wellesbourne and Walton. Relationships with the Safer Neighbourhood (Police) Team should be maintained and the Wellesbourne and Kineton Community Forum, which reviews and sets policing priorities for the area every six months, should continue to be supported (see Section 4.3.4).		
CCTV should be extended in Wellesbourne (see Section 4.3.4).		
A extension should be provided to the existing footway along Kineton Road to link with Jubilee Drive		
The Safer Neighbourhood (Police) Team should be encouraged to move back to premises within Wellesbourne. An office within the Fire Station should be considered (see Section 4.3.4).		

#### 4. Transport and Travel

Wellesbourne has increased rapidly in size over recent decades, the impact of which was reflected in responses received to the questionnaire survey in terms of high traffic congestion, including the

extent of HGV access through the village, speed, inadequate pedestrian crossings and parking. There were concerns that without addressing these issues, Wellesbourne could be faced with worsening levels of congestion and increasing road safety issues.

Proposals (in addition to Neighbourhood Plan policies) Relates to Objective 15 in Section 6 and Section 4.4 in this report	Consistency with:	
	Parish Plan	Village Design Statement
In accordance with policy WW15 (Contribution towards New Community Amenities) and WW17 (Support for Retail Businesses), improved and additional parking provision should be considered around the Village Hall, the Recreation Ground, at Dog Close/Bridge Street and on a field along the Newbold Road to alleviate school traffic congestion (see Section 4.4.3).	Pages 6-9, 37	Page 37
Disabled parking provision should be allocated in the layby on Kineton Road near the Pharmacy and in the proposed public car park associated with the new Medical Centre (see Section 4.4.3). [Note that the Highways Authority have concluded that disabled parking provision on Bridge Street is not possible due to inadequate space for door opening/access.]	Page 17	
Options should be considered for some form of time limitation on parking near the commercial centre of the village. The proposed Newbold Road car park should allow all day stays for use by businesses, employees and other long-term visitors plus short stay pick-up points by coach companies (see Section 4.4.3).	Page 17, 37	
Refuge type crossings should be considered at the following locations in Wellesbourne, which would provide safer routes particularly for children on their way to school. Kineton Road (near Willow Drive), Warwick Road (near shops), Ettington Road (by the Co-op), Chestnut Square (between bus stops), and Newbold Road (near Mountford Close) (see Section 4.4.2).		
Consideration should be given to the most effective ways of reducing speeding traffic on Kineton Road and Bridge Street including traffic calming measures and a 20 mph limit (see Section 4.4.2).	Pages 8, 11, 17	Pages 36, 37
Separate consideration should be given to extending the 20 mph limit to wider parts of Wellesbourne including the Dovehouse area and the new major development sites (see Section 4.4.2).		
In support of slowing traffic along Bridge Street, the option to create a "single space" paved area that is shared by pedestrians and vehicles should be assessed. This has proved successful in other areas, particularly in Holland. This might also enhance the feel of living in a village (see Section 4.4.2).		
A review should be undertaken into the effectiveness of the one-way system in Wellesbourne with the proposal that this is eliminated (see Section 4.4.1).		
The prospect of introducing new one-way systems within Wellesbourne should be reviewed in streets where congestion is known to be a problem. Suggested roads for consideration are Mountford Close (formalise current practice), School Road and Chapel Street.	Pages 11, 17	Page 37

Consideration should be given to the provision of traffic lights or a roundabout at the junction of Newbold Road and Kineton Road in view of frequent congestion and vehicle turning safety at this point (see Section 4.4.1/2).		
HGVs should be deterred from driving through Wellesbourne by the use of appropriate signage which indicates alternative routes along the A429 and the Fosse Way (see Section 4.4.1).	Pages 11, 17	Pages 35, 37
HGV delivery vehicles should be restricted to early morning and late evening deliveries to shops where this is practical (see Section 4.4.1).	Pages 11, 17	
At off peak times, large buses should be replaced by smaller vehicles (see Section 4.4.2).		
Further options for reducing traffic congestion linked to the Market should be explored (see Section 4.4.1).	Pages 11, 17	Page 36

## 5. Sports and Leisure

While Wellesbourne has seen rapid growth over recent years, some sports and leisure facilities have not expanded to meet the growing demands of the villagers.

A number of Wellesbourne clubs have been forced to move outside the village due to their requirements no longer being met. These have included the Wellesbourne rugby club following

the closure of the football club building in 2009. Also the badminton and table tennis clubs have to play in adjoining villages due to lack of a suitable sports hall. The recently opened Wellesbourne Sports and Community Centre (WSCC) has gone a long way to meet the needs of the community through the provision of a gym and fitness centre plus an all weather floodlit Multi Use Games Area (MUGA) which includes tennis and netball courts plus five or seven aside football pitches.

Proposals (in addition to Neighbourhood Plan policies) Relates to Objective 11 in Section 6 and Section 4.5 in this report	Consistency with:	
	Parish Plan	Village Design Statement
In accordance with policy WW15 (Contribution towards New Community Amenities) the location and priority for additional children's and young people's play space of up to 1.5 hectares should be decided, given the shortfall identified in the report prepared by Arup on behalf of SDC (see Sections 4.5.2, 7.3.2b and Appendix C). It is recommended that the Daniell Road play area is reinstated.	Page 22	Page 38
In accordance with policy WW15 (Contribution towards New Community Amenities) the location and priority for additional outdoors sports fields of at least 2.2 hectare should be decided, given the shortfall identified in the report prepared by Arup on behalf of SDC (see Sections 4.5.1, 7.3.2a and Appendix C) and adjusted for recent housing approvals. The actual local deficit was established to be 5.5 hectares but was reduced due to the availability of other sports fields within a 7.2km radius from Wellesbourne.  Urgent consideration should be given to expanding the provision for more playing fields.	Page 4, 5, 7, 8, 9, 14	Page 38
The prospect of reinstalling a skateboard park near the WSCC should be considered (see Section 4.5.1/2).	Pages 9, 22	

## 6. Healthcare

The Warwickshire Joint Strategic Needs Assessment (2011, updated 2015), indicates that the number of people living within Warwickshire aged over 65 is set to increase by about 50% by 2030 (see Appendix F). This will bring health and wellbeing challenges to quality of life, particularly with an increased number of people living with dementia which is predicted to increase by almost 100% over the same period.

Frailty brings its own issues particularly in terms of mobility and an ability to carry out usual activity without assistance.

*It is presumed that the new medical centre will provide adequate capacity and an extended range of healthcare services to meet many of the needs of residents.*

Proposals (in addition to Neighbourhood Plan policies) Relates to Objective 16 in Section 6 and Section 4.6 in this report	Consistency with:	
	Parish Plan	Village Design Statement
Initiatives should be considered to provide more “dropped kerbs” at key locations throughout the village to enable people in wheelchairs and motorised disability scooters to move about more freely (see Section 4.6.4).		
Retail businesses should be encouraged to become more wheelchair friendly with better access into and within shops (see Section 4.6.4 and 4.7.2).		
Footways should be widened, and provided with smooth surfaces to help wheelchairs and motorised disability scooters to move more freely (see Sections 4.1.2, 4.6.4).		
New health related businesses should be encouraged to set up in Wellesbourne covering physiotherapy and an optician (see Section 4.6.3).		
A “measured mile” should be considered within Wellesbourne in support of the wellbeing of residents by providing distance markers as part of a walking exercise. This is recommended in the NHS report on Planning for Health (see Sections 4.6.5 and Appendix F).		
A designated outside gym space (“trim trail”) should be enhanced for residents to use in support of their personal exercise programme. This is recommended to be achieved by replenishment and addition to the existing trim trail on the community land by Mountford Sports Field (see Sections 4.6.5 and NHS report on Planning for Health in Appendix F).		

## 7. Economy and Jobs

Wellesbourne has a good range of services for a village with a wide variety of shops although the recent arrival of Sainsbury's has had a detrimental impact on some businesses. There is also a wide variety of commercial businesses

spread over various locations within and around Wellesbourne and Walton. However, more businesses should be encouraged to set up in the Parish in order to provide more sustainable jobs which allow people to avoid long distance commutes to work.

Proposals (in addition to Neighbourhood Plan policies) Relates to Objective 13 in Section 6 and Section 4.7 in this report	Consistency with:	
	Parish Plan	Village Design Statement
Promotions should be considered to attract new retail and commercial businesses to Wellesbourne and Walton (see Section 4.7.2 and 4.7.4).		
Improved direction signs should be considered to guide residents and visitors to places of interest around both Wellesbourne and Walton.		
Residents should be encouraged to work locally, either full or part time, which will enhance sustainability of the village in the following ways: <ul style="list-style-type: none"> <li>• Economically: by increasing the use of local shops, pubs and other businesses</li> <li>• Socially: by encouraging a more vibrant village during working hours</li> <li>• Environmentally: by reducing the use of cars for commuting (see Section 4.7.1).</li> </ul>	Page 25	Pages 10, 34, 35
The roll-out of high speed broadband should be promoted to all parts of Wellesbourne and Walton to encourage more home and remote working (see Section 4.3.1).		
In accordance with policy WW15 (Contribution towards New Community Amenities) a decision should be taken on the priority for refurbishment of the Precinct area in order to make this a more attractive location. Consideration should also be given to arranging a routine (monthly) "farmers' market" in this area (see Section 4.7.2).	Page 8	Pages 33, 34
Tourism should be promoted in order to encourage business to the area with the focus on Chedham's Yard, Wellesbourne Airfield, and local walks around the Conservation Area (see Section 4.7.3).	Pages 23, 24, 26	Pages 11, 22, 23
Discussions should be held with Warwick University, in conjunction with the Charlecote Parish Meeting, about the future of the HRI Site, with the purpose of retaining and possibly expanding business opportunities within the Site (see Section 4.7.4).		

# Appendix B – Listing of Heritage Sites

## 1. Listed Buildings

In England and Wales, listed buildings are classified in three grades:

- Grade I buildings are of exceptional interest, sometimes considered to be internationally important. Just 2.5% of listed buildings are Grade I.
- Grade II\* buildings are particularly important buildings of more than special interest. 5.5% of listed buildings are Grade II\*.
- Grade II buildings are nationally important and of special interest. 92% of all listed buildings are in this class and it is the most likely grade of listing for a private residential building

The listed buildings of the Parish are summarised below.

See Appendix F to find where to access the summary of listed buildings on the Neighbourhood Plan website.

Located in Wellesbourne

Grade II*	Church of St. Peter 20 Church Street
	Wellesbourne Hall 2 Stratford Road
	The Little House Chestnut Square
Grade II	2 School Road
	15 and 16 School Road
	End House 19 School Road
	3, 5 and 7 Church Walk
	The Old Stores Church Walk
	4 Church Walk
	6, 8 and 10 Church Walk
	The Little Cottage 13 Church Walk
	The Gables Church Walk
	Pitt House Chestnut Square
	3-9 Chestnut Square
	6 Chestnut Square
	The Red House Chestnut Square
	The Stag's Head Inn Chestnut Square
	Telephone Kiosk (K6) Chestnut Square
	The Manor House Chapel Street
	3 Stratford Road

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The Lodge at Wellesbourne Hall Stratford Road
The Granary Chapel Street
The Old House Chapel Street
Coopers Chapel Street
4 Chapel Street
The Old School House 6 Chapel Street
9 Chapel Street
57 Chapel Street
Roddis House Chapel Street
Aylworth Monument, approximately 2 Metres South of the Church of St. Peter
20 Church Street
The Cottage 20 Church Street
The Old Vicarage and Church House 20 Church Street
White Cottage Church Street
Foley Headstone Approximately 4 Metres South of the Chapel of the Church of St Peter 20 Church Street
Group of Nine Headstones Approximately 5 Metres South East of the Porch of the Church of St Peter 20 Church Street
Railings and Gates and Gate Piers Approximately 15 Metres East of the Church of St Peter 20 Church Street
War Memorial Approximately 17 Metres West of the Church of St Peter 5 Charlecote Road
The King's Head Public House Hopper's Lane
33 and 35 Warwick Road
Wellesbourne Farmhouse Ash Tree Close
Staple Hill Cottages Moreton Morrell Road
Wellesbourne Mill and Mill House off Kineton Road

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 Located in Walton

Grade II*	Walton Hall Including Game Larder
	The Bath House Approximately 60 Metres North East of Walton Hall
	Bridge over Lake and Attached Railings Approximately 250 Metres North of Walton Hall
Grade II	Church of St James Approximately 50 Metres North of Walton Hall 1 Mount Pleasant Farm Cottages
	Former Estate House Approximately 50 Metres to the North East of Walton Hall
	Former Estate House Approximately 70 Metres to the North East of Walton Hall
	Summerhouse and Boathouse Approximately 120 Metres West of Walton Hall
	Terrace Wall Extending from West End of Walton Hall Approximately 90 Metres South
	Stable Block Approximately 40 Metres East of Walton Hall
	Laundry Walton Road
	2 and 3 Walton Road
	6 and 7 Walton Road

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## 2. Local List of Heritage Sites (Buildings, Monuments and Natural Features of Interest)

The purpose of this list is to provide a record of features of historical interest within the Parish of Wellesbourne and Walton which should be given consideration for preservation as part of any development. This does not mean they have become listed buildings and, as such, they are not subject to the stringent planning constraints associated with listed buildings.

The list has been compiled with input from the Local History Group and should be regarded as a live document which is made accessible through the web managed by the Parish Council, or a committee or society to which they delegate this duty, with amendments made as may be considered appropriate at the time.

Item	Location	Reason to Preserve
Disused Railway Bridge	D6326 between Walton village and the Fosseway SP291509	Remnant of former railway line to Stratford, bears interesting mason marks on underside
Central paddock, War Memorial, Giant Sequoia tree and red phone box	Walton Village	Walton village centre
Wellesbourne Airfield	West of A429	WW2 airfield
Vulcan Bomber	Wellesbourne Airfield	Cold War nuclear deterrent
Airfield Museum	Wellesbourne Airfield	WW2 memorabilia housed in a WW2 bunker
Wellesbourne House facade	Walton Road	Home of Juliette Low, founder of American Girl Scouts and her husband William who owned Wellesbourne's first motor car. Lowes Lane is named after him.
Bus shelter	Chestnut Square	Rare style in brick with tiled roof containing memorial stone to Joseph Arch
Antique Lamp Post	Chestnut Square	Contributes to the historic character of original village centre
Disused old Post Box	Outside 17 Church Street	In front railings, of historic interest
Estate cottages	Church Street	Circa 1825
Village Hall	School Road	Former village school
Chedham's Yard	Church Walk	Restored Blacksmith's forge
Water pump	Outside 7 Church Street	At front of dwelling, presumed to have served several dwellings at one time
Bridge over River Dene	Bridge Street	In part 1770-1790 with stone coping. Foundations of an older structure in river bed, made of Warwick stone
Bridge over River Dene	White Bridge	Popular walking route and viewing spot for wildlife
Site of old brickworks	18th century brickworks SP278534	Source of bricks for much of old Wellesbourne
Walton village cottages	Walton SP284531	18th century brick and stonework

Ford and footbridge	Between Walton and Wellesbourne SP286536	Historic River Dene crossing point
Park land	Friz Hill SP296537	Mature Oaks set in grassland probably dating from building of Friz Hill house
Surviving ridge and furrow	Bowshot wood SP305534	Evidence of former agricultural use
Surviving ridge and furrow	Land to rear of Long Ground MWA19577	Evidence of former agricultural use
Bath Hill Wood	Bath Hill SP289525	Ancient woodland with Dog's Mercury and Bluebell
Round Hill Wood	Round Hill SP294522	Cluster of ancient Beech trees with Dog's Mercury and Bluebell
Walton Wood	Walton SP287513	Coppiced Ash with Standard Oak and early Purple Orchid
Parkland around Walton Hall	Walton Hall SP285528	Mature trees in park land setting
Ancient Common Oak	Walton Hall on bank of River Dene SP283525	Ancient tree circa 1680
Ancient Oak	Walton SP294518 SP289536 SP289539	Ancient Oak
Nothofagus tree	Walton SP283524	At least 150 years old
Alder trees	Parish boundary SP285506	Uncommon species along bank of River Dene
Smatchley Drive and Wood	Walton Hall SP279524	Avenue of giant Sequoia trees set amongst mixed deciduous trees
Walton Park	Jubilee Drive and Lodge	Mature parkland with Oak, Hornbeam and Lime trees
Hornbeam and Lime Tree Avenue	Walton SP286523	Mature trees planted in 1970s
Ridge and furrow with headland	SP285541	Evidence of former agricultural use
Ridge and furrow and scrapes from old brickworks	Alice Grove SP263536	Remnants of old field system
Part of Haybridge	Adjacent to Wellesbourne by-pass SP263536	Hay meadow discarded since building of by-pass, now excellent habitat for many bird species

Sources of local history are:

Bolton P and Bolton R (1989) A Wellesbourne Guide Parts 1 and 2

Bolton P (2007) The Naples of the Midlands Wellesbourne 1800-1939 - a society under a magnifying glass

Hamilton E (1994) Old House at Walton: more about the Mordaunts

For further information on the history of Wellesbourne and Walton go to the Neighbourhood Plan website at [www.w-w-w.org.uk](http://www.w-w-w.org.uk)

# Appendix C – Assessment of Green Infrastructure Requirements

The requirement for open space within Wellesbourne can be classified into the following categories:

- a) Parks, Gardens and Amenity Green Space
- b) Natural/Semi Natural Green Space
- c) Children’s & Young People’s Play Space
- d) Outdoor Sports Space
- e) Allotments

Assessments for space requirements are based on input from the following sources:

- a) Fields in Trust (formerly the National Playing Fields Association) report
- b) Green infrastructure report, prepared by Arup on behalf of SDC (2011 and updated 2014)

Links to the reports produced by Fields in Trust and Arup on green infrastructure can be found in Appendix F.

## Background:

The Fields in Trust report sets criteria for the amount of green infrastructure space that should be provided per head of local population. This has been applied by ARUP in their study for SDC in order to assess the adequacy of available green infrastructure in respect to each of the categories listed above.

The Arup report took population figures from the 2011 census, which shows 5849 people living in the village of Wellesbourne at that time. An update was made to this report in 2014 which took account of the assumption that an additional 852 people would be living in an extra 387 new dwellings by 2031. The reality is that by 2016, the number of new houses with permissions to build since 2011 is already 830, equating to an additional 1826 people above the 2011 census figures, based on 2.2 people per household. In this respect, the assessment of open space requirements made in the updated Arup report can now be regarded as an under-estimate and so further adjustments to the quoted figures can be justified, which are included in the following assessments.

## a) Parks, Gardens and Amenity Green Space

Quantity Standard 1.15ha / 1000 population

Deficit	Assessed by Arup in 2011 report	-2.01ha
	Adjustment for Arup update in 2014	-0.98ha
	Adjustment to reflect the 2016 position	-1.12ha
	Total	-4.11ha
Provision	Green space provided by Ettington Park dev'	+2.29ha
	Green space provided by Loxley Rd dev'	+1.04ha
	Total	+3.33ha
	Net position (deficit)	-0.78ha

On the basis of this assessment, the conclusion is reached that a deficit remains in the provision of parks, gardens and amenity green space although this is likely to be overcome by provisions in the Mountford Place and Ettington Road developments. Furthermore, the "Accessibility Standard" states that provision

should be within 10mins/480m walking distance. In this situation, it could be argued that there is a more substantial deficit of accessible parks, gardens and amenity green space for the large part of Wellesbourne since all the new provision is located in the southern area of the village.

## b) Natural Accessible Green Space

Quantity standard 0.75ha/1000 population

Deficit	Assessed by Arup in 2011 report	-4.39ha
	Adjustment for Arup update in 2014	-0.43ha
	Adjustment to reflect the 2016 position	-0.73ha
	Total	-5.55ha
Provision	Green space provided by Dog Close	+1.0ha
	Net position (deficit)	-4.55ha

The Arup report declares that Wellesbourne has no natural accessible green space which can be used by the local community free of charge. The report also concludes that there is no provision planned as part of new developments. The "Accessibility Standard" states that provision should be within 15 mins/720m walking distance.

In the event that the decision is taken to proceed with the new medical centre, approximately 1ha of land will remain available within Dog Close for natural access. In that case, the deficit for Wellesbourne will reduce to 4.5ha.

## c) Children's and Young People's Play Space

Quantity Standard 0.25ha/1000 population for equipped play areas

Deficit	Assessed by Arup in 2011 report	-1.21ha
	Adjustment for Arup update in 2014	-0.21ha
	Adjustment to reflect the 2016 position	-0.24ha
	Total	-1.66ha
Provision	Green space provided by Ettington/Loxley Park	+0.14ha
	Net position (deficit)	-1.52ha

It is evident that a deficit remains in the provision of play space to the extent of 1.52ha although this is likely to be overcome by provisions in the Mountford Place and Ettington Road

developments. The "Accessibility Standard" states provision should be within 5 mins/240m walking distance for children and 15 mins/720m for young people.

#### d) Outdoor Sport

Quantity standard 1.2ha/1000 population

Deficit	Assessed by Arup in 2011 report	-3.24ha
	Adjustment for Arup update in 2014	-1.00ha
	Adjustment to reflect the 2016 position	-1.17ha
	Total	-5.51ha
Provision	Green space provided by Ettington/Loxley Park	0.0ha
	Net position (deficit)	-5.51ha

While the extent of the deficit in outdoor sports fields appears significant at 5.51ha, the recommendation in the ARUP report is that the

under provision should be reduced to just 2.3ha since Wellesbourne is within the recommended driving distance to alternative facilities (7.2km).

#### e) Allotments

Quantity standard 0.4ha/1000 population

Deficit	Assessed by Arup in 2011 report	+0.42ha
	Adjustment for Arup update in 2014	-0.23ha
	Adjustment to reflect the 2016 position	-0.40ha
	Total	-0.21ha
Provision	Green space provided by Ettington/Loxley Park	0.0ha
	Net position (deficit)	-0.21ha

Wellesbourne is considered to have a small deficit in the provision of allotment space of 0.21ha.

#### Conclusion

**Based on the assessments made in the green infrastructure study carried out by ARUP on behalf of SDC, with adjustments for 2016 population levels, there is a lack of green space in Wellesbourne associated with all of the identified categories.**

# Appendix D - Community Engagement Record

Date	Consultee(s)	Communication Route	Details/Purpose
Jan 2014	Parishioners/ others	Open forum meeting in Village Hall	Parish Council led meeting to seek views of attendees on whether to proceed with a Neighbourhood Plan.
Feb 2014	Councillors and residents in own and surrounding Parishes	Community forum	Raise awareness of intentions to develop a Neighbourhood Plan.
Ongoing from March 2014	Parishioners/ others	Walton and Wellesbourne Way website. info@w-w-w.org.uk	Regular update of Neighbourhood Plan activities and host site for all collected data.
Ongoing from March 2014	Parishioners/ others	Walton and Wellesbourne Way email. info@w-w-w.org.uk	Receipt and response to specific questions.
Ongoing from March 2014	Parishioners/ others	Dedicated mobile phone. 07967 057448	Receipt and response to specific questions.
Ongoing from March 2014	Parish Council	Monthly main Parish Council Meeting.	Status reports issued and presentation on key activities and forthcoming activities.
Ongoing from March 2014	Parishioners/ others	Monthly Wellesbourne and Walton News magazine.	Articles covering key activities and forthcoming activities.
Ongoing from March 2014	Neighbourhood Plan team	Monthly (some exceptions) team meeting.	Progress review of Plan development and agreement on actions/way forward.
May 2014	Councillors and residents of Charlecote Parish	Presentation in Charlecote Village Hall.	Raise awareness of intention to develop a Neighbourhood Plan and invite Charlecote to join.
June 2014	Parishioners/ others	Wellesbourne Street fayre	Engagement and encouragement to complete leaflet on "likes, dislikes and wishes for the future" of our Parish.
July 2014	Clerk of adjacent Parishes	Letter	Inform adjacent parishes (9 in total) of development status and request to disseminate letter within their Parish.
July 2014	SDC Support Officer (M. Neal)	Monthly team meeting	Review status of Plan with Matthew Neal and seek guidance on how to progress.

July 2014	Councillors and residents in own and surrounding Parishes	Community forum	Raise awareness of intentions of progress with Neighbourhood Plan development.
July 2014	Parishioners/ others	Wellesbourne Primary School fete	Engagement and encouragement to complete leaflet on "likes, dislikes and wishes for the future" of our Parish.
August 2014	Councillors and residents of Ashorne and Newbold Pacey	Presentation in Ashorne Village Hall.	Raise awareness of intention to develop a Neighbourhood Plan and invite Ashorne and Newbold Pacey Parish to join.
August 2014	Parishioners/ others	Walton fete	Engagement and encouragement to complete leaflet on "likes, dislikes and wishes for the future" of our Parish.
August 2014	Clerk of adjacent Parishes	Letter	Inform adjacent parishes (9 in total) of development status and request to disseminate letter within their Parish.
Sept 2014	Parishioners/ others	Press articles and posters advertising forthcoming Open Forum session	Raise awareness and encourage participation at Open Forum event.
Sept 2014	Parishioners/ others	Open forum session at Chedham's Yard.	Engagement and encouragement to complete leaflet on "likes, dislikes and wishes for the future" of our Parish.
Oct 2014	Local businesses	Business breakfast	Engagement and encouragement to complete leaflet on "likes, dislikes and wishes for the future" of our Parish.
Oct 2014	Parishioners, local businesses plus adjacent Parish Councils	Leaflet drop to all homes and businesses plus posters around both villages.	Raise awareness of forthcoming questionnaire.
Oct 2014	Clerk of adjacent Parishes	Letter	Inform adjacent Parishes (9 in total) of development status and request to disseminate letter within their Parish.
Nov 2014	Councillors and residents in own and surrounding Parishes	Community forum	Raise awareness of status of Neighbourhood Plan development.
Mid Nov 2014 to early Jan 2015	Parishioners, local businesses plus adjacent Parish Councils	Web based and paper versions of Questionnaire Survey released.	Raise awareness of questionnaire and encourage participation.

<b>Nov and Dec 2014</b>	Parishioners, local businesses plus adjacent Parish Councils.	Drop-in sessions at local library, coffee shop and pub	Raise awareness of questionnaire and encourage participation.
<b>Nov and Dec 2014</b>	Parishioners, local businesses plus adjacent Parish Councils.	Press articles in local papers.	Raise awareness of questionnaire and encourage participation.
<b>Nov 2014</b>	Clerk of adjacent Parishes	Letter	Inform adjacent Parishes (9 in total) of development status and request to disseminate letter within their Parish.
<b>Nov and Dec 2014</b>	Parishioners, local businesses plus adjacent Parish Councils.	St Peter's Church Christmas Fair, Methodist Hall Christmas Tree exhibition and Christmas lights switch on.	Raise awareness of questionnaire and encourage participation.
<b>Dec 2014</b>	Parishioners, local businesses plus adjacent Parish Councils.	Follow up leaflet drop to all homes and businesses.	Raise awareness of questionnaire and encourage participation.
<b>Mar 2015</b>	Parishioners/ Councillors/others	Annual Parish Council Meeting	Provide initial feedback on the key points raised in the questionnaire survey.
<b>Jun 2015</b>	Councillors and residents in own and surrounding Parishes	Community forum	Raise awareness of status of Neighbourhood Plan.
<b>Mar 2015 to Sept 2015</b>	Parishioners/ Councillors/others	Monthly articles in Wellesbourne and Walton News and presentations to Parish Council	Summary of key messages from questionnaire survey covering specific subject areas.
<b>May 2015</b>	Clerk of adjacent Parishes	Letter	Inform adjacent Parishes (9 in total) of development status and request to disseminate letter within their Parish.
<b>July 2015</b>	SDC Support Officer (M. Neal)	Meeting in District Council offices.	Review status of Plan and seek guidance on how to progress.
<b>Jul to Dec 2015</b>	Warwickshire County Council Officers	Series of meeting and workshop	Preparation of reports on local biodiversity, landscape and historic environment.

Jul to Nov 2015	Local landowners	Letters	Seek views on draft proposals affecting land use.
Sept 2015 to Nov 2015	Local landowners	Letters	Seek views on draft proposals affecting designation of green space in the Wellesbourne area.
Oct 2015	Local businesses	Business breakfast	Seek views on draft proposals affecting businesses.
Nov 2015	SDC Support Officer (M. Neal)	Discussion in District Council offices.	Review status of Plan and seek views on initial draft of pre-submission consultation report.
Nov 2015	Parish Councillors	Parish Council extraordinary meeting	Review status of Plan and seek views on initial draft of pre-submission consultation report.
Dec 2015	Local businesses	Business breakfast	Update local businesses on status of the Plan.
Jan 2016	Warwickshire County Council Officers	Meeting in Wellesbourne with Ms G McKinnon.	Discuss issues relating to health and wellbeing.
Jan 2016	Howkins and Harrison (Property Advisers)	Teleconf's with Mr J Paybody.	Discuss land opportunities for commercial developments.
Jan 2016	Godfrey-Payton (Chartered Surveyors and Property Services)	Meeting in Wellesbourne with Mr J Jacobs	Discuss options for land owned by the Diocese within the Parish.
Feb 2016	SDC Support Officer (M. Neal)	Draft Consultation report and meeting in District Council offices.	Review status of Plan and seek views on updated draft of pre-submission consultation report.
Feb 2016	Parish Councillors	Parish Council extraordinary meeting	Review status of Plan and seek views on second draft of pre-submission consultation report.
Feb to Mar 2016	Wellebourne Matters	Meetings with representatives (D McKillop and W Leary) from Wellesbourne Matters group.	Discuss the Wellesbourne Matters perspective on retention of the flying function at Wellesbourne Airfield.

Mar 2016	Wellesbourne Allotment & Garden Holders' Association	Meeting with representatives (K Manning/others) of the Allotment Association.	Discuss the Allotment Association views on the future of the existing allotments.
Mar 2016	Parishioners/ Councillors/others	Annual Parish Council Meeting	Provide update on the status of the Plan development and promote the launch of the pre-submission consultation report.
Apr 2016	Parish Councillors	Parish Council extraordinary meeting	Review status of Plan and seek views on third draft of pre-submission consultation report.
Jun 2016	Councillors and residents from own and surrounding	Community Forum	Inform wider community on status of Neighbourhood Plan and encourage participation in forthcoming consultation process.
Jun 2016	Parishioners/ others	Wellesbourne Street Fayre	Raise awareness that the draft Neighbourhood Plan will soon be made available for comment.
Jun 2016	Parishioners/ others	Leaflet distribution	Leaflet sent to every household, business and club society informing how to access the Neighbourhood Plan report and provide comments.
Jun 2016	Parishioners/ others	"Drop-in" sessions	Sessions arranged to answer questions on the Neighbourhood Plan.
Jul 2016	Parishioners/ others	Open Forum session	4 hours session held in St Peter's Church Hall where posters and maps were used to explain in detail the vision, objectives and policies of the Neighbourhood Plan.
Sept 2016	Parish Councillors	Parish Council extraordinary meeting	Review proposed updates of Neighbourhood Plan report.
Oct 2016	Parish Councillors	Parish Council extraordinary meeting	Agree Submission version of Neighbourhood Plan report.
Jul 2017	Parish Councillors	Parish Council extraordinary meeting	Agree revised version of Submission Report.

# Appendix E – List of Main Consultees

The following key organisations and individuals have been contacted to raise awareness of the intention to develop a Neighbourhood Plan in

the Parish of Wellesbourne and Walton and to seek their opinions on the scope and content of the Plan.

<b>Businesses</b>	Wellesbourne Distribution Park businesses*	<b>Green Space Owners</b>	Warwick University	<b>Heritage</b>
Airfield businesses*	Wellesbourne Florists	C P Bigwood	Mr A White	Chedham's Yard
Austin Matthews Design	Wellesbourne House businesses*	Coventry Diocese	Mr R Wilding	<b>Statutory Bodies</b>
Avonvale Vets	West's Bakery	Green Belt Group	<b>Parish Councils</b>	British Telecom
Avon Photographic	Whiteroom Brand Design	Mrs D Hodges	Butlers Marston	English Heritage
Barclays Bank	<b>Churches</b>	Mrs S Lambert	Charlecote PM	Environment Agency
Connells	St Peter's Church	Taylor Wimpey	Combrook PC	Historic England
Convenience stores*	Methodist Chapel	Walton Estate	Compton Verney PM	Natural England
Cycle Route Works	<b>Clubs/Societies</b>	WW Parish Council	Ettington PC	Severn Trent Water
GWS Motors	Allotment Association	<b>Healthcare</b>	Hampton Lucy PC	SDC
Health/Beauty*	Children's groups*	Hastings House Medical Centre	Kineton PC	Warwickshire CC
Heritage Cars	Horticultural Society	Langmans Dental	Loxley PC	Wellesbourne Safer Neighbourhood Team
Hinson Coal Merchant	Ladies' Club	Wellesbourne Pharmacy	Moreton Morrell PC	Western Power
Home Supplies	Lions Club	<b>Landowners/representatives</b>	Newbold Pacey & Ashorne PC	Additional list of bodies advised by SDC
Justina	Local History Group	Cerda Planning Ltd	Pillerton Hersey PC	<b>Other</b>
R Locke & Son	Mothers' Union	Coventry Diocese	<b>Sheltered Housing</b>	Local social media*
Penmans	Neighbourhood Watch	Gladman Group	Farrington Court	<b>Charity Shops</b>
Peter Clarke & Co	Sports Association	Howkins and Harrison	Lawrence Mackie House	Myton Hamlet Hospice
Pubs/Restaurants*	Sports clubs*	D G Hutsby	Orbit Group	Shakespeare Hospice
A & K Russell	U3A	One Property Group	Salmon Court	
Shakespeare's Service Centre Ltd	WAG Walkers	Orbit Group	Willett House	
Walton Hall and Hotel	Wellesbourne in Bloom	R E Morley and Partners	<b>Education</b>	
Team Xero	Wellesbourne Youth Services	Mr J Smith	Wellesbourne Primary School	
Wellesbourne Carbodies	Women's Institute	Walton Estate	Kineton High School	

\* A full list of these consultees is shown in the following table

Commercial Businesses		Retail Businesses		
<b>Airfield</b>	Fly Welle Ltd	<b>Convenience stores</b>	Co-op Food Store	
	Heli Air Ltd		One Stop, Bridge Street	
	On Track Aviation		One Stop, Newbold Road	
	Radarmoor Ltd	Sainsbury's Food Store	<b>Health/Beauty</b>	Barber's Shop, Kineton Road
	South Warks Flying School	Bodies & Co Fitness		
	Take Flight Aviation Ltd	Jaego Hair Design		
	TGD Leasing Ltd	Razors II Barbers Shop		
Wellesbourne Wartime Museum	Sutoni			
<b>Dene Park Industrial Estate</b>	Amethyst Group	Technique Hairstylist	The Salon	
	Ranwick Group	<b>Pubs/Restaurants</b>	Coffee Stop	
	Munster Joinery		Golden Bamboo	
Aston Martin	Shah's			
<b>Wellesbourne Distribution Park</b>	CEVA Logistics UK	The King's Head	The Stag's Head	
	Imperial Commercials Ltd	Touchdown Café	Wellesbourne Fish Bar	
	Jaguar Land Rover	<b>Clubs/Societies</b>		
	NFU Mutual	<b>Children's groups</b>	Brownies	
	Wixey Transport		Girl Guides	
<b>Wellesbourne House</b>	2x2 Worldwide	Rainbow Guides	Scouts	
	Act on Energy	<b>Sports clubs</b>	Badminton Club	
	Altimus.com Ltd		Bowls Club	
	Body Balance Warks		Cricket Club	
	Bynx Europe Ltd	Football Club	Rugby Club	
	Design & Technology Association	Wellesbourne Wanderers FC (juniors)	<b>Local social media</b>	I love Wellesbourne
	Gap People Ltd	Neighbourhood Plan Facebook		
	GCG Group	Wellesbourne Facebook Group		
	Mayridge Group Ltd	Wellesbourne F9		
	PO'Sh Creative Ltd			
	Procure4			
	TemplePM Ltd			
	Total Vision Security			
	Warwick Energy Ltd			
	Water Babies			
Wellesbourne House Partnership				

## Appendix F – Location of Evidence Base

All evidence can be accessed online through the “Walton and Wellesbourne Way” Neighbourhood Plan website at [www.w-w-w.org.uk](http://www.w-w-w.org.uk) or through the

Neighbourhood Plan link on the Parish Council website at [www.wellesbournepc.com](http://www.wellesbournepc.com).

This includes the following data and reports:

Data Gathering/Analysis	
Early engagement feedback	Data base of information gathered residents and businesses throughout 2014.
Questionnaire survey feedback	Data base covering all responses received on both the adult and young person’s version of the questionnaire
Questionnaire survey summary	Analysis of feedback received on both the adult and young person’s version of the questionnaire.
Presentations	
Reports to Parish Council	Basis of monthly update at the monthly Parish Council meetings.
Articles in local magazine	Monthly submission to the Wellesbourne and Walton News.
Community Forum	Slide packs used during presentations on 14th July, 27th November 2014 and 18th June 2015
Annual Parish Meeting	Slide pack used during presentation on 10th March 2015.
Correspondence/Notes of Meetings	
Progress review meetings	Notes of discussions from Neighbourhood Plan team meetings.
Letters to adjacent Parishes	Updates on status of the Neighbourhood Plan development to local Parishes.
Data Sources/References	
Local Plan/Core Strategy: Main report (Final version July 2016)	The key planning document that is used as the basis for steering development and change within the District Council through to 2031.
Local Plan/Core Strategy: Revised housing trajectory (Updated Feb 2016)	Report that outlines how the District Council would hope to achieve its target for house building over the Plan period from 2011 through to 2031.
National Planning Policy Framework 2012 (NPPF)	This provides the Government’s planning policies for England and how these are expected to be applied. It gives a framework within which local people and Councils can produce their own local plans.

Data Sources/References (continued)	
SDC Design Guide	The purpose is to provide design guidance to applicants for planning permission in the District. The main objective of the guidance is to help secure designs that are local, sustainable and equitable.
Parish Plan (Vision4Wellesbourne)	This sets out the vision, objectives and proposals for the development of the Parish over at least the following decade.
Village Design Statement	This identifies the key issues and proposed actions that need to be addressed in order to fulfil the ambitions of the Parish Plan.
Wellesbourne Housing Needs Survey (2011)	The aim of the Survey was to collect accurate housing needs information for Wellesbourne Parish with the purpose of helping to influence housing size and type in future developments.
Warwickshire Observatory - 2011 Census	This is the location for information about how Wellesbourne compares with Stratford, Warwickshire and England as a whole on key statistics, based on the 2011 national census.
Office of National Statistics	This is the location for information and intelligence about England and its regions which is used to support evidence-based policy-making.
Biodiversity, Landscape and Historic Environment	Separate reports prepared by Warwickshire County Council covering landscape, ecology and historic environment throughout the Parish of Wellesbourne and Walton.
Listed buildings	Summary of listed buildings within the Parish that are protected by statute.
Local List of Heritage Sites	Summary of buildings, features, monuments and sites within the Parish that are not protected as Listed Buildings but should be taken into consideration for preservation as part of any development.
Building Regulation Part M4(2)	Optional design standard covering accessible and adaptable dwellings to meet the changing needs of occupants with differing needs, including older and disabled people.
SDC Home Choice Plus Allocation	The process for determining the allocation of affordable housing within Stratford District.
Fields in Trust	Recommends standards for outdoor play, sport and recreation in respect to space requirements linked to the size of the local population.
Green Infrastructure study (Updated 2014)	Report prepared by consultants Arup on behalf of SDC which specifies that sports, play and amenities space requirements for locations throughout the District.
Flood zones around Wellesbourne	Map showing extent of flood zones 2 and 3 along with definition of risk of flooding
Surface water flooding areas around Wellesbourne	Map showing extent of potential flooding from surface water. This is an Environment Agency map which requires the post code to be included in order to obtain a map of the area.
Fluvial Flood Risk Hydraulic Modelling Report	Detailed investigation into the flood risk potential associated with the field designated as "Area 1" within the Submission Report.
Warwickshire Joint Strategic Needs Assessment 2011 -2015	The report establishes a shared, evidence-based consensus on the key local priorities across health and social care within Warwickshire.
NHS Healthy Neighbourhood Initiative - 2014	The NHS has prepared this report to support local councils and planners in the design and development of new town partnerships that put innovative health and social care practice at the very heart of urban planning with the purpose of creating healthier places to live.
Planning for Health	Report prepared by Warwickshire County Council which gives guidance to Neighbourhood Plan teams for promoting healthy, active communities.
Warwickshire Health and Wellbeing Strategy 2014-2018	Report prepared by Warwickshire Health and Wellbeing Board - 2014 which promotes life-long independent living in homes.
Public Health England	Summary of residents health in Wellesbourne Ward compared to District, County and National levels.
SDC Health profile 2015	Summary of local health statistics.
ONS on health deprivation	Details on health deprivation throughout England.

# Appendix G - 2011 Census Data

All information contained within this appendix has been derived from the 2011 Warwickshire Observatory census data.

Wellesbourne and Walton had a population of 5849 at that time. Since that date the provision of additional housing has already led to the population now exceeding 6000.

## Demographic profile

The 2011 census undertaken by the Warwickshire Observatory showed that the Parish of

Of particular note in the demographics is that:

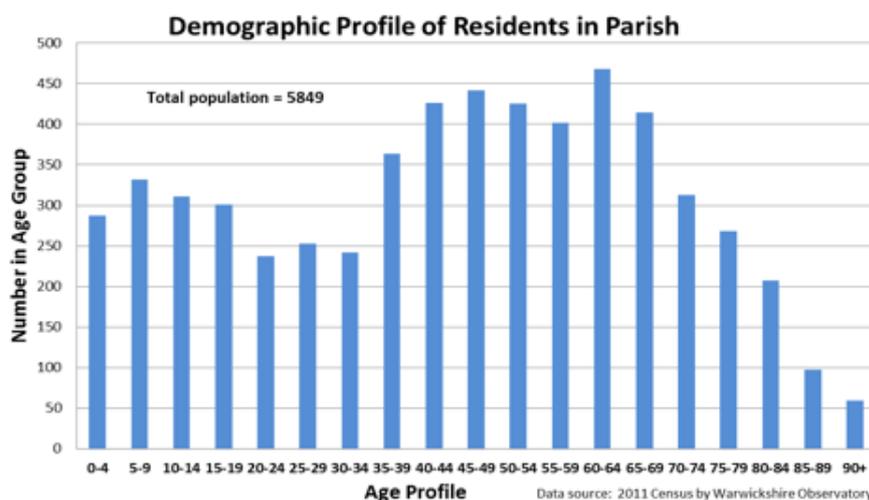
21% are 19 or younger

a) 23% are 65 or over

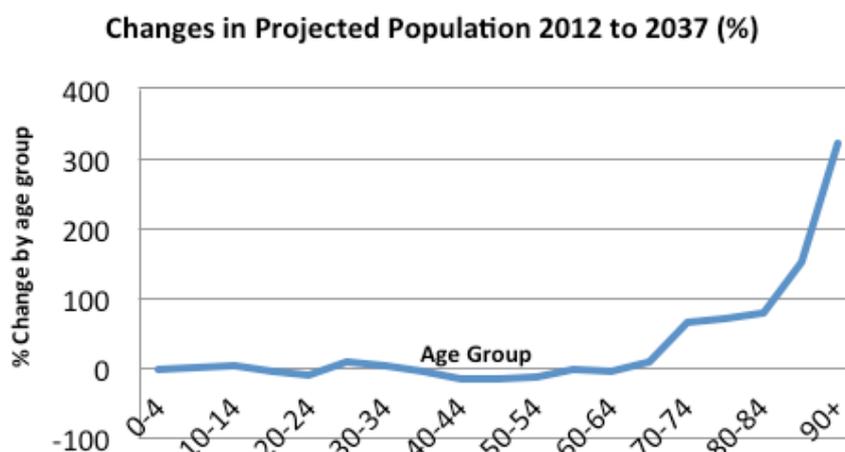
b) the highest age range is between 60 and 65

c) there is a significant dip in the age profile between 20 and 34 which comprises only 12% of the population

d) 30% are between 45 and 64 and so over the next 20 years will be reaching retirement age

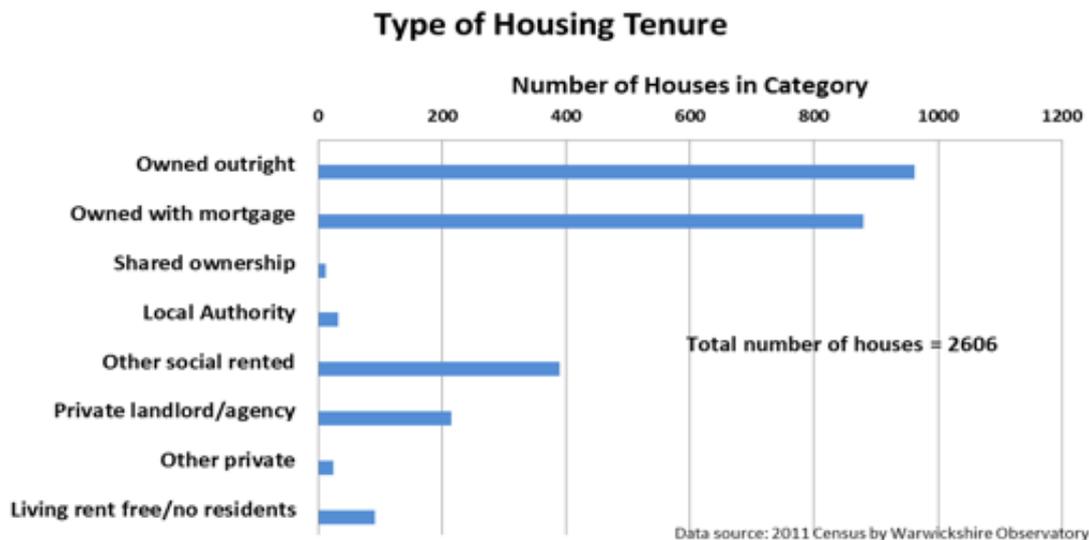


The above profile highlights that 44% of the population is either still in education or has already reached retirement age and so not classified as economically active. Furthermore, with average life expectancy now reaching 81 for men and 85 for women in Warwickshire, there will inevitably be a significant increase in the pensioner population of the Parish as shown in the chart of predicted changes in population by 2037 for Warwickshire as a whole.

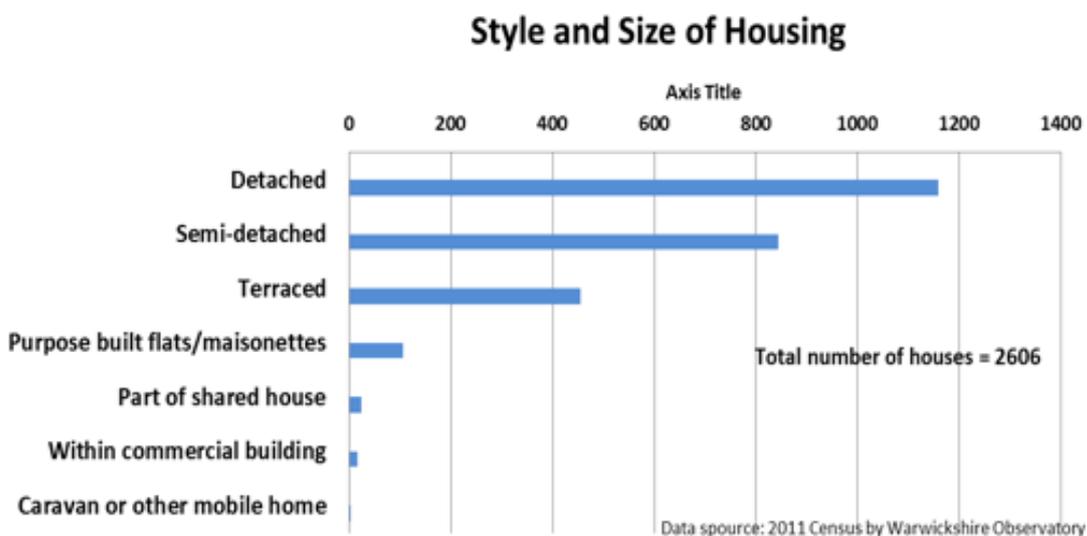


## Type of Housing

At the time of the 2011 census, the housing stock within the Parish was seen to be dominated by owner occupied accommodation with an almost equal split between those owned outright and those still subject to a mortgage. Social and private landlords made up a further 23% of the total with just 1% owned by the Local authority.



The type of housing shown in the 2011 census as being predominantly detached at 45% of the total, along with a further 32% that were semi-detached. This left just 23% of the housing stock as being either terraced, flats or maisonettes.

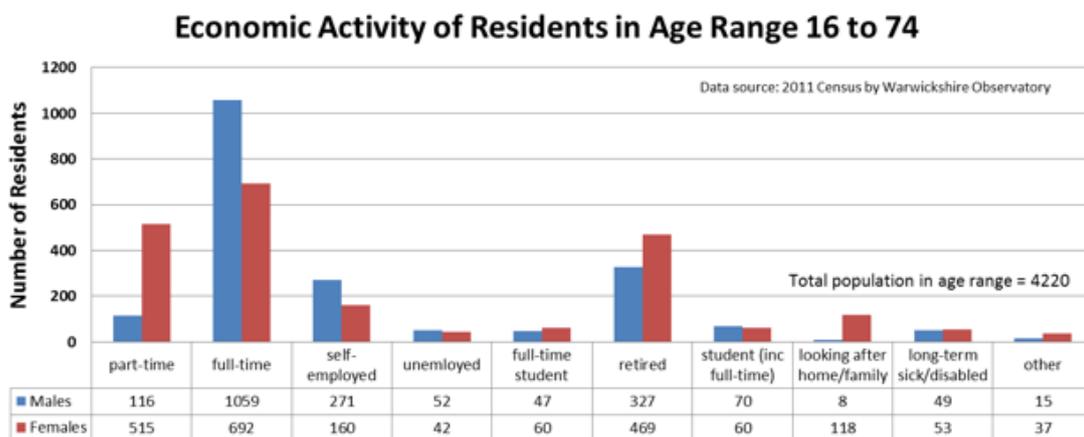


## Household Composition

The 2011 census highlighted that the average population per household was 2.3 and that 698 houses, 27% of total, had only one person in occupation of which 393 were of pensionable age. As the number of people aged 65 and over continues to rise, there will inevitably be an increase in demand for 1 and 2 bedroom properties.

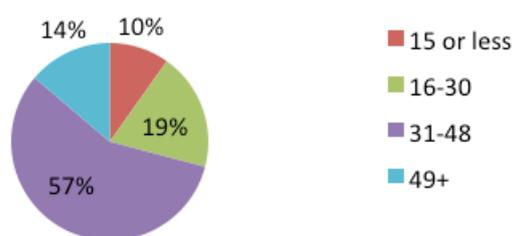
## Economy

The Parish is fortunate in having a very low level of unemployment at just 2.6% of the working population. Of those people in work, 53% of men and 31% of women are in full time employment, and 6% of men and 23% of women are employed part-time.

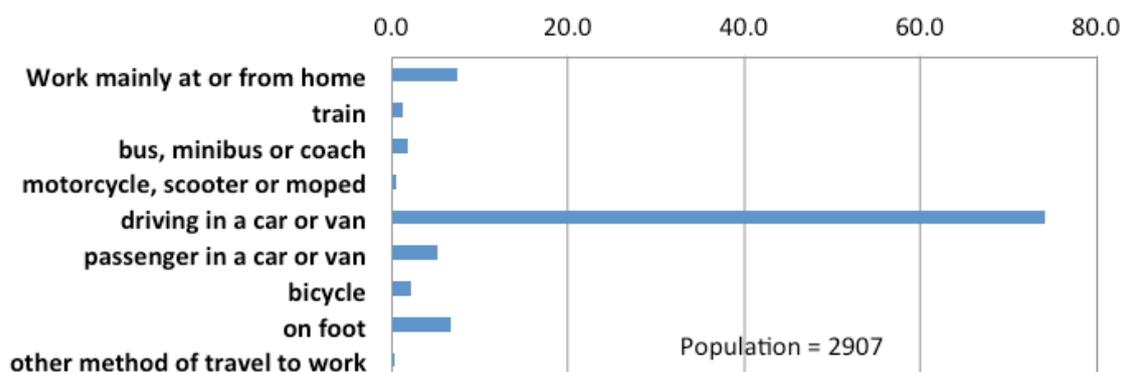


The number of hours worked by those in employment is summarised in the pie-chart which reaffirms the high level of people in full time employment.

### Hours Worked Per Week) 16 to 74 year old in employment



### Means of Travel to Work (Age range 16 to 74 of those in work)



By far the most popular means of travel is by car. However, it is encouraging that, based on the questionnaire survey feedback, the majority of journeys are relatively short with over 17% remaining within Wellesbourne and Walton and a further 37% being within the local region covering Stratford, Leamington, Warwick and Gaydon.

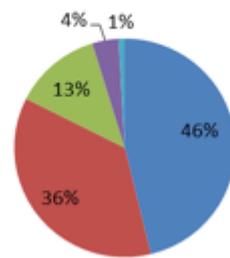


### Health and Wellbeing

The population of Wellesbourne is healthy in overall terms with 95% of residents classified as either in very good, good or fair health. However, studies have highlighted that approximately 22% of adults are regarded as obese and 22% are “binge” drinkers. Furthermore, about 20% of children are classified as having excess weight of which about 12% are obese between year 1 and year 6 at school.

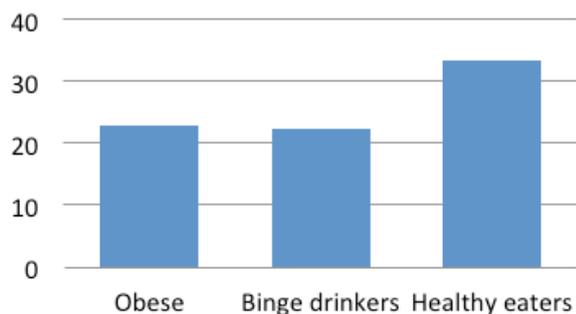
### Health Condition

- Very good health
- Fair health
- Very bad health
- Good health
- Bad health

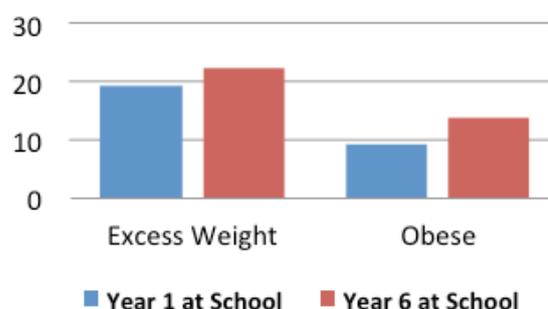


Data source: 2011 Census by Warwickshire Observatory

**Adult Lifestyle Indicator (%)**  
2006-08  
Wellesbourne Ward

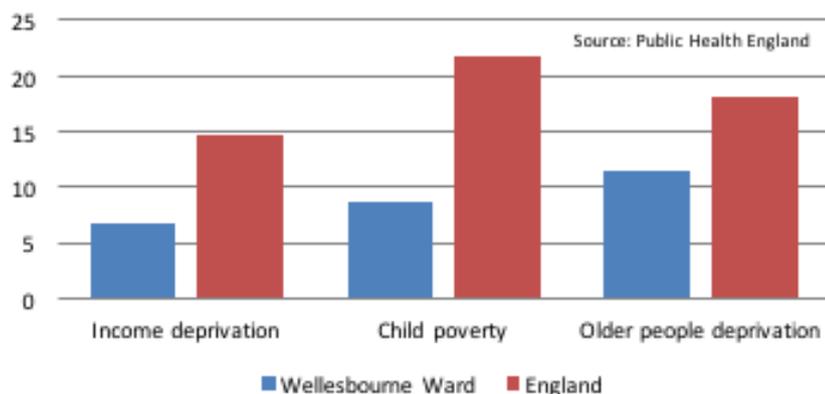


**Children's Weight Indicator (%)**  
2010/11 to 2012/13  
Wellesbourne Ward



A key concern is the level of deprivation and child poverty that exists within the Wellesbourne Ward, although this is significantly lower than the National average.

**Index of Deprivation (%)**



# Appendix H – Referenced District and National Policies

## Stratford District Core Strategy (Local Plan)

The policies listed below are referenced within the Neighbourhood Plan report.

Policy Number	Policy Content
CS.1	Sustainable Development
CS.2	Climate Change and Sustainable Construction
CS.3	Sustainable Energy
CS.4	Water Environment and Flood Risk
CS.5	Landscape
CS.6	Natural Environment
CS.7	Green Infrastructure
CS.8	Historic Environment
CS.9	Design and Distinctiveness
CS.12	Special Landscape Areas
CS.13	Areas of Restraint
CS.15	Distribution of Development
CS.16	Housing Development
CS.17	Accommodating Housing Need from outside District
CS.18	Affordable Housing
CS.19	Housing Mix and Type
CS.21	Existing Housing Stock and Buildings
CS.22	Economic Development
CS.23	Retail Development and Main Centres
CS.24	Tourism and Leisure Development
CS.25	Healthy Communities
CS.26	Transport and Communications
CS.27	Developer Contributions
AS.9	Wellesbourne Area Strategies
AS.10	Countryside and Villages

## National Planning Policy Framework (NPPF)

The policies listed below are referenced within the Neighbourhood Plan report.

Paragraph	Theme
7	Social role in sustainable development
12	Proposed development in line with Local plan
17	The 12 core planning principles
21	A competitive economy which addresses potential barriers to investment
28	Support for growth in a rural economy, tourism
42	Communications infrastructure
47	High quality homes, housing density, identified market needs, deliverable supply
48	Housing windfalls
49	Presumption in favour of housing applications
50	Widening opportunities for home ownership, housing mix, size, type and tenure
52	Best options for sustainable development, eg larger sites and establishing green belts
53	Resist developments that cause harm to local area, development in residential gardens
56-64	Good design, stated objectives [design statement], improve character and quality of area
72	Sufficient school places, as part of healthy communities
73	Assessment of need to high quality open spaces
74	Retain existing open space and sports/recreational buildings
75	Protect and enhance public rights of way and access
76	Identify areas of importance for special green protection
77	Local green space designation justification of significance and value, eg wildlife
78	Local policy for managing development with Local Green Space consistent with Green Belts policy
94	Mitigate against climate change, flood risk and need for water supply
95	Support low carbon future
99-104	Meeting the challenge of climate change, flooding and coastal change
109	Protect and enhance valued landscapes, geological conservation, ecosystems, minimise impact on biodiversity
110-112	Minimise pollution, encourage effective use of land by reusing
113	Set criteria use for judging protected wildlife, geodiversity sites and landscape areas
114	Protection and enhancement of biodiversity and green infrastructure
117	Promote preservation restoration and re-creation of priority habitats, with suitable indicators for monitoring biodiversity
118	Applying principles for determination of planning applications related to conserve and enhance biodiversity
123	Planning policies, mitigate and reduce adverse impacts on health and quality of life, identify and protect areas of tranquillity
126-141	Conserve and enhance historic environment
177	Viability and deliverability, understanding development costs assessed at plan making stage
184	Neighbourhood plan conforms with strategic policies of Local Plan

# Glossary

<b>Affordable Housing</b>	<p>This is provided to households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. The types of affordable housing are as follows:</p> <p>Social rented housing is owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans).</p>
<b>Area of Restraint</b>	A specifically defined and protected environmental area of open land that is subject to protection to preserve the structure and character of the settlement.
<b>Biodiversity</b>	A term commonly used to describe the variety of life on earth. It encompasses the whole of the natural world and all living things including plants, animals and other organisms which, together, interact in complex ways with the inanimate environment to create living ecosystems
<b>Brownfield</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and associated fixed surface infrastructure.
<b>Built-Up Area Boundary</b>	Perimeter which identifies the limit for land development to meet the housing target defined for the area.
<b>Community Infrastructure Levy (CIL)</b>	This is a charge based on the size and character of a development that is levied on developers by Local Authorities. This charge is intended for use in supporting investment in offsite infrastructure within the local area. 15% of the CIL is retained by the Parish Council which rises to 25% where there is a Neighbourhood Plan in place.
<b>Community facilities</b>	The term includes provision for health and social care, education, emergency services, meeting spaces and cultural facilities (including libraries, arts and places of worship), open space, sports venues and local shops and pubs.
<b>Conservation Area</b>	A specifically defined and protected environmental area in view of its special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. It is a statutory recognition of the value of a group of buildings and their surroundings and the need to protect not just the individual buildings, but the character of the area as a whole.
<b>Core Strategy</b>	The key document that sets out the basis for strategic planning policy within the District. Also referred to as the Local Plan.
<b>Core Strategy Plan Period</b>	The Core Strategy will cover the period 2011 - 2031.
<b>Fields in Trust</b>	Formerly known as the National Playing Fields Association, sets standards for the provision of playing areas per head of population. This is an independent UK-wide organisation dedicated to protecting and improving outdoor sports and play spaces.
<b>Flood Zones</b>	<p>Zone 1: land having a less than 1 in 1000 annual probability of flooding</p> <p>Zone 2: land having between a 1 in 100 and 1 in 1000 annual probability of flooding.</p> <p>Zone 3: land having a 1 in 100 or greater annual probability of flooding.</p>
<b>Greenfield</b>	Land that has not been previously developed.
<b>Habitats Assessment</b>	A report on the natural environment of an area which is used as input to considerations about developments.

<b>Healthy Neighbourhood Initiative (2014)</b>	An NHS England proposal to work with developers in designing health into the configuration of new communities where everyone should be able to live, work and enjoy a place that promotes health and wellbeing
<b>Housing Association Properties</b>	Affordable housing provided through an organization (for example Orbit) at low (subsidised) rates for either rent or shared ownership.
<b>Housing Needs Survey (2011)</b>	The survey conducted by Warwickshire Rural Community Council in 2011 to assess the level of unmet local housing needs.
<b>Independent Examination</b>	The process by which the Independent Examiner will assess the acceptability of the Neighbourhood Plan.
<b>Independent Examiner</b>	The expert appointed to assess whether the Neighbourhood Plan is compliant with District and National policies and European law.
<b>Infrastructure</b>	The network of essential physical services of gas, electricity, water provision, telecommunications, sewerage and networks of roads, public transport routes, footpaths. This also covers community facilities and green infrastructure.
<b>Joseph Arch Way</b>	Footpath between Wellesbourne and Charlecote village.
<b>Landscape Character Assessment</b>	An assessment undertaken to help identify various landscape types with a distinct character that is based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.
<b>Landscape and Visual Impact Assessment</b>	A structured process for assessing the potential impacts of a proposed development from both landscape character and visual perspectives.
<b>Listed Buildings</b>	Buildings or structures of special national architectural or historic interest that are subject to more stringent planning constraints. They are protected by law from unauthorised alterations or demolition.
<b>Local Green Space</b>	A green area that is deemed special to the community which is allocated the same protection in planning terms as Green Belt.
<b>Local Heritage Listing</b>	A listing of buildings, features, monuments and sites that are considered to be of historic relevance to the Parish and whose protection should be considered as part of any development proposals.
<b>Localism Act</b>	The legislation introduced in 2011 that empowers local communities to have a greater say in the planning within their area.
<b>Local Plan</b>	The key document that sets out the basis for strategic planning policy and proposals for the development and use of land within the District. This includes all the adopted plans and documents that can be used to determine planning applications. Also referred to as the Core Strategy or the Local Development Plan.
<b>Local Referendum</b>	The process by which the local community will be able to decide whether to adopt the Neighbourhood Plan by means of a simple majority vote.
<b>MRC</b>	Main Rural Centre
<b>Market Housing</b>	Dwellings built for sale without restriction on the open market.
<b>MUGA</b>	Multi-Use Games Area
<b>National Planning Policy Framework (NPPF)</b>	National guidance published by the UK Government in March 2014 which sets out the key issues to be considered in relation to planning policy and development management. The Government expects the NPPF to provide a framework within which local people and Councils produce their own Local and Neighbourhood Plans. The NPPF constitutes guidance for Local Planning Authorities and decision-makers both in drawing up plans and as a material planning consideration in determining planning applications.

<b>Neighbourhood Plan</b>	A plan prepared by the Parish Council to establish general planning policies for the development and use of land within a particular neighbourhood area. Subject to conformity with the strategic policies of the Core Strategy or Local Plan, an independent examination and support in a community referendum, a Neighbourhood Plan will become part of the planning framework for land uses in the local area.
<b>Neighbourhood Plan Period</b>	The Neighbourhood Plan will cover the period 2016 - 2031.
<b>Office of National Statistics</b>	Source of information based on National census data.
<b>Parish Plan</b>	The Parish Council report which sets out requirements as to how the visual character of the village should be maintained or improved (also known as Vision4Wellesbourne).
<b>Questionnaire Survey</b>	The survey prepared by the Neighbourhood Plan team to receive comments on issues from the local community affecting the Parish.
<b>Reserved Area</b>	Area reserved for possible future housing development.
<b>Screening Report</b>	A report that reviews the potential environmental impact of developments proposed as part of the policies contained within the Neighbourhood Plan which is used by the District Council to determine whether a Strategic Environmental Assessment (SEA) should be conducted.
<b>SDC</b>	Stratford-on-Avon District Council
<b>Section 106 funding</b>	The means of obtaining funding from developers to support local infrastructure projects. This has now been superseded by CIL.
<b>Shared Ownership Homes</b>	Affordable housing where part is bought and the remainder is rented from the Housing Association.
<b>Social Rented Housing</b>	There are various affordable rented housing tenure products capable of development; the most common of which is Social Rented Housing. Rent levels for this particular tenure are determined in accordance with a formula which reflects local income levels and other circumstances. Rent levels determined using this formula represent a proxy for housing which is considered genuinely "affordable", although this does not necessarily imply any level of subsidy.
<b>Small/Medium Enterprises (SME's)</b>	General term used to describe commercial businesses that might employ relatively few people.
<b>Special Landscape Area</b>	A designation covering landscape in the District which is judged to be of high quality at the local level and which requires protection from inappropriate forms of development and activity.
<b>Strategic Environmental Assessment</b>	A procedure specified in the Environmental Assessment of Plans and Programmes Regulations 2004 which sets out the requirements associated with any developments in order to protect the biodiversity, landscape and historic environment of the area.
<b>Strategic Flood Risk Assessment</b>	A high-level assessment of flood risk carried out with the purpose of assisting in the delivery of sustainable development and to avoid development in areas that are at risk of flooding or that would increase flooding elsewhere.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	This is a key component of the evidence required to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy as set out in the NPPF.
<b>Strategic Housing Market Assessment (SHMA)</b>	This is to analyse data and trends relating to local housing markets within a sub-region and across administrative boundaries and to guide, inform and support the development of planning and housing policies over that area.

<b>SDC Design Guide</b>	The District planning design standard.
<b>Sustainability Appraisal</b>	The Planning and Compulsory Purchase Act 2004 requires local development documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic process that assesses the social, environmental and economic effects of strategies and policies.
<b>Sustainable Development</b>	<p>There are three dimensions to sustainable development:</p> <p>an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</p> <p>a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and</p> <p>an environmental role - 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.</p>
<b>Sustainable Drainage System (SuDS)</b>	This is a sequence of management practices and control measures designed to mimic the natural drainage processes by allowing rainfall to infiltrate and then attenuating and conveying surface water runoff slowly compared to conventional drainage.
<b>Village Design Statement</b>	The Parish Council report which sets out requirements as to how the visual character of the village should be maintained or improved (also known as the Parish Plan).
<b>Warwickshire Observatory</b>	Census data for the area that was last collated in 2011.
<b>WSCC</b>	Wellesbourne Sports and Community Centre

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