

Snitterfield Neighbourhood Development Plan 2011–2031



Referendum Version



The Obelisk, Welcombe Hills. Photo: Claes Martenson

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I Introduction

This Neighbourhood Development Plan aims to make Snitterfield and the parish of Snitterfield an even better place to be, now and for future generations. It covers the period up to 2031 which is consistent with Stratford on Avon District Council's Core Strategy, and will be reviewed every 5 years.

The Neighbourhood Development Plan process enables communities to better shape the place they work and live, to inform how development takes place and help influence the type, quality and location of that development, ensuring that change brings with it local benefit.

The community of Snitterfield has a strong history of taking local decision-making into its own hands.

In 2000 Snitterfield developed a Village Design Statement followed by a Snitterfield Parish Plan in 2006.

Both of these documents were created by groups of residents following extensive consultation and public meetings. The Village Design Statement is a Supplementary Planning Guidance note and details the character, settlement patterns, buildings and open spaces as well as laying out Design Guidelines.

The Parish Plan of 2006 set out a vision for the future development of the community and how that might be achieved. It consolidated and documented the information obtained from the Parish Appraisal of 2002 and laid out opportunities and threats to the community. It also set out a 10 year action plan covering Facilities, Infrastructure, Environment and Development.

This Neighbourhood Plan builds on the guidelines and recommendations of the previous plans, adding updates and new elements based on community consultation.

Neighbourhood planning now provides an opportunity for the community to have a real say over local decision-making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the parish.

The Neighbourhood Development Plan is based on extensive research and influenced by robust engagement with the local community. Once the plan is adopted, following a referendum held for electors in the Neighbourhood Area, it will have very significant weight in the determination of planning applications.

2 The Neighbourhood Development Plan

Neighbourhood Development Plans were established under the Localism Act. This became law in 2011 and aims to give local people more say in the future of where they live. If approved by a local referendum, this Neighbourhood Development Plan (the 'Plan') will be adopted by the District Council as a plan which must be used in law to determine planning applications in the Neighbourhood Area. This Plan will become part of the statutory Development Plan for the district alongside the District Council's Core Strategy¹ (the 'Core Strategy').

For Snitterfield, this is a great opportunity for local residents to decide how the village should evolve in the years up to 2031. The Plan contains the vision for Snitterfield that was developed through consultation with the local community and key stakeholders, and sets out clear planning policies to realise this vision.

This Plan is in conformity with the strategic direction of the Core Strategy. It allows the village to develop through steady but moderate growth, meeting the housing needs of the community while at the same time preserving the importance of the Green Belt, rural landscape and numerous heritage assets. It also considers the infrastructure needed to support such growth.

A Neighbourhood Development Plan must have appropriate regard to the National Planning Policy Framework (the Framework) and related Planning Practice Guidance. This Plan will demonstrate how the sustainability objectives of the Government are implemented through local policies.

The Stratford-on-Avon District Design Guide and the Landscape Sensitivity Studies 2011, and 2012, also provide essential guidance along with the evidence base behind the Core Strategy.

On the 13 January 2014, Stratford-on-Avon District Council approved the Neighbourhood Area which our Plan will cover. The Neighbourhood Area is the same as the Parish area of Snitterfield.

¹ Core Strategy adopted 11 July 2016

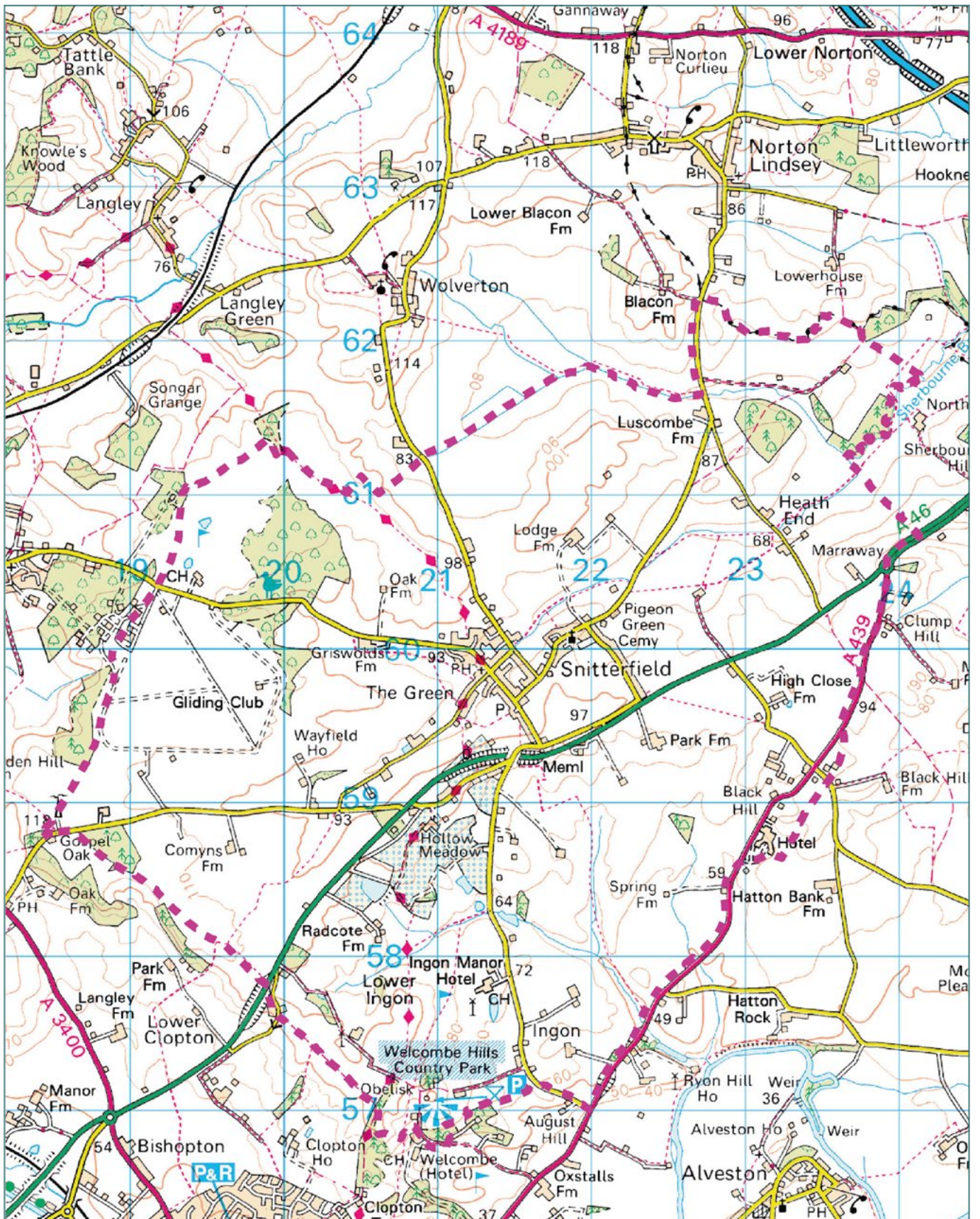


Figure 1 The Neighbourhood Area

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3 History and Future

History

Snitterfield lies below the northern rim of an ancient ridgeway, 6 miles south-west of Warwick and 3 miles north-east of the market town of Stratford-upon-Avon. It is built along the course of the Bell Brook and Sherbourne Brook with development on both slopes, most of the village being at around 300 feet above sea level, 180 feet higher than Stratford Town.

Surviving land charters suggest that the Saxon settlement of Snitterfield was established on a wooded and watered site to the north of the ancient trackway (now known as Kings Lane) running from the west to a fordable crossing of the River Avon. At least two centuries after, it was recorded in the Domesday Survey of 1086, with 480 acres of ploughed land and 12 acres of pasture. Progressive land clearance of the woodland forming part of the Forest of Arden to the north and introduction of the open field system of agriculture in the 12th Century, led to an extension of housing from the primary nucleus. The ancient church of St James the Great still stands on its original site and the village is typified by linear development along the routes that run through the village.



St James the Great Church

Here the landowners and tenant farmers, who in the early 16th Century included Richard Shakespeare, grandfather of the poet, his father John and Uncle Henry built their thatched houses. Development elsewhere was inhibited by the extensive private estate of the Snitterfield Manor of which the Park survives as an essential open space, still defined by its original boundaries and by the marshy, often flooded area alongside the brook, on the northern flank.

An Historic Environment Study² has been carried out and notes Snitterfield is thought to be early medieval in origin and is recorded as a Pre-Conquest Manor in the Domesday Survey of 1086. The study records areas of High Archaeological Sensitivity in the historic core of the village.

Thus was established the pattern of linear housing development, backed by open spaces, which is such an attractive visual feature of today's village.

The only major departure from this tradition was a compact estate of 84 houses erected by the Rural District Council in 1970 off the Wolverton Road.



The Old Cottage, Brookside

² Historic Environment Assessment of Local Service Villages Stratford on Avon District County of Warwickshire. On behalf of Stratford on Avon District Council July 2012 AOC Project No: 32127

More recently development has been generally in linear format, or of individual houses. However, two of the developments have been in the form of affordable housing schemes.

Village records, including the 17th and 18th Century accounts of Church Wardens, Constables and Overseers of the Poor, paint a picture of a closely knit, self-reliant community, unusually generous in its treatment of the old and needy. The 18th Century cottages built for them, although no longer owned by the parish, are still in use.

Over the last half Century the Snitterfield landscape, along with other areas of Warwickshire, has been dramatically changed as a result of agricultural intensification. This has taken the form of the enlargement of fields by the removal of hedges, felling of trees, and the clearance of spinneys and woods to create more land for cultivation. The creation of the A46 Stratford-upon-Avon northern bypass, which lies just south of the village centre, has also had a dramatic effect on the village with an ever increasing volume of traffic through the village.

Snitterfield is a thriving community, with its heritage of a reasonably balanced social mixture of occupations, personal beliefs and interests, with a healthy mix of ages and families. It is still of an appropriate size to maintain a distinct and individual identity, as an enterprising and caring community. The village and Neighbourhood Area supports a number of retail outlets, business premises providing employment, a popular primary school, a pub, two churches and has a large number of sports and leisure clubs.

Future

The overwhelming desire of the community, as evidenced through the consultations that have informed this Plan, is to preserve this thriving, active village and its keen sense of community spirit. Organic development should be supported but carefully controlled, allowing the village to develop, evolve and not stagnate.

4 Village Character Appraisal

The following Plan, Sketches and Photographs are an Appraisal of the existing character of Snitterfield and provide the context for the policies, particularly those within the Housing and Built Environment sections.

The historical development of the village has bequeathed a unique blend of thoroughfares, green spaces and buildings. Some thoroughfares are dominated by buildings, such as The Green, but most are dominated by green tunnels of trees with glimpses or views of open countryside, such as Church Road, School Road and Whitehorse Hill, many with buildings on one side only. Even the more recent developments in Bell Lane and Hurdlers Lane face open countryside.

Central to the character of Snitterfield is the green corridor which runs along the Bell Brook and Sherbourne Brook. These Brooks flow from west to east following the line of The Green, then along a belt of mature trees alongside School Road and through to the ponds in the east. It is this interface of lanes, buildings and countryside that gives the village its sense of integration with the Green Belt.

This openness creates attractive views as one travels in, out, and across the village, where fields penetrate right into the built environment. Many houses also have views over green spaces within the village boundaries.

These views are indicated on Figure 2 Snitterfield Appraisal Map, supported by photographs of noted views.

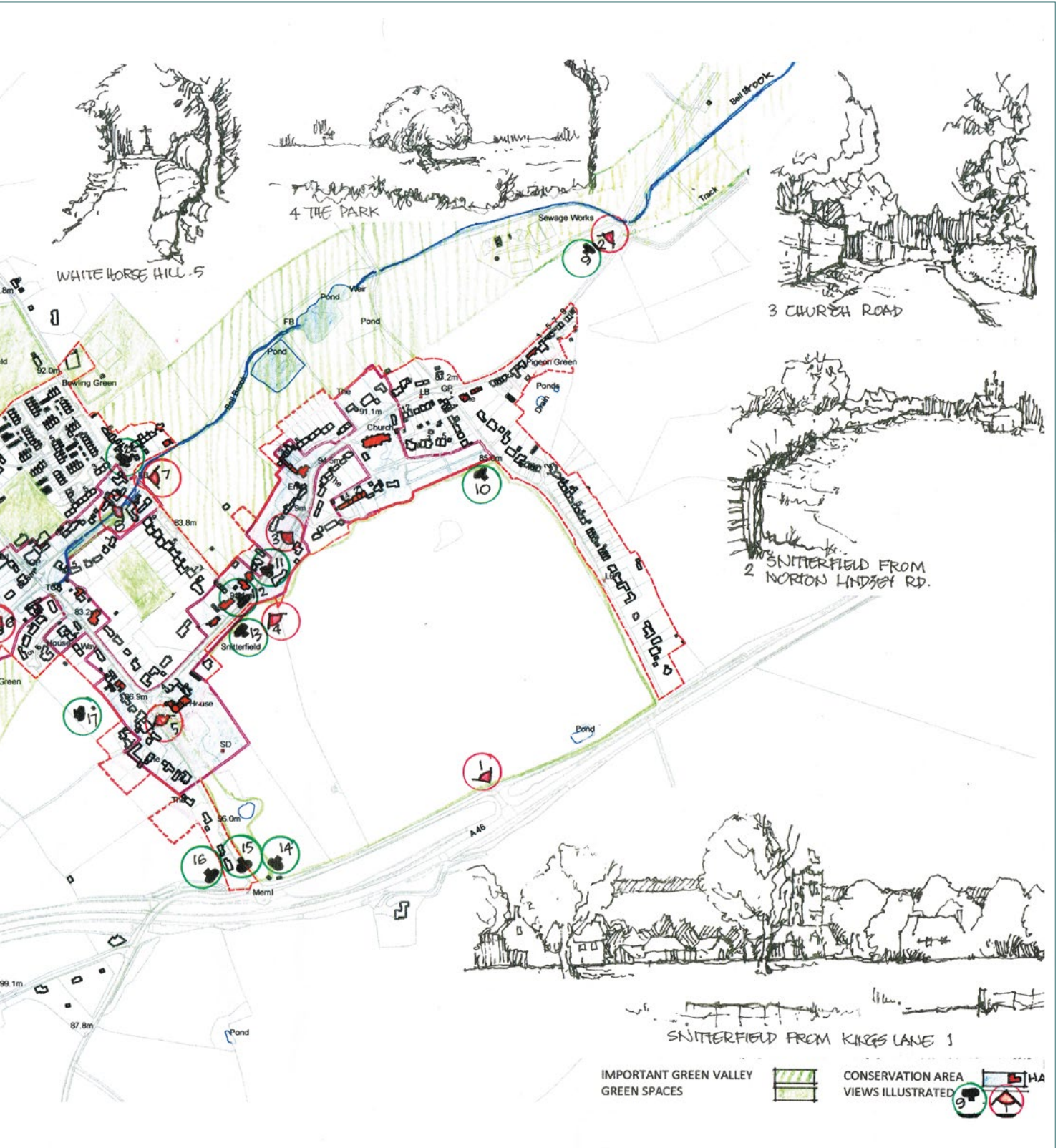
Views 1-8 are captured as sketches on the analysis plan (Figure 2).

Views 9-22 are shown by the photographs.

As well as the green margins to our streets there is an important mix of imposing, tall red brick walls, low stone walls, hedges, traditional dry brick walls and low walls with hedges on top. There are sections of traditional wrought iron estate fencing mixed in with hedging.



Figure 2 Snitterfield Appraisal Map





View 9 Snitterfield from the Norton Lindsey Road



View 10 The Park from the cemetery



View 11 Church Road



View 12 Bell Lane from Church Road



View 13 The Park from Church Road



View 14 The Park from the War Memorial



View 15 White Horse Hill



View 16 The Green from the War Memorial



View 17 The Green, west to Snitterfield Bushes



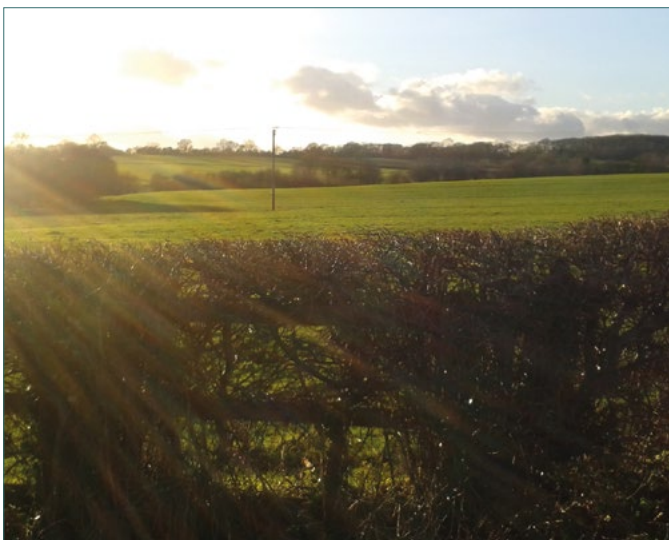
View 18 North along the back of The Green



View 19 East from the Green



View 20 Snitterfield Bushes from The Green



View 21 Snitterfield Bushes from Hurdlers Lane



View 22 Bell Lane Junction

A wealth of individual architectural details, such as porches in particular, enhance the village character.

It is to be expected that in a village that dates from before the Domesday Survey of 1086 there will be a great variety of architecture.

The village is fortunate to have to have many listed buildings³ scattered through an extensive Conservation Area.

The jewel in the crown and focal point is St. James the Great, a fine gothic church started in the 13th Century which has evolved over the centuries.

The surviving 16th and 17th Century barns and houses are typically oak framed with red brick infill panels some of which have been painted or rendered.



Horseshoe Cottage



Park House



St James the Great



The Gables

³ See Appendix I – List of Community Assets and Listed Buildings

Many such buildings would have been thatched, as Fern Cottage and Fernside, but thatch has given way to plain clay tiles in most cases.

Various larger houses have been built over time and are generally to be found along Church Road.

The Conservation Area along The Green has a wealth of Victorian red brick cottages and is a unique jumble of gables, steep tile roofs and walls, either side of a narrow street. It is enhanced with practical and attractive detailing at roof edges and around the windows.

During the 19th Century, the Philips and Trevelyan families, successive Lords of the Manor, replaced many thatched cottages with more substantial houses for the estate workers and these are easily recognized by their distinctive brickwork, tall clusters of chimneys, lattice windows with stone surrounds and ornate, carved barge boards to the gables. These are scattered throughout the village.

Much, but not all of the 20th Century housing is typical of its era and lacks the detail included in earlier times but it is encouraging to see that in the 21st Century more considerate details are being included even with market developments.



Fern Cottage and Fernside



Holly Lodge



Barn at Saddlers



Sycamore House

5 Vision Statement

Snitterfield aspires to thrive as a vibrant and distinctive neighbourhood, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents.

As residents and with our Parish Council, we will all support this vision by:

- Encouraging a thriving and prosperous community that delivers a high quality of life for all its residents;
- Recognising and protecting the character and history of the Neighbourhood Area;
- Supporting measured, proportionate, timely and sustainable development to meet local needs;
- Promoting a flourishing local economy;
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change, reduce our carbon footprint and minimise the impact of increased traffic; and
- Maintaining a high quality natural environment that preserves and enhances biodiversity.

Strategic Objectives

Housing	To promote new high quality homes in appropriate sustainable locations that meet the needs of the Neighbourhood Area without compromising the distinctive and attractive setting of the village or the natural environment
Economy	To promote new high quality economic and employment opportunities in appropriate locations and encourage the retention of existing employers in the Neighbourhood Area
Built Environment	To promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced.
Natural Environment	To safeguard our natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape
Infrastructure	To seek on-going improvements to transport and parking, to flood defences, to utility infrastructure and to digital connectivity especially mobile phone reception and broadband
Amenities, Leisure and Well-being	To ensure that residents have excellent local facilities and access to open spaces and recreation to maintain a strong, active, healthy and vibrant community to help alleviate social isolation.

6 Housing

Strategic Objective

To promote new high quality homes in appropriate sustainable locations that meet the needs of the Neighbourhood Area without compromising the distinctive and attractive setting of the village or the natural environment.

This is achieved by identifying two brownfield sites suitable for housing within the village, in line with the policies within the Plan.

Policy H1 – Village Boundary

Proposals for new dwellings within the Village Boundary, as defined in Figure 3, and the sites allocated within Section 12 of this Plan, will be supported in principle, subject to being in accordance with other policies in the Plan. All areas outside the Village Boundary are classed as Countryside. New dwellings within the Countryside will be strictly controlled and limited to Rural Exception Sites, replacement dwellings and dwellings for rural workers, in accordance with policy ASI0 criterion (i) of the Core Strategy.

Explanation

The Neighbourhood Area is heavily constrained by the Green Belt, which washes over the village. Consequently, the Core Strategy does not expect Snitterfield to play a significant role in contributing towards the supply of housing for the district (see Policy CS.10).

Any new development will therefore be restricted to limited infilling within the Village Boundary. This will have the effect of focussing any new development towards the most sustainable locations within the Neighbourhood Area.

Small infill development on land within the Village Boundary will provide housing without significant damage to the character and setting of the village or conflict with Green Belt policy. This pattern of gradual and organic development will ensure new dwellings contribute to the attractive appearance and character of Snitterfield and its sense of community.

The Village Boundary has been based on the built-up area boundary originally drawn up in the Stratford-upon-Avon District Local Plan in 2000. It has been altered in line with the following criteria of inclusion within the village boundary:

- Where new residential development, sites allocated in the Plan, and outstanding planning permissions are located on the edge of the boundary set in the Stratford-upon-Avon District Local Plan they are now included within the village boundary
- Residential curtilages are included within the village boundary unless an area is clearly a paddock and more appropriately defined as 'non-urban'.

The Village Boundary is shown in Figure 3. The definitive higher resolution Snitterfield Village Boundary Map is available separately to this Plan.

Under Section 12 of this Plan, two sites have been identified for potential opportunity for residential development. Both sites are on the periphery of the village. Both of the sites involve the use of previously developed land⁴.

⁴ Policy SSA1 & SSA2

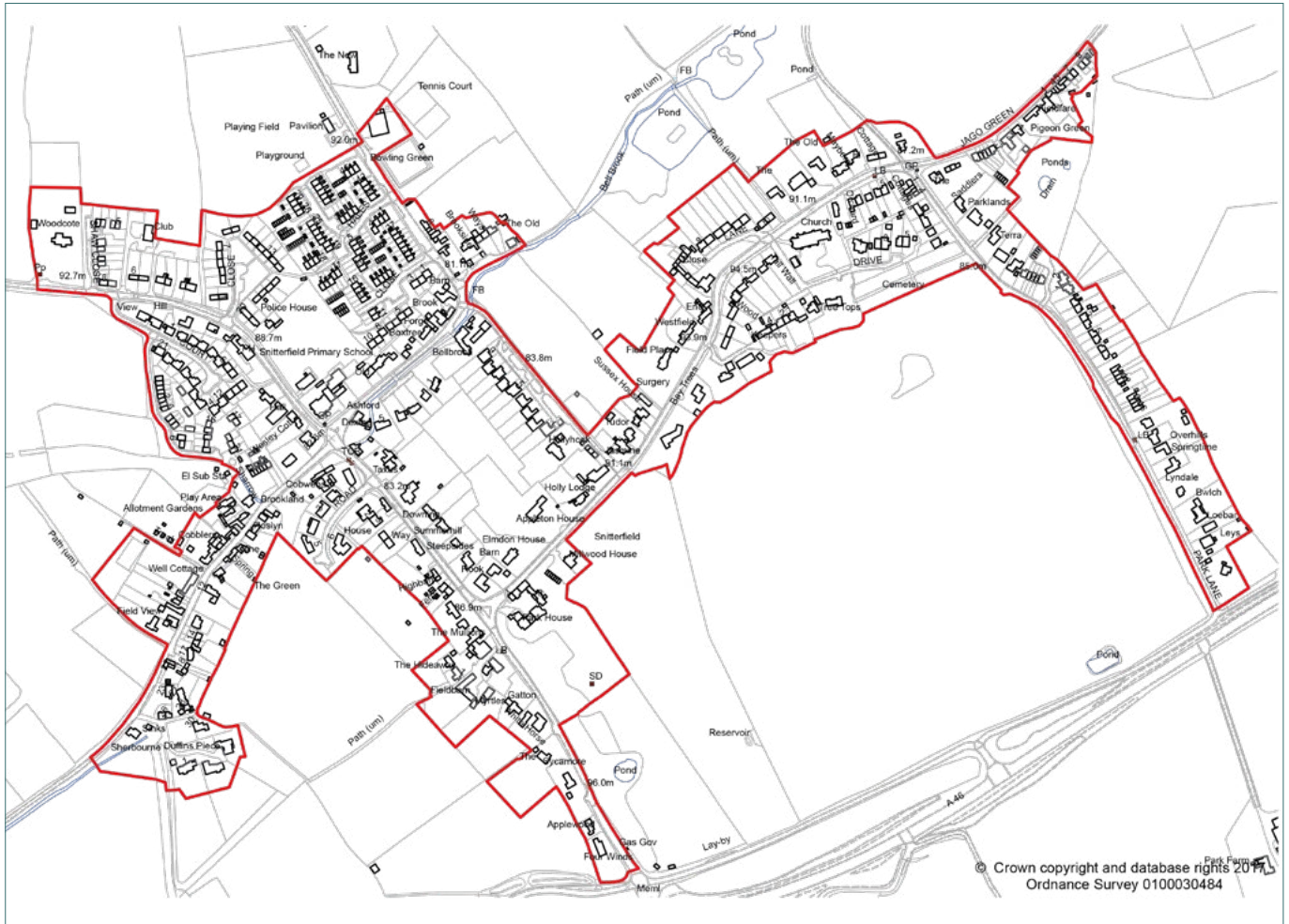


Figure 3 Village Boundary Map

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Policy H2 – Use of Brownfield Land

The redevelopment of previously developed (brownfield) land will be supported subject to the following criteria:

- a) The new use would be compatible with the surrounding uses;
- b) Any contaminants are satisfactorily dealt with by remedial works previously agreed by the LPA;
- c) The proposal would lead to an enhancement in the character and appearance of the site and would not result in the loss of any land of high environmental value; and
- d) The proposal would not conflict with national Green Belt policy.

Explanation

One of the Core Planning Principles in the NPPF⁵ is to “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”.

⁵ Paragraph 17

Proposals for development on greenfield land must clearly demonstrate why its release is needed and why such a need cannot be met through the release of suitably available brownfield land.

Previously developed land is defined in Annex 2 of the NPPF and specifically excludes agricultural land and buildings, sports pitches and residential gardens.

Policy H3 – Use of Garden Land

Development on garden land will only be supported if it can be demonstrated that proposals will:

- a) Preserve or enhance the character of the area;
- b) Not introduce an inappropriate form of development which is at odds with the existing settlement pattern;
- c) Not significantly and demonstrably harm the amenity of the host dwelling and neighbouring properties;
- d) Provide satisfactory arrangements for access and off road parking; and
- e) The proposal would not conflict with any other policies in this Plan.

Explanation

Development within the garden of existing houses can lead to inappropriate development with regard to adverse impacts on neighbouring properties and poor means of access. Unless an adequate land area is available or can be assembled and demonstrated to be accessible and sustainable, without causing detrimental harm to the amenity of neighbouring dwellings or to the character of the area, then development will be resisted.

Detrimental harm to the amenity of a neighbouring property includes loss of daylight and sunlight (overshadowing), intrusive or overbearing development and loss of privacy (overlooking).

Policy H4 – Affordable Housing

This Plan supports the provision of small scale affordable housing on rural exception sites adjacent to the Village Boundary in accordance with the needs of the local community as identified through a Housing Needs Survey.

Appropriate affordable housing tenures will be secured in perpetuity through a Section 106 legal agreement. The criteria for local occupancy are currently set out in the Snitterfield Housing Needs Survey 2014.

Explanation

Due to the status of Snitterfield as a Green Belt village, new residential development within the Neighbourhood Area will be limited to infilling within the village boundary. It is therefore unlikely that such developments will be of a scale which attracts a proportion of affordable housing.

Rural exception sites are small sites used solely for affordable housing on land adjoining existing villages such as Snitterfield which would not otherwise be released for general market housing because it is subject to policies of restraint such as Green Belt. Such sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Rural exception sites are supported under paragraph 54 of the NPPF.

In order to ensure that this Plan facilitates growth in the affordable housing sector, Policy H4 supports the development of affordable homes under 'rural exceptions' for occupation by people originating from or with a clear connection to the Parish of Snitterfield in accordance with the needs identified in the Snitterfield Housing Needs Survey 2014⁶. This Plan supports the need for affordable housing and promotes homes in sustainable locations, unless special circumstances exist e.g. rural workers accommodation.

Should a local housing need be identified through an up-to-date Housing Needs Survey the Parish Council will actively seek an appropriate site or sites in consultation with the public and partner organisations. Such an exercise could be run in parallel with a review of this Plan.



Bearley Road

⁶ See: www.snitterfieldneighbourhoodplan.org.uk

Policy H5 – Market Housing Mix

Developments of 5 or more units should seek to meet the housing mix requirements identified by current evidence such as the Stratford Strategic Housing Market Assessment Update 2013 or the Snitterfield Housing Need Survey 2014 and any update to this research.

Specialist accommodation for the elderly and infirm will be supported, subject to compliance with other policies in this Plan.

H5 Explanation

A residential Parish Survey⁷ in 2013 identified the market housing preferences in the Parish:

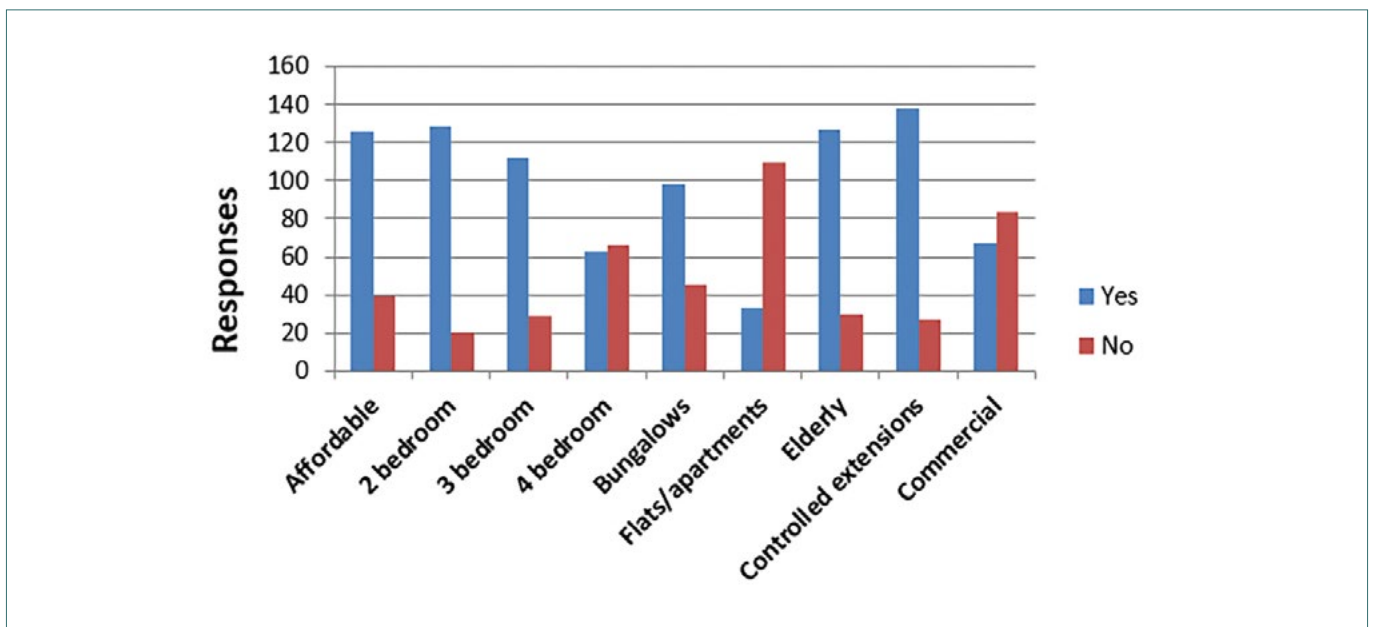


Figure 4 Market Housing Preferences

This Plan also supports the provision of accommodation and/or facilities to encourage the elderly (or otherwise infirm or disabled) population to remain within our parish community for the whole of their lives where that is their wish, in particular avoiding late-stage relocation distress due to deteriorating mobility and health, simultaneously facilitating downsizing and release of larger properties.

The provision of housing for young people and families is also an important component in achieving a balanced and mixed community.

⁷ Snitterfield Neighbourhood Plan Questionnaire 2013

7 Economy

Strategic Objective

To promote new high quality economic and employment opportunities in appropriate locations and encourage the retention of existing employers in the Neighbourhood Area.

One of the three roles in achieving sustainable development is the economic role⁸. Pivotal to achieving this role and contributing to building a strong, responsive and competitive economy is the need to ensure that sufficient land of the right type is available in the right places and at the right time. Additionally, the provision of infrastructure and the identification and coordination of development requirements are vital.

This Neighbourhood Development Plan seeks to provide the local policy framework to deliver this role by encouraging opportunities for the development of local employment and preserving the local employment opportunities that currently exist.

Policy ECON1 – Protecting and Supporting Existing Employment Sites

Proposals for the change of use or redevelopment of land or premises identified for, or currently in, employment use will not be supported unless:

- a) There is a sufficient supply of sites for a range of employment uses to meet both immediate and longer term requirements over the Plan period; or
- b) The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs or where there is no reasonable prospect of the site being used for employment uses; or
- c) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site; or
- d) Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them.

Limited extensions to existing commercial buildings in the Neighbourhood Area will be supported providing there is no conflict with other policies in this Plan.

Explanation

The Neighbourhood Area is fortunate to have a number of important employment sites within it, covering industrial, leisure, retail and commercial activities.

The protection of these sites for the purposes of local jobs and custom assists in achieving sustainable living. It is important that the infrastructure necessary to sustain these business ventures is maintained and enhanced (see section 11).

⁸ Paragraph 7 of the NPPF

A survey of 40 local businesses was carried out in May 2014⁹, with a response rate of 52%. The major issues identified were planning constraints (linked to the Green Belt), a lack of high-speed broadband (now resolved for most locations in the village), and poor public transport.

The survey identified reasons for their location in the Neighbourhood Area (in order):

- Access to the main road network
- Quality of the environment
- Proximity to customers
- Nature of the local economy
- Availability of broadband

Policy ECON2 – Promoting New Employment Opportunities

Proposals for new employment sites consistent with other policies in the Development Plan and which encourage the growth of local employment will be supported.

The development of new local employment opportunities will be supported within the Neighbourhood Area providing that they:

- a) Do not have an unacceptable impact on residential amenity;
- b) Do not lead to the loss of green infrastructure; and
- c) Do not have an unacceptable impact due to increased traffic generation.

Explanation

This Plan seeks to improve local employment provision, supporting more local job opportunities in the community. The 2011 Census shows that Snitterfield is very much a commuter location¹⁰ with much of the working population commuting out. Diversification of the local economy would be encouraged to help address this issue.

This Plan sets out to maintain and encourage the growth of the local economy, sustaining the community, and enhancing local facilities whilst protecting the character and Green Belt status of the area.

⁹ Snitterfield Business Survey 2014

¹⁰ Travel to Work Table, page 4, Snitterfield Census Profile 2011

8 Built Environment

Strategic Objective

To promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced.

Paragraph 58 of the National Planning Policy Framework states that Neighbourhood Development Plans “...should develop robust and comprehensive policies that set out the quality of development that will be expected for the area”.

This Plan seeks to achieve this objective through the implementation of the following policies.

Policy BE1 – Responding to Local Character

All development proposals must demonstrate how local character has been taken into account during the conception and evolution of a design in accordance with the following principles:

- a) Be compatible with the distinctive character of the area, respecting the local settlement pattern, building styles and materials;
- b) Be of a density that is in keeping with the character of the surrounding development and landscape;
- c) Preserve or enhance heritage assets including listed buildings and the designated Conservation Area;
- d) Protect or enhance landscape and biodiversity by incorporating high quality native landscaping;
- e) Be consistent with Warwickshire Landscape Guidelines;
- f) Ensure key features of views to and from higher slopes, skylines and sweeping views across the landscape can continue to be enjoyed;
- g) Have regard to the impact on tranquillity, including dark skies;
- h) Do not increase the risk of flooding, including that from surface water, within the village or exacerbate foul drainage capacity problems; and
- i) Be preceded by an appropriate archaeological survey to ascertain the implications of development on below ground heritage assets.

Proposals that do not positively contribute to local character will not be supported.

Explanation

It is important to incorporate Local Character into new developments by reflecting the density, massing, shapes, materials and architectural detailing of the local building stock and in particular the relationship with their surroundings. Local character is described in Section 4 of this Plan.

Policy BE2 – Effective and Efficient Use of Land

All development proposals must demonstrate an effective and efficient use of land. The effective use of land can assist in delivering sustainable development in the following ways:

- a) An appropriate density which is designed to enhance the character and quality of the local area,
- b) The reuse of previously developed land; and
- c) Bringing empty properties back into use.

Explanation

Paragraph 47 of the National Planning Policy Framework encourages a local approach to housing density to reflect local circumstances.

The density of new development will be expected to reflect the existing low density character of the village. Lower densities may be more appropriate on the periphery of the village with higher densities which are closer to the village centre where there is a higher level of accessibility may be acceptable.

The height, scale and massing of new buildings should have regard to the context of the individual site and the surrounding area. Building heights should be lower towards the edge of the village to assist in the assimilation of new development into the surrounding countryside/landscape.



Example of traditional brickwork



Example of traditional window

Policy BE3 – Neighbourhood Design Guidelines

The following important design principles should be addressed by all development proposals across the Neighbourhood Area:

- a) Extensions to buildings shall not normally exceed 30% of the volume of the building as it existed at the time when the Green Belt was established in 1975, or when built (if later). Where the host property is a replacement building which has already benefitted from an increase in volume of 30% or more, further extensions will not normally be supported;
- b) Extensions will not be supported if this results in encroachment within 8 metres of a watercourse, or closer to the watercourse if already within 8 metres. Extensions which could displace flood water elsewhere will not be supported unless they include appropriate mitigation measures.
- c) Provision of space between buildings or groups of buildings to preserve public views of open land beyond;
- d) Arrangement of buildings to follow established building lines and road hierarchy;
- e) Reflect traditional building form and shape with roof pitches of generally 40° or more with varied ridge and eaves lines and heights;
- f) Use of local materials such as brick, white render, plain tiles and slate;
- g) Incorporate traditional brick detailing to eaves, verges and window and door surrounds;
- h) Where windows consist of a mix of opening and fixed lights the fixed lights should have a dummy opening casement so that the appearance of the window is uniform and not a “winking eye”;
- i) Provision where appropriate of working chimneys of traditional brick construction;
- j) Use of traditional metal or timber windows and doors recessed into the brickwork, with a preference for window cills being constructed in blue brick or plain tile; and
- k) Sensitive siting of PV and solar panels where they are not seen from the road. Particular importance should be given to the proximity to listed buildings or the effect on views in and out of the conservation area.

The above policies should not necessarily discourage the very highest quality modern design.

Explanation

The overall design, layout and architectural features of any new buildings erected within the village should be consistent with the adjacent properties. Similarly any alteration to existing properties, particularly those within a designated conservation area, should employ building materials and design characteristics which are in harmony with the original and adjacent properties.

The Green Belt washes over the village and both the NPPF para 89 and the Core Strategy Policy CS10 require extensions to dwellings in the Green Belt to be limited in extent. The limited extension and alteration of an existing

building is supported providing it does not result in disproportionate additions over and above the size of the original building. In order to ensure that extensions are not disproportionate, this Plan considers that the previous development plan policy (Local Plan Review Policy PR2) set a reasonable limit in its justification of 30%. The proposal to do this was supported during consultation, and the limit set originally in the previous development plan is therefore reinstated in this policy. Cumulatively therefore, extensions should not normally exceed 30% of the volume of the original building. Proposals exceeding 30% must demonstrate Very Special Circumstances.

The provision and use of off-street parking spaces should be an essential element of planning consents for new building and any alteration or extension which removes or reduces off-street parking spaces should not be granted.

The existing character of the village of Snitterfield is largely determined by the open spaces within the square pattern of the development and the surrounding Green Belt agricultural land. These features should be at the forefront of any development proposal to ensure that the concept of space within the village is retained.

Policy BE4 – Designing Out Crime

Development proposals where necessary will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved.

Proposals which fail to satisfactorily create a safe and secure environment will not be supported.

Explanation

The recommendations of the Warwickshire Constabulary and the extent to which the Secured by Design Scheme¹¹ has been taken into account will be given significant weight in the consideration of all development proposals.

The Government places great importance on creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (paragraph 58 of the National Planning Policy Framework). There are many recommendations on how to design out crime.

CABE's comprehensive 'Safer Places' paper¹² identifies seven key characteristics that create a safe community.

All development proposals will be required to demonstrate how these characteristics have been incorporated into the proposed design.

- 1) Access and movement – places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security
- 2) Structure - places that are structured so that different uses do not cause conflict
- 3) Surveillance - places where all publicly accessible spaces are overlooked
- 4) Ownership - places that promote a sense of ownership, respect, territorial responsibility and community
- 5) Physical protection - places that include necessary, well-designed security features
- 6) Activity - places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
- 7) Management and maintenance - places that are designed with management and maintenance in mind, to discourage crime in the present and the future

¹¹ www.securedbydesign.com ¹² CABE, Safer Places, February 2004

Policy BE5 – Lighting

Lighting on new development should be kept to a minimum whilst having regard to highway safety, in order to preserve the rural character of the village. Amenity lighting of buildings should be kept to a minimum and its use controlled by sensors and timers where possible.

Proposed lighting should be designed and sited to help reduce light pollution and contribute to dark skies.

Proposals which would result in excessive light pollution will not be supported.

Explanation

In the Parish Survey residents liked “dark skies” as a feature of the village and this is a result of limited lighting on all roads and the use, for example on The Green, of lower height street lighting with amber coloured lights.

Policy BE6 – Parking

All new development should demonstrate that there is adequate provision for off-road parking. Dwellings comprising two or more bedrooms must provide at least two off-road car parking spaces (excluding garages but including car ports). Additionally, dwellings should provide secure storage space for cycles.

Developments comprising new or additional non-residential floorspace will be looked at on their own merits having regard to the context of the site.

All new dwellings and commercial or community developments where floor space is increased must demonstrate how pedestrian and cycle routes into the village centre and to schools have been maximised.

Explanation

There are a number of areas of the village with inadequate off-road parking. On-road parking presents significant problems for vehicular traffic in the village. This has been exacerbated by the poor public transport links and the continued trend of multiple car ownership per household.

Garages are excluded because they are more frequently used for domestic storage or often later converted into habitable accommodation thus exacerbating the issue of insufficient off-road parking. Car ports are not used in the same way so are included.

Additional development which creates extra bed spaces or commercial floor space will be expected to demonstrate adequate off-road parking provision.

Policy BE7 – Preservation of Heritage Assets

Proposals which cause harm to the special architectural or historical interest of listed buildings and Scheduled Ancient Monuments and their settings will not be supported.

Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

All proposals must preserve the important physical fabric and settings of listed buildings and Scheduled Ancient Monuments.

Development within and adjacent to all heritage assets will be strictly controlled. Development which fails to preserve or enhance the character or appearance of the Conservation Area will not be supported.

Explanation

The preservation of valuable heritage assets is of paramount importance to parishioners.

The Conservation Area is specifically defined and protected because of its special architectural and historic interest. Great weight should be placed on the need to preserve or enhance this heritage asset.

These are vital factors in giving the village its history and character and all new buildings should ensure that they respect and do not damage the appreciation of these assets. New buildings should be sympathetic in size, appearance and siting. A request for Specialist pre-application Listed Building Advice can be submitted to the Conservation Team at Stratford-on-Avon District Council.

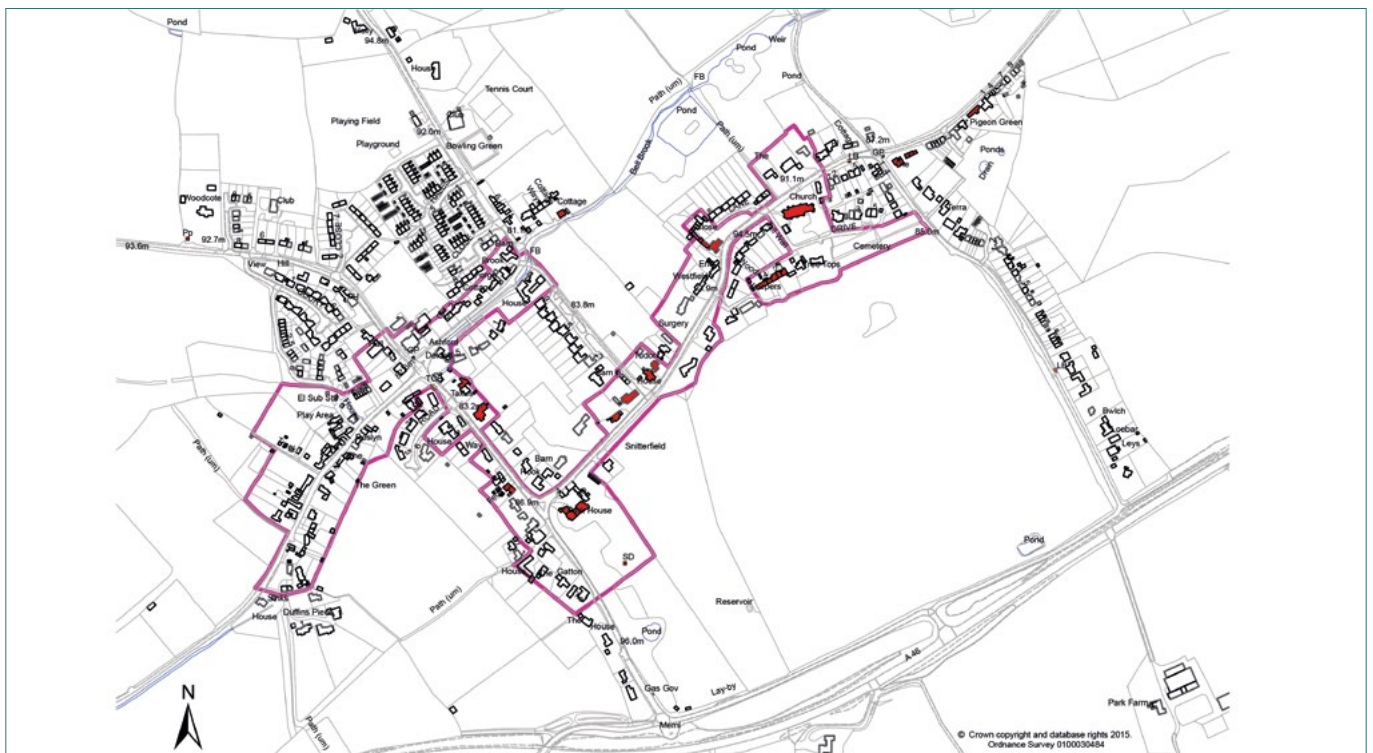


Figure 5 Conservation Area and Listed Buildings

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Policy BE8 – Agricultural Land

Development of the best and most versatile agricultural land (defined as grades 1, 2 and 3a in the Agricultural Land Use Classification) will normally be resisted unless it can be demonstrated that significant development of best quality agricultural land is necessary and no other land of poorer agricultural quality is available.

Explanation

The village is surrounded by agricultural land and forms an important part of the village's rural character and setting as well as being an important resource for food production.

It is recognised in the Landscape Sensitivity Study 2012 undertaken by White Consultants that most of the land surrounding the village is of high-medium sensitivity to housing and commercial development.

The irreversible development of open agricultural land should be resisted where it would result in the loss of the best and most versatile agricultural land in order to preserve land for food production and maintain the rural character and setting of the village.

Policy BE9 – Replacement Dwellings

Proposals for replacement dwellings must respect the character and appearance of the locality. Particular importance is placed on sensitive sites such as those within the conservation area or affecting the setting of listed buildings.

All proposals for replacement dwellings must:

- a) Be no more than 30% larger, in volume, than the existing dwelling. Where the host property has been extended by 30% or more of the volume of the original dwelling as it existed at the time the Green Belt was established in 1975, or when built (if later) the replacement dwelling should not exceed the current volume unless very special circumstances can be demonstrated;
- b) Include suitable facilities for garaging, garden maintenance and domestic storage;
- c) Be on a similar footprint as the existing dwelling unless for site planning reasons an alternative footprint is necessary or beneficial;
- d) Be of an appropriate scale so as not to be too dominant or adversely affect the amenity of neighbouring uses;
- e) Demonstrate how a replacement is more sustainable in the longer term than refurbishment, alteration or extension to the existing building; and
- f) Demonstrate that protected species will not be harmed as a result of the proposals.

This policy will only apply to lawful dwellings and does not apply to caravans or mobile homes.

Explanation

This policy is designed to facilitate the renewal of the existing housing stock with appropriate replacements. It is not intended to overly restrict people's freedom and expression of interest in design and layout.

However, it is important to recognise the role of sustainability by ensuring that good quality habitable dwellings are not simply demolished to meet a personal preference or desire. In this respect, all new replacement dwellings will be expected to enhance design and create a more sustainable living environment in the longer term.

The Green Belt washes over the village and the replacement of existing dwellings is supported providing they do not result in disproportionate replacements over and above the size of the original dwelling. In order to ensure that replacement dwellings are not disproportionately larger this Plan considers that they should be no more than 30% larger in volume than the original dwelling.

Policy BE10 – Conversion and Reuse of Buildings

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

- a) Does not have an unacceptable impact on the visual and landscape amenity of the area;
- b) Does not have an unacceptable impact on neighbours' amenity;
- c) Does not cause harm to nature conservation interests;
- d) Benefits from a safe and convenient access to the site or a satisfactory access can be created;
- e) The building is genuinely capable of being converted without significant modification, rebuilding (including foundations and walls) or extension; and
- f) Ancillary and/or outbuildings and boundary treatments are in keeping with the character and setting of the original building.

Such applications will be expected where necessary to demonstrate compliance with the above criteria through the submission of supporting documentation such as ecological surveys and structural engineer's surveys.

Explanation

If sensitively converted, the reuse of redundant buildings can have a positive impact on the amenity of the area and create a sustainable form of development without any additional harm to the landscape.

The reuse of redundant agricultural buildings can also be of benefit to the sustainability of farms and other rural businesses particularly when creating ongoing revenue through holiday lettings.

Policy BE11 – Empty Homes and Spaces

Proposals which bring back into active use empty homes will be supported and encouraged. This includes any minor ancillary works required to facilitate the reuse of the building.

Proposals which seek to utilise empty or unused spaces within existing buildings will be looked upon favourably providing there are no adverse environmental impacts, the new use is compatible with the existing neighbouring uses and the proposal complies with other policies in the development plan.

Explanation

Properties that are empty could play a more important role in meeting housing demand in the Neighbourhood Area. While there is clearly a need to build new homes, ignoring the potential of empty homes is a costly environmental mistake.

Creating homes from empty properties saves substantial amounts of materials over building new houses. It also minimises the amount of land used for development. Refurbishing and repairing empty homes can also help improve streets and neighbourhoods, as empty properties are often unsightly attracting problems, such as fly tipping, vandalism and arson.

9 Natural Environment

Strategic Objective

To safeguard our natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape.

Preserving and enhancing local biodiversity is of paramount importance.

Considering the mainly man-made landscape, the Neighbourhood Area is surprisingly biodiverse. As an example, in the last ten years as many as 114 bird species have been recorded¹³ in the parish, with 67 species breeding. Several Notable Birds¹⁴, bird species of conservation concern, are thriving. There are a large number of mammal and insect species recorded. As in the rest of the country, reptiles are not common.

The landscape in the Neighbourhood Area is dominated by farmland with the village occupying a central location. The richest biodiversity is found along brooks and ponds, in the very few meadows (unimproved grassland) and the fragmented woodlands. The village gardens are generally wildlife friendly and have larger biodiversity than the surrounding farmland, but the overall biodiversity in the village is created by the interface between gardens and farmland.

The Sites of Special Scientific Interest (SSSIs) and a Local Nature Reserve (LNR) already have protected status. In addition, there are many identified Ecosites¹⁵ that need to be protected from development. The very few ancient trees¹⁶ and the mature trees and hedges also need to be protected from development. At present, the Green Belt status is providing some protection for the parish (including the village), but it is important that the natural assets are preserved and the biodiversity enhanced.

As well as the protected sites, the parish has many public footpaths and bridleways that can be enjoyed by all generations year round for free. Many residents are active members of conservation organisations like Warwickshire Wildlife Trust (WWT) and the Royal Society for Protection of Birds (RSPB), and volunteer for surveys and reserve maintenance.

Research shows that living near natural areas substantially reduces the risk of many major diseases, improves mental health, reduces crime and promotes social cohesion¹⁷.

¹³ BTO Bird Atlas complemented by local records by birdwatchers. See also Appendix 5

¹⁴ Warwickshire Biological Records Centre (WBRC) – BAPs, NERC Act S.41, Wildlife & Countryside Act, Red and Amber listed bird species Dec 2015

¹⁵ WBRC, <http://maps.warwickshire.gov.uk/greeninfrastructure/>

¹⁶ http://www.bristol.gov.uk/sites/default/files/documents/environment/land_management/tree_management/tree-forum-ancient-and-Veteran-Tree-HAP.pdf

¹⁷ Natural World magazine, Spring 2015, Tony Jupiter

Presently there are five areas in the Parish that already enjoy a higher protection status. There are 4 areas designated SSSI under Section 28 of the Wildlife and Countryside Act 1981 (as amended). There is also one LNR. The SSSIs and the LNR are shown on Figure 6 and they are:

- Snitterfield and Bearley Bushes SSSI – n.b. Bearley Bushes is right along the Parish border.
- Sherbourne Meadows SSSI straddles the Parish border.
- High Close Farm SSSI is a Geological Conservation Review Site.
- The Welcombe Hills and Clopton Park Nature Reserve is a LNR.

The WWT is responsible for the care of Snitterfield and Bearley Bushes SSSI and High Close Farm SSSI. WWT also manages The Welcombe Hills and Clopton Park Nature Reserve on behalf of Stratford-on-Avon District Council which owns the land. These sites are protected by policy CS6 in the Core Strategy.

Further Information on SSSIs is in Appendix 2, and Ecosites in Appendix 3.

The SSSIs, LNR and most Ecosites can be reached by public footpaths. The Monarch’s Way (marked on the map) comes in to the village from the south and joins Kings Lane, continues along White Horse Hill, Smiths Lane and Bearley Road, and leaves the village across from the pub going north.

SSSIs and LNR

SnBu & BeBu Snitterfield Bushes and Bearley Bushes SSSI

ShMe Sherbourne Meadows SSSI

HCF High Close Farm SSSI

WHCP The Welcombe Hills and Clopton Park Nature Reserve

Ecosites

Brooks – not numbered – Bell Brook, Bearley Brook, Sherbourne Brook, etc.

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 The two ponds in the village 2 The fishing ponds along Ingon Lane 3 Luscombe Farm reservoir and pond 4 The large pond near Radcote Farm and A46 5 Ponds belonging to High Close Farm 6 Heath End Plantation 7 Wood east of Heath End Plantation 8 Wood west of Luscombe Farm 9 Wayfield Gorse | <ul style="list-style-type: none"> 10 Two woods along path from A46 to the obelisk 11 Public footpath along Bell Brook from Snitterfield Lane to Heath End 12 Heath End, Briery Land 13 The area around the obelisk on Welcombe Hill 14 The orchards |
|---|---|

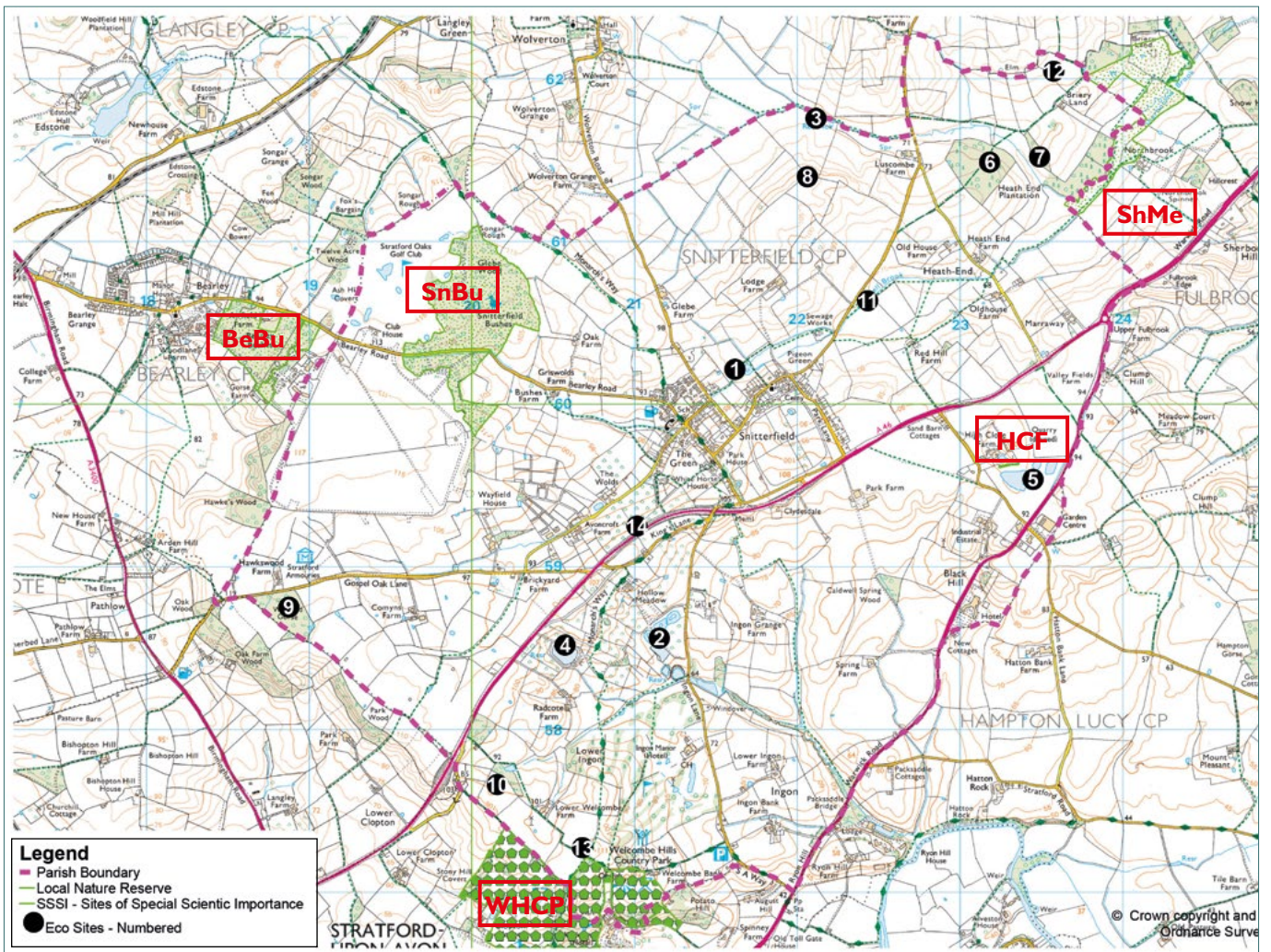


Figure 6 SSSIs, LNR and Ecosites.

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Snitterfield Bushes and the nearby Bearley Bushes were once part of a larger area of semi-natural broadleaved woodland that has been split by a war-time airfield. The site has been designated as an example of two types of woodland now scarce in Warwickshire. The rich ground flora contains several species uncommon in the county. The site is also important for its butterflies.

Sherbourne Meadows is an SSSI area that straddles the Parish border. It is the largest example of unimproved natural grassland in Warwickshire (19 ha). These grasslands have not been subject to fertilizers, slurry or herbicides, and are characteristically botanically species-rich and support many birds and insects.

High Close Farm SSSI is a Geological Conservation Review Site that provides evidence for Glacial Lake Harrison, which is thought to have covered a large part of the Midlands during the Wolstonian Glacial Period. The gravel at this site contains more Jurassic material than is typical, suggesting the involvement of a tributary to the main Baginton Gravel river.

The Welcombe Hills and Clopton Park Nature Reserve is a LNR with grassland and woodland. Woolly Thistle, Quaking-grass and Adder's-tongue hide Yellow Meadow Ant hills which illustrate the wonderful lack of disturbance. The woodland is full of oak, Horse-chestnut and Beech with English Elm. Birds are plentiful, with Great Spotted Woodpecker, Sparrowhawk, Little Owl, Treecreeper and finches enjoying the woodland where Ravens breed. The WWT installed a Shakespeare Audio Trail in the reserve in the Spring of 2016.

Policy NE1 – Protection of Natural Features and Other Areas of Rich Biodiversity

Development should protect, and where possible enhance, the natural environment including important landscapes, Ecosites (as defined in Appendix 3), natural features, wildlife corridors and other biodiversity-rich areas. Development will not be supported that will destroy or adversely affect these features.

Development will be expected to ensure that the natural features and functions of watercourses and their wider corridors are retained, and where relevant reinstated, and that appropriate habitat buffers are established. In all cases development is expected to not adversely affect:

- a) The integrity of the watercourse structure;
- b) The quality of the water due to unauthorised discharges and run off; or
- c) The ecological quality and character of the waterways.

A “mitigation hierarchy” policy must be followed for ensuring activities do not have unnecessary impacts on the environment.

All new developments should incorporate the planting of appropriate native tree and hedge species, as well as nectar-rich plants in their plans. New planting should connect habitats to maintain and improve wildlife corridors.

When constructing boundaries, hedges should be used in preference to walls and close boarded fences.

Opportunities to create, enhance and restore adjacent habitats for biodiversity will be encouraged.

Explanation

It is important to ensure protection of the rural character of the Neighbourhood Area. This is achieved through maintenance and enhancement of important landscape features such as ponds, brooks, meadows, woods, trees and hedgerows.

Many Ecosites have been identified by Warwickshire Biological Records Centre (WBRC)¹⁸ (part of Warwickshire County Council) and local amateur naturalists. These are shown in Figure 6 and further described in Appendix 3. The most valuable natural features and Ecosites are the brooks and larger ponds, followed by unimproved grassland (meadows), small woods and copses, and trees and hedgerows.

The important wildlife habitats are fragmented in the Neighbourhood Area, which make the wildlife corridors¹⁹ very important. These are brooks or hedgerows that connect wildlife populations that have been separated by human activities or structures (such as roads or development). Wildlife corridors may also help facilitate the re-establishment of wildlife populations. Detailed maps of existing wildlife corridors and habitat connectivity in Warwickshire, including the Neighbourhood Area, can be found on the WBRC website²⁰.

The mitigation hierarchy²¹ is a policy for ensuring activities do not have unnecessary impacts on the environment:

- In the first instance harm should be avoided, for instance by locating development at a different site
- Where this is not possible the impacts should be mitigated, for instance through the detailed design of the development
- Lastly any residual impacts should be compensated for, for instance, by restoring or recreating habitat elsewhere

Ornamental garden ponds are not considered “natural ponds”. Existing ponds should be retained and improved from a wildlife perspective. New ponds or smaller water features should be promoted. Boggy areas should be restored as ponds.

All development will be expected to protect mature trees and hedges.

Native trees and hedges recommended by Royal Horticultural Society (RHS)²² to be used in gardens can be found in Appendix 4. Leylandii and laurels should be avoided, as non-native species.

¹⁸ WBRC, <http://maps.warwickshire.gov.uk/greeninfrastructure/>

¹⁹ Definition from <http://study.com/academy/lesson/wildlife-corridors-definition-lesson-quiz.html> : A wildlife corridor is a way of connecting these fragmented habitats. The corridor allows movement between isolated patches of habitat without other disturbances such as traffic or development.

²⁰ WBRC, <http://maps.warwickshire.gov.uk/greeninfrastructure/>

²¹ <http://www.icmm.com/document/9460>

²² The Royal Horticultural Society www.rhs.org.uk

Policy NE2 – Biodiversity and Protection of Individual Species

Development will not be supported unless it protects, enhances and/or restores habitat biodiversity. Development proposals where necessary will be expected to demonstrate that they:

- a) Will not lead to a net loss of biodiversity by means of an approved ecological assessment of existing site features and development impacts;
- b) Protect or enhance biodiversity assets and secure their long term management and maintenance; and
- c) Avoid negative impacts on existing biodiversity.

A “mitigation hierarchy” policy must be followed for ensuring activities do not have unnecessary impacts on the environment.

Development will only be supported in areas where Notable Bird Species or other rare or vulnerable wildlife or plant species are present, if the conservation status of such species can be maintained.

Explanation

All development should take steps to enhance biodiversity both within and outside of designated areas. Development should, wherever possible and feasible, retain, enhance and manage and if appropriate reintroduce the District's indigenous biodiversity.

There are many Notable Bird Species and other rare or vulnerable wildlife and plant species recorded in the Parish. On the Notable Bird Species list²³ there are 180 species whereof 56 have been recorded in the Parish. WBRC and local amateur naturalists have also recorded many other rare and vulnerable species, for example Adder, Common Lizard, bats and Great Crested Newt.

The Snitterfield Oak along Church Road has a girth of more than 8 metres, making it about 700 years old²⁴. This is the only ancient tree²⁵ recorded in the Parish, but there are other old trees that possibly could be added to the records.

²³ Oct. 2015, updated Dec. 2015, WBRC, part of Warwickshire County Council

²⁴The Veteran Trees of Warwickshire, Steven Falk, 2011

²⁵ http://www.bristol.gov.uk/sites/default/files/documents/environment/land_management/tree_management/tree-forum-ancient-and-Veteran-Tree-HAP.pdf

Policy NE3 – Designated Local Green Spaces

The following sites are designated as Local Green Spaces.

- 1) School Playing Field
- 2) Small Playing Field, Allotments and Field

Development on Local Green Space will only be allowed in very special circumstances.

Explanation

School Playing Field: Is an important area of open space visually, and valued community amenity and environmental education resource.

Small Playing Field, Allotments and Field: Is important open space within the conservation area and valued community amenity area for growing food and recreation

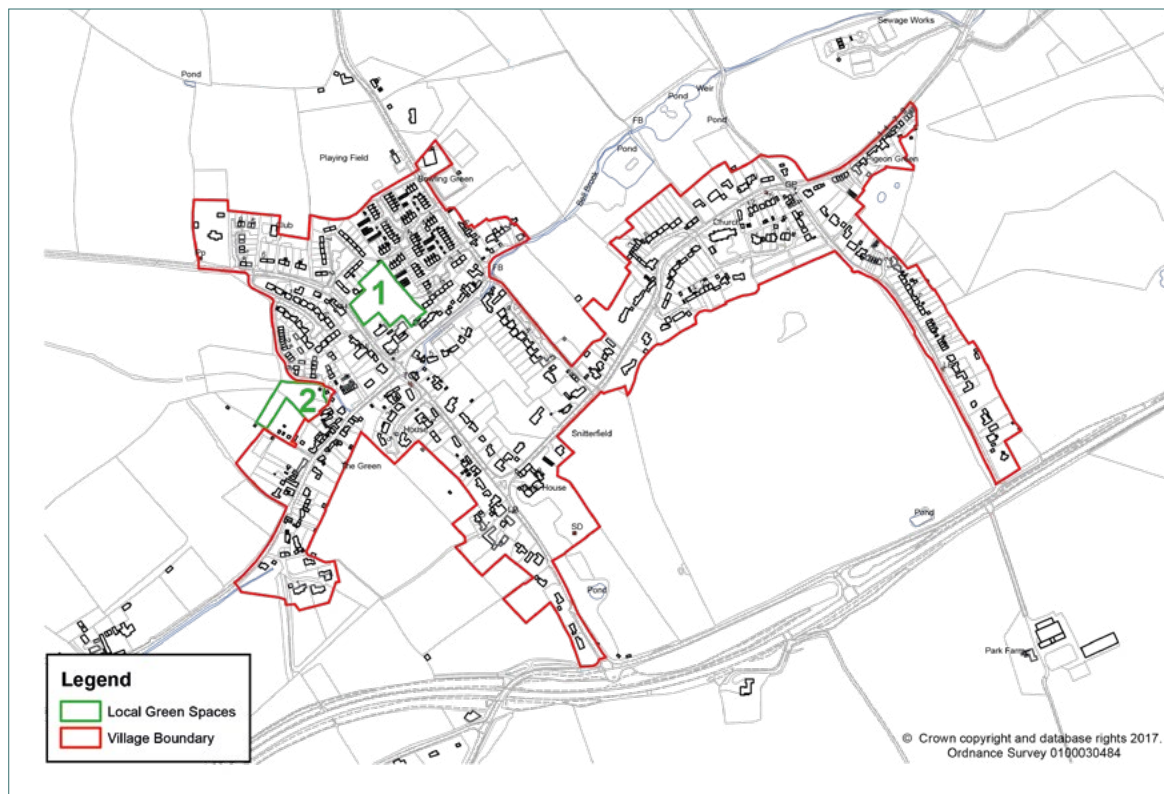


Figure 7 Local Green Spaces

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Local Green Spaces

- 1 School Playing Field
- 2 Small Playing Field, Allotments and Field

Policy NE4 – Valued Landscapes, Vistas and Skylines

Development proposals must demonstrate how they are appropriate to, and integrate with, the character of the landscape setting whilst conserving, and where appropriate, enhancing the character of the landscape including important local features. Development proposals should ensure that all important vistas of the valued landscape (as shown in Figure 8) and skylines are maintained and safeguarded, particularly where they relate to heritage assets and village approaches.

Explanation

The landscape of the parish contributes immensely to the quality of its environment and is integral to the quality of life of residents. It is important that it is protected and enhanced and that development proposals do not undermine its quality. The Landscape Sensitivity Study 2012 undertaken by White Consultants provides a prior analysis for the landscape character and setting of the village.

The character of the landscape is derived from 'natural' factors – its geology, geographic location and the characteristic vegetation and habitat types it sustains, coupled with human intervention and cultural influences over time. These factors generate a number of elements and need to be considered if development is to be sensitively accommodated without adverse effect on the character of the landscape or if development is to contribute to an enhancement of landscape character by improving degraded elements. They include landscape elements that contribute to local distinctiveness – habitat types, building materials and design; historic and cultural elements, for example, settlement, field or transportation patterns, walls, landmarks, open spaces, parks, gardens and orchards; levels of activity, tranquillity and day/night-time appearance; the condition of landscape elements; and views into and out of the landscape.

Good quality open space positively affects the quality of life and personal well-being of residents and visitors and is an important feature of the local environment and the rural and open aspect of the neighbourhood. In addition, on the fringes of the Neighbourhood Area, open spaces are equally important and help to give a feeling of spaciousness and each aspect offers a unique variation. From the Snitterfield Neighbourhood Questionnaire in 2013, residents were emphatically in favour of the protection of open green spaces, the green belt and watercourses.

The green fingers of land within the village of Snitterfield and on the edge of its boundary are unique features of Snitterfield and characterise the village. These pieces of open land bring the countryside close and afford views across fields to the skyline formed by the surrounding hills.

Figure 8 shows the key Valued Landscapes. The views identified are visible from well used public footpaths and public highways and form important settings for Conservation Area and Heritage Assets.

The village has a highly social and active populace who make good use of the landscape to access walking and exercise opportunities. The relationship with our landscape is a particularly important element contributing to the vibrancy, welfare and health of the village.

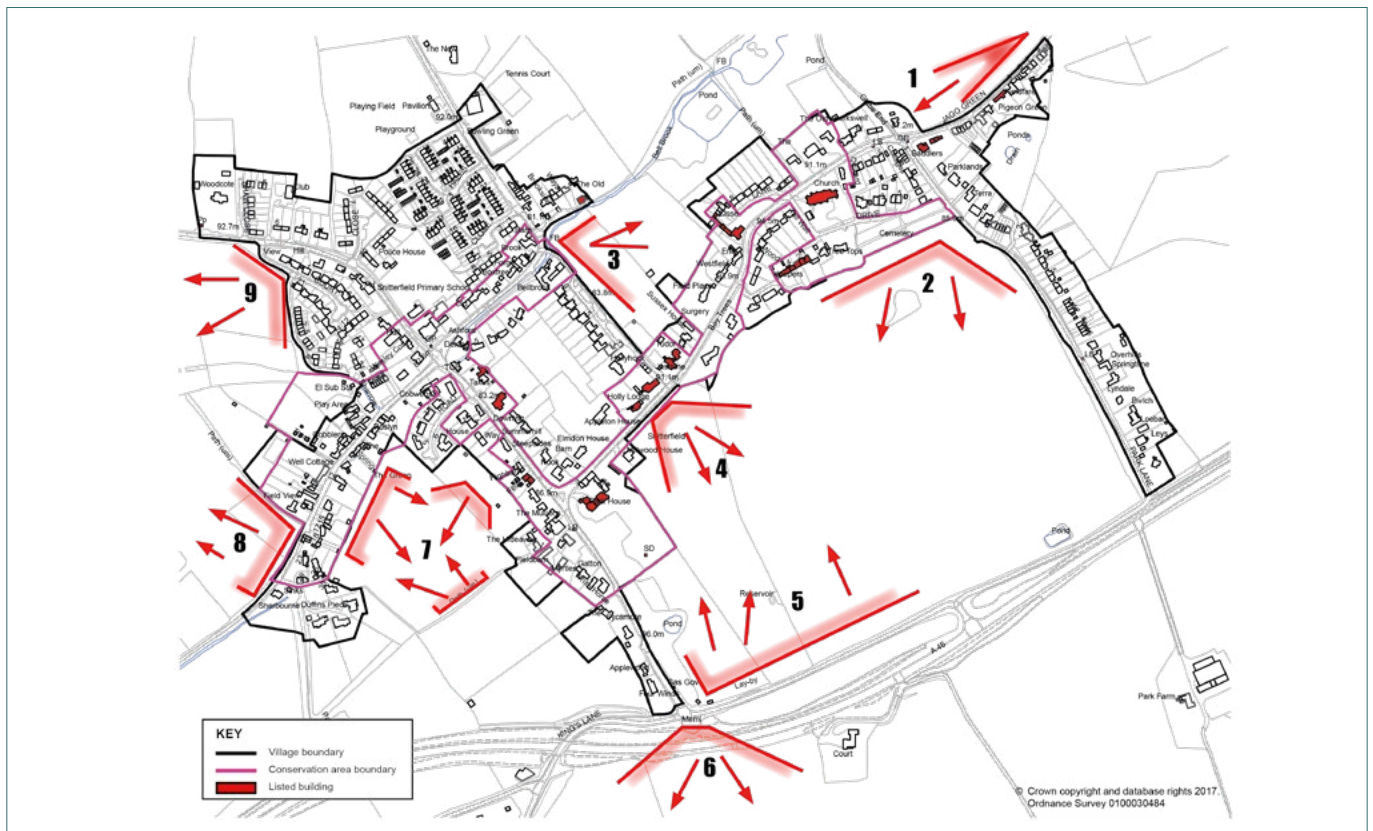


Figure 8 Valued Landscapes

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1. As you approach the ribbon development lying to the south of the Norton Lindsey Road you are afforded a significant view across the meadows to the listed Gothic Church sitting prominently in the landscape, in an elevated position, offering an inviting vista on the way into the village.
2. The expansive views across the historic parkland both from Park Lane and the village churchyard provides a tranquil and uplifting setting. The Park itself has a significant history within the development of Village, being once the site of the Manor House which gave rise to the various historical estate buildings and garden wall, which remain in the conservation area. Today this ancient landscape consists of rolling fields and significant protected trees.
3. Highly valued views from a key junction in the village, from public highway and well used pedestrian thoroughfares, along the river valley and across unspoilt meadows to the Conservation Area with wonderfully framed views of the Listed Church.
4. This aspect offers important views out from the Conservation area and from two prominent listed buildings across the historic parkland and to the 'Snitterfield Oak' which has stood for 700 years in this landscape.
5. The landscape of the historic parkland is highly visible from the main road accessing the village and War Memorial Green, offering views across the countryside, of the parkland, the Snitterfield Oak and into the Conservation Area and listed buildings within.
6. An important setting for the village war memorial, with views to the south offering an open and broad landscape scene incorporating wide vistas to the Obelisk, the Welcome Hills LNR and over the Warwickshire countryside to the edge of the Cotswolds.
7. The vistas from the public footpath provides a broad sweep of the village setting, the conservation area and across to the Monarchs Way. The views out from The Green are a key element of the setting of the Conservation Area in this interesting and historic element of the village, in particular the Victorian cottages along The Green and listed building in Smiths Lane.
8. A broad landscape of arable and grazing land, leads out to the Snitterfield Bushes, seen from the edge of the Conservation Area and public footpath. This open aspect characterises many of the gateways into the village, with big open skies.
9. From the entrance to the western edge of the village and from homes sited in Hurdlers Lane and at the junction with Bearley Road, there are open vistas to the skyline with the SSSI's of Snitterfield and Bearley Bushes prominently in view. From these vantage points wonderful sunsets can be seen over the unspoilt rolling countryside.

Policy NE5 – Ecological Surveys

Where evidence suggests that development may have an adverse impact on a site of national, regional or local importance or a priority habitat or species, applicants will be expected to provide where necessary:

- a) A detailed ecological survey undertaken at an appropriate time, which assesses cumulative impacts;
- b) Other surveys as necessary; and
- c) A mitigation plan where necessary.

Development will not be supported unless it can be demonstrated that any mitigation or compensatory measures proposed have been subject to an Ecological Assessment. The Ecological Assessment should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they reduce the impact of the development. Development must follow any applicable Biodiversity Action Plan (BAP).

Explanation

All development proposals must have regard to their potential impact on biodiversity. Where necessary, applications should be supported with the necessary survey information to establish which species are affected and ways in which any adverse impact can be avoided or mitigated. There are at least 55 local Biodiversity Action Plans (BAPs) existing at Warwickshire County level²⁶ (June 2015). Many of these could be applicable to a development proposal in the Parish/Neighbourhood Development Area. This Plan supports the creation of a local BAP for the Neighbourhood Area particularly in the event that a significant increase in pressure for development emerges. Proposals should take account of the local BAP and show what effect, if any, they will have on local biodiversity. Where development involves a loss of biodiversity or habitat, appropriate habitat should be created in mitigation.

Policy NE6 – Renewable Energy

Development proposals relating to the production of renewable energy will be supported especially when this leads to a tangible benefit to the community. Plans coming forward should ensure that adverse impacts are addressed, including cumulative landscape and visual impacts and are not in conflict with any other policies in this Plan.

Explanation

We are all charged by our future generations to create a sustainable future and recognise the imperative of mitigating the worst effects of climate change. National and international objectives:

- UK Climate Change Act 2008 - 80% reduction in greenhouse gas emissions by 2050
- International agreement - To hold the increase in global average temperature below 2°C above pre-industrial levels

To support these objectives we will promote the use of renewable technologies within the parish with a desire to become a carbon neutral parish for electricity, providing our community with environmental, economic and social resilience. Snitterfield will continue to be a leading example of the decarbonisation of village communities. We recognise that the opportunity to generate power through wind²⁷ or hydro within the parish is limited, making solar the most likely means of energy generation.

²⁶ Warwickshire County Council, June 2015 ²⁷ Small Wind Energy Feasibility Study <http://www.snitterfieldacc.org/page.php?pageid=windstudy>

I0 Infrastructure

Strategic Objective

To seek on-going improvements to transport and parking, to flood defences, to utility infrastructure and to digital connectivity especially mobile phone reception and broadband.

Policy INI – Infrastructure Criteria

All new developments involving the creation of new dwellings or commercial floor space must not adversely impact the existing infrastructure. Such developments must demonstrate:

- a) A satisfactory Sustainable Urban Drainage System (SUDS) has been adopted which demonstrates that the development will not increase the likelihood of surface water flooding;
- b) Connection to fibre-optic network will be provided where feasible and viable;
- c) A high standard of energy efficiency measures is incorporated in the design of the proposed dwellings; and
- d) Proposed path and driveway areas incorporate permeable surface materials wherever possible.

Explanation

Development must not exacerbate existing problems with the foul and storm water drainage system in Snitterfield. This policy aims to ensure that development does not make the current situation worse by requiring appropriate mitigation measures are in place in a timely manner.

The Environment Agency (EA) has an overview of all flood risk management activities and is responsible for the flood risk management associated with Main River, i.e. Bell Brook. The Lead Local Flood Authority (LLFA), Warwickshire County Council (WCC), is responsible for the flood risk management associated with all other sources of flooding, with the exception of foul water which is the responsibility of Severn Trent Water, Ordinary Watercourses, including Bearley Brook, Surface and Ground Water flooding.

Neither WCC nor Stratford District Council (SDC) have responsibility for the Bearley Brook. WCC as LLFA has responsibility for management of the flood risk, and can take enforcement action against landowners not fulfilling their riparian responsibilities; SDC as a Risk Management Authority has powers to undertake works on Ordinary Watercourses (as does the Environment Agency on Main River), but the responsibility for Bearley Brook lies with the riparian landowners. The LLFA and the EA have been made statutory consultees for major planning applications, i.e. ten or more properties, sites over half a hectare, and for non-major applications the LPA remains responsible.

Consideration should be given to all mitigation measures including the retention of land which can be used to slow down the flow of surface water, creation of blue/green spaces and the creation of containment ponds. Such ponds should be regarded as a last resort when no other SuDs options are viable. Where Snitterfield Parish Council, in conjunction with the EA and LLFA determines that mitigation measures require the safeguarding of specific land for

flood alleviation, appropriate policies will be developed and compensation for temporary loss (when a watercourse is in flood) or permanent loss of farmland should be achieved under a s106 agreement or through the Community Infrastructure Levy.

The promotion of enhanced broadband speeds through the installation of fibre-optic networks within the Neighbourhood Area will improve home-working and small business opportunities within the Neighbourhood Area.

The benefits of low carbon energy generation, such as through the use of biomass fuel and solar panels, and the efficient use of energy using ground and air source heat systems are well documented. This Neighbourhood Development Plan seeks to encourage rather than stifle opportunities to establish low carbon technologies in appropriate locations where the benefits of such projects clearly outweigh any harm.

Policy IN2 – Drainage and Flooding.

All new development proposals must ensure that a minimum easement of 8 metres from the top of the bank of the Bell Brook is provided to allow access for maintenance and to ensure that the natural features and functions of the wider river corridor are retained or reinstated.

Appropriate Sustainable Drainage Systems (SuDS) where necessary should be incorporated into all new developments following the SuDS hierarchy. This should maximise any opportunities to enhance biodiversity, create amenity and contribute towards green infrastructure. Infiltration SuDS and above ground SuDS attenuation, such as swales, ponds and other water-based ecological systems, should be used wherever feasible.

Where it can be demonstrated that Infiltration SuDS and above ground SuDS attenuation is not practicable, development proposals are encouraged to maximise opportunities to use SuDS measures which require no additional land take, such as green roofs. All development proposals are encouraged to seek to control and discharge runoff generated on site to the Greenfield runoff rate for all return periods up to the 1 in 100 year plus climate change critical storm event using above ground sustainable drainage systems

The reuse and recycling of water within developments will be encouraged, including the use of water butts.

Surface water drainage schemes are encouraged to be in accordance with Wawickshire's Surface Water Management Plan (SWMP).

Explanation

Occasional flash flooding has occurred in the past exacerbated by poor maintenance of water courses and inadequate trash screens to protect culverts from blockage. The EA, along with SDC and WCC, have worked hard in recent years to achieve high standards of watercourse management and installed a number of new trash screens and these efforts are fully supported by the Parish Council.

The Main River, Bell Brook is culverted beneath part of the village of Snitterfield, along the road known as The Green. A section of the culvert partially collapsed in January 2015 and sections have collapsed in 2006 and 2013. A structural

condition survey of the culvert has been undertaken which concluded that significant sections are life-expired and need immediate replacement.

Repairing the culvert is no longer an effective option and the proposed main river by-pass solution includes the decommissioning of the existing culvert, removing the risk of failure and the current Health and Safety risk to the local community.

The EA and their partners WCC are currently managing the construction of the new by-pass culvert behind The Green to convey Main River flows. These works will include stabilisation of the existing culvert including new pipework and connections where appropriate, to carry surface water and, once completed will remain the responsibility of the riparian owners.

The overall scheme will address issues created by the poor condition of the existing culvert and Snitterfield Parish Council fully supports these important infrastructure works, which it is anticipated will be completed by March 2017.

The Snitterfield Parish Council will continue to work with WCC and the EA to reduce flood risk as opportunities arise. Particular attention will be paid to the twin culverts which convey the Bearley Brook under The Green and to the flow of Bell Brook alongside School Road and under the Bell Lane junction.

The Bell Brook Flood Alleviation Scheme is listed in the Infrastructure Delivery Plan (Appendix 3 of the Core Strategy, July 2016) and on the Regulation 123 list for CIL funding.



Figure 9 Environment Agency Plan

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Policy IN3 – Highway Safety

New development in the Neighbourhood Area should allow for sufficient off-road parking and not adversely impact levels of safety particularly for pedestrians and cyclists.

All new development will be expected to demonstrate that:

- a) The safety of all roads users will not be compromised;
- b) There will be no significant adverse impact on the capacity and operation of the local highway network;
- c) There is adequate off-road parking to serve the development in accordance with Policy BE6;
- d) There is safe access, egress and appropriate visibility to serve the development; and
- e) Existing on-street parking problems are not exacerbated by the development.

Proposals which fail to demonstrate the above will not be supported.

Explanation

It is important that traffic is effectively managed within the Neighbourhood Area so that safety is ensured for all residents and road users.

At the heart of the Neighbourhood Area lies Snitterfield village centre. It has a busy hub, with the various facilities including the Shop, Pub, Church and School, all well used. Traffic through the village presents a significant issue, especially at peak times.

Given the geographical location of the Neighbourhood, and particularly given the village centre lies between the A46 and A3400, a number of the roads in the village are used as short-cuts. In particular, traffic travelling between the major A roads use the village to avoid the longer travel distances and busy interchanges in the district. Hence the Neighbourhood is exposed to higher volumes of traffic than would usually be expected, and road users, often travel at higher speed through the village. This type of traffic creates hazards to pedestrians and other road users and future development should acknowledge this challenging environment and plan to ensure the issues existing are not exacerbated.

Additionally, the Neighbourhood Area has a limited bus service with no direct services to Warwick and Leamington Spa. Anyone working in Stratford or Warwick/Leamington Spa has little choice but to use private transport. An enhanced bus service would help reduce the number of private vehicle movements through the village.

Policy IN4 – Learning and Education

Sustaining and increasing the opportunity to access education is encouraged to be delivered through the protection and expansion of the existing primary school and private nursery.

Development proposals that positively enhance education facilities and meet the policy requirements of this plan will be supported. Those which adversely affect the provision and delivery of education and learning in the Neighbourhood Area will not be supported.

Explanation

Snitterfield is very fortunate to have both a thriving primary school and a private day nursery. The primary school is operating at almost maximum capacity, with a few spaces only in selected year groups. There are 93 children on roll (January 2016) arranged into 4 classes covering the primary age range of 4-11 years old.

The school is situated in an historic building which combines the original Victorian building with several sympathetic additions. It accommodates four classrooms, a large hall and several additional learning spaces. Set in beautiful grounds with a playing field, the school has the added benefit of a wonderful Forest School area, to which all children have access over the year; a pond and wildlife area complete the outdoor learning space.

In addition a local provider runs a before and after-school club on the premises, offering wrap-around care for busy families.

Preserving and enhancing these facilities is essential for local families and is supported.

On the same site there is a private nursery school, providing pre-school education for children in the age range 2 to 4 years old. Currently there are 35 pupils on the roll.

The buildings housing the nursery are rented from the Local Authority but are aging and in need of replacement or extensive refurbishment in the near future. Renewal would ensure continuous educational facilities from early years are maintained within the neighbourhood.

The mobile library bus service visits the village every 3 weeks and stops in three locations: Church Lane, Kings Lane and outside the Village Hall.



Snitterfield Primary School



Snitterfield Nursery School

11 Amenities, Leisure and Well-being

Strategic Objective

To ensure that residents have excellent local facilities and access to open spaces and recreation to maintain a strong, active, healthy and vibrant community to help alleviate social isolation.

The beauty of the landscape around Snitterfield village is derived from the combination of hills and agricultural/pasture land. This historic landscape feature is an essential part of the setting and must be protected. It affords the opportunity for various outdoor activities which in turn helps to create a healthy and in many cases, a social, friendly neighbourhood.

Appendix 6 provides a list of Clubs and Organisations present in the Neighbourhood Area, as at March 2016.

Development management measures should be in place to preserve the rural character of the Neighbourhood Area and encourage new facilities or enhancement of existing facilities.



Village Hall



Snitterfield Arms Public House



Methodist Church



Snitterfield Village Stores

Policy ALWI – Protecting and Enhancing Existing Community Facilities

Existing community facilities such as the village shop and pub play an important role in maintaining a strong and vibrant community.

The loss of existing community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that the facility is no longer in active use and has no prospect of being brought back into use.

Proposals which enhance and improve existing community facilities will be supported. New community facilities will be encouraged providing they are compatible with existing neighbouring uses.

Explanation

From the Snitterfield Neighbourhood Questionnaire in 2013, residents voted overwhelmingly in favour of retaining existing community facilities which support a strong, vibrant and cohesive community. Such facilities will be protected from inappropriate forms of development which may cause harm either directly or indirectly through new development, redevelopment or changes of use.

Any proposals which result in the loss of, or harm to, an existing community facility will be expected to demonstrate how that loss is mitigated i.e. through betterment or replacement.

Community venues such as sport and leisure facilities, mobile library and the village hall all offer a multitude of activities for a variety of age groups, both physically and mentally. They play an important role in bringing the community together and help to alleviate social isolation.

A list of community facilities or assets is contained in Appendix I of this Plan.



Large Playing Field

Policy ALW2 – Encouraging Safe Walking and Cycling

The Neighbourhood Area has a wealth of public rights of way which circle parts of the village and offer exceptional views into and out of the village. These should be protected, and where possible enhanced, expanded and positively utilised in all new development.

As appropriate, developments must demonstrate how walking and cycling opportunities have been prioritised.

Proposals should not adversely affect existing walking and cycling routes, and are encouraged where appropriate to create new walking and potential cycling opportunities.

To encourage residents to use an alternative to the private car, proposals are encouraged to demonstrate the safe and convenient access to pavements and footpaths, and where possible incorporate opportunities for cycle routes.

Explanation

Snitterfield is fortunate to have an excellent system of footpaths providing easy access to the countryside which, in addition to acting as wildlife habitats and wildlife corridors, makes an important contribution to the health and well-being for residents and visitors alike. These existing extensive footpaths linking Public Rights of Way are a key feature of the local landscape and should not be adversely affected by development. New development should not reduce this amenity currently enjoyed by the 'public route users' either physically or visually.

Public footpaths and bridleways are also an important part of our heritage and have been used over centuries. They continue to be a key means of linking our settlements with the surrounding countryside. Ref Figure 6.

These Public Rights of Way and walking and cycling routes within the villages which give access to schools, shops and other amenities, should be protected and enhanced where possible. The encouragement of walking and cycling is a key part of improving the health and well-being of our communities and of reducing our carbon emissions.

Policy ALW3 – Sports and Recreation

Existing formal and informal sport and recreational facilities in the Neighbourhood Area will be protected, enhanced and expanded where appropriate.

Where appropriate, CIL funds will be used to enhance sports and recreation facilities in order to ensure a suitable quantum and quality is available for the Neighbourhood Area.

Explanation

Within the Neighbourhood Area, there are a variety of sporting facilities on offer for all ages. In addition to the existing Snitterfield Sports Club, which offers tennis, bowls, football, netball and a cricket pitch, there are a number of other sporting clubs, namely two golf clubs, a gliding club, clay pigeon shooting, coarse fishing pools and a hotel equipped

with a gymnasium and leisure facilities.

The Sports Club has a large function room with a kitchen, a bar, a snooker room and changing room, as well as a members' bar. It also benefits from having a purpose-made skittles alley. However, the building is outdated and requires modernisation or re-building. This Neighbourhood Plan supports the concept of new and improved sports facilities for the Neighbourhood Area.

One major problem is a lack of facilities for young people, which is exacerbated by the lack of public transport to enable them to reach places where they can meet friends. The Sports Club facility only goes a small way in fulfilling the needs of youngsters by encouraging sporting activity. However, if the neighbourhood is to avoid groups of youngsters potentially being involved with anti-social behaviour, their needs have to be addressed.

Policy ALW4 – Allotments

Any development proposal that would result in the partial or entire loss of an existing allotment within the Neighbourhood Area will not be supported unless it can be clearly demonstrated that there would be a positive improvement to existing provision or a net increase in provision elsewhere.

Where appropriate, CIL funds will be used to enhance allotment provision in order to ensure a suitable quantum and quality is available for the Neighbourhood Area.

Explanation

Allotments have been a feature of the village landscape for many years and are sited on land to the rear of The Green, accessed via a track, and represent an important green facility. The land is owned and managed by the Parish Council.

The Allotments are designated Local Green Space under Policy NE4.

Their social, economic, environmental and well-being value is enormous. Twelve plots are available to rent and in the first instance are offered to residents. Plots are currently in demand and are now well tended and productive with the growing of organic produce being encouraged. They provide opportunities for physical and mental exercise as well as being a source of nutrition and social well-being. Unfortunately without the facility of running water, the growing of produce is seriously hampered in dry weather conditions.

12 Specific Site Allocations

Two brownfield sites are identified for housing developments.

Policy SSA1 – Snitterfield Sports Club

The site is shown in Figure 10 and lies within the Village Boundary as shown in Figure 3 and includes land around the existing clubhouse and its car park, adjacent to the Wolverton Road.

Development on this brownfield site should, in order to follow the established form of development, provide in part a linear layout of terraced homes, created along the road frontage.

A carefully designed scheme of up to a maximum of 9 dwellings, of 2 and 3 bedrooms, would be acceptable, providing the form of development stated is respected. Building heights should be commensurate with surrounding properties, taking into account the elevated position, and the fact that the site is on the edge of the village boundary. In this instance, the roof pitches could reflect neighbouring development and be of shallower pitch rather than follow Policy BE3.

Parking provision should be 2 spaces per property as per Policy BE6. Additionally, provision should be made for a minimum of 2 disabled parking spaces, for users of the sporting facilities.

Development will only be supported if there is an adequate mechanism in place to secure appropriate replacement sports facilities in a suitable location.

Explanation

The Sports Club is seen as a desirable and essential part of the Community, as noted in Policy ALW3. The current building is outdated and is not viable to maintain beyond the short term.

In order to retain this vital asset and enhance facilities for users and safeguard the provision for future generations, the re-use of the existing brownfield site for housing development, bounded by the existing Tennis Courts, to the east, Bowling Green to the south and Wolverton Road to the West, could provide essential funds to invest in a new clubhouse building.

As per policy H5, the responses to the residential questionnaire in 2013 showed that the market housing mix requirement is predominantly for 2 and 3 bedroom houses.

Any scheme will be subject to a viability appraisal to ensure the delivery of the new sports facilities.

As per the explanation given with policy BE2, building heights should be lower towards the edge of the village to assist in the assimilation of new development into the surrounding countryside/landscape.



Figure 10 Snitterfield Sports Club

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Snitterfield Sports Clubhouse



Snitterfield Bowling Green

Policy SSA2 – Land Adjacent to Telephone Exchange, Bearley Road

The site shown in Figure 11, is a brownfield site, lying within the village boundary.

Policy H2 supports the re-use of brownfield land. A small scheme of housing of up to 3 dwellings would be acceptable. The scheme would need to utilise the existing access from Bearley Road.

Explanation

The NDP wishes to promote the re-use of previously developed land in line with policy H2. This site has an historical use as garaging, and these have now been removed. This leaves an area of land that would provide a suitable site for new homes.

It is implicit in National Planning Policy and supported by the Neighbourhood Plan to reuse previously developed land as a priority and to maximise use of brownfield sites to deliver housing. This land is in a highly sustainable location, close to the centre of the Village, near to local amenities. The land is situated in a discrete location and ideally suited to redevelopment.



Figure 11 Land adjacent to Telephone Exchange

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Site looking east



Site looking west

Appendix I Community Assets and Listed Buildings

Community Assets:

- Shop – Snitterfield Stores
- Public House – Snitterfield Arms
- Snitterfield Nursery School
- Snitterfield Primary School (WCC)
- Sports Club
- Snitterfield Methodist Church
- Church of St James The Great

The following community assets are the responsibility of the Parish Council:

- A. Large playing field
- B. Small playing field
- C. Village Hall
- D. Allotments
- E. Atteys Field
- F. War memorial
- G. Cemetery
- H. Phone Box
- I. Bus Shelter

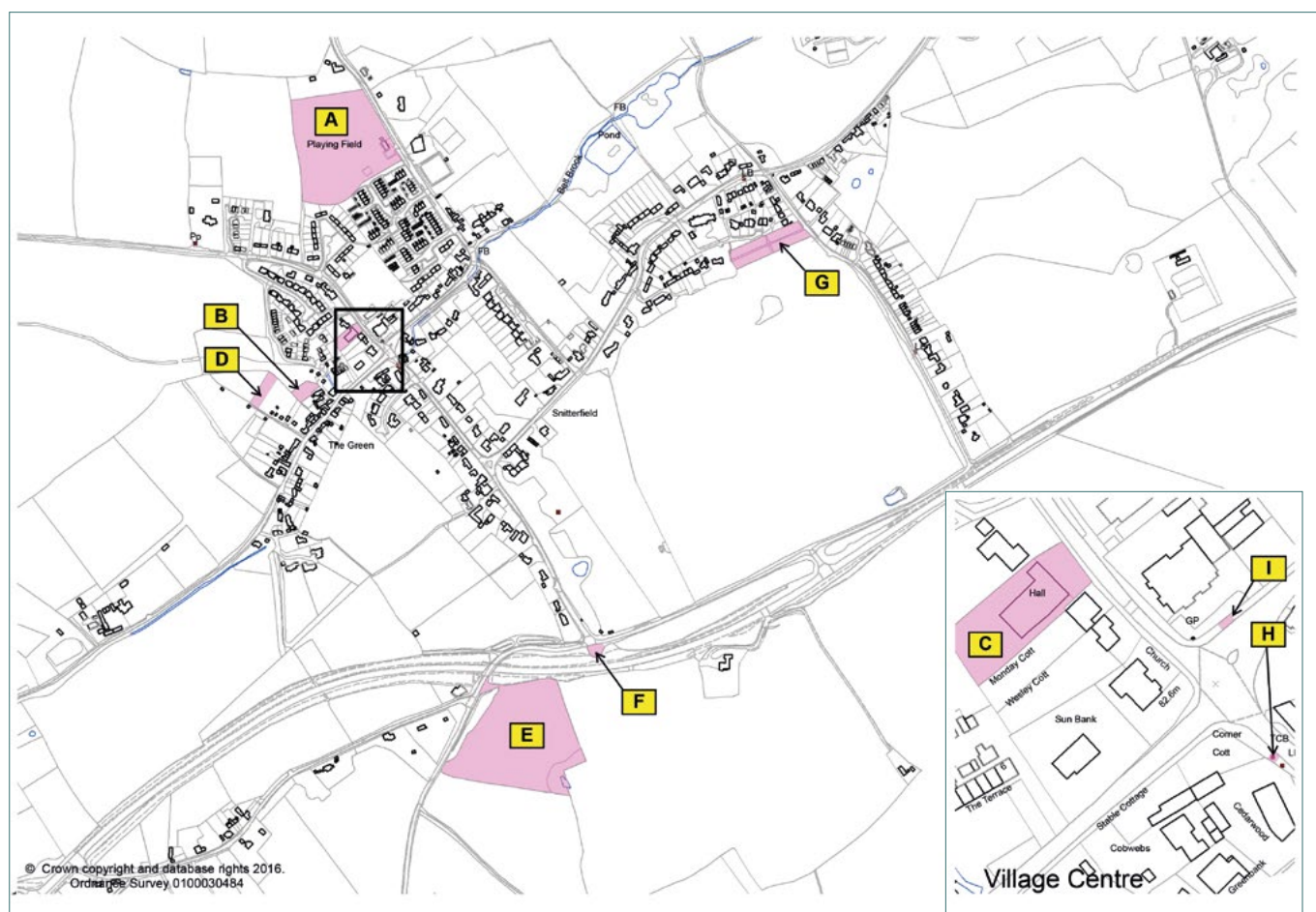


Figure I2 Community Assets

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Listed Buildings (Grade I):

Church of St James The Great, Church Road, Snitterfield

Listed Buildings (Grade II):

Lower Ingon Farmhouse, Ingon Lane, Ingon

Barn approximately 50 Metres North of Lower Ingon Farmhouse

Kennel and attached wall and railings and gate, 40 metres North North West of Lower Ingon Farmhouse

Stable and cow shed, approximately 45 metres North North West of Lower Ingon Farmhouse

Stable and outbuilding, approximately 40 metres North North East of Lower Ingon Farmhouse

The Dower House and attached cottage and outbuilding, Church Road, Snitterfield

Tudor House, Church Road, Snitterfield

Wall Extending Approximately 45 metres along the North East boundary of Tall Wall, Church Road, Snitterfield

Barn with attached buildings approximately 18 metres South West of Hollow Meadow Farmhouse (not included), Kings Lane, Hollow Meadow, Snitterfield

Cart Shed approximately 18 metres West of Hollow Meadow Farmhouse (not included), Kings Lane, Hollow Meadow, Snitterfield

Obelisk, approximately 150 metres West of Welcombe Bank Farm

Heath End Farmhouse, Heath End

Numbers 1 and 2 Heath End Cottages, Heath End

The Old Cottage, Brookside, Snitterfield

Holly Cottage, Church Road, Snitterfield

Jasmine House, Church Road, Snitterfield

Outbuilding immediately North East of Saddlers on Park Lane, Church Road, Snitterfield

Park Cottages Numbers 1 and 2 and 3 and 4 and Keepers Cottage, Church Road, Snitterfield

Park House, Church Road, Snitterfield

Park View, Church Road, Snitterfield

Saddlers, Park Lane, Snitterfield

Pigeon Green, Pigeon Green, Snitterfield

Avebury, Smiths Lane, Snitterfield

Fern Cottage and Fernside, Smiths Lane, Snitterfield

The Gables, Smiths Lane, Snitterfield

The Pigeon House attached to The Wolds (The Wolds not included), The Green, Snitterfield

Wyvern and Wolds Cottage and Barn Cottage approximately 25 metres South West of The Wolds (not included), The Green, Snitterfield

Marroway Farmhouse, Warwick Road, Heath End

Barn and attached stable and cow house approximately 10 metres South of Marroway Farmhouse, Warwick Road, Heath End

Glebe Farmhouse and attached cottage, Wolverton Road, Snitterfield

Appendix 2 Sites of Special Scientific Interest (SSSI)

Snitterfield Parish, the Neighbourhood Area, has the following SSSIs

- Snitterfield Bushes and Bearley Bushes SSSI
- Sherbourne Meadows SSSI
- High Close Farm SSSI

Snitterfield Bushes and Bearley Bushes SSSI

Snitterfield Bushes and the nearby Bearley Bushes were once part of a larger area of semi-natural broadleaved woodland that has been split by a war-time airfield. The site has been selected as an example of two types of woodland now scarce in Warwickshire. The rich ground flora contains several species uncommon in the county. The site is also important for its butterflies.

The site is predominantly a Pedunculate Oak and ash woodland with a hazel under-storey. It was heavily cut over about 40 years ago and much of the woodland now consists of even-aged ash and Silver Birch with occasional standards of Pedunculate Oak. Despite this disturbance, two types of woodland associated with Pedunculate Oak can be recognised: ash with Field Maple, in both parts of the site and small areas of ash with Wych Elm in Bearley Bushes.

The diverse shrub layer is dominated by hazel with frequent Field Maple, Wayfaring Tree, Guelder Rose and dogwood. The field layer is dominated by bluebell and bramble, but is very rich and includes several species with restricted distribution in Warwickshire; these are Herb-Paris and several orchids including Early-purple Orchid, Greater Butterfly-orchid and Broad-leaved Helleborine.



Bluebells in Snitterfield Bushes. Photo: Stephen Clarkson

Sherbourne Meadows SSSI – the SSSI straddles the Parish border.

Unimproved neutral grassland is associated with neutral clays and alluvial soils which have not been subject to alteration through the use of fertilizers, slurry and herbicides. Characteristically, it is botanically species-rich and supports many birds and insects. The grasslands are managed either as hay meadows or pastures and intensive agricultural practices are the main threat. The Habitat Statement in the UK Steering Group Report on Biodiversity 1995 estimated that less than 15000ha of species-rich neutral grassland survived in the UK; this sub-region is likely to have lost in excess of 95% of this habitat resource over the past 100 years. Meadows are usually small (1-3ha) and occur singly, or in small groups, where they may be separated by established hedgerows, in an otherwise intensively farmed landscape. Baseline data from the 1998-2001 Habitat Biodiversity Audit recorded that about 185ha of unimproved neutral grassland existed in Warwickshire, Coventry and Solihull. In 2014 the total resource within Sites of Special Scientific Interest (SSSI) was 73.49 ha on 22 sites. Sherbourne Meadows SSSI is the largest of these sites with 19.16 ha.

Sherbourne Meadows comprises a series of eight adjoining unimproved fields lying on either side of Sherbourne Brook. Seven of the fields have a long history of management as hay meadows, the other is now grazed. Five of the fields along the brook, on alluvium overlying the Mercia Mudstone, have a vegetation characteristic of Meadow Foxtail – Great Burnet flood meadow. The other three fields on higher land not adjoining the brook have ridge and furrow topography and overlie Mercia Mudstone. Their herb-rich neutral grassland vegetation is of the Common Knapweed – Crested Dog's-tail meadow and pasture type.

There is evidence that in the nineteenth century these grassland types were widespread and common in some parts of Britain, particularly in the Midlands and also southern England in the case of flood-meadows. In the twentieth century, however, they have declined very severely as a result of agricultural improvement.

The extent of flood meadows has been further reduced by neglect of common meadow rights and from gravel extraction. Sherbourne Meadows is the largest area of unimproved neutral grassland in Warwickshire.

The sward associated with the Meadow Foxtail – Great Burnet community is species rich with a great diversity of herbs. It shows some variation in composition throughout the site due to local drainage conditions. Sixteen species of grass have so far been recorded and characteristically no single one of them appears dominant. The density of herbs in the sward is exceptionally high with Great Burnet *Sanguisorba officinalis*, Ribwort Plantain *Plantago lanceolata*, Common Knapweed *Centaurea nigra*, Red Clover *Trifolium pratense* and Meadow Buttercup *Ranunculus acris* all generally abundant. Other species characteristic of this grassland which occur frequently include Quaking-grass *Briza media*, Meadowsweet *Filipendula ulmaria*, Meadow Vetchling *Lathyrus pratensis* and Rough Hawkbit *Leontodon hispidus*. The Common Knapweed – Crested Dog's-tail community on the higher fields away from the brook also has a herb-rich sward which is low growing and especially tight on the ridges. The community is the Lady's Bedstraw *Galium verum* type sub-community having Lady's Bedstraw present as an occasional and Yellow Oat-grass as a frequent component of the sward. Twelve species of grass have so far been recorded, none of which shows overall dominance. Amongst the herb species in the sward there is a high proportion of leguminous herbs with Common Bird's-foot-trefoil *Lotus corniculatus*, White Clover *Trifolium repens* and Red Clover being the most abundant species. Other species which are frequent include Common Knapweed, Ribwort Plantain, Meadow Buttercup, Bulbous Buttercup *Ranunculus bulbosus* and Yellow Rattle *Rhinanthus minor*. In places a marked zonation exists between the two neutral grassland communities.

Mature hedges with large hedgerow trees, particularly along the brook, serve to protect the site from surrounding improved fields and provide additional habitats for wildlife.

High Close Farm SSSI – a Geological Conservation Review Site

This site provides unique evidence for a large part of the classic Pleistocene stratigraphy of the Midlands, as described in the Coventry-Rugby area. It shows a tripartite sequence which has been recognised over a wide area, comprising a thick basal gravel (Baginton-Lillington Gravel), an overlying sand (Baginton) Sand and a capping of clays and silts (Wolston Series). The gravel at this site contains more Jurassic material than is typical, suggesting the involvement of a tributary to the main Baginton Gravel river. The upper deposit at Snitterfield is exceptional. It comprises strongly laminated (possibly varved) clay and silt, passing upwards into structureless clay near the modern land surface (perhaps disturbed by soil processes). This laminated deposit would conventionally be attributed to deposition in Glacial Lake Harrison, which is thought to have covered a large part of the Midlands during the Wolstonian Glacial Period. Adjacent sections at Snitterfield were of major importance in the original descriptions of Lake Harrison, while the present site provides probably the best exposures of these glacio-lacustrine deposits ever to have existed.

There is considerable controversy at present about the glacial stratigraphy of the Midlands, the extent of Lake Harrison, or even whether a single large lake existed at any one time. The Snitterfield site provides vital evidence for the debate and will be of major significance for future research.



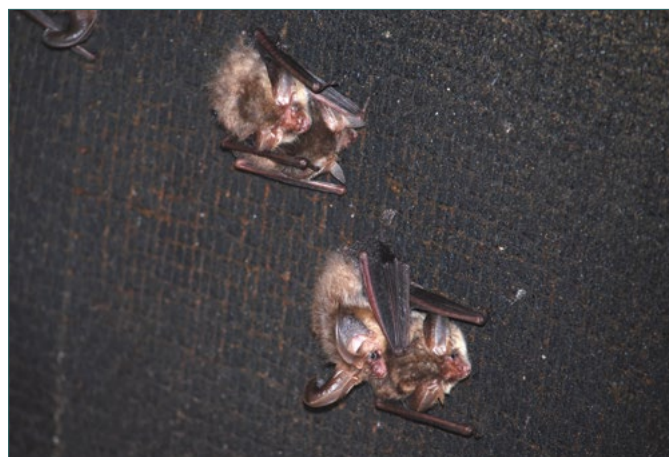
Barn Owl hunting over field on Bell Lane. Photo: Paul Cross



Elephant Hawk moth. Photo: Claes Martenson



White Admiral (male), Snitterfield Bushes.



Brown Long-eared Bats, Heath End. Photos: Stephen Clarkson

Appendix 3 Ecosites

The most valuable ecosites are the brooks and larger ponds:

Bell Brook, Bearley Brook and Sherbourne Brook

1. The two ponds in the village - public footpaths, easiest to access from Church Road
2. The fishing ponds along Ingon Lane – free access
3. Luscombe Farm reservoir and pond – private land, but visible from public footpath between Luscombe Farm and Wolverton
4. The large pond near Radcote Farm and A46 – access for fishermen, but visible from the Monarch's Way public footpath
5. Ponds belonging to High Close Farm – private land, opposite garden centre in Black Hill.

The second most valuable ecosites are the small woods or copses:

6. Heath End Plantation – public footpath through, starting from Heath End Lane
7. Wood East of Heath End Plantation – private land, but visible from public footpath from Heath End Lane to Northbrook.
8. Wood West of Luscombe Farm – private land, visible from public footpath from Luscombe Farm to Wolverton
9. Wayfield Gorse – private land, but visible from the road. South of Gospel Oak Lane
10. Two woods along path from A46 to the obelisk

There are also other ecosites:

11. Public footpath along Bell Brook from Norton Lindsey Road to Heath End.
12. Heath End, Briery Land – public footpaths.
13. The area around the obelisk on Welcombe Hill – public footpaths, in and outside The Welcombe Hills and Clopton Park Nature Reserve.
14. The orchards – public footpaths.

Appendix 4 Recommended Native Trees and Hedges to be Used in Gardens

From The Royal Horticultural Society (rhs.org.uk).

Native trees

- *Acer campestre* (field maple)
- *Betula pendula* (silver birch)
- *Corylus avellana* (hazel)
- *Ilex aquifolium* (common holly)
- *Sorbus aucuparia* (rowan)

Native hedging

- *Acer campestre* (field maple)
- *Crataegus monogyna* (hawthorn)
- *Ilex aquifolium* (common holly)
- *Ligustrum vulgare* (wild privet)
- *Prunus spinosa* (blackthorn, sloe)

There are many more native trees on the web site.

Appendix 5 Recorded Bird Species

The rich biodiversity of the Neighbourhood area (Snitterfield Parish) is shown by the high number of species recorded. The list below shows all the 114 bird species recorded in the last ten years up to December 2015. The records are from the BTO Bird Atlas 2007-2011 survey, and complemented by local birdwatchers.

The Notable Birds list is produced by Warwickshire Biological Records Centre and contains bird species from BAPs, Red and Amber listed bird species (updated Dec. 2015), and NERC Act S.41, Wildlife & Countryside Act.



Siskin (male) on feeder. Photo: Claes Martenson



Buzzard, Heath End. Photo: Stephen Clarkson



Blue Tit feeding young (top), Heath End.
Photo: Stephen Clarkson



Swallow feeding young (bottom), Heath End.
Photo: Stephen Clarkson

Waterfowl

Mute Swan Bn
Whooper Swan Wrn
Greylag Goose Bn
Canada Goose B
Hybrid Canada x Greylag
Goose r
Mallard Bn
Mallard (Domestic)
Tufted Duck B
Shoveler m
Wigeon Wrn
Teal n
Goosander r

Gamebirds

Red-Legged Partridge r
Grey Partridge Brn
Pheasant B

Hérons and relatives

Cormorant
Grey Heron

Grebes

Little Grebe B
Great Crested Grebe B

Birds of Prey

Red Kite m
Buzzard B
Sparrowhawk B
Kestrel Bn
Hobby m
Peregrine Falcon r
Merlin Wrn

Coots and relatives

Moorhen B
Coot B

Waders

Golden Plover W
Lapwing Bn
Woodcock m
Snipe Wrn
Green Sandpiper Wrn

Gulls

Black-Headed Gull n
Common Gull n
Herring Gull n

Great Black-Backed Gull Wrn
Lesser Black-Backed Gull n

Terns

Common Tern m

Pigeons and Doves

Feral Pigeon B
Stock Dove Bn
Woodpigeon B
Collared Dove B

Cuckoos

Cuckoo m

Owls

Barn Owl r
Short-Eared Owl Wrn
Tawny Owl Bn
Little Owl B

Swifts

Swift B

Kingfishers

Kingfisher n

Woodpeckers

Green Woodpecker B
Great Spotted
Woodpecker B
Wryneck Wrn

Perching Birds:**Crows**

Magpie B
Jay B
Jackdaw B
Rook B
Carrion Crow B
Raven B

Crests

Goldcrest B

Tits

Great Tit B
Coal Tit B
Blue Tit B
Marsh Tit Brn

Larks

Skylark Bn

Swallows and Martins

Sand Martin r
Swallow B
House Martin Bn

Long-Tailed Tits

Long-Tailed Tit B

Warblers

Garden Warbler
Blackcap B
Whitethroat B
Lesser Whitethroat B
Sedge Warbler Br
Grasshopper Warbler m
Reed Warbler Br
Willow Warbler Brn
Chiffchaff B

Wrens and relatives

Wren B
Nuthatch B
Treetreeper B

Starlings

Starling Bn

Chats and relatives

Robin B
Redstart m
Wheatear r
Whinchat Wrn
Stonechat r
Spotted Flycatcher Brn

Thrushes

Song Thrush Bn
Redwing Wn
Mistle Thrush Bn

Fieldfare Wn
Blackbird B

Accentors

Dunnock Bn

Sparrows

House Sparrow Bn
Tree Sparrow Bn

Pipits and Wagtails

Meadow Pipit m
Tree Pipit Wrn
Yellow Wagtail m
Grey Wagtail Bn
Pied/White Wagtail B

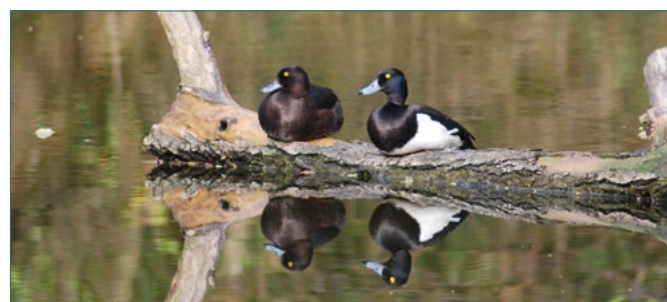
Finches

Chaffinch B
Brambling Wrn
Linnet Bn
Twite Wn
Lesser Redpoll Wn
Goldfinch B
Greenfinch B
Siskin
Bullfinch Bn
Common Crossbill Wr

Buntings

Reed Bunting Bn
Yellowhammer Bn
Corn Bunting m

Key: B breeding, W only during migration and winter,
r rare, n Notable Birds.



Tufted Duck pair, Snitterfield Ponds. Photo: Stephen Clarkson

Appendix 6 Clubs and Organisations

Snitterfield Websites www.snitterfield.com, www.facebook.com/groups/snitterfield

The latest contact details for all the Clubs and Organisations listed below can be found on the Snitterfield Website at: www.snitterfield.com/listoforganisations/

Ist Bearley and Snitterfield Scout Group

Beavers (6-8yrs) meet Thursday, Cubs (8-10.5yrs) meet Tuesday, and Scouts (10.5-14yrs) meet Friday at the Scout Hut between Bearley and Snitterfield. bearleyandsnitterfield@gmail.com

Fairtrade in Snitterfield

Raising the profile of Fairtrade producers. Traidcraft events throughout the year, and at the fete and Christmas bazaar.

Friends of Snitterfield School (FOSS):

A Parent Teacher Association which, through a network of activities, provides extra resources for our village school. Meet once a month, usually the second week, alternating Monday or Tuesday at 7:30pm in the Snitterfield Arms. Charity number 1049837.

www.facebook.com/groups/friendsofsnitterfieldschool

Friends of Snitterfield Village Hall

Friends raise funds for capital expenditure items requested by the Village Hall Management Committee. Members of Friends contribute an annual subscription of £12.00 per person. We have a monthly draw, paying out a first prize of £15.00 and a second prize of £10.00. Results are published at the Annual Village Meeting.

Methodist Church www.midwarkscircuit.org.uk/

Neighbourhood plan committee www.snitterfield.com/listoforganisations/ www.snitterfieldneighbourhoodplan.org.uk

Rag-Tag Toddler Group

The group is run by parents for parents and all parents, grandparents and carers with children from birth up to the age of four years are welcome. All children need to have a parent or carer staying with them at all times.

Meet each Monday at Snitterfield Village hall 9.45-11.45am. Cost: £1.50 to include drinks, snacks and craft (each additional child 50p).

Snipe Magazine

Snipe is a village newsletter published three times a year, produced and distributed by volunteers. Articles, news and comments by residents of Snitterfield are always welcome, as are donations towards the printing costs.

Snitterfield Actioning Climate Change (SACC)

Award-winning voluntary group tasked with reducing the carbon footprint of Snitterfield. SACC meet regularly, usually on the first Thursday of the month at 8pm in the village hall (check website for changes). Our meetings are lively and fun. All welcome. Volunteers needed and very welcome. www.snitterfieldacc.org

Snitterfield Garden Club

Meetings held in Snitterfield Village Hall, first Tuesday of every month (except August). Membership £10 per annum, superb speakers, garden visits/parties, day outings, organised holidays, affiliated to RHS. Meetings are fun and light-hearted. Members are encouraged to participate and contribute cuttings and take their turn to organise refreshments, which is the key to the club's success.

www.snitterfieldgardenclub.org



Jubilee celebrations at the Village Hall



Consultation on the Neighbourhood Plan in the Village Hall

Snitterfield Neighbourhood Watch

The aim of our Neighbourhood Watch is to help you protect yourself and your property and to reduce the fear of crime in our community through improved home security, greater vigilance, fostering community spirit and better communication.

Coordinator: www.ourwatch.org.uk

Snitterfield Nursery School

Snitterfield Nursery School Ltd. A Social Enterprise

A nursery school that aims to help children to become confident, proud, life-long learners whilst taking account of the Early Years Foundation Stage, discovering and building on each child's unique gifts and talents in a happy, safe, rich and stimulating environment supported by experienced staff. **Head of Nursery:** www.snitterfieldnursery.co.uk

Snitterfield Parish Council

The council members are available to help and assist in any parish-related issues and are bound by the Code of Conduct for Parish Councillors. **Parish Clerk -** snitterfieldpc@outlook.com, www.snitterfield.com/parishcouncil

Snitterfield Playground Area Renovation Team (SPLART)

A group of villagers looking to raise funds to improve the two village play areas. snitterfieldplayarea@yahoo.com

Snitterfield Primary School

Volunteers welcome, subject to clear CRB. 01789 731301, email: admin2046@welearn365.com, www.snitterfieldschool.org.uk

Snitterfield Residents Against Flooding

A residents' association set up to empower Snitterfield residents who have been directly or indirectly affected by flooding. The group works to support the Parish Council Flooding Sub Committee in addressing the flooding issue in the village and acts as a conduit to disseminate information from governmental bodies by organising meetings and communications.

Snitterfield Sports Club

A members' club with a bar serving real ales/lagers/wines/soft drinks. The bar is open 7pm to 11pm Monday to Friday, and from 12.00 to 11.00 pm on Saturday and Sunday. There are both SKY and BT Sports available, a function room that can seat approximately 80 and a skittles alley. The Sports Club organises the village bonfire and also runs a bar at the village fete. New members are always welcome.

Club Stewards 01789 731731, email: snipebar@gmail.com

The club comprises the following sports sections:

Snitterfield Tennis Club LTA-affiliated tennis club with three floodlit courts offering competitive and social tennis. Ladies, Gents and Mixed teams play in local leagues. Open (to members) club session Sundays at 4pm.

New members always welcome and competitively priced membership available.

Snitterfield Cricket Club If you are interested in playing non-league friendly cricket, 40 overs on Sundays and 20 overs on Wednesday evenings, give us a call. Ten weeks of winter net practice start at the end of January every year. All ages welcome.

Snitterfield Bowls Club Family-friendly bowling club, playing both social and competitive bowls. Outdoor season April-September. Shortmat (indoor) October-March. New bowlers of all ages welcome.

Snitterfield Junior Football Club Running under 10s, under 11s and under 12 age groups in local football leagues.



Garden Club Open Evening and Produce Show



Village Fete on the playing field

Snitterfield Telephone Box

Working to rejuvenate the telephone box in Smiths Lane to create an information point and book exchange. We hope to incorporate as many ideas from residents as is feasible within the small space and if anyone would like to be involved please let us know.

Snitterfield Village Cinema

The rural cinema is a community-based project run by Stratford District Council (SDC). It was set up in 2007 by the Parish Council as a way of bringing services to our community in Snitterfield and is coordinated by a member of the Village Hall Management Committee. The films are suggested by those who attend the cinema and a list compiled by the SDC which is then voted on by all the villages within the scheme. The winning title is then screened for that month. Films are generally screened on the second or third Sunday of the month but this can vary. If we have enough interest we show a children's film at 3pm and then an evening film at 7pm.

See the contact details on www.snitterfield.com for information or to join the cinema email list.

Snitterfield Village Fete Committee

Voluntary committee comprised of representatives from various village groups as well as individuals.

email: snitterfieldfete@gmail.com, web: www.snitterfieldfete.com

Snitterfield Village Hall Management Committee (VHMC)

Snitterfield Village Hall is in the heart of the community and used by local groups for meetings as well as being an ideal venue for parties and functions. The day-to-day running of the hall is under the care of the VHMC, which maintains the fabric of the building on behalf of the Parish Council through the hiring facilities and fundraising. Bookings 07501416221

Snitterfield Village Volunteers

Could you spare just a little time once or twice a year a year to help support village events like the fete and bonfire night? By adding your name to the volunteers list you will be emailed a couple of times a year, when help is required. This can be anything from car park marshalling to manning a stall at the village fete for an hour or two. No obligation required, just a willingness to help when possible for you. Your details will be logged and you will be contacted via group email when extra help is needed. snitterfieldvolunteers@gmail.com

Snitterfield Women's Institute

Information on the WI is on the Snitterfield website and WI information on the WI website. The WI provides women with educational opportunities and the chance to build new skills, to take part in a variety of activities and to campaign on issues that matter to them and their communities. Meetings are held on the second Wednesday of the month in the Village Hall at 7.45pm and there is usually a speaker, demonstration or activity.

Speeding in the Village

At last YOU have the opportunity to do something about this. We need six volunteers from Snitterfield to be trained by the police in the use of speed guns. We can then face head-on this perpetual problem, particularly in Smiths Lane and School Road/Wolverton Road.

Clerk to the Parish Council, snitterfieldpc@outlook.com

St James the Great Church

Services, Baptisms, Weddings, Funerals. The aim is to encourage a personal Christian faith. For Sunday and weekday services see The Link or notices inside/outside church.

Stratford Gliding Club

Gliding is for just about everyone who has the time and the inclination, and we welcome anyone who is interested in joining us in our favourite hobby.

Bearley Road, Snitterfield, 01789 731095

The Link Magazine

The Link is the Parish Magazine of St James the Great Church, Snitterfield and St Mary the Virgin Church, Bearley. It is published eleven times per year and is used to disseminate relevant information and advertisements to the two village communities.

The Parish Church Bellringers

We ring the six bells of the Parish Church for the principal services on Sundays and the major festivals of the church; usually from 10.30am for the 11am service on most Sundays. We practise weekly on Thursday evenings between 7.30pm and 9pm.

The Snitterfield Thursday Club

Friendly, welcoming and enjoyable get together on the first Thursday of the month, Village Hall 2.30 until 4 pm. Speakers, outings, cups of tea and cakes! Transport available within the village. The Thursday Club has been part of Snitterfield village life for at least 40 years, new members always very welcome. Cost is £10 a year, which usually includes a free summer day outing to the seaside.

Snitterfield Youth Club

The Youth club is open for all for 10-16 year olds and it is held at Snitterfield Sports Club every 3 weeks on a Thursday or Friday night. It runs from 6.30-9pm, with 6.30-7pm being Chess Club – a chance to quietly play chess, chat and catch up before Youth club starts. The open mic element is great for confidence building and performances range from poems, magic tricks, song, dance, jokes, improv, jamming etc. There is a bar for drinks and snacks.

We have a pool table, skittles, darts, table tennis, cards. The PA and mics, keyboard, guitar, ukulele and percussion and chess boards are provided. Feel free to pop along and try it out. We have a lot of fun. £2.00 on the door.

Appendix 7 Glossary of Abbreviations

AOC	AOC Archaeology Group
BAP	Biodiversity Action Plan
CABE	Chartered Association of Building Engineers
CIL	Community Infrastructure Levy
EA	Environment Agency
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
NERC	Natural Environmental Research Council
NPPF	National Planning Policy Framework
PV	Photo Voltaic (solar panels)
RHS	Royal Horticultural Society
RSPB	Royal Society for the Protection of Birds
SACC	Snitterfield Actioning Climate Change
SDC	Stratford on Avon District Council
SSA	Specific Site Allocations
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage System
SWMP	Surface Water Management Plan
WBRS	Warwickshire Biological Records Search
WWC	Warwickshire County Council
WWT	Warwickshire Wildlife Trust

Acknowledgements

This plan was created by the Snitterfield Neighbourhood Plan Committee, working on behalf of the Parish Council.

Committee members were:

Ole Schmidt-Hansen (Chair)
Cathy Kimberley* (Secretary)
Graham Barker
Paul Blanchard*
Pat Cox*
Mark Donald
Jenny Jones
Claes Martenson
Caroline Noble
Duncan Parker
Meryl Rice
David Robotham
Neil Pearce of Avon Planning Services, Independent Planning Consultant

*Parish Councillor

Former members: Gerry Stammers, John Fitchford, Phil Briggs

Photographs are from members of the committee unless otherwise indicated.

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