

(6. Draft 31st May 2017)

FARNBOROUGH PARISH PLAN



Spring 2017

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Farnborough Parish Plan

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District Council

Farnborough Parish Plan

Introducing the background

This Plan was drawn up in accordance with Government White Paper 'Our Countryside : The Future – A Fair Deal For Rural England', which was published in March 2005.

This set out the following objectives:

- Provide opportunities for all residents to define the way the community should develop in the future
- Identify the aspirations, needs and concerns of the community
- Develop a realistic Action Plan to address those aspirations, needs and concerns

The Parish Plan acts as a blueprint for the future of the parish as defined by the community. It is recognised as proof of public consultation which is fundamental.

A grant was obtained from the Big Lottery Fund to fund the survey of parish residents, analysis of the results and the production of this report.

A small Steering Group was set up and a consultation of the 130 households was carried out. The Plan Survey Documentation was finalised on July 10th 2016 and distributed throughout the village households with a return date required by 28th July. 56 (or 43%) of all households completed the survey allowing a good cross section of opinions throughout the village.

As a result of this consultation an Action Plan for the future has been drawn up and is contained at the back of this report.

Farnborough Parish Council have played an important part in the formulation of this Plan and in December 2016 formally adopted the Plan. They will take forward the recommendations and endeavour to create action plans as required.

The Farnborough Parish Plan Steering Group is extremely grateful for all the support they have received from the Parish Council, Stratford-on-Avon District Council, The Big Lottery Fund and the community of Farnborough Parish. Without this support it would have been impossible to discover and record the wishes of the Farnborough community and set out this Action Plan for its future.

1. The Parish of Farnborough - Introduction

Farnborough is a small village on Warwickshire's southern border with Oxfordshire. It lies off the main A423 Coventry to Oxford road about 10 kilometres north of Banbury. Its main accesses are from the north and the south off the main road, with lanes out to the west to Avon Dassett and Burton Dassett. Its overall character is that of a very attractive, high quality, traditional rural settlement.

To the east side of the village the land rises to a broad ridge, between Farnborough and the A423, which obscures views to the village from the Cherwell Valley beyond. To the west of the land rises in a deeply undulating character to a high point at the Burton Dassett Hills. From this approach there are some very fine views of the village, particularly of the steeple of St Botolph's Church and the rectory standing in front of it. The topography thus creates a shallow valley running north-east south-west into which the original village has settled, opening out to the very important parkland surrounding Farnborough Hall.

The settlement is laid out along a single road, Holbech Hill, which takes a winding route up the valley to join the main A423 well beyond the northern limits of the village. Section 3 describes the character areas of the village in more detail, but there are three general areas of development that provide its broad setting. These are the main part of the original village, Farnborough Hall and Park to the south which are visually quite separate from the village, and an area of recent housing to the north at the top of Holbech Hill which is separated from the village by open space. On the south-west of the main village St Botolph's Church stands independently on the spur of Farnborough Hill as a focus for long views on approaches to the village along Warwick Road to the west, and Banbury Road to the south.

The quality of the village setting is different for each of these areas. In general, the integrity of traditional warm Hornton ironstone is maintained through the central part of the village, although it is partly replaced in the area north of the school by later brick construction; and a looser grouping of buildings also changes the character. Farnborough Hall is an excellent Grade I listed Country House and Estate, managed by the National Trust. However, its quality is as a fine building in landscaped surroundings, so that it is not an integral part of the village and lends little character directly to it.

Buildings are not densely packed, and a strong unifying theme is provided by a continuity of mature hedgerows and trees, and by extensive stone walling both along the approaches to the village and through it. Although the village form is essentially linear, open space provides important elements of its character, particularly mown banks, triangles of grass at angles and junctions in the street, wide verges and gardens in the school area.

1.1 Historical Background

The name Farnborough derives from Fernberge or “little hill of ferns”: this description is still apposite. At the time of the Domesday Book the Bishop of Chester held most of the land, but the only physical evidence from this early period is the re-use of 12th century materials in later work on the church in its chancel and south doorway.

In 1322 the land was sold to John de Raleigh, a member of the famous Devonshire family. A large part of the parish church of St Botolph dates from this period including the chancel, nave, porch and lower part of the tower. By 1400 the fee was recorded in the hands of the Earl of Warwick. The last recorded reference to the overlordship was in 1546 when the manor was held of John Dudley, Viscount Lisle, as of the honour of Richard’s Castle.

The 17th century brought great changes to Farnborough and the area was the scene for a number of campaigns in the Civil War, including battles at Edge Hill and Cropredy Bridge. Land enclosures led to a certain amount of regrouping of estates in the parish by mutual consent when Sir George Raleigh was lord of the manor earlier in the century. This apparently resulted in the loss of 13 houses and 200 acres of arable land. The earliest houses still existing in the village date from this period, built in ironstone, typically with stone-mullioned windows and steep thatched roofs, some of which has been replaced by tile.

In 1684 the manor was sold to Ambrose Holbech. William Holbech began the building of Farnborough Hall and the family has continued to live there since 1692. In the mid-18th Century extensive remodelling was carried out to the house and grounds including many of the landscape structures and the Terrace Walk, designed by Sanderson Miller. Through the 18th Century many of the present village houses were constructed and the form of the village firmly established.



St Botolph's Spire

The principal 19th century additions were the school and the school house, the rectory and the church spire. In particular the rectory brought a new aesthetic to the village – a composition in villa style of rendered walls and shallow slated hips in total contrast to vernacular materials and forms. The church spire is elegant but the result of the almost total rebuild with the addition of the North Side carried out by the eminent architect Sir George Gilbert Scott in 1875.

Between 1911 and 1931 the population of Farnborough was under 300. Although it has changed little (272 in 1991) since then, considerable building expansion has taken place, initially with the construction of a group of rustic semi-detached cottages between the wars, and then modern development at Ducketts Lane and Haypool and along Holbech Hill north of the village centre from the 1960's onwards. Nevertheless the impact of the more recent development on the original village has been limited.

The village hall, converted from an old First World War army hut, was erected on land donated by a kind resident, Miss Prater. It has been vastly improved over the years and is still in regular use and a main focus for the village.

There is a large Playing Field with modern play equipment which is in a process of refurbishment.

Over the years the local shop, school and pre-school nursery have closed but the village public house – The Kitchen is in regular use as a bar/restaurant.



The Kitchen Public House

2. THE FARNBOROUGH CONSERVATION AREA (FIG 2)

(This section replicates the existing SDC conservation area appraisal and is provided as background to this plan)

2.1 General Characteristics

Figure 2 sets out a number of areas of the village which have perceivably different visual characters. They include all of the built areas and the more important landscape adjacent to the village. The purpose of the following analyses of these character areas is to establish the importance of all parts of the village in order to understand their possible value within a conservation area.

The village is reviewed in six character areas, identified by their scale, quality and age (See map):

- A - Village Approaches
- B - The Main Street, South
- C - The Main Street, North
- D - Farnborough Hall and Surrounding Landscape
- E - The Church
- F - Haypool and Associated Housing

2.2 Village Approaches

The introduction pointed out the importance of hedgerows, trees, banks and walls to the character of Farnborough and this character extends beyond the limits of the village itself. Much of the charm of the village, particularly when approached from the south and west, lies in the sense of anticipation created by the leafy character of these narrow lanes.

From both the Banbury Road and the Avon Dassett Road the approaches run alongside and through the Farnborough Hall Estate. A number of particular features contribute to its quality including the ashlar stone boundary wall to Farnborough Park, the narrow stone bridge at Island Pond, and the high forecourt walls and gate piers to the Hall, opposite the road into the village centre. These features, all on the Banbury Road, are listed grade II.



From Avon Dassett the approach is much more open, through wooded parkland.

The approach from the north is less condign, coming over the exposed crest of Holbech Hill past the new housing areas of Haypool. Although outside the conservation area, this approach is important as an entry into the village centre, and is characterised again by tall mature trees and hedges. These make a distinct break from Haypool, and direct attention from some of the larger modern houses behind.

2.3 Main Street, South – Walnut Bank Cottage to Little House



The Little House towards Walnut Bank

Within the village itself, this is perhaps the most characterful area. It is marked at the southern end by the group of cottages from Mount Farm to Walnut Bank Cottage, and by a very prominent and steep grass knoll which divides the main street and Banbury Road. These set the scale and character of the street, which is reflected again in the cottage group on the opposite side from Walnut Bank to The Stores. This group includes an important wall in front of Yew Tree House, maintaining the continuity of the street edge and buildings. The north side of the street includes a sett paved path on a grass verge banked above the road, close to the buildings and separated from them by flower beds. On the south side the buildings are also set high above the road on a mown grass bank.



Walnut bank to The Little House

The northern end of this section is topped visually by the façade of Little House (listed) as the road veers to the left, and a gravel track forks to the right to The Grange (listed). Again the character of the road is dominated by flanking banks, which are here more densely overgrown. The view of Little House is obscured by a large elder bush which has been allowed to grow up on the steep triangular green in front of it.

North of this area, the conservation boundary is drawn to include fields behind the houses. While not very visible from the street, their steep slopes and dense trees provide a visual backdrop in glimpses between and above the buildings.

2.4 Main Street, North – Mulberry House to South View

Holbech Hill continues after a double bend into the section of the street which contains the most important village facilities, the public house, and school (now closed). The area is of a different character, with buildings set well back from the road behind broad verges and open gardens. It is marked at the south-west end by the façade of Mulberry House (aka The Shambles – listed), and at the north-east end by a sharp left turn in the road.



View from Mulberry House

Continuity with area B is maintained in stone walling which continues in front of Mulberry House, linking to a very attractive group of hip-roofed stone outbuildings on the corner of the lane to the Smithy, which complete the closure of the south-westward view down Holbech Hill. From here the street opens out with what was the School on the north side and the old Reading Room on the south. There are blue brick pavements in front of the school. Recessed into the wall, below the Little House, and not displayed up to its best effect, is the village pump.

Up from the old Reading Room is the Kitchen public house (listed). It is set very well back and high behind a stone retaining wall. The cottages opposite (listed) are very well set back and widely separated, so that there are views through to the steep hillside immediately behind them. These fields are included in the Conservation Area because of their importance to the setting.



View from South View

Finally, the north-east end of this section is closed by cottages which virtually abut the south side of the road, and the wall and hedges of Rose Cottage, opposite. Heydons Terrace is a row of Victorian brick cottages which closes onto the street uncharacteristically, retaining nevertheless a deep verge.

2.5 Farnborough Hall and Surrounding Areas

The excellence and significance of Farnborough Hall is attested by its Grade I listing and 14 other listings of outbuildings, walls and landscape structures. The area of the hall and park is detached from the village, although its presence and the quality of boundary walls and landscape lend a great deal of character to the entrance to the village at the southern end of its main street.



Side of Farnborough Hall from Sourpool Pond (Lakes)

Apart from the mansion, the most significant attribute of the area is the landscape, which is inseparable from the buildings in creating the overall setting. It is also the characteristic which most influences the quality of Farnborough village itself, having such strong influence over the character of the approaches to the village described above. Arriving from the direction of Avon Dassett, to the west, the impact of the surrounding landscape is outstanding.

Open countryside and distant views of the terrace and obelisk are followed by the delightful enclosure of woods Fox Covert, and then a brief view of the west façade of Farnborough Hall across an unseen stone ha-ha. To the north the woodlands open out to a grassy clearing on Sourland Pool, before closing in again as the road swings sharply between overgrown walls to the south end of the village in front of the hall gates. This landscape is an important part of the conservation area.

2.6 The Church

St Botolph's Church stands separately from the main street of the village, prominently on a hill. Like Farnborough Hall, its impact derives both from the impressiveness of the building, in this case its dominating spire, and from its open landscape setting.

Approaches to the church are in extreme contrast to its site, being narrow and difficult to find. Rising from Mount Farm, the main approach is a steep lane, characterised by high grass banks and a closely laid sett paved footway on the bank. From Little House, a very steep and narrow path rises between the stone gable of the Old Post Office, and an adjacent cottage (listed). The path gives a narrow view of a lychgate into the church yard at the top, silhouetted against the sky between its flanking walls.



View towards St Botolph's Church

The churchyard offers magnificent aspects southwards, and indeed is part of the setting for the approach views to the church and village from the south. As important in this function is the field below the church and the Garden Ground, a cottage and walled garden which provided for Farnborough Hall (the wall and cottage are listed). There is a continuity of the landscape from this area south of the church to Farnborough Park, across which important views exist to the church and to various features within the park, including The Terrace and its famous Obelisk.

2.7 Haypool and Associated Housing

This area outside the conservation, is in essence separate from the original village and represents the 20th century expansion of the settlement.

The main housing area of Haypool lies on the east of Holbech Hill and is separated clearly from the original part of the village by playing fields. This “buffer” was even greater until the construction of a series of modern detached houses which face onto Holbech Hill itself. The houses are set very well back and retain mature trees and hedgerows. The importance of this vegetation to the northern approach is referred to in Village Approaches.

2.8 Architectural Form and Materials

Farnborough Hall and Scott's church spire are such outstanding architectural examples that the importance of other buildings in the village is eclipsed: Pevsner in his definitive "The Buildings of England", mentions no others. In fact there is a good deal of homogeneity in the buildings of the original village provided by a consistency of scale and materials, whether modest cottage or extensive farmhouse.

The main categories of buildings are:

- Generally 17th and 18th century cottages built of brown Hornton ironstone, often with stone window mullions and features, with steep roofs now often slated but intended originally for thatch. They generally have relatively low eaves heights and light is provided to the high loft spaces by gable windows rather than dormers, which are not a usual original feature.
- Stone-built houses of larger architectural proportions but otherwise the same materials; eg. The Grange, Little House, Mulberry House.
- Nineteenth century buildings of brick, typically built as simple cottages in rows or pairs and slate roofed.
- Recent buildings of mixed materials with emphasised horizontality of appearance created by use of picture windows, low roof pitches, long boxed eaves and so on.

It is essential that new development, alterations and extensions to existing buildings and building conversions take account of traditional building forms, scale and materials. Farnborough has many low-key buildings in harmony with each other; new development should follow traditional detailing and not be permitted if it disrupts by being over-scale or using unsympathetic materials and forms. The existing pattern of building lines and varied roof ridge lines should be regarded and planning applications carefully assessed in these respects.

2.9 Walls and Boundaries

The village form of Farnborough is defined by its walls, hedgerows and ground materials as well as by its buildings. The importance of the stone walling and mature planting which characterise the village is described for each character area. As well as being architecturally sympathetic, it is equally important that new work has regard for the form of the village.



Each of the character areas has slightly different visual issues, including the grouping and set-back of buildings, the use of boundary walls, trees and other planting, pedestrian and vehicular site access, all of which contribute to the overall village setting. The motorcar is the most difficult twentieth-century factor to take into account, not just in its impact on the scale and materials of the village streets and spaces, but also in the accommodation that must be made for it within individual sites. It is important not to lose the sense of enclosure provided by boundary walls and mature planting in order to make over-provision of private driveways, or to disrupt the visual rhythm of the architecture with insensitive design and siting of garages.

2.10 Ground Materials and Street Features

The main street is tarmac paved with a variety of kerb and edge conditions. In general kerbs are square granite stones with the tarmac dressed right into them without a channel. South of the Old Reading Room and Walnut Bank there is no kerb and the verge finishes in a neat grass edge. North of the central area the kerb is precast concrete.

Footways, where they are immediately adjacent to the main street, are tarmac and are not an attractive feature.

The most successful area of streetscape is in the southern part of Main Street where grass footways on the roadside banks are marked by white post-and-rail. These are in need of refurbishment.

There are certain other street features of note. They include the village pump. At the junction of Main Street and the Banbury/Warwick roads a cast iron street lamp is

an important feature, though not outstanding in its own right. Its setting on the steep knoll at the entrance to the village is attractive but with an array of Department of Transport road signs in front of it. Nearby, beside the gates to Farnborough Hall, is a broken but repairable street lantern which is a more attractive object. At the same junction, a stone retaining wall has been carefully rebuilt using original materials. It is suggested by residents that the road signage and street lamp standards be improved/replaced.



Stone setts in path

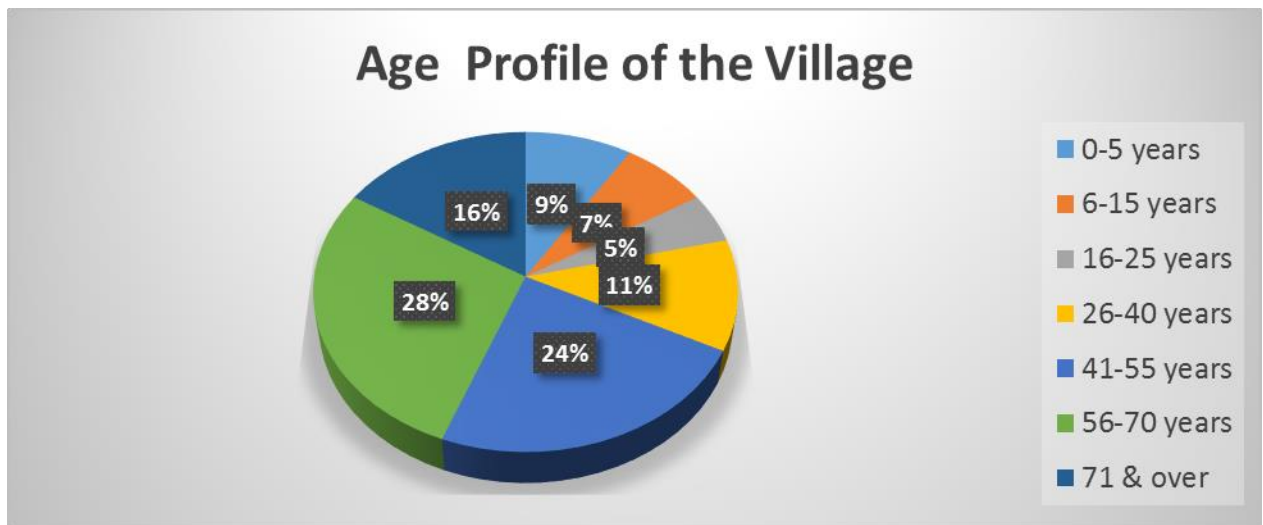
Exceptionally, the footways in Church Lane and on Main Street south of Walnut Bank are in stone setts. The setts are small and laid evenly with very tight accurate joints, producing a very high quality surface. It seems likely that this surface was once more extensive through the village.

3.0 The Parish Today

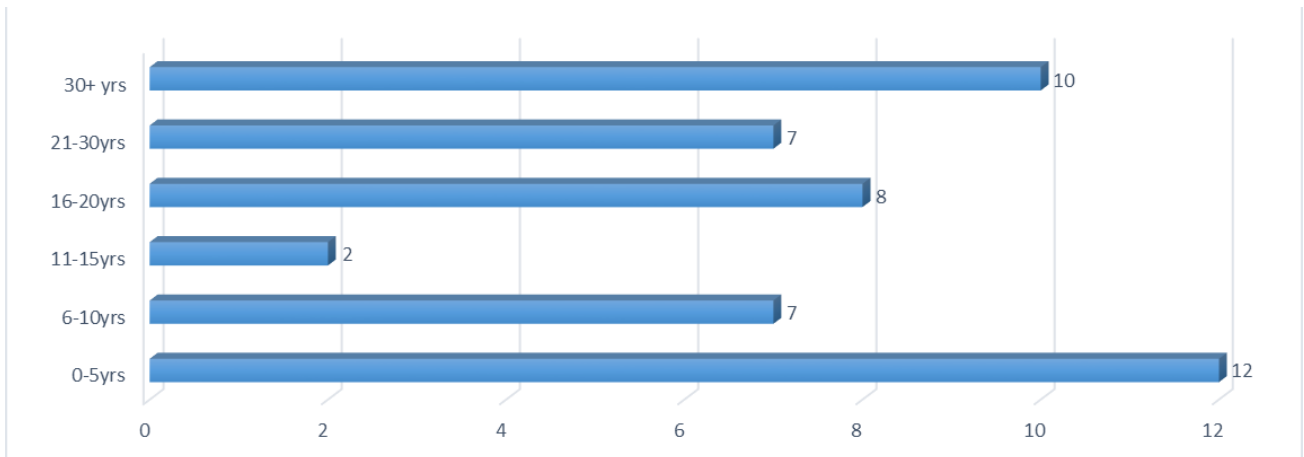
3.1 The Parish

The parish today consists of some 130 households. Most of the population lives in the village, but there are households as far out as the Dasset and Warmington Roads and on the other side of the A423 main road from Banbury to Southam. The village consists of the older established area to the Village Hall and newer properties towards the main Southam to Banbury Road.

The results of the questionnaire showed that 48% of the residents were under 56 years (9% under 5 years, 7% 6-15 years, 5% 16-25 years, 11% 26-40 years and 16% 41-55 years).



Years of Residency



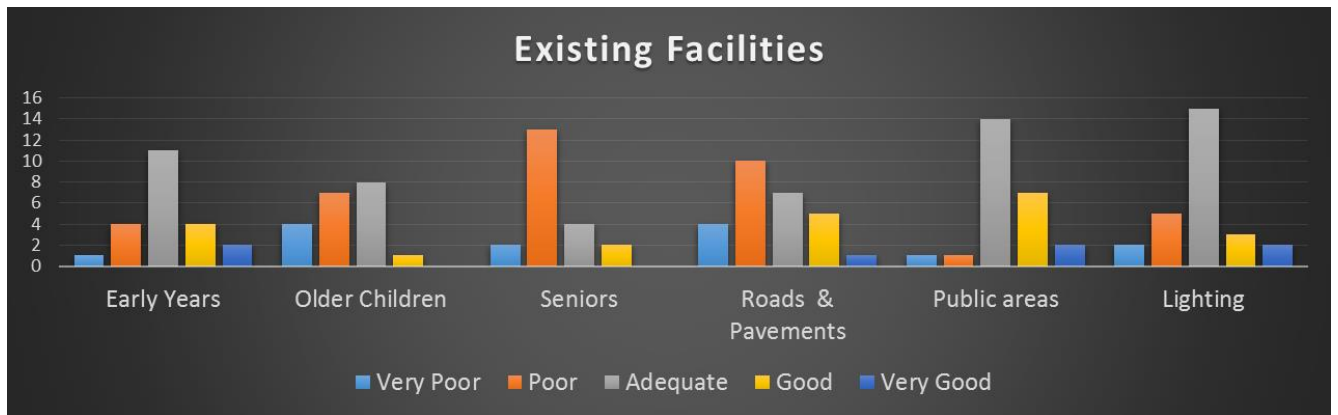
It is also interesting to note that some 25% who responded to the survey have lived in the village over 39 years and a similar figure have only lived in the village for the last 5 years.

3.2 What we think of Farnborough

Residents value the balance Farnborough manages to strike between traditional “village life” with the added advantages of living in a beautiful National Trust village and a connected community, in which to live. On the one hand it is a friendly and peaceful village who welcome a large number of visitors (visiting Farnborough Hall) with little crime and good access to the countryside and on the other a convenient location to local towns such as Banbury and Leamington Spa. A good road network is within easy access to the M40 Motorway.

Unsurprisingly, the aspects of life in the parish that residents wish to improve reflect a desire to maintain or enhance these assets. Issues include increased traffic through the village, dangers to pedestrians and parking. Broadband connection to the internet is seen as a major priority and the facilities available to both the younger and older generations are seen as very desirable.

3.3 Present Facilities



There was concern that the present facilities in the village did not fully meet the needs of the young and senior residents. It was also noted that the roads and pavements required some works as did the street lighting.

3.4 St. Botolph's Church



Front view

The 12th century church occupies an elevated position in the village and retains its natural beauty overlooking the village. The small community it serves have, due to the dedication of volunteers, maintained the property to a high standard and it continues to be used on a weekly basis. Villagers assist in the maintenance of the grounds.

Funding is always extremely difficult to maintain but with Harvest Suppers, Gift Aid, 100 Club and weekly teas in the village Hall on the occasions Farnborough Hall is open to the public has allowed the volunteers to meet the ever-increasing expenditure.

3.5 Village Hall



Front View

The Village Hall continues to be the centre of social occasions in the Village. The ex First World War Army building has continued to be maintained to a high standard by the hard work and generous donation of villagers' time to retain this facility.

The Village Hall is a Charity and the local Trustees are accountable to the Charity Commission as the land and building have been bequeathed to the village.

In 2015 the Trustees of the Village Hall decided to carry out a survey in the village to establish the following:

- Do you think there is a continuing need for a village hall in Farnborough?
- If so, what facilities does it need to offer, and what functions does it need to fulfil, given the likely needs of our community over the next 30 years?
- Should we invest in repairs and upgrades to the existing building, or simply leave it as it is?
- Or should we be more ambitious, and look to replace it with a new hall built to modern standards?

The results of this survey showed an overwhelming desire to retain a village hall this being the centre of village activities. There were a number of suggestions as to how the hall should proceed and it was generally felt the present location of the hall was good and the possibility of a different site and the expense of construction was not considered desirable.

With this information, the Trustees embarked on a full structural survey of the Hall which showed the property, with minor alterations, was structurally sound. These repairs have been carried out and the Village Hall will continue to be maintained and future village events will be organised.

The small committee of dedicated volunteers also offer afternoon teas during Saturdays in the summer for visitors to Farnborough Hall and the village. It is this revenue which allows the Village Hall to continue and to be fully maintained.

3.6 Farnborough Hall

Farnborough Hall has a major impact on our small village and villagers enjoy excellent relationships with the National Trust.



View of entrance to Hall

The Hall attracts some 8,000 – 10,000 people a year and visitors also enjoy Farnborough Church and the facilities at the Village Hall (teas served on Hall open days).

The survey noted that this large influx of visitors had a more demanding impact on the roads and infrastructure of the village together with the dangers outlined in this report with regard to pedestrian/vehicle interface. This is particularly apparent when visitors attempt to walk between the Hall's car park and the village proper to visit the church or village hall for refreshments.

4.0 The Future

Future Facilities



4.1 Broadband

Some 85% of the responses to the survey highlighted the desire for improved broadband connection to the internet.

Action:

4.1 To investigate the possible improvement to internet connections through Broadband.

4.2 Traffic

Large Vehicles

Concerns were expressed as to the increased use of coaches (mainly for school children), large delivery vehicles, vans and large farm vehicles using the village roads particularly with the narrowness of the road and the severity of the bends in the Parish.

Naturally traffic has increased generally throughout the country but the impact on small, narrow village roads is of particular concern. Children are now collected and returned via large single decker coaches. The increased useage of the internet has meant that more deliveries are made by lorry and vans and with the increased machination of farming there is the consequence of increased farm vehicle movements.

Concerns have been expressed:

- that the signage to the village may be obscured by hedges and incorrectly placed

- the serious bends in the village may cause danger to other road users who are unaware of oncoming larger vehicles
- Parking in the village reduces the road width thereby causing danger

Action:

- 4.2.1 To examine the signage in the village and ascertain that the positioning still conforms with legal requirements
- 4.2.2 To consider the possibility of road calming/ the provision of mirrors/the provision of a traffic light system/or similar on the double bends to the front of Farnborough Hall
- 4.2.3 To remind residents that if they have the facility of parking vehicles off road that that should be considered a priority

4.3 Parking

A number of responses were concerned with parking in the village close to Walnut Bank and the blind bend by the Village Hall. Also with the improvement of the apparatus in the playing field this has encouraged people from further afield to visit. This has increased the problems of parking in the immediate area.

Action

- 4.3.1 Residents to be reminded of the dangers of on road parking with particular attention to road junctions and bends.
- 4.3.2 Consideration to be given by all Authorities to the provision of parking facilities (off road) close to the playing field.

4.4 Speed

Although a 30mph speed limit exists in the village there was concern that with school children, children visiting the playing field and the number of horses being exercised, this should be reduced to 20mph and policed.

Action

- 4.4 To consider the imposition of traffic calming facilities such as speed humps or a 20mph speed limit through the village

4.5 Footpaths

A number of responses expressed grave concern that the footpath through the village ended at Walnut Bank and one had to then use the narrow road and negotiate the serious bend when attempting to reach the rear entrance to Farnborough Hall or the Lakes.



View from the end of the footpath



Difficulties/danger experienced when walking from village to Sourland Pool (lake)

Recent major works by the National Trust resulted in encouragement for the public to walk around the lakes and visitors to Farnborough Hall also enjoy visiting the church and the Village Hall for teas. The walk from the National Trust car parking area to the village is extremely dangerous and there have been instances when vehicles have narrowly missed pushchairs and elderly persons using this route.

Concern was also expressed at the overgrown nature of the footpath from the Village Hall and the A423 Banbury to Southam Road where at times pedestrians were forced into the road by the shrubbery.

Action

4.5.1 Consideration, in conjunction with, the National Trust to create a Woodland Walk perhaps through their land.

4.5.2 Hedgerows between the Village hall and the A423 to be regularly maintained.

4.6 Lighting

The survey revealed a general satisfaction with the street lighting in the village although it was noted that the lights by the junction of Walnut Bank were not standard issue lights and one was missing totally close to the entrance with Farnborough Hall which would better illuminate the junction.



Action

4.6 To review the lighting in the village and in consultation with residents to consider improvements

4.7 Road Signage and Improvements

Concerns were expressed in the survey that road signs were incorrectly placed and there should be consideration to replacing the old concrete posts on Walnut Bank and in the triangle by the Grange with more modern and aesthetically pleasing on the eye whilst retaining any safety features for which they were initially installed.



Action

4.7 Consider the replacement of painted concrete posts and scaffolding poles with a more appropriate system

4.8 Playing Fields

The play equipment placed in the playing fields some years ago has been welcomed by the villagers but it is noted some equipment now needs repair/replacement. By some hard work by the Parish Council an award has been granted by Tesco Supermarket for the improvement of the play equipment and is in process of being taken forward.

There was some concern the grass cutting in the playing field was not adequate and this should be reviewed.



The Fort in the playing field

Parking is a significant problem in the area adjacent to the play area. The playing field with the equipment is now attractive to other users who naturally travel by car. There is little assistance for the parking of vehicles close to the playing field.

Actions

- 4.8.1 To keep residents informed of the improvements/repairs which are to be carried out to the playing field and consult on any new equipment.
- 4.8.2 To review grass cutting in the playing field
- 4.8.3 To review and consider parking close to the playing field.

4.9 Newsletters

From the responses to the survey there was a desire for villagers to be informed of what was taking place locally and to be generally kept up to date with events.

Action

4.9 To consider the creation of a regular newsletter to encompass updates from the National Trust, the Church, the Village Hall and the Parish Council over and above information contained in the monthly “Chronicle”.

4.10 Activities

It was noted that residents considered more activities organised for the under 5’s, 5-18 year olds and seniors would be desirable.

Action

4.10 Consultation should take place with representatives of these groups to establish the type of activities required and liaise with other bodies in the village in an attempt to achieve the goals.

4.11 Housing

The Parish Council commissioned a Local Housing Needs Survey to help inform this Plan. Fieldwork was undertaken in March 2017 and a report on the findings of the Survey was adopted by the Parish Council in May 2017 (“the 2017 Survey”). Copies of the full report are available separately. Briefly, it provides a useful and comprehensive picture of housing conditions within the Parish. Unmet housing needs were identified amongst a total of five households, for a mixture of different house types and tenures.

In considering what action to take on the 2017 Survey findings, it is important to consider Farnborough’s context. At a strategic level, planning policies for the provision of new housing – and indeed the stewardship of the existing housing stock – are currently set out in the Stratford-on-Avon District Core Strategy 2011 – 2031. Essentially, Farnborough *is not* identified as a location for any significant housing growth – with housing growth pressures being re-directed to other more appropriate locations within the District. This position, incidentally, reflects the views of residents initially surveyed when preparing this Plan. However, there is scope for developing small-scale community-led housing schemes where such schemes would assist in meeting local needs, such as those identified in the 2017 Survey.

Although more people than not supported the principle of a community-led housing scheme if a local need was identified – as indeed it transpires is the case – it is

apparent that there is a wide divergence of views. It is nevertheless desirable for the local community to be pro-active in responding to the issues raised. It is also apparent that there are a wide range of related issues that also need to be carefully considered, for example the implications of demographic change and whether and how a suitable site might be identified in the village.

Action

4.11.1 To set up a working party to consider the findings of the 2017 Survey and determine the most appropriate responses, which could include promoting a small-scale community-led housing scheme on a suitable site within the village.