



CLAVERDON

NEIGHBOURHOOD PLAN

2011 - 2031



Pre-Submission Consultation December 2017

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1.0 Introduction

The Rationale

- 1.1 Neighbourhood Planning is an important part of passing greater influence on decision making from national and local government to communities. As such our Neighbourhood Development Plan (the 'Plan') is a community led framework for guiding future development, regeneration and conservation in our local area.
- 1.2 When this Plan is 'made' it will form part of the statutory development plan for Stratford-on-Avon district which gives it greater weight in planning decisions than the Claverdon Parish Plan prepared in 2012 which was only a material planning consideration. It cannot prevent development, but must plan positively to support local development and is a powerful tool in shaping that development in line with local wishes.

The Neighbourhood Area

- 1.3 The Claverdon Neighbourhood Plan Area was designated by the Stratford-on-Avon District Council (the 'Council') on 16 June 2014 for the purposes of implementation of policies contained within this Plan.
- 1.4 The Neighbourhood Area follows the parish boundary.

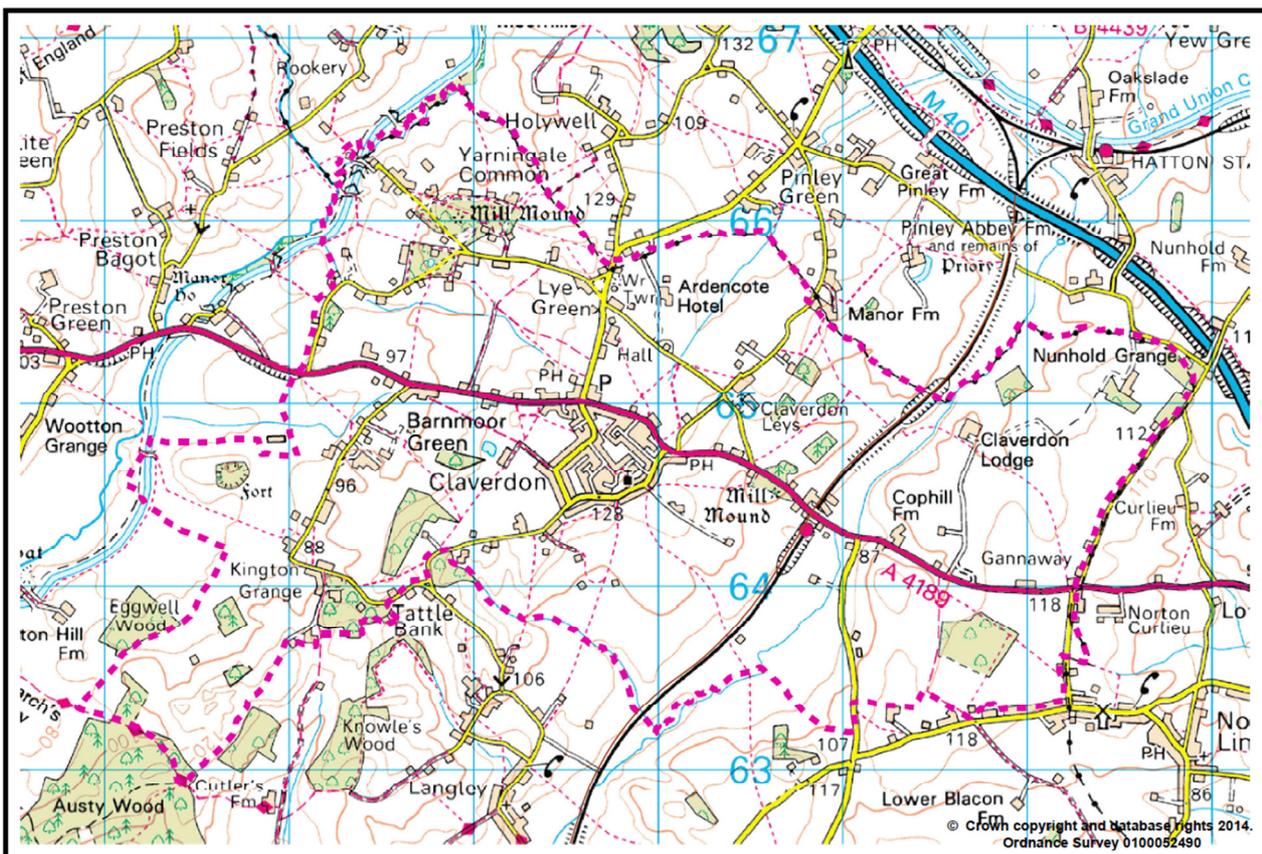


Figure 1 - The Neighbourhood Area

2.0 A History of Claverdon

- 2.1 Claverdon is a village and [civil parish](#) in the [Stratford district](#) of [Warwickshire](#), England, about 5 miles (8.0 km) west of the [county town](#) of [Warwick](#). The village is to the north of Stratford on Avon District and washed over by the West Midlands Green Belt. It has good road links to the local towns of Stratford upon Avon to the south, Leamington Spa/ Warwick to the east, Henley in Arden to the west and Solihull to the north and only 6 miles from junction 15 on the M40. The village straddles the A4189 road from Warwick to Henley in Arden. Claverdon's location near the centre of England makes it a highly desirable place to live.
- 2.2 Claverdon's [toponym](#) comes from the [Old English](#) for "clover hill". The hill is near the centre of the scattered parish which includes the township of Langley to the south, and formerly comprised the manors of Claverdon, Langley, Kington (to the south-west), and Songar (in the south-east). There are hamlets near the church and at Yarningale, Kington, Lye Green, and Gannaway; and there is also a group of houses near the school. It includes modern development along with historic buildings: the forge; The Stone Building; St Michael's Church; and 16th and 17th Century half-timbered cottage. The Manor of Claverdon is recorded in the [Domesday Book](#) as part of the lands of the Count of Meulan, [Robert of Beaumont](#) who had inherited [Meulan](#) through his mother.

Transport

- 2.3 The village is served by [Claverdon railway station](#) with trains operated by Chiltern Railways and London Midland giving access to [Stratford on Avon](#), [Leamington Spa](#), Birmingham and London. The [M40 motorway](#) is located nearby giving access to Birmingham, Warwick and London. [Birmingham International Airport](#) is situated 16 miles (26 km) to the North, with flights to Europe, Asia and America.

Local Economy and Community Facilities

- 2.4 Whist there are no large employers in the area, most residents commuting to larger towns nearby, there are a number of small businesses locally. Claverdon Cartridges, supplying shooting equipment and clothing and the 4 star [Ardencote Manor](#) Hotel Country Club & Spa providing Hotel Accommodation and fine dining together with facilities for Conferences, Weddings & Civil Ceremonies, and having a Leisure Club & Premier Spa.
- 2.5 The village shop was closed in 2007 and the butcher's shop, which also houses the Post Office, broadened its range of items, however it could not be sustained and closed in 2014. Eventually, the community shop was created replacing the village shop but not housed in the former premises. It was originally housed in a steel hut next to the Dorothea Mitchell Hall, the Surgery and the Tennis Club. A permanent structure has now been built for it in the same place, adjoining the Dorothea Mitchell Hall. The village has a general medical practice surgery located on Station Road.

Education

- 2.6 Claverdon Primary School is located in Breach Lane in the village of Claverdon. It is within the Warwickshire Local Education Authority (LEA) area and has 187 students. The school's [house system](#) is named after the surrounding areas (Kington, Gannaway and Yarningale).

3.0 A Future Vision for Claverdon

- 3.1 Claverdon 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.
- 3.2 This Plan has been developed from the results of a parish questionnaire. All 539 properties in Claverdon Parish were delivered a questionnaire on 13 January 2016, with a response deadline of 19 February 2016, this was later extended to 29 February.
- 3.3 A Freepost envelope was included for return to Stratford-on-Avon District Council who undertook the survey on behalf of the Neighbourhood Plan Group. The District Council being a third party would give independence and ensure all responses would remain confidential.
- 3.4 One copy per household was mailed out, but further copies were available from the village shop, directly from Steering Group members or printed off the village website. 259 questionnaires were completed. Percentages quoted are those of the respondents to the questionnaire. The key actions that come out of the survey are listed below:
- 3.5 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 requirement
 - 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.
 - Maintaining a high quality natural environment that preserves and enhances biodiversity.
 - The need for sustainable development in keeping with the character of the village.
 - A limited increase in housing provision to cater for new families coming into the village, an aging population and greater affordability.
 - A serious effort to improve road safety and transport links including safer cycling.
 - An entrepreneurial approach to business development and tourism.
 - Improved recreation and leisure facilities for all ages.
 - The retention of existing services and enhanced provision of mobile phone coverage and broadband.
 - The introduction of mains gas to the built area of the village of Claverdon.

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 and Infrastructure	To protect and promote jobs for local people in order to advance economic development in the Neighbourhood Area. To seek on-going improvements to transport and parking, to flood defenses, to utility infrastructure and to digital connectivity especially mobile phone reception and Broadband. Encourage Renewable energy solutions
Natural Environment	To safeguard our natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape. Protect Green spaces & walks/footpaths
Built Environment	To promote high quality design whilst ensuring the historic environment is preserved and enhanced
Community, Sports and Leisure	To ensure that residents have access to excellent local facilities, open spaces and recreation to maintain a strong, active, healthy and vibrant community to help alleviate social isolation.

4.0 Housing

Strategic Objective

- 4.1 Claverdon is identified as a Category 3 Local Service Village in the Core Strategy¹. Policy CS.16 of the Core Strategy states that approximately 450 homes in total will be built in the Category 3 villages of which no more than around 13% (59 homes) should be provided in any individual settlement.
- 4.2 At the time of writing there are commitments for 28 new homes since 2011 some of which have been completed (see table below).

Housing Commitments Since 2011	Reference	Market Homes	Affordable Homes
Rookley, Langley Road	07/02938/FUL	1	0
Glendale, Yarningale Lane	09/01590/FUL	1	0
Kington Grange Farm, Kington Lane	11/01255/FUL	1	0
Valley Farm, Buttermilk Lane	12/00578/FUL	1	0
Claverdon Hall, Lye Green	13/03228/FUL	3	0
Opus Studios, Station Road	14/02383/COUJPA	1	0
Depot Site Langley Road and Land south of Breach Lane	14/00007/FUL	4	3
The Old Butchers Shop, The Green	14/00894/FUL	1	0
Hercules Farm, Henley Road	14/01551/FUL	2	0
Claverdon Hall Farm, Lye Green	15/00805/COUQ	3	0
Land between Crown Inn and Bryn Arden, Henley Road	15/03834/FUL	1	0
Heart of England Farms, Henley Road	15/03309/FUL	2	0
Land Rear of 6-8 St Michaels Road	16/02148/VARY	2	0
Opus Studios, Station Road	16/00453/FUL	1	0
Lakeside, Breach Lane	16/00412/FUL	1	0
Sub total		25	3
Total number of dwellings			28

- 4.3 However, as a Green Belt village any development needs to comply with Policy CS.10 of the Core Strategy. This restricts development to:
- Small scale development, which meets a housing employment or other need identified by the local community and does not to harm the openness of the Green Belt;
 - Small scale extension/alteration or replacement of existing buildings;
 - Limited development/in-filling of previously developed (brownfield) sites which do not have a materially adverse impact on the openness of the Green Belt; and
 - Limited In-fill development in LSV's.

¹ Stratford-on-Avon District Core Strategy, July 2016

- 4.4 There is no assumption that Green Belt villages like Claverdon are required to meet the higher end housing requirement particularly if there is conflict with Policy CS.10.
- 4.5 The results of the village questionnaire² are overwhelmingly in favour of no additional standard market housing development. There is also a desire that any development should be within the village boundary.
- 4.6 There is no current support either for specialist residential accommodation such as care homes and housing designed for the elderly/infirm³.
- 4.7 In order to comply with national and district planning policies on Green Belt, housing development will only be permitted if it is limited infilling within the village boundary or limited affordable housing for identified local community need. The conventional approach to assessing local community need for affordable housing is through a Housing Needs Survey.
- 4.8 A Housing Needs Survey for Claverdon Parish was carried out in the summer of 2017. The results of the survey are summarised under Policy H2 below.

Policy H1 - Development Strategy

The built up area of Claverdon is defined by the Village Boundary as outlined on Figure 2. New housing development within the Village Boundary will be supported in principle.

All areas outside of the Village Boundary are classed as countryside and Green Belt. New housing in the countryside and Green Belt will be limited to dwellings for rural workers, replacement dwellings and new dwellings in accordance with Policy H2.

Explanation

- 4.9 The Neighbourhood Area is heavily constrained by the Green Belt, which washes over the village. Consequently, the Core Strategy does not expect Claverdon to play a significant role in contributing towards the supply of housing for the district (see Policy CS.10).
- 4.10 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.
- 4.11 Small scale 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 Claverdon and its sense of community.
- 4.12 The Village Boundary has been carefully conceived to ensure that an appropriate and reasonable approach which accurately captures the built form of the village is defined. The boundary does not always follow existing site boundaries such as large residential gardens in the interests of preserving the open and rural setting of the village and the Green Belt.

² Claverdon Neighbourhood Plan Survey results April 2016

³ Claverdon Neighbourhood Plan Survey results April 2016

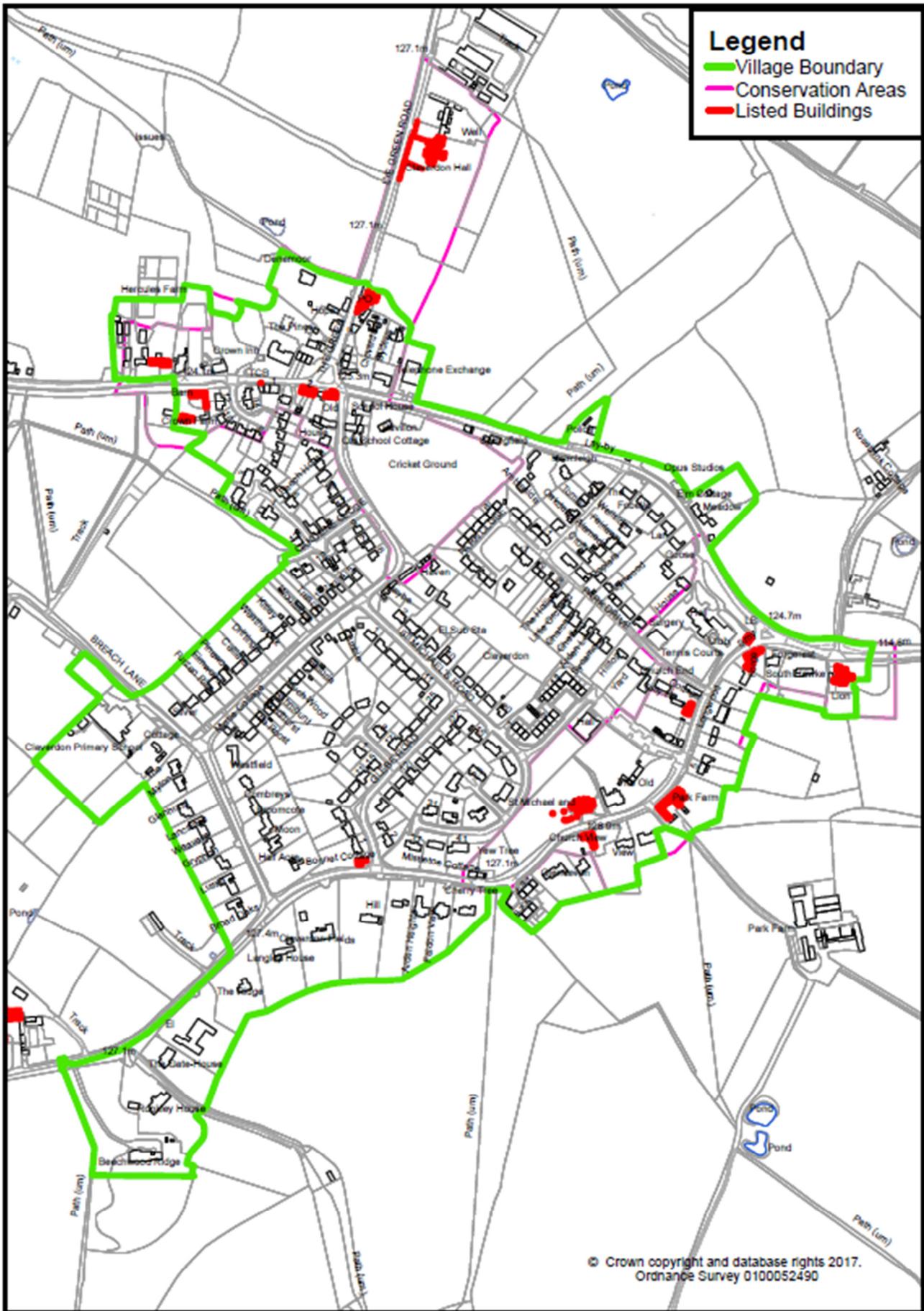


Figure 2 - Claverdon Village Boundary

Policy H2 - Meeting Local Housing Needs

Affordable housing development will be permitted on small sites beyond, but reasonably adjacent to, the Village Boundary of Claverdon where the following is demonstrated:

- a) **There is a proven and as yet unmet local need, having regard to the latest Housing Needs Survey;**
- b) **No other suitable and available sites exist within the Village Boundary of Claverdon; and**
- c) **Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.**

Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, land owners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.

Explanation

- 4.13 The NPPF allows for the provision of affordable housing through rural exception sites. These are additional housing sites that are used to meet defined affordable housing needs in rural areas where up-to-date survey evidence shows that local need exists. This enables small sites to be used specifically for affordable housing in small rural communities that would not normally be considered because, for example, they fall outside local plan development boundaries.
- 4.14 One of the ways local needs can be demonstrated is through a housing need survey or up-to-date evidence of local housing need. In addition Core Strategy Policy CS.15 allows local needs schemes within and adjacent to settlements including small-scale community-led schemes to meet a need identified by that community. Dwellings provided through such schemes will contribute to the overall housing requirement for the District.
- 4.15 The 2017 Housing Needs Survey identified a need for 12 alternative homes in Claverdon parish for households with a local connection, as detailed below:

Housing association rent

- 4 x 1 bed maisonette
- 1 x 1 bed bungalow or ground floor maisonette

Housing association shared ownership

- 3 x 1 bed maisonette
- 1 x 2 bed house
- 1 x 4 bed house

Owner occupier

- 1 x 2 bed bungalow
- 1 x 3 bed house

4.16 For the purposes of local needs housing for Policy H2 this will be based on a local connection with the Parish. A local connection is defined as:

- Someone who has lived in the Parish for a minimum of 6 months
- Someone who has previously lived in the Parish for 6 out of the last 12 months or 3 out of 5 years
- Someone who has close family connection⁴ residing in the Parish for at least 3 years
- Someone who has full or part-time work in the Parish and has been employed for at least 6 months
- Someone who can otherwise demonstrate a connection to the Parish.

4.17 To satisfy the local connection criteria an applicant only has to meet one of the above points, although many may have more than this.

Policy H3 - Use of Brownfield Land

The redevelopment of brownfield land to create new housing will be supported subject to the following criteria:

- a) The new use would be compatible with the surrounding uses;**
- b) Any remediation works to remove contaminants are satisfactorily dealt with;**
- c) The proposal would lead to an enhancement in the character and appearance of the site;**
- d) Would not conflict with any of the purposes of including land within the Green Belt or represent inappropriate development within the Green Belt; and**
- e) Would not result in the loss of any land of high environmental value.**

Explanation

4.18 The reuse and recycling of brownfield land, particularly where it is derelict or underused, helps to achieve sustainable development more efficiently than the release of greenfield land.

4.19 For the purposes of this NDP, brownfield land is previously developed land which is, or was, occupied by a permanent structure. It includes the authorised curtilage of the developed land but specifically excludes private residential gardens. There is no presumption that the whole of the site will be suitable for development. This would need to be proven through the planning application process.

Policy H4 - Use of Garden Land

Development on garden land within the defined Village Boundary, as defined on Figure 1, will only be permitted if it can be demonstrated that proposals:

- a) Preserve or enhance the character of the area;**
- b) Do not introduce a form of development which is at odds with the existing settlement character or pattern;**
- c) Preserve the amenities of neighbouring properties; and**
- d) Provide satisfactory arrangements for access and parking.**

⁴ A close family connection is defined as mother, father, sister, brother or adult children.

Explanation

- 4.20 Development within the garden of existing houses can lead to inappropriate development with regard to 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.

5.0 Economy and Infrastructure

Strategic objective

- 5.1 To support and enhance the economic development of the Parish through support to existing businesses in the village, including home based businesses and to provide suitable premises and space for new and growing retail businesses such as the community shop, mobile post office, hairdressing, care centres and other relevant needs including early stage companies.
- 5.2 The Parish of Claverdon is washed over by the West Midlands Green Belt The Core Strategy examined the need for employment land across the district but did not identify any land within Claverdon parish for such development or any very special circumstances for the release of Green Belt land for employment opportunities.
- 5.3 As a consequence the only commercial uses considered appropriate for Green Belt that are permitted, as long as they preserve the openness of the Green Belt are, mineral extraction, engineering operations, local transport infrastructure which can demonstrate a requirement for a Green Belt location, the re-use of buildings provided that the buildings are of permanent and substantial construction; and development brought forward under a Community Right to Build Order. There is also a need to Improve transport links to and from the village and traffic calming measures on the A4189.
- 5.4 The objective of this Plan is therefore to protect and enhance existing employment opportunities and promote new opportunities commensurate with the Green Belt status of the parish.

Policy E1 - Protecting and Enhancing Existing Employment Sites

Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use will only be permitted where:

- 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**
- 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; or**
- e) **Limited extensions to existing commercial buildings in the Neighbourhood Area will be supported providing there is no conflict with other policies in this Plan; and**
- f) **There is no reasonable prospect of the site being used for the allocated employment use. Planning applications for alternative uses will be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.**

Explanation

- 5.5 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.

Local Businesses and Employers	Location	Sector/Type of Business
Msc Group	Station Road, Claverdon CV35 8PE	Warehouse and Offices
Red Lion Inn	Station Road, Claverdon, CV35 8PE	Public House
Claverdon Community Shop	Claverdon CV35 8PH	Retail
Holly Cottage Kennels	Yarningale Lane, CV35 8HW	Cattery and Kennels
Crown Inn	Henley Road, Claverdon CV35 8LJ	Public House
The Forge	The Forge, Church Road, Claverdon CV35 8PD	Fuel and Stove Retailer
Oak Tree Lodge Stables	Oak Tree Lodge, Manor Lane, Claverdon CV35 8NH	Livery Stables
Dingle Barn 9	Station Road, Claverdon CV35 8PE	Tree Surgeon
Heart of England Farms	Henley Road, Claverdon CV35 8PS	Game Farm
Claverdon and District Village Nursery	Station Road, Claverdon, CV35 8PH	Nursery (Children)
Claverdon Primary School	Breach Lane, Claverdon CV35 8QA	Education
Ardencote Manor Hotel and Leisure	The Cumsey, Lye Green Road CV35 8LT	Leisure
Claverdon Rugby Club	Ossetts Hole Lane CV35 8HN	Sports Club
The Office, Claverdon Benefice Housing	14 St. Michael's Close Claverdon CV35 8NU	
Dorothea Mitchell Hall	Station Road, Claverdon CV35 8HF	Community Hall
The Surgery	Station Road, Claverdon CV35 8PH	Medical
Community Land Trust	Austons Down, Saddlebow Lane, Claverdon CV35 8PQ	Affordable Housing Charity
Green Fingers	Kington Lane, CV35 8PP	Nursery (Plants)
Church Centre Nursery	Claverdon Church Centre, Church Road, Claverdon CV35 8PB	Nursery (Children)

Farmsteads with the Neighbourhood Area

- Bicknell - Yarningale
- Burman - Park Farm
- Evans - Abbey
- Evans - Galloway
- Evans - Lye Green
- Horner - Saddlebow/B&B
- Stark - Hercules

Policy E2 - Promoting New Employment Opportunities

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

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

- a) Do not have a detrimental 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

- 5.6 This Plan seeks to improve local employment provision, supporting more local job opportunities in the community. The 2011 Census shows that Claverdon is very much a commuter village with much of the working population commuting out. Diversification of the local economy would be encouraged to help address this issue.
- 5.7 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.

Policy E3 - Encouraging Home Based Working

Homeworking

All new dwellings are encouraged to provide space to support home-working, with flexible space adaptable to a home office, and where appropriate incorporate cabling to support broadband.

Live-Work Units

Proposals for small scale mixed use development (new build or conversion), comprising of commercial space and living space will be supported subject to the following criteria:

- a) Have suitable independent access to both uses;**
- b) Have an appropriate level of off road parking to serve both uses;**
- c) Operations carried out in live-work units will not impact adversely on residential amenity;**
- d) Be in reasonably accessible locations to service facilities by means other than a private vehicle;**
- e) In the case of conversions, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without major rebuilding or extension; and**
- f) Have an adequate residential curtilage without having a detrimental impact on the building and its rural setting.**

Explanation

- 5.8 A large number of residents currently run a business from home or are employed through a home based business⁵. This Plan aims to encourage this. Self-employment helps the viability of the local economy and home working reduces outward commuting and unnecessary private car journeys. Mixed use schemes where an occupier can work and live within the same planning unit has the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development that would otherwise not be supported in rural locations.

Policy E4 - High Speed Broadband

All new residential and commercial development within the Neighbourhood Area will be expected to include the necessary infrastructure to allow future connectivity to high speed broadband.

Explanation

- 5.9 In an age where home based businesses and home working is encouraged in order to advance sustainable patterns of living and working, it is important that appropriate infrastructure such as high speed broadband is provided.
- 5.10 This Plan seeks to promote the future proofing of new residential and commercial development by requiring the infrastructure associated with the installation of high speed broadband to be provided at the build stage.

Policy E5 - Telecommunications

New or enhanced telecommunications development will be supported subject to the following factors:

- a) **The operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus;**
- b) **The need to comply with the most up-to-date guidelines in place at the time of the application for safe emissions to be met;**
- c) **The need to avoid interference with existing electrical equipment and air traffic services;**
- d) **The potential for sharing existing masts, buildings and other structures. Such evidence and justification for any new site should accompany any application;**
- e) **The impact of the development on its surroundings with particular regard to the siting and appearance of the proposed apparatus and associated structures and the need to minimise the impact on the visual amenity, character or appearance of the surrounding area. If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the building.**

⁵ The 2011 parish questionnaire recorded 29 respondents running a business from home and 87 employed through home based businesses.

Explanation

- 5.11 The Parish of Claverdon is rural in nature and undulating in topography. Existing telecommunications infrastructure is limited which results in poor coverage. This Plan seeks to actively encourage improvements to mobile coverage within the Parish. In particular, the upgrade of existing apparatus which are not deemed permitted development will be supported.

6.0 Natural Environment

Strategic Objective

- 6.1 One of the three dimensions of sustainable development as outlined in the NPPF is the environmental role. This is defined as “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”⁶.
- 6.2 All development proposals must demonstrate how the Claverdon Village Design Statement (VDS) has been taken into account during the conception and evolution of a design.

Policy NE1 - Valued Landscapes

In order to maintain the distinctive character of the Neighbourhood Area, all new development must have regard to landscape character and historic landscape features.

Proposals which have an adverse impact on valued landscape and important skylines and views will not be supported.

Valued landscapes and important skylines and views are shown on Figure 3.

Explanation

- 6.3 We aim to protect the open and rural nature of the land surrounding built up areas of the parish to ensure the separate identities of our different settlements and retain its distinctive features, skylines and important views.
- 6.4 Land management and development must pay due regard to the guidance given in the Landscape Assessment and seek to enhance the Character Areas wherever possible.

⁶ NPPF, Paragraph 7

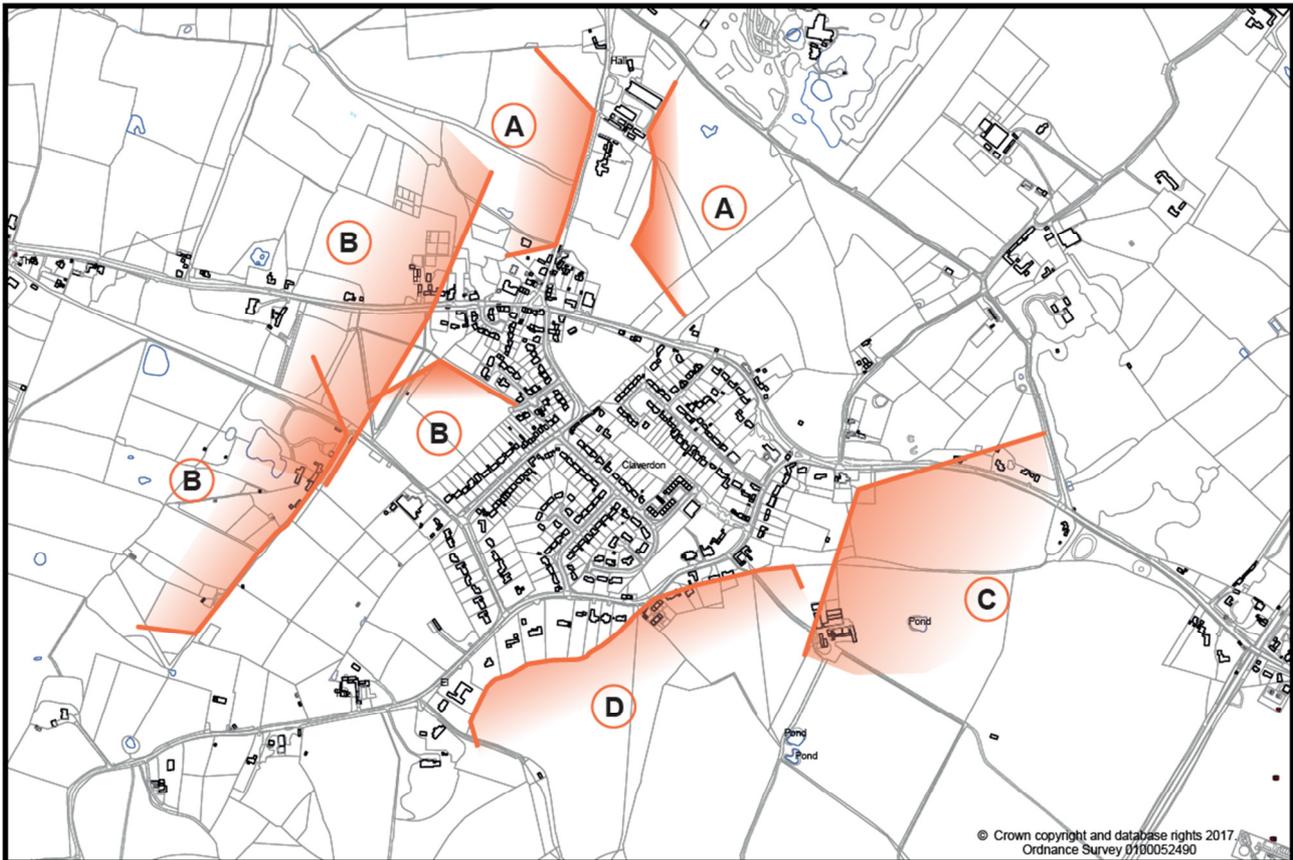


Figure 3 - Valued Landscapes and Important Skylines and Views

Valued Landscape A - view from Claverdon Hall and Claverdon Hall Farm



6.5 The views opposite Claverdon Hall and Claverdon Hall Farm are located at the north edge of the settlement and contain a limited number of rural dwellings around Lye Green. The land is mostly flat, lying above the hillside falling towards the valley of the River Alne. The land is mainly pasture medium sized fields, and one larger field in arable production. Typically for the Arden landscape there are mature hedgerows with many mature oaks in the often outgrown hedgerows. The area has one footpath crossing the area from east to west. It is generally highly tranquil, which is enjoyed by ramblers and local walkers year round. It also lies within Green Belt which is a constraint on development. Claverdon Hall is a listed Building built in 1451.





- 6.6 The views to the rear of Claverdon Hall and Claverdon Hall Farm are of ancient parkland and contain many mature trees and small copses, with remnants of avenues of pine oak and lime trees. Walkers using the footpath along this route not only enjoy the views of the parkland, but also of Claverdon Hall too. The land is very gently sloping and comprises pasture in medium sized fields. There are many mature trees around the perimeter and some small copses or individual mature trees. Claverdon Hall and farm buildings and one rural dwelling lie to the west of the area. The Claverdon Conservation Area extends northwards to include Claverdon Hall. One footpath crosses the area and one runs along the southeast boundary of the area. It is generally tranquil. The area in general forms a rural context to the north of the settlement, and due to its historic parkland associations and integration with the Conservation Area is not considered suitable for housing development.

Valued Landscape B - View from fields facing west, located off Henley Road

- 6.7 This valued landscape includes the western edge of the settlement and whilst generally quite flat lies on high ground, with the land falling from the western edge of the area quite steeply into the valley of the River Alne, allowing long views westwards from Breach Farm for example. The land is pasture and used for horse paddocks in many locations. Typically for the Arden landscape there are mature hedgerows with many mature oaks around the edges of the area, although many hedgerows appear to have been removed between fields and replaced with post and rail fence. Along its eastern edge it is overlooked by a school and backs of dwellings, to the southern end are several rural dwellings and listed buildings. Several footpaths cross the northern part of the area. It is relatively tranquil. The area forms a rural context to the west of the settlement, appears well used for equestrian activities. The views from these fields are open and far-reaching towards Henley-in-Arden and further afield towards Preston Bagot, Tamworth-in-Arden, Redditch and Bromsgrove and takes in some of the original site of the ancient Forest of Arden. The landscape is dotted with mature hedgerows and trees, as well as grazing cattle and sheep and local farms. As one might imagine, the sunsets across this landscape are fabulous on the right day.





Valued Landscape C - View from the garden of The Red Lion public house

- 6.8 This land appears to be a single farm unit, grouped around Park Farm, on the south eastern edge of Claverdon, and consisting of a group of fields of variable size, mainly in arable cultivation. Field boundaries tend to be low and trimmed, with occasional hedgerow trees and groups of trees along ditch lines and around small ponds. The land seems to be sloping, steep near the settlement and flattening out to the south east, and is widely visible in the wider farmed landscape. The land abuts the southern boundary of the Conservation Area and is clearly part of the wider open farmed landscape and of high and widespread visibility. The land is also within an area of high natural landscape sensitivity. Again, the view here is one of a wide and open native English landscape, where trees and fields stretch as far as the eye can see, southeast towards the village of Norton Lindsey.



Valued Landscape D - View south-eastwards and downhill from Church Road.

- 6.9 Not only do the houses along Church Road enjoy this fabulous view southwards along the ridge towards Langley from their rear gardens, but so too do other villagers and walkers alike as there is a public footpath on Church Road that takes in this view in its entirety. This

is one of the highest points of Claverdon and explains the toponym of Claverdon, which is 'Clover Hill'. The view is of rolling fields, dotted with native trees and hedgerows. Deer, badgers and birds of prey can be seen from along this ridge. A public right of way circumnavigates this whole landscape and the farmer is sympathetic to the many dog walkers and ramblers who use the path as he maintains the path, stiles and gates to a high standard. The church of St Michael's which lies on Church Road directly opposite this fine view has been on the same site since the 11th Century and parts of the existing church date back to the 14th Century. This view is probably unchanged over the centuries.



Policy NE2 - Flooding and Drainage

New development will be expected to provide and incorporate sustainable drainage systems.

Other measures such as the reuse and recycling of water, the use of permeable paving and other measures that help with water efficiency and those which enhance ecology will be encouraged in all development schemes.

Proposals which do not satisfactorily address fluvial and pluvial flooding considerations will not be supported.

All proposals for new residential dwellings or new commercial buildings must demonstrate that there are or will be adequate water supply and water treatment facilities in place to serve the whole development.

Proposals that would result in an unacceptable risk to the quality and or quantity of a water body or water bodies will not be supported.

Proposals to expedite the improvement and upgrade the existing drainage network in the village will be supported. All developments will be expected to demonstrate that there are suitable and satisfactory arrangements in place to deal with foul water.

Explanation

- 6.10 New developments must contribute to flood alleviation through provision of sustainable drainage systems, soft landscaping and permeable surfaces where possible. Some developments may be able to offer the opportunity to include landscape and biodiversity enhancement in sustainable drainage systems.
- 6.11 The Environment Agency considers that water resources are under ‘moderate stress’ in the locality with some areas under ‘serious stress’⁷. Therefore developments should include means of re-using and recycling water where possible.
- 6.12 A further update to the Water Cycle Study⁸ has been carried out and set out the evidence and recommendations for water efficiency measures in domestic and non-domestic buildings. This is based on evidence from Severn Trent Water ‘Water Resources Management Plan’ (WRMP). Stratford district and West Midlands generally is located within an area of moderate stress. The WRMP has concluded that any growth and increase in population will further exacerbate the issue. In addition, key resources of raw water (canals and rivers) supplying the district are considered to be close to their limit of water they can continue to yield for abstraction, before ecosystems and other users reliant on these resources would be adversely affected.
- 6.13 Sustainable urban drainage schemes should be constructed in line with the Warwickshire Sustainable Urban Drainage Systems (SUDs) manual. Applicants should ensure that the design of SUDs should support the findings and recommendations of the Warwickshire Surface Water Management Plan, the Warwickshire Sustainable Urban Drainage Manual and the District Council’s Strategic Flood Risk Assessment. Where SUDs are proposed,

⁷ Halcrow, Warwickshire Sub-Regional Water Cycle Study, Final Report, March 2014

⁸ URS Water Cycle Study Update Final Report, September 2012

they should be supported by a groundwater risk assessment and arrangements put in place for the whole life management and maintenance.

- 6.14 Water efficiency measures that go beyond the current Building Regulations and non-domestic buildings should as a minimum reach 'Good' BREEAM standards.

Policy NE3 - 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

- 6.15 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 include:

- 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

- 6.16 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. Claverdon will continue to be a leading example of the decarbonisation of village communities. We recognise that the opportunity to generate power through wind or hydro within the parish is limited, making solar the most likely means of energy generation.

Policy NE4 - Designated Local Green Space

This Plan designates the following areas of Local Green Space as defined on Figure 4 at the following locations:

- CLAV 1 - Yarningale Common**
- CLAV 2 - Lye Green**
- CLAV 3 - Village Green**
- CLAV 4 - Recreation Field**
- CLAV 5 - Church Land and Glebe Field**
- CLAV 6 - Angar Wood and adjacent fields**
- CLAV 7 - Fields located off Henley Road, west of Claverdon**
- CLAV 8 - Fields located off Langley Road, south of Claverdon**
- CLAV 9 - Hanging Wood**
- CLAV 10 - Boys Club Field**

The above designations include a range of existing formal sports and recreational spaces along with informal areas of play and open space.

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are

very special circumstances which outweigh the harm to the Local Green Space.

Where appropriate, CIL funds will be used to enhance these designations to ensure a suitable quantum and quality of recreational and amenity space is available for the Neighbourhood Area.

Explanation

- 6.17 In accordance with paragraphs 76-78 of the Framework, local communities are encouraged to include new and robustly justified Local Green Spaces within their neighbourhood plans, where this designation does not prevent identified development needs being met.
- 6.18 Local Green Space which is of particular importance to local communities, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife will be designated for special protection. Assessments for the proposed Local Green Spaces are found at Appendix 3.
- 6.19 Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

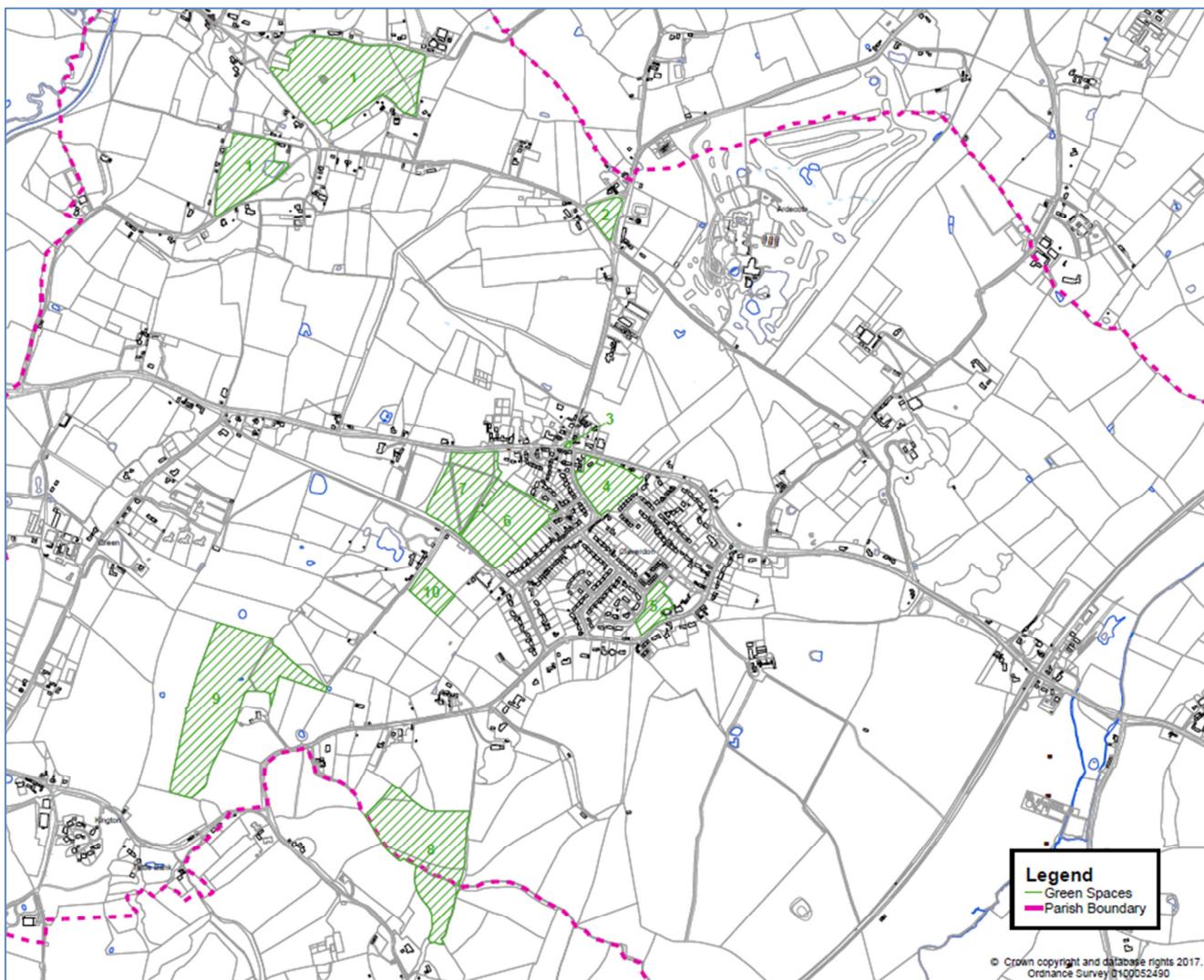


Figure 4 - Designated Local Green Spaces

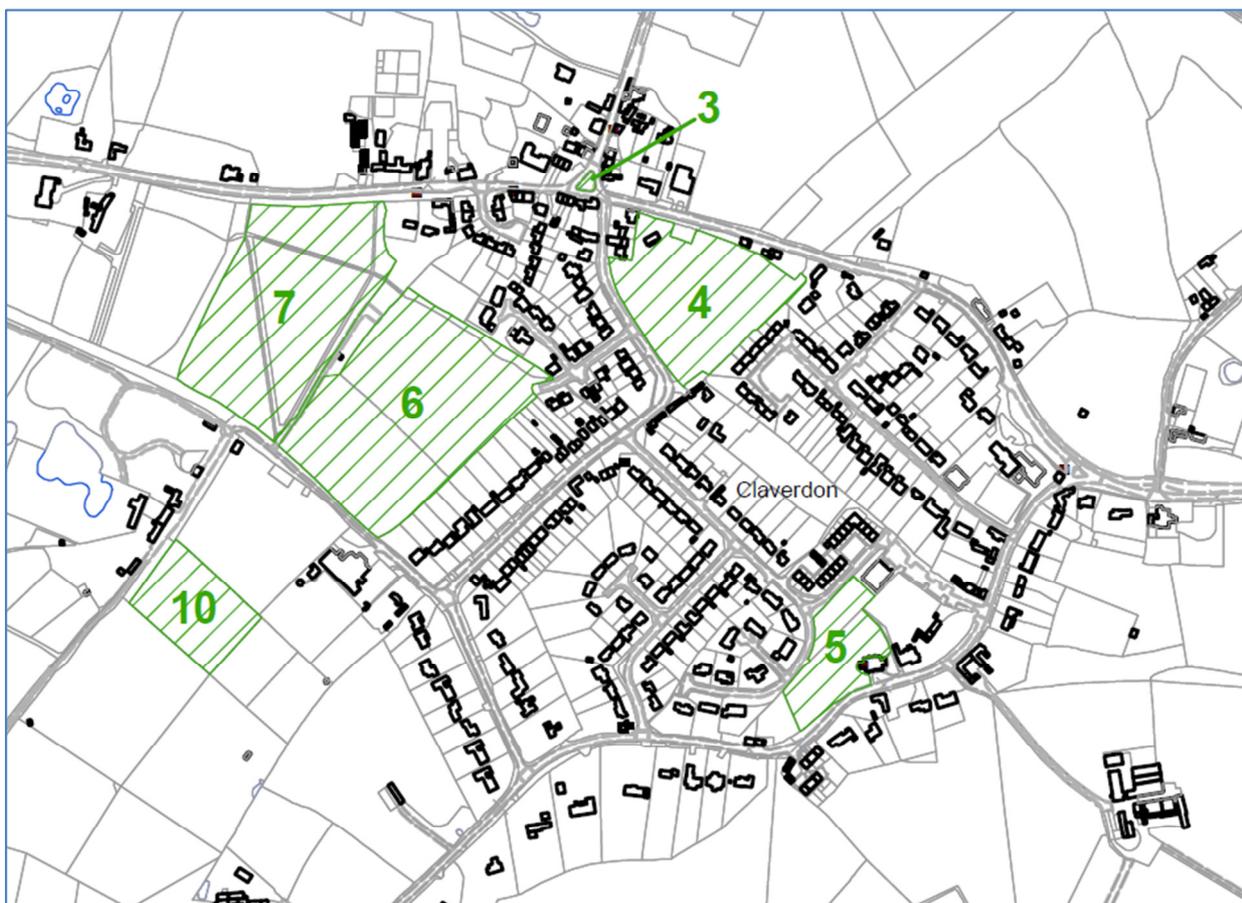


Figure 4 - Designated Local Green Spaces (village centre enlarged)

Policy NE5 - Conserving the Natural Environment

Development should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity wherever possible.

Existing ecological networks should be retained and new ecological habitats and networks are particularly encouraged. Measures to improve landscape quality, scenic beauty and tranquility and to reduce light pollution are encouraged.

Explanation

- 6.20 We should protect and enhance green spaces and the landscape features and habitats such as woodland, hedges, orchards, rivers, streams and ponds that support a wide biodiversity.
- 6.21 Plans for new developments should have regard to existing trees, hedges and shrubs, which should be integrated into the overall purpose and structure of the development. Where an area for development includes existing mature trees, plans should be based on the assumption that these trees will be preserved. In all cases the future growth of new and existing trees should be taken into account during site planning. Root protection areas shall be clearly identified and respected.

7.0 Built Environment

Strategic Objective

- 7.1 This Plan seeks to promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced.
- 7.2 Paragraph 58 of the NPPF 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.
- 7.3 This Plan aims to conserve, protect and enhance the character, appearance and historic integrity of the built environment in the Neighbourhood Area and to improve the appearance and functioning of the built environment generally in order to maintain an attractive village to live in.

Policy BE1 - Principles of Good Design

All development proposals must demonstrate how the Village Design Statement (VDS) has been taken into account during the conception and evolution of a design.

All development proposals 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.

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

- a) Provision of space between buildings or groups of buildings to preserve views;**
- b) Arrangement of buildings to follow established building lines and road hierarchy;**
- c) Reflecting traditional building form and shape with roof pitches of generally 40° or more with varied ridge and eaves lines and heights; and**
- d) Sensitive siting of PV and solar panels particularly when in close proximity to listed buildings or views into and out of the conservation area.**

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

Explanation

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

Policy BE2 - Designated Heritage Assets

Proposals which may affect a heritage asset will be required to include an assessment which describes the significance of the asset and their setting.

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.

Proposals which lead to substantial harm or total loss of a designated heritage asset will only be permitted if it can be demonstrated that:

- a) the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or**
- b) the nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found, and grant or other funding or ownership is not possible, and the harm or loss is outweighed by bringing the site back into use.**

Proposals which lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefits of the proposal including securing the optimum viable use of the heritage asset.

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

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

Explanation

- 7.5 Our village contains a number of listed buildings, 2 Conservation Areas and Scheduled Monuments. We need to ensure that these buildings and structures are protected and enhanced and that they are not compromised by new developments.
- 7.6 Designated heritage assets are shown on Figure 2 on page 10.

8.0 Community, Sports and Leisure

Strategic Objective

- 8.1 There are many sports and leisure clubs and facilities in the village which are well supported by parishioners. They also attract a much wider population which sustain the clubs through membership but also, as a consequence, maintain the venues aesthetically for all.
- 8.2 Maintaining an active and healthy community has obvious benefits. The existing sports and leisure facilities within the parish are important to achieving these benefits.

Policy CSL1 - Community Facilities

The loss or partial loss of existing community facilities will be resisted unless it can be demonstrated that the facility is no longer in active use and has no prospect of being brought back into use or is to be replaced by a new facility of at least an equivalent standard in the vicinity.

Proposals which enhance and improve existing community facilities will be supported as outlined in Appendix 2.

Explanation

- 8.3 Claverdon has a broad demographic profile and has facilities which are extremely well utilised, supported and maintained. These facilities are also used by the population of neighbouring villages as a meeting place for sport and recreation.
- 8.4 The Church Centre, Dorothea Mitchell Hall and Claverdon School are all used for activities during the working day, in the evenings and at weekends. These venues are well supported and any opportunities to improve the facilities should be taken. They are in the centre of the village and easily accessible. At peak times all three venues suffer from car parking issues and any actions to alleviate the problems would be welcomed.
- 8.5 There are many 'clubs' in the village, open to all, and advertised through the parish magazine welcoming new members.
- 8.6 The Ardencote Manor provides excellent sporting and leisure facilities with many parishioners enjoying membership.
- 8.7 The two Public Houses, Crown Inn and Red Lion Inn, are both seen as community facilities for leisure, meetings and entertaining and are both seen as true 'locals'.
- 8.8 The school is in good condition and has the opportunity within its walls and land to further develop to provide further facilities. This development would provide an income stream for the school through usage of the facility out of school hours and of course allowing a growth in pupil numbers.
- 8.9 There are two children play areas on the Recreation Field which both require urgent maintenance to protect the health and safety of the children. These areas are very well used especially over the Spring, Summer and Autumn.

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

New leisure and sports facilities will be supported providing they are compatible with existing neighbouring uses.

Explanation

- 8.10 The Rugby Club run two teams on a Saturday and has a thriving mini/junior section which is very successful. The village supports the club through players, many of whom attend Claverdon School, and through use of the clubhouse for social events.
- 8.11 The Football Club run Saturday and Sunday adult teams and junior teams. The Recreation Field is obviously vital to the club with its maintenance and upkeep being crucial.
- 8.12 The Recreation Field is shared in the summer by the cricket team who maintain the wicket and outfield through limited club funds. The Cricket Club is important to the village as its actions through Spring and Summer ensure a well kept Recreation Field for all parishioners. The up keep is expensive, time consuming and actioned through volunteers.
- 8.13 The Tennis Club membership is still strong and has increased in the last 12/18 months. The club has a good future and it offers a great facility for the residents of Claverdon. The club is entering into a new 25 year lease and at the present time the future looks positive. Significant future development is inhibited by the inability to gain consent for floodlights.
- 8.14 Other sports clubs and fitness classes use the Church Centre and Dorothea Mitchell Hall. The income gained contributes to the maintenance and success of these venues.
- 8.15 The Crown Public House supports all sports clubs which in return provide an important additional revenue stream. The success of sports and leisure clubs in the village has a significant positive affect on The Crown.
- 8.16 The pavilion requires urgent attention to dramatically improve its facilities. Currently there are poor changing and catering facilities and the current condition prohibits its use for female teams. Match days cause congestion on Langley Road which would be alleviated by car parking behind the pavilion. This area is currently grass and so is unsuitable.
- 8.17 The majority of the facilities mentioned are within the village boundary. They may be reached safely on foot by the majority of its customers and their maintenance and development is crucial not only to the look and feel of the village but also to the Health and Well Being of villagers.

Appendix 1 - Village Design Principles

General Guidelines

- New development should maintain and reinforce the existing hilltop character of the village
- The evolution of the settlement pattern and the spaces between buildings should be taken into account and reflected in the design of new development
- Open spaces, landmarks and focal points form part of the settlements overall character and should be considered in the context of new development thereby preserving views
- The gradual integration of buildings on the edge of the village to the centre is desirable and higher density developments on the edges of the village should be avoided
- The predominance of singular character dwellings should be maintained
- All local wildlife and ecological features are important in particular:
- Ancient woodland – as well as being important for trees and shrubs, the ground flora and fauna tend to be more developed than in newer woods
- Hedgerows - species rich hedges that tend to be wide and high are a prominent feature
- Heathland – there are some areas on Yarningale Common
- Grassland – permanent pasture is still dominant land use in the parish

Landscape Guidelines

- It is important to maintain the patchwork of small fields and woods, with hedged boundaries and sunken lanes. Hedgerow trees are an important landscape feature
- The open aspect of the parish of Claverdon as a whole is to be encouraged avoiding any suggestions of development encroaching upon traditional open spaces
- The distance views from Claverdon hilltop should be preserved as should the present open spaces
- Open areas that encourage a variety of wildlife are seen as a benefit
- The village contains a network of ancient footpaths and bridleways which should be retained and kept accessible
- Glebe field and the churchyard open space and views should be retained
- Lye Green is a valuable open space to be retained
- Yarningale Common – any changes that would create a domination of domestic property over the natural effects of the common should be avoided and the natural aspects of the common should be retained
- Tattle Bank Wood – should continue to preserve its flora, fauna and wildlife
- The recreation field should be preserved as an open space for the enjoyment of the community as should the village green
- Features of landscape and ecological and environmental importance should be protected

Building Form and Layout Guidelines

- Construction of housing in the village should be either of red or orange colour brick or stone quarried locally
- Roofs should be pitched 45 to 50 degrees and avoid flat roofs and low pitches.
- Prominent blank gable ends should be avoided and the scale/height of rooflines should be in proportion
- Stepped corbelled brickwork under the roof line on gable ends of buildings is desirable
- Use of blue or red roof tiles should be used over less traditional concrete tiles
- Matching brickwork for extensions should be encouraged or painting the brickwork white
- Extensions should be designed to look subservient to the host property
- Traditional materials to be used. Red facing brickwork or white painted or rendered with plain roof tiles. Avoid use of UPVC cladding bargeboards, windows and doors
- Use stained timber windows on conversion of barns or other farm buildings but on new houses install white painted timber windows
- Details of eaves, verges, dormers, external doors, porches, chimneys and windows, boundary walls, fencing, planting and landscaping to be agreed at planning stage and should be of traditional brick consultation

Highways and Streetscape Guidelines

- Preserve and continue features that maintain character of variety and interest
- For the treatment of roadways, footpaths, frontages and accesses developers should at an early stage consult planning authority and Claverdon Parish Council
- Surface treatments should be rural in character (gravel or stone) and hard paving's used sparingly
- Hedges and fences should be kept to appropriate height
- Leylandii conifers should be discouraged and native hedging promoted
- Street lighting will be discouraged
- Road signs and street information should be of conservation type a limited in number
- Ensure services such as electricity, telephone lines are put underground
- TV aerials and satellite dishes should be unobtrusively sited
- Avoid security lighting on private property affecting road users or neighbours

Appendix 2 - Community Aspirations

The village recreation field has various issues which need addressing and it is felt that they should be given separate priorities of review/improvement rather than treating it as a whole project.

The children's play area is out of date, probably not complying with current Health and Safety rules, and needs updating/replacing. Research has indicated that replacing the old equipment from a recognised provider would cost around £30,000. Fundraising is currently taking place for this, and the Crown Pub has also pledged some of their recent charity day funds towards this project.

The pavilion is in desperate need of replacing/upgrading. Essential facilities would include separate Male/Female/children's changing rooms. Funding this will need reviewing. It is important that the field be available for continued use for children's training, as grant funding is more accessible.

The old boy's club field located to the rear of the school is sometimes used as an overflow for the main recreation field, but due to its lack of facilities/car parking etc cannot be considered as a suitable replacement.

The football club is well supported by members and local businesses, who sponsor it. It also provides business for the Crown pub, which after a 4 year period of being unwelcoming to village life, is now thriving.

The tennis club membership is strong and will continue to flourish and provide an important feature for the residents of the village. The future of the club will be strengthened by the installation of lighting which will enable local children to develop their tennis in the village in the winter months, as opposed to joining other clubs in the area with lighting facilities.

Claverdon Community School is located in the heart of Claverdon village serving a wide catchment area of pupils. There are approximately 200 children on roll in 7 single-year classes from 4 to 11 years. In addition there is an on-site wrap-around care provided by Clover Club from 8.00am to 6.00pm.

The aim is to create a caring, happy and safe learning community, respecting each child's unique personality and which stimulates a sense of excitement about learning; developing individual abilities to the full.

The aim is to foster a love of learning enabling children to acquire the skills they need to reach their full potential. The school prioritise English and Maths, which are at the heart of the curriculum. In addition a wide range of after school activities, setting high standards in all aspects of school life.

The school value each individual and their unique contribution to the life of our community. Tolerance and respect for others underpin every element of the work of the school
Traffic and Transport

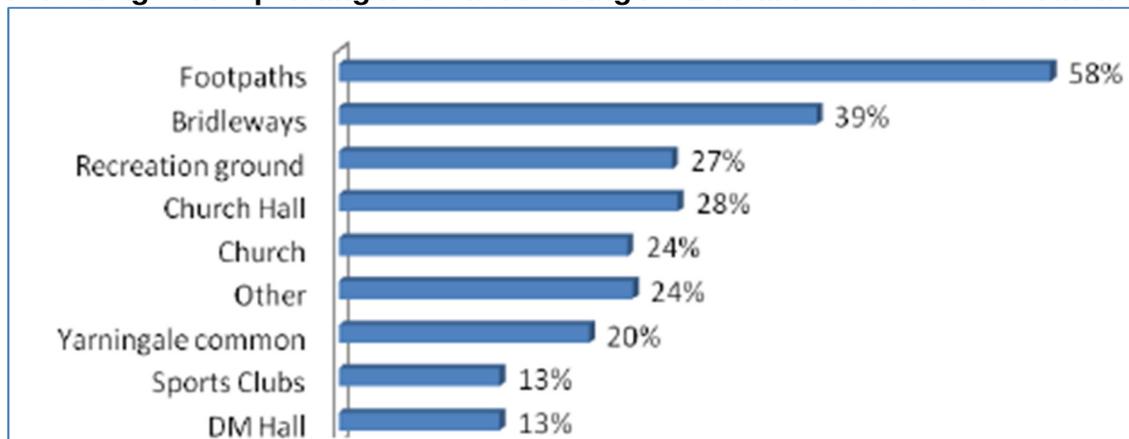
Road safety is an important matter for the village. The Parish Council will consider ways to fund an average speed camera system along the A4189 through the village including the A4189 intersection with Langley Road.

Road improvements are needed in the parish. The County Council will be requested to improve the main route through the village, A4189, from Redditch to M40 Junction 15. When Junction 16 of the M40 was constructed, allowance was made for access to be included in both directions, although only that for the northerly direction opened. Opening up that for the southerly direction would undoubtedly help Claverdon as there is a large flow through The Village to access the motorway at junction 15. The Parish Council will also solicit interest from other parish councils

along the A4189 between Henley in Arden and Warwick to provide a subsidised bus service between Henley in Arden and Warwick Hospital.

Car parking is an issue, and it is thought that the area surrounding the rear of the pavilion could be utilised as parking, however the cost/funding/type of surfacing needs reviewing. The Parish Council will seek to obtain planning permission to build a car park adjacent to Claverdon Station if assurances can be obtained from the rail franchise holders for additional services from Claverdon to Stratford upon Avon and Leamington Spa.

Percentage of responding households using local facilities at least once a month



From Claverdon Parish Plan 2012 survey

The school hall is desperately in need of replacement or repair but there is no funding from WCC for this. Looking forward, the head teacher advises that the school would like to look at the possibility of having a pre-school nursery next to it, to accommodate 3-4 year olds before they start school, which could be run as a partnership between the school and a current private provider. They have the use of the Old Boys Club field, which they use for cross-country and sports. The school insures it for public liability and it is registered with the Charities Commission. It is considered a useful asset, but it is felt that it would be difficult to move forward with any large plans/changes for its use, due to legal ownership implications, and legal costs and funding to provide better facilities such as an all-weather surface. There is currently insufficient space to accommodate staff parking.

Mains gas is absent in the village. The Parish Council will promote the provision of mains gas to the home, using a community initiative similar to the broadband provision by B4RN Ltd.

A community renewable energy initiative to develop renewable energy sources will be promoted to provide subsidies for retail offering in the village centre.

Community Infrastructure Levy (CIL) will be used to secure and promote the aspirations of the community. This in part will be used to fund the replacement of any damaged or dated play equipment in the children's playground.

Public Transport Services to and from the village are currently very limited. There is a requirement to increase services both by train and bus as evidenced in the Housing Needs Survey for Claverdon Parish July 2017.

Road Safety Claverdon village is dissected by the very busy A4189 which is a major route for large HGV's, vans and cars from junction 15 on the M40 to Redditch and beyond. It is also increasingly used by cyclists. Concern about the well documented amount of speeding was highlighted as a major concern in the Parish Survey. Following a series of major accidents along this road the need for an extension of the 30mph speed limit, the introduction of traffic calming and

modifications to the very dangerous junction at The Green are major priorities requiring urgent action by Warwickshire County Council as the Highway Authority.

Appendix 3 – Local Green Space Assessments

Site Reference: CLAV 1

Site Address: Yarningale Common

Site Area: 16 ha



Site Description and Current Land Use: Yarningale Common is an historical common and natural habitat that can trace its origins back as far as 1482. It has a diverse habitat including heather and woodlands. It is used by locals and visitors from further afield for leisure pursuits. There is a small car park attached.

Planning History: None

Site Ownership: Claverdon Parish Council

Site Constraints: Green Belt

Public Access: It is accessed by Yarningale Lane, Common Lane and Buttermilk Lane

Proximity to the Local Community: The common is within walking distance of the local community.

Ecological Significance: The site has ecological value containing bluebell woodlands and grassland, which support a wide variety of heathers, birds and wildlife.

Special Qualities and Local Significance: The special qualities of Yarningale Common include its openness and accessibility for the local community, as well as visitors who travel from further afield to enjoy the many walks and views of the site. It is also the site of a memorial bench for a local Claverdon man who was a soldier in Afghanistan.

Summary and Suitability for Designation as Local Green Space: The common is of historical value for the local community, as well as being well known and used by many. It makes a positive contribution to the wellbeing of the local residents and is within existing boundaries.

Site Reference: CLAV 2

Site Area: 0.4 ha

Site Address: Lye Green



Site Description and Current Land Use: Lye Green is a small green common bordered by existing houses, located just up the road from the main village centre. The green is used by ramblers, dog walkers and horse-riders for accessing Yarningale Common and to follow other local walks.

Planning History: None

Site Ownership: Claverdon Parish Council

Site Constraints: Green Belt

Public Access: It is accessed by Lye Green Road, Common Lane and Star Lane.

Proximity to the Local Community: Lye Green is within walking distance of Claverdon village centre and its outlying areas.

Ecological Significance: The site consists of a grass common, bordered by established trees and spring bulbs.

Special Qualities and Local Significance: Lye Green is a picturesque common, easily accessible by local villagers that provides access to Yarningale Common without using the main Lye Green Road, which has no pavement. It is surrounded by houses of local historical interest and is also used as a bridle path by local stables to access Yarningale Common.

Summary and Suitability for Designation as Local Green Space: The common is of historical value for the local community and is a local landmark

Site Reference: CLAV 3

Site Address: Village Green

Site Area: 0.02 ha



Site Description and Current Land Use: Village Green is a small green space within the centre of the village of Claverdon with historical significance. Currently it forms a crossroads within the village.

Planning History: None

Site Ownership: Stratford District Council

Site Constraints: Green Belt

Public Access: It is accessed by Lye Green Road and Henley Road

Proximity to the Local Community: The green is in the centre of the village.

Ecological Significance: The site is mostly grass with a bench and trees.

Special Qualities and Local Significance: It is the historical village green of Claverdon and features in many period photos. Much of the surrounding area has changed, but other than a replacement tree and a bench, the green itself is much unchanged.

Summary and Suitability for Designation as Local Green Space: The common is of historical value for the local community and is a local landmark.

Site Reference: CLAV 4

Site Address: Recreation Field

Site Area: 1.5 ha



Site Description and Current Land Use: The recreation field is a large green space that provides cricket and football paying grounds as well as 2 small play parks, and ample space for dog walkers. It is also a safe and visible cut through for local schoolchildren to walk to Claverdon School.

Planning History: None

Site Ownership: Parish Council

Site Constraints: Green Belt

Public Access: It is accessed by both Henley Road and Langley Road

Proximity to the Local Community: The recreation field is in the centre of the village

Ecological Significance: The site consists of a large expanse of grass, bordered by native hedges and established trees. Blackberries are plentiful here during the summer months and the established holly bushes are laden with berries during the winter.

Special Qualities and Local Significance: The recreation field was privately owned until 1919, when the opportunity arose for the Claverdon Parish Council to purchase it. It is a valued and well-used common space that benefits all age groups within the village and has contributed to the well-being and sporting interests of generations of local families.

Summary and Suitability for Designation as Local Green Space: This site is well-used by all and is within the existing village boundaries; it makes a positive contribution to the local community. The leisure and local amenities section of this Neighbourhood Plan Document exemplify the extent to which local sports clubs use the recreation field throughout the year.

Site Reference: CLAV 5

Site Address: Church Land and Glebe Field

Site Area: 0.5 ha



Site Description and Current Land Use: These areas abut one another and are used for the church and graveyard, as well as common land access between Church Road and Langley Road by local villagers.

Planning History: None

Site Ownership: Church Land - Diocese of Coventry

Site Constraints: Green Belt

Public Access: It is accessed by Church Road and Langley Road

Proximity to the Local Community: The church land; Glebe Field and graveyard are in the centre of Claverdon.

Ecological Significance: The site is mostly grass with several benches and many trees and hedges.

Special Qualities and Local Significance: A church has been built on this site since the early 15th century. The church and its adjoining land is at the heart of the village both figuratively and geographically. Local nurseries and the local primary school regularly visit the church throughout the year as part of their school curriculum and to celebrate Church calendar dates such as the Harvest Festival, Christmas and Easter.

Summary and Suitability for Designation as Local Green Space: The land is of historical value for the local community and is used by all.

Site Reference: CLAV 6

Site Address: Angar Wood and Adjacent Fields

Site Area: 2.9 ha



Site Description and Current Land Use: The fields at the top of Oakdene Close, are crossed by a public footpath that is regularly used by local dog walkers and ramblers. The fields are surrounded by mature native tree and hedgerows and these support an abundance of local wildlife. Angar Wood is located at the edge of the field, adjacent to the public right of way and is a small, privately owned and maintained area of woodland. It has been provided with a wildlife pond, bird boxes and hedgehog scrub piles and so attracts an abundance of wildlife, not only to the wood itself, but to the surrounding area.

Planning History: None

Site Ownership: Private

Site Constraints: Green Belt

Public Access: The fields are accessed via stiles from Oakdene Close, Henley Road and Breach Lane. Angar Wood is privately owned and cannot be accessed by the public, but it can be viewed and enjoyed by anybody walking the public footpath adjacent to the wood through the fields.

Proximity to the Local Community: The wood and fields are in the centre of the village of Claverdon.

Ecological Significance: The site consists of planted woodland with a wildlife pond, many bird boxes, hedgehog scrub piles. The fields support local wildlife, including Muntjac Deer, barn owls and birds of prey.

Special Qualities and Local Significance: It is aesthetically pleasing to anybody passing and supports the local ecosystems. Angar Wood was created by the owners and is well maintained throughout the year. It is very open and completely visible to people walking on the adjacent bridlepath through the fields. The fields next to Angar Wood, through which the bridle path runs, have a pleasant open aspect and the trees and hedgerows, being native species, have something of interest in them throughout the year.

Summary and Suitability for Designation as Local Green Space: The woodland is well maintained and supports an abundance of wildlife within close proximity of local housing. The fields are wide and open and attract ramblers to the area as they provide an alternative to walking along the busy Henley Road. They also connect up with other local bridlepaths

Site Reference: CLAV 7

Site Address: Fields Located off Henley Road, West of Claverdon

Site Area: 2.5 ha



Site Description and Current Land Use: The fields are mostly grass, bordered by native hedges and established trees. Additionally, they are planted with some walnut trees. The fields are bisected by public rights of way, and these paths have been further fenced along their perimeters by the landowner to firmly establish their layout and to prevent people rambling over other areas of the fields. These paths are used by dog walkers and ramblers.

Planning History: None

Site Ownership: Private

Site Constraints: Green Belt

Public Access: It is accessed by public footpaths leading from Henley Road, Oakdene Close and Breach Lane.

Proximity to the Local Community: The fields are towards the edge of the village, but within 10 minutes walking distance of the centre of Claverdon

Ecological Significance: The site is mostly grass with native trees and hedgerows. The fields support local wildlife and Muntjac Deer, barn owls and birds of prey can be seen there.

Special Qualities and Local Significance: The fields are beneficial to the local villagers as they provide dog walking and rambling opportunities. Visitors from further afield also use these fields, and they in turn bring revenue to the village as they use the village facilities, including the Crown Inn, the Red Lion pub and the local village shop. The fields also provide a wide open vista towards Worcestershire and the remains of the historical Forest of Arden.

Summary and Suitability for Designation as Local Green Space: The fields are invaluable to the village for providing safe walking opportunities away from the main Henley Road and easy access to further walks that link Claverdon to other villages and places of interest.

Site Reference: CLAV 8

Site Address: Fields Located off Langley Road, South of Claverdon

Site Area: 4.7 ha



Site Description and Current Land Use: These fields are towards the end of the village, but still within close proximity to the village centre. They contain public rights of way that lead through a small copse and provide striking views of the local area. Currently they are used by the landowner for grazing sheep, but the paths are also used by locals and visitors for dog walking and rambling.

Planning History: None

Site Ownership: Private

Site Constraints: Green Belt

Public Access: They are accessed by Langley Road

Proximity to the Local Community: The fields are within 10 minutes walking distance of the village centre.

Ecological Significance: The fields are grass with many established trees and native hedgerows that support both farm and wild animals/birds.

Special Qualities and Local Significance: The fields are used year round by walkers, but are particularly useful in the winter months when it snows as they provide valuable sledging for the local children! A public right of way bisects the fields and provides a pleasant walk that runs from Langley Road, across the fields, through a copse and eventually comes out near the hamlet of Langley.

Summary and Suitability for Designation as Local Green Space: These fields are invaluable to the local community. Visitors from further afield also use these fields, and they in turn bring revenue to the village as they use the village facilities, including the Crown Inn, the Red Lion pub and the local village shop.

Site Reference: CLAV 9

Site Address: Hanging Wood

Site Area: 7.9 ha



Site Description and Current Land Use: This is an area of privately owned, managed woodland, possibly dating from the medieval period.

Planning History: None

Site Ownership: Private

Site Constraints: Green Belt

Public Access: A public footpath runs through the wood and this footpath is accessed via both Breach Lane and Langley Road

Proximity to the Local Community: The wood is located approximately 10 minutes walk from the village centre

Ecological Significance: The site dates possibly dates back to the medieval period and is abundant with very mature native species of trees. Additionally, it is home to a vast badger sett.

Special Qualities and Local Significance: Hanging Wood is a designated historic site in Claverdon and it connects Claverdon with Kington Lane.

Summary and Suitability for Designation as Local Green Space: The history of the wood and the fact that the path that runs through it is regularly used by visiting ramblers and locals alike, mean it is of huge importance for the local area and contributes to the local revenue as the visitors use the village amenities.

Site Reference: CLAV 10

Site Address: Boys Club Field

Site Area: 0.76 ha



Site Description and Current Land Use: The site consists of a large field adjacent to Claverdon Primary School. It is bordered by the school playground and farmland where horses and sheep graze. Currently the field is used by the school as an overspill sports field and also for science classes and for campfires; as well as an overspill training facility by Claverdon Football Club.

Planning History: None

Site Ownership: Local Charity

Site Constraints: Green Belt

Public Access: The field can be accessed via a public footpath at the top of Breach Lane and via a padlocked gate from the school playground.

Proximity to the Local Community: The field is located within easy walking distance of the centre of Claverdon and is situated next to the public bridlepath that runs towards Hanging Wood.

Ecological Significance: The field has an open aspect and is surrounded by mature hedgerows and trees that are abundant with holly, elderberries and blackberries throughout the seasons. The field is further surrounded by privately owned fields upon which horses and sheep graze. A stoat has been spotted in the field on several occasions.

Special Qualities and Local Significance: At the start of the football season, the Boys Club Field provides a useful overspill area for youth training sessions, when the main Recreation Field is taken up with matches. This has further enabled the club to expand its membership. The school has created a woodland camp with log stumps for seats, which is used by the children in nature lessons.

Summary and Suitability for Designation as a Local Green Space: In summary, the donation of this field to the school has been of tremendous benefit to the school itself and the wider community and is fully deserving of its place in the list of local green spaces in Claverdon.