

ETTINGTON AND FULREADY  
NEIGHBOURHOOD  
DEVELOPMENT PLAN  
2011-31



MADE VERSION  
JULY 2018

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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## List of Contents

<b>1.</b>	<b>Introduction</b>	<b>page 4</b>
<b>2.</b>	<b>Neighbourhood Planning</b>	<b>page 6</b>
	Introduction	page 6
	The Neighbourhood Area	page 7
<b>3.</b>	<b>Evolution</b>	<b>page 8</b>
	History	page 8
	Future	page 10
<b>4.</b>	<b>Village Character Appraisal</b>	<b>page 13</b>
<b>5.</b>	<b>Vision Statement</b>	<b>page 15</b>
	Strategic objectives	page 15
<b>6.</b>	<b>Housing</b>	<b>page 16</b>
	Policy H1 - Housing Growth	page 16
	Policy H2 - Strategic Reserve	page 18
	Policy H3 - Local Needs Housing	page 19
	Policy H4 - Housing Mix	page 21
	Policy H5 - Housing Design	page 23
<b>7.</b>	<b>Local Economy</b>	<b>page 24</b>
	Policy LE1 - Protecting and Supporting Existing Employment Sites	page 24
	Policy LE2 - Promoting New Employment Opportunities	page 25
	Policy LE3 - Home Working and Live-Work Units	page 26
	Policy LE4 - Rural Tourism	page 27
<b>8.</b>	<b>Local Amenities</b>	<b>page 28</b>
	Policy LA1 - Protecting and Enhancing Existing Community Assets	page 28
	Policy LA2 - Designated Local Green Space	page 29
	Policy LA3 - Sports and Recreation	page 31
	Policy LA4 - Encouraging Safe Walking and Cycling	page 32
	Policy LA5 - Allotments and Growing Space	page 33
<b>9.</b>	<b>Natural Environment</b>	<b>page 35</b>

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

---

Policy NE1 - Valued Landscapes	page 36
Policy NE2 - Green Infrastructure	page 40
<b>10. Built Environment</b>	<b>page 42</b>
Policy BE1 - Responding to Local Character	page 42
Policy BE2 - Use of Brownfield Land	page 43
Policy BE3 - Heritage Assets	page 44
<b>11. Infrastructure</b>	<b>page 47</b>
Policy IN1 - Parking and Highway Safety	page 47
Policy IN2 - Sustainable Design	page 49
Policy IN3 - Drainage and Flooding	page 49

## List of Figures

Figure 1 - Ettington Neighbourhood Area Boundary	page 7
Figure 2 - Village Boundary	page 18
Figure 3a - Ettington Designated Local Green Spaces	page 30
Figure 3b - Fulready Designated Local Green Spaces	page 31
Figure 4a - Ettington Valued Landscapes	page 38
Figure 4b - Fulready Valued Landscapes	page 39
Figure 5 - Listed Buildings	page 44
Figure 6 - Scheduled Monuments	page 46

## List of Appendices

Appendix 1 - List of Community Groups and Assets	page 52
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# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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## 1.0 Introduction

- 1.1 This document is the Neighbourhood Development Plan ('the Plan') for Ettington and Fulready. It sets out a picture of the parish and a vision for it over the next 13 years with policies to support that vision. The Plan has been prepared by a committee set up by the Parish Council, and is based on various consultative meetings with village residents during the 2-3 years of its preparation. Development in the wider sense encompasses the economic, environmental and social make up of the village, its residents, its commercial activities and its environs.
- 1.2 The objective of the Plan is to ensure that all development is sustainable and occurs at a pace and direction that the local community desires bearing in mind the strategic direction of Stratford-on-Avon District Council's Core Strategy.
- 1.3 Section 2 of the Plan explains the role of a Neighbourhood Development Plan within the framework of national and local planning, and how the idea was established by the Localism Act. It sets out the steps that need to be taken by Ettington and Fulready villagers and by Stratford-on-Avon District Council to finalise the Plan and make it a legal part of the planning process.
- 1.4 Section 3 describes the history of the parish and what makes Ettington what it is today. This section also addresses the future needs and aspirations of the villagers, again as gleaned from the consultative meetings.



Clock Tower House (Photo: Andrew Dow)



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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- 1.5 The 'Village Character Appraisal' for the parish is the fourth section, setting out what makes the parish unique and attempting to capture its character.
- 1.6 Section 5, the Vision Statement, encapsulates what the villagers' desire of their parish during the forthcoming 13 years. Those objectives outlined within the Vision are then accorded their own detailed section, encompassing Housing, the Local Economy, Local Amenities, the Natural Environment, the Built Environment and the Parish's Infrastructure.
- 1.7 Section 6, Housing, addresses the housing needs of the village. The housing numbers set out in the Core Strategy have been exceeded so this Plan only includes one modest site which will be safeguarded for future housing should a need be demonstrated.
- 1.8 There are a number of Appendices documents that go to support the Plan and which have provided the basis of its compilation.



The Saracen's Head, Ettington (Photo: Andrew Dow)

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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## 2.0 Neighbourhood Planning

### Introduction

- 2.1 Neighbourhood Development Plans were introduced under the Localism Act 2011. This became law in April 2012 and aims to give local people more say in the future of where they live.
- 2.2 After independent scrutiny, once approved under a local referendum, this Neighbourhood Development Plan will be adopted by Stratford-on-Avon District Council (SDC) as part of the Development Plan to be used when determining planning applications within the Neighbourhood Area.
- 2.3 The Neighbourhood Development Plan will become part of the statutory Development Plan alongside SDC's Core Strategy.
- 2.4 For Ettington, this is a great opportunity for people living in the village to decide how the village should evolve in the years up to 2031. The Plan contains the vision for Ettington that was developed through consultation with the local community and key stakeholders, and sets out clear planning policies to realise this vision.
- 2.5 This Plan is in general conformity with the strategic direction of the Stratford-on-Avon District Core Strategy 2011 to 2031 which was adopted on 11 July 2016.
- 2.6 Policies within this Plan will allow the village to develop through steady but moderate growth, meeting the housing needs of the community while at the same time preserving the importance of the open countryside, rural landscape and numerous heritage assets. It also considers the infrastructure needed to support such growth.
- 2.7 A Neighbourhood Development Plan must have appropriate regard to the National Planning Policy Framework (NPPF) and related Planning Practice Guidance (PPG). This Plan will demonstrate how the sustainability objectives of the Government are implemented through local policies.
- 2.8 The Stratford-on-Avon District Design Guide and the Landscape Sensitivity Study 2011 also provide essential guidance along with the evidence base supporting the Core Strategy.
- 2.9 On 12 March 2015, SDC approved Ettington Parish Council as an appropriate 'qualifying body' to submit a Neighbourhood Development Plan. It also approved the Neighbourhood Area which our plan will cover.

## **Ettington and Fulready Neighbourhood Development Plan 2011-2031**

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- 2.10 The boundary of the Neighbourhood Area is contiguous with that of the Parish boundary of Ettington.



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

## The Neighbourhood Area

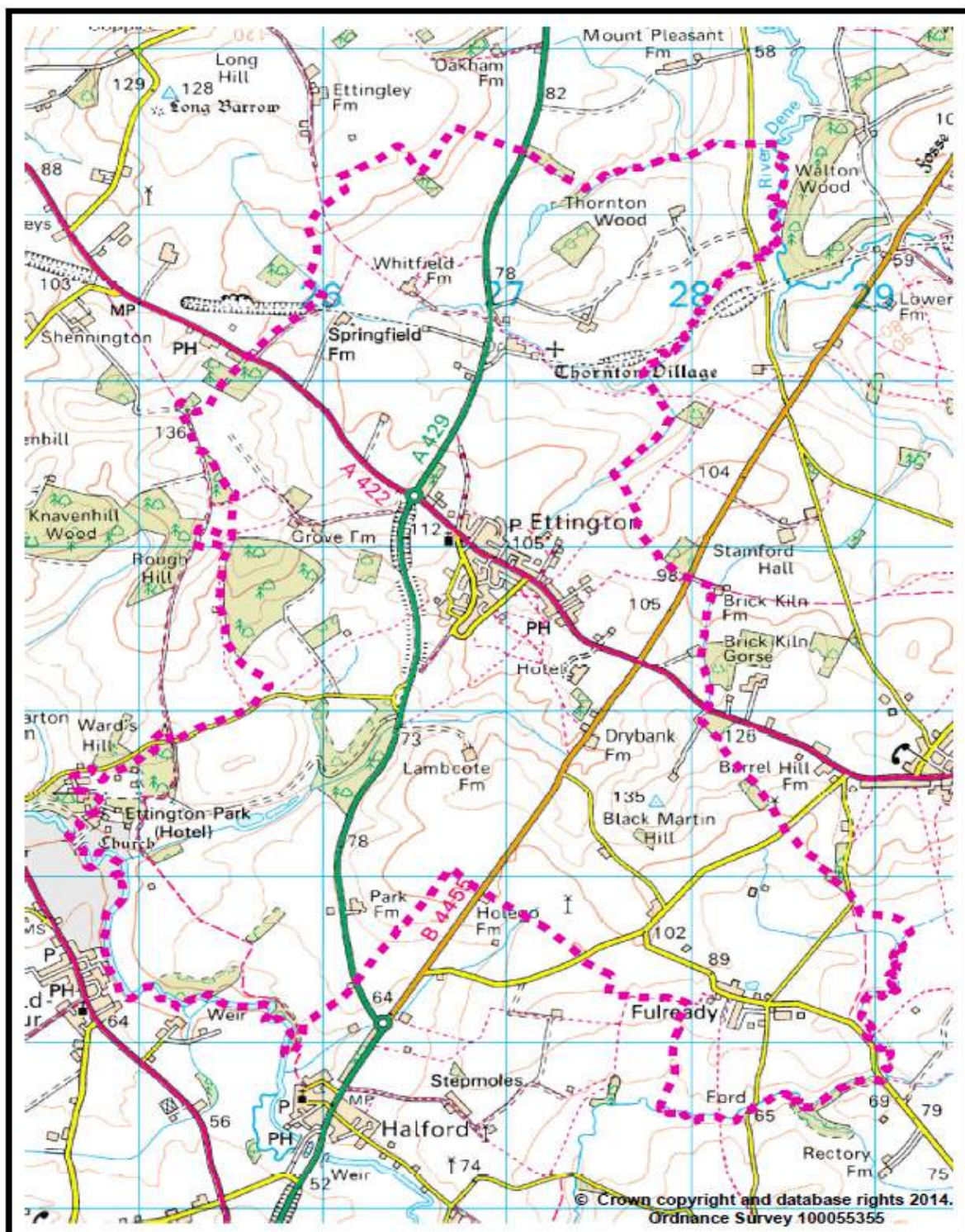


Figure 1 - Ettington Neighbourhood Area Boundary



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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## 3.0 Evolution

### History

- 3.1 The earliest written record of the parish is in the Domesday Book (1086) when it was known as Etendon and comprised 17 hides (1700 acres) with an annual value of £20 and it was held by one, Saswalo of Henry de Ferrers. The Saxon name implies that the settlement had already existed for many years and the presence of the Fosse Way suggests it may have originated in Roman times. The Shirley family who are now the principal local land-owners are able through the male line to trace their direct descent back to Saswalo. The family has been influential in the shaping of the village for the last two centuries and their original seat was The Old Manor House at Lower Ettington, now the Ettington Park Hotel. Evelyn Philip Shirley it was, who, in 1873 to coincide with the opening of the local railway, had the Parish name changed from Eatington to Ettington for the station boards in order to preserve its pronunciation although the Ordnance Survey did not ratify the name until 1948.
- 3.2 The parish consisted originally of five hamlets: Lower Ettington, Upper Ettington, Lambcote, Fulready and Thornton. The village is currently on the site of Upper Ettington with only Fulready surviving as a separate hamlet within the Parish and holding one seat on the Parish Council.
- 3.3 The original village school on the Banbury Road was built in 1813 under the direction of Evelyn John Shirley and continued to house the infants' class for some years after its successor in Churchill Close was opened in 1965. By the time of the 1795 Enclosure Act much of the population of the Parish resided in Upper Ettington and in 1798 the Church of St Thomas a Becket was consecrated while the 13th Century church in the Ettington Park Hotel grounds closed and became a Shirley family chapel.
- 3.4 The new church was badly constructed and in 1903 the present day Church of Holy Trinity and St. Thomas of Canterbury was consecrated on land provided by the Shirleys. The organ therein commemorates Dr William Croft, eminent 18<sup>th</sup>/19<sup>th</sup> Century hymnologist, who was born at The Manor in 1678. There are memorials to the Ettington sons lost in the Boer, 1st and 2nd World Wars on an interior plaque and external war memorial cross.
- 3.5 Non-conformist worship in the parish was conducted in a Congregationalist Chapel (until 1920's), a Methodist Chapel (until 1960's), and still thriving is The Friends Meeting House which has flourished since it was built in 1684 on land donated by Samuel Lucas of Lambcote. George Fox, founder of the Quaker movement is known to have preached on several occasions at the latter's house. Quaker

## Ettington and Fulready Neighbourhood Development Plan 2011-2031

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families have had a considerable influence on the village and William Bevington Gibbins who owned the house known today as Ettington Hall on Rookery Lane had the School tower and clock constructed in memory of his father in 1871. He was later a prime mover in the acquisition of the old military building which became the Village Hall in 1923.



Ettington Hall (Photo: Andrew Dow)



Quaker Meeting House (Photo: Andrew Dow)

- 3.6 Agriculture was the predominant economic activity in the Parish providing work and housing for village residents. John William Lowe,



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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an influential Ettington farmer in the early 20<sup>th</sup> Century was among the co-founders of and first chairman of the company which became NFU Mutual Insurance Society Ltd.

- 3.7 For the 19<sup>th</sup> and most of the 20<sup>th</sup> Centuries the village was self-sufficient in terms of its everyday needs for provisions of services there being a wide range of shops. However, the closure of the bakery in the late 1950's began the demise of all but the current village store and Post Office. In the 19th Century the village boasted five public houses but only the Chequers is the sole survivor.
- 3.8 The former seat of the Shirleys is now Ettington Park Hotel an internationally famous hotel and conference centre, and the former Fosse Hill House, once home of the Lowe family, has had renovation and expansion to become the Chase Hotel and Conference Centre.



Ettington Park Hotel

- 3.9 Large scale housing developments began in the mid-1960's leading to an increased population of which many came from urban locations thus diluting the level of community spirit that normally typified a rural village. However, time is a great healer and with the aid of funding from the demolition of the old village hall to make way for the Hillman Way estate, the Community Centre which was opened in 2003 thrives and provides a focal point for all.

## Future

- 3.10 Housing – Planned organic growth in the Core Strategy suggests a provision of 59 dwellings. This will imply a population increase from the 1,500 stated in the 2011 National Census to an estimated 1,700 in 2031. Except for the anticipated need for a modest expansion (one or two classrooms) of the village school and the permitted housing sites,



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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the physical appearance of the built-up areas of the Parish is unlikely to change significantly over the plan period.

- 3.11 Traffic - An issue of universal concern, the village will strive to eliminate the passage of through traffic particularly by heavy freight vehicles. In an ideal world the Banbury Rd. from the Warwick Rd. (A429) roundabout to the Fosse Way junction (where a traffic island could be considered) should be declassified and have weight and 20mph speed restrictions imposed. Warwick and Stratford traffic to/from Banbury should bypass the village as originally intended via the Halford roundabout.



Traffic on the A422 (Photo: Andrew Dow)

- 3.12 Transport - Public transport remains inadequate and fails to serve the needs of the village. Meanwhile, the number in need of the service for access to urban centres, medical facilities and education rises as the ageing population increases and the residential expansion brings more school aged children. One way forward would be for the acquisition of a self-financing community managed and operated mini-bus service. Suitably timetabled this would fulfil a variety of needs including: access to towns and services for the elderly; a link to Clubs, Societies and village functions for Fulready residents; late night services to Stratford for the younger adults and transport links for residents of our two Hotel/Conference centres.
- 3.13 Business and Economy - The Parish Council will seek to enhance the success and prospects of the various businesses in the neighbourhood by encouraging patronage from within its population and promoting where possible externally. It will provide opportunities from time to time for these enterprises to showcase their services and broadcast through its media outlets details of successes, awards and innovations.

## Ettington and Fulready Neighbourhood Development Plan 2011-2031

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- 3.14 Clubs, Societies, Common Interest Groups - The existing organisations will be supported where appropriate to ensure their continued popularity. Similar aid and guidance will be afforded to any new groups with constitutions wishing to form associations with membership open to all villagers. Pursuing the acquisition of land identified in the plan as suitable and appropriate for allotments will be an early priority. Sport, health and well-being clubs and activities for all ages will be actively encouraged and promoted. This should include monitoring the quality of the public footpaths, engaging with landowners and eliciting the county's resources to maintain them.
- 3.15 Village Amenities and Facilities - There is a lack of recreational opportunities for older children in the village and this deficiency will be addressed by the Parish Council through a sub-group which is already engaging with and guiding a 'Youth Council'. This body will carry out fund-raising activities, seek grant aid and utilise developer contributions in order to fund more relevant equipment on the playing fields. The village boasts an enviable Community Centre which is blessed with an upper floor currently unused. Future uses for this space is a project that should evolve over the Plan period whether it is for the provision of extra space for clubs/societies or business use.
- 3.16 The Environment - Maintaining a tidy, attractive village will be at the forefront of our expectations through encouragement of residents to assist in the upkeep of verges, removal of litter, and maintenance of their own frontages. Entry into national competitions e.g. Village in Bloom is a matter which the Parish Council should actively consider. Sponsorship will be sought from the Parish's various commercial enterprises.



Ettington Community Centre

## **Ettington and Fulready Neighbourhood Development Plan 2011-2031**

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- 3.17 Utilities - The growing village will pursue with service providers any opportunities that can enhance residents' living experience e.g. improved broadband access, introduction of mains gas, and better water pressure.



## 4.0 Village Character Appraisal

- 4.1 The following appraisal is an attempt to capture the character of the village and provides the context for the policies contained within the Plan.
- 4.2 The village we see and admire today is, of course, the outcome of its historical development. Ettington is a village that dates from before the Domesday Survey of 1086, and its architecture has been dominated until quite recently by manorial houses and perfunctory housing built for local agricultural based workers.
- 4.3 Central to the character of the village is the turnpike road that is at its heart and from where the village growth has emanated. Even today the A422 forms the central spine of the village.
- 4.4 Ettington was a rural community well into the 20<sup>th</sup> Century and it could be argued was until the 1960's, with local employment heavily reliant upon agriculture. A picture could be painted of cottages straddling the main thoroughfare, with the houses fronting the road; a typical ribbon development. There used to be a toll gate (now converted) in the middle of the village next to a pound for animals.



Tollgate House (Photo: Andrew Dow)

- 4.5 Ettington has its 'usual' collection of Manor Houses, Halls, listed buildings, etc that provide an invaluable insight into its past.

## Ettington and Fulready Neighbourhood Development Plan 2011-2031

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- 4.6 The central focus of the village had by 1800 moved from its original position at Lower Eatington to Upper Eatington. The relatively late arrival of the railway in 1873 brought with it the change of name to Ettington as we now know it.
- 4.7 Over the 20<sup>th</sup> Century Ettington tripled in size, with most of its growth occurring from 1960 onwards. The last council houses were built in 1950 and Nelson Close's private bungalows in 1954/5. By the mid 60's a housing 'boom' of comparatively large estates had been erected on either side of the main road.
- 4.8 A major change in the character of the village, it could thus be argued, happened in the 1960's when it changed from one based on agriculture, with the majority of the villagers occupied on the land (or as a consequence of it), to one which is commuter orientated. Several village public houses and shops serving the community were closed with the majority of villagers now travelling to work and relying on the motor car. 45% of the respondents to the 2015 Village Survey travelled over 20 miles to work or study. The amenities have now dwindled to one public house and one Post Office/general store.
- 4.9 Change-of-use, too, has been the fate of many of the older buildings: the smithy, the bakery, the chapels, the toll house, the butcher's and greengrocers, the old school, and the old school house have all been converted into dwellings.
- 4.10 However, Ettington still has a strong village/community feel about it as is evidenced by the large number of active clubs and organisations. There are numerous social events: Community Centre activities, an annual Christmas pantomime, frequent Village Breakfasts, etc. Various surveys indicate that a vibrant village is something the villagers want to maintain.
- 4.11 Villagers also wish to protect the green and open space feeling of the village and with it maintain the vista of valued landscapes as illustrated in Figures 4a and 4b.
- 4.12 Outside Ettington's built-up areas the countryside is largely rural with extensive farming and related activity. This traditional character should be retained and enhanced as far as possible where any necessary development and change occurs. To that end we would support proposals that provide greater opportunities for wildlife development (e.g. woodland) and the maintenance and improvement of amenities such as footpaths and bridleways.
- 4.13 Proposals should enhance local employment opportunities, be environmentally sustainable and contribute to the development of the local economy. Skylines and important views/valued landscapes should be protected from unsightly intrusion. Developments that

## **Ettington and Fulready Neighbourhood Development Plan 2011-2031**

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enhance the area's attractiveness to visitors could be important in stimulating the local economy.



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

## 5.0 Vision Statement

**5.1 Ettington 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.**

**5.2** The community of Ettington and Fulready will support this vision by:

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

Strategic Objectives	
<b>Housing</b>	To promote new high quality homes in appropriate sustainable locations that meet the needs of the village and district without compromising the distinctive and attractive setting of the village or the natural environment
<b>Local Economy</b>	To protect and promote jobs for local people in order to advance economic development in the Neighbourhood Area
<b>Local Amenities</b>	To ensure that valued community facilities, local shops and services are maintained and where possible enhanced in order to promote sustainable living
<b>Natural Environment</b>	To safeguard our natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape
<b>Built Environment</b>	To promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced
<b>Infrastructure</b>	To seek on-going improvements to transport, parking and digital communications, to promote sustainable design and to address flooding and drainage issues in the parish



## 6.0 Housing

### Strategic Objective

- 6.1 To promote new, high-quality homes in appropriate, sustainable locations that meet the needs of the village and district without compromising the distinctive and attractive setting of the village or the natural environment.
- 6.2 To meet the social, environmental and economic needs of the village through sustainable organic growth, meeting local demand without breaking down existing social and environmental structures and to preserve and enhance the special characteristics of Ettington.

### Policy H1 - Housing Growth

The built up area boundary of Ettington is defined by the Village Boundary as shown in 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. New housing in the countryside will only be permitted in accordance with the criteria in paragraph 55 of the NPPF or for replacement dwellings, and new dwellings in accordance with Policies H2 and H3.

### Explanation

- 6.3 Future housing development within the Neighbourhood Area will need to be continuous but controlled in order to achieve steady and moderate growth.
- 6.4 The Core Strategy identifies Ettington as a Category 3 Local Service Village. The Core Strategy states that the 10 Category 3 Local Service Villages should accommodate approximately 450 new houses between 2011 and 2031 of which no more than around 13% (59) should be provided in any individual settlement in order to assist the dispersed approach to housing provision across the district.
- 6.5 A total of 8 homes have been built in the village since 2011. In total 76 homes have been granted planning permission (see table on the following page).



## Ettington and Fulready Neighbourhood Development Plan 2011-2031

Housing Commitments Since 2011	Reference	Market Homes	Affordable Homes
Ettington Manor, Rogers Lane	01/02113/FUL	5	0
St. Thomas A Beckett House, Stratford Road	06/02289/FUL	1	0
Utility Buildings, Rogers Lane	09/02402/FUL	1	0
Rookery Farm, Rookery Lane	14/03464/FUL	1	0
Land off Old Warwick Road	15/04449/OUT	8	0
Orchard Cottage, Hockley Lane	15/04409/OUT	1	0
The Brambles, Hockley Lane	15/02756/OUT	3	0
Land off Banbury Road (Hutsby)	15/01035/OUT	8	6
Land off Banbury Road (Spitfire)	15/01342/FUL	21	11
White Horse Inn, Banbury Road	16/02068/FUL	3	0
Gardeners Cottage, Ettington Grange, Stratford Road	17/00498/FUL	1	0
Orchard Land off Rogers Lane	16/03972/FUL	6	0
<b>Sub Total</b>		<b>59</b>	<b>17</b>
<b>Total number of dwellings</b>			<b>76</b>

- 6.6 In light of the fact that the village has already seen a level of growth in excess of the Core Strategy numbers, it is not considered necessary to allocate significant tracts of land for housing development.
- 6.7 However, this Plan provides for a further 8 homes to be built during the plan period on strategic reserve land under Policy H2 should a housing need for its early release be identified. This site will assist in further additional modest organic growth over the plan period.
- 6.8 Additionally, the redevelopment and reuse of land and properties within the defined village boundary will be supported in order to assist in the provision of windfall housing.
- 6.9 The village boundary has been based on the built up area boundary originally drawn up in the Stratford-on-Avon District Local Plan in 2000. It has been altered in line with the following criteria of inclusion within the village boundary and regard to Annex 3 of the previous Local Plan:
- Where new residential development, sites allocated in this Plan, and outstanding planning permissions are located on the edge of the boundary set in the Stratford-upon-Avon District Local Plan they are now included within the village boundary; and

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

- Residential curtilages are included within the village boundary unless an area is clearly a paddock and more appropriately defined as 'non-urban'.

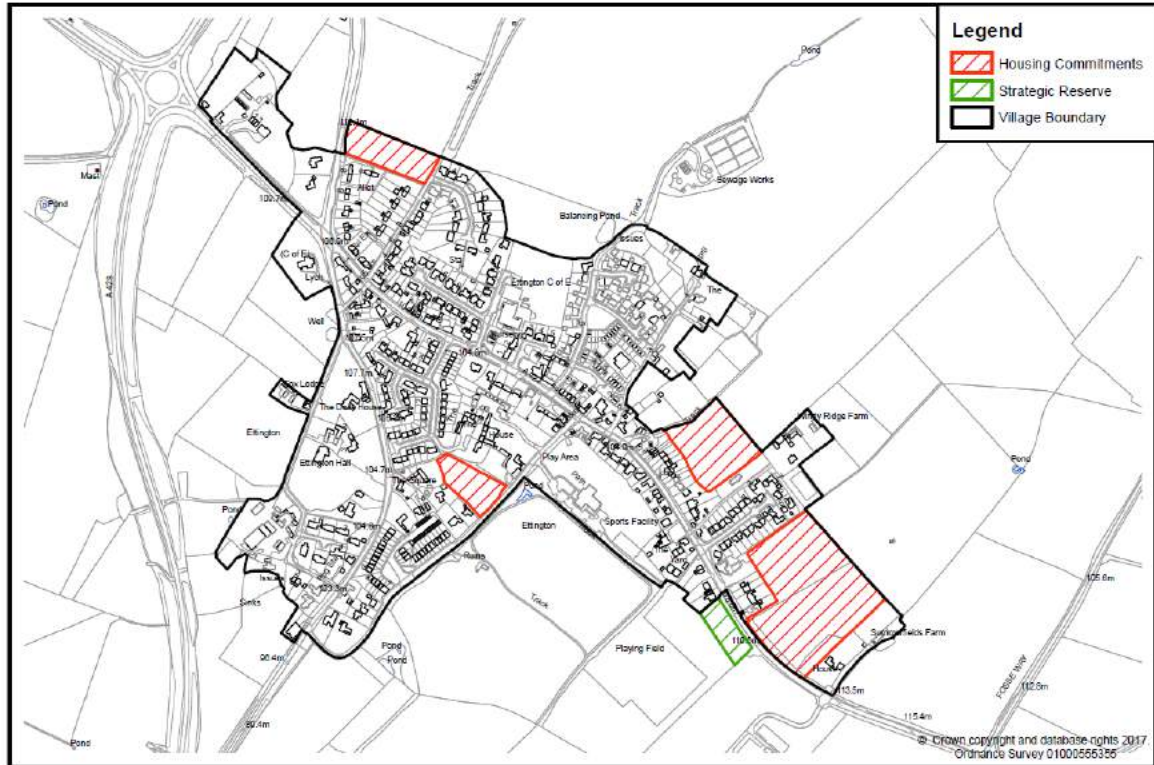


Figure 2 - Village Boundary

## Policy H2 - Strategic Reserve

This Plan supports a strategic reserve allocation on land south of Banbury Road as shown on the Figure 2 for potential future residential-led development for around 8 dwellings.

The above site will only be released during the plan period if it can be demonstrated through the submission of evidence that there is an identified housing need for its early release having regard to the criteria in Policy CS.16 of the Core Strategy 2011-2031.

Development on this site will be expected to comply with other relevant policies in the Plan including H5, IN1 and IN3.

## Explanation

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

- 6.10 The Stratford-on-Avon District Core Strategy 2011 to 2031 identifies Ettington as a Category 3 Local Service Village<sup>1</sup> where it is expected that around 59 dwellings should be provided during the plan period.
- 6.11 Whilst this requirement has already been fulfilled and exceeded, this Plan seeks to identify an additional sustainable and deliverable site as a strategic housing reserve. This site will only be released if there is an identified need such as where the District Council is unable to demonstrate a 5 year supply of housing land as required under paragraph 47 of the NPPF or other circumstances where the release of reserve sites may be necessary are set out in Policy CS.16 of the Core Strategy.
- 6.12 It is not intended that the strategic reserve site will be released unless and until there is substantive evidence to demonstrate the need for an early release.

## Policy H3 - Local Needs Housing

**Local needs housing development will be permitted on small sites beyond, but reasonably adjacent to the Village Boundary 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 development boundary of the settlement; 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% local needs 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, promoters 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.**

**For the purpose of local needs housing a local connection is defined as the following:**

- Have lived in the village for a minimum of 6 months**
- Have previously lived in the village for 6 out of the last 12 months or 3 out of 5 years**

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<sup>1</sup> Policy CS.15

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

- Have close family currently residing in the village and for at least 5 years\*; or
- Has full or part time work (not voluntary, seasonal or casual) in the village and has been employed for at least 6 months.

## Explanation

6.13 This policy recognises that as the parish is in an area where the price of open market housing is high, some households will be unable to buy open market homes if they wish to stay local to their parish, family or community links.

6.14 The NPPF allows for the provision of affordable housing<sup>2</sup> 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.

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

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

6.16 The 2016 Housing Needs Survey commissioned by the Parish Council through Warwickshire Rural Community Council concluded that there was a need for 11 new homes in Ettington parish for households with a local connection, as detailed in the table below:

Housing Tenure	2 bed bungalow	2 bed house	3 bed house	4 bed house	Total
Housing Association Rent	0	3	1	0	4
Housing Association Shared Ownership	0	3	1	0	4
Owner Occupier	2	0	0	1	3
<b>Total</b>	<b>2</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>11</b>

6.17 This identified affordable housing need will largely be met through the housing commitments on the Banbury Road (Refs. 15/01035/OUT and 15/01342/FUL).

<sup>2</sup> Annex 2: Glossary of the National Planning Policy Framework or as subsequently amended by Government Policy or Statute.



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

6.18 As an indication of potential further unmet need, as at October 2016, the District Council's Home Choice Plus register indicates that there are currently 15 local households looking for suitable accommodation, as below:

2 x Singles  
 2 x Couples  
 2 x Pensioner/Disable Living Allowance  
 9 x Families: of which 5 x Families with 1 child, 2 x Families with 2 children and 1x Family with 3 children

6.19 During the Plan period, appropriate Rural Exception Schemes supported by Policy H3 will assist in delivering future local housing need.

## Policy H4 - Housing Mix

### Market Housing

Developments of 6 or more units should reflect the housing mix in the table below or those in the most up to date published housing needs assessment at district wide or parish level. Developers will be required to justify developments which depart from this approach having regard to viability and the character of the area.

In order to meet the specific needs of the Neighbourhood Area, market housing will be provided with the following mix:

1-bed	2-bed	3-bed	4+ bed	Total
10%	35%	40%	15%	100%

### Affordable Housing

Affordable housing will be provided in accordance with Policy CS.18 of the Core Strategy.

In order to meet the specific needs of the Neighbourhood Area, affordable housing will be provided with the following size mix:

1-bed	2-bed	3-bed	4+ bed	Total
20%	40%	35%	5%	100%

The requirement for and provision of affordable housing within the Neighbourhood Area will continue to be monitored throughout the Plan period in order to ensure that the most up-to-date evidence is used to identify the current need. Such evidence will be used to inform the

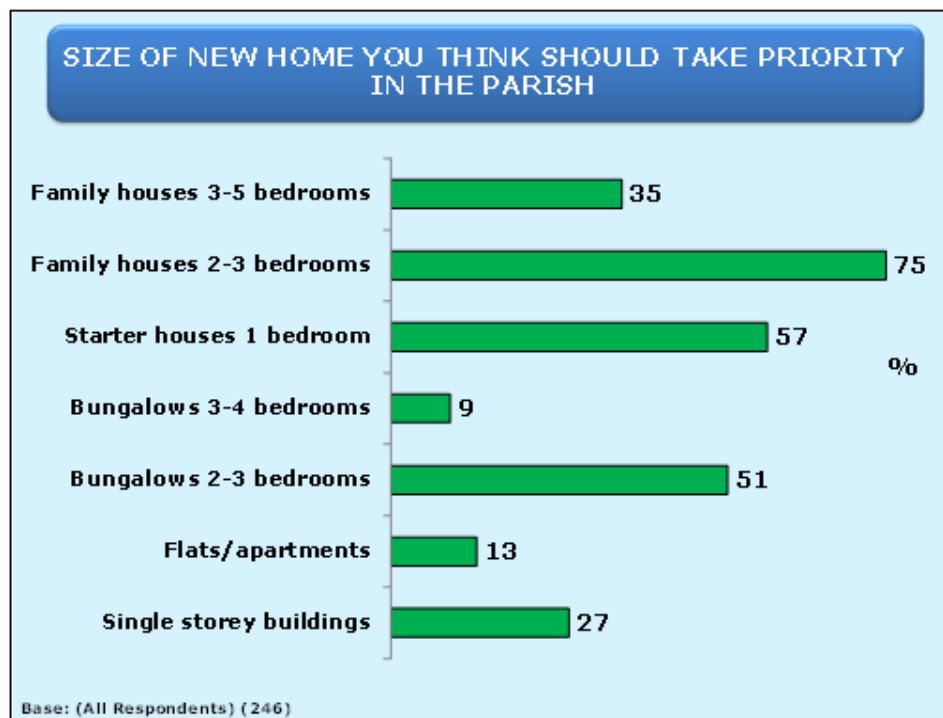
# Ettington and Fulready Neighbourhood Development Plan 2011-2031

## provision of affordable housing on qualifying sites.

### Explanation

- 6.20 The evidence from the Strategic Housing Market Assessment (SHMA) and its update indicates that the provision of a greater number of smaller market homes on development sites to help meet the identified need should be encouraged. In light of the ageing population, the provision of small market bungalows will be particularly welcomed.
- 6.21 The results of the 2015 Neighbourhood Plan Survey identified the following:
- Of those surveyed 75% thought family houses with 2-3 bedrooms should take priority in the parish. 57% were in favour of starter houses with one bedroom taking priority and 51% cited bungalows with 2-3 bedrooms. Thus the majority of the villagers want 'smaller homes'.
  - Of those surveyed 74% were in disagreement with the proposal that the "Plan should encourage the majority of new houses to be built in one large concentrated location rather than multiple smaller sites". Big development is not desired, smaller 'in-fill' is preferred.
  - Of those surveyed 83% agreed that the plan should encourage a gradual pace of development, with a smaller number of houses being built each year to 2031. The pace of development should be gradual/incremental over the plan period.
  - Of those surveyed 80% disagreed (in contrast to 14% who agreed) that the "Plan should allow for more than the maximum number of around 59 houses (as included in the core strategy) to be developed".

# Ettington and Fulready Neighbourhood Development Plan 2011-2031



## Policy H5 - Housing Design

The following design principles will be applied to all relevant development within the Neighbourhood Area:

- Infill developments should respect established building lines and the character of neighbouring development; they should also avoid a terracing or crowding effect and retain a sense of space between buildings;
- Development should achieve a density and layout which reflects established local character and settlement pattern and a mass and footprint which is proportionate to the size of the plot;
- New dwellings will usually be of a simple design reflecting the traditional style of existing properties within the villages except where a demonstrably high quality of design, which respects its context clearly justifies a more modern or innovative style;
- A variety of roof heights will be encouraged having regard to local character;
- The mixing of styles or historical references in the same building should normally be avoided but the use of locally distinctive architectural features and styles will be encouraged;
- Materials should respect the character of neighbouring

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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development. Natural, locally quarried stone should be encouraged and the use of reclaimed stone for use on sites of a particularly sensitive nature;

- g) The use of slate and plain clay tiles for roofs are dominant in the villages and will be encouraged on new developments;
- h) Chimneys will be encouraged as a traditional design feature found in the villages but must be constructed of brick or stone and appropriately positioned on the host building;
- i) Where dormer windows are required, in both new developments and extensions to existing properties, they must be unobtrusive and not too prolific;
- j) Street and other lighting should be kept to a minimum whilst ensuring developments are safely lit; and
- k) Large areas of hard surfacing should be avoided but where appropriate the use of granite setts and Cotswold Stone chippings is preferable to concrete and tarmac.

## Explanation

- 6.22 The above design principles are not intended to impose architectural styles or stifle innovative design, originality or initiative. However, it is important to promote and reinforce local distinctiveness. By adhering to good design principles as a basis for assessing new developments, it will protect the character of the historic built environment and improve the quality of life through good design which is in sympathy with the character of the area.



## 7.0 Local Economy

### Strategic Objective

- 7.1 To protect and promote jobs for local people in order to advance economic development in the Neighbourhood Area.**
- 7.2 The parish of Ettington has an abundance of employment sites from large companies such as Pure Recycling to individual cottages industries and home based businesses. Over the years, farms in the parish have become diversified and support a range of business activities whilst the location and natural splendour of the parish has assisted the two parish hotels, Ettington Park and Ettington Chase, to thrive and attract thousands of visitors every year.
- 7.3 It is therefore important that existing businesses continue to grow and support local jobs and inward investment into the parish.

### Policy LE1 - Protecting and Supporting Existing Employment Sites

**Proposals for the change of use or redevelopment of land or premises identified for, or currently in, employment use will only be supported providing one or more of the following criteria are met:**

- 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, through the submission of a minimum 12 month marketing exercise, that the site/premises is no longer capable of meeting employment needs or where there is no reasonable prospect of the site being used for employment uses; or**
- c) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site; or**
- d) Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them.**

**Where there is no reasonable prospect of a site being used for the existing employment use, planning applications for alternative uses will be determined having regard to:**

- Their compatibility with neighbouring uses;**
- Market signals and the relative need for different land uses to support sustainable development; and**
- Other development plan policies.**

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

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

this Plan.

## Explanation

- 7.4 There are around 15 registered businesses in Ettington, the largest being the Ettington Chase Conference Centre. Many businesses are one or two person local businesses, overwhelmingly in the service sector, often working from home.
- 7.5 The protection of these sites for the purposes of local jobs and local custom assists in achieving sustainable living. It is important that the infrastructure necessary to sustain these business ventures is maintained and enhanced.
- 7.6 Known local businesses were contacted in August 2016 to seek their views as to how the Ettington Neighbourhood Plan might contribute to their future development. Suggestions for improvement included sustainable development to ensure stability and growth for local amenities such as the shop and the community centre; faster broadband speeds across the parish; and the possibility of a local informal forum for local business.
- 7.7 It is important therefore to provide an environment in which sustainable local business of a scale appropriate to the village can be supported. This will require effective fast broadband provision.

## Policy LE2 - 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;**
- c) Do not have an unacceptable impact due to traffic generation; and**
- d) Do not conflict with national or district policy.**

## Explanation

- 7.8 Local employment is vital to the health of villages such as Ettington if they are not to become mere dormitory towns for commuters and pensioners. Local employment opportunities, especially for young

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

people, help maintain the demographic balance of the community provided they are matched by the availability of affordable housing.

- 7.9 Local employers such as the pub/restaurant, the school and the village shop must be maintained to preserve vital local amenities and to reduce dependence on car use. The sensible and planned expansion of local employment in line with village expansion and planning priorities will be an important part of this.

## Policy LE3 - Home Working and Live-Work Units

### Homeworking

The provision of space to provide home working such as flexible space adaptable to a home office will be supported where it would not undermine the housing mix proposed in policy H4. The provision of cabling or suitable ducting to support broadband will also be supported.

### Live-Work Units

Proposals for small scale mixed use development (new build or conversion), comprising of commercial space (Class B1a) and living space will be supported where:

- a) They have suitable independent access to both uses;
- b) They have an appropriate level of off road parking to serve both uses;
- c) They are designed to ensure that residential and work uses can operate together without conflict;
- d) They are in locations where housing development would be acceptable;
- e) In the case of conversions, the building is of a permanent and substantial construction, structurally sound and capable of conversion without major rebuilding or extension;
- f) Have an adequate residential curtilage without having a detrimental impact on the building and its rural setting; and
- g) They do not adversely impact on existing neighbouring amenity

## Explanation

- 7.10 Villages such as Ettington are popular for home working where there is access to high-speed broadband. A large part of the village already has access to high speed broadband with the remainder of the village programmed for connection in the next couple of years. Home working

## Ettington and Fulready Neighbourhood Development Plan 2011-2031

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reduces reliance on car transport for journeys to work and stimulates the growth of the local economy.

- 7.11 Improved coverage of high-speed broadband to the villages in particular in the Neighbourhood Area will be encouraged and supported.
- 7.12 At the same time it is important that the expansion of home working does not generate development proposals that conflict with the building and planning criteria laid out in this Plan. Our proposals are designed to help stimulate home working without conflicting with other requirements.

### Policy LE4 - Rural Tourism

**Proposals for new and improved leisure and tourism based services and facilities within the Neighbourhood Area will be supported providing they do not conflict with other policies in this Plan.**

**Proposals for the change of use or redevelopment of land or premises currently associated with leisure or tourism will not be supported unless:**

- a) It can be demonstrated that the site is no longer viable; or**
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing leisure or tourist facility to a more suitable site.**

### Explanation

- 7.13 Ettington is situated close to one of the most frequently-visited towns in the UK and is within striking distance of the Cotswolds, several important National Trust properties and the historic town of Warwick. All this makes it attractive to tourists and of interest to developers of tourist services such as hotels and B&Bs.
- 7.14 This Plan is designed to support such developments in line with the criteria stated. Tourist development should be accompanied by improvements in public transport; improvements to the No.7 bus that links Ettington with the centre of Stratford in one direction and Banbury railway station (for example to include stopping at the National Trust property at Upton House) is an example of how this might be achieved.



## 8.0 Local Amenities

### Strategic Objective

- 8.1 To ensure that valued community facilities, local shops and services are maintained and where possible enhanced in order to promote sustainable living.**
- 8.2 This is important in order to ensure that the villagers continue to have excellent local facilities and access to open spaces and recreation to maintain a strong, active, healthy and vibrant community.
- 8.3 The splendour of the landscape around Ettington consists of rolling hills, open countryside and agricultural/pasture land. This historic landscape feature is an essential part of the setting and must be protected. It affords the opportunity for various outdoor (and indoor activities) which in turn helps to create a healthy and socially friendly neighbourhood.
- 8.4 Protecting designated local green spaces and public rights of way is of paramount importance.
- 8.5 Appendix 1 provides a list of clubs and organisations present in the Neighbourhood Area, as of May 2017.

### Policy LA1 - Protecting and Enhancing Existing Community Assets

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

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

### Explanation

- 8.6 Ettington is blessed with a large, modern building known as the Community Centre which was constructed as a consequence of the demolition of the old Village Hall to make way for the Hillman Way housing development in 2003. It is one of the focal points of village life, is owned by the Parish Council and leased by it to the Charitable Trust which is responsible for its management. It has yet to be fully utilised having an upper floor hitherto undeveloped. During the course of the

## Ettington and Fulready Neighbourhood Development Plan 2011-2031

Plan it is likely with the anticipated population increase that there will be scope to bring the extra facility into play.

- 8.7 The extensive mown grounds surrounding the Community Centre, the 'Playing Field', are owned by the Parish Council and include a well-equipped young children's play area and a multi-use games court. The Parish Council's 'Youth Project' group is progressing the future provision of a skate park (or similar) and youth shelter adjacent to the latter to fulfil an identified need for teenagers. To the South-east of the Playing Field is situated another tract of land leased to the Parish Council and maintained by it as a football pitch for Ettington Rovers Football Club.
- 8.8 It is anticipated that the village telephone box when it becomes defunct will be adopted by the Parish Council for a purpose to be decided by village consensus. The assets listed in Appendix 1 are vital to the well-being of the village and will be supported and protected by whatever means possible.

### Policy LA2 - Designated Local Green Space

**This Plan designates the following areas of Local Green Space as defined on Figures 3a (Ettington) and 3b (Fulready):**

#### Ettington

- 1) Ettington Recreational Ground, Rogers Lane
- 2) Land at Rogers Lane
- 3) Primary School Playing Field, Banbury Road
- 4) Land on Corner of Hillman Way and Clark Walk
- 5) Land west of Rookery Lane, Banbury Road

#### Fulready

- 1) Land south of 'Barwood'

**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.**

### Explanation

- 8.9 In accordance with paragraphs 76-78 of the NPPF, local communities are encouraged to include new and robustly justified Local Green

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

Spaces within their neighbourhood plans, where this designation does not prevent identified development needs being met.

- 8.10 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. All of the spaces designated have been assessed against the criteria and these assessments may be found at <http://www.ettington.org/neighbourhood-plan/evidence-base/>. None of the designed Local Green Spaces represent large tracts of land and are all well related to the local community.
- 8.11 Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.



Figure 3a - Ettington Designated Local Green Spaces

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

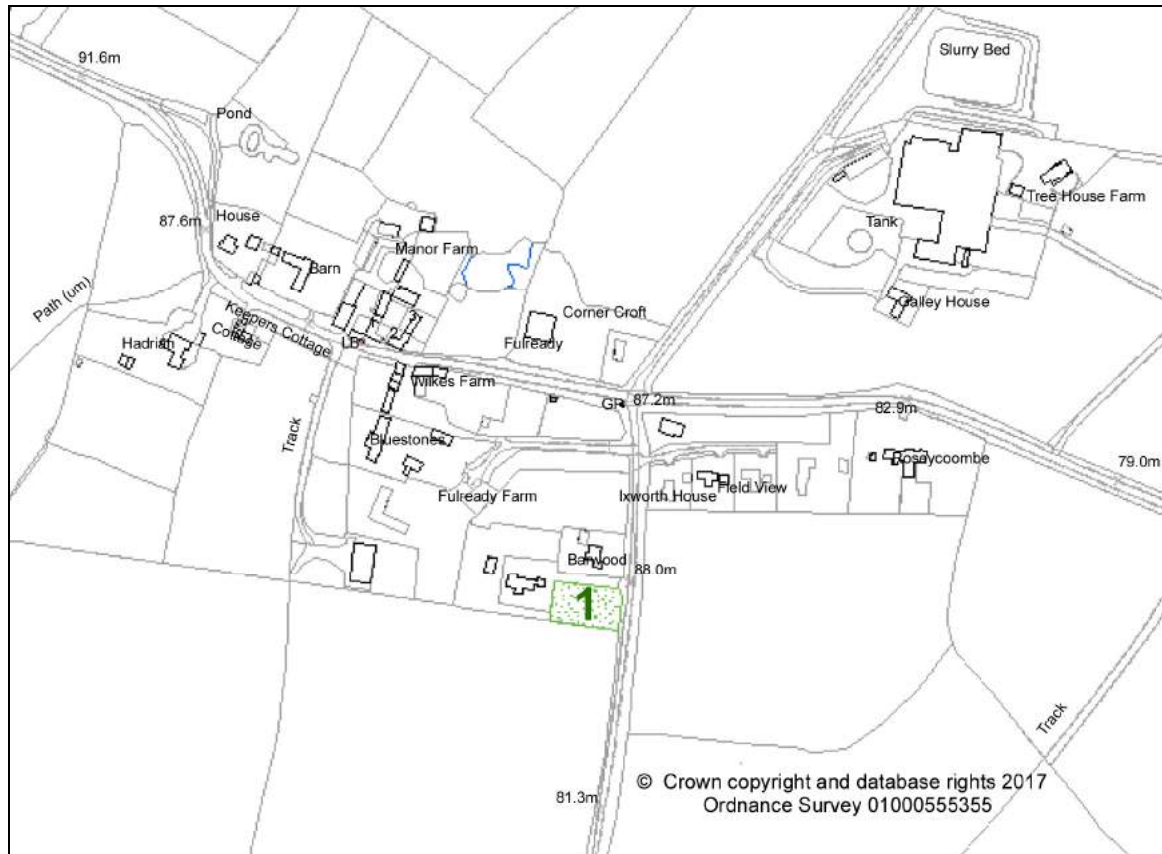


Figure 3b - Fulready Designated Local Green Spaces

## Policy LA3 - Sports and Recreation

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

The loss of any facility will only be permitted if a facility of equivalent scale and quality is provided in a suitable location within the community unless there is clear evidence that the existing facilities are not viable or well used.

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



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

## Explanation

- 8.12 Ettington has various sports and recreation facilities including a football pitch, multi use games court which for example can be used for tennis, football and basketball, hotel with an indoor swimming pool and a fitness centre which can be used by non residents of the hotel and a golf society.
- 8.13 At Ettington Community Centre many activities can be pursued such as snooker, ladies badminton and various fitness classes which cater for a range of ages. The Centre has 3 halls of various sizes, a fully fitted kitchen, toilet facilities, a snooker room and a large car park.
- 8.14 One problem in Ettington is a lack of facilities for young people which hopefully will be partly addressed by the formation of Ettington Youth Council (Part of Parish Council) to raise funds for the installation of equipment for the village youths on the playing fields.
- 8.15 Ettington Chase Hotel has a variety of facilities such as tennis courts, spa and pool and gymnasium which are available for hotel non-residents.

## Policy LA4 - Encouraging Safe Walking and Cycling

**The Neighbourhood Area has a wealth of public rights of way which should be protected, and where possible enhanced, expanded and positively utilised in all new development.**

**As appropriate, development must demonstrate how walking and cycling opportunities have been prioritised and connection made to existing routes.**

**Proposals which either adversely affect existing walking and cycling routes or fail to encourage appropriate new walking and cycling opportunities will not be supported.**

## Explanation

- 8.16 Public footpaths and bridleways are an important part of our heritage and have been used over centuries. They continue to be a key means of linking our settlements with the surrounding countryside.
- 8.17 These Public Rights of Way and walking and cycling routes within the villages which give access to schools, shops and other amenities, should be protected and enhanced where possible. The encouragement of walking and cycling is a key part of improving the

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

health and well-being of our communities and of reducing our carbon emissions.

## Policy LA5 - Allotments and Growing Space

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

Proposals for the provision of new allotments in appropriate and suitable locations will be supported. Proposals for new allotments should clearly demonstrate the following:

- a) There are no adverse impacts on the landscape or character of the area;
- b) There are satisfactory arrangements for parking;
- c) There are satisfactory arrangements for water supply; and
- d) There would be no adverse impacts on neighbouring uses.

Residential developments are encouraged to provide shared space or private gardens which are suitable for and encourage and enable residents to grow their own food.

### Explanation

8.18 Despite the statutory obligation on local authorities to provide allotments where there is a demand, there are still very few sites being created each year. However, the trend in people wanting to grow their own food is on the rise, and currently it is estimated that over 90,000 gardeners want an allotment and are on waiting lists.

8.19 Trends show that during times of recession people turn back to the land, wanting to reconnect with something tangible while at the same time experiencing home-grown food, which costs less and is better for us. The Dig for Victory campaign during the 1940s coupled with the grey of the post war years saw a rise in people taking up allotments. At its height there were over 1.5million allotment plots across the UK. The

## Ettington and Fulready Neighbourhood Development Plan 2011-2031

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1970s with its three day week and trade union unrest saw another desire for self-sustainability, immortalised in the BBC show The Good Life. Today, with our economic uncertainty on a global scale, the desire for more space to grow food locally and experience life's simple pleasures has reignited the call for more allotments. Figures suggest there are approximately 330,000 allotment plots in the UK, but to meet the current demand, the country needs in the region of a further 90,000 plots<sup>3</sup>.

- 8.20 The Neighbourhood Area currently only has 3 allotment plots off the Old Warwick Road which are owned by Orbit Housing Association and administered by the Parish Council. The existing allotment holders are longstanding and therefore plots rarely change hands. However, there are approximately 25 people on the waiting list for plots. This evidence demonstrates a significant need for additional plots within the Neighbourhood Area.
- 8.21 It is clear that we have a responsibility to protect allotments for current and future generations and address any shortfall within this Plan.
- 8.22 The village allotment association has identified 3 potential sites where new allotments would be supported.
- 8.23 The selection of these sites has been carefully considered and land owners have been consulted. Each site is considered to be within the 'core' of the village – i.e. there is no need to cross the 'by-pass' to reach them. This means they could all be easily reached on foot by villagers. Each site is sufficient in size to accommodate the current waiting list and allow for future growth. All the sites are relatively flat and with good drainage and open to maximum sunshine. All sites have good, safe access and are close enough to existing services to make the supply of water feasible.
- 8.24 It is important that new housing developments take into account the health and well-being of future occupiers. Sufficient amenity space, either private or shared, should be provided within each development and made available in perpetuity for those residents.
- 8.25 Areas of vegetable and flower production are also valuable sources for wildlife and enable parts of the community the opportunity to grow their own food, bringing a sense of well-being and self sufficiency.

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<sup>3</sup> Source: The National Allotment Society ([www.nsalg.org.uk](http://www.nsalg.org.uk))

## Ettington and Fulready Neighbourhood Development Plan 2011-2031

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Ettington Allotments, Old Warwick Road

## 9.0 Natural Environment

### Strategic Objective

- 9.1 To safeguard our natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape.**
- 9.2 In order to conserve and enhance the landscape and biodiversity of the neighbourhood area, it is important to incorporate mitigation measures which are consistent with the local character of the village. Preserving the rural characteristic of the village is seen as a priority.



Aerial view of Ettington

- 9.3 This Plan seeks to preserve the essential character of the neighbourhood, in line with the NPPF's principle that recognises the intrinsic character and beauty of the countryside whilst supporting thriving rural communities within it. Regard is given to the impact on the tranquillity and the peaceful setting of the village, including dark skies.
- 9.4 Noise and activity arising from developments in the countryside together with lighting can have an adverse effect on tranquillity and dark skies. Noisy leisure activities such as motor sports would detract from the peaceful, calm environment of the area as could private aircraft use unless suitable conditions are imposed on sites and landing fields to mitigate the impact of the use on tranquillity. External lighting



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

installations require careful design and positioning to minimise light spillage which would diminish the dark skies. The Campaign to Protect Rural England (CPRE), also gives priority to preserving tranquil areas.

## Policy NE1 - Valued Landscapes

**In order to maintain the distinctive character of the Neighbourhood Area, all new development must have regard to the valued landscape character, skylines and views contained in the 4 views identified in Figures 4a and 4b.**

**Proposals which have a clearly adverse impact on these skylines or valued landscapes will be resisted.**

### Explanation

- 9.5 A Special Landscape Area Study was commissioned by SDC in June 2012. The objective was to help 'protect and enhance the more valued landscapes'. Ettington lies in the Feldon Parkland Special Landscape Area, of rolling countryside and pretty villages. The report states that 'Ettington contributes strongly to the local landscape character'. Fulready lies just outside of the boundary of the area.
- 9.6 It is important 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.
- 9.7 Any development proposals must ensure that valued views in and out of the village are maintained. The character of the landscape is derived from 'natural' factors, its geology, geographic location and the characteristic vegetation and habitat types it sustains.
- 9.8 For Ettington, a number of valued landscapes of views into and out of the village have been identified and recorded on Figure 4a below. For Fulready, they have been recorded on Figure 4b.

### Ettington

- 9.9 View 1 shows the vistas in and out of Rookery Lane, looking outwards from Ettington Hall. The view spans towards the 'flat topped' Meon Hill, and on a clear day across the Vale of Evesham to the distant Malvern Hills. Without doubt this is a valued landscape that has been unaffected by human built occupation in centuries.

## Ettington and Fulready Neighbourhood Development Plan 2011-2031

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View 1

- 9.10 View 2 look outwards from Rogers Lane and the Community Centre adjoining field, picking up the distant Ilmington escarpment and village. These unquestionably are the finest views out of and inward looking into the village. This panorama is the most appreciated and most often used by the residents of the village.



View 2

- 9.11 View 3 out of the village picks up the distant panoramic sweep of Edge Hill and the lower wooded escarpments of Walton Wood and Bath Hill.

# Ettington and Fulready Neighbourhood Development Plan 2011-2031



View 3

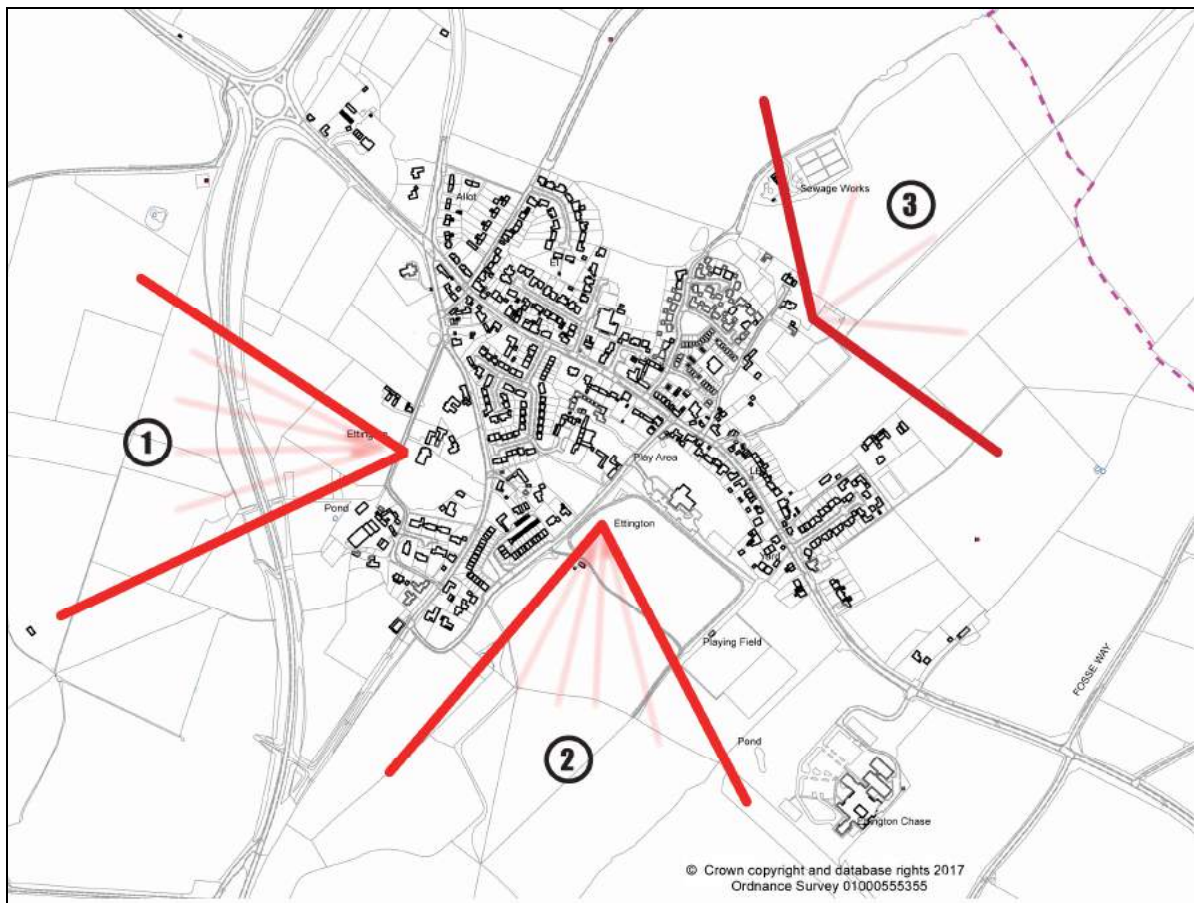


Figure 4a - Ettington Valued Landscapes

## Fulready

- 9.12 View 1 picks up the majestic sweep of the Edge Hill escarpment and the lower Brailes and Idlicote Hills. This view spans some 180 degrees and is one of the finer views in the Neighbourhood Area.



# Ettington and Fulready Neighbourhood Development Plan 2011-2031



View 1

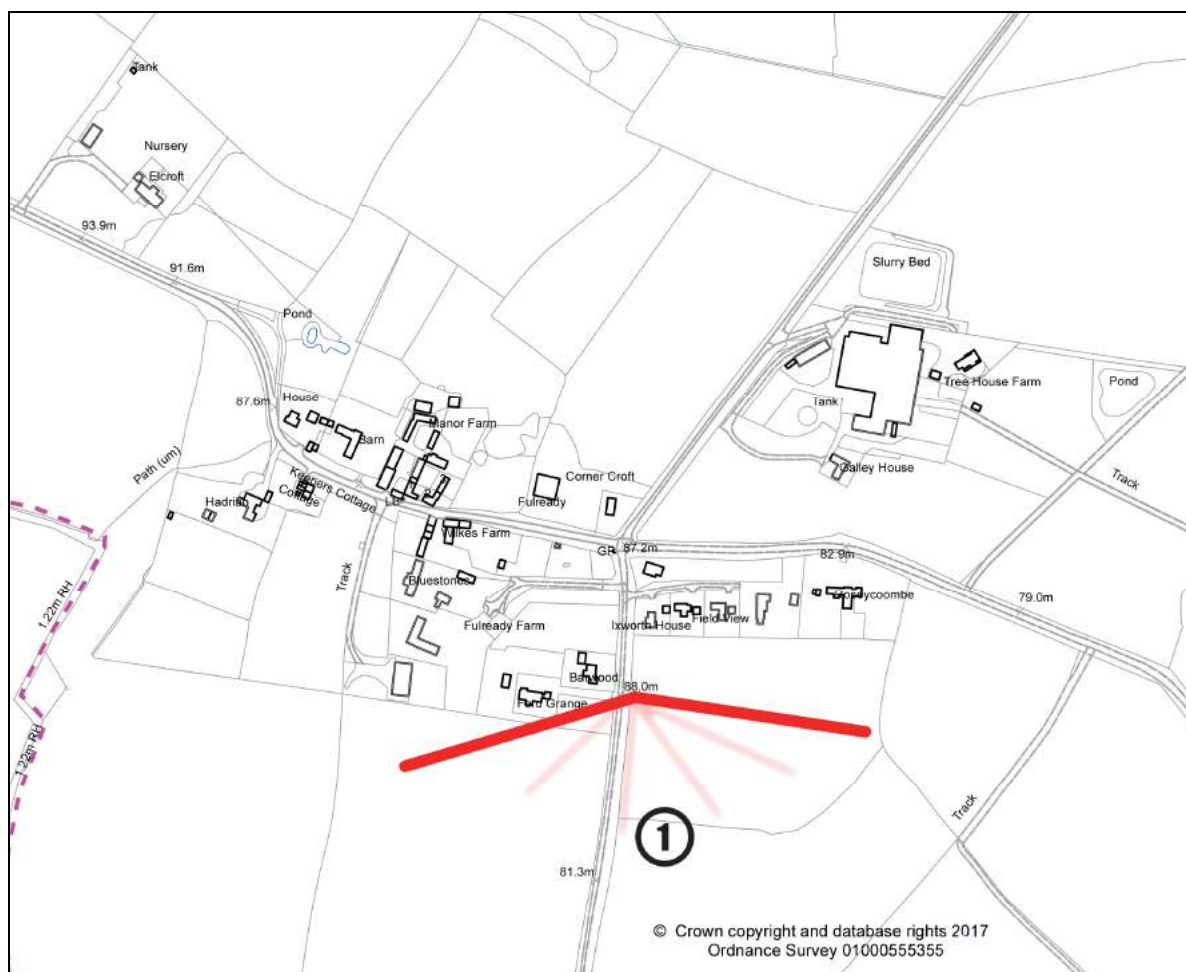


Figure 4b - Fulready Valued Landscapes

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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## Policy NE2 - Green Infrastructure

Where appropriate, development will be expected to contribute to the provision and or improvement of terrestrial habitats including the protection of mature and healthy trees, particularly those with preservation orders, and hedges. Wherever possible, new trees and hedges must be planted to replace those lost with appropriate native species which are of nursery stock.

All development will be expected to safeguard existing rivers, streams and ponds both within and adjacent to development sites. Development proposals which adversely affect existing rivers, streams and ponds will not be supported.

### Explanation

- 9.13 Green infrastructure and provision of green space has the potential to deliver multiple benefits for both people and wildlife, including opportunities for recreation, biodiversity enhancement and access to nature.
- 9.14 We need to ensure the protection of the rural character of Ettington through the maintenance and enhancement of important landscape features such as trees, hedges and woodland.
- 9.15 Our rivers and ponds and other water bodies are significant landscape and ecological features. We need to safeguard them for their importance for biodiversity, for amenity and for water resources that we need. We should maintain or improve their water quality in accordance with Water Framework Directive requirements<sup>4</sup>.
- 9.16 Bordering the north east and south west of the parish are the Rivers Dene and Stour respectively. There are numerous ponds and lakes, such as those at Thornton Wood and Ettington Park (along the course of Staunchill Ditch), which are fished by angling associations. A ford road crossing is situated on Wagtail Brook, just south of Fulready.
- 9.17 Saracens Head Well in Rookery Lane, which was one of many wells serving Ettington prior to water mains being laid on, was given listed status in April 2000 (List Ref. 1382585).

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<sup>4</sup> Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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Saracens Well (Photo: Andrew Dow)

## 10.0 Built Environment

### Strategic Objective

- 10.1 To promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced.**
- 10.2 Future development will need to be continuous but controlled to achieve steady and moderate growth. The maintenance of local character requires that the appropriate density for new housing must in every case result in a development that is in character with the local surrounding areas.

### Policy BE1 - Responding to Local Character

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

- a) Be compatible with the distinctive character of the area, respecting the local settlement pattern, building styles and materials;
- b) Be of a density that is in keeping with the character of the surrounding development and landscape;
- c) Preserve or enhance the heritage assets such as listed buildings;
- d) Protect or enhance landscape and biodiversity by incorporating high quality native landscaping;
- e) Be consistent with Warwickshire Landscape Guidelines<sup>5</sup>;
- f) Conserve views to and from higher slopes, skylines and sweeping views across the landscape;
- g) Have regard to the impact on tranquility, including dark skies;
- h) Not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems; and
- i) Where necessary, be preceded by an appropriate archaeological survey to ascertain the implications of development on below ground heritage assets.

Development that would be harmful to local character will be resisted unless the harm is clearly outweighed by other contributions to sustainable development.

### Explanation

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<sup>5</sup> <https://www.warwickshire.gov.uk/landscapeguidelines>

## Ettington and Fulready Neighbourhood Development Plan 2011-2031

- 10.3 The desire to protect and enhance the village local character is paramount. It is important to incorporate local character into any development by reflecting the density, massing, shapes, material and architectural detailing of the local building stock and in particular the relationship with their surroundings
- 10.4 In the 2015 Parish Survey 77% of those surveyed felt that the plan should encourage in any new housing proposal that houses be built in traditional local style using local stone.

### Policy BE2 - 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 and where the site is outside the village boundary, the existing use of the site makes it a bad neighbour; and**
- d) Would not result in the loss of any land of high environmental value.**

### Explanation

- 10.5 It would be contrary to the principles of sustainable development to allow more homes on greenfield sites than would be necessary to meet identified housing need arising in the Neighbourhood Area.
- 10.6 For the purposes of this Plan, brownfield land is defined as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

## **Ettington and Fulready Neighbourhood Development Plan 2011-2031**

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- 10.7 To preserve a notable degree of high quality public and private open spaces, recognising in line with the NPPF's framework that some open land can perform many functions. New housing should be built on brownfield land wherever viable.

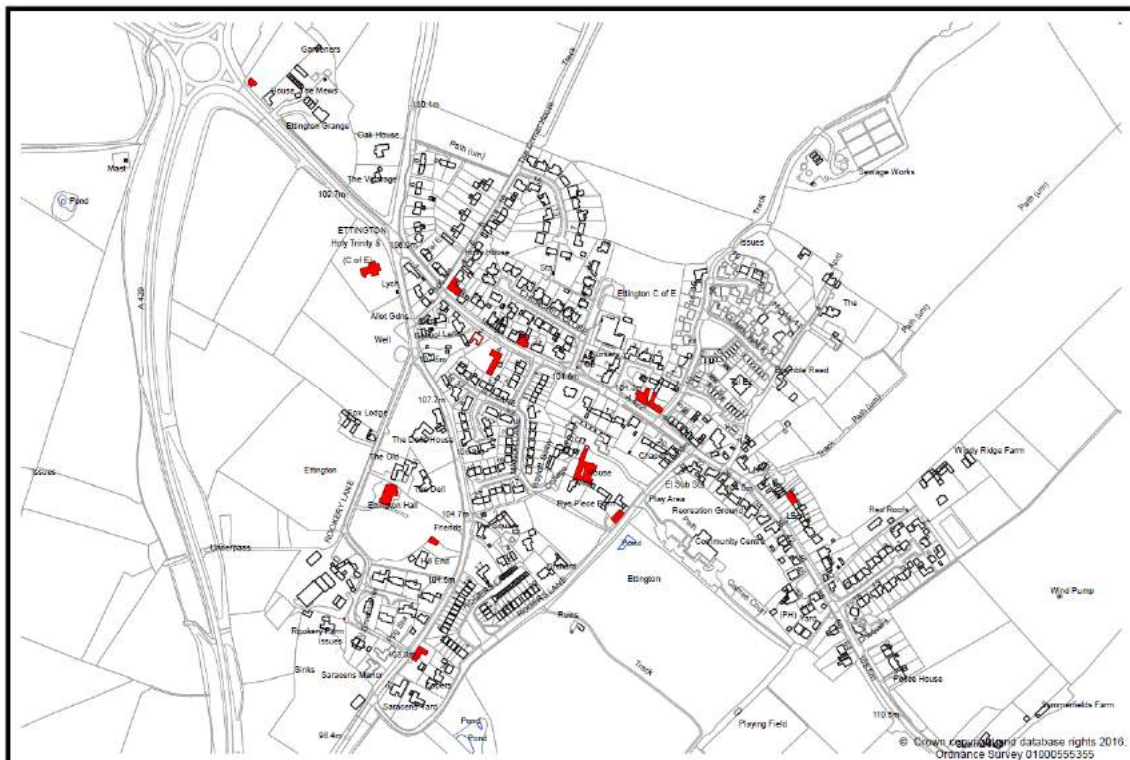
# Ettington and Fulready Neighbourhood Development Plan 2011-2031

## Policy BE3 - Heritage Assets

**Proposals which cause harm to the structure or setting of listed buildings or Scheduled Monuments will be determined in accordance with the National Planning Policy Framework. Proposals, including changes of use, which enable the appropriate and sensitive restoration and re-use of listed buildings, will be supported.**

### Explanation

- 10.7 There are a number of listed buildings within the village of Ettington (Figure 6) and three Scheduled Monuments within the neighbourhood area (Figure 7).



### Figure 5 - Listed Buildings

- 10.8 This Plan seeks to protect and enhance the historic environment, including archaeological sites, historical buildings and field systems, for the benefit of residents and visitors alike.
- 10.9 Large areas of mediaeval ridge and furrow are well preserved in fields to the south of the village and are an essential element of the setting of the village. All remaining deserted mediaeval village and ridge and furrow landscape should therefore be conserved as well as all



## Ettington and Fulready Neighbourhood Development Plan 2011-2031

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remaining areas of permanent pasture which contribute to the open spaces.

- 10.10 The majority of sites containing archaeological remains are not statutorily protected or scheduled and it is known that many parts of the parish are likely to contain significant remains. The Warwickshire County Council Planning Archaeologist will advise on applications likely to affect archaeological remains and it is recommended that applicants seek advice from the Planning Archaeologist prior to submitting an application. The Warwickshire Historic Environment Record and the Warwickshire Historic Landscape Characterisation provide valuable information for applicants.



Ettington Church (Photo: Andrew Dow)

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

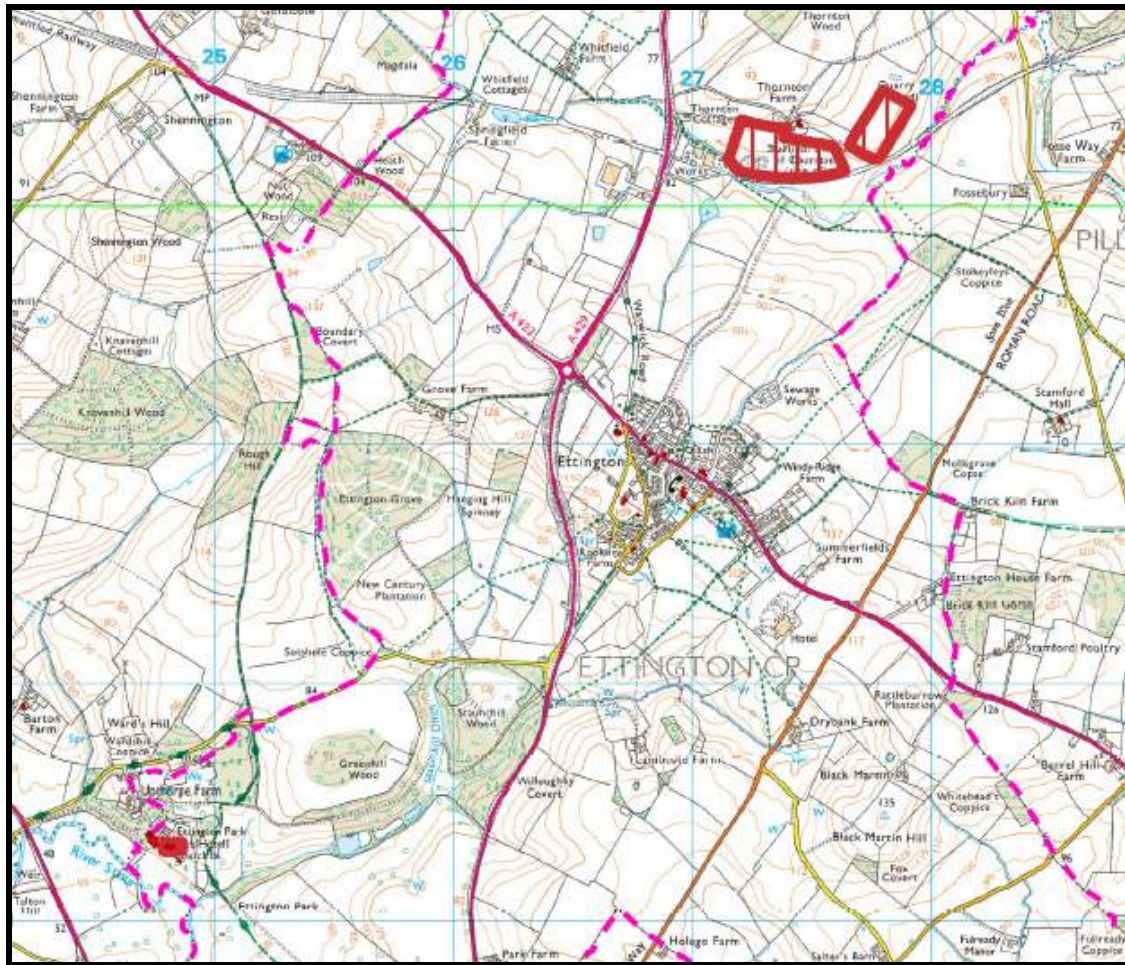


Figure 6 - Scheduled Monuments

1. Thornton deserted medieval village (list entry 1005725)
2. Double ditched enclosure east of Thornton Farm (list entry 1002990)
3. St Nicholas' Church, Ettington Park (list entry 1005744)



## Ettington and Fulready Neighbourhood Development Plan 2011-2031

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St Nicholas' Church, Ettington Park

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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## 11.0 Infrastructure

### Strategic Objective

- 11.1 To seek on-going improvements to transport and parking and digital communications.**
- 11.2 Maintaining and improving the infrastructure provision in and around Ettington and ensuring that it is not compromised by any future development that may be approved is a priority for this Plan.

#### Policy IN1 - Parking and Highway Safety

**All new development must include adequate and safe provision for off-road parking and accessing arrangements.**

**Dwellings comprising two or more bedrooms must provide off-road spaces for at least two cars per dwelling.**

**Additionally, dwellings must provide secure storage space for cycles.**

**New developments may be required to provide highway improvements, traffic calming or other means to mitigate any harm to the safety of pedestrian or cycle routes into the village centre and to schools.**

### Explanation

- 11.3 Ettington is a car-dependent community. Public transport connections are inadequate. There is no public transport access to local supermarkets in Wellesbourne and Stratford. Census data confirms that a high proportion of households own two cars or more and the overwhelming majority at least one. Our consultation exercise revealed that virtually no one travelled to work outside the village by public transport. It is highly probable that most new housing will have to accommodate at least two cars per household.
- 11.4 Both short and long-term parking along the A422 and some smaller roads such as Rogers Lane reduce them to single-lane roads for much of the day. A number of other roads leading off the A422 are single-lane for much or all of their length. In particular parking outside the shop and school during peak times leads to significant congestion and to safety hazard. Most minor streets do not have a pavement so further parking would cause pedestrians to walk in the centre of the road. Some road junctions, including those with the A422, are substandard with limited visibility. Consequently, vehicles cannot park on most of

## Ettington and Fulready Neighbourhood Development Plan 2011-2031

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the village lanes without causing obstruction and endangering other drivers and pedestrians.

- 11.5 A Community Speedwatch Survey conducted in 2016 revealed that over the various observation periods more than 10% of vehicles exceeded the 30mph limit along the A422 through the village. Further measures to reduce speeds in the vicinity of the pre-school and school, including in particular a 20mph limit would be welcomed.
- 11.6 The volume of goods traffic along the A422 through the village has increased consistently over recent years and in 2014, the most recent year for which we have data, stood at an average daily flow of 955 vehicles (light goods plus HGVs<sup>6</sup>).
- 11.7 Pure Recycling's agreement requires all their delivery vehicles to use alternative routes, demonstrating that it is not difficult for HGVs to avoid the A422 through Ettington.
- 11.8 All development should be designed in such a way as to discourage further parking along the A422 Banbury Road, in particular in the vicinity of the village shop and the primary school.
- 11.9 Further traffic-calming measures will be supported along the A422 through the village, including a 20mph speed limit to replace the existing 30mph limit and consideration should be given to an HGV weight limit.



Ettington Post Office, A422

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<sup>6</sup> <http://www.uktrafficdata.info/cp/warwickshire-a422-ettington-17061>



# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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## Policy IN2 - Sustainable Design

For new development on greenfield sites, or the significant redevelopment of existing sites, design should provide for a high quality public realm with both hard and soft landscaping and measures to encourage biodiversity.

Favourable consideration will also be given to housing developments that can demonstrate evaluation against Building for Life 2012 (BfL 12) with all criteria achieving a 'Green' score. Developments which include a 'Red' or 'Amber' score against any criterion must be justified in the Design and Access Statement or other supporting statement.

### Explanation

11.10 Building for Life<sup>7</sup> ("BfL") is endorsed by the Government as a tool for assessing development proposals with the aim of promoting well designed homes and neighbourhoods. It contains 12 questions, based on the National Planning Policy Framework, reflecting that new housing developments should be attractive, functional and sustainable places. The questions are designed to help structure discussions between local communities, the local planning authority, the developer of a proposed scheme and any other stakeholders. This policy supports the use of BfL to strengthen what is stated in the Core Strategy Policy CS.9 in order to achieve exemplary development in the Neighbourhood Area.

## Policy IN3 - Drainage and Flooding

Development proposals should not increase the likelihood of surface water flooding. Where appropriate, new development will be expected to provide and incorporate sustainable drainage systems (SuDS).

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 developments.

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

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<sup>7</sup> <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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## Explanation

- 11.11 All our villages have suffered considerably from flooding in recent years. New developments must contribute to flood alleviation through provision of sustainable drainage systems, soft landscaping and permeable surfaces where possible. Larger developments offer the opportunity to include landscape and biodiversity enhancement in sustainable drainage systems.
- 11.12 Ettington has a high water table and there were many wells in the village in years gone by but a lot have now been filled in. There was (and still is in parts of the village) a large storm drain which ran down the centre of the main road with smaller drains filtering off. These brick built drains were about 6ft underground and dome shaped at the top tapering in at the bottom.
- 11.13 In recent years, houses in the village were flooded on 9 April 1998 and again on 20 July 2007. On both occasions there had been exceptional rainfall almost continuous over several days culminating in the drains in the main road being unable to take the water. Some of the cottages in the village were built around 1900 and others older, although very sturdy, have shallow foundations.
- 11.14 During times of heavy and continuous rainfall Rookery Lane floods, often just at its entry near the pond. The water runs into the ditch and then the pond which was drained and cleaned some years ago. During the dates mentioned above the pond filled over its capacity and water cascaded across the Halford Road flowing down School Lane like a river into the main road. The drains could not take the water and hence properties flooded.
- 11.15 The Environment Agency considers that water resources are under 'moderate stress' in the locality with some areas under 'serious stress'<sup>8</sup>. Therefore, developments should include means of re-using and recycling water where possible.
- 11.16 A further update to the Water Cycle Study<sup>9</sup> 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

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<sup>8</sup> Halcrow, Warwickshire Sub-Regional Water Cycle Study, Final Report, March 2014

<sup>9</sup> URS Water Cycle Study Update Final Report, September 2012

## **Ettington and Fulready Neighbourhood Development Plan 2011-2031**

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for abstraction, before ecosystems and other users reliant on these resources would be adversely affected.

- 11.17 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, they should be supported by a groundwater risk assessment and arrangements put in place for the whole life management and maintenance.
- 11.18 Water efficiency measures that go beyond the current Building Regulations and non-domestic buildings should as a minimum reach 'Good' BREEAM standards.

## Appendix 1: Community Groups and Assets

### Community Groups

**Allotment Association** - in 2014 six parishioners approached Ettington Parish Council with a request to provide allotments. In response the Parish Council took steps to establish how many residents would be interested in having an allotment and in 2015 an allotment waiting list was established from which a working party known as Ettington Diggers was formed.

In March 2017 Terms of Agreement were agreed and Ettington Diggers became a committee of Ettington Parish Council. The current focus is seeking suitable land to lease or purchase utilising existing S106 monies.

**Chequers Golf Society** - have 3-4 days of golf per year at different venues.

**Denim After School Club** - this is before and after school wrap around care run by Polka Dot Nurseries. It is held at the School but completely independent of the school.

**Ettington Community Centre** - it is found in Rogers Lane and its facilities include a large car park, fully fitted kitchen, 3 halls of varying sizes which can be hired individually and toilet facilities. There is a management committee. Facilities include tennis courts for hire, ladies badminton, snooker, various fitness classes keep fit, Zumba, Fit Steps and Shred II circuit training for women. Boogie Bugs Club for children 9 months – 5 years where there are opportunities for them to explore and link sound and movement. Village Breakfasts are held periodically during the year on 2<sup>nd</sup> Saturday of the month to raise money for Ettington and Stourdene charities. They are organised by volunteers starting at 8.30am.

**Ettington Community First Responder Scheme** - this is one of the most dynamic groups in the area. As well as the trained volunteers providing hands on treatment there is a backup team of organisers and fund raisers ([www.ettingtoncfr.org.uk](http://www.ettingtoncfr.org.uk))

**Ettington Gardening Club** - the club meets on the first Thursday of the month in the Community Centre at 7.30pm. It runs from September to June.

**Ettington Ladies Badminton Club** - the club plays at Community Centre on Tuesday evenings from 7.30-9.30pm.

**Ettington Men's Club** - this is a snooker club meeting in the snooker room at the community centre

**Ettington Monday Club** - Ettington Monday Club is a lively group of village ladies who meet at the Community Centre on the first Monday of the month. Meetings usually include a speaker followed by refreshments, a raffle and

# Ettington and Fulready Neighbourhood Development Plan 2011-2031

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time to chat. Various social events and outings are enjoyed within the yearly programme. The Club welcomes new members and visitors.

**Ettington Pre-School** - the pre-school strives to ensure that each child is treated as an individual and is encouraged to learn and develop at his/her own pace.

**Ettington Rovers Football Club** - they play in The Leamington and District Sunday league. Wednesday is practice night at the football pitch adjacent to the Community Centre.

**Ettington Speed Watch** - this is a group of volunteers who periodically conduct speed checks in the village.

**Ettington Toddler Group-Cheeky Chimps** - this is a parent run bump, baby and toddler group which is held in Ettington Community Centre on Tuesdays 10-12 am term time only.

**Ettington Village News with Fulready** - this is published monthly by Ettington Parochial Church Council. Copies can be obtained from the Ettington Village Stores or the Community Centre or viewed on line at [www.ettington.org](http://www.ettington.org).

**Ettington Chase Hotel** - includes a fitness centre and swimming pool

**Friends Meeting House** - meetings for worship are held on Sundays at 11am in their premises in Halford Road.

**Holy Trinity and St Thomas of Canterbury Church** - includes services, baptisms, weddings and funerals.

**Mobile Library** - located at The Chequers or at the Church at various times and dates during the month. These can be seen in the Ettington Village News. The County Library also offers a home delivery service which is primarily for the elderly or infirm who are unable to use a branch or the mobile library.

**Youth Groups** - Pillerton Scout Group have 3 sections providing scouting adventures and activities for boys and girls aged from 6 - 14 who live in Ettington, the Pillertons and immediate surrounding villages. Meetings are held in Pillerton village hall term time only. Beavers meet Tuesday 6 - 7.15pm, Cubs Wednesday 6.30 - 8pm and Scouts Monday 7 - 8.30pm. 1<sup>st</sup> Ettington Brownies is a group for girls aged 7 - 10. They meet on Tuesday term time only 6.15 - 7.30pm in the small hall at Ettington Community Centre. GIFT is a youth group for children from year 6 upwards who meet fortnightly on Thursday in Ettington Church between 7 - 8.30pm.



# **Ettington and Fulready Neighbourhood Development Plan 2011-2031**

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## **Community Assets**

Ettington Post Office and Stores  
The Chequers Public House  
Ettington Primary School  
Ettington Pre-School  
Community Centre plus land including play area surrounding it  
Church of Holy Trinity and St Thomas of Canterbury  
Friends Meeting House  
Telephone Box

## **Community Infrastructure Levy (CIL)**

Under Regulation 123 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), the above groups and assets, amongst others, will be, or may be, wholly or partly funded by CIL receipts received from qualifying development.