



Long Itchington, Bascote & Bascote Heath

# NEIGHBOURHOOD PLAN

•  
2011 - 2031

Submission Version, May 2021

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*The Neighbourhood Plan has an exciting vision for the future, looking to protect the rural nature of our beautiful setting, to provide the right sort of housing for our changing population and to continue to foster and protect the emotional and social needs of all our residents from the very young to the more frail or isolated.*

*Our vibrant and resilient community has faced an unprecedented period of change over the last five years due to extensive housebuilding. This rapid expansion has brought its own particular challenges, to which the community has risen by continuing to warmly welcome new residents and appreciating their involvement in and contribution to village life.*

*In very much the manner of Long Itchington, the desire to formulate a Neighbourhood Plan is as much a pragmatic response to change as it is a need to exert some control over our future. The Long Itchington Neighbourhood Plan area is an attractive place to live and its residents seek to ensure it continues to be so.*

*Residents here are not shy to make their feelings known and by responding in record numbers to our formal and informal questions they have given us a clear and focused direction for the next decade.*

*We look to the future with enthusiasm and a desire to retain all that we value here, in a spirit of creativity, to enhance what is a very lovely place to live.*

*Our Neighbourhood Plan demonstrates what residents of the parish hold dear – community, inclusivity and all the positives of rural life.*

**Cllr. Barbara Atkins**

Chair, Long Itchington Parish Council



# 1. Introduction

- 1.1** This Neighbourhood Plan is an opportunity to promote and support change to improve the lives and well-being of local people including those who have recently chosen to move to newly built houses and join the community. It recognises the need to contribute to meeting Stratford District Council and neighbouring area's new housing needs identified in the Core Strategy in a sustainable way. However, it seeks to protect the Neighbourhood Area from inappropriate development that could damage the very environmental and social characteristics that currently make Long Itchington an attractive place to live, work and visit.
- 1.2** The broad result of consultation with local people is that the community, spread across the settlements of Long Itchington Village (including Model Village), Bascote and Bascote Heath, wants to protect the area's rural character that is at the heart of its attractiveness.
- 1.3** The community sees the Neighbourhood Plan as an opportunity to take greater control of how future development and land use will impact on all of our lives. This is demonstrated by the high level of involvement of local people and businesses providing the evidence for the policies and proposals in this plan. This level of involvement has, in part, been driven by the scale of recent developments and also the fact that residential developers continue to promote large scale proposals that, if allowed, would have major impact on the area and its community.
- 1.4** The Neighbourhood Area has experienced significant change over recent years and the growing community has proved its ability to adapt and thrive. So far, this has been achieved because the pace of development has been manageable. From 1960 to 2014 (54 years) a total of 331 residential units were added to the Long Itchington village housing stock. Between 2016 and 2020 (4 years) a further 289 units have been built or are under construction. This scale and particularly recent pace of growth poses a challenge to the community's ability to continue to adapt and retain the features of village and rural, small settlement life that differentiates it from the environmental and social characteristics of urban areas. However, the community and its elected leaders are committed to welcoming all new residents and encouraging them to take advantage of, support and develop the many benefits of local life in the Long Itchington Neighbourhood Area.
- 1.5** The Neighbourhood Plan vision is that it will ensure the Neighbourhood Plan Area adapts to improve the quality of life for all local people and meet their housing, education, enterprise and employment, leisure and cultural needs. The vision and how it is to be achieved is set out in detail in **Section 4** of this document.
- 1.6** Long Itchington Parish Council has promoted the introduction of a Neighbourhood Plan and its aim is to confirm this common vision for the Neighbourhood Area by the majority of local people choosing to support the Plan.
- 1.7** The Pre-Submission Consultation on this emerging Neighbourhood Plan coincided with Stratford District Council's publication of the draft Site Allocations Plan (SAP) that makes proposals affecting the defined Neighbourhood Area. The relationship between this Neighbourhood Plan and the emerging SAP is set out in detail in Section 2 of this document. It is recognised that, depending on the outcome of consultations on both documents prior to their respective adoption, amendment of this Neighbourhood Plan may be required.
- 1.8** Statutory guidance has been followed in developing the Neighbourhood Plan in order to ensure that it meets the basic conditions for its successful adoption. The Public Sector Equality Duty requirements of the Equality Act 2010 have been taken into account in developing the Plan. In addition, support and guidance from Stratford-on-Avon District Council has been obtained as well as professional, planning advice specifically commissioned from a local consultancy.

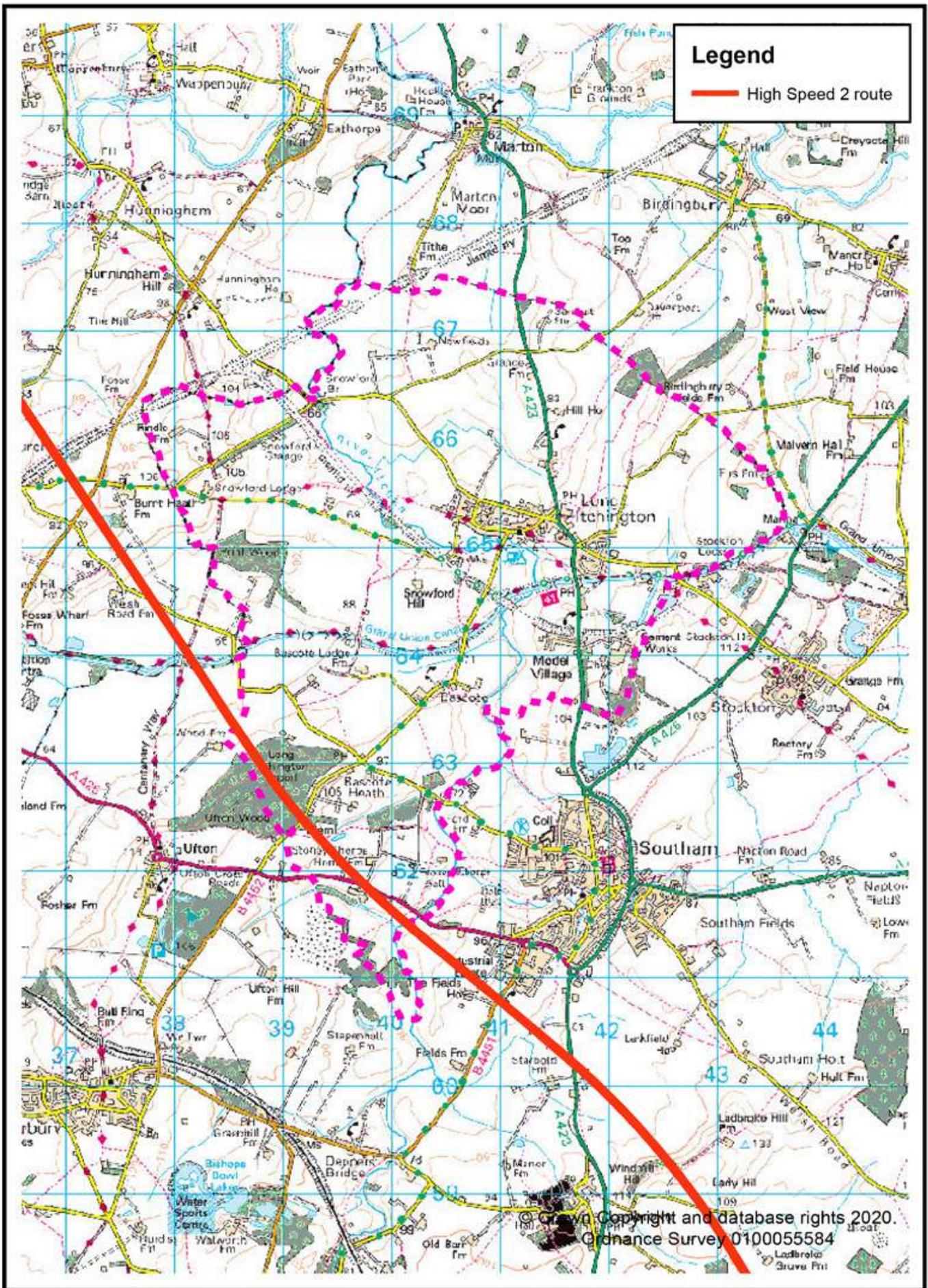


Figure 1: Long Itchington Neighbourhood Plan Area

## 2. Statement on the Emerging Site Allocations Plan (SAP)

- 2.1** Stratford District Council published its SAP Preferred Options proposal for Regulation 18 consultation in October 2020. The consultation period closed in December 2020.
- 2.2** The SAP proposes two ‘Reserve Sites’ (identified as LONG.A and LONG.B) for additional housing development and a site (identified as SCB.5) for self or custom build housing. All three sites are located adjacent to Long Itchington village. Development of these sites does not meet the wishes of local people consulted in the preparation of this Neighbourhood Plan and the policies set out in Section 6 below have been developed to reflect this.
- 2.3** The Parish Council has formally responded to the SAP and, in summary, rejected the principle of identifying any Reserve Sites to be allocated within the Neighbourhood Area. It has also rejected the basis of the proposal for the allocation of a site for multiple self or custom build plots. The response points out the fact that Long Itchington has already accepted a disproportionately high number of new dwellings since the commencement of the Core Strategy. This irrefutably demonstrates the substantial contribution that the village has already made to discharge its obligation to help meet the need for new housing across the whole District and its adjoining areas as identified in the Core Strategy.
- 2.4** This position is further supported by the fact that the SAP proposals for potential new housing are in addition to the strategic redevelopment of the Cemex site located in the Neighbourhood Area. This site is identified in Core Strategy Policy AS.11 (Site 3. Long Itchington Former Cement Works) as a brownfield ‘windfall’ site within the life of the Plan. The potential, substantial scale of new housing that might be provided on this site must be taken into account in any proposal to designate further development sites in the Neighbourhood Area.
- 2.5** The Parish Council’s full response can be seen at <https://longitchington.org.uk/wp-content/uploads/2021/04/Long-Itchington-Parish-Council-Full-SAP-Submission-2020-.pdf>. In addition to the reasons for rejection of the principle of the allocations, details are given of why each of the three sites identified are unsuitable for development.
- 2.6** The SAP is not expected to be submitted to the Secretary of State for examination until December 2021 with adoption forecast by September 2022. It would be unreasonable to delay the progress of this Neighbourhood Plan until after the SAP issue is resolved. It is for this reason, the scale of housing development already completed and the potential ‘windfall’ redevelopment of the Cemex site that no Reserve or Self/Custom Build sites are specifically identified in this plan.

### 3. Location and Geographic Context of the Long Itchington Neighbourhood Area

- 3.1** Long Itchington Neighbourhood Area is in south-east Warwickshire approximately 12 miles south of Coventry, 15 miles north of Banbury and 6 miles east of Royal Leamington Spa. Its nearest settlement of significant size is the market town of Southam approximately 2 miles to the south.
- 3.2** The Neighbourhood Area covers approximately 5,000 acres (2000 hectares). At its heart is Long Itchington village but Model Village, Bascote and Bascote Heath are important, distinctive settlements within the Neighbourhood Area. The Neighbourhood Area boundary is marked on the plan in **Figure 1**.
- 3.3** Long Itchington has been designated as a Category 1 Local Service Village in Stratford-on-Avon District Council's planning Core Strategy (Section 5, paragraph 5.1.10).
- 3.4** Long Itchington Village lies either side of the A423 road between Coventry and Oxford. The Grand Union Canal runs east/west through the Neighbourhood Area on the southern edge of the village. The former Leamington Spa to Weedon railway line passed through the Neighbourhood Area but finally closed to freight in the mid 1960s. The disused line is now part of the Sustrans Charity's Route 41 national cycle network and an important leisure, recreation and wildlife habitat. The HS2 railway line currently under construction will run across the southern tip of the Neighbourhood Area partly in a tunnel. The route is shown on the plan in Figure 1. The HS2 railway line will permanently affect the road route to Leamington. Vehicles will be diverted southwards along the Fosse Way before turning right towards Offchurch resulting in it being less direct and increasing journey time.
- 3.5** There are approximately 12 miles of public footpaths and bridleways running throughout the Neighbourhood Area. These link with the canal towpath and Sustrans route and are an important and well used leisure resource for local people and visitors.

- 3.6** The Neighbourhood Area is served by the following principal transport links and services:

#### **Motorways**

M40 – North/South access at Gaydon (Jct.12, approx. 9miles) or Banbury (Jct. 11, approx.17 miles).

M1 – North/South access west of Northampton (Jct.16, approx. 18 miles) or southbound only via the M45 (Jct.17, approx. 16 miles).

#### **Rail Services**

West Coast Mainline Services from Coventry (approx. 12 miles) or Rugby (approx. 12 miles) to Euston Station, London or destinations north to Glasgow.

Access to Chiltern Railways, Cross Country and West Midlands Trains services is available at Leamington Spa (approx. 7 miles) including a service to Marylebone Station, London.

#### **Bus Service**

One Stagecoach bus route, running between Leamington Spa and Rugby, passes through Long Itchington Village. The frequency of service was reduced in January 2019.



## 4. The Origins and Growth of the Long Itchington Neighbourhood Area

- 4.1** The geology of the Neighbourhood Area is that the ground is of early Jurassic Blue Lias rock formation. This continues to have an important effect on all aspects of the development and life of the Neighbourhood Area. The rock has, for many years, been extensively quarried in the area as a source of building stone, agricultural lime and as a raw material of the cement industry.
- 4.2** The Neighbourhood Area lies within the ancient 'Feldon' region of Warwickshire, an area of mainly low-lying land extensively cultivated since pre- Roman times.
- 4.3** Long Itchington village has been where it is now, or thereabouts, for at least 2000 years. The name means 'farmstead by the River Itchen'. The river was part of the boundary of Queen Bodicea's Icene Tribe territory as it resisted the Roman invasion of the country from the south and west. The original settlement, close to White Hall Farm on the western edge of today's village was abandoned and re-established around the church.
- 4.4** Incremental development and growth took place up to the 20th century before there was significant residential development from the 1950s onwards. The most recent developments along the Marton Road (Lilac View), next to and opposite the school on Stockton Road (Spinney Fields and Keeper's Meadow) have expanded the village footprint and introduced housing which is a considerable distance from amenities and services. The large number of buildings and structures that are listed as being of historical interest or importance provides evidence of the development of the Neighbourhood Area over the centuries. There are 34 in total distributed throughout the Neighbourhood Area. They include a wide variety of structures from Holy Trinity Church to a flight of locks on the Grand Union Canal. All are important assets that contribute to the rich heritage and character of the area. Full details can be found by searching the List at <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&-search=Long+Itching&search=Long+Itchington>.
- 4.5** Listed Buildings within and clustered around Long Itchington village are identified on the map in Figure 2. A significant number of these structures help to define the boundary of the Long Itchington Conservation Area first designated in 1969 with further amendments made in 1997. The current boundary of the Conservation Area is also shown on the map in **Figure 2**. This represents the historic core of Long Itchington village and is a highly important environmental and social characteristic to be protected and enhanced for the future.
- 4.6** The development of Model Village deserves special mention. This small settlement off the A423 road to Southam, close to the main Long Itchington village was built in phases from 1912 by Kaye and Co. to house workers at its nearby cement works. The final phase of the original development was completed in the early 1920s long before much of the more "modern" housing was built in the village centre. It is an important example of social and economic life of the period. The design of dwellings and layout of the development illustrates the Company's enlightened approach to accommodate its workers and their families to a high standard and reflects life styles of the times. Houses were built in generous plot sizes to allow for food cultivation and pigsties were provided nearby for their animals.
- 4.7** The accelerating pace of growth in the built environment is illustrated in the table set out in **Figure 3** showing the dates and scale of significant residential development (including planning permissions granted) up to 2011, the beginning of the Stratford-on Avon Core Strategy. The table set out in **Figure 3a** includes more detailed information about developments approved and undertaken since 2011 with an analysis of housing types and tenures at each site.

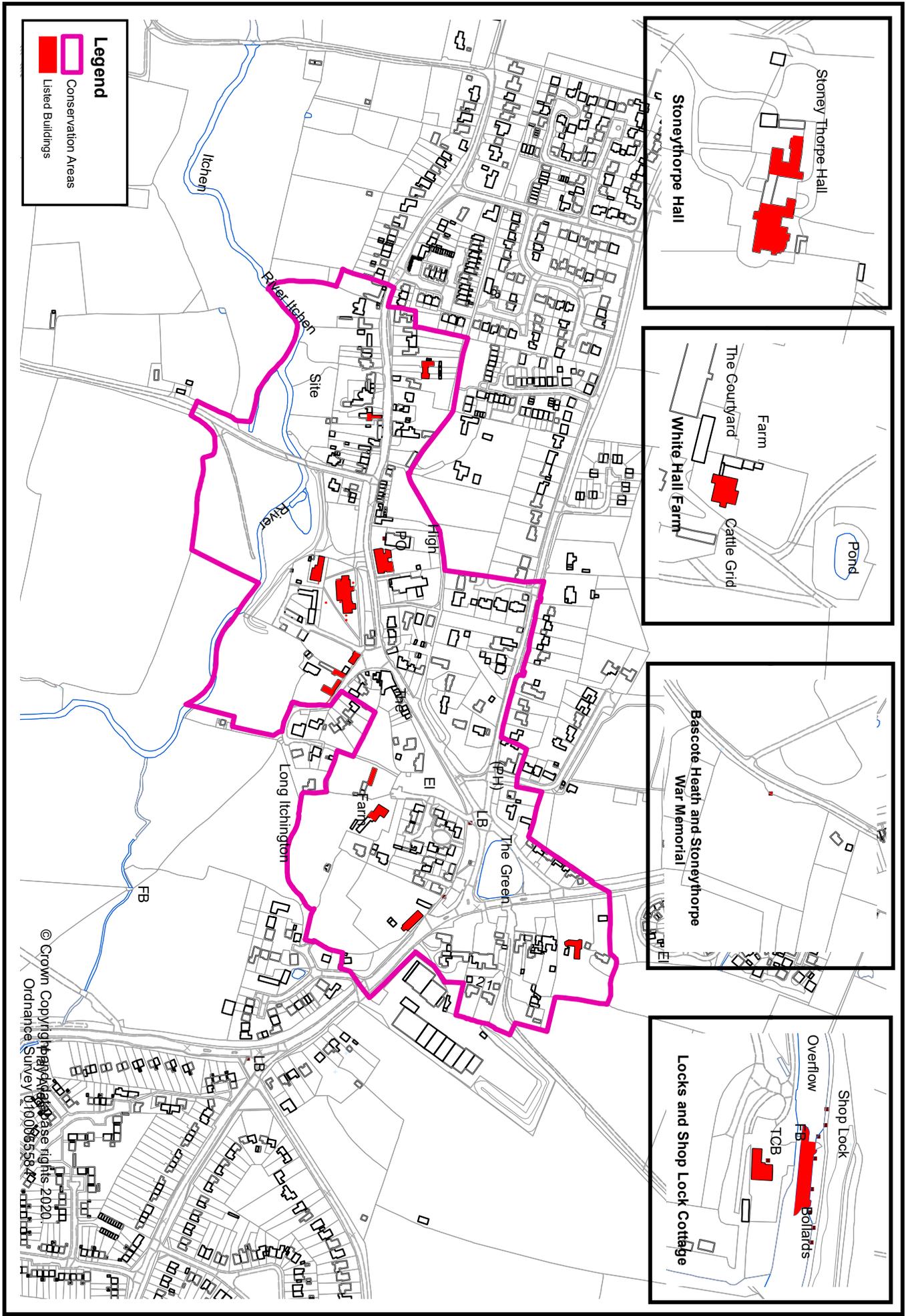


FIGURE 2: Heritage Assets Location Map

Decade	Location	Year	New Dwellings from 1960			Total Dwellings in the Village	% increase from 1960
			Market	Social	Total		
						<b>603</b>	
<b>1960s</b>	Orchard Way		0	26	26	629	4.3
	Green End		8	0	8	637	5.6
	Leamington Rd (Buck & Bell to Mallory)		7	0	7	644	6.8
	Leamington Rd (New Vicarage to Galanos)		10	0	10	654	8.5
	Church Rd (Square to Stonebridge Lane)		34	0	34	688	14.1
	<b>1960s Totals</b>		<b>59</b>	<b>26</b>	<b>85</b>		
<b>1970s</b>	Stonebridge Lane (North side)	1970	7	0	7	695	15.3
	The Green (Woodpeckers to Greenacre)	1970-77	4	0	4	699	15.9
	The Tankards (Odingsell.....)	1975	51	0	51	750	24.4
	Church Road	1977	2	0	2	752	24.7
	Beechcroft (New build only)	1979	0	10	10	762	26.4
	<b>1970s Totals</b>		<b>64</b>	<b>10</b>	<b>74</b>		
<b>1980s</b>	Village Hall Yard	1982	6	0	6	768	27.4
	The Limes Croft	1985	3	0	3	771	27.9
	The Old Vicarage	1989	3	0	3	774	28.4
	<b>1980s Totals</b>		<b>12</b>	<b>0</b>	<b>12</b>		
<b>1990s</b>	Russell Close	1991	0	16	16	790	31.0
	The Gardens, Off Church Road	1994	1	0	1	791	31.2
	Leather Street & Shepherd Close	1995	23	3	26	817	35.5
	Dale Close	1998	46	9	55	872	44.6
	Chaters Orchard	1998	5	0	5	877	45.4
	<b>1990s Totals</b>		<b>75</b>	<b>28</b>	<b>103</b>		
<b>2000s</b>	Stonebridge Lane	2001	2	0	2	879	45.8
	Brakeley	2002	2	0	2	881	46.1
	Yew Tree Farm (Orchard)	2003	2	0	2	883	46.4
	The Green	2004	1	0	1	884	46.6
	Galanos	2005	25	12	37	921	52.7
	Manor Farm (Barn conversions)	2006	3	0	3	924	53.2
	<b>2000 to 2011 Totals</b>		<b>35</b>	<b>12</b>	<b>47</b>		
<b>1960 to 2011 Grand Totals</b>			<b>245</b>	<b>76</b>	<b>321</b>	<b>924</b>	<b>53.2</b>

**FIGURE 3: Housing Growth from the 1960s to 2011**  
*(Calculations based on 603 dwellings at the start of the period)*

Year Dwelling	Location	Market	Affordable	Number of Bedrooms					Houses	Bungalows (incl. Dormers)	Total Built	Total Housing Units in Neighbourhood Plan Area	% Increase from 2011 Base	Notes
				1	2	3	4	5						
2011 Base											924			
2012 /2013											924			No building
2014	Adams Close		10							10	934		1%	Parish Council lead development of 10 affordable housing units for local connection residents
2015														No building
2016	Spinney Fields	98	52	8	36	32	44	30		150	1084		17%	Development by David Wilson Homes
2016	Lilac View	38	20	2	27	20	9		54	4	1142		23%	Development by Bloor Homes
2018 - 2020	Keeper's Meadow	53	28	4	19	32	26		74	7	1223		32%	Development by David Wilson Homes
<b>Grand Totals</b>		<b>189</b>	<b>110</b>							<b>299</b>				
<b>Growth from 2011 - 2020 represents a 32% increase in approximately 9 years.</b>														

**FIGURE 3a: Housing Growth Table 2011 to 2019 (including house type analysis)**

**4.8** There is evidence that Long Itchington has been an important settlement for many centuries. The Domesday Book completed in 1086 records 99 households in the settlement, the third largest in Warwickshire. This compares to 69 households in Coventry at the time. Long Itchington's tax liability recorded in the Book was the third highest in Warwickshire and indicates the prosperity and status of at least some of its inhabitants.

**4.9** The economy and prosperity of the Neighbourhood Area continued over the centuries largely based on agriculture. However, from the 17th century the economy began to be influenced by the geology of the area. At first this took the form of stone quarrying, then brick making, production of lime for agricultural use and eventually large-scale extraction of clay for the production of cement. This remains the most significant industrial activity in the Neighbourhood Area today and will continue to be a key economic and environmental feature for the foreseeable future.

**4.10** Today's economy is diversified. Agriculture continues to be a core activity as well as clay extraction. Other important business sectors that have either developed or chosen to locate in the Neighbourhood Area include manufacturing, transport depots and vehicle repairs, leisure and hospitality, retail and other local services. However, it must be noted that

these businesses employ limited numbers of people in relation to the total population of the Neighbourhood Area. In addition, our Questionnaire Survey revealed a significant number of varied businesses being run from homes in the Neighbourhood Area. Economic activity is essential to the prosperity and well being of the Neighbourhood Area and its community. This Plan, therefore, seeks to encourage and support business viability, growth and the creation of local employment opportunities providing that it is consistent with the policies contained within it.

**4.11** The social fabric of the Neighbourhood Area has developed along with its physical growth and development. Characterised by absentee landlords in the Middle Ages a hierarchy developed that can still be seen today from the evidence of historic buildings including, for example, Stoneythorpe Hall, the original Manor House (now Manor Farm), the Tudor House, White Hall and more humble dwellings occupied by agricultural and other workers.

**4.12** In addition to the evidence of wealth, poverty also existed. Records show how local benefactors established local charities from the early 1600s to provide the 'safety net' for those in need. This philanthropy later extended to the provision of education for local children and even today some of the earliest charities formed the origins of the Long Itchington Education Fund that continues to support



young people of the Neighbourhood Area in their educational pursuits and personal development.

**4.13** This sense of community still very much exists and the results of our Questionnaire Survey (that achieved an extremely high response rate of 74%) (*see Charts 29 and 30, page 63*) show that it is seen as an important and valuable asset to be protected. From the accelerated growth of the local population in the 1950s the Neighbourhood Area's Parish Council and its community has sought to welcome and integrate new residents. Incremental growth when new residents arrive in relatively small numbers and are dispersed throughout the parish has been manageable. Until 2016 the largest number of families arriving within a short space of time was 55. More recently it has been a greater challenge to assimilate larger numbers, for example, Phase 1 of Spinney Fields (75 new families) closely followed by Phase 2 (75 new families), Lilac View (58

new families) and Keepers Meadow (81 new families). Despite best efforts it has been harder to get to know everyone and provide the usual "Welcome Pack" to all new residents, but the commitment to achieve this continues.

**4.14** There are approximately 27 voluntary organisations active in the Neighbourhood Area offering the opportunity for everybody to be engaged in local life either as users of facilities or as volunteers. The Parish Council, made up of Councillors drawn from a wide cross section of the community, is committed to welcoming everyone and making Long Itchington an even more attractive place to live. The community works together to be strong, cohesive, active and vibrant. This continues to be a shared goal. A key objective of this plan is to ensure that growth is sustainable and that this goal is achieved.

## 5. The Vision for the Long Itchington Neighbourhood Area

5.1 The intention to produce a Neighbourhood Plan for the Neighbourhood Area was launched at a public meeting at Long Itchington Community Centre in October 2015. The ideas and comments expressed at the meeting together with the results of subsequent consultation with voluntary groups active in the Neighbourhood Area were used to formulate the following Vision Statement:

*“Our Vision for the future is to ensure that the Neighbourhood Area adapts to improve and protect the quality of life for all local people and meet their housing, education, enterprise and employment, leisure and cultural needs.*

*This must be sustainably achieved by:*

- *Protecting the rural character of the area*
- *Preserving the historic features and heritage of the Neighbourhood Area*
- *Enhancing and protecting the natural environment*
- *Ensuring that our community remains cohesive, inclusive, active and vibrant.”*

5.2 The Vision Statement also identified five themes that would form the framework for developing the Neighbourhood Plan and these are as follows:

- **Housing** – Promote the provision of appropriate housing to meet the needs of all individuals and families in our community. It is, however, accepted that the Neighbourhood Area must also contribute to the overall housing need of the district identified in the Core Strategy.
- **Business, Employment and Enterprise** – Promote the provision of facilities, including land, property and infrastructure, to support thriving businesses throughout the Neighbourhood Area.
- **The Natural and Built Environment** – Enhance and protect the rural character of our Neighbourhood Area for the wellbeing of all residents and ensure high quality design of buildings, structures and open spaces.

- **Community** – Ensure that local voluntary groups and organisations have access to suitable accommodation, facilities and resources to provide social and cultural activities that underpin an even more active, cohesive and inclusive community.
- **Sport, Leisure and Recreation** – Promote the health and wellbeing of local people through provision of high-quality leisure and recreation facilities including improved access to the local countryside.



- 5.3 The draft Vision Statement was adopted by the Neighbourhood Area Parish Council, published and distributed to every household and business in the Neighbourhood Area. The full document is included in **Figure 4**.
- 5.4 The five themes helped the development of a set of comprehensive questionnaires aimed at all residents (aged 16 years or over) and businesses designed to be the primary evidence base for the development of detailed policies. The results of the surveys have been aligned to the five themes to ensure that policies reflect the views and priorities of local people.
- 5.5 A full explanation of consultation undertaken, including the comprehensive questionnaire survey that delivered a 74% response rate amongst residents is set out in the Consultation Statement that accompanies this document.
- 5.6 The adoption of the Vision Statement and subsequent consultation with residents took place against the background of an unprecedented increase in the number of approvals granted for housing development directly affecting Long Itchington village between 2011 and 2016. The scale and pace

of this development, logically cannot have occurred without any impact on life within the Neighbourhood Area. For example: more traffic using the local road network leading to increased pressure on car parking for local facilities and services; increased number of sewerage system overflows; a reduction in any spare capacity that might exist in local schools; further pressure on the ability of the Community Centre to support local voluntary organisations, essential to help integrate and support all residents, but considered to be already at or near full capacity in 2011.

- 5.7 The policies set out in Section 6 of this Plan, therefore, are framed to influence the scale of additional, particularly open market, large-scale, housing development during the remaining life of the Plan in order to protect the rural character, natural environment, infrastructure and facilities of the Neighbourhood Area.

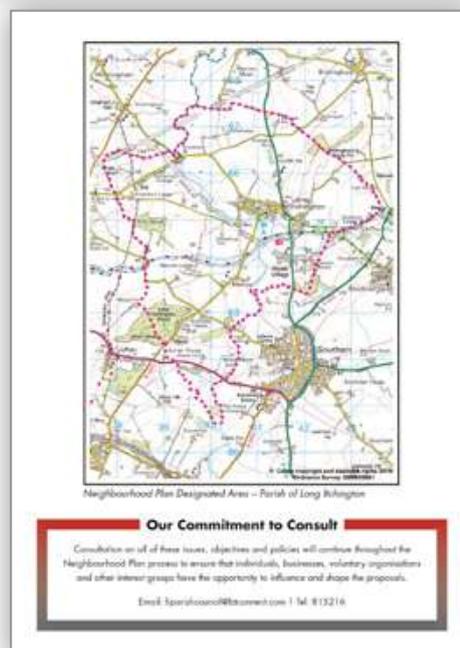


FIGURE 4: Vision statement

## 6. Neighbourhood Plan Policies

### 1. Methodology

**1.1** This section of the Neighbourhood Plan specifies the policies intended to help achieve the aims and objectives broadly identified in the Vision Statement.

**1.2** Policies are grouped in themes and arranged as follows:

#### **6.1 – Housing**

#### **6.2 – Built Environment**

#### **6.3 – Employment and Business**

#### **6.4 – Natural Environment**

#### **6.5 – Community**

#### **6.6 – Sport, Leisure and Recreation**

**1.3** Each policy is a statement setting out a particular action, objective or aim. It is followed by an explanation of why the policy is made and how it supports the achievement of the aim or objective. Evidence is then cited to support the inclusion and relevance of each policy in the Plan.

**1.4** Evidence is primarily the results from local consultation as outlined in the Consultation Statement that supports this Plan, particularly the comprehensive questionnaire survey ('QS') undertaken in September/October 2016 with a 74% response rate of residents 16 years and over within the Neighbourhood Area.

**1.5** Specific results from the QS are cited to explain and support the reasons why the policies in the Plan have been developed and these charts can be found in Appendix A. The full QS report with a detailed analysis of all responses can be viewed at <https://longitchington.org.uk/wp-content/uploads/2017/07/Neighbourhood-plan-survey-2016-PDF.pdf>.

**1.6** Relevant statements and/or policies in Stratford District Council's adopted Core Strategy and the Government's National Planning Policy Framework published in February 2019 (updated June 2019) are also cited.

**1.7** Other planning policy and practice or other relevant evidence is cited to support some policies. This has been identified by broader research with sources noted in each case.

**1.8** Where appropriate, Neighbourhood Plan policies are supplemented by statements of community aspirations. These indicate how development could meet future needs of the community revealed through local consultation for example in provision of a wide choice of housing types and provision of community facilities.

### 2. Statement of Support for New Housing Development

**2.1** The policies set out in this section of the Plan establish a position regarding the types of development acceptable to local people and the terms of support for new, small-scale, sustainable housing development during the remaining life of the Core Strategy. This type and scale of development will help to deliver local residents Vision for the Neighbourhood Area and meet their identified needs. This is a crucial, local issue and for ease of reference and clarity the approach is summarised in the following statement. Each element of the statement contains a reference to the relevant policy area throughout the Plan where more detail, explanation and evidence is given. It should be noted that this statement does not apply or seek to restrict the potential 'windfall' redevelopment of the Cemex site referred to in section '3. Cemex Site' overleaf.

## Summary Statement - Supported New Housing Development

New housing development will be supported where a proposal:

- a) helps to satisfy an identified local housing need. (See Policy H3)
  - b) is sited within existing built-up area boundaries or on sites previously built on, other than proposals permitted under the National Planning Policy Framework published in February 2019 and updated in June 2019 (for example Rural Exception Sites). (See Policy H1 and Policy H2)
  - c) is for a small-scale scheme of typically up to 10 units located on a site meeting criteria b) above. (See Policy H2 and Policy BE2)
  - d) meets the following design standards:
    - i. Dependent on the scale and location of the proposal, an independent hydrology survey demonstrates that existing infrastructure (for foul and storm water) is capable of taking the additional volumes without adverse effect to other land and premises. All new residential development should be located within Zone 1 of the Environment Agency's Flood Map. (See Policy NE4);
    - ii. All driveways and hard-standing areas are to be constructed with a permeable surface to minimize run-off (See Policy NE4);
    - iii. Appropriate off-road vehicle parking is provided dependant on the scale and location of the development. (See Policy BE4);
- iv. All dwellings must be capable of supporting residents in all stages of their lives. The adoption of the optional Part M4(2) of the Building Regulations in any new dwelling will help to ensure that this requirement is met. (See Policy H5 and Policy BE2);
  - v. All dwellings must be connected to a high-speed broadband connection See Policy EB5);
  - vi. All dwellings must include a secure cycle facility. (See Policy BE4);
  - vii. All dwellings must be provided with a minimum of 250 litre rainwater collection and storage facility in order to support water conservation (See Policy NE4);
  - viii. All dwellings and associated development must be designed to meet the standards and requirements of Stratford on Avon's Development Requirements SPD 2020, Part V Climate Change Adaptation and Mitigation in addition to the minimum standards of Building Regulations. (See Policy BE4 and Policy NE6);
  - ix. All dwellings should be effectively screened from existing properties wherever practicable by means of a suitable mix of native species of trees, shrubs and hedging (See Policy BE4);
  - x. All boundary walls and fencing should, wherever practicable, include suitable ground-level access to encourage small mammals (e.g. hedgehogs) to travel across garden areas and between green open spaces (See Policy BE4 and Policy NE3).

### 3. Cemex Site

*(Former Cement Works, Long Itchington)*

**3.1** The policies set out in this Plan apply to development on all land within the Neighbourhood Area with the exception of the existing Cemex site. This requires special mention as it is Long Itchington's largest industrial complex comprising areas of quarry extraction and brownfield development. Consultation with Cemex during the preparation of the Plan has revealed the company's long-term expectation that it will seek permission for redevelopment of the brownfield elements of the site (land on which industrial buildings or other operational structures have existed). The company anticipates that this could take the form of mixed development but is likely to be predominantly for housing as it believes that that would be the most financially viable option.

**3.2** The company says that the timing of any proposal will depend on the operational needs of the business (factors within the control of the company) and the delivery of housing development land to meet the forecast needs identified in the Core Strategy (factors outside the control of the company).

**3.3** Paragraph 5.2.10 of the Core Strategy confirms that redevelopment of large, rural brownfield

sites could provide 'windfall' additions to the overall housing supply. Although the Cemex site is identified in Policy AS 11 of the Core Strategy (Site 3) as a potential site for redevelopment it is not included in the forecast housing land supply target up to 2031. In the event of proposed redevelopment, the Policy states that "A comprehensive Masterplan must be prepared in conjunction with the owners of the site, local communities and agencies."

**3.4** In view of the uncertainty of any timescale, form and scale of redevelopment of the site and the Core Strategy requirement for consultation on any proposal, this Plan does not contain specific policies relating to what would be a strategic development proposal with major implications for the settlements within the Long Itchington Neighbourhood Area across all six policy areas identified above. The community will, therefore, expect to be actively engaged from the outset in the preparation of any masterplan that should include guidance specific to the site on the use, design and scale of any development at the appropriate time. The future development of the site will be revisited in any future revision of this Plan at which time circumstances may have changed.



## Policies

### 6.1 Housing

#### Strategic Objectives:

- To promote the provision of appropriate, high quality housing to meet the needs of all individuals and families in our community;
- To contribute to the target of sustainable new residential development adopted in Stratford District Council's adopted Core Strategy.

#### Policy H1 – Housing Supply and Development

Proposals for new dwellings within the built-up area boundary of Long Itchington village, as defined on Figure 5, will be supported subject to being in accordance with other policies in the Plan.

All areas outside this built-up area boundary are classed as Countryside with the exception of the Cemex site identified as Site 3 in Core Strategy Policy AS.11. New dwellings within the Countryside will be strictly controlled and limited to Local Needs Schemes, Rural Exception Sites, replacement dwellings and dwellings for rural workers in accordance with policy AS10 criterion (i) of the Core Strategy.

#### Explanation:

1. This policy aims to satisfy the aspiration of local people to protect the rural setting and character of the Neighbourhood Area.
- 2.1 Long Itchington village has been categorised as a 'Local Service Village' in the Core Strategy. A built-up area boundary has been established in order to protect against the erosion of its rural setting and character through inappropriate development.
- 2.2 Long Itchington Village has, unsurprisingly, seen the greatest growth of all settlements in the Neighbourhood Area. It is known, as a result of a significant number of approaches from land owners and housing developers, that there is continuing commercial pressure to develop housing in the countryside that adjoins its boundaries. It is therefore vital that this is resisted in order to deliver the aims and aspirations of local people to preserve its historic character as a rural village.

2.3 Model Village is a significant, distinct group of dwellings close to the main village centre. Although it has its own character and identity, residents are strongly involved in the wider community as shown by the responses set out in Charts 67 and 68 (**page 65**) of the QS results. In addition, (as mentioned in Section 3, Paragraph 3.6) the settlement is of historical importance and the integrity of its original design and layout should be protected. It is separated by open fields to the north and west of the A423 road that provides a footpath to link the two areas. There is less separation on the eastern side of the road as a result of an intermittent, narrow ribbon of development that has occurred at various times over many years. This incorporates residential, commercial and public house properties that ends close to the entrance to Model Village. If the open fields to the west of the A423 are developed it would seriously damage the rural settings of both Model Village and Long Itchington village and risk their eventual merging through incremental development along their respective edges.

2.4 Identifying a built-up area boundary for Model Village to provide this protection has been considered in the preparation of this Plan. However, following discussion with Stratford District Council, it is not proposed for the following reasons:

- a. the settlement is not included in the Local Service Village categorisation of Long Itchington village and development would, therefore, be deemed to be unsustainable;
- b. development between the existing boundary of Model Village and other settlements would be contrary to Core Strategy and national planning policies against development in open countryside and those intended to protect against coalescence between existing settlements; and
- c. that a band of open countryside immediately to the north of Model village framed by the man-made disused railway line (now part of the Sustrans network) and the canal provides a strong barrier to ensure that coalescence will

not occur. This is in addition to the area of open countryside that lies between this landscape band and the Long Itchington village built-up area boundary that comprises agricultural land, woodland and flood plane for the River Itchen. Together, these areas provide an important element of the rural setting and character of the area and also offer landscapes and views valued by local people (see Section 5.3, Policy NE1 of this Plan).

- 2.4** No built-up area boundaries have been established for other settlements within the Neighbourhood Area, Bascote and Bascote Heath, as, like Model Village, they fall within the “Countryside” classification identified in this Policy and the Core Strategy. They are clearly hamlets geographically separated from Long Itchington village.
- 2.5** As a principle, no development other than that specified in the policy will be supported in order to preserve green space between existing settlements and avoid merging of separate settlements. Any approval of development within these areas could incrementally weaken the argument to protect the countryside and lead to the eventual coalescence of the built environment resulting in an urban character for the Neighbourhood Area.
- 3.** The Core Strategy identifies Long Itchington as a Category 1 Local Service Village. The approach adopted in the plan for dispersal of new development throughout the district required to meet the need for new housing indicates that Long Itchington’s share of new dwellings should be no more than around 113 over the plan period between 2011 and 2031. This is to ensure that the scale of new development is sustainable and does not prejudice the character of the settlement. Sustainable development is a key principle enshrined in the National Planning Policy Framework published in February 2019 and updated in June 2019 (Section 2).
- 4.** Planning permission has been granted for a total of 289 residential units in Long Itchington since the commencement of the Core Strategy plan period in 2011. The table in Figure 3a identifies the location of these new dwellings. All are completed or under construction. This is 186

units more than the Core Strategy allocation and represents 264% of the sustainable share envisaged after only 8 years of the 20 years Core Strategy period. An alternative expression of this situation is that 66% of the total number of new houses envisaged for all Category 1 Local Service Villages has been constructed in or on the edge of Long Itchington village. This equates to a 32% increase approximately in the number of dwellings located in Long Itchington village during this period.

- 5.** This Plan supports incremental growth through new, small-scale development to meet local housing need and contribute to the maintenance of a healthy community. It does not, however, support continued large-scale development that risks prejudicing the character and rural setting of the Neighbourhood Area and placing greater pressure on existing local infrastructure including transport, education, health, other services and the environment.
- 6.** On this basis, it is not considered necessary or desirable to allocate any specific sites within the Neighbourhood Area for future residential development and no further large-scale market housing developments will be supported during the lifetime of the Plan. This policy is consistent with Core strategy Policy AS.10 and does not seek to limit other types of development considered to be acceptable, in principle, within the countryside and villages. This Plan will, however, be reviewed after its formal adoption when the situation will be reassessed supported by a new Housing Needs Survey.

#### **Evidence:**

- 1.** Section 5.1 of the CS – Distribution of Development identifies Long Itchington as a category 1 Local Service Village (Para. 5.1.10).
- 2.1** Policy CS16 of the CS specifies the formula for distribution of new housing development across the District to sustainably deliver the total requirement between 2011 and 2031.
- 2.2** A strategic allocation of 450 new homes for all Category 1 Local Service Villages is identified “... of which no more than around 25% should be provided in any individual settlement.”
- 2.3** Applying this formula results in the figure

of approximately 113 units identified in Explanation 3 above.

3. Charts 38 and 39 of the QS results (**pages 63 and 64**) show the importance respondents place on the natural features surrounding existing settlements in the Neighbourhood Area that contribute to their enjoyment of living here. It is contended this would be prejudiced by inappropriate development outside the built-up area boundary or in open countryside. A specific example is that 81% of respondents considered the rural setting of the Neighbourhood Area to be “extremely” or “very” important to their enjoyment of the Neighbourhood Area environment (**Chart 38, page 63**).
4. The revised National Planning Policy Framework published in February 2019 and updated in June 2019 includes an environmental objective in the definition of sustainable development “.. to contribute to protecting and enhancing our natural, built and historic environment ..” (Section 2, Paragraph 8, Objective c).

## Policy H2 – Re-development of Previously Developed Land

Proposals to develop small-scale new housing (of typically up to 10 units) including self-build, custom-build plots and live-work units that meet an identified local need in respect of dwelling types and tenures to add to stock diversity in the Neighbourhood Area on previously developed land that either currently exists or may exist within the life of this Plan will be supported provided that:

- a) The site is either within the identified Built-Up Area Boundaries in the Neighbourhood Area or satisfies the approach regarding Local Needs Schemes set out in Policy CS.15 G of the Core Strategy. This criterion does not apply to the potential redevelopment of the brownfield elements of the Cemex site identified in Core Strategy Policy AS.11.
- b) It is demonstrated that where the previous use of the site provided local employment there is no demand for redevelopment or re-use of the site to generate new job opportunities. This Plan seeks to

encourage a vibrant local economy and job opportunities;

- c) Any remedial works to decontaminate the site are satisfactorily dealt with at the developer’s cost; and
- d) The new use would be compatible with surrounding uses and lead to an enhancement in the character and appearance of the site and its immediate surroundings.

### Explanation:

1. Previously developed land in this Plan has the definition attached to it in Annex 2 of the National Planning Policy Framework published in February 2019 and updated in June 2019: “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) ....” Excluded from the definition is land used for agriculture or forestry, land used for mineral extraction or waste disposal by landfill and land in built-up areas such as: private residential gardens, parks, recreation grounds and allotments.
2. Policy CS.15 G of the Core Strategy states “Within and adjacent to settlements, development may include small-scale community led schemes brought forward to meet a need identified by that community.” Policy H2 supports a preference for new development to be undertaken on brownfield rather than greenfield land wherever possible.
3. This policy does not encourage a change of use of land and buildings in active business use to uses that do not generate local job opportunities.
4. The policy recognises that previously developed land could help to provide windfall housing (in accordance with Section 5, paragraph 5.2.12 of the Core Strategy) for local people subject to the criteria set out in the policy because the capital value of the land is likely to be lower than greenfield sites sought by developers of open market housing for outright sale.

## Evidence:

1. The CS recognises in section 5.2.12 that redevelopment of existing built sites, for example former factories, are ‘windfall’ housing sites that can contribute to achieving the overall housing supply target.

### Policy H3 – Affordable Housing

This Plan supports the provision of small-scale affordable housing (as defined in Core Strategy Policy CS.18) either on rural exception sites adjacent to the Village Boundaries (as defined on the map in Figure 5) or on redevelopment of previously developed sites in accordance with the needs of the local community as identified through a Housing Needs Survey.

Appropriate housing tenures will be secured in perpetuity through a Section 106 legal agreement.

The criteria for local occupancy are those established by Stratford District Council.

## Explanation:

1. This policy acknowledges that Long Itchington Neighbourhood Area is an area of relatively high house prices. Accordingly, some individuals or households with long family connections to the area will be unable to afford to buy open market housing if they want, or have a need to maintain close, local family or community links.
2. The Long Itchington Housing Needs Survey of 2016 as part of the development of this Plan identifies certain housing need that has been potentially satisfied by recent, new housing in the Neighbourhood Area. However, it is acknowledged that actual housing need changes over time and it is expected that further Housing Need Surveys will be undertaken during the life of this Plan. Policies therefore should be able to address changing needs in the future.
3. New, small scale housing developments should provide at least 35% of the total number of units for affordable housing in accordance with the threshold set out in Policy CS18 of the Core Strategy.

4. When affordable housing is provided, ownership/occupation should be first restricted to people with local connections and only then through a wider allocations scheme operating in Stratford District.

## Evidence:

1. The Neighbourhood Area Parish Council commissioned Warwickshire Rural Community Council to undertake a Housing Needs Survey. The report was published in October 2016 and received by Stratford District Council. The report is included in Appendix B of this Plan.

The report identified a need for 27 new homes from the responses to the survey. Including households registered on Home Choice Plus, it is concluded that there may be a need for a further 35 homes for local people.

This total level of identified need for a mix of tenures and housing types has been met and, indeed exceeded, by new housing in the Neighbourhood Area either completed or under construction since 2011.

2. Chart 54 of the QS results (**page 64**) shows that 81% of respondents consider that provision should be made for housing provision based on the needs of local people.
3. The Campaign to Protect Rural England’s ‘Housing Foresight’ paper published in September 2017 stressed the importance of focussing on local housing need differentiated from housing demand. This protects local communities from “needless demand” that leads to housing being built in the wrong places.
4. The House of Commons Library ‘Affordable Housing Briefing’ published in September 2018 states “Commentators are increasingly making



## Policy H4 – Development on Private Garden Land

Development on private garden land will only be supported if it can be demonstrated that the proposal will:

- a) preserve or enhance the character of the area, particularly if the site is within the Long Itchington Village Conservation Area;
- b) not introduce an inappropriate form of development which is at odds with the existing settlement pattern;
- c) not significantly and demonstrably harm the amenity of the host dwelling and neighbouring properties;
- d) provide satisfactory arrangement for access and off-road parking; and
- e) the proposal would not conflict with any other policies in the Plan.

the point, in addition to a crisis in housing supply, England is in the grip of a crisis of affordability". This supports the objective of providing affordable housing to meet local identified need.

### Explanation:

1. This policy acknowledges that, in some circumstances, the size of large private gardens can be a liability to their owners and that development for new housing can be an option provided that proposals are handled sensitively.
2. Private garden land excludes land within the curtilage of a dwelling used as a paddock or grazing land.
3. The criteria set out in the policy are intended to ensure that any new dwelling provides satisfactory facilities and would not adversely affect the character of the surrounding environment or people's enjoyment of existing properties including the original dwelling on the site.
4. The policy recognises the potential benefit of windfall residential development, including

the release of potential self-build plots to help meet Stratford District's housing land supply target identified in the Core Strategy.

### Evidence:

1. Chart 55 of the QS results (**page 64**) shows that 58% of respondents consider that infill development is appropriate for new housing.
2. Paragraph 5.2.12 of the CS confirms the value of 'windfall' homes to meeting the overall District target for new housing units.

## Policy H5 – Housing Stock Diversity

- a) Housing development that adds to the choice of type and tenure of housing, including self-build, custom-build and live/work units available to meet the identified needs of local people will be supported in accordance with the appropriate standards set out in Core Strategy Policy CS.19 subject to the proposal meeting all relevant policies in this Plan.
- b) Developers of new housing are encouraged to build sustainable and flexible living into house design to meet the requirements of people throughout their lives in accordance with the appropriate standards set out in Core Strategy Policy CS.19. In particular, accommodation that can be easily adapted to suit changing household needs and circumstances, including to cater for home working, people with disabilities and older residents who may need care and support.
- c) Proposals to convert any bungalow into a two storey or more dwelling other than by the creation of additional bedroom and ancillary accommodation within the existing roof space will not be supported unless facilities for ground floor living are retained to ensure that the choice of single storey living remains available for older people or people with restricted mobility within the Neighbourhood Area.

The policy recognises the permitted development rights of homeowners.

## Explanation:

1. This policy is intended to encourage and support the widest choice of housing and living accommodation in the local housing stock. This might include sheltered accommodation or adapted housing (for example, smaller units to enable 'down-sizing', sheltered or care accommodation) across a range of tenures. Self-build and custom-build plots to meet local demand would also be encouraged and supported under this policy. This approach would provide opportunities for local people to move to housing that meets their changing needs but remain within the community, close to family, friends and their established support services. A more detailed statement about the community's aspirations for life-long housing choice is set out at the end of this section.
2. Adoption of the optional Part M4(2) (Accessible and Adaptable Dwellings) of the Building Regulations 2015 (as amended) for all new dwellings would satisfy the requirement of part B of this Policy to provide houses flexible enough to meet the changing needs of residents over time.
3. Live/work housing is defined as residential accommodation designed or adapted to meet the needs of occupiers working from home either as remote employees or running their own businesses provided that the use is appropriate to residential areas and causes no adverse environmental harm or effects on the environment or use of neighbouring properties.
4. This policy also addresses concerns expressed by local people about the loss of bungalow or single storey dwellings through conversion to multi-storey family housing. Where this occurs, it has the effect of reducing the choice of housing types within the total stock of dwellings.
5. A significant number of local people in the Neighbourhood Area are aged 60 or over (see Evidence cited below). Also, a significant number of respondents to the Questionnaire Survey stated that they have lived in the Neighbourhood Area for more than 25 years. It is, therefore, contended that demand for single storey living is likely to be high. This is supported by anecdotal evidence of demand for this type

of accommodation and comments made in response to the Housing Needs Survey 2016.

6. This demographic evidence for the Neighbourhood Area makes the case for supporting greater diversity in the local housing stock to cater for the future needs of local people and maintain established family and social networks. An important element is access to single storey living and the existing stock of bungalows must therefore be protected from any further conversion to multi-level dwellings.
7. Departures from the planning agreement at Keepers Meadow where predominantly ground floor living space has been changed to give more bedrooms on a higher floor (regularised by retrospective planning permission in August 2020) makes policy H5 even more crucial.

## Evidence:

1. Chart 13 of the QS results (**page 62** confirms that 25% of residents are 60 or over. Chart 15 (**page 62**) confirms that 33% of all residents have lived in the Neighbourhood Area for over 25 years.
2. Policy CS.19 of Stratford District's Core Strategy (paragraph 5.5.8) states - "Stratford-on-Avon District is also expected to have an ageing population (both in terms of increasing number and as a proportion of the population). Paragraph 1.2.11 of the Core Strategy identifies that a significant factor in the District is the higher average age of the population compared with the national average. 52% of residents are over 45 (England = 42%) and 22% are over 65 (England = 16.3%) (Source: Census 2011).

Additionally, the proportion of local residents aged 85 or over is forecast to more than double by 2031. Long Itchington is, therefore, projected to have an even larger proportion of residents aged over 60 than the whole of Stratford-on-Avon District.

3. The Neighbourhood Housing Needs Survey 2016 (see Appendix B) contains specific comments from respondents about the need for bungalow accommodation. The survey results revealed a need for 28 new homes in the Neighbourhood Area for households with a local connection – of these 9 were specifically

requested to be bungalows – that equates to the demand for bungalows representing 32% of the identified need.

4. Chart 17 of the QS results (**page 62**) confirmed that at the time of the survey 14% of respondents lived in bungalows. However, this was undertaken before the three new large housing developments were approved.
5. A survey by YouGov for the Papworth Trust disability charity in 2015 suggested 47% of over 55s wanted to live in a bungalow when they retired. From the QS results, it is extrapolated that 31% of the population in our Neighbourhood are over 55. Applying the Papworth Trust’s finding to this proportion equates to 14.5% of our community wishing to live in a bungalow.
6. Age UK says bungalows should be one of a “range of options” but they must be close to amenities like shops and public transport.
7. The National Federation of Builders argues that large firms dominating the construction industry are more likely to focus on traditional houses and flats. Bungalows will get harder to build because land prices are “killing the affordable housing market”. This desire by

developers to avoid building bungalows was strongly evidenced in the parish, when, in spite of considerable pressure from both the Parish and District Councils being applied to developer’s plans to increase the proportion of bungalows in their applications for 3 new housing schemes, the total numbers of bungalows included were finally raised to only 11 out of 289 dwellings. That number equates to only 3.8% of total dwellings. Consequently, this has resulted in a significant overall reduction to the overall percentage of bungalows in our Neighbourhood housing stock.

8. There have recently been two planning applications to convert existing bungalows to houses/upper level dwellings which have secured planning approval. Such conversions further reduce the number and mix of bungalows in our community.
9. Policy CS.19 of Stratford District’s Core Strategy states that “Bungalows are a consistently popular option, especially for older people wishing to maintain their independence. Their provision can in some cases help create vacancies in existing larger houses perhaps more suitable for occupation by families.”



10. There is a direct correlation between the higher than average, and extending, age profile across our community with the higher than National and District average demand for bungalows in the Neighbourhood Area. At the same time the chance of meeting this demand has been significantly reduced by new housing developers failing to construct

sufficient new bungalows and from individuals converting existing bungalows to multi-storey dwellings. The current stock of bungalows within our Neighbourhood has now fallen to approximately 11.7% of total local housing stock against a rising demand for bungalows of approximately 14.5% across our community.

## Community Aspiration:

### Access to a Range of Housing and a Sustainable Community

Policy H5 of this plan discusses the demographic profile of the Neighbourhood Area and makes the case for access to a wide range of housing to ensure that choices are available for local people at various stages of their lives. This includes housing suitable and affordable for young people and families as well as for older people.

Local evidence indicates a growing older population generally in common with the nation as a whole, but the evidence cited in paragraph 1 of the Evidence section to Policy H5 also shows a substantial proportion (33%) of residents who have lived in the Neighbourhood Area for more than 25 years. The implication of this is that most will have established deep roots within the local community with crucial networks of family, friends and other support services. Equally important to the community as a whole is the retention of local people who in many instances have helped create a strong and vibrant community and engaged with its life making the Neighbourhood Area socially

cohesive and sustainable.

Local choice of different types and tenures of housing to enable, for example, downsizing, a move to single storey or adapted living, sheltered or care accommodation is essential to provide the best opportunity for residents to remain within their community. This plan therefore seeks to encourage and support the provision of a wide range of housing types to meet the identified needs of local people subject always to new provision meeting all relevant policies concerned with the location, design, scale and form of new development. Proposals that support achieving the goal of wider choice should be supported in preference to proposals that simply add to the stock of general, open market housing for sale.

In response to the wishes of local people expressed in the QS, the Plan seeks to be flexible about provision of small-scale housing development, particularly where it meets an identified local need for access to a wide range of housing type and tenure whilst resisting development of further large-scale commercial housing estates in adjoining countryside.



## 6.2 The Built Environment

### Strategic Objectives

- To preserve the character and distinctiveness of the Neighbourhood Area as a group of small rural settlements with the village of Long Itchington at its centre and to protect it from inappropriate or unsympathetic development that would detract from this.
- To ensure the design and construction of any new development reflects the distinctive characteristics of buildings and structures that combine to give the Neighbourhood Area its unique appearance and appeal to local people.

### Policy BE1 - New Development

Any development outside the built-up area boundaries identified on the map in Figure 5 will only be supported if it is permitted under the National Planning Policy Framework, the Core Strategy and also in accordance with the policies set out in this Plan.

#### Explanation:

1. This policy applies to any type of development other than housing that is covered by Policy HI of this Plan. The policy does not seek to prevent property owners permitted development rights where applicable.
2. This policy aims to satisfy the requirement of local people to protect and enhance the rural setting and character of the Neighbourhood Area.



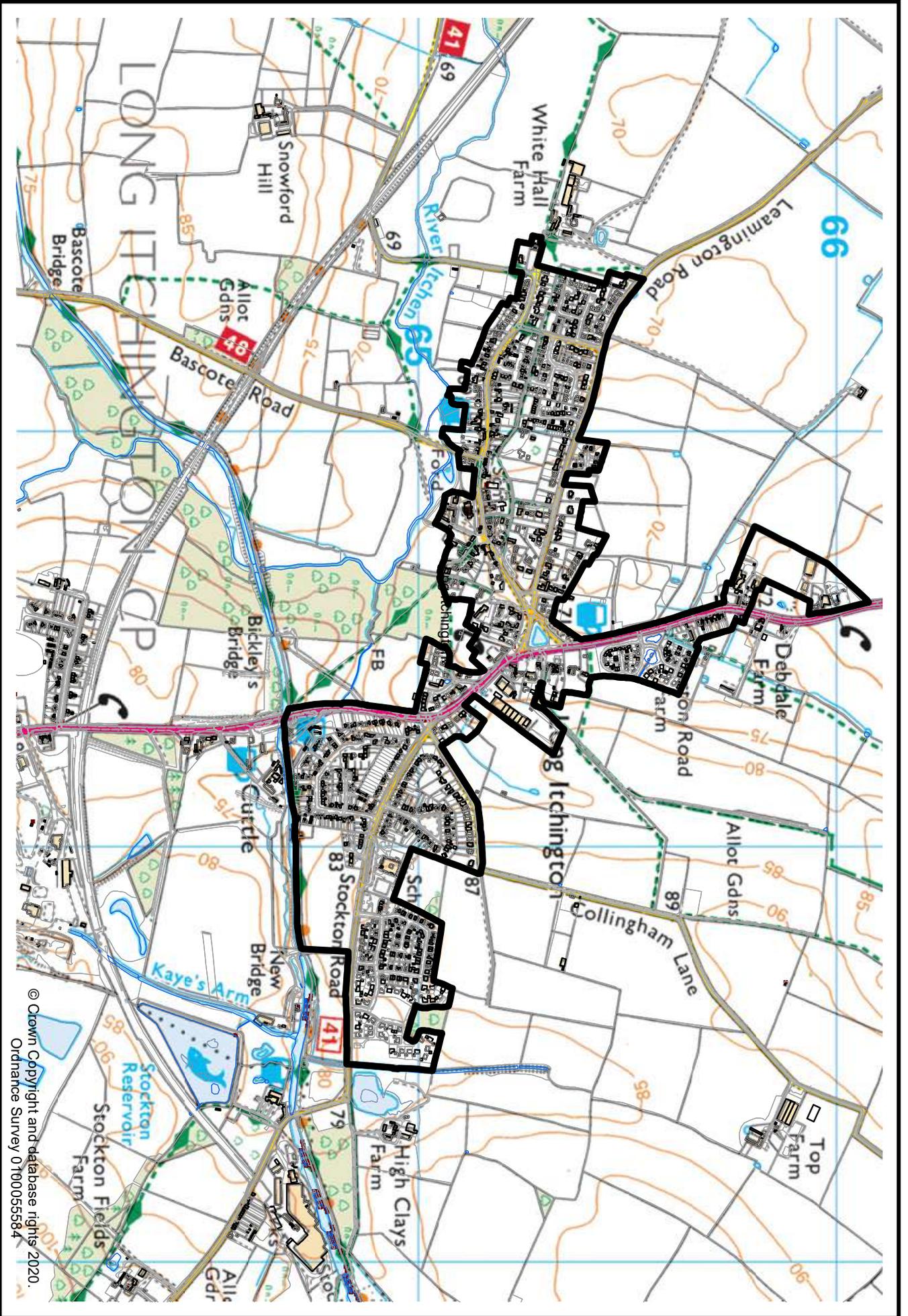


FIGURE 5: Built-up Area Boundary

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 Ordnance Survey 0100055584

## Evidence:

1. Chart 38 of the QS results (**page 63**) shows that 81% of respondents considered that the rural setting of the Neighbourhood Area is “extremely” or “very” important to their enjoyment of the Neighbourhood Area environment.

Chart 39 (**page 64**) shows that 71% of respondents considered that farmland surrounding the settlements in the Neighbourhood Area are “extremely” or “very” important to their enjoyment of the Neighbourhood Area environment.

Any development that encroached on land outside built up areas would, therefore, prejudice the quality of life and sense of wellbeing of a substantial majority of local people.

2. Section 3.6 of the CS states in Strategic Objective 1 that (as a result of policies in the CS) “The rural character of the District will have been maintained and enhanced. The Green Belt and countryside of the District will have been protected from inappropriate development.”

## Policy BE2 – Scale, Form, Layout and Design

Any proposed new development must demonstrate that its scale, form, layout and design is consistent with and sympathetically reflects the rural setting of the Neighbourhood Area and the architectural character and distinctiveness of buildings and structures within its settlements. This will be achieved by reflecting the recommendations of the Village Design Statement and meeting the standards set out in Part A, ‘How to Achieve Good Design’ of Stratford on Avon’s Development Requirements Supplementary Planning Document 2019;

## Explanation:

1. Consultation with local people strongly identified the importance of any development reflecting the character of the Neighbourhood Area that is seen as rural.
2. Proposed developments whose scale, form, layout and design of buildings, infrastructure, public spaces and landscaping do not preserve and protect the characteristics of rural settlements within the Neighbourhood Area would be unsustainable, inappropriate or unsympathetic and will not be supported. This policy seeks to ensure that the overwhelming view of local people that the Neighbourhood Area should be protected from what is perceived as a migration to an urban environment is respected and achieved. To allow incremental urbanisation would be to deny the views that have been clearly expressed.
3. The Village Design Statement was the product of a major community led project that encapsulated the unique character and features of Long Itchington village. It was adopted in 2000 by Stratford District Council as supplementary planning guidance and remains relevant today and for the future as a reference document to help protect the assets and environmental characteristics that the community continues to value in its determination to protect the historic and rural character of the area. The Village Design Statement can be viewed at <https://www.stratford.gov.uk/doc/175388/name/Long%20Itchington.pdf/>.
4. Long Itchington Village has grown significantly since its early beginnings (see Section 3. The Origins and Growth of the Long Itchington Neighbourhood Area and **Figures 3** and **3a** for background and details). There is, therefore, no single design character that applies to the whole of Long Itchington village or, indeed, the whole Neighbourhood Area. The Village Design Statement identified five zones of development each with its own distinctive design characteristics that are mainly the product of housing development over many years. These zones are shown on the map in **Figure 6**. The Village Design Statement describes the architectural character and historical context of each zone and also provides design recommendations for the design of industrial, commercial and public buildings as well as open spaces located throughout the village. This policy envisages that the design of any

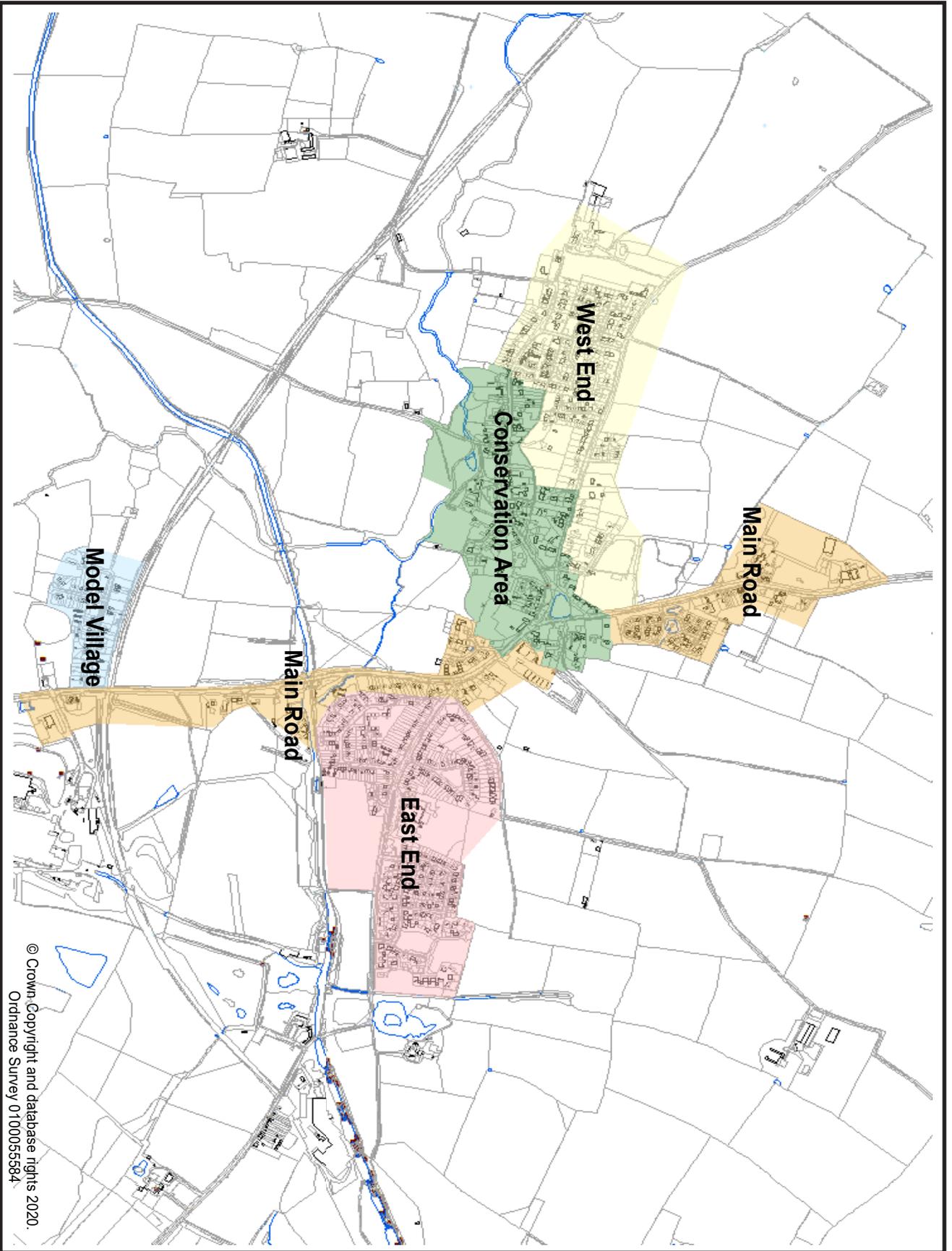


FIGURE 6: Village Design Statement 2000 - Five Development Zones

proposed development should have regard to the recommendations that relate to the characteristics of the area in which it is located.

5. Development proposals will also be assessed against the principles set out in the Built for Life 12 (BfL12) checklist to ensure it is sympathetic to the character of the area, effectively integrated, and environmentally sustainable. This standard is set out in full at <http://builtforlifelifehomes.org> and is consistent with the good design standards set out in Section 12 (Achieving Well Designed Places) of the National Planning Policy Framework published in February 2019 and updated in June 2019.
6. In order to ensure that new housing is flexible in form to meet the changing needs of residents throughout their lives the optional Part M4(2) (Accessible and Adaptable Dwellings) of the Building Regulations 2015 (as amended) should be adopted.

#### Evidence:

1. Chart 56 of the QS results (**page 65**) shows that 75% of respondents considered that the need for buildings of all types to reflect the scale and form of the village is “extremely” or “very” important.
2. Policy CS.9 of the Core Strategy requires all development to “... improve the quality of the public realm and enhance the sense of place, reflecting the character and distinctiveness of the locality.”
3. Strategic Objective 1 of section 3.8 of the CS, ‘Design and Distinctiveness’ states “The character and local distinctiveness of the District will have been reinforced by ensuring new development is of high-quality design taking into account the intrinsic and special value of its landscapes and townscapes.”

### Policy BE3 – Assessment of the Impact of Development on the Neighbourhood Area

Any proposal for development of more than a single dwelling should provide evidence of its impact on the Neighbourhood Area as a whole not solely in terms of the proposed site and its immediate environs in order to demonstrate that it is sustainable and has no adverse impact on the wider Neighbourhood Area or the quality of life of the community within it.

#### Explanation:

1. The policy emphasises the importance of assessing the impact of any significant development on the rural setting, character and distinctiveness of the Neighbourhood Area as a whole. The policy is not intended to apply to extensions, annexes or minor works to existing premises. It must enable the impact to be assessed that any development would exert on existing infrastructure particularly local roads, public parking spaces, drainage and flood protection, footpaths, public utilities and other services as well as the natural environment, adjoining countryside, wildlife habitats and visual appearance of the Neighbourhood Area.
2. Key considerations would be the impact of any development on local school capacity or access to health and other social services for existing residents.
3. Although Long Itchington village has been identified as a Category 1 Local Service Village, local services and the infrastructure that supports them are limited and constrained. So, for example, the main shop at Church Road in the centre of the village and located in the Conservation Area has limited, dedicated car parking. On street parking in the immediate vicinity is on a narrow road and conflicts at peak times with parents and carers visiting the nearby children’s nursery, lorries servicing the shop, residents parking and the local bus service. It is, therefore, clear that any car-borne visits generated by proposed residential development should be a material consideration in a planning decision to permit it.

## Evidence:

1. Chart 56 of the QS results (**page 65**) shows that 85% of respondents considered this approach to assessing the impact of any new development is “extremely: (67%) or “very” (18%) important.

### Policy BE4 – Design Standards

Proposals for any development in the Neighbourhood Area should strive to achieve the highest standards of design and must have regard to Stratford on Avon’s Development Requirements SPD 2020, particularly Part V, Climate Change Adaptation and Mitigation. Proposals for new housing should comply with the principles set out in Section 5.2 of this Plan ‘Summary Statement - Supported New Housing Development. Buildings and structures, including the specification of public realm fixtures and fittings, should reflect the style and quality that creates the character and distinctiveness of the particular area in which the development is to be located.

Innovative design proposals will be supported providing that they add to and do not detract from the distinctive character of the location and environment of the site within the Neighbourhood Area.

In particular, proposals should be considered against each of the following key recommendations contained in the Village Design Statement 2000:

- a) Maintain the open, rural character of settlements by protecting all existing open spaces including green verges forming part of the adopted highway within Built-up Area Boundaries;

- b) The characteristics of buildings of all types should reflect the scale and form of the village;
- c) Tree planting and landscaping must be an integral part of the design and construction of any development;
- d) Healthy, mature, native trees and hedges must be protected and supplemented by new planting of indigenous species;
- e) Integration of any new development should be strengthened by provision or improvement of existing footpaths and cycleways;
- f) Adequate, off-road vehicle parking should be incorporated in accordance with Part O of the adopted Development Requirements SPD. These standards are to be considered as a starting point for negotiation depending on the circumstances of the development site and its relationship with neighbouring properties and the extent of existing local on-street parking. Vehicle parking should be screened from public view as far as is practicable;
- g) Large expanses of hard surfacing should be avoided.

All new dwellings must include secure cycle storage facilities wherever practicable in order to promote sustainable transport within the Neighbourhood Area.

All new dwellings must be constructed to a high standard of energy efficiency and thermal insulation in accordance with Building Regulations.

Any new development should incorporate design features to protect and enhance wildlife corridors within and between the sites of buildings, green spaces and the adjoining countryside.

## Explanation:

1. Consultation with local people clearly indicates the strength of opinion that the rural character and distinctiveness of settlements in the Neighbourhood Area should be protected and enhanced through high standards of sympathetic design of any new development.

2. Off-road parking in f) above is an important local issue but its impact varies depending on the location of properties within the settlements throughout the Neighbourhood Area. More recent residential developments are designed to meet

minimum parking provision standards. However, developments in locations predominantly developed before the advent or growth in ownership of private cars require different standards to avoid congestion of roadways and pavements that can be caused by on-road parking by occupiers or their visitors. It is, therefore considered reasonable that parking standards should be considered in each case and that Part O of the Development Regulations SPD should be a minimum starting point of discussions.

3. There are many different styles of building design and construction throughout the Neighbourhood Area. These were acknowledged in the Village Design Statement 2000. This is unsurprising in view of development and expansion of settlements throughout history. This policy is intended to ensure that any new, small scale development is sympathetic and complements the style and character of the particular area in which it is located. The Conservation Area, for example, must be protected from inappropriate development that would detract from its historic character and distinctiveness. Equally, the design of any new development proposed in, or adjacent to, more recent housing estates should be sympathetic and complement their character and distinctiveness.
4. As stated in Explanation 3 to Policy BE2 above, the Village Design Statement was developed as a community project and formally adopted in 2000. The full document can be viewed at [www.stratford.gov.uk](http://www.stratford.gov.uk). Its key village recommendations re-stated in this policy remain strongly supported by local people living in the Neighbourhood Area today. These design standards are intended to protect the Neighbourhood Area from inappropriate forms of development that could prejudice the character and distinctiveness of the Neighbourhood Area.
5. 'Public realm fixtures and fittings' for the purpose of this policy include, for example, public seating, notice boards, litterbins, advertising hoardings etc. located in areas to which the public have access. This policy seeks to illustrate that different design standards would be expected, for example, between a sign within the Conservation Area and a sign for an industrial estate or commercial building within the Neighbourhood Area.

#### Evidence:

1. Chart 56 of the QS results (**page 65**) shows the following support levels from respondents for the key Village Design Statement as either "Extremely" or "Very" important:

The following are the scores for each of the recommendations (a) to (g) set out in the policy above:

- a) 84% (Maintain rural character of settlements)
  - b) 75% (New development to reflect scale and form of existing buildings)
  - c) 84% (Landscaping - an integral part of design)
  - d) 81% (Existing trees protected and supplemented)
  - e) 75% (Integrate new development with footpaths and cycleways)
  - f) 80% (Provide adequate parking)
  - g) 74% (Avoid large expanses of hard surfacing)
2. The evidence cited in points 2 and 3 for Policy BE2 also applies.

### Policy BE5 – Alternative Use of Land and Buildings

Where planning permission is required, the use of existing buildings or sites for alternative purposes will be supported if the following criteria can be demonstrated by clear evidence:

- a) The existing or previous use of the building or site is no longer viable or required to meet the needs of local people;
- b) The proposed use would either meet the housing or other identified needs of local people or support the sustainable growth of the local economy;
- c) The proposal meets the policies in this Plan intended to promote high quality design and protect the rural setting and distinctive character of settlements in the Neighbourhood Area;
- d) The proposal has no detrimental effect on adjoining land and property in terms of its visual impact or nuisance including noise caused by its use to neighbouring owners or occupiers.

### Explanation:

1. The Plan acknowledges that the need or market for certain types of buildings can change over time. Alternative uses will therefore be supported subject to the criteria set out in this policy.
2. This approach will help to reduce the risk of redundant buildings or structures becoming neglected and a source of local nuisance.
3. The policy recognises that alternative uses of land and buildings can help deliver a sustainable economy, improved local services and windfall housing to meet identified local need.

### Evidence:

1. The evidence cited to support Policies BE1, BE2, BE3 and BE4 above also applies to this policy. All are intended to deliver high quality design of any new development and protect the character and distinctiveness (including the rural setting) of the Neighbourhood Area.

## Policy BE6 – Conservation of Heritage Assets

Proposals should demonstrate how they will conserve or enhance the Neighbourhood Area's historic environment including archaeological assets.

The impact of any development on any heritage asset will be judged against the degree of harm and the significance of the heritage asset affected and weighed against any public benefits.

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

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

Development that fails to conserve or enhance the character or appearance of the Long Itchington village Conservation Area will not be supported.

### Explanation:

1. The Listed Buildings and structures located throughout the Neighbourhood Area (identified on the map in **Figure 2**) are key heritage features that help to give the area its strong and distinctive character. Consultation with local people has revealed the importance of protecting and enhancing these assets for future generations as well as for current enjoyment. This policy, therefore, seeks to meet this requirement.
2. Local people have also made it clear that the Long Itchington Conservation Area should be protected from inappropriate development that would risk damaging its character and distinctive environmental qualities.

### Evidence:

1. Chart 40 of the QS results (**page 64**) shows that 41% of respondents consider historic buildings to be "Extremely" or "Very" important to their enjoyment of the Neighbourhood Area environment.
2. Historic buildings and the environment of the Long Itchington village Conservation Area contribute significantly to the character and local distinctiveness of the Neighbourhood Area that is to be reinforced in accordance with Objective 1 of section 3.8 of the CS.

## Policy BE7 – Designing Out Crime and Anti-Social Behaviour

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

### Explanation:

1. The National Planning Policy Framework published in February 2019 and updated in June 2019 places great emphasis on creating safe environments through effective design.

2. Consultation with local people revealed that this is an important issue for many that affects how comfortable and secure they feel whilst in their homes, at work, using local services or pursuing leisure activities around the Neighbourhood Area.
3. The policy seeks to ensure that any development proposal takes steps through effective design to create safe environments for all within our community.

**Evidence:**

1. Chart 32 of the QS results (**page 63**) shows that 24% of respondents think that crime or

anti social behaviour is a local issue. The chart shows the distribution of this concern across different areas of the Neighbourhood Area.

2. The National Planning Policy Framework published in February 2019 and updated in June 2019 states in paragraph 127 (f) that planning policies and decisions should ensure that developments “create spaces that are safe, inclusive and accessible, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”



## 6.3 Employment and Business

### Strategic Objectives:

- To support and encourage thriving, environmentally sustainable businesses that are in harmony with the rural character and setting of the Neighbourhood Area;
- To promote the creation of employment opportunities in the Neighbourhood Area for local people including home-based enterprise; and
- To encourage the most effective use of land and buildings to meet the changing needs of enterprise and business.

### Policy EB1 – Development of Land and Buildings for Business Use

A proposal for the development or redevelopment of land and buildings within the Built-Up Area Boundaries identified in Figure 5 or expansion or redevelopment of existing business sites outside these areas that leads to local employment opportunities will be supported providing that it satisfies all relevant policies in this Plan relating to location, scale, form and design.

### Explanation:

1. New development for business use or redevelopment of existing business sites that secures existing jobs or creates new jobs for local people would help to meet the strategic objectives of this section of the Plan. This policy does not apply to proposals for alternative uses of existing or former business/employment premises. This is addressed in Policy EB3 below.
2. Successful businesses are an essential part of our community and support many aspects of local life in addition to providing employment opportunities. This policy seeks to encourage development and use of land and buildings to meet the needs of business and enterprise subject to the demand of local people that the rural setting and character of the Neighbourhood Area is protected.

### Evidence:

1. Chart 58 of the QS results (**page 65**) shows that 63% of respondents agree that employment should be supported in the Neighbourhood Area.
2. Paragraph 80 of the draft National Planning Policy Framework published in February 2019 and updated in June 2019 states that planning policies should help create the conditions in which businesses can invest, expand and adapt. Paragraph 83 specifically relates to support for a prosperous rural economy that is also sustainable.

### Policy EB2 – Tourism

A development proposal that encourages or supports the growth of the local economy from tourism will be supported provided that it satisfies all relevant policies in this Plan relating to location, scale form and design.

Proposals to provide new, small-scale touring caravan and camping sites or improve existing facilities will be supported where they have safe road access, are effectively screened from neighbouring land and property and do not adversely affect residential amenity, the settings of heritage assets or the adjoining character of the landscape including wildlife habitat.

### Explanation:

1. The Neighbourhood Area is an attractive place for people to visit with a range of assets including public footpaths, Sustrans cycleway, towpath and bridleway network providing public access to countryside, pubs and restaurants, an important section of canal used for leisure cruising, camping facilities and holiday accommodation, horse riding livery stables and an international Polo Ground.

Key tourism related assets and businesses are identified on the map in **Figure 7** and listed in the table in **Figure 7a**.

These assets support a vibrant local economy. This policy, therefore, seeks to encourage the appropriate and sustainable development of tourism assets in the Neighbourhood Area.

2. A thriving tourism sector of the economy will help to maintain and promote local employment opportunities and support services also available for local people.

**Evidence:**

1. This policy is consistent with Policy CS.24 of the Core Strategy in its objective to promote tourism development that is "... sensitive to the character of the area and designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services." Paragraph 5.10.11 states that "Tourism is a vital component of the District's economy as it supports hospitality, catering, accommodation retail and business."

### Policy EB3 – Change of Use of Employment/Business Land and Buildings

Change of use of land and buildings used for employment/business purposes will be supported subject to the proposals not conflicting with any relevant policies in the Plan and evidence of compliance with one or more of the following criteria:

- a) There is sufficient supply of suitable land in the Neighbourhood Area without the subject site to meet local demand for employment/business use;
- b) The site is no longer suitable for any employment/business use;
- c) Existing environmental problems caused by the site's employment/business use can be removed;
- d) Development for an alternative use to meet an identified local need would result in the business occupier relocating to more suitable premises within the Neighbourhood Area;
- e) Development for an alternative use would meet an identified local need for housing, social or community uses.

If a change of use is proposed on the basis that a site is no longer suitable for any employment/business use (criterion (b) above)

it should be accompanied by a detailed analysis of the reasons why it is unsuitable and evidence of a minimum of 12 months active marketing to attempt to secure a new business occupier on reasonable open market terms.

A proposal for alternative use of part of a site would also be supported if this would support its sustainable economic viability and growth of local employment opportunities.

**Explanation:**

1. The Plan recognises the importance of supporting viable businesses in the Neighbourhood Area and the jobs they bring for local people. This policy should be read in conjunction with policy BE6 above.
2. The location of key businesses is shown on the map in **Figure 8**. The businesses identified are a selection to illustrate the wide variety operating within the Neighbourhood Area. These are in addition to the distribution of important farm and related agricultural businesses that also exist. All businesses, irrespective of scale, are valued and their success is important to the economic and social health of the Neighbourhood Area.
3. This policy balances the need to be flexible about re-use or redevelopment of land and buildings used for employment/business and the aspiration to maintain and increase employment opportunities for local people in the Neighbourhood Area.

**Evidence:**

1. Policy CS.22 of the Core Strategy states that: "An existing employment site should not be redeveloped or converted to non-employment uses unless it is no longer viable or appropriate for business purpose."
2. Chart 58 of the QS results (**page 65**) shows that 63% of respondents agreed that the Plan should make provision for employment opportunities. 46% of respondents agreed that employment sites should be protected from change of use.

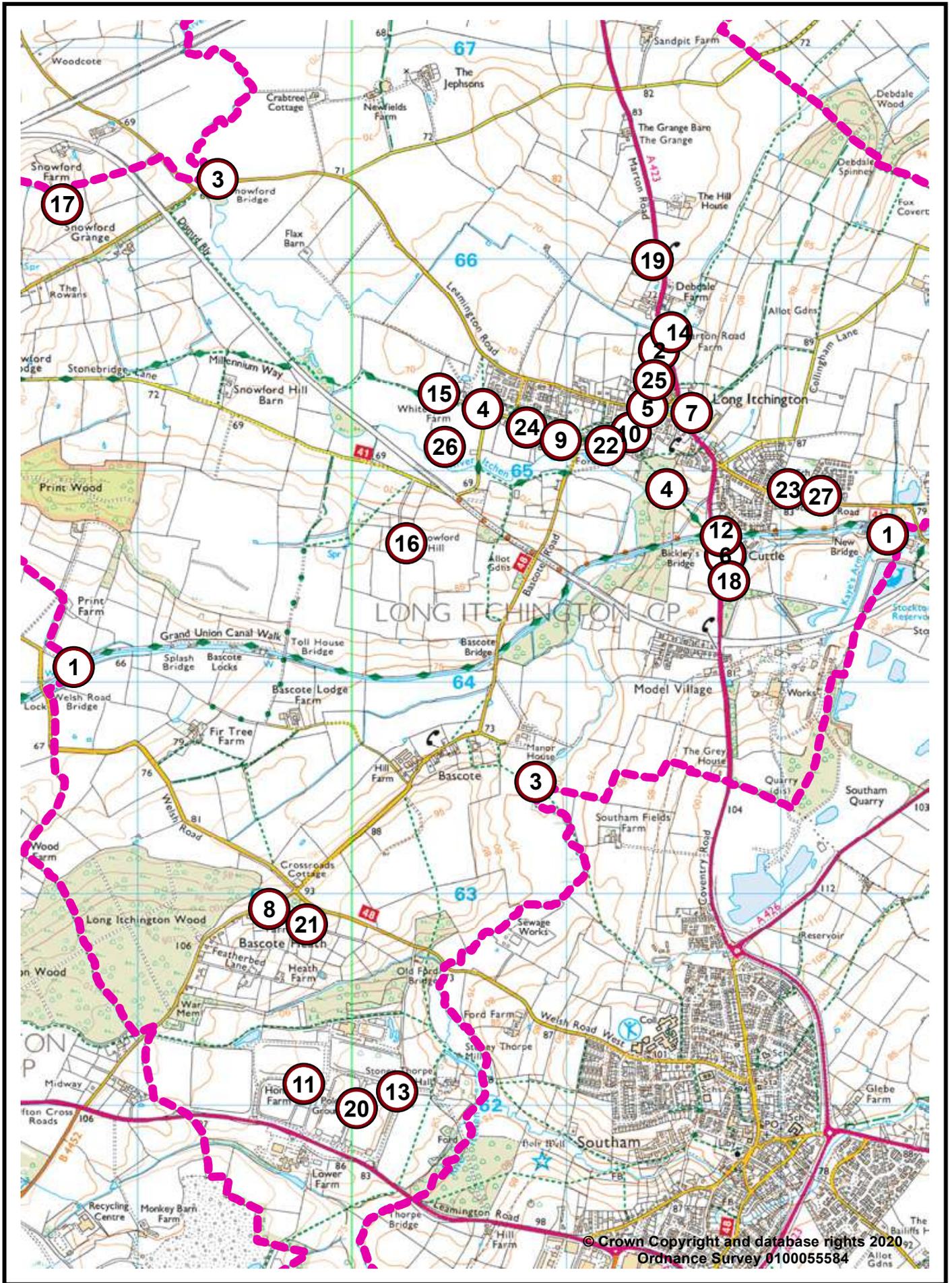


FIGURE 7: Tourism Assets Location Map

### Natural Features

- 1. Grand Union Canal and Towpath
- 2. LILAC Leisure and Wildlife Area
- 3. River Itchen
- 4. Public Footpath and Bridleway Network (see details at [www.longitchington.org.uk](http://www.longitchington.org.uk))

### Public Houses

- 5. Buck and Bell
- 6. Cuttle Inn
- 7. Duck on the Pond
- 8. Fox and Hen
- 9. Green Man
- 10. Harvester
- 11. Millstone Hare
- 12. Two Boats

### Visitor Accommodation

- 13. Dallas Burston Polo Hotel (under development)
- 14. Marton Road B&B
- 15. Whitehall Farm B&B
- 16. Snowford Hill Farm B&B
- 17. Tinywood Holiday Lodges

### Cafes & Restaurants (other than public houses)

- 18. Long Itchington Diner
- 19. Water Margin Chinese Takeaway

### Equestrian Centres

- 20. Dallas Burston International Polo Ground
- 21. Fox Farm Equestrian Centre

### Social, Religious & Community

- 22. Holy Trinity C. of E. Church
- 23. Long Itchington Community Centre
- 24. Long Itchington Congregational Church

### Sports Facilities

- 25. Green End Playing Field
- 26. Long Itchington Cricket Club
- 27. Long Itchington Tennis Club

**FIGURE 7a: Table of Tourism Assets**

*(The number corresponds to the location identified on the map in Figure 6)*



## Policy EB4 – Change of Use of Agricultural Buildings to Commercial or Residential Use

The conversion or alternative use of existing agricultural buildings constructed of traditional materials for business, leisure, commercial or residential uses will be supported subject to the proposal not conflicting with any relevant policies in the Plan and the following:

- a) Evidence is provided to demonstrate that the building to be converted is no longer viable for agricultural use;
- b) The proposed development must be contained within the existing building envelope and provide adequate vehicle parking to support the operation occupying the site;
- c) The alternative use, form and scale of the development must have no adverse effect on the viability of the agricultural holding;
- d) The design of the proposal is sympathetic to the character of adjoining buildings and retains or enhances the rural setting of the site.

Any proposal should meet the requirements of Core Strategy Policy AS.10 (d) and (k).

### Explanation:

1. The policy acknowledges that a significant proportion of the Neighbourhood Area's economy is based on agriculture. As a result of the changing needs and practices of this sector, buildings once used for agricultural businesses may become obsolete. The policy does not seek to restrict the rights granted by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018, Class Q
2. Conversion or alternative use of obsolete buildings may therefore:
  - a) Help to preserve the architectural heritage of farmsteads and the quality of their visual appearance;

- b) Support the diversification and viability of agricultural businesses; and
- c) Offer opportunities for new, sustainable business uses to provide local employment without the development on other sites that could have an adverse impact on the environment of the Neighbourhood Area;
- d) Add to the supply of housing and diversity of housing types within the Neighbourhood Area.

### Evidence:

1. Policy AS.10 of the Core Strategy sets out measures that underpin this policy in the Neighbourhood Plan to ensure a flexible approach to encourage the rural economy.
2. Strategic Objective 1 of section 6.12 of the Core Strategy states that, as a result of its policies: "The rural character of the District will have been maintained and enhanced. The Green Belt and countryside of the District will have been protected from inappropriate development."

## Policy EB5 – Infrastructure

The installation of equipment or construction of facilities to improve or provide public services including access to high quality digital communications, renewable energy, drainage and flood protection and safe roads, footpaths and cycle ways will be supported provided that the proposals:

- a) Meet an identified need;
- b) Satisfy the design standards set out in relevant policies of this plan, particularly in terms of appropriate landscaping and visual screening to avoid any adverse effect on adjoining property;
- c) Have no adverse impact on the physical form or setting of any listed building or structure in the Neighbourhood Area;
- d) Have no adverse impact on the Valued Landscapes identified in the Plan. (See Policy NE1).

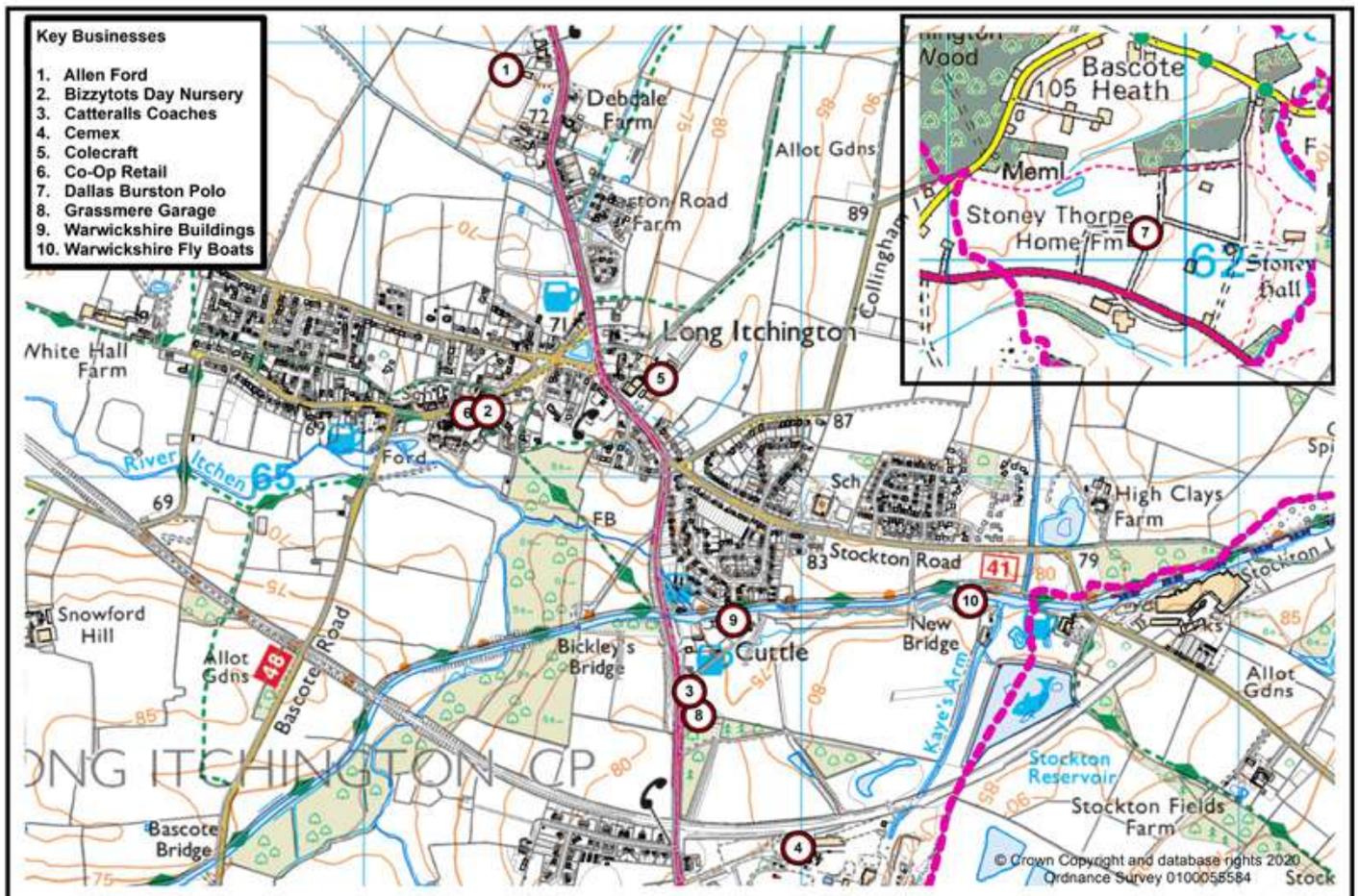
**Explanation:**

1. The Plan seeks to encourage and support access to the highest quality services and facilities to benefit businesses and domestic users throughout the Neighbourhood Area. It is acknowledged that some elements of infrastructure either have their own approval regimes or fall within permitted development regulations. However, this is not always the case, for example access roads, footpaths and drainage infrastructure forming part of housing developments or large-scale renewable energy schemes. Where development is not controlled through planning regulations, the standards cited should be considered as an aspiration for high quality/low impact design.
2. All new dwellings must be connected (service distribution cabinet to house) to a high-speed broadband connection.
3. Provision of these services must have regard to the rural character and setting of the Neighbourhood Area and be sensitive to the

environmental and design considerations affecting the specific location of the proposed installation.

**Evidence:**

1. Chart 64 of the QS results (**page 65**) shows that 33% of respondents stated that improved internet access is needed by their business.
2. Paragraph 7.2.14 of the Core Strategy states that: “The Council will promote the growth of new and existing telecommunications systems to ensure that people and enterprises have access to the latest technology and choice of providers and services.”
3. Paragraph 81(c) of the National Planning Policy Framework published February 2019 and updated in June 2019 states that planning policies should “... seek to address potential barriers to investment such as inadequate infrastructure ...”



**FIGURE 8: Key Business Location Map**

## 6.4 The Natural Environment

### Strategic Objectives:

- To enhance and protect the distinctive rural character and settings of the settlements in the Neighbourhood Area.
- To encourage environmental sustainability through efficient use of natural resources.
- To encourage and protect biodiversity in all areas of the Neighbourhood Area.
- To contribute to the environmental aims and objectives following from Stratford on Avon Council's declaration of a Climate Emergency in July 2019, particularly to secure environmentally sustainable development.

### Policy NE1 – Valued Landscapes and Views

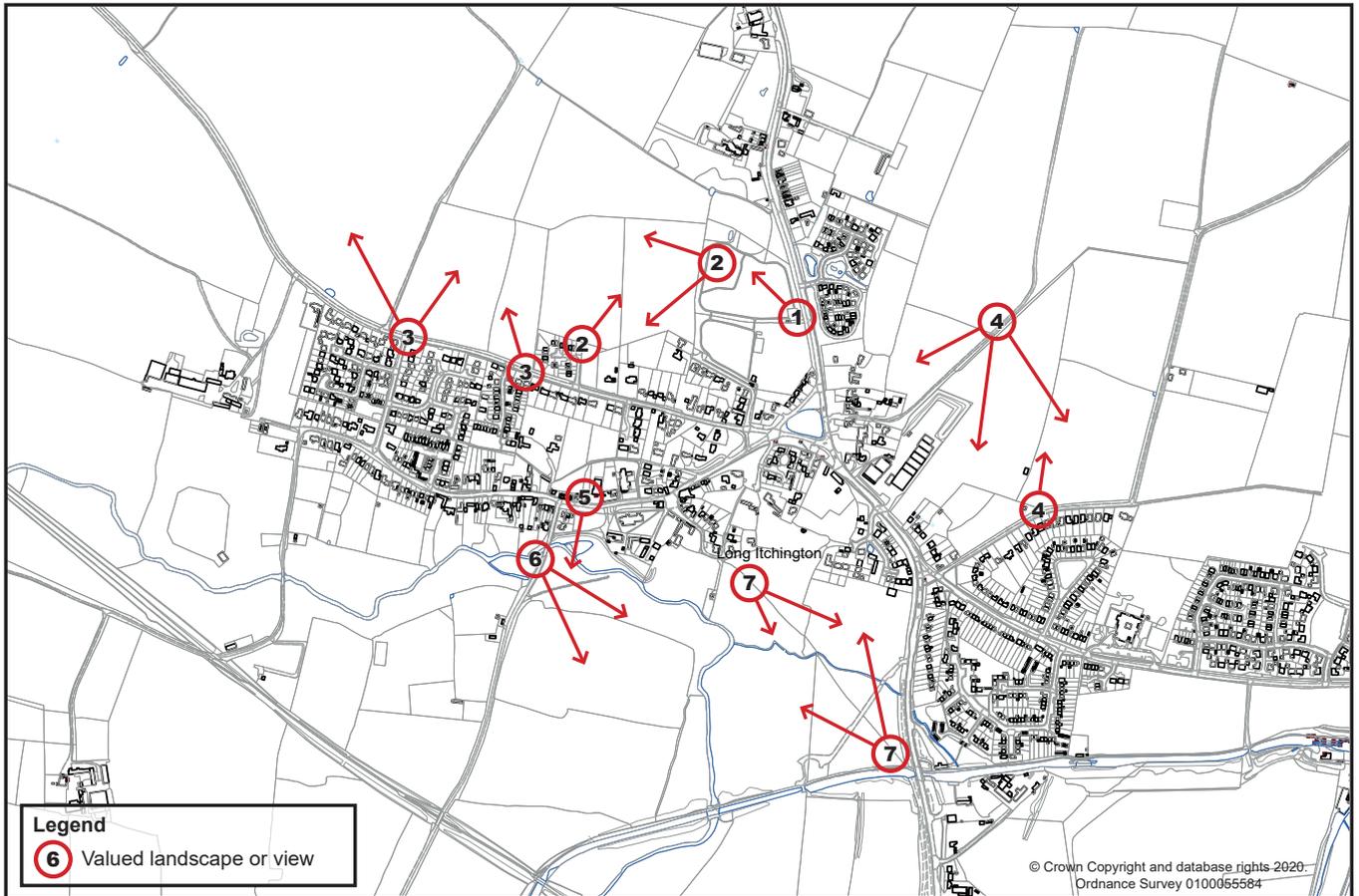
Development proposals must demonstrate how they are appropriate to and integrate with the landscape setting whilst conserving and enhancing the character of the landscape including important local features.

Development proposals should ensure that all important views of the valued landscape shown on the map in Figure 9 are maintained and safeguarded, particularly where they relate to heritage assets, village approaches and the green spaces around and between settlements.

### Explanation:

1. The distinctive character and rural setting of the settlements in the Neighbourhood Area fundamentally relies on their physical relationship with surrounding countryside. This reinforces Policies HI and BEI preventing development outside the Built-Up Area Boundaries identified in this Plan to ensure that expansion into the adjoining countryside is avoided and the risk of settlements merging through incremental development is eliminated.
2. Consultation with local people underlined the importance placed on the proximity of open countryside to life within the built environment of each settlement.
3. Views of open countryside from within the built environment of each settlement are important and highly valued because they help to bring it close to the heart of the settlement and reinforce the relationship with the rural environment. They add to the sense of wellbeing and health of local residents and visitors. Views of each settlement from highways, public footpaths in the countryside and other public access vantage points similarly reinforce their rural settings.
4. The key landscapes and views identified in **Figure 9** are described as follows. A selection of illustrative photographs taken from each view point are included.





**FIGURE 9: Valued Landscapes and Views Map**





(3) Views across agricultural land and open countryside north of Leamington Road on the approach to Long Itchington village from the west. The views of this landscape help to define the limit of the built-up area and accentuate the rural setting and character of the village at these locations.



(3) Views across agricultural land and open countryside north of Leamington Road on the approach to Long Itchington village from the west. The views of this landscape help to define the limit of the built-up area and accentuate the rural setting and character of the village at these locations.



(4) Views from rising ground to the north east of the village along footpath SM9/9a and Collingham Lane across agricultural land. These areas are important 'fingers' of open countryside that project towards the centre of Long Itchington village between residential and industrial development. They protect the rural setting of the settlement and limit the mass of continuous development that would destroy the village character highly valued by local people.



(5) The view from Church Road and the Co Op car park across private amenity grassland towards the River Itchen and beyond to rising, open countryside and agricultural land. The view from this location takes in the important rural setting of the Grade II Listed Holy Trinity Church and Manor Farm. This is a key view that emphasises the rural setting of the village and brings the countryside into the heart of the settlement.



*(6) Linked to the views described in (5) above, views eastwards from this point are over the course of the River Itchen including valuable wildlife habitats and open countryside. The views are over land that establish the rural setting and define the the built-up area boundary to the south of Church Road. They link to the views described in (7) below.*



*(7) These views radiating from public footpath SM3 are across open, undulating countryside incorporating pastureland and commercial woodland. The landscape defines the limit of the built-up area to the south of Long Itchington village and to the west of Southam Road. The landscape forms part of the important open countryside that separates Model Village from Long Itchington village and maintains the rural setting and character of each settlement.*

#### **Evidence:**

1. Chart 38 of the QS results (**page 63**) shows that 83% of respondents consider that views of the countryside are “Extremely” or “Very” important to their enjoyment of the Neighbourhood Area environment. This is the most important local feature for residents.
2. Paragraph 170 (a) of the National Planning Policy Framework published in February 2019 and updated in June 2019 states that planning policies and decisions should contribute to and enhance the natural and local environment by “...protecting and enhancing valued landscapes...”

## Policy NE2 – Local Green Spaces

This Plan designates the following areas of Local Green Space in the Neighbourhood Area as identified on the map in **Figure 10**:

- a) LGS 1: Dale Close estate, play area and open green space, west of Short Lane, Long Itchington.
- b) LGS 2: Green area south of Galanos/east of Sabin Close, Long Itchington.
- c) LGS 3: Allotment Gardens, north of Church Road at the junction of Bascote Road, Long Itchington.
- d) LGS 4: Open green space south of Church Road at the junction of Bascote Road, Long Itchington.
- e) LGS 5: Model Village open green space and cricket ground, west of Southam Road, Long Itchington.
- f) LGS 6: Communal green space, Beechcroft south of The Green, Long Itchington.
- g) LGS 7: The Green and Village Pond at the junction of/on Leamington, Church and Stockton Roads.
- h) LGS 8: Green End recreation ground and playground, north of Green End, Long Itchington.

- i) LGS 9: LILAC Field, west of Marton Road, Long Itchington.
- j) LGS 10: Green and ponds at Bishops Drive and Cox Crescent, east of Marton Road, Long Itchington.
- k) LGS 11: Playground and open green space, west of Leigh Crescent, Long Itchington.
- l) LGS 12: Green space, south west of Leigh Crescent, Long Itchington.
- m) LGS 13: Cluster of incidental green communal spaces and verges from the junction of Collingham Land and Stockton Road to Leigh Crescent, Long Itchington.
- n) LGS 14: Green area, Wulfstan Drive, Long Itchington.
- o) LGS 15: Keepers Meadow green spaces bordering The Grand Union Canal and Stockton Road, Long Itchington.
- p) LGS 16: Spinney Fields green spaces, north of Stockton Road, Long Itchington.

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 supported unless there are special circumstances that outweigh the harm to the Local Green Space.

### Explanation:

1. Each area of Local Green Space listed in the policy is identified on plans included in the independent assessments set out in Appendix C to this Plan. Larger scale plans can be seen by contacting the Parish Council at The Community Centre, Stockton Road, Long Itchington (Tel. 01926 815216) or visiting <https://www.longitchington.org.uk/neighbourhood-plan/local-green-spaces/>.
2. Each assessment includes the following, detailed information:
  - Site description and current land use
  - Relevant planning history
  - Site ownership

- Site constraints
  - Public access
  - Photographs
  - Ecological significance
  - Special qualities and local significance
  - Summary of assessed suitability for Designation as Local Green Space.
3. Each designated site meets the requirements of Paragraph 100 of the National Planning Policy Framework:
    - a) All sites are in close proximity to the community they serve;
    - b) All sites contribute to the distribution of green

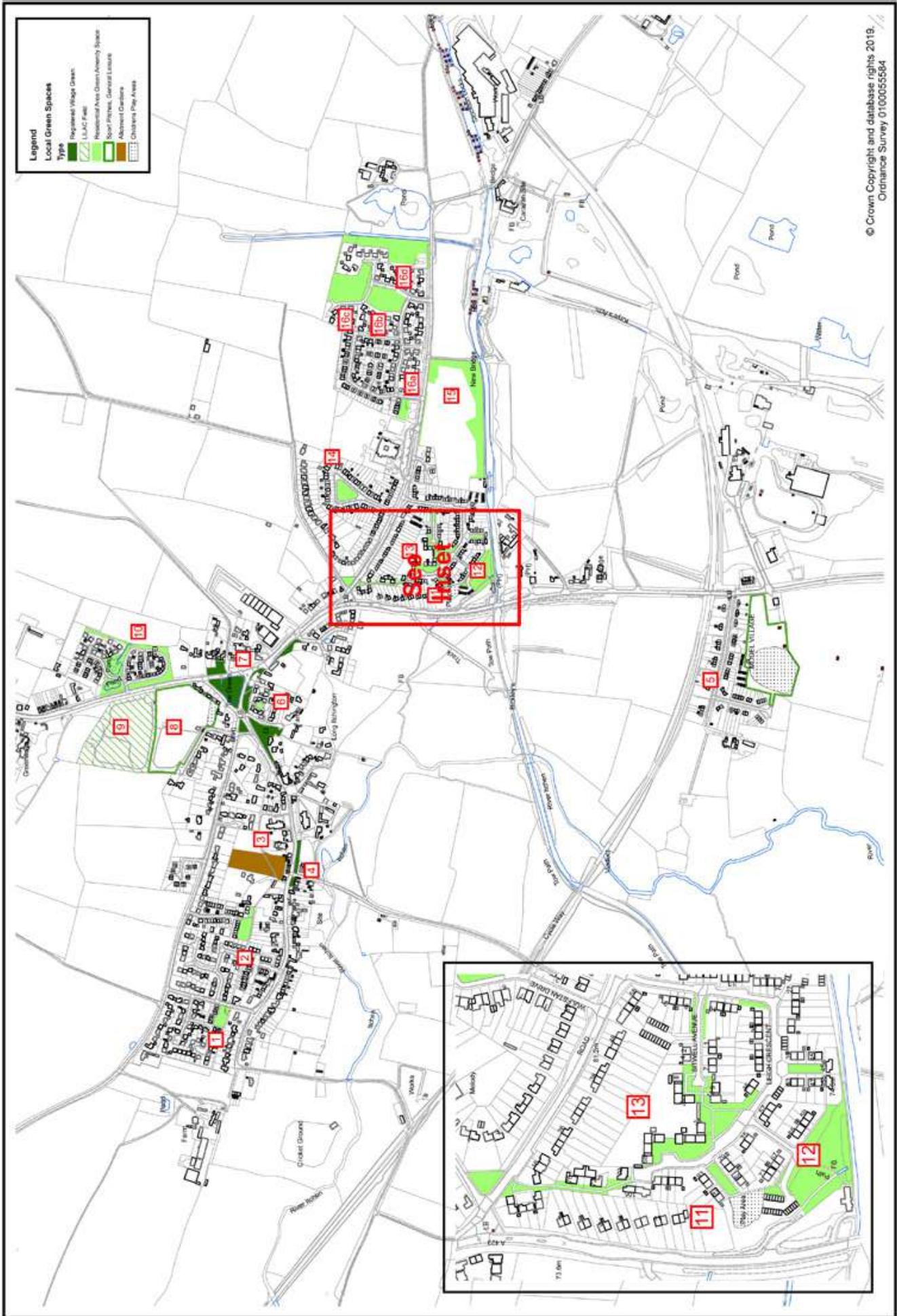


FIGURE 10: Local Green Space Location Map

spaces throughout the built-up area that is demonstrably important to local people as evidenced by the results of the Questionnaire Survey;

- c) All the sites are local and not extensive tracts of land.

In addition, none of the sites preclude planning for future sustainable development and all are capable of enduring beyond the life of the Plan.

4. This policy is consistent with and supports the objectives of Core Strategy Policy CS.7.
5. The wide distribution of village greens and other open amenity land throughout the Neighbourhood Area is a key feature of the character and distinctiveness of the area. This policy seeks to ensure that these features are maintained and promoted in accordance with paragraph 91 (c) of the National Planning Policy Framework published in February 2019 and updated in June 2019.

#### Evidence:

1. Each area identified in this policy has been independently assessed and recognised as contributing to the natural environment of the Neighbourhood Area.
2. Chart 38 of the QS results (**page 63**) shows that 76% of respondents consider that open spaces within built up areas are “Extremely” or “Very” important to their enjoyment of the Neighbourhood Area environment.
3. Policy CS.7 of the Core Strategy states that: “The availability of open spaces, waterways and other green infrastructure will be maintained and improved as a contribution towards:
  - 1. Quality of life and attractive communities;
  - 2. Biodiversity and the provision of habitats;
  - 3. Landscape character and quality.”
4. The Houses of Parliament POSTnote 538 published in October 2016 entitled ‘Green Space and Health’ contends that “Local green spaces may provide important areas for social interaction and integration that can indirectly increase public wellbeing. Access

to green spaces may also have more direct and immediate benefits for mental health and wellbeing”. It is, therefore, important that access to existing local green spaces is protected and wherever possible enhanced.

### Policy NE3 – Wildlife Habitats and Biodiversity

Development should protect and, where possible, enhance the natural environment including valued landscapes, natural features, wildlife corridors and other biodiversity-rich areas. Development will not be supported that would adversely affect or put the sustainability of these features at risk.

Any new development that involves construction of new or replacement boundary fencing or walls should incorporate suitable ground-level access to protect and enhance wildlife corridors within and between the sites of buildings, green spaces and the adjoining countryside.

Development will be expected to ensure that the natural features and functions of watercourses and their wider corridors are retained and, where relevant, reinstated. Appropriate habitat buffers should also be established.

In all cases, development should not adversely affect: a) the integrity of the watercourse structure; b) the quality of the water as a result of unauthorised discharges and/or run off; c) the ecological quality of the waterways.

All new developments should incorporate the planting of native tree and hedge species as well as nectar-rich plants in their plans. New planting should connect habitats to maintain and improve wildlife corridors. When constructing boundaries, hedges should be used in preference to walls and close boarded fences. Opportunities to create, enhance and restore adjacent habitats for biodiversity will be encouraged.

**Explanation:**

1. The character of the Neighbourhood Area is rural and it contains many areas of wildlife habitat and broad biodiversity. The evidence from consultation with local people is that this is of high value and importance.
2. Natural and commercial woodland (including Long Itchington Wood that has SSSI status), cultivated farmland and pasture, the River Itchen, Long Itchington Village Pond, the Grand Union Canal, active and disused quarries, industrial sites, the Dallas Burston Polo Ground, open spaces (including private gardens and allotments) all combine to form an ecological network and system. In addition, established nature reserves that are actively managed by the community at White's Spinney, Bascote Road and 'LILAC' (Long Itchington Leisure and Community) Field are further evidence of the local importance of the natural environment.
3. The relationship between any development site and adjoining land is important as they combine to form wildlife corridors that contribute to wildlife sustainability.
4. Retention and enhancement of the quality of these natural features underpins local people's enjoyment of the countryside and open spaces within the built environment and contributes to their wellbeing.
5. This policy seeks to protect and enhance the natural environment of the Neighbourhood Area.

**Evidence:**

1. Chart 38 of the QS results (**page 63**) shows that 80% of respondents consider wildlife habitats "Extremely" or "Very" important to their enjoyment of the Neighbourhood Area environment.
2. This policy is consistent with measures set out in Policy CS.7, Green Infrastructure, of the Core Strategy.

## Policy NE4 - Flooding and Water Management

Any development proposal should meet the requirements of Core Strategy Policy CS.4 and be sensitive to its impact on Climate Change

Any development should be designed to reduce the risk of flooding. Proposals that increase the risk of flooding will not be supported. Planning applications for development within the Plan area should be accompanied by a site-specific flood risk assessment dependent on their scale, use and location in line with the requirements of national policy and advice, but may also be required based on locally available evidence.

Proposals that improve or enhance existing flood defence works benefitting land or properties in proximity to the River Itchen and its associated watercourses will be supported. Any proposal that has an adverse impact on the effectiveness of existing flood defence works, including restriction of essential access to watercourses or flood defence structures for maintenance purposes will not be supported.

No development should be undertaken within a minimum of 8.0 metres of any point either along the banks of the River Itchen or the toe of any flood defence structure.

All proposals must include an independent hydrology survey that demonstrates adequate capacity in existing drainage infrastructure (for foul and storm water) so that flood risk will not be increased elsewhere and that the proposed development is appropriately flood resilient and resistant.

Information accompanying the application should demonstrate how any mitigation measures will

be satisfactorily integrated into the design and layout of the development.

Dependent on the scale and nature of any development proposal, appropriate Sustainable Drainage Systems (SuDS) should be incorporated into new developments following the SuDS hierarchy. This should maximise any opportunities to enhance biodiversity, create amenity and contribute towards green infrastructure. Infiltration SuDS and above ground SuDS attenuation, such as swales, ponds and other water based ecological systems, should be used wherever feasible. Where it can be demonstrated that Infiltration SuDS and above ground SuDS attenuation is not practicable, development proposals are encouraged to maximise opportunities to use SuDS measures which require no additional land take, such as green roofs.

All development proposals are encouraged to seek control and discharge runoff generated on site to the Greenfield runoff rate for all periods up to the 1 in 100 year plus climate change critical storm event using above ground sustainable drainage systems.

The design of structures constructed on stilts or utilising voids to mitigate the impact of flood risk will not be supported.

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

Surface water drainage schemes are encouraged to have regard to Warwickshire's Surface Water Management Plan (SWMP).

### Explanation:

1. Flooding has occurred in the Neighbourhood Area, particularly in the centre of Long Itchington village, on numerous occasions over many years. Although works have been carried out in recent years to alleviate the risk it remains a significant issue of concern to local people most likely to be affected.
2. Warwickshire's Surface Water Management Plan can be viewed by visiting <https://www.warwickshire.gov.uk/swmp>. The plan outlines the methodology for prioritising action to protect flooding locations across Warwickshire and identifies locations at greatest risk.
3. Proposals that incorporate driveways and

hard-standing areas constructed of permeable surface will help to achieve the standard set out in this Policy by minimising run-off.

4. The Environment Agency is opposed to the use of stilts or voids within the design of structures as mitigation for flood risk because of the potential for blockage during flood events leading to increased impact on neighbouring land and property.
5. All new dwellings should be provided with a minimum of 250 litre rainwater collection facility to help minimise discharge of water to the drainage system and help water conservation and management in order to help achieve the aims of this policy.
6. Flooding of homes or businesses has a major, adverse effect on the health and well being of owners and occupiers. This policy therefore aims to prevent an increase in the risk of flooding and the distress and costs that it would cause to local people.

#### Evidence:

1. This policy is consistent with Policy CS.4 of the Core Strategy in its aim to ensure there is no adverse flooding impact from new development thus minimising the number of properties at risk of flooding.
2. Paragraph 155 of the National Planning Policy Framework published in February 2019 and updated in June 2019 states that “Inappropriate development in areas of risk of flooding should be avoided ...”. Paragraph 156 states that in determining the suitability of proposals, authorities should “... consider cumulative impacts in, or affecting, local areas susceptible to flooding.”
3. This policy seeks to ensure that any proposal complies with and supports the objectives of the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and the Severn River Basin Management Plan 2015.

## Policy NE5 – Environmental Pollution

Where appropriate, development proposals must demonstrate how they have been designed to minimise and mitigate the impact on the environment of the Neighbourhood Area as a result of air, noise, or water pollution. Particular attention must be given to evidence of the impact of increased road traffic congestion within the Neighbourhood Area attributable to any proposal that involves the construction of one or more dwellings, new business premises or intensification of use of existing premises.

#### Explanation:

1. The quality of the environment within each of the settlements and the countryside that surrounds them is central to the distinctive rural character of the Neighbourhood Area.
2. This policy particularly applies to road traffic generation or intensification along the routes to the Primary School in order to protect the health of local children, their parents or guardians. The Living Streets Charitable Organisation states that ‘Walking is great for your health, but air pollution is putting the public at risk.’ <https://www.livingstreets.org.uk/policy-and-resources/our-policy>. Concerns about air pollution and its impact on children’s development and people’s health is well documented in the national media. It is vital, therefore that people are protected from harm caused by avoidable air pollution.
3. This policy is designed to ensure that environmental quality is not put at risk by inappropriate development in terms of location, scale or poor design that would give rise to an increase in pollution levels.
4. Development proposals should positively demonstrate how the scheme is designed to minimise traffic movement along local roads during construction and use in order to minimise the impact of noise and air pollution on the local environment and the health and wellbeing of local people.

## Evidence:

1. Policy CS.1 of the Core Strategy confirms a commitment to achieve 'sustainable development' in accordance with the definition set out in the current National Planning Policy Framework published in February 2019 and updated in June 2019. The Core Strategy includes at paragraph 2.2.6 the statement that: "Development proposals will be expected to minimise and mitigate any harm that would be caused to environmental assets and distinctive features in the area."

## Policy NE6 – Renewable Energy and Energy Efficiency

Proposals for new development should contribute to environmental sustainability through the inclusion of on-site renewable or low carbon producing technologies with the aim of maximising as far as practicable their contribution to the development's energy demands.

Proposals for renewable energy generation schemes will be supported providing that:

- a) they have no adverse impact on the Valued Landscapes and Views identified in Policy NE1;
- b) the design, scale and form of the proposal meets all other relevant policies set out in this Plan.

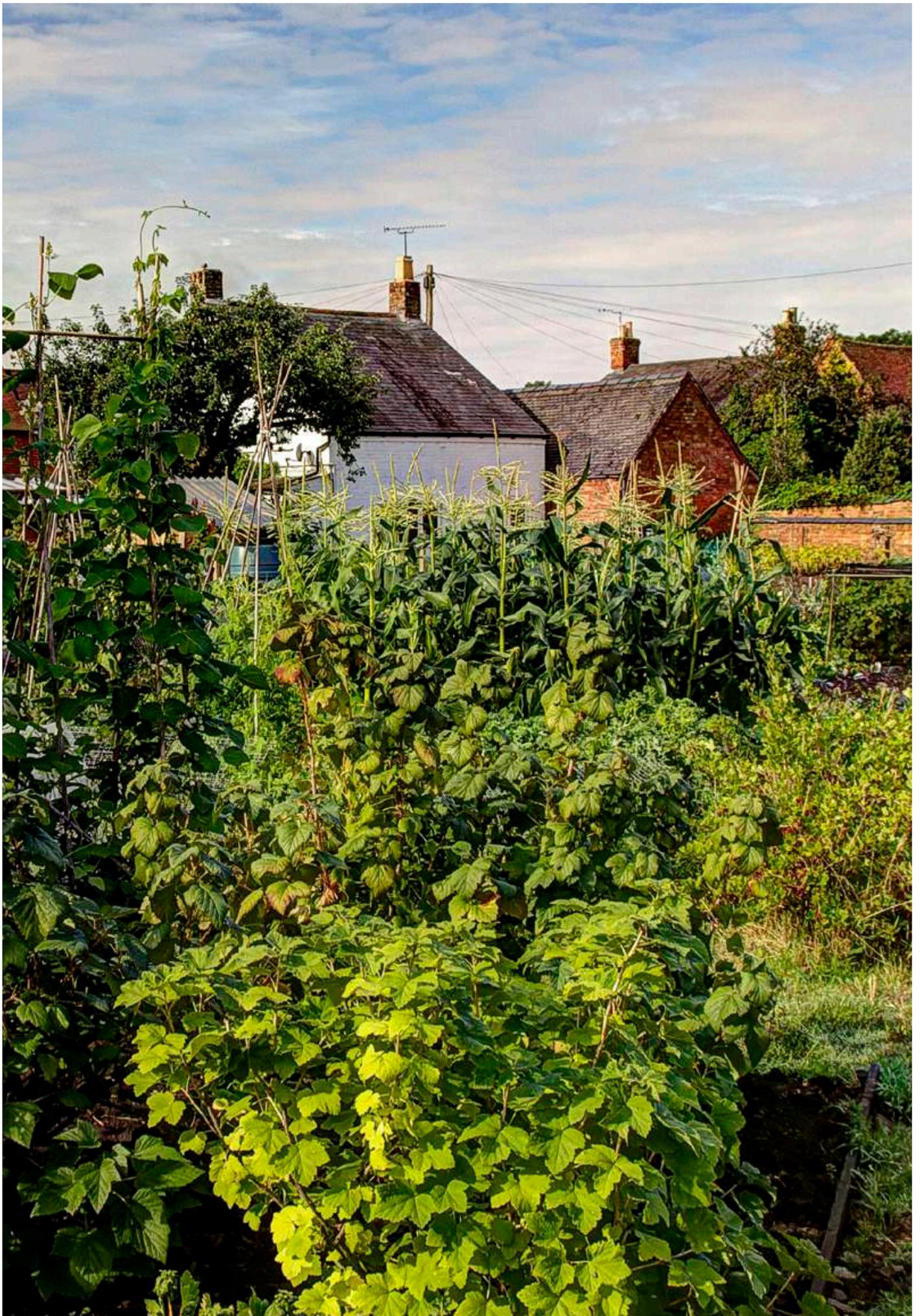
Any new dwelling must be constructed to a high standard of energy efficiency and thermal insulation in accordance with Building Regulations and have regard to Stratford on Avon's Development Requirements SPD 2020, Part V Climate Change Adaptation and Mitigation.

## Explanation:

1. This Plan seeks to encourage the use of renewable energy to minimise environmental pollution and maximise energy use efficiency in new buildings. The impact of this will deliver benefits locally and on a wider scale.
2. Proposals will only be supported where there is evidence to prove that there is no unsustainable, adverse impact on the rural setting and character of the Neighbourhood Area and its settlements.
3. Only schemes that meet the relevant policies set out in the Plan intended to protect the Neighbourhood Area from inappropriate development will be supported.

## Evidence:

1. Chart 54 of the QS results (**page 64**) shows that 58% of respondents consider that new development should incorporate renewable energy resources.
2. This policy is consistent with Policy CS.3, 'Sustainable Energy', of the Core Strategy. This contains measures to encourage energy efficiency of any new development and reasonable energy infrastructure balanced against the need for protection of the environment and the character and distinctiveness of the local area.



## 6.5 Community

### Strategic Objectives:

- To preserve, protect and enhance the sense of pride and belonging that local people have in being a part of a rural community characterised by landscape and local countryside.
- To protect the sense of community from erosion by unsustainable growth in the scale of settlements in the Neighbourhood Area
- To encourage the integration of new residents as active members of the community.
- To preserve, protect and enhance an active, cohesive and inclusive community by ensuring that there are adequate resources and physical facilities necessary to support the activities of local voluntary groups and organisations throughout and beyond the life of this Plan.

### Policy C1 – Protection of Existing Community Facilities

Development proposals that result in the complete or partial loss of a community facility will only be supported if;

- a) Evidence is provided to prove that the facility is either not used or needed by the community; or
- b) The facility is to be replaced at the expense of the party promoting the development in a location and form acceptable to the community and in compliance with all relevant policies contained in this Plan.

### Explanation:

1. For the purpose of this policy: 'Community facilities' is defined as any land, building or structure that supports a service or activity used, or capable of use by local people.
2. Community facilities provide the opportunity for local people to engage and socialise with one another and access services and activities to support them in their daily lives. They are crucial for development and maintenance of

the cohesive, inclusive, active and vibrant community in the Vision Statement that is an integral part of this Plan and a product of local consultation.

3. A sense of community within an area is created by opportunities for local people to engage with one another in many different ways. These include, for example:
  - Sharing experiences through attending or helping organise community events unique to the Neighbourhood Area;
  - The ability to visit and use community facilities for example local pubs, the Community Centre, local places of worship, sports facilities, allotment gardens, public footpaths and bridleways giving access to the countryside etc.; and
  - Sharing pride in the local environment and its unique qualities.

For these reasons it is essential to protect and expand this infrastructure that binds local people together as a recognisable community. This is particularly important in view of the substantial increase in local population resulting from the scale of recent housing building in the Neighbourhood Area.

4. There are 26 voluntary groups or organisations active in the Neighbourhood Area (January 2020). They are listed in the table in Figure 11. This policy seeks to ensure that they have the physical resources available to carry out their activities and contribute to creating a strong and healthy community.

### Evidence:

1. Chart 31 of the QS results (**page 63**) shows that 85% of respondents consider the Neighbourhood Area to be friendly with good community spirit.
2. Chart 33 of the QS results (**page 63**) shows that 81% of respondents had attended a community event or meeting and the distribution of key places where this had taken place.
3. 'Planning for People' is a key strand in the approach to sustainable development identified in the explanation of Policy CS.1

1. Allotments	14. L. I. Educational Foundation (LIEF)
2. Baby and Toddler Group	15. Neighbourhood Watch
3. Brownies	16. Parochial Church Council
4. Calendar Group	17. Pre-School
5. Carnival Committee	18. Rainbows
6. Cricket Club	19. Primary School Association
7. Film Group	20. Long Itchington Scouts
9. Footpaths Group	22. Wednesday Club
10. Girl Guides	23. Women's Hour (Chapel)
11. History Group	24. Women's Institute
12. Knit and Natter	25. Youth Club
13. LIAS Before and After School Club	26. Young Farmers

**FIGURE 11: Active Voluntary Groups Table (January 2020)**

of the Core Strategy. The stated objective is to “promote strong, vibrant and healthy communities”. It is contended that as the population of the Neighbourhood Area increases as a result of new housing over the Plan period this can only be achieved by the protection and enhancement of community infrastructure and facilities.

**Community Aspiration:**

**Community Engagement.**

The Neighbourhood Area is proud of its active community but recognises that even more could be done to engage all groups of residents, particularly teenagers, young adults and older people.

A project to build on the results of the Questionnaire Survey that provides the evidence for this Plan is, therefore proposed to identify community needs, gaps in provision and proposals to enhance community engagement amongst all groups in the Neighbourhood Area.

The project will seek to produce a ‘Community Strategy’ that will match needs to existing resources or make proposals about how new facilities could be developed. This could also include how to ensure that existing facilities are used to their maximum capacity.

**Policy C2 – Support for New Community Facilities**

Any proposal to develop land, buildings or structures that results in facilities for better or more effective community service, activity or engagement will be supported subject to it:

- a) Meeting identified needs or aspirations of local people; and
- b) Complying with all relevant policies contained in this Plan relating to location, scale, form and design.

**Explanation:**

1. ‘Community Facilities’ for the purpose of this policy has the same definition as set out in paragraph 1 of the explanation supporting Policy C1.
2. Development of new or improved community facilities to meet identified needs or aspirations of local people will help to achieve the strategic objectives identified in this section of the Plan.
3. The existing community centre was opened in 1979 and designed to cater for the needs and aspirations of a significantly different community in terms of its scale and demographic profile.

Comments from local people during consultation about this Plan showed that whilst the existing accommodation meets general needs it is inflexible and not well suited to meet growing and different demand from a larger local population.

This policy, linked to other policies in this Plan relating to the use and development of land within the Neighbourhood Area reserves the opportunity to identify a site for replacement or additional community centre facilities if the community consider this appropriate during the life of this Plan.

The precise location, form, scale and design of any such development would be determined by a separate study to be carried out governed by all relevant policies in this Plan.

The Neighbourhood Area Parish Council intends

to sponsor a community led project during the life of this Plan to produce a 'Community Strategy'. This will help to identify, amongst other outputs, the need for replacement or additional community centre facilities in the Neighbourhood Area. The project is described more fully in the 'Community Aspirations' section of this Plan.

**Evidence:**

1. New housing development since 2011 will increase the pressure on existing community facilities.
2. Chart 33 of the QS results includes comments on specific issues and concerns about the facilities at the existing Long Itchington Community Centre.

**Community Aspiration:**

**Community Centre Options**

This Policy confirms that whilst the existing accommodation meets the general needs of local people, a wider range of activities could be accommodated in larger and more flexible premises.

Ideas put forward through consultation include:

- A community café to encourage more community interaction;
- A wider range of spaces to hire for different activities supporting voluntary groups and organisations;
- The opportunity for more than one activity to take place at the same time if more flexible spaces are available;
- Meeting rooms available to hire to support local home-based businesses together with access to electronic communications and media services;

- Accommodation for community services, for example periodic health or social, financial and family advice clinics.

Any proposal would need to be fully examined and supported by a detailed and robust business case to demonstrate its practical and financial viability.

The existing accommodation is considered to be at or close to full capacity and not capable of adapting to increased demand from a growing local population.

Proposals will be supported for the provision of a replacement community centre or alternative facilities to serve the Neighbourhood Area in a format that meets the needs of the local community if it either becomes necessary or desirable during the life of this Plan.

It is positively noted that Cemex has offered to engage in discussions about provision of community centre facilities at the master planning stage of any proposal to redevelop the brownfield elements of its site in accordance with Core Strategy Policy AS.11.



## 6.6 Sport, Leisure and Recreation

### Strategic Objectives:

- To capitalise on the rural character and setting of the Neighbourhood Area for the health and wellbeing of all local people.
- To protect and enhance existing sports and leisure facilities and support new opportunities for all age groups to engage in sustainable recreational activities throughout the Neighbourhood Area.
- To encourage local voluntary sports, leisure and recreational groups by supporting the provision of the infrastructure they need to deliver their activities.

### Policy SLR1 – Sports Grounds and Children’s Play Areas

Any proposal for development of new sports grounds and children’s play areas or improvements to existing facilities will be supported subject to all relevant policies contained in this Plan relating to location, scale, form and design being met.

Any proposal for development that adversely affects existing sports grounds or children’s play areas will not be supported unless:

- a) The proposed development meets an identified need of local people for housing, social or community facilities; and
- b) The proposal includes the replacement of the facility in a location and to a standard at least equivalent to the one affected and acceptable to the community.

### Explanation:

1. Access to quality sports and play facilities are essential for the health and wellbeing of local people of all ages. Evidence from the questionnaire survey and other consultation gathered in the development of this Plan supports the protection of existing facilities.
2. Sports and play facilities provide an important

opportunity for local people of all ages to interact and build community cohesion.

3. The Neighbourhood Area benefits from a significant number of voluntary groups that depend on access to sports facilities for organised or informal activity. It is, therefore, essential that existing facilities are protected and new facilities are encouraged, particularly in view of the current and projected growth in local population.

### Evidence:

1. Policy CS.25 of the Core Strategy states that: “The provision of new and enhanced community, cultural, sport and leisure facilities will be encouraged as a way of promoting healthy, inclusive communities.
2. Chart 39 of the QS results (**page 64**) shows that 57% of respondents consider that sports facilities are “Extremely” or “Very” important to their enjoyment of the Neighbourhood Area environment.
3. Chart 28 of the QS results (**page 62**) shows that 52% of respondents between the ages of 16 and 26 feel that they are “Not at all well” or only “Fairly well” provided for in the Neighbourhood Area. It is contended that it is this age range most likely to benefit from the retention or enhancement of sports facilities.
4. Chart 42 of the QS results (**page 64**) shows that 35% of respondents consider that there should be more sports facilities and existing ones should be improved.
5. The Houses of Parliament POSTnote 538 entitled ‘Green Space and Health’ published in October 2016 concludes in its Overview that areas with more accessible green spaces for leisure and recreation are associated with better mental and physical health. It is contended that this applies for all age groups including children for whom there is growing national concern about the impact of obesity.

## Policy SLR2 – Access to the Countryside

Any proposal that creates new public rights of way, provides a link between existing ones or improves access to the network for people with special needs will be supported subject to it meeting all relevant policies in this Plan relating to location, scale, form and design.

Any proposal that has an adverse impact on access to, or enjoyment of the network of public footpaths, bridleways, the 'Sustrans' disused railway route and canal towpath throughout the Neighbourhood Area or will not be supported.

### Explanation:

1. The countryside surrounding the Neighbourhood Area settlements is a key local asset. Access to the countryside for local people and visitors is vitally important for the health and wellbeing of everyone.
2. A pictorial map showing the public footpath network within the Neighbourhood Area is shown in Figure 12. Warwickshire County Council maintains the 'Definitive' public footpath map. This can be viewed by visiting Warwickshire County Council's website and searching for 'Definitive Map'.
3. The policy seeks to encourage and support improvements to the network to enhance the experience and health benefits for local people and visitors from countryside views and close proximity of the natural environment. It also seeks to protect these benefits from erosion by inappropriate development in open countryside that result in public accessways passing through or adjacent to it.
4. Horse riding and recreational walking are popular activities in the parish and this is demonstrated by the results of the questionnaire survey. It is, therefore, essential to protect the existing network that allows access into the heart of the countryside and desirable to encourage its expansion.

5. It is recognised that the whole length of a public right of way is unlikely to be within one application site. However, it is possible that a section may pass through the site, it may have a boundary with part of the length or it could provide a link between two existing public rights of way. It is also recognised that Warwickshire County Council would also need to support any proposals as the authority responsible for public rights of way.
6. Opportunities will be sought from section 106 Agreements arising from development sites throughout the Neighbourhood Area, where appropriate, to support improvements to the public rights of way network or access to it.
7. The major work to sections of the Sustrans route, known as the Lias Line project, announced in August 2020 is an example of significant improvement to sustainable movement through the Neighbourhood Area for pedestrians, cyclists and horse riders that this policy seeks to promote.

### Evidence:

1. Chart 38 of the QS results (**page 63**) shows that 80% of respondents consider that Neighbourhood Area public footpaths and bridleways are "Extremely" or "Very" important to their enjoyment of the Neighbourhood Area environment.
2. Chart 38 of the QS results (**page 63**) also shows that 81% of respondents consider the rural setting of the Neighbourhood Area to be "Extremely" or "Very" important to their enjoyment of the Neighbourhood Area environment. A well-developed and maintained network of footpaths and bridleways the public are permitted to use allows access to the heart of the countryside that provides this rural setting valued by the majority of local people.

## Policy SLR3 – Allotment Gardens

Development proposals that adversely affect or result in the loss or partial loss of allotment gardens located in the Neighbourhood Area will not be supported.

Existing allotment gardens are 'Local Green Spaces' and identified in Figure 9.

Any development proposal intended to improve facilities for allotment gardens will be supported subject to it meeting all relevant policies in this Plan relating to location, scale, form and design.

### Explanation:

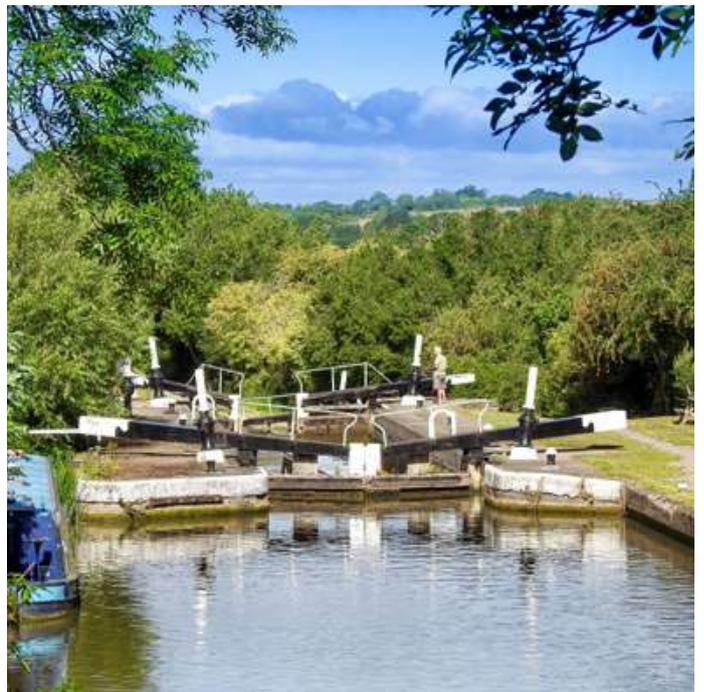
1. In addition to providing important green space within the built-up areas and on the edge of settlements in the Neighbourhood Area, allotment gardens offer vital leisure, recreation and community interaction opportunities.
2. Consultation with local people provides evidence that they consider that protection of existing allotments is important.
3. Demand for allotment gardens within the built-up areas of settlements in the Neighbourhood Area is strong and evidence shows active

use and demand. With increasing attention on the need for sustainable food production, the benefits of physical activity for health and wellbeing and education to encourage healthy lifestyles for all age groups the need to protect these spaces is clear particularly at a time of increasing local population.

### Evidence:

1. Chart 40 of the QS results (**page 64**) records that 28% of respondents consider that allotment gardens are important to their enjoyment of the Neighbourhood Area environment.
2. Allotments within settlement built up areas contribute to the stock of open spaces and Chart 38 of the QS results (**page 63**) shows that 76% of respondents consider these to be "Extremely" or "Very" important to their enjoyment of the Neighbourhood Area environment.
3. Policy CS.25 of the Core Strategy sets out standards for the provision of Allotment and Community Gardens and states, subject to specific provisos, that: "Proposals that would result in the loss of public or private open space without suitable replacement being made will not be supported ..."







ARISH



FOOTPATHS

FIGURE 12: Pictorial Footpath Map

## Questionnaire Survey Result Charts Specifically Referenced in this Document as Evidence

The policies set out in this Neighbourhood Plan are significantly informed by the results of the Questionnaire Survey of all residents of 16 years old and over, local businesses and voluntary interest groups undertaken in late 2016. The survey achieved an outstanding response rate from residents of 74%.

Results from the Questionnaire Survey are cited as evidence to support and explain the reasons why the policies have been developed reflecting the views of local people. The result charts referred to throughout the Neighbourhood Plan that contain this specific evidence are set out in this Appendix in sequential order for ease of reference.

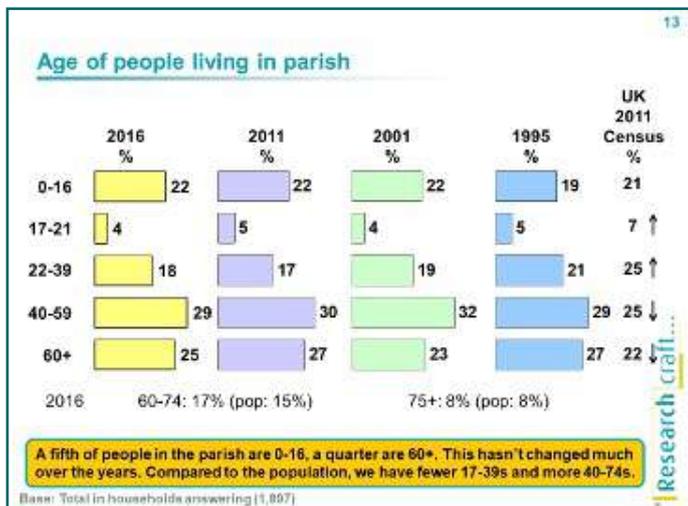


Chart 13

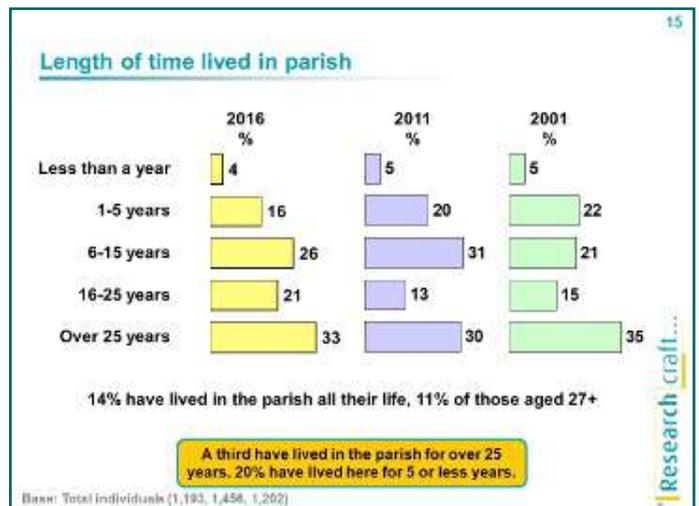


Chart 15

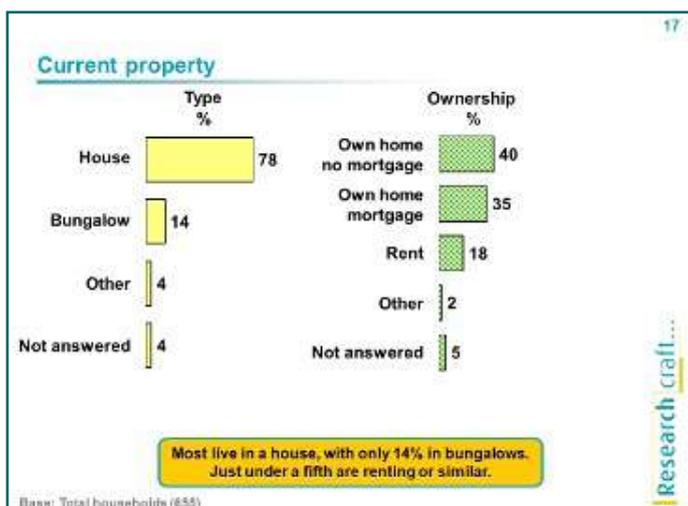


Chart 17

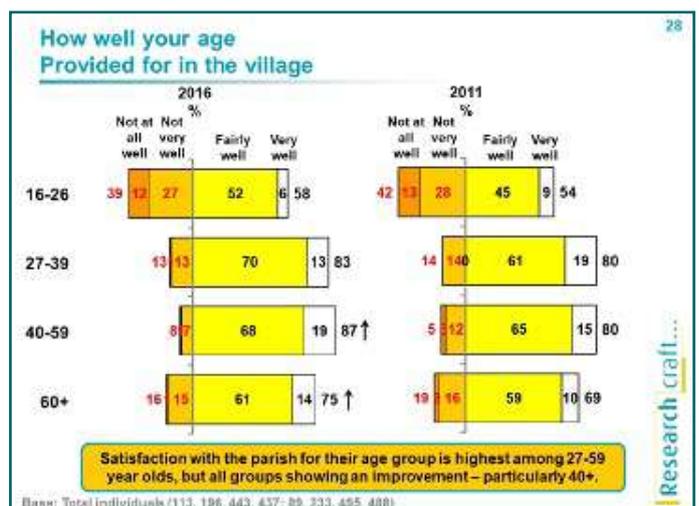


Chart 28

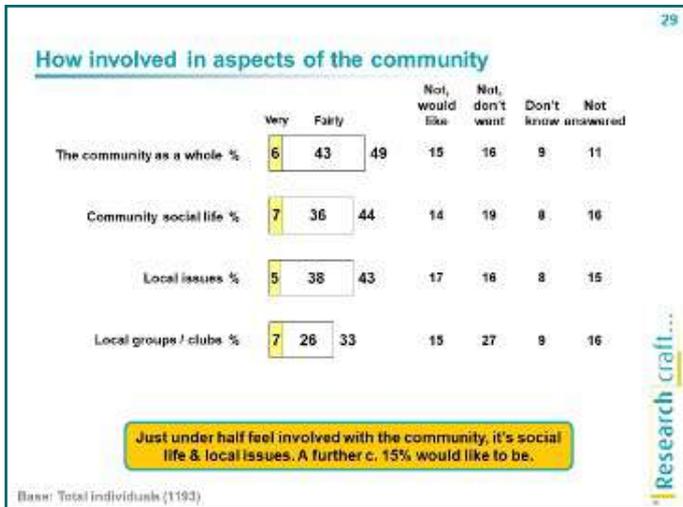


Chart 29

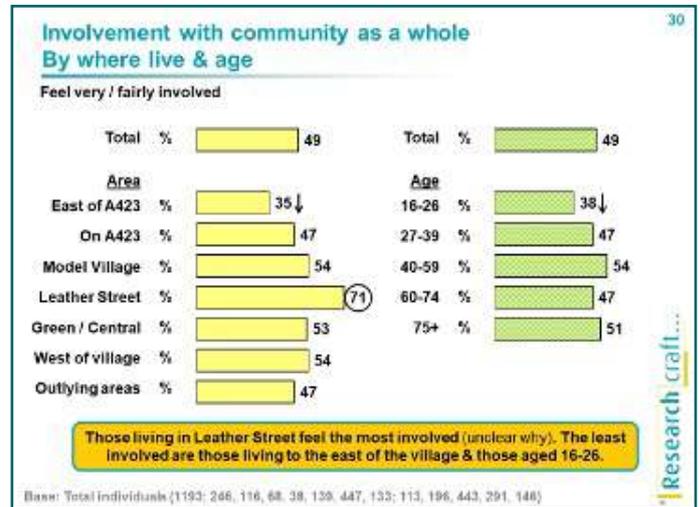


Chart 30

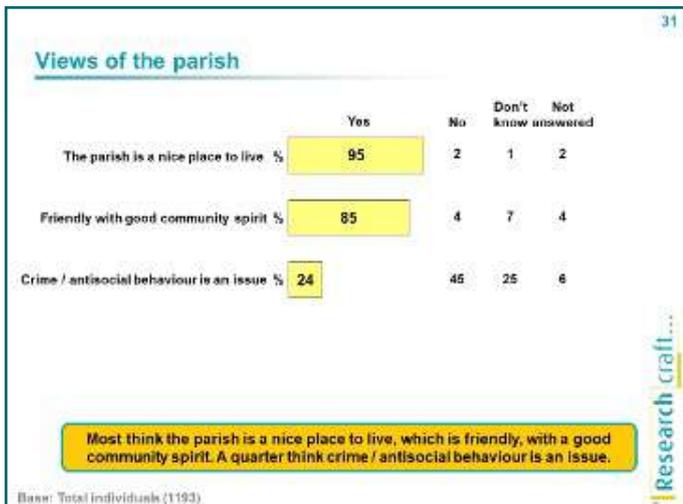


Chart 31

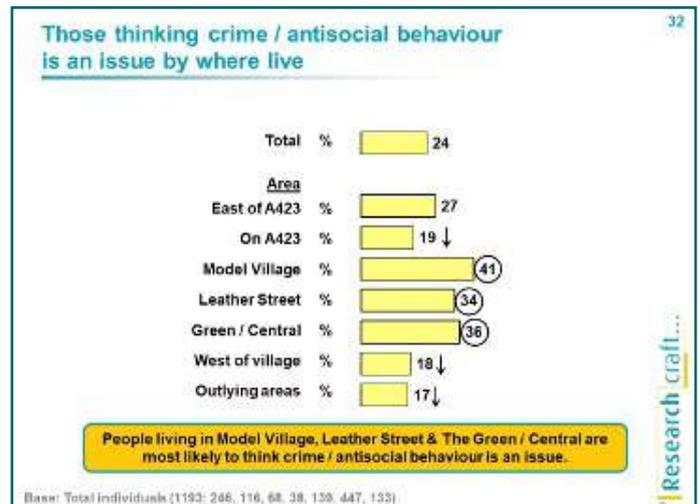


Chart 32

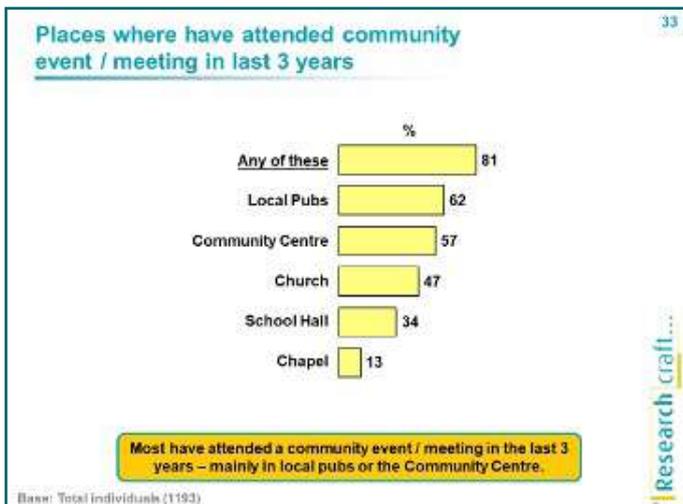


Chart 33

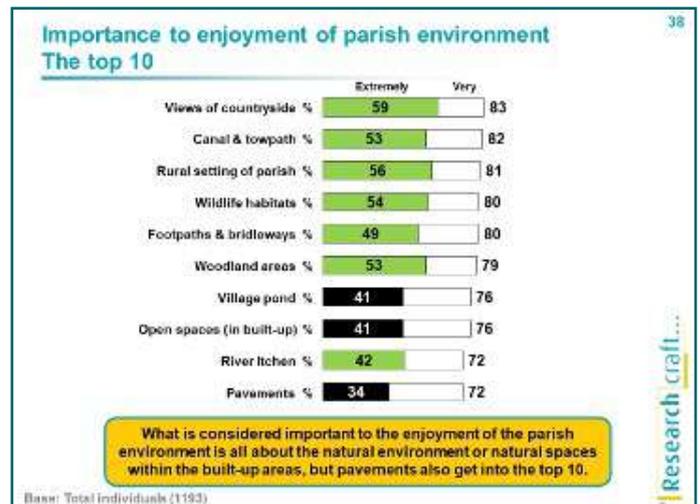


Chart 38

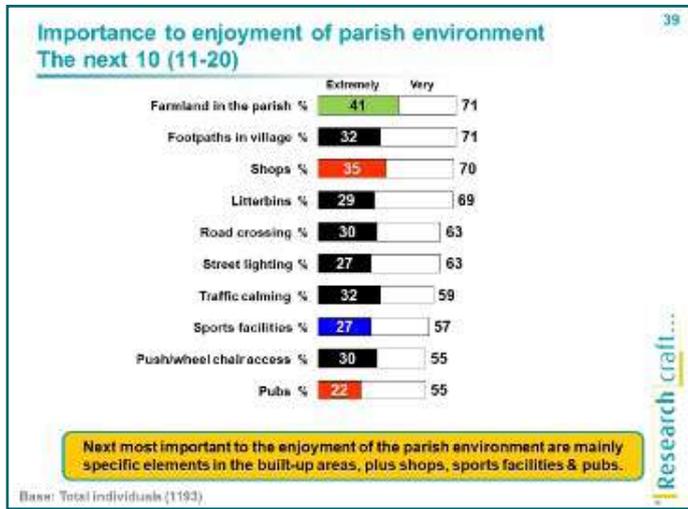


Chart 39

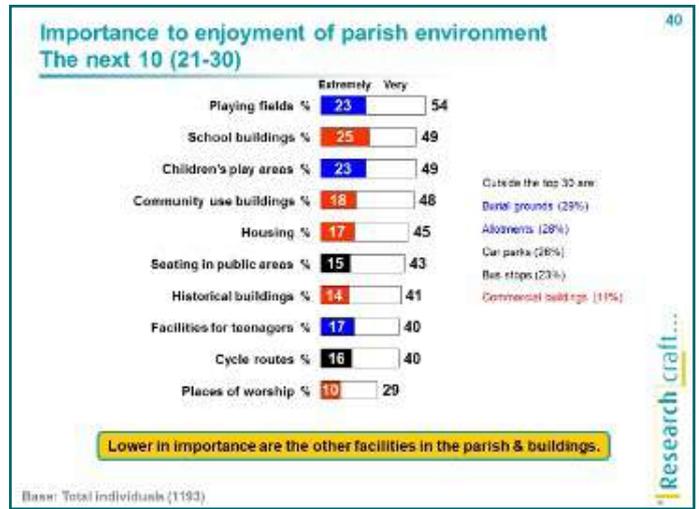


Chart 40

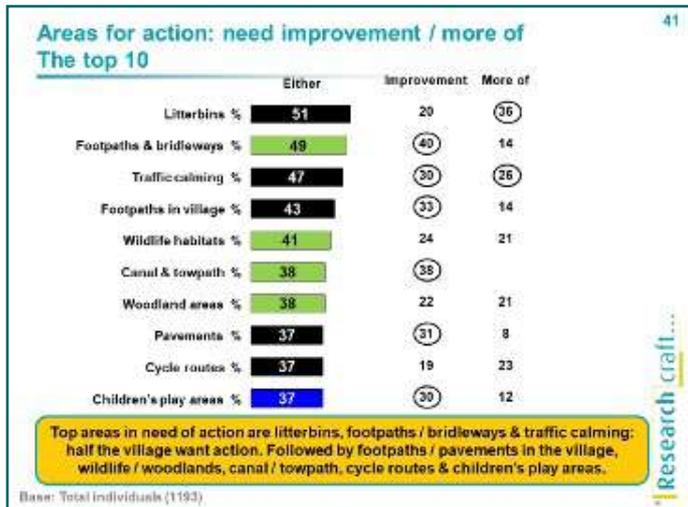


Chart 41



Chart 42



Chart 54

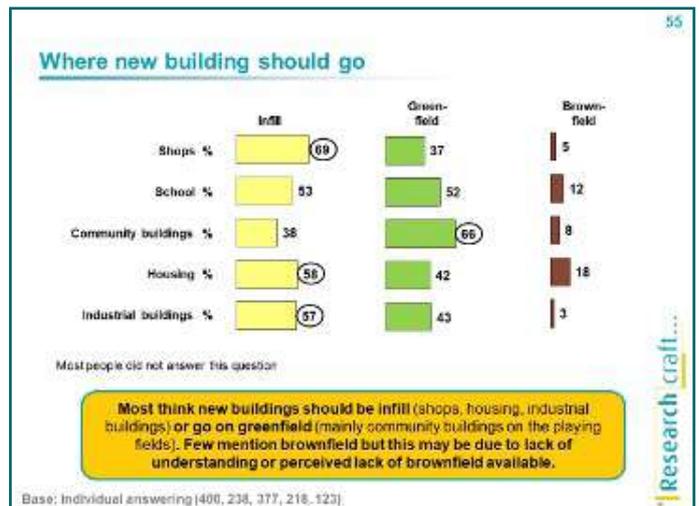


Chart 55

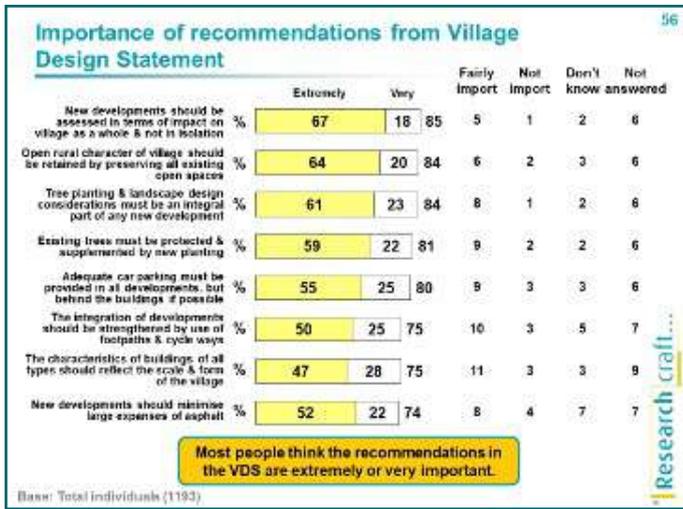


Chart 56

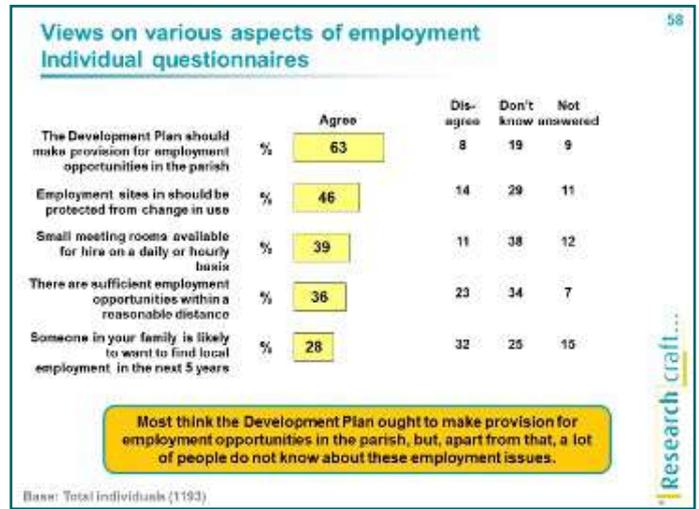


Chart 58

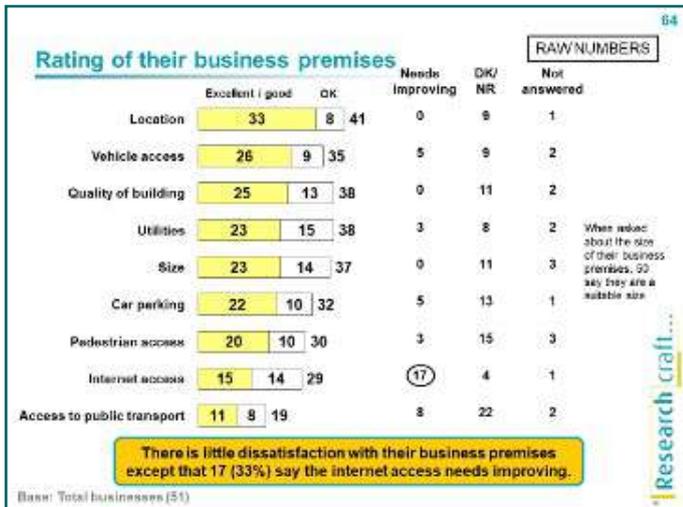


Chart 64

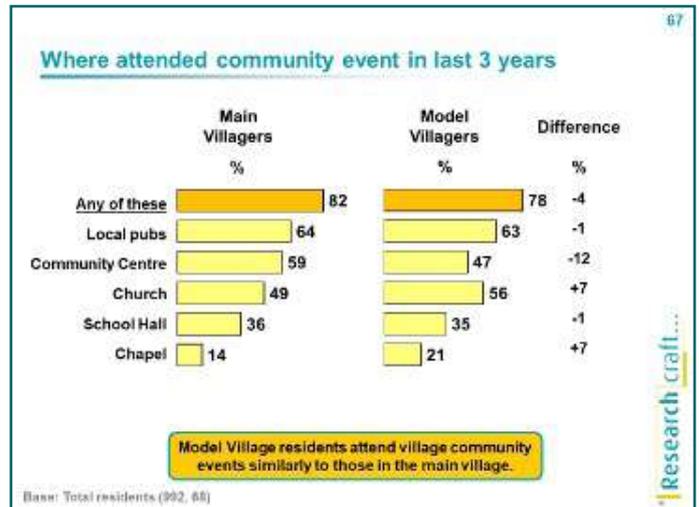


Chart 67

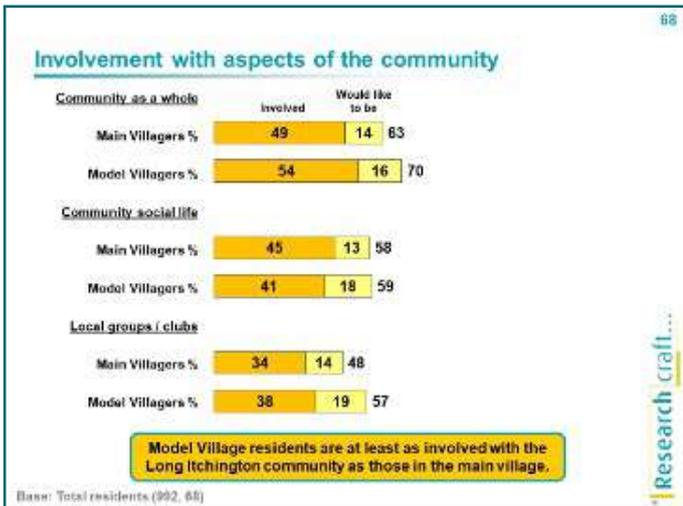


Chart 68

The full Questionnaire Survey report with a detailed analysis of all responses can be viewed at [www.longitchington.org.uk](http://www.longitchington.org.uk) and by following the links to 'Parish Council' and 'Neighbourhood Plan'.



**Housing Needs Survey Report  
for  
Long Itchington Parish Council**

**October 2016**

**Analysis by Sarah Brooke-Taylor  
Rural Housing Enabler, WRCC**

## 1. Introduction

Long Itchington Parish Council commissioned WRCC to undertake a local Housing Needs Survey. Survey forms were distributed at the beginning of September 2016 and were to be returned by 30<sup>th</sup> September 2016.

The aim of the survey was to collect local housing needs information within and relating to Long Itchington parish. The survey form was a standard document used in parishes across Stratford district and additional copies were available for people not currently living in Long Itchington parish but with a strong local connection. A copy of the survey form can be seen as Appendix A to this report.

Households with or containing a specific housing need were requested to complete a survey form. The form asked for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler and analysis of the information provided took place in October 2016.

## 2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council recently adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a 'local needs scheme' in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing.

Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits

occupation of the homes, including any local market homes, to people with a defined local connection.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

### **3. Results – Contextual Information**

935 survey forms were distributed and 39 forms were returned. Of the returned forms 6 were only partly completed and did not indicate a requirement for alternative housing. A further 4 forms were discounted as, in each case, the respondent indicated that they were looking for housing identical to that in which they are currently living and did not indicate a need for alternative housing.

This leaves 29 forms where a need is identified, equating to a response rate of 2.99%. This compares favourably to the average identified needs rate of 2.26%.

For the purposes of this report the term respondent refers to an individual survey form.

#### **Q1: Household members seeking housing**

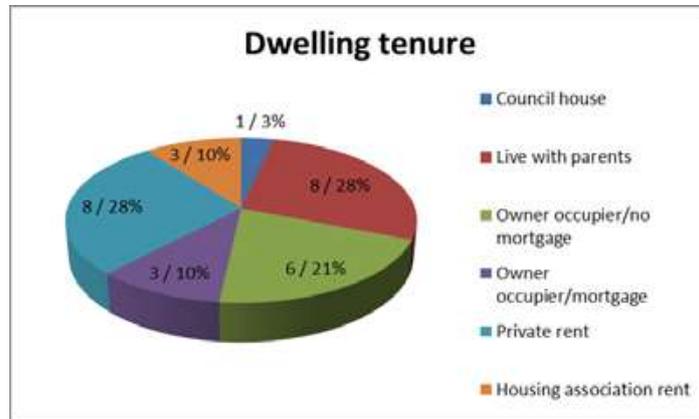
This question asked respondents for details of all household members seeking housing together with contact details of the respondent. This information remains private and confidential and is not reproduced herein.

#### **Q2: Your current housing circumstances**

##### **i) Dwelling tenure**

The following chart shows the current dwelling tenure profile for the 29 survey respondents. Renting privately and living with parents are jointly the highest percentage at 28% (8 respondents each), closely followed by owner occupier with no mortgage at 21% (6 respondents).

Of the 8 respondents who are currently living with parents all are single people (ranging in age from 21 years to 28 years).

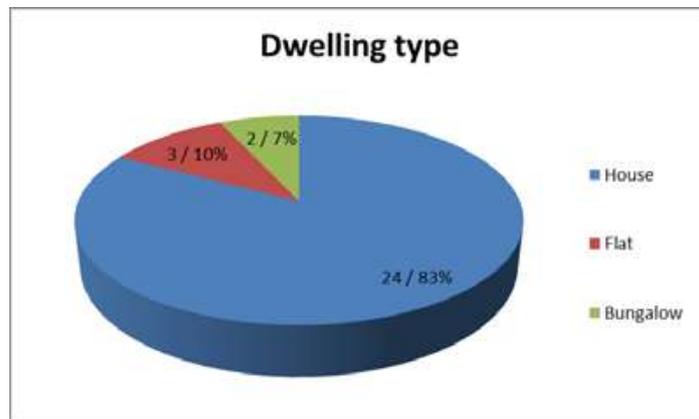


Of the 9 respondents who are owner-occupiers (with or without a mortgage) all currently live within the parish.

Of the 8 of respondents currently renting privately 5 presently reside within the parish.

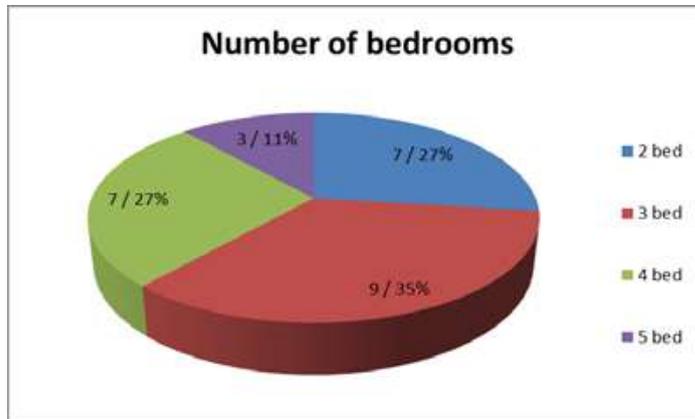
**ii) Dwelling type**

All respondents completed this question and the chart below shows the types of homes that the 29 respondents currently live in. Unsurprisingly houses represent the largest factor, at 83% (24 respondents).



**iii) Number of bedrooms**

Three respondents declined to answer this question so the following chart shows the sizes of homes that 26 survey respondents currently live in.



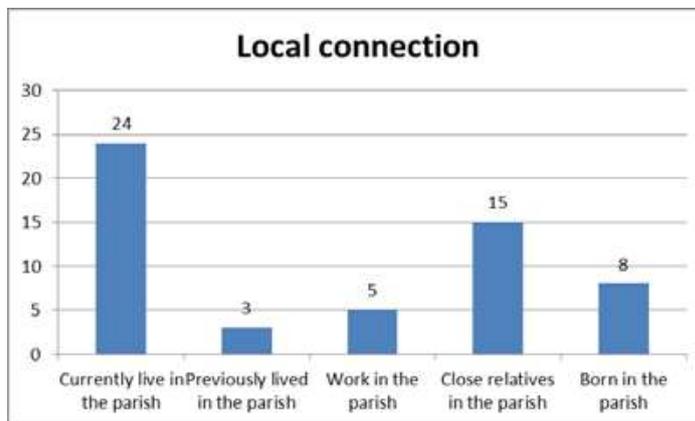
Of the 10 respondents who indicated that they currently live in a home with 4 or more bedrooms 4 are single people currently living with their parents, 5 are owner occupied properties and 1 is a privately rented home.

**iv) Work from home**

Five of the 29 respondents indicated that someone in their household predominantly works from home and of these 4 occupy or need dedicated work space.

**Q3: Local connection**

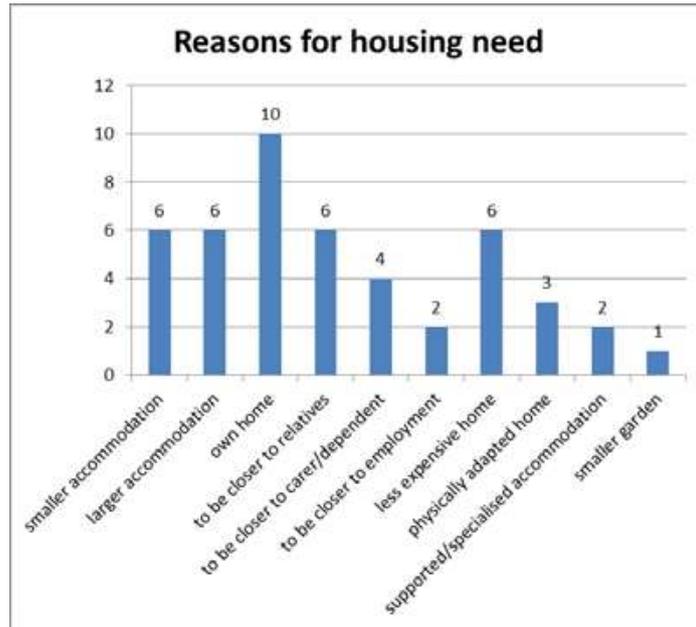
The following chart shows the types of local connection that the respondents have. All respondents answered this question and were able to indicate more than one type of local connection to the parish.



If a local needs scheme was approved by the community it would be subject to a planning obligation referred to as a 'Section 106 Agreement' which limits occupation of the homes to people with a local connection.

#### Q4: Reasons for housing need

Respondents were asked why they need alternative housing and were able to indicate more than one reason for need. The following chart shows all the reasons for the housing needs as indicated by the 29 respondents. Respondents wanting their own home was the most indicated reason, followed equally by needing smaller accommodation, needing larger accommodation, needing to be closer to relatives and needing a less expensive home.



#### Q5: Housing waiting list

Six respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

#### Q6: Type of housing required

#### Q7: Financial information

The information provided by respondents to these questions assisted the analysis of need but remains private and confidential and is not reproduced herein.

#### Q8: Additional comments

At the end of the survey form respondents were able to provide additional comments which are reproduced below. Identifying comments have either not been included or been removed.

- Parents will help me.
- Have family in this area and need to be nearer to family.
- Shared ownership. Affordable housing.
- All houses should be kept in keeping with the village.

- Would love to be able to afford to move out into my own property. I'm not on a bad wage - but it is still so hard nowadays to afford to move out & own/rent a property. If something became available, which was affordable, I would snap it up!!! :)
- House currently in disrepair. No funds to update it. Garden too large to maintain.
- It is impossible to save the deposit required to purchase a property while we are paying £800 per month rent! HELP!
- We need a high specification non-estate bungalow in or near Long Itchington.
- Bungalows keep being converted to 2 storey houses and not replaced. When we can no longer drive we will be housebound [comment removed] & will need to move into village to live.

#### 4. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix C to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association.

Similarly, where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

#### 5. Conclusion

The survey results reveal a need for twenty-seven new homes in Long Itchington parish for households with a local connection, as detailed below:

##### **Housing association rent**

- 7 x 1 bed flat
- 2 x 1 bed bungalow
- 1 x 2 bed bungalow
- 3 x 2 bed house
- 3 x 3 bed house
- 1 x 4 bed house

##### **Housing association shared ownership**

- 2 x 1 bed flat
- 1 x 2 bed house

##### **Owner occupier**

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

Consideration should also be given to those households currently registered on Home Choice Plus, the local authority's housing waiting list. As at September 2016 there are 41 households with a Long Itchington address registered on Home Choice Plus. Allowing for the six respondents who indicated that they are currently registered on the District Council's housing waiting list there may be a need for a further 35 homes for local people.

## **6. Contact Information**

Parish Clerk – Long Itchington Parish Council  
The Community Centre, Stockton Road, Long Itchington, Warwickshire CV47 9QP  
Tel: 01926 815216  
Email: [liparishcouncil@btconnect.com](mailto:liparishcouncil@btconnect.com)  
Web: [www.longitchington.org.uk/council](http://www.longitchington.org.uk/council)

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler  
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF  
Tel: 01789 842182  
Email: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)  
Web: [www.ruralwarwickshire.org.uk](http://www.ruralwarwickshire.org.uk)

Appendix A

## Housing Need Survey for Long Itchington parish

**This form is to be completed ONLY if your household, or anyone in it, has a local housing need**

This survey is being carried out for Long Itchington Parish Council by WRCC. The data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and neither the Parish Council nor any of its representatives will see individual replies. The analysis will be carried out by WRCC, who will retain all survey forms.

A separate form should be completed by each household in housing need. If necessary, please request extra forms from the Rural Housing Enabler (details on back page).

Completed survey forms should be **returned by 30<sup>th</sup> September 2016** using the attached Freepost envelope.

---

**Q1: Details of all household members seeking housing and contact details**

Title	Surname	First name	Relationship to you	Date of birth / age
			<i>Person completing form</i>	

Your contact details	
Name	
Address	
Telephone number	
Email address	

All information will be treated in strict confidence and neither the Parish Council nor any of its representatives will see individual replies

**Q2: Your current housing circumstances** (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House type (please tick)

House  Bungalow  Flat/maisonette  Park / mobile home   
 Canal boat  Other  (please specify) .....

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No  
 If so, do they occupy or need dedicated work space? Yes / No

**Q3: Local connection**

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>		
Born in the parish?	<input type="checkbox"/>		

**Q4: Why do you/your household need alternative housing?** (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

**Q5: Housing waiting list** (please tick)

Are you on the District Council's housing waiting list? Yes  No

You should be on this list if you are seeking a housing association property. Details are on the back page.

**Q6: Type of housing required** (please tick)

Housing association rent       Owner occupier   
 Housing association shared ownership (part rent, part buy)       Private rent

Housing type (please tick)

House       Bungalow       Flat/maisonette

Number of bedrooms

Do you require space in order to work from home?      Yes       No

**Q7: Financial information**

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

**Q8: Additional comments** (comments may be replicated anonymously in the report)

Thank you for completing this form.

**Please return in the Freepost envelope by 30<sup>th</sup> September 2016.**

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

**Stratford-on-Avon District Council's housing waiting list.**

Application forms are available by:

- telephone 01789 260861
- email [housingadviceteam@stratford-dc.gov.uk](mailto:housingadviceteam@stratford-dc.gov.uk)
- download from [www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk)

Rural exception sites are small sites, located within or adjoining an existing settlement, used for affordable housing where the site would not normally be used for housing. Such sites seek to address the demonstrated housing needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of local market homes (homes available to purchase by people with a local connection) may be allowed, for example where it is essential to enable the delivery of affordable units without grant funding.

'Affordable housing' are homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property but may be restricted from buying it outright.

Appendix B

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size and type
1	Yes	Two adults	Need smaller home	No	Owner occupier	2 bed bungalow
2	Yes	Two adults	Need larger accommodation	No	Owner occupier	3 bed house
3	Yes	Two adults	Need supported accommodation	Medical – needs supported accommodation	Owner occupier	1 bed bungalow
4	Yes	One adult, one child (17-19yrs)	Need smaller accommodation	No	Owner occupier	3 bed house
5	Yes	One adult	Need own home	Space for business	Housing association shared ownership	2 bed house
6	Yes	Two adults	Need smaller accommodation, need physically adapted home	Medical – difficulty walking	Owner occupier	2 bed bungalow
7	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
8	Yes	Two adults	Need smaller accommodation, need less expensive home	No	Owner occupier	3 bed bungalow
9	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
10	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
11	Yes	Two adults, two children (0-16yrs)	Need larger accommodation, to be closer to employment, to be closer to relatives, to be closer to carer/dependent	No	Housing association rent	2 bed house
12	Yes	Two adults	Need smaller home, need less expensive home	No	Owner occupier	2 bed bungalow
13	Yes	One adult	Need smaller accommodation, need to be closer to relatives	No	Owner occupier	1 bed bungalow
14	Yes	Two adults	Need less expensive home	No	Housing association shared ownership	1 bed flat
15	Yes	One adult, one child (0-16yrs)	Need to be closer to relatives, need smaller accommodation, need less expensive home	No	Housing association rent	2 bed house
16	Yes	Two adults, four children (0-16yrs)	Need larger accommodation, need less expensive home	Subject to eviction order	Housing association rent	4 bed house
17	Yes	One adult	Need physically adapted home, need to be closer to relatives, need to be closer to carer, need supported accommodation	Medical – needs supported accommodation	Housing association rent	2 bed bungalow
18	Yes	One adult	Need own home	No	Housing association shared ownership	1 bed flat
19	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
20	Yes	One adult	Need less expensive home, need own home	No	Housing association rent	1 bed flat
21	Yes	One adult, two children (0-16yrs)	Need larger accommodation, need to be closer to relatives	No	Housing association rent	2 bed house
22	Yes	Two adults, three children (0-16yrs)	Need larger accommodation, need less expensive home	No	Housing association rent	3 bed house
23	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
24	Yes	Two adults, three children (0-16yrs)	Need larger accommodation, need to be closer to relatives	No	Housing association rent	3 bed house
25	Yes	Two adults	Need own home	No	Owner occupier	4 bed house
26	Yes	Two single adults, one child (0-16yrs)	Need smaller garden	No	Housing association rent	3 bed house
27	Yes	One adult	Need to be closer to carer/dependent	Medical – cannot cope with stairs	Housing association rent	1 bed bungalow
28	Yes	One adult	Need physically adapted home, need to be closer to relatives	Medical – cannot cope with stairs	Housing association rent	1 bed bungalow
29	Yes	One adult	Need own home	No	Housing association rent	1 bed flat

### Appendix C

Property search October 2016 (Long Itchington, properties for sale for £400K and less, excluding character properties and properties requiring renovation).

Agent	Street	Settlement	No of beds	Type	Price £
David Wilson Homes	Stockton Road	Long Itchington	4	house	350,000
Loveitts	Stonebridge Lane	Long Itchington	3	bungalow	370,000
David Wilson Homes	Stockton Road	Long Itchington	3	house	332,500
David Wilson Homes	Stockton Road	Long Itchington	3	house	325,000
Connells	Odingsell Drive	Long Itchington	4	house	325,000
David Wilson Homes	Stockton Road	Long Itchington	3	house	275,000
Tailor Made Sales & Lettings	Stockton Road	Long Itchington	2	house	265,000
David Wilson Homes	Stockton Road	Long Itchington	2	bungalow	255,000
Loveitts	Model Village	Long Itchington	2	house	250,000
Purple Bricks	Stockton Road	Long Itchington	3	house	240,000
Connells	Stockton Road	Long Itchington	3	house	240,000
Hawkesford	Dale Close	Long Itchington	2	house	220,000
Purple Bricks	Leigh Crescent	Long Itchington	3	house	215,000

Property type	Average £	Average £ -5%	Average £ -10%
2 bed house	245,000	232,750	220,500
2 bed bungalow	255,000	242,250	229,500
3 bed house	271,250	257,688	244,125
3 bed bungalow	370,000	351,500	333,000
4 bed house	337,500	320,625	303,750



LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN  
Local Green Space Site Assessment: March 2019

Site Address	Site Area	Site Ref
Green, south of Galanos / East of Sabin Close, Long Itchington	Approx. 0.15 ha	LGS No: 2
<b>Plan</b>		
<b>Site Description and Current Land Use</b>		
<p>The site is a well-maintained green situated south of Galanos. It consists of a rectangular shaped mound intersected by a pedestrian footpath. A larger section lies to the west and a smaller section to the east. Residential dwellings border the site on all sides.</p> <p>Mature and flowering trees inhabit the site. Along the southeast boundary are a dense beech hedge and wooden nest box on a stand. To the south of the site are the grounds of the Grade II listed, Devon House.</p> <p>A path runs along its southern boundary. Feather board fencing lines the sites north, east and west boundaries and a low post and rail fence lines the northern border of the western section.</p>		
<b>Relevant Planning History</b>		
No relevant planning history found.		
<b>Site Ownership</b>		
GREENBELT GROUP LIMITED (Scot. Co. Regn. No. SC192378) of McCafferty House, 99 Firhill Road, Glasgow G20 7BE and of addressforservice@greenbeltgroup.co.uk.		

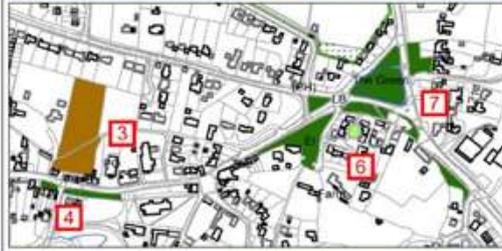
Site Constraints
The conservation area borders the site to the south. It sits within an area of medium archaeology sensitivity and borders an area of high sensitivity to the south according to the Historic Environment Assessment [Ed. 4.9.1], Stratford-on-Avon District, July 2012 conducted by ADC Archaeology Group.
Public Access
The site is open and accessible to the public.
Site Photos

Ecological Significance
Due to the nature of its use, the site has limited ecological value. However, there is some ecological value within the site with the presence of the mature and flowering trees and beech hedge.
These contribute to the village's wildlife corridor and provide food and shelter for numerous species, such as insects, small mammals and birds and their associated nesting sites.
All of which are vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.
Special Qualities and Local Significance
The special qualities of the site include its recreational and social value for children and adults as an open green space in this built-up area within the village. This amenity space serves the local residents, walkers and dog walkers of the immediate area and provides a sense of openness and tranquility. At the time of inspections, families with young children were observed playing on the site.
The special qualities of the site also include its strong contribution to local character and green infrastructure. The site is demonstrably special and locally significant as it is actively used and valued by the local community as a formal area of open space.
Summary and Suitability for Designation as Local Green Space
This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.
The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:
<ul style="list-style-type: none"> <li>• within the community it serves;</li> <li>• demonstrably special to a local community and holds a particular local significance because of its informal recreational value and sense of openness and tranquility within the built up area; and</li> <li>• local in character and is not an extensive tract of land.</li> </ul>

LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN  
Local Green Space Site Assessment: March 2019

Site Address	Site Area	Site Ref
Allotment Gardens, north of Church Rd / at the junction of Bascore Rd, Long Itchington	Approx. 0.62 ha	LGS No: 3

Plan



Site Description and Current Land Use

The rectangular shaped allotment garden is well-maintained, and actively. It is located in the heart of the village, north of Church Road. It is intersected from southwest to northeast by a tarmac footpath at the southern end of the site and an informal grass path through the centre of the site from north to south.

Within the site are numerous well-tended horticultural beds, water butts, outside tap, sheds, compost bins and poly tunnels. The Grade II\* listed, Church of the Holy Trinity is a prominent feature in skyline-looking southeast from the site. The grounds of residential dwellings border the site on all but the northeastern boundary where there is a cemetery.

A combination of featherboard and wrought iron fencing line the site to the north, east and west. A brick wall lines the southwest corner and the back of residential dwellings line the southern boundary.

Relevant Planning History

No relevant planning history found.

Site Ownership

A Land Registry Search has revealed the site is unregistered.

Site Constraints

The southern part of the site below the footpath sits within the conservation area. It sits within an area of medium archaeology sensitivity and borders an area of high sensitivity to the south according to the Historic Environment Assessment (Ed. 4.9.1), Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group.

Public Access

The public do not have access to the gardens. There is, however, a public right of way (Footpath SM2 – Jubilee Way) through the site.

Site Photo



Ecological Significance

The allotment gardens contain a variety of food and ornamental planting. All of which are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

These are all vital for the wider food web and species diversity within the village's ecosystem. In the village, there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

The site is an important natural habitat that encourages wildlife.

The site is locally significant because it is well-used and valued by the local community as an allotment garden. This well-tended allotment garden provides recreational value for residents with the opportunity to exercise and socialise while gardening for a cross-section of the community. The produce grown also contributes to sustainability and encourages sustainable living.

The site represents a 'green lung' at the heart of Long Itchington village. The special qualities of the site include its strong contribution to local character and distinctiveness due to its natural beauty. It is also highly appreciated and prized by the local community as an undeveloped area of open land which contributes to its green setting and infrastructure.

Summary and Suitability for Designation as Local Green Space

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

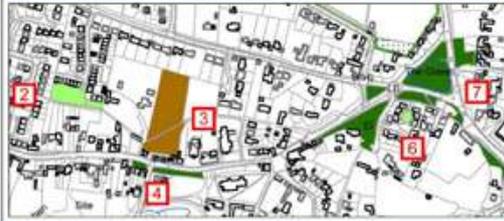
The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value (including as a playing field), tranquility and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

**LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN**  
**Local Green Space Site Assessment: March 2019**

Site Address	Site Area	Site Ref
Open green spaces south of Church Rd / at the junction of Bascoate Rd, Long Itchington	Approx. 0.05 ha	LGS No: 4

**Plan**



**Site Description and Current Land Use**

The site is a registered village green located at the junction of Church and Bascoate Roads. It consists of a two incidental green spaces straddling either side Bascoate Road. It is intersected by three driveways. The Millennium Way passes along the site on the eastern side of Bascoate Road. There are open panoramic views to open countryside looking south from the eastern side of the site.

Post and rail fences line the southern boundary of the eastern side of the site. From here there are open panoramic views to open countryside looking south. Residential dwellings border the site to the south and west. Wide verges line the road frontage to the east.

Numerous listed buildings are visible from the site: the Grade II\* listed, Church of the Holy Trinity, and its associated Grade II listed tombs and cemetery are situated to the east of the site. To the northwest is the Grade II listed Long Itchington Church of England First School and School House. Directly north is a Co-Op store and to the southwest is the Grade II listed Manor Farmhouse and attached outbuilding and gateway.

**Relevant Planning History**

**In close proximity to the southwest space:**

- Application Reference: 17/03317/FUL
- Address: Land At The Green Long Itchington
  - Proposal: The construction of a permanent external memorial, comprising of a stone paved circle, with three stone inscribed columns on a granite supporting plinth and adjacent seating.
  - Decision: Permission with conditions
  - Date Decision Issued: 28/03/2018

**Proposed planning application bordering the site's southeast boundary:**

- Application No: 02/00041/FUL
- Address: Land At Church Road Long Itchington Southam Warwickshire
  - Proposal: Construction of a pair of cottages, new vehicular access and ancillary works
  - Decision: Refusal of Planning Permission
  - Decision Date: 8/04/2002
  - Note: Part of the reason for the refusal was that the site in question was/is regarded as an important open space within the village.

**Site Ownership**

A Land Registry search revealed the site to be unregistered.

**Site Constraints**

The site sits within the conservation area and is a registered Village Green under the Commons Registration Act 1965.

It also sits within an area of high archaeology sensitivity according to the Historic Environment Assessment [Ed. 4.9.1], Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group.

**Public Access**

The site is open and accessible to the public.

**Site Photos**



**Ecological Significance**

Due to the nature of its use, the site has limited ecological value. However, there is some ecological value within the site with the presence of a number of trees. These can help create a wildlife corridor and provide food and shelter for numerous species, such as insects, small mammals and birds and their associated nesting sites. All of which are vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a minor contributory role in the wider ecological significance of the village.

**Special Qualities and Local Significance**

There are a number of open green spaces that together make up the village green within Long Itchington. They significantly contribute to the unique character and distinctiveness of the local area, particularly the conservation area at the heart of Long Itchington village. They maintain the sense of the open, low density form of development within the built-up area particularly around the main pedestrian and road routes through the settlement.

The distribution of the open green spaces comprising the village green also strongly links to the historic origins and development of the settlement. This particular site forms the setting of a number of listed buildings; most notably the Grade II\* listed, Church of the Holy Trinity, and its associated Grade II listed tombs are situated to the east of the site.

Due to its natural beauty and open aspect, the site makes a strong contribution to the village's green setting and infrastructure.

**Summary and Suitability for Designation as Local Green Space**

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- within the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its important historical significance, the contribution it makes to the open character of the village, the contribution it makes to the setting of heritage assets and accessibility to the community; and
- local in character and is not an extensive tract of land.

LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN  
Local Green Space Site Assessment: March 2019

Site Address	Site Area	Site Ref
Model Village open green space and cricket ground, west of Southam Rd, Long Itchington	Approx. 1.64ha	LGS No: 5

Plan



Site Description and Current Land Use

The site is a well-maintained, open green space and cricket ground adjacent to the Model Village Estate and south of the main settlement of Long Itchington.

Within the site are a bench, football goalpost, cricket screen and pitch. Residential dwellings can be found to the north, east and west and an electricity substation borders the sites southeast corner.

There are sweeping views to the open fields that border the site to the south and southwest. Post and wire fence lines the southern boundary. A density of shrubs, hedges, bramble and a number of mature trees line the northern boundary and southeast corner.

Relevant Planning History

- Application Reference: 18/00565/FUL
- Address: Pavilion Cricket Field Model Village Long Itchington CV47 9RB
  - Proposal: Demolish existing cricket pavilion and replace with similar structure
  - Decision: Permission with conditions
  - Date Decision Issued: 14/05/2018
- Application Reference: 18/01959/VARY
- Address: Pavilion Cricket Field Model Village Long Itchington CV47 9RB
  - Proposal: Reference planning permission 18/00565/FUL to demolish existing cricket pavilion and replace in same position a new larger pavilion - Conditions 2 amended

- drawings and 3 amended materials. Original Description - Demolish existing cricket pavilion and replace with similar structure
- Decision: Variation permitted with conditions
- Date Decision Issued: 25/09/2018

Site Ownership

THE SCOUT ASSOCIATION TRUST CORPORATION custodian trustee on behalf of 1st Long Itchington Scout Group of Gilwell Park, London E4 7QW

Entrance to west of the site:

CENEX UK OPERATIONS LIMITED (Co. Regn. No. 00658390) of Ceres House, Evesux Way, Rugby CV21 2DT (NOTE: The land registry search revealed a Title Ownership but no site plan.)

Site Constraints

It is situated outside the Built-up Area Boundary.

Public Access

The site is open and accessible to the public.

Site Photos



Ecological Significance

With the exception of the trees and shrubs that frame and sporadically populate the site, the majority of the site has low ecological value.

The mixed species trees and shrubs that are there are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village's ecosystem and wildlife corridors. In the village, there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

The well-used site is adjacent to the Model Village built-up area and south of the main settlement. It is the only recreational facility serving this area of Long Itchington.

The special qualities of the site include its recreational and social value for children and adults and as an amenity space for walkers and dog walkers.

The site is demonstrably special and locally significant as it is actively used and valued by the community and visitors as a formal area of open space, providing highly valued social, recreation and sports opportunities for local people of all ages.

Summary and Suitability for Designation as Local Green Space

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- within the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value (including as a playing field), tranquility and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN  
Local Green Space Site Assessment: March 2019

Site Address	Site Area	Site Ref
Communal Green Space, Beechcroft (south of The Green), Long Itchington	Approx. 0.05 ha	LGS No: 6
<b>Plan</b>		
<b>Site Description and Current Land Use</b>		
<p>The site is communal circular green space at the centre of the Beechcroft development and is situated south of The Green. It is surrounded by residential dwellings and their adjoining front gardens on all sides apart from the northern boundary where it meets the southern section of The Green and is bordered by a brick wall and wooden gate.</p> <p>A pedestrian footpath encircles the site. Within the site are a number of mature trees and daffodils in flower.</p> <p>Public footpaths, Millennium Way and Centenary Way, pass near the site from the west and southwest. There are numerous listed buildings surrounding the site to the southwest, northeast and southeast, including the Grade II* listed, Tudor House.</p>		
<b>Relevant Planning History</b>		
None relevant		

Site Ownership
HEART OF ENGLAND HOUSING ASSOCIATION LIMITED (Industrial and Provident Society No. IP30446R) of 10 Greenhill Street, Stratford-upon-Avon, Warwickshire CV37 6LG
Site Constraints
The site sits within the conservation area. It also sits within the historic core of Long Itchington and an area of high archaeology sensitivity according to the Historic Environment Assessment (Ed. 4.9.1), Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group. There are numerous listed buildings surrounding or in close proximity to the site. To the south are Yew Tree Farmhouse and Yew Tree Cottage. To the east is the Grade II* listed, Tudor House.
Public Access
The site is open and accessible to the public.
Site Photos

Ecological Significance
The site has some ecological value with the presence of a number of trees and shrubs. These can help create a wildlife corridor and provide food and shelter for numerous species, such as insects, small mammals and birds and their associated nesting sites all of which are vital for the wider food web and species diversity within the village ecosystem. As such, the site plays a minor contributory role in the wider ecological significance of the village.
Special Qualities and Local Significance
This site is part of the mosaic of incidental green spaces that significantly contributes to the village's unique local character, distinctiveness and green infrastructure, particularly in the Conservation Area at the heart of Long Itchington village. The special qualities of the site include the sense of openness it provides the local residents and dog walkers in this built-up area. The site is demonstrably special and locally significant as it is actively used and valued by the local community as a formal area of open space.
Summary and Suitability for Designation as Local Green Space
This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village. The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:
<ul style="list-style-type: none"> <li>• within the community it serves;</li> <li>• demonstrably special to a local community and holds a particular local significance because of its informal recreational value, accessibility for the public, tranquillity and potential support for habitats within a built part of the village; and</li> <li>• local in character and is not an extensive tract of land.</li> </ul>

LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN  
Local Green Space Site Assessment: March 2019

Site Address	Site Area	Site Ref
The Green and Village Pond at the junction of / on Leamington, Church and Stockton Roads, Long Itchington	Approx. 0.93 ha	LGS No: 7



**Site Description and Current Land Use**

The site is a registered Village Green at the heart of Long Itchington. At the centre of the site is The Green, which is a triangular open green space with large pond. It is located at the junction of Leamington, Church and Stockton Roads. Surrounding The Green along the aforementioned roads are six smaller open green spaces. They are surrounded by residential dwellings on all sides apart from the southeastern most space where a small industrial estate lies to the northeast of it.

With the exception of the Village Pond, all the spaces within the The Green are well-maintained grass areas populated with an assortment of mature trees and occasional benches. At the time of inspection, spring bulbs such as daffodils, crocuses and snowdrops were in flower. The central green is separated from the Village Pond by a low galvanised steel fence. Within this part of the site there is a noticeboard explaining the history of the century old pond and another identifying the fish within it. Around the pond itself are a number of wetland plants and water fowl, including ducks, geese and sea gulls.

The area directly south of the main part of The Green has an electricity sub-station, a brick-built bus shelter and a footpath across it and along its southern boundary. Public footpaths, Millennium Way and Centenary Way, pass near the site from the west and southwest. There are numerous listed buildings surrounding the site to the southwest, northeast and southeast, including the Grade II\* listed, Tudor House.

**Relevant Planning History**

Application Reference: 17/03317/FUL

- Address: Land at The Green Long Itchington
- Proposal: The construction of a permanent external memorial, comprising of a stone paved circle, with three stone inscribed columns on a granite supporting plinth and adjacent seating.
- Decision: Permission with conditions
- Date Decision Issued: 28/03/2018

**Site Ownership**

A Land Registry Search revealed that the land is unregistered.

**Site Constraints**

The site sits within the conservation area and is a registered Village Green. It also sits within the historic core of Long Itchington and an area of high archaeology sensitivity according to the Historic Environment Assessment [Ed. 4.9.1], Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group.

There are numerous listed buildings surrounding or in close proximity to the site. To the southwest are Yew Tree Farmhouse and Yew Tree Cottage. To the northeast is the Red House and to the southeast is the Grade II\* listed, Tudor House.

**Public Access**

The site is open and accessible to the public.

**Site Photos**



**Ecological Significance**

Due to the nature of its use, the site has high ecological value. The site contains a mix of mature, semi-mature trees, wetland plants and spring bulbs.

The Village Pond provides a haven for amphibians, invertebrates, small mammals, insects and birds and their associated nesting sites. Various species of water fowl including ducks, sea gulls and geese were seen within the site at the time of inspections.

The pond together with the trees create a wildlife corridor and provides food and shelter for numerous species. These are all vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.

**Special Qualities and Local Significance**

The Green and Village Pond significantly contribute to the unique character and distinctiveness of the village, particularly the conservation area at the heart of Long Itchington village.

It sits at the historic core of Long Itchington and strongly links to the historic origins and development of the settlement. The site forms the setting of a number of listed buildings. The Village Pond has been on the site for a century and archaeology evidence suggests that there may have been a medieval market there at one time.

The special qualities of the site include its contribution to the village's historic and social past as a place of public gathering and remembrance at the war memorial which is inscribed with a poem by the renowned reformer, writer and poet, Dame Margaret Postgate Cole, DBE.

The site maintains the sense of the openness within the built-up area particularly around the main pedestrian and road routes through the settlement. Due to its natural beauty and open aspect, the site makes a strong contribution to the village's local character, distinctiveness and green setting and infrastructure.

**Summary and Suitability for Designation as Local Green Space**

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it:

- within the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its important historical significance, the contribution it makes to the open character of the village, the contribution it makes to the setting of heritage assets and accessibility to the community; and
- local in character and is not an extensive tract of land.

**LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN**  
**Local Green Space Site Assessment: March 2019 (Revised 2 September 2020)**

Site Address	Site Area	Site Ref
Green End recreation ground and playground, north of Green End, Long Itchington	Approx. 4.24ha	LGS No: 8



**Site Description and Current Land Use**

The site is a well-maintained, formal recreation ground and enclosed playground located north of Green End. It is the main recreation ground for the village. At the time of inspection, the playground was in the process of being refurbished.

All-weather footpaths traverse the site as well as along the site's boundaries apart from the southeastern border. Within the site there is a football pitch and posts, floodlights, outdoor gym equipment, four oversized tyres, a skateboard park and multi-use games area and play equipment for young children. A pavilion and public toilets are situated along the middle of the site's southern boundary.

Residential dwellings can be found to the east, southwest and southeast of the site. The informal ecological and recreation area, Lilac Fields, borders the site to the north and open countryside to the west. It is surrounded by an assortment of trim hedges, shrubs and mature trees with some new tree planting evident.

**Relevant Planning History**

No relevant planning history found.

**Site Ownership**

A Land Registry Search lists the proprietor as: LONG ITCHINGTON PARISH COUNCIL care of The Clerk, 1 Brakeley Cottages, The Green, Long Itchington, Southam, Warks CV47 9QT.  
 We are informed that the address has changed to: LONG ITCHINGTON PARISH COUNCIL care of The Parish Clerk, The Community Centre, Stockton Road, Long Itchington CV47 9QP.

**Site Constraints**

The conservation area borders the site's southeastern corner. It sits outside the Built-up Area Boundary but borders it to the south and east.

A Grade II listed building, The Red House, is in close proximity to the east.

It also sits within an area of medium archaeology sensitivity and borders an area of high sensitivity to the southeast according to the Historic Environment Assessment (ID. 4.5.1), Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group.

The site lies within zone LK02, an area of Medium Sensitivity to housing and High/Medium to commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessments for Villages, Volume 1 (2012) by White Consultants:

*"The settlement edge is mixed with C20 development but the Conservation Area lies to the south east and the recreation ground provides a positive green buffer to this close to the village pond and a listed building."* p.B422

**Public Access**

The site is open and accessible to the public.

**Site Photos**



**Ecological Significance**

With the exception of the trees and shrubs that frame and sporadically populate the site, the majority of the site has low ecological value.

The mixed species trees and shrubs that are there are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village's ecosystem and wildlife corridors. In the village, there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

**Special Qualities and Local Significance**

This well-used and maintained site is the main green recreational facility in the village. The special qualities of the site include its recreational and social value for children and adults and as an amenity space for walkers and dog walkers.

The site is demonstrably special and locally significant as it is actively used and valued by the local community as a formal area of open space.

As noted in the Stratford-on-Avon District Landscape Sensitivity Assessments for Villages, Volume 1 (2012) by White Consultants:

*"The settlement edge is mixed with C20 development but the Conservation Area lies to the*

*south east and the recreation ground provides a positive green buffer to this close to the village pond and a listed building."* p.B422

**Summary and Suitability for Designation as Local Green Space**

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- within the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value (including as a playing field), tranquility and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN  
Local Green Space Site Assessment: March 2019

Site Address	Site Area	Site Ref
Lilac Field, west of Marton Road, Long Itchington	Approx. 2.29 ha	LGS No: 9

Plan



Site Description and Current Land Use

The site is a well-maintained, informal recreational and ecological area/ park located to the west of Marton Road. An assortment of trim hedges, shrubs and mature trees line its perimeter. Residential dwellings can be found to the east of the site. Open countryside borders the site to the north and west.

The site includes diverse wildlife habitats and a wetland area from a small stream that runs through the site from north to south. There are benches and picnic benches, a newly planted orchard, a gravelled memorial garden, natural garden and wildflower areas and a walkway route through the area that also links to the adjoining sports and recreation ground to the south at Green End. A dense thicket of trees and shrubs lines the northern boundary.

All-weather footpaths traverse the site and run parallel to the site's boundaries. There is a pond located in the northwest corner of the site. Two cargo containers and gravelled car park can be found in the site's southeast corner.

Relevant Planning History

- Application Reference: 11/00285/FUL
- Address: Field Adj. Playing Fields Marton Road Long Itchington View Map
  - Proposal: Culverting existing surface water drainage trench, construction of car park and retention of a container for storage of sports equipment.
  - Decision: Permission with conditions
  - Date Decision Issued: 09/09/2011
- Application Reference: 05/02758/FUL
- Address: Field Adj. Playing Fields Marton Road Long Itchington Southam Works
  - Proposal: Change of use from agriculture to recreation/playing fields for public use.
  - Decision: Permission with conditions
  - Date Decision Issued: 21/09/2005
- Application Reference: 95/01273/FUL
- Address: OS Plot 3857 Marton Road Long Itchington Southam Warwickshire
  - Proposal: OS PLOT 3857 Garretts Close Marton Road Long Itchington - change of use from agricultural land to cricket field, the formation of a new vehicular access to Marton Road, and the formation of a car park
  - Decision: Application permitted
  - Date Decision Issued: 28/11/1995

Site Ownership

THE PARISH COUNCIL OF LONG ITCHINGTON care of 1 Brakeley Cottages, The Green, Long Itchington, Warks CV47 9QJ

Site Constraints

The northern half of the site sits within an area of low archaeology sensitivity and an area of medium sensitivity within the southern half according to the Historic Environment Assessment (Ed. 4.9.1), Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group.

The site lies within zone LIQ2, an area of Medium Sensitivity to housing and High/Medium to commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessments for Villages, Volume 1 (2012) by White Consultants.

Public Access

The site is open and accessible to the public through a metal kissing gate off Marton Road or through openings that link the site to the Recreation Ground, one of which is over a wooden bridge.

Site Photos



Ecological Significance

Due to the nature of its use, the site has high ecological value. The site contains a mix of mature, semi-mature trees, mature, wetland plants, spring bulbs and newly planted shrubs such as buddleia, dogwood and gorse. It includes diverse wildlife habitats including: a wetland area, natural gardens and wildflower areas. The newly planted orchard contributes to sustainability.

The site provides a haven for amphibians, invertebrates, small mammals, insects and birds and their associated nesting sites. It is home to a number of species including dragonflies, damselflies, whirligig beetles and great crested newts.

The site forms part of the village's wildlife corridor and provides food and shelter for numerous species. These are all vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

The name Lilac Field an acronym derived from its full name: Long Itchington Leisure and Community project. As the names suggests, the site was land developed as a community leisure and recreation project.

In addition to its ecological contribution as noted above, its special qualities include its memorial garden which provides a place public and family gathering and remembrance.

This site has recreational and social value for children and adults as an informal open green space. It serves local residents, walkers and dog walkers of the immediate area and provides a sense of openness and tranquillity.

It is demonstrably special by virtue its strong contribution to local character and green infrastructure. The site is locally significant as it is actively used and valued by the local community.

Summary and Suitability for Designation as Local Green Space

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

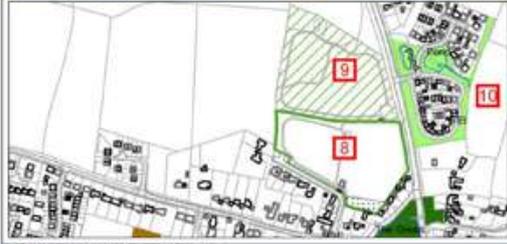
The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value (including as a playing field), tranquillity and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

**LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN**  
**Local Green Space Site Assessment: March 2019**

Site Address	Site Area	Site Ref
Bishops Drive and Cox Crescent, Green and Ponds, east of Marton Road, Long Itchington	Approx. 0.68 ha	LGS No: 10

**Plan**



**Site Description and Current Land Use**

The site is part of the green infrastructure within a new housing estate. It consists of a network of well-maintained open green spaces, two large ponds and channel located around and intersected by Cox Crescent and Bishops Drive.

Residential dwellings are situated to the north and south of the site. To the southwest of the site is the Recreation Ground. To the west is Lilac Field. Beyond the site's boundaries to the east are open fields. An electricity substation is located in the southeastern corner of the site. There is a P10W meeting the site's northern boundary and another running along the site's southern boundary.

A mature hedge and trees border the site's boundaries to the south, east and west. Low square wooden bollards line the road frontages around the pond and low post and rail fencing line the road frontages of many of the green spaces. There is evidence of new hedge, tree, and wetland and shrub planting. Numerous bird nesting boxes were observed in the trees.

**Relevant Planning History**

Application Reference: 14/03065/FUL

- Address: Marton Road Farm Marton Road Long Itchington Southam CV47 9PY
- Proposal: Residential development of 58 dwellings, including 20 affordable units, a new vehicular and pedestrian access onto Marton Road, public open space, infrastructure and associated landscaping
- Decision: Permission with conditions
- Date Decision issued: 15/05/2016

**Site Ownership**

BLOOR HOMES LIMITED (Co. Regn. No. 02162561) of Ashby Road, Measham, Swadincote DE12 7JP

**Site Constraints**

The norther half of the site sits within an area of Low archaeology sensitivity and an area of Medium sensitivity within the southern half according to the Historic Environment Assessment (Ed. 4.9.1), Stratford-on-Avon District, July 2012 conducted by ADC Archaeology Group.

The site lies within zone UK3, an area of Medium Sensitivity to housing and High to commercial development according the Stratford-on-Avon District Landscape Sensitivity Assessments for Villages, Volume 1 (2012) by White Consultants.

**Public Access**

The site is open and accessible to the public.

**Site Photos**



**Ecological Significance**

Due to the nature of its use, the site has high ecological value. The site contains a mix of mature, semi-mature and newly planted trees and shrubs, wetland plants and spring bulbs.

The ponds with their small islands with wetland planting provide a haven for amphibians, invertebrates, small mammals, insects, water fowl and other birds and their associated nesting sites. Ducks were seen within the site at the time of inspections.

The pond together with the trees and shrubs create a wildlife corridor and provides food and shelter for numerous species. These are all vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.

**Special Qualities and Local Significance**

The special qualities of the site include its recreational value for residents and the sense of openness and well-being that its natural environment offers in this new development.

It is also highly appreciated and valued by the local community for its benefits to local wildlife as well as its contribution to biodiversity and green infrastructure.

Due to its natural beauty and open aspect, the site makes a strong contribution to the village's local character, distinctiveness and green setting.

**Summary and Suitability for Designation as Local Green Space**

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- within the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its informal recreational value, tranquillity and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN  
Local Green Space Site Assessment: March 2019 (Revised September 2020)

Site Address	Site Area	Site Ref
Playground and open green space, west of Leigh Crescent, Long Itchington	Approx. 0.2 ha	LGS No: 11
<b>Plan</b>		
<b>Site Description and Current Land Use</b>		
<p>The site is a well-maintained playground at the southwest edge of the Leigh Crescent estate together with the adjacent rectilinear open green space to the northeast of it. The play area is well-stocked with play equipment for young children.</p> <p>A small number of trees populate the site but the majority of trees and hedges can be found along the site's western perimeter and southwest corner. Cement post and wire fence line the site's north, west and southwest boundaries.</p> <p>Residential dwellings and an incidental open green space line the site to the east of the site. Residential garages line the site's southern boundary. Residential gardens line the site's northern boundary and the verges along Southam Road lines its western boundary.</p>		
<b>Relevant Planning History</b>		
No relevant planning history found.		
<b>Site Ownership</b>		
STRATFORD-ON-AVON DISTRICT COUNCIL of Elizabeth House, Church Street, Stratford-Lipon-Avon CV37 6HX		
<b>Site Constraints</b>		
To the west of Southam Road, in close proximity to the site's western boundary is zone L104, an area of Medium Sensitivity to housing and High to commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessments for Villages, Volume 1 (2012) by White Consultants.		

**Public Access**

The site is open and accessible to the public.

**Site Photo**



**Ecological Significance**

Due to the nature of its use, the site itself has limited ecological value. However, there is some ecological value with the presence of a small number of trees that inhabit the site and the density of trees and that line its western and southwestern boundaries.

These contribute to the village's wildlife corridor and green infrastructure. Additionally they provide food and shelter for numerous species, such as insects, small mammals and birds and their associated nesting sites.

All of which are vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.

**Special Qualities and Local Significance**

The site is a recreational facility and open green space that is easily accessible to local residents of the Leigh Crescent estate.

The special qualities of the site include its recreational and social value for children and adults as an open green space and play area. This amenity space serves the local residents, walkers and dog walkers of the immediate area and provides a 'green lung' and sense of openness in a built-up area.

The site is demonstrably special and locally significant as it is actively used and valued by the local community as a formal area of open space.

**Summary and Suitability for Designation as Local Green Space**

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- within the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value (including as a play equipment), tranquility and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

**LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN**  
**Local Green Space Site Assessment: March 2019**

Site Address	Site Area	Site Ref
Incidental Green Space, southwest of Leigh Crescent, Long Itchington	Approx. 0.3 ha	LGS No: 12



**Site Description and Current Land Use**

The site consists of a natural open green space located southwest of Leigh Crescent. Residential dwellings lie to the northeast, garages to the north and the Two Boats Inn and its car park to the south.

The site provides part of the setting for the Grand Union Canal and Grand Union Canal Walk which border the site to the south. Another public footpath, the Millennium Way, is in close proximity to the west.

Within the site there are numerous mature trees, the majority of which line the southern and eastern perimeters. A footpath bisects the site from northeast to southwest and crosses over a brook that runs parallel to the western boundary.

**Relevant Planning History**

- Applications adjacent to the site:**
- Application Reference: 98/01294/FUL
  - Address: Two Boats Inn Southam Road Long Itchington Southam Warks CV47 9CZ
  - Proposal: Two Boats Inn land to rear of - change of use to have site for a maximum of 10 touring caravans (overnight or weekly stays).
  - Decision: Application refused
  - Date Decision Issued: 04/11/1998

**Site Ownership**

The majority of the site is owned by: CHARLES WELLS LIMITED (Co. Regn. No. 00106884) of Eagle Brewery, Havilock Street, Bedford MK40 4LU

A narrow strip along the canal is owned by: CANAL & RIVER TRUST (Co. Regn. No. 07807276) of First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB acting as Trustee of the Waterways Infrastructure Trust (Registered Charity Number 1146792-2)

A small section on the SE corner is owned by: HEART OF ENGLAND HOUSING ASSOCIATION LIMITED (Industrial and Provident Society No. IP30446R) of 10 Greenhill Street, Stratford-upon-Avon, Warwickshire CV37 6LG

**Site Constraints**

The site borders zone LI04 to the west, an area of Medium Sensitivity to housing and High to commercial development according to the Stratford-upon-Avon District Landscape Sensitivity Assessments for Villages, Volume 1 (2012) by White Consultants.

It also sits within an area of Low archaeology sensitivity according to the Historic Environment Assessment (Ed. 4.9.1), Stratford-upon-Avon District, July 2012 conducted by AOC Archaeology Group.

**Public Access**

The site is open and accessible to the public.

**Site Photos**



**Ecological Significance**

The ecological value of the site lies predominantly in the brook that runs through the site and in the mix trees in and around it. These natural features provide the perfect habitat for shelter, nesting sites and food for many birds, amphibians, invertebrates and insects. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Within the village, there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. These are all vital for the wider food web and species diversity within the village's ecosystem. As such, they play an important contributory role in the wider ecological significance of the village as part of its green infrastructure and wildlife corridor.

**Special Qualities and Local Significance**

The special qualities of the site include its recreational and social value for children and adults as an open green space on the southeastern side of the village. This open green space serves the local residents, walkers and dog walkers of the immediate area and provides a sense of openness in this natural environment. The site also provides part of the setting for the Grand Union Canal and Grand Union Canal Walk which border the site to the south.

Due to its natural beauty and open aspect, it strongly contributes to the village's local character and green setting and infrastructure. The site is demonstrably special and locally significant as it is actively used and valued by the local community as an informal area of open space.

**Summary and Suitability for Designation as Local Green Space**

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 90-101 of the National Planning Policy Framework in that it is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquility and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

**LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN**  
**Local Green Space Site Assessment: March 2019 (Revised September 2020)**

Site Address	Site Area	Site Ref
Cluster of incidental green communal spaces and verges, from the junction of Collingham Lane and Stockton Rd to Leigh Crescent, Long Itchington	Approx. 0.42 ha	LGS No: 13

**Plan**



**Site Description and Current Land Use**

The site consists of a mosaic of incidental green spaces that weave through a built up residential area spanning the junction of Collingham Lane and Stockton Road to Leigh Crescent. The pattern of development was designed with linked incidental green spaces that together have collective value.

LGS no. 13 Long Itchington

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Numerous mature, semi-mature and newly planted trees, trim hedges, shrubs and daffodils populate the majority of the spaces with some spaces being formally landscaped. Within the site are two notice boards and a bench. They are all accessible through public footpaths that traverse the site. Low post and rail fencing borders the road frontages of the larger communal grass areas.

Residential dwellings surround the site on all sides. The Grand Union Canal and Grand Union Canal Walk are in close proximity to the site to the south.

**Relevant Planning History**

**AREA OPPOSITE VERGE ON SOUTHWEST CORNER:**

Application Reference: 18/01203/FUL

- Address: Garages Adjacent To 27 Leigh Crescent Long Itchington
- Proposal: Demolition of existing garages and construction of 4 new build dwellings
- Decision: Refusal of Planning Permission
- Date Decision Issued: 27/06/2018

Application Reference: 18/02770/FUL

- Address: Garages Adjacent To 27 Leigh Crescent Long Itchington
- Proposal: Demolition of existing garages and construction of 4 new build dwellings.
- Application Type: Full Application
- Decision: Refusal of Planning Permission
- Date Decision Issued: 13/11/2018

**This application has an appeal - details below.**

- Appeal Reference: APP/13720/W/18/3217382
- Appeal Status: Appeal In Progress
- Appeal Type: New - Refusal of Planning Permission
- Appeal Procedure: Written Representation

**Site Ownership**

The majority of the site is owned by:

HEART OF ENGLAND HOUSING ASSOCIATION LIMITED (Industrial and Provident Society No. IP10446R) of 10 Greenhill Street, Stratford-upon-Avon, Warwickshire CV37 6LG

The area on the northeast corner of Collingham Lane and Stockton Road:

A Land Registry search revealed this part of the site is unregistered

**Site Constraints**

It sits within an area of Low archaeology sensitivity according to the Historic Environment Assessment (Ed. 4.9.1), Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group.

**Public Access**

The site is open and accessible to the public.

LGS no. 13 Long Itchington

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**Site Photos**



LGS no. 13 Long Itchington

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**Ecological Significance**

Due to the nature of its use, the site has limited ecological value. However, there is some ecological value with the presence of the number of trees, shrubs and hedges that inhabit the site.

These contribute to the village's wildlife corridor and green infrastructure. Additionally they provide food and shelter for numerous species, such as insects, small mammals and birds and their associated nesting sites. All of which are vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.

**Special Qualities and Local Significance**

These incidental green spaces significantly contribute to the unique character and distinctiveness of the local area. It maintains the sense of openness and low density within this built up area.

Due to its natural beauty and open aspect, the site makes a strong contribution to the village's green setting and infrastructure. The site is demonstrably special and locally significant as it is actively used and valued by the local community, walkers and dog walkers as both formal and informal areas of open space.

**Summary and Suitability for Designation as Local Green Space**

A Land Registry search has revealed that the drives in front of numbers 2 and 4 Sitwell Avenue are privately owned and are of hard standing. It is recommended that the drives in front of these properties are removed from the proposed LGS designation and associated LGS map.

However, the rest of the site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

With the exception of the drives in front of numbers 2 and 4 Sitwell Avenue, the LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- demonstrably special to a local community and holds a particular local significance because of its informal recreational value, accessibility to the public, tranquility and wildlife potential; and
- local in character and is not an extensive tract of land.

LGS no. 13 Long Itchington

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LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN  
Local Green Space Site Assessment: March 2019 (Revised September 2020)

Site Address	Site Area	Site Ref
Green, Wulstan Drive, Long Itchington	Approx. 0.16 ha	LGS No: 14
<b>Plan</b>		
<b>Site Description and Current Land Use</b>		
<p>The site is a well-maintained green in the heart of the Wulstan residential estate. residential dwellings surround the green on all sides.</p> <p>Within the site are football goalposts and a number of mature, semi-mature and newly planted trees.</p>		
<b>Relevant Planning History</b>		
No relevant planning history found.		
<b>Site Ownership</b>		
A Land Registry search revealed that the site was unregistered.		
<b>Site Constraints</b>		
The site sits within an area of low archaeology sensitivity according to the Historic Environment Assessment (Ed. 4.9.1), Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group.		

**Public Access**

The site is open and accessible to the public.

**Site Photo**



**Ecological Significance**

Due to the nature of its use, the site has limited ecological value. However, there is some ecological value with the presence of the number of trees that inhabit the site.

These contribute to the village's wildlife corridor and green infrastructure. Additionally they provide food and shelter for numerous species, such as insects, small mammals and birds and their associated nesting sites all of which are vital for the wider food web and species diversity within the village ecosystem. As such, the site plays a contributory role in the wider ecological significance of the village.

**Special Qualities and Local Significance**

Incidental green spaces such as this significantly contribute to the village's unique character, distinctiveness and green infrastructure. The site maintains the sense of openness and low density within this development and the built-up area.

The special qualities of the site include its recreational and social value for children and adults as an open green space. This amenity space serves the local residents, walkers and dog walkers of the immediate area and provides a sense of openness and tranquility.

The site is demonstrably special and locally significant as it is actively used and valued by the local community as a formal area of open space.

**Summary and Suitability for Designation as Local Green Space**

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- within the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value (including as an informal playing field), accessibility for the public and wildlife potential; and
- local in character and is not an extensive tract of land.

**LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN**  
**Local Green Space Site Assessment: March 2019 (Revised September 2020)**

Site Address	Site Area	Site Ref
Keeper's Meadow green spaces bordering Grand Union Canal and Stockton Rd, Long Itchington	Approx. 0.57 ha	LGS No: 15



**Site Description and Current Land Use**

At the time of inspection, the site was still under development. However, it will form the green infrastructure and public open spaces of a recently approved residential development.

The proposed site will consist of a wide irregularly shaped border on all but the western boundary of the development. Proposed landscaping will include newly planted trees, hedges and shrubs. (See landscape plan in Photo section of this document.)

The Grand Union Canal borders the site to the south along with the Grand Union Canal Walk. Open field lies to the east of the site. To the northwest of the site there is a school, playing field and community centre. Residential dwellings lie to the west and northeast.

**Relevant Planning History**

- Application Reference: 17/01582/S106
- Date: 25/05/2017
  - Status: S106 - Refusal to Vary
- Application Reference: 17/01211/REM
- Address: Land Off Stockton Road Long Itchington
  - Proposal: Submission of reserved matters (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/00856/OUT (allowed on appeal ref: APP/13720/W/15/3009042) for the erection of 81 dwellings, together with associated internal roads, parking, landscaping, open space and play areas
  - Decision: Approval of reserved matters
  - Date Decision Issued: 20/07/2018
- Application Reference: 14/00856/OUT
- Address: Land Off Stockton Road Long Itchington
  - Proposal: Outline planning application with means of site access from Stockton Road to be determined, (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 81 dwellings; public open space; earthworks, structural landscaping, car parking, and all other ancillary and enabling works
  - Decision: Refusal of outline permission
  - Date Decision Issued: 16/10/2014

**Site Ownership**

BDW TRADING LIMITED (Co. Regn. No. 03018173) of Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville LE67 1UF

**Site Constraints**

It sits within an area of low archaeology sensitivity according to the Historic Environment Assessment (Ed. 4.9.1), Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group.

The site lies within zone LI01, an area of Medium Sensitivity to housing and High/Medium to commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessments for Villages, Volume 1 (2012) by White Consultants:

"The land south of Stockton Road may be possibly developed but only if advanced planting is put in place in line with the eastern boundary of the school to form a softer established edge to the settlement." p.B419

**Public Access**

It is anticipated that, once completed, the site will be open and accessible to the public.



**Ecological Significance**

Once completed, the site will play an important contributory role in the village's green infrastructure. The presence of the number of trees, shrubs and hedges that will inhabit the site will also contribute to the area's wildlife corridor along the canal.

The proposed planting will provide food and shelter for numerous species, such as insects,

small mammals and birds and their associated nesting sites. All of which are vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.

**Special Qualities and Local Significance**

These incidental green spaces significantly contribute to the unique character, distinctiveness and green infrastructure of the local area. The site will maintain the sense of openness and low density within this development and the built-up area.

The special qualities of the site will include its recreational and social value for children and adults as an open green space within the development. This amenity space will serve the local residents, walkers and dog walkers of the immediate area and provide a sense of openness and tranquility, particularly as it will form part of the setting for the Grand Union Canal.

The site is demonstrably special and locally significant as it is anticipated that it will be actively used and valued by the local community as a formal area of open space.

**Summary and Suitability for Designation as Local Green Space**

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- within the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquility and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: March 2019 (Revised September 2020)

Site Address	Site Area	Site Ref
Spinney Fields green spaces, north of Stockton Road, Long Itchington	Approx. 1.57 ha	LGS No: 16a - d

**Plan**

**Site Description and Current Land Use**

The site consists of four open green spaces which form the green infrastructure and amenity areas of the new Spinney Fields residential development situated at the eastern edge of the village, north of Stockton Road.

**LGS 16a:** This area sits at the southwest corner of the development. A tarmac path leads from Meadow Drive into an amenity space containing a play area enclosed by post and rail fencing. Residential dwellings lie to the north and east, a tennis court to the west and car parking area to the south. This area's perimeter is lined with hedges to the south, feather board fencing to the west, residential dwellings to the north and open to the east. Evidence of new tree and shrub planting could be seen within the site.

**LGS 16b to 16d:** This area consists of a cluster of three open green spaces.

**LGS 16b:** At the time of inspection, the space to the southwest was in the process of being landscaped but there is evidence of new tree planting. It is intersected diagonally by a tarmac footpath.

**LGS 16c:** The majority of northwest space is a dense area of trees which has been left to grow as an area of natural vegetation. A sign within this space explains its ecological benefits. The southwest portion of this space is an open green space with a number of trees.

**LGS 16d:** The space bordering the eastern boundary is primarily grass with a SuDS pond with new tree, shrub and hedge planting along the road frontage and eastern border. A stream also runs along the eastern boundary and a number of trees line the eastern side of the stream. Open fields lay to the north of the site and the grounds and large pond associated with High Clays Farm border the site to the east.

**Relevant Planning History**

Application Reference: 15/03542/RIM

- Address: Land Off Stockton Road Long Itchington
- Proposal: Application for approval of reserved matters in respect of appearance, landscaping, layout and scale for the erection of 150 dwellings together with associated internal roads, parking, landscaping, open space, play areas and associated infrastructure pursuant to condition 3 to outline planning permission 13/03307/OUT.
- Decision: Approval of reserved matters.
- Date Decision Issued: 04/03/2016

Application Reference: 13/03306/OUT

- Address: Land Off Stockton Road Long Itchington
- Proposal: Erection of 75 dwellings with associated parking
- Outline Planning Permission Permitted
- Decision: Outline permitted
- Date Decision Issued: 03/10/2014

**Site Ownership**

BDW TRADING LIMITED (Co. Regn. No. 0338173) of Barratt House, Cartwright Way, Forest Business Park, Bardon, Coalville LE67 3UF

NOTE: A title plan was not available through a Land Registry Search

**Site Constraints**

The site sits within an area of low archaeology sensitivity according to the Historic Environment Assessment (Ed. 4.9.1), Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group.

The site lies within zone LI01, an area of Medium Sensitivity to housing and High/Medium to commercial development according the Stratford-on-Avon District Landscape Sensitivity Assessments for Villages, Volume 1 (2012) by White Consultants.

**Public Access**

The site is open and accessible to the public.





LGS 16d

**Ecological Significance**

Due to the nature of its use, the site has high ecological value. The site contains a mix of mature, semi-mature and newly planted trees and shrubs.

The pond and stream will provide a haven for amphibians, invertebrates, small mammals, insects, water fowl and other birds. Together with the trees and shrubs, these create a wildlife corridor and provides food and shelter for numerous species. These are all vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.

As noted in the description, part of the site consists of a density area of trees and is being left to grow naturally in partnership with the RSPB. The sign adjacent to that space notes:

*"As piles of wood rot and lichen and fungi start to grow on them providing food and places to live for lots of different types of bugs. Bugs are at the bottom of the food chain, so the more bugs there are, the more other bigger badgers, hedgehogs and birds have to eat. They are also very good for providing shelter for animals like hedgehogs over wintertime when they hibernate."*

**Special Qualities and Local Significance**

The distribution of these parcels of green spaces also strongly links to the historic origins and development of the settlement.

The special qualities of the site include its recreational and amenity value for residents (such as the play area found in LGS 16a) as well as the sense of openness and well-being that its natural environment offers in this new development.

It is also highly appreciated and valued by the local community for its benefits to local wildlife as well as its contribution to biodiversity and green infrastructure.

Due to its natural beauty and open aspect, the site makes a strong contribution to the village's local character, distinctiveness and green setting.

LGS no 16

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**Summary and Suitability for Designation as Local Green Space**

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

- within the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its informal recreational value, tranquillity and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

LGS no 16

Lang Wiltshire

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## GLOSSARY:

**CS** - Stratford-on-Avon District Council Core Strategy 2011 to 2031

**NPPF** - National Planning Policy Framework published in February 2019 (updated June 2019)

**SUSTRANS** - Sustainable Transport Charity

**QS** - Questionnaire Survey

## ACKNOWLEDGEMENTS:

Many individuals and organisations have contributed to the production of this draft Plan and this section will be completed to recognise their input and support before the final Plan is submitted to local people for approval by referendum.

