

Version 12

Tredington Parish Council Neighbourhood Plan 2011 - 2031

Pre-Submission Draft



Our Parish, Our Plan,

Our Future

Version 12

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INTRODUCTION

Neighbourhood Plans were introduced as a result of the Localism Act 2011. The Tredington Parish Council Neighbourhood Plan has been developed by a group of volunteers to help residents develop a shared vision for their neighbourhood. When finalised the Plan will add a local voice to the District Council Core Strategy. It will influence the location, scale and design of any future housing or development project and help create a vibrant and sustainable community.

This document outlines the Neighbourhood Planning process. It includes a brief history of the Parish and describes what makes Tredington Parish what it is today. A section addresses the future needs of the residents gleaned from three primary sources: the Tredington Parish Plan, completed in 2015, comprehensive questionnaires and consultation meetings. The Parish Character sets out what makes the Parish unique and attempts to capture its attributes.

The Vision Statement encapsulates the residents' aspirations for the coming years. The Plan encompasses the Local Economy, the Natural Environment, Housing, the Built Environment, Infrastructure, Local Amenities as well as commenting on the Community Infrastructure Levy (CIL). The housing allocation, set out in the Core Strategy to 2031 has been exceeded so this Plan does not include any site recommendations for future housing.

The Parish-wide residents' questionnaire had a high response with 574 returns, a rate of approximately 66% of households. The returns identified the facilities and services residents want to be improved and how they believe the character of the Parish should be preserved. They recognised that the Parish must keep developing, as it has over the last 40 years, but that this should be in a managed and controlled way. The Neighbourhood Plan complements and builds on the Parish Plan.

The Plan is an important and influential document. It will become part of the Development Plan used to determine planning applications in the District once it is formally "made". It will ensure that the Parish communities continue to develop in a manner which best meets the wishes and aspirations of all interested parties. It covers the period up to 2031 which is consistent with the District Council's Core Strategy. It will be reviewed every 5 years.

NEIGHBOURHOOD PLANNING

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

Tredington Parish, with its two villages (Tredington and Newbold-on-Stour), three hamlets (Armscote, Blackwell and Darlingscott), and the tiny settlement of Talton has a complex and diverse structure. The village of Tredington and hamlet of Darlingscott have conservation areas to preserve their historic characters; Armscote and Blackwell are close to the Cotswolds area of Outstanding Natural Beauty; while Newbold-on-Stour and Talton benefit from proximity to Ettington Park and the River Stour. The villages and hamlets with their varied aspirations and constraints make applying the principles of Neighbourhood Planning across the board very complex. The Parish Plan of 2015 set out a vision for the future development of the communities and how that might be achieved. It also set out a 10-year action plan covering Facilities, Infrastructure, Environment and Development. This Neighbourhood Plan builds on the guidelines and recommendations of the Parish Plan, adding updates and new elements based on community consultation. The Plan defines a vision and policies formulated from extensive evidence gathering and analysis between 2017 and 2021 including Parish wide surveys, consultation workshops, independent planning assessments, public meetings, a Housing Needs Survey and extensive research.

Over the years the communities have evolved and developed their own characteristics; the result is an architecturally diverse group of communities. The individuality of these communities needs to be preserved by sensitive and constrained development. This Plan seeks to preserve the essential character of the neighbourhood, in line with the National Planning Policy Framework (NPPF) principle that recognises the intrinsic character and beauty of the countryside whilst supporting thriving rural communities within it¹.

As well as creating a vibrant and sustainable community the objective of the Plan is to ensure that all development is sustainable and at a pace and scale that is acceptable to the local community. It has been prepared to be in general conformity with the Core Strategy and the NPPF, as required by the Basic Conditions.

On 27th June 2017, Stratford-on-Avon District Council ratified the proposal that Tredington Parish undertake the development of a Neighbourhood Plan and

1. The National Planning Policy Framework (2019): Paragraphs 170, 174, 175, 177.

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agreed that the proposed Neighbourhood Boundary was consistent with the Parish Boundary². The Neighbourhood Area will be referred to as “Tredington Parish” or “the Parish” throughout this document.

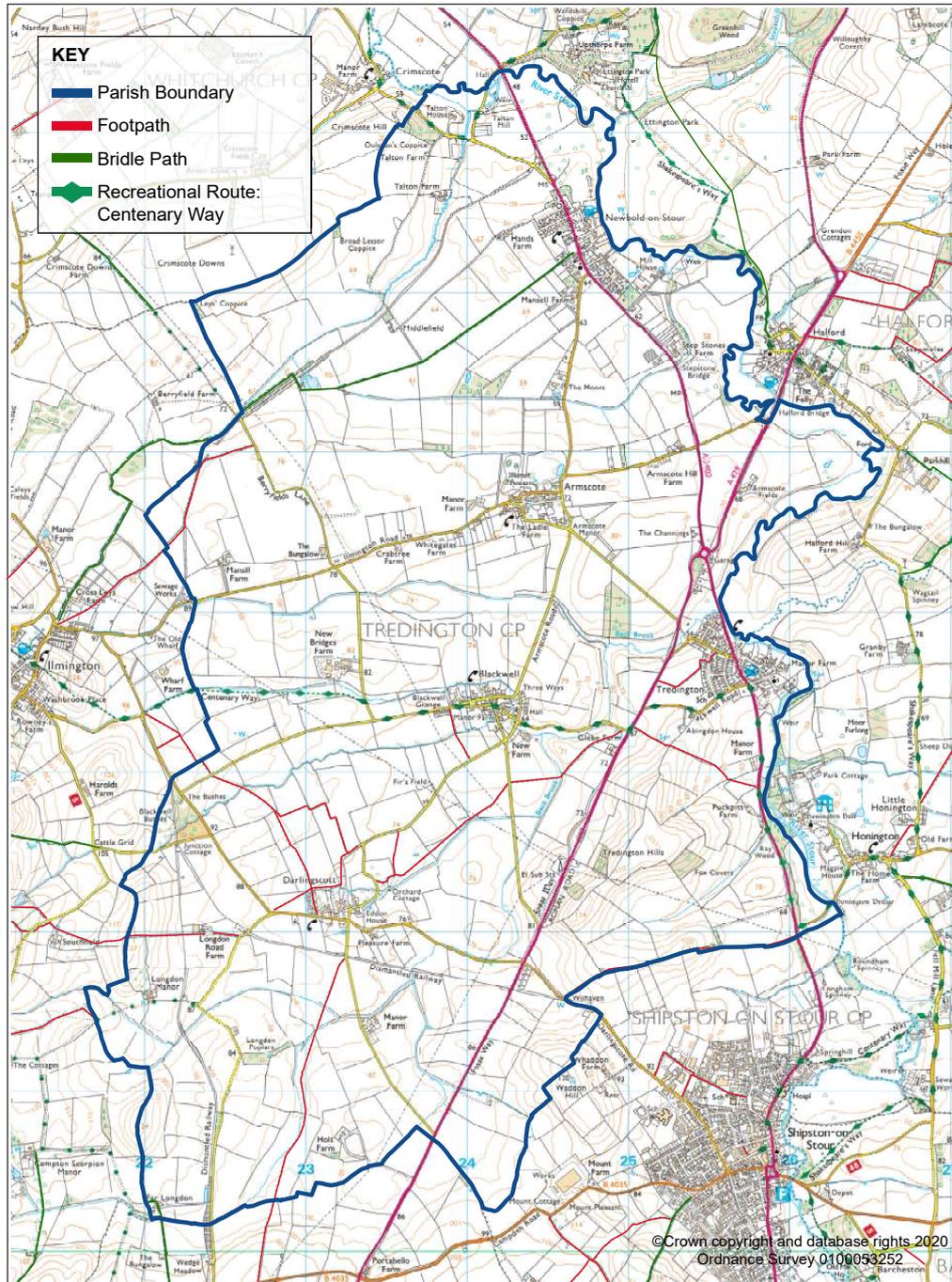


Figure 1. Tredington Parish

2. Email: Stratford-on-Avon District Council Policy Team to Tredington Parish Clerk dated 27 Jun 17.

THE PROCESS

Following a public meeting in early 2017 and approval by the Parish Council for a Neighbourhood Plan to be developed a questionnaire was compiled which covered a range of subjects deemed to be appropriate for inclusion in the Plan. The questionnaire was delivered to and subsequently collected from all households and businesses in the Parish. Part 1 of the survey focused on fact finding which provided a rough idea of the size and composition of the communities in terms of age, households and house and car ownership; 372 residents responded. Part 2 centered on the aspects of future community development that the residents wished to see; the 574 responses formed a good foundation to take the Plan forward.

A Housing Needs Survey was commissioned by the Parish Council in early 2020 and the results incorporated. Later in the year AECOM Infrastructure & Environment UK Limited (AECOM) assessed 14 areas for development potential and Avon Planning Services (APS) looked at 20 sites for their suitability as Local Green Spaces.

The survey results and assistance from Avon Planning Services (APS) led to the development of key policy areas and the subsequent creation of policy details. These were refined through four public meetings which served also to determine a “Call for Sites”, Local Green Spaces and Valued Landscapes. The developing draft Plan was exposed at each meeting and comments were discussed by the Working Group and incorporated as appropriate. In February 2021 an online survey was held to clarify details on specific aspects of the Plan and copies of the questionnaire were made available to those with no internet access.

Iterations of the Plan have been published on the Web Site throughout the process and residents have been updated on progress through regular reports. Covid 19 delayed the process by between 6 months and one year, but it did provide space to consider and review the contents of the draft Plan.

The plan has undergone a review to determine whether or not a Strategic Environmental Assessment (SEA) is required, and it will be reviewed again against the comments received from the Reg 14 Consultation.

PARISH CHARACTER

Tredington and Blackwell villages and Longdon (Longedun) Manor are ancient settlements mentioned in the Domesday Book as part of the Oswaldslow One Hundred. Tidmington was also part of the Oswaldslow hundred, Tredington Manor and later Tredington Parish until it became a separate Parish in 1719^{AD}. Given the size of the village of Tredington in relation to the surrounding hamlets, Tredington became the focus for the immediate area and the centre of the ecclesiastical Parish. In 1861, Ecclesiastical and Civil Parish functions were separated, but Tredington remained the focal point for both until 1833 when Newbold and Armscote were given their own Parish status. In 1931 the Parish “moved” from being part of Worcestershire to Warwickshire and, during the Boundary Review of 1933, the two settlements of Newbold and Armscote were reabsorbed into the civil parish of Tredington. The ecclesiastical parish remained under the jurisdiction of the Bishop of Worcester for many centuries but eventually came under the jurisdiction of the Diocese of Coventry. The Parish is rural in character with many arable and livestock farms and the five key communities within it will be characterised in turn.

Armscote

Armscote is a small hamlet comprising some 64 dwellings and an estimated population of 137³. The hamlet is surrounded by open fields with characteristic ridge and furrow cultivation⁴. In addition to the Manor house and several large farmhouses, dating back to the 17th Century, the hamlet has been the venue for “Friends” meetings since 1673 and the current Quaker Meeting House dates back to 1705. The hamlet has also had a pub since the 18th Century and the location was once the site of the local blacksmith. Employment was centered on agriculture but it now has more of a dormitory function with a few



Friends Meeting House, Armscote

3. Email: Performance, Consultation & Insight Manager, Executive Directors Unit, Stratford-on-Avon District Council, 20th July 2021, 16:36hrs.

4. www.warwickshire.gov.uk/her.

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people working from home. Although a few houses have been built in recent times, the village has changed little in the last 150 years. The Manor House and several large farmhouses feature prominently in the village as do several smaller cottages, some of which have thatched roofs. Recent construction has been on an in-fill basis.



Armscote House

The hamlet is close to the boundary of the Cotswolds Area of Outstanding Natural Beauty (AONB). Working farms have been converted to residential dwellings, with the farmers moving into the countryside. Residents are keen to preserve the rural and historic character of the hamlet and they do not wish to see any domestic or commercial development except for infill.

Figures 2 and 3 show how the hamlet has changed since 1887.



The Ladle Farm Armscote

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Blackwell

Blackwell is a small hamlet comprising some 91 dwellings and an estimated population of 204⁵; its origins are in Saxon times. It lies just off the Roman Fosse Way and has history dating back to the Anglo-Saxons. Referenced in the Domesday Book⁶, the settlement has been in existence since the days preceding William the Conqueror.

“At Blackwell are 2 hides assigned to the sustenance of the monks. In demesne there are 3 ploughs and 10 villans and 6 bordars with 4 ploughs. There are 6 slaves and one female slave and 10 acres of meadow. It was and is worth 50 shillings”⁷.



The extent of Mediaeval Settlement



Blackwell Green

The hamlet has belonged to the Bishop of Worcester since 964^{AD} and remained with the Prior and convent until the dissolution of the monasteries. Two years later (1542) it was granted to the Dean and Chapter of Worcester Cathedral, who held it until 1654 when it was sold by the Parliamentary Commission of Nicholas Lockyer of London. At the Restoration of Charles II it was given back to Worcester Cathedral and was confirmed to them in 1692. Afterwards it was assigned to Shipston manor⁸. Evidence of ridge and furrow ploughing is clear to the north of the village and adjacent to the settlement.

5. Email: Performance, Consultation & Insight Manager, Executive Directors Unit, Stratford-on-Avon District Council, 20th July 2021, 16:36hrs.
6. Domesday Book, A Complete Translation, Page 478, Penguin Classics 2003.
7. Domesday Book, A Complete Translation, Page 478, Penguin Classics 2003.
8. Our Warwickshire, Warwickshire County Council, https://www.ourwarwickshire.org.uk/content/catalogue_her/blackwell-medieval-settlement.

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Many of the buildings today are old farmhouses which have been converted to domestic dwellings and some of which date back to late 17th and early 18th centuries. Outbuildings have been converted for domestic use but much of the 1887 village layout remains

The hamlet has changed little over the years; limited development has taken place on the eastern side of the village and a light industrial estate has been created on the south-eastern edge of the community.



Light Industrial Estate

Figures 4 and 5 show how the hamlet has changed since 1887.



Blackwell



Blackwell

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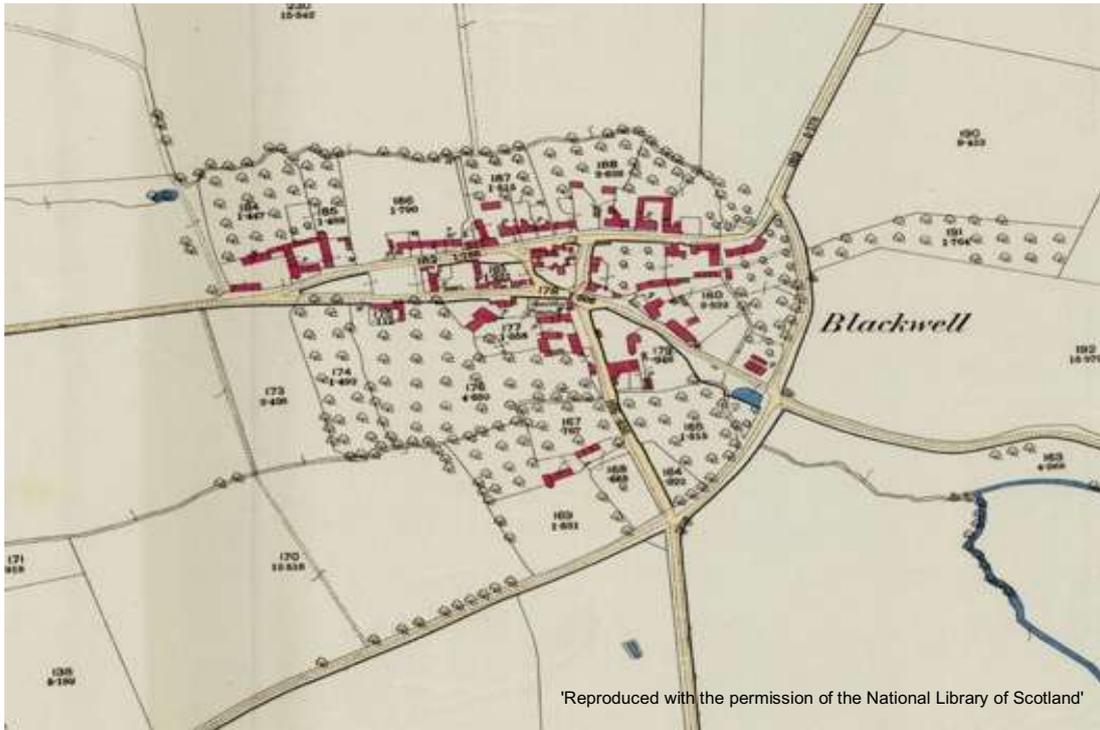


Figure 4. Blackwell 1887



Figure 5. Blackwell 2019

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Darlingscott

Darlingscott is a small hamlet of some 49 dwellings and an estimated population of 110⁹ where little has changed over the centuries. Nearby Longdon Manor was cited in the Domesday Book and, although Darlingscott is not mentioned, it is highly likely that it was included in the Longdon entry.

“Of the same manor Gilbert fitzTurolde holds 4 Hides at Longdon. There he has 2 ploughs, and 8 villans and 2 bordars with 4 ploughs. There are 4 slaves and 4 female slaves, and 8 acres of meadow. It was worth £4; now £3. Leofric the reeve held it at the will of the bishop”¹⁰

Primarily a farming community, like other hamlets in the Parish it has been transformed into a commuter settlement. Although categorised as a hamlet, it does have a church which was built in 1873. Most of the buildings in the hamlet date back to 17th and 18th Centuries, although there has been more modern but very limited infill.



Manor House



Church of St George

In the late 1800s the Shipston spur of the Stratford-upon-Avon to Moreton horse drawn tramway was constructed with a station at Longdon (Figure 6). Passengers and freight were moved on the line for several decades with the line finally falling into disuse around 1930.



Figure 6. The Tramway 1902

9. Email: Performance, Consultation & Insight Manager, Executive Directors Unit, Stratford-on-Avon District Council, 20 July 2021, 16:36hrs.

10. Domesday Book, A Complete Translation, Page 478, Penguin Classics 2003.

Newbold-on-Stour

Evidence of habitation in the vicinity of Newbold-on-Stour dates back some 4000 to 6000 years with the recent discovery of a Henge burial site on the Church View estate. The current settlement, however, started much more recently as a small hamlet with a cluster of cottages around one or two farms; as it grew it transformed from hamlet to village. Ridge and furrow cultivation, typical of the open fields system, is evident in fields to the North of the village indicating a protracted history of agriculture. In 1834^{AD} Newbold and Armscote were formed into a separate ecclesiastical parish which led to the construction of St David's church and the Grange. Although not mentioned specifically in the Domesday Book, the hamlet is likely to have been included in the entry for Tredington¹¹. The settlement has a linear development along the A3400 which now bisects the village. It was a farming community until well into the 20th century; however, as it grew and employment opportunities declined it became primarily a commuter settlement.



Newbold-on-Stour Wharf, 3 March 1918

In 1826, the horse-drawn railway¹², known as the Tramway, arrived and passed through the Newbold Wharf on its way to Longdon, Shipston on Stour and Moreton-in-Marsh. The railway made Newbold more accessible and was almost certainly the cause for a modest population expansion.

11. British History Online, Parishes: Tredington; A History of the County of Worcester: Volume 3 (/vch/worcs/vol3). Originally published by Victoria County History, London, 1913.

12. The Stratford and Moreton Railway, February 1935.

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Over many years the repairs to the road (now A3400) presented problems. Gates across the road and a tollhouse¹³ were built to fund repairs. Next to it is a thatched “cob” bothy which was believed to have been used by drovers taking their sheep to market. Most of the older buildings are Victorian or Georgian in style and there are eight Listed buildings¹⁴ with some dating back to the 17th Century. During the first half of the 20th century there was incremental expansion with a few cottages being



Cob Hut and Toll Cottage, Newbold-on-Stour

built. However, post-World War II the village expanded with the provision of some 50 council houses at the North and South ends of the village. The following



Cotswold House Early C19,
Newbold-on-Stour

decades, again, saw incremental expansion mainly with infill and small developments of two or three houses. In 2001 the first large modern estate was built on and around Sandfield Lane when some 50 houses were added to the village stock; an increase in housing of some 30%. More recently a further 87 houses have been added on two estates almost doubling the size of the village since the turn of the century¹⁵.

Today, the village has some 331 buildings which include a shop, a Post Office and a church as well as a public house; its population is estimated to be 744¹⁶. It boasts a primary school and village hall, which provides the venue for a wide range of activities, and a bowling green; both allotment sites are very active. On the village boundaries there is a Sea Scout Troop, which is cited as being furthest from the sea and is one of the few that is recognised by the Royal Navy.

13. The Warwickshire Book, Warwickshire Federation of Women’s Institutes.

14. Stratford-on-Avon District Council, 2018.

15. Post Office Post Codes web site.

16. Email: Performance, Consultation & Insight Manager, Executive Directors Unit, Stratford-on-Avon District Council, 20th July 2021, 15:36hrs.

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Talton House, a modernized Late 17th Century gabled building with 18th Century additions¹⁷ is located close to Newbold. A short distance to the East of the house is the site of the last working watermill on the River Stour.

Figures 9 and 10 show how the village has changed since 1887.



Talton House



Newbold -on- Stour C 1900



Newbold-on-Stour C 1910

17. HistoricEngland.org.uk.

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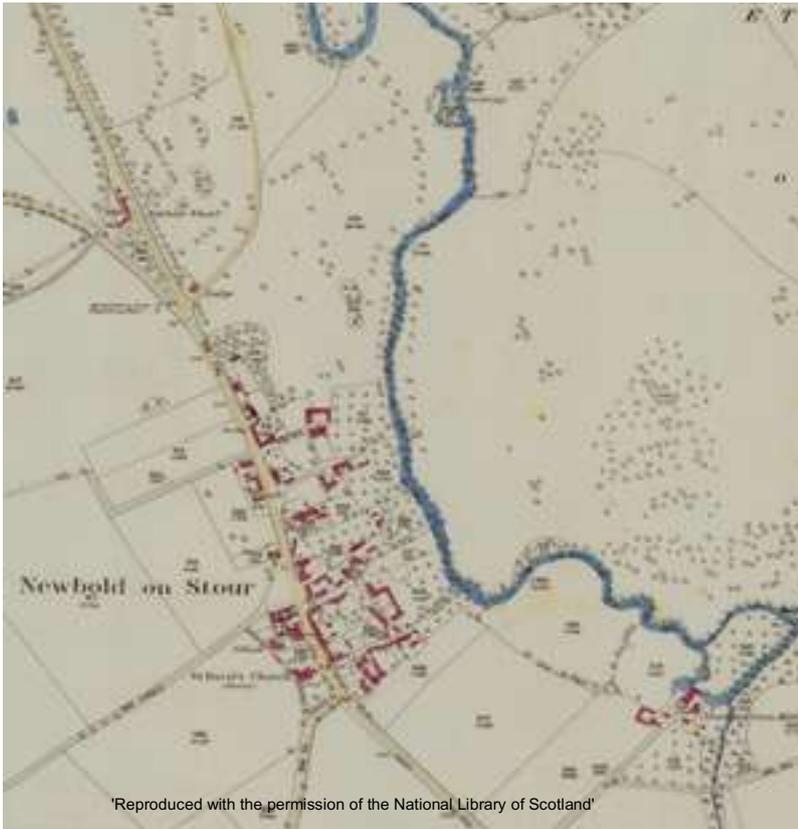


Figure 9. Newbold-on-Stour 1887

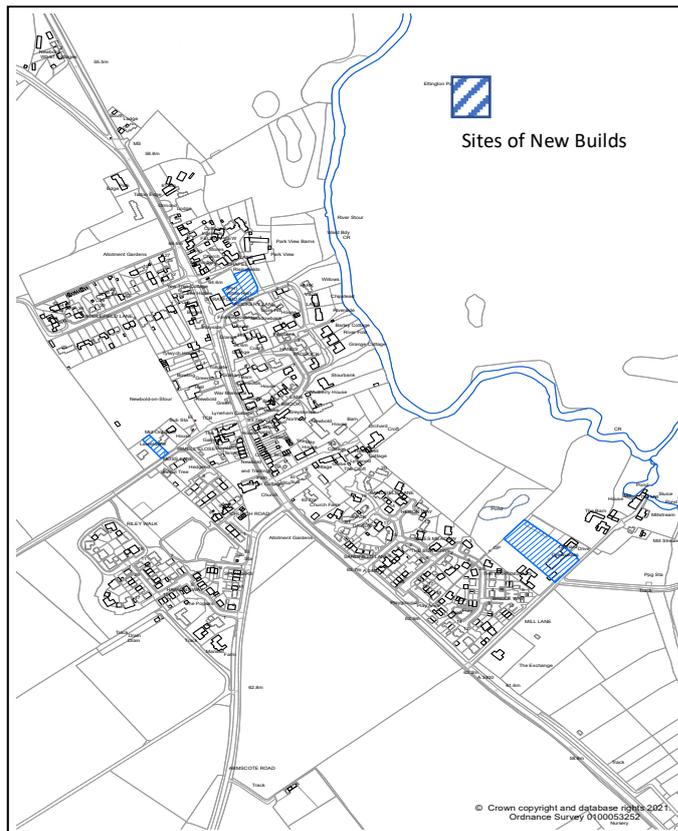


Figure 10. Newbold-on-Stour 2021

Tredington

Tredington village became the nucleus of the civil parish in mediaeval times. Under the control of the Bishop of Worcester, its favoured status is reflected in its large church, which has Anglo-Danish origins in the late 12th Century; it has undergone substantial alteration and expansion over the ensuing centuries.



Church of St Gregory

Tredington is listed in the Domesday Book, in the hundred of Oswaldslow, mentioned in the chapters for Worcestershire and Warwickshire:

“In the same HUNDRED the same bishop holds TREDINGTON with 1 member TIDMINGTON. There are 23 hides paying geld. 1 of these is waste. In demesne, there are 5 ploughs, and 42 villans, and 30 bordars, and a priest having 1 hide and 1 radman. Among them all they have 29 ploughs. There are 10 slaves, and 3 mills rendering 32s 6d. There are 36 acres of meadow. It was worth £10 (1066^{AD}); now £12 10s (1086^{AD})”¹⁸.

Its estimated population of 42 households in 1086, puts it in the largest 20% of settlements recorded in Domesday¹⁹. Throughout the Domesday Survey, the Lord and/or Tenant-in-chief was the Bishop of Worcester and the area remained part of his domain for several centuries. There was clearly a Saxon settlement before the Conquest and the first stone church was founded by the Bishop of Worcester in 961^{AD}.

Tredington has enjoyed a key position on the crossroads of the A3400 and the Fosse Way. Its focus has been on agriculture and there is evidence of “Ridge and Furrow” ploughing in fields close to the village. Sheep farming formed a major part of its income in the 17th and 18th centuries and its proximity to Shipston on Stour enhanced its economy.

18. Domesday Book, A Complete Translation, Page 478, Penguin Classics 2003.

19. Domesday Book On Line, opendomesday.org; Tredington.

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The village is bisected by the A3400, which effectively splits it into two distinct areas: to the east is the conservation area with several listed buildings dating back to the 17th Century; while to the West is the more modern side where most of the post war development has taken place.



A3400 Milepost

Prior to the Second World War the village experienced incremental growth. However, the post-war years saw a significant increase in the number of



Tredington

houses and the population. Large estates were built between the A3400 and the Fosse Way and this period also saw a steady move from an agricultural based village to a commuter settlement. Farmhouses within the conservation area became residential homes and, as the population saw a decline in work they looked elsewhere for jobs. The village has seen several of its amenities disappear, although the pub, renamed the Lion has recently opened after major refurbishments. The Women's Institute Hall is still used by a variety of groups within the community.

The village currently has some 257 buildings with an estimated population of 578²⁰ and the following maps show how the village has changed since 1887. The primary school is split between Tredington and Newbold-on-Stour.

Figures 11 and 12 show how the village has changed since 1887.

20. Email: Performance, Consultation & Insight Manager, Executive Directors Unit, Stratford-on-Avon District Council, 20th July 2021, 16:36hrs.

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Figure 11. Tredington 1887



Tredington C 1910



Tredington 2019



Figure 12. Tredington 2019

FUTURE

Local Economy - Newbold has almost doubled in size since the year 2000 with little change, if any, in employment prospects. Tredington has also grown and the numbers of houses built in both villages are far in excess of those set out in the Core Strategy²¹. In the hamlets Armscote and Darlingscott have moved from agriculture to commuting centres, while Blackwell has a small industrial estate. Protection of workplaces there is important and any change in employment opportunities is likely to be linked to tourism and homeworking.

Natural Environment - The Parish enjoys a rural setting with all the communities exhibiting evidence of ridge and furrow agriculture. Built Up Area Boundaries (BUAB) are being proposed to prevent further encroachment on the environment. The River Stour and its tributaries contribute to the diverse range of habitats and species of flora and fauna. Ettington Park on one side and the Cotswolds Area of Outstanding Natural Beauty on the other, provides the Parish with a setting that is very hard to replicate. The environment is of paramount concern going forward.

Housing - A housing Needs Analysis has been completed to determine requirements across the Parish. The result is a small number of houses spread across the communities with an emphasis towards bungalows. Built Up Area Boundaries (BUAB) have been proposed for Newbold-on-Stour and Tredington and, if accepted should help to constrain development outside the village boundaries.

Built Environment - The built environment in all the communities is highly sensitive to change. Not only are there conservation areas, listed buildings and ancient layouts to protect, but there is also the flora and fauna of the rural area in which they exist. Old Tredington is protected by the conservation area; the newer area (West of the A3400), however, is a conglomerate of housing added at different times over the past 70 years which has done little to preserve or enhance the village character. The most recent small development has been completed with local materials and has blended reasonably with the setting. Similarly, Newbold-on-Stour, which started as a hamlet, has had its original character eclipsed by successive developments that have taken place with little, if any, attempt to retain an appropriate density of housing, use of local material or to blend with the rural setting of the village. Housing design and density are crucial factors in future developments in preserving the rural and community characteristics of the Parish.

21. Stratford-on-Avon District Council Core Strategy 2011 – 2031 dated 2016.

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Infrastructure - Broadband and mobile phone reception across the Parish needs to be improved, especially as an increasing number of people are working from home. Water management is also key to prevent flooding and drain back-up. Roads vary from “A” class to narrow country lanes; while this mix will not change, the issues of speeding, parking and traffic management (in the case of HGVs) need to be addressed.

Local Amenities – Existing organisations will be supported to ensure their continued popularity. Similarly, aid and guidance will be afforded to any new groups with constitutions wishing to form associations with membership open to all villagers. Sport, health and well-being clubs and activities for all ages will be actively encouraged and promoted. This should include monitoring the quality of the public footpaths, engaging with landowners and eliciting the County’s resources to maintain them. There is a lack of recreational opportunities for older children in the villages and this deficiency will be addressed by the Parish Council. The school, which is shared between the two villages, has changed little in recent times.

VISION STATEMENT

Tredington Parish aspires to thrive as a vibrant and distinctive neighbourhood, to shape justifiable organic growth that preserves the character of the five communities so they continue to be desirable places to live with a strong sense of community and a prosperous local economy. It will facilitate incremental development of homes and services in a way that preserves both the historic and natural environs and green spaces for current and future generations, while continuing to respect and reflect the views of its communities.

The communities of Tredington Parish will support this vision by:

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

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change, reduce our carbon footprint and minimise the impact of increased traffic.

STRATEGIC OBJECTIVES

- **Local Economy** Protect and promote jobs for local people in order to sustain and advance appropriate economic development in the Neighbourhood Area and encourage better homeworking facilities.
- **Natural Environment** Safeguard our natural environment and enhance biodiversity through the creation of Local Green Spaces and sensitive development, which protects and enriches the landscape whilst maintaining the tranquility and dark skies that are characteristic of the Parish.
- **Housing** Promote new high-quality, energy efficient homes in appropriate sustainable locations that meet identified needs without compromising the distinctive and attractive settings of the villages or their natural environment.
- **Built Environment** Promote high quality, sustainable design whilst ensuring the historic and rural environment is preserved and enhanced.
- **Infrastructure** Seek improvements to transport and parking, to flood defences, to utility infrastructure and to digital connectivity, especially mobile phone reception and broadband.
- **Local Amenities** Ensure that valued amenities and services are maintained and enhanced in order to promote a strong, active, healthy and vibrant community.
- **Community Infrastructure Levy** Ensure that Community Infrastructure Levy is expended on projects prioritised by residents across the communities.

LOCAL ECONOMY

Strategic Objective

Protect and promote jobs for local people to sustain and advance appropriate economic development in the Parish and encourage better homeworking facilities.

The Parish is fortunate to have several important employment sites covering agriculture, storage, leisure and hospitality, homeworking, retail, and other light industrial and commercial activities. Most of these businesses are small scale employers; in the Neighbourhood Plan Business Survey, 7% of respondents employed just 10-20 employees²².

The protection of these sites to sustain local jobs and custom contributes towards economically sustainable living. It is important that the infrastructure necessary to sustain these commercial ventures is maintained and enhanced²³.

A large proportion (50%) of Tredington Parish residents commute to work²⁴.

The Parish has a high population of retired citizens (30%)²⁵. Only 3% of the residents surveyed worked for businesses in the Parish, with the same proportion (3%) working from home²⁶.

This plan seeks to sustain and improve local employment provision, supporting more local job opportunities in keeping with the character of the Parish communities. The identification and provision of infrastructure and the coordination of both commercial and housing development requirements are vital²⁷.

This Neighbourhood Development Plan seeks to provide the local policy framework for encouraging and preserving local employment opportunities.

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22. Tredington Parish Neighbourhood Plan Business Survey 2018 Results.
 23. Stratford District Council Core Strategy 2011 – 2031 CS22, CS24.
 24. Tredington Parish Plan 2015.
 25. Tredington Parish Plan 2015.
 26. Tredington Parish Neighbourhood Plan Survey 2018 Results Q 6.
 27. Stratford District Council Core Strategy 2011 – 2031 CS26.

Policy LE 1. Protect Existing Employment Sites and Explore Sites for Future Employment

- Proposals which encourage Local Employment will be supported in principle, providing they are consistent with the other policies in this Plan and:
 - Are of an appropriate scale.
 - Complement the character, appearance and green infrastructure of the Parish.
 - Do not have a detrimental impact on residential amenity; that is the benefit enjoyed from physical external space which is part of the private home.
 - Do not have an unacceptable adverse impact on the local highway network due to traffic generation.
 - Have adequate parking associated with the business in accordance with Stratford-on-Avon District Council SPD²⁸.
 - Do not create light, environmental or noise pollution.
- Proposals for the change of use or redevelopment of land or premises identified for, or currently in, employment use will only be supported providing:
 - There is an insufficient supply of sites to meet requirements over the Plan period; or
 - The applicant can demonstrate that their site/premises is no longer viable by the submission of the relevant data; or
 - Development of the site for other uses will facilitate the relocation of an existing business to a more suitable site within the Parish; or
 - Any environmental problems are resolved.
- Limited extensions to existing commercial buildings in the Neighbourhood Area will be supported providing there is no conflict with other policies in this Plan.

28. Stratford-on-Avon District Council Development Requirements Supplementary Planning Document Part O, July 2019.

Explanation

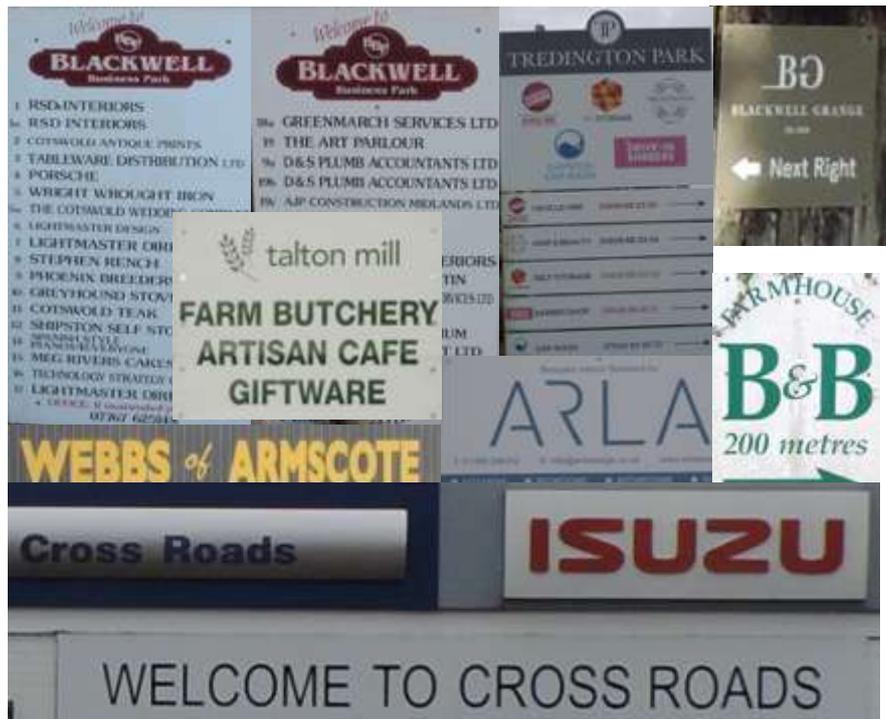
This Plan seeks to support local employment provision, encouraging more local job opportunities in the community²⁹.

Many residents commute to work. Diversification of the local economy should be encouraged to help address this issue.

This Plan sets out to maintain and encourage the growth of the local economy, sustaining the community, and enhancing local facilities whilst protecting the rural character of the Parish.

The reasons cited by businesses for locating within the Parish are³⁰:

Natural Environment	43%
Proximity to Owners/Directors Residence	36%
Affluent Area	36%
Affordable Property	29%
Local parking	29%



Tredington Parish Businesses

29. Stratford District Council Core Strategy 2011 – 2031, CS22.

30. Tredington Parish Council Neighbourhood Plan Business Survey 2108 Results Question 8.

Policy LE 2. Promote Rural Tourism

- Proposals for new and improved leisure and tourism-based services and facilities within the Parish, including tourist accommodation, will be supported in principle providing they do not conflict with other policies in this Plan and:
 - Are of an appropriate scale.
 - Complement the character, appearance, and green infrastructure of the Parish.
 - Do not have a detrimental impact on residential amenities.
 - Do not have an unacceptable impact on the local highway network due to traffic generation.
 - Have adequate associated parking facilities as set out in Stratford-on-Avon Development Requirements Supplementary Planning Document (SPD)³¹.
 - Do not create light or noise pollution.

Explanation

Leisure and hospitality businesses play an important economic role in the community due to the proximity to the Cotswolds, Stratford Upon Avon, Warwick and Shipston-on-Stour. Several Bed & Breakfasts / Air B&Bs exist in the Parish along with three public houses, two of which have a residential option. Hostelries benefit from the attractiveness of the landscape and villages as well as their closeness to an Area of Outstanding Natural Beauty which attracts holidaymakers and day trippers alike.

There are ten National Trust properties within 20 miles of Tredington as well as a wealth of private homes which occasionally open to the public. Additionally, the network of lanes and off-road tracks make the area attractive to cyclists and walkers who enjoy the variety of scenery and diversity of the flora and fauna. Ridges and furrows are evident in fields surrounding most of the communities, demonstrating usage of the land since mediaeval times, and adding to the attractiveness of the landscape.

31. Stratford-on-Avon District Council Development Requirements SPD Part O, July 2019.

Policy LE 3. Encourage Home Working

- Planning and design of new dwellings should support homeworking, incorporating flexible space adaptable to a home office, and incorporating cabling to support broadband in accordance with Policy IN 1.
- Proposals for small scale development (new build or conversion), comprising commercial space (Class B1a) and living space will be supported subject to the following criteria:
 - Suitable independent access to both uses;
 - An appropriate level of off-road parking to serve both uses;
 - Layout and design ensure that residential and work uses can operate together without conflict;
 - Be in locations where road access is suited to the business;
 - In the case of conversions, the building should be deemed capable of conversion without major extension;
 - An adequate residential curtilage without having a detrimental impact on the building and its rural setting; and
 - No adverse impact on existing neighbouring amenity.

Explanation

The National Planning Policy Framework states that Planning Policies should “seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment”³². Tredington Parish is a commuter location with residents placing the highest infrastructure priorities on better mobile telephone connectivity and faster broadband³³. Better connectivity potentially leads to an increase in home working with greater use of local facilities, such as the village shop, whilst less use of vehicles reduces environmental impact.

At the same time, it is important that the expansion of home working does not generate development proposals that conflict with the building and planning

32. National Planning Policy Framework February 2019, para 80.

33. Tredington Neighbourhood Plan Survey Question 17.

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criteria laid out in this Plan. Our proposals are designed to help stimulate home working without conflicting with other requirements.

This plan sets out to reduce the need to travel outside the local area for work. This has environmental and economic benefits by reducing travel and increasing the productive capacity of the Parish³⁴.



Tredington



Newbold-on-Stour

34. Stratford District Council Core Strategy 2011 – 2031, CS2, CS25 CS26.

NATURAL ENVIRONMENT

Strategic Objective

Safeguard our natural environment and enhance biodiversity through sensitive development which protects and enriches the landscape whilst maintaining the tranquility and dark skies that are characteristic of the Parish.



Cotswold Escarpment

Tredington Parish contains a variety of vistas and habitats: natural, including the rivers and gentle rolling hills a short distance from the northern edge of the Cotswold escarpment; and man-made, which have been created from centuries of mixed agriculture and human activity. The biodiversity existing through this wide range of habitats makes a

crucial contribution to the well-being of the natural environment which needs to be protected and preserved. The habitats support a wide range of flora and fauna which add to the richness of their surroundings and the lives of residents and visitors. Within the Parish there is a range of mixed woodlands and copses containing trees of a wide-ranging age; these, coupled with the extensive lengths of hedgerows, provide living space and corridors for wildlife and need to be protected from damage during any development³⁵. Of



Ettington Park

35. Stratford-on-Avon District Council Core Strategy 2011 – 2031 July 2016: Policies CS.5, CS.6, CS.7

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interest is that 69% of respondents to the Neighbourhood Plan Questionnaire valued the Natural Environment in which they lived³⁶.

Noise and activity arising from developments in the countryside together with lighting can have an adverse effect on tranquility, dark skies and wildlife. Constraints need to be exercised to minimise light pollution and noisy activities that detract from the peace and tranquility of the environment and impact on the biodiversity.

Pollution from human activity has a detrimental effect on the environment but technological development may, in time, reduce that impact. As a contribution to that process the use of renewable energy needs to be encouraged at every opportunity, but design and installation needs to be sympathetic to the natural beauty of the environment.



River Stour



Armscote



Darlingscott

36. Tredington Parish Neighbourhood Plan 2018 Resident Questionnaire (Part 2) Results Q2.

Policy NE 1. Preserve and Restore Local Habitats and Wildlife Biodiversity.

- Development will not be supported unless it protects, enhances and/or restores habitat biodiversity. Proposals, where necessary, will be expected to demonstrate that they:
 - Will not lead to a net loss of biodiversity by means of an approved ecological assessment of existing site features and development impacts;
 - Protect or enhance biodiversity assets and secure their long-term management and maintenance; and
 - Avoid negative impacts on existing biodiversity.
- A “mitigation hierarchy” policy must be followed for ensuring activities do not have unnecessary impacts on the environment³⁷.
- Development will only be supported in areas where notable species, rare or vulnerable wildlife or plant species are present, if the conservation status of such species can be maintained or enhanced.
- No building or conversion work (requiring planning permission) will be supported without a thorough survey of the impact on the natural environment including steps to mitigate the effect of the work and the creation/preservation of wildlife corridors³⁸.

Explanation

In Newbold-on-Stour the two most distinctive habitats are the River Stour and semi-natural woodlands on and around Ettington Park. In Tredington, broad leaved semi-natural woodland, semi-natural grassland and running water are the distinctive habitats with many of these sites located along the River Stour, the A3400 and the Fosse Way. Also noted are the scrub and woodland strips along the River Stour and its tributaries which provide habitat corridors across the settlement. The mixed woodland and the grounds of Honington Hall have a mix



Kingfisher

37. Parliamentary Office of Science & Technology, Post Note No 369, Biodiversity Offsetting, January 2011.

38. The National Planning Policy Framework (2019): Paragraphs 170, 174, 175, 177.

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of high and moderated habitats. A wide variety of protected animal species exist across the Parish including³⁹:

Mammals	Bats	Butterflies	Reptiles	Birds
Badger	Brown	Small heath	Great Crested Newt	Barn Owl
Hedgehog	Long-eared	Wall Grizzled Skipper	Grass Snake	Kingfishers
				Corn Buntings
Otter	Natterers		Common Lizard	
Water Vole	Noctule		Slow Worm	
Brown Hare	Serotine			
	Myotis species			
	Soprano Pipistrelle			
	Lesser Horseshoe			

Rare plants include⁴⁰:

Cat-mint	Early Marsh Orchid
Long Leaf	Dropwort
Small Scabious	Henbane
Blue Water Speedwell	Dwarf Elder
Strawberry Clover	Green Winged Orchid
Round-leaved Cranesbill	Slender Tare
Cornfield Knotgrass	

Such a wide range of protected fauna and flora needs protection from the impact of development such as increased water run-off and the effect of increasing numbers of people living, working and playing within the area⁴¹. The 2006 Environmental Protection Act holds “The public authority must, in exercising



Otter

its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”⁴².

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39. Stratford-on-Avon District Council Ecological and Geological Study of Local Service Village, Newbold-on-Stour (2012) and Stratford-on-Avon District Council Ecological and Geological Study of Local Service Village, Tredington (2012).
40. Stratford-on-Avon District Council Ecological and Geological Study of Local Service Village, Newbold-on-Stour (2012) and Stratford-on-Avon District Council Ecological and Geological Study of Local Service Village, Tredington (2012).
41. Biodiversity 2020, A strategy for England’s wildlife and ecosystem services: DEFRA Ref PB13583.
42. Section 40: Natural Environment Protection Act 2006.

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Policy NE 2. Protect Existing Mature and/or Important Trees, Hedgerows, Groups of Trees and Woodland.

- Development will not be supported unless it protects, enhances and/or restores existing mature trees, hedgerows and woodland. Proposals will be expected to demonstrate that they:
 - Will not destroy or damage existing trees, hedgerows and woodland.
 - Protect or enhance the number of trees, woodland and hedgerows on or adjacent to development sites to enhance the natural habitats.
 - Replace any trees/hedgerows/woodland that may have been damaged by the development.
- Tree planting, in line with Government targets is encouraged to mitigate flooding, increase air quality and enhance the landscape.

Explanation

Mature trees, woodland and hedgerows provide habitats for a wide range of fauna and flora across the Parish. They also provide wildlife corridors for animals and birds to move from area to area as well as giving protection from the elements and predators. Vegetation is a cornerstone of the natural environment within the Parish as well as being visually pleasing and enhancing the landscape.



Flowers Wood

Flowers Wood (planted in 1995) is owned by the Woodland Trust and lies just within the Parish boundary between Ilmington and Darlingscott⁴³. Other areas that enhance the Natural Environment by providing cover and food include the immediate environs of the River Stour, the old tramway, Moss Lane (Newbold), a number of ponds across the Parish and the SSSI, Midsummer

Meadow (southeast of Darlingscott), along with the adjoining orchards and the recently planted copse beside the FosseWay/A3400 junction.

43. Woodland Trust www.woodlandtrust.org.uk/visiting-woods/woods/flowers-wood/.

Policy NE 3. Designate Valued Landscapes

- Development proposals must demonstrate how they integrate appropriately with their setting while conserving or enhancing its character.
- Important views and skylines visible from the settlements should be safeguarded as should views towards the villages, particularly when they relate to heritage assets, both built and environmental.
- All developments which are observed from, or impinge upon, the AONB or SLA will require a formal Landscape and Visual Impact Assessment⁴⁴.
- Any development proposals which would affect valued landscapes and important vistas identified in Figures 13, 15 and 17 should ensure that these are maintained/enhanced and safeguarded, particularly where they relate to heritage assets, rising land, and village approaches.
- Proposals which have a clearly adverse impact on these will be resisted.
- All developments which are observed from, or impinge upon, the AONB or SLA will require a formal Landscape and Visual Impact survey.

Explanation

Both Newbold-on-Stour and Darlingscott abut Special Landscape Areas (SLA) defined in the SDC Special Landscape Area Study June 2012⁴⁵. Indeed, the northwestern tip of the Parish includes part of Ettington Park, an SLA. Consequently, it is important to manage development in such a way so that any expansion of the settlements does not impact adversely on SLAs. Many residents enjoy views across open fields, the Crimscote Downs, Brailes Hill and the Cotswold Hills; the openness of the countryside and these views should be protected wherever possible.

Good quality open space enhances our quality of life and is an important feature of the parish's rural environment. Views out of the village towards open countryside give great pleasure and travelling in and around the villages allows residents to enjoy vistas both from and towards the settlements. Walking the footpaths offers idyllic rural views and provides health giving opportunities for residents.

Views from the hills down into the Vale could be seriously affected by the rise of an urban style sprawl so development needs to be balanced against the need

44. Landscape and Visual Impact Assessment Methodology, Landscape Institute 2011.

45. Stratford-on-Avon District Council Special Landscape Areas Study June 2012.

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to retain not only the wider view, but also the character and scale of the communities within the wider landscape.

Residents have overwhelmingly indicated their desire to designate the following views as Valued Landscapes (Figures 13, 15 and 17):

ARMSCOTE

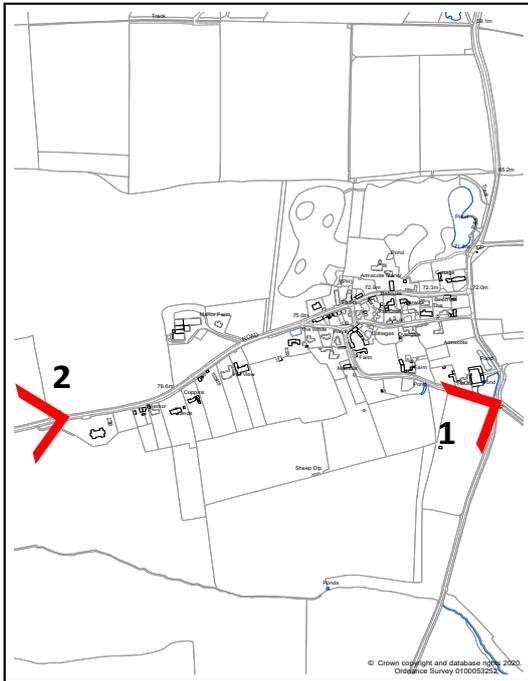


Figure 13. Armscote Valued Landscapes



1. View of Ilmington Hill across ridge and furrow fields from Tredington Road and Blackwell Road junction (Figure 13). The scene represents the longevity of settlement in this community



2. Ilmington Hill from the Ilmington Road west of the village (Figure 13). This view illustrates the dominance of Ilmington Hill on the surrounding area. Residents' views are reflected at Figure 14⁴⁶.

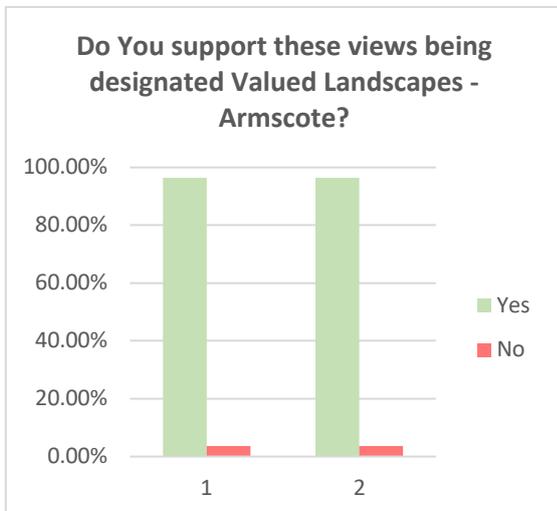


Figure 14. Armscote Valued Landscapes Residents' Views

46. Tredington Neighbourhood Plan Online Survey 7 Feb to 7 Mar 2021.

NEWBOLD-ON-STOUR

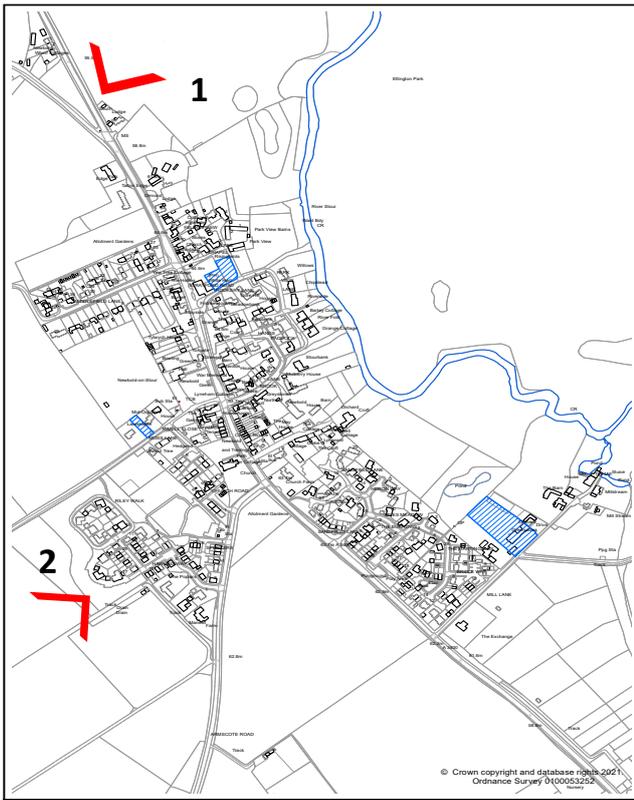


Figure 15. Newbold-on-Stour Valued Landscapes



1. View of Ettington Park from A3400 across ridge and furrow fields and part of the Special Landscape Area (LSA) (Figure 15). Ridge and furrow agriculture is a characteristic of the locale and provides evidence of mediaeval settlement. It also provides the setting for the gothic architecture of the old manor, parts of which date back to 1641. The estate was recorded in the Doomsday Survey.

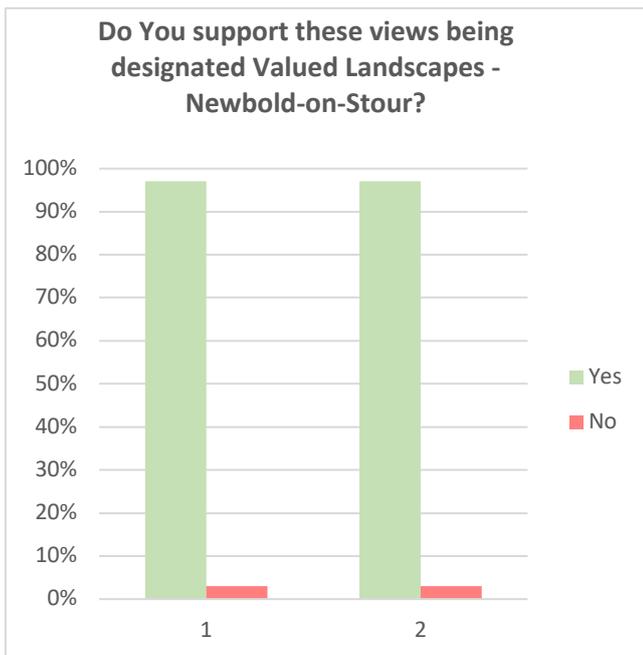


Figure 16. Newbold-on-Stour Valued Landscapes Residents' View

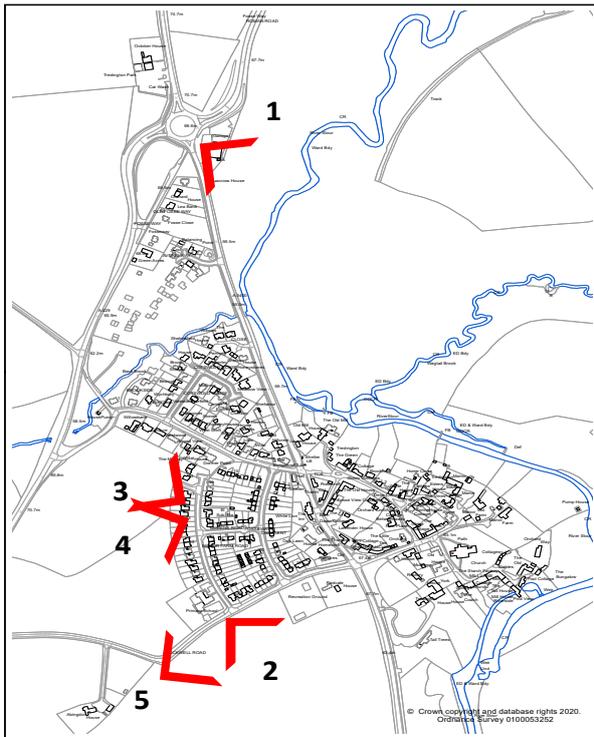


Figure 15. Newbold-on-Stour Valued Landscapes

2. View of Ilmington Hill, part of the Cotswolds AONB, from Church View Farm (Figure 15). Ilmington hill dominates the landscape to the west and the fields contribute to a typical South Warwickshire rural scene. Residents' views are reflected at Figure 16⁴⁷.

47. Tredington Neighbourhood Plan Online Survey 7 Feb to 7 Mar 2021.

TREDINGTON



1. View from the North end of the village showing the Church spire and Brailes Hills, part of the Cotswolds AONB (Figure 17). The spire is the tallest in Warwickshire and can be seen from considerable distances. The scene reflects the classic English countryside.

Figure 17. Tredington Valued Landscapes

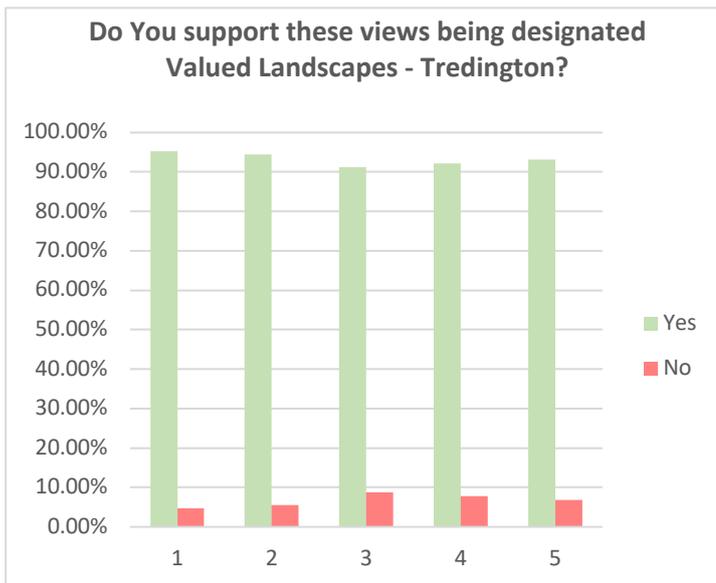


Figure 18. Tredington Valued Landscapes Residents' Views



2. The view south from the Blackwell Road towards Brailes Hill is a delight to many (Figure 17). Brailes Hill is the second highest land in Warwickshire and the view grounds Tredington in its

environment and provides a sense of belonging and space for all residents as they enter and leave the village.

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3. View of the Armscote Road from Manor Park Road shows how well man-made structures have blended with the rural setting (Figure 17).

4. View of Illmington Hill (AONB) from Manor Park Rd. Tredington illustrates the openness of this landscape and the influence that Illmington Hill has on the area (Figure 17).



5. View from footpath looking east towards Tredington shows the significance of St Gregory's Church spire in the landscape (Figure 17).



Residents' views are reflected at Figure 18⁴⁸.

48. Tredington Neighbourhood Plan Online Survey 7 Feb to 7 Mar 2021.

Policy NE 4. Protect Rivers and Water Courses

- Developments that include and/or are adjacent to existing aquatic habitats (such as rivers, ditches, ponds or streams) should be designed in such a way as to enhance the natural environment. Biodiversity must be encouraged and sustainable habitats created for local wildlife will take priority over visual considerations.
- Planning proposals which have an adverse impact on aquatic habitats will not be supported.

Explanation

The river Stour and its tributaries Wagtail Brook (Tredington), Back Brook (Blackwell and Tredington) and the mill stream by Talton House all help to drain surplus water from across the Parish (Figure 19). Wagtail Brook and Back Brook have been designated as “priority river habitat” by the Environment Agency⁴⁹ meaning that they have been identified as some of the most natural remaining examples of watercourses; preventing deterioration of these watercourses is, therefore, a high priority. Innumerable ditches also assist in carrying surplus water away from the communities and fields; these aquatic arteries provide a significant habitat for a wide range of flora and fauna. Development should look to enhance the habitat for local wildlife.



Figure 19. River Stour Main Drainage Map

49. Priority River Habitat – Mapping and Targeting, publications.naturalengland.or.uk 11 Sep 2014.

Policy NE 5. Minimise Light Pollution

- Development will be expected to respect the Neighbourhood Area’s dark skies and aim to minimise light pollution by avoiding obtrusive external property lighting and/or street lighting. Development will also need to take account of the guidelines set out by the British Astronomical Society⁵⁰.
- All applications for new development must demonstrate how the dark skies environment will be protected.
- In considering applications, parties will be encouraged to assess whether the proposed development could take place without external lighting.

Explanation



Figure 20. Tredington Parish Light Pollution and Dark Skies

The Neighbourhood Area is predominantly in a dark sky region (Figure 20) with only Tredington and Newbold registering as light emitters, albeit at a low level⁵¹. When residents were asked about minimizing light pollution, 50% supported a “Dark Skies” policy⁵².

The Ministry of Housing, Communities & Local Government Guidance 2014 states: “It (light pollution) can be a source of annoyance to people, harmful to wildlife, undermine enjoyment of the countryside or detract from enjoyment of the night sky”⁵³. Local planning authorities have powers, for instance, to control many external lighting installations; they should consider where, when and how much light shines

and its possible ecological impacts⁵⁴.

The impact of light pollution on nocturnal wildlife is widely documented. From moths and beetles to amphibians, the effect is harmful and disruptive and can affect pollination and reproduction. Furthermore, the ability of some building

50. CfDS Lighting Guidelines: www.britastro.org/dark-skies/pdfs/ and CfDS 1703 E5 Good Lighting Guide.
51. Campaign to Protect Rural England website: <http://nightblight.cpre.org.uk/maps/> Map: © Natural England 2016. Contains Ordnance Survey data © Crown copyright and database right 2016, Earth Observation Group, NOAA National Geophysical Data Center.
52. Tredington Parish Neighbourhood Plan 2018 Resident Questionnaire (Part 2) Results Q22.
53. Ministry of Housing, Communities & Local Government Guidance 2014, Light Pollution.
54. Ministry of Housing, Communities & Local Government Guidance 2014, Light Pollution.

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materials to polarise light may cause insects, birds and other wildlife to mistake the material for water⁵⁵.

To support the “Dark Skies” policy, developers should restrict any lighting to that needed as an absolute necessity and that lighting should be designed to emit a minimum level of light pollution⁵⁶.

Policy NE 6. Minimise Noise Pollution

- All new development will be expected to respect the peacefulness of the Neighbourhood Area. Any development which results in excessive noise or detriment to the tranquillity of the environment will be resisted.

Explanation

The two service villages are located on the A3400, a major road running between Stratford-upon-Avon and Shipston-on-Stour. At peak times the road is busy and the traffic generates considerable noise. At other times the villages enjoy a quiet environment. The three hamlets, located on minor roads, enjoy a more tranquil setting interrupted only by farm traffic and the occasional heavy goods vehicle. The rise of motor vehicle use has raised noise levels above those associated with normal agricultural activity. SATNAVS have caused HGVs to divert from main highways to take advantage of short cuts, often on unsuitable roads.

Future development should strive to minimise noise levels in keeping with the direction of the National Planning Policy Framework⁵⁷. In the survey, 61% of residents indicated that noise reduction in development and traffic/transport infrastructure is a very high priority⁵⁸.

The Government Rural White Paper published in 2000 identified that “there will always be sources of noise in the countryside, and many of these - such as noise from harvesting and livestock - are themselves representative of activities which have long been central to the rural way of life. But protecting the countryside from further intrusion of noise is not a luxury. It is about preserving and promoting a feature that is genuinely valued by residents and visitors alike.

55. Ministry of Housing, Communities & Local Government Guidance 2014, Light Pollution.

56. Tredington Parish Neighbourhood Plan 2018 Resident Questionnaire (Part 2) Results Q22.

57. National Planning Policy Framework (2019): Paragraphs 8c, 170e, 180.

58. Tredington Parish Neighbourhood Plan 2018 Resident Questionnaire (Part 2) Results Q22.

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Noise can also disturb the breeding of vulnerable species, and thereby undermine biodiversity⁵⁹.

Policy NE 7. Encourage Energy Efficiency.

- All new dwellings and/or commercial and educational developments should embrace all aspects of energy efficiency and integrate as many measures (Passive or Active) as practicable (Stratford-on-Avon District Council Development Requirements SPD⁶⁰).
- Proposals which incorporate renewable energy technology in new domestic premises in a manner which exceeds Permitted Development thresholds will be supported (Stratford-on-Avon District Council Development Requirements SPD⁶¹).
- Proposals to improve the energy performance of existing buildings will be supported if they are not in conflict with other planning restrictions such as those placed on listed buildings or those that are applicable to conservation areas.
- All new dwellings and commercial premises should have car charging facilities provided in accordance with Stratford-on-Avon District Council Development Requirements SPD⁶².

Explanation

Future generations are dependent on us to create a sustainable future by recognizing and acting upon the imperative of mitigating the worst effects of climate change. The Government is tackling this challenge through its policy to end the UK's contribution to Global Warming by 2050⁶³. It is, therefore, essential to minimise emissions, not only during construction, but also during the ensuing years of occupation.

In the Neighbourhood Plan Questionnaire (2018) 59% of respondents were concerned about Energy Efficiency; 74% consider domestic solar power should be used; 51% would favour small scale wind power generators (e.g. a small

59. Our Countryside: The Future-A Fair Deal for Rural England (DEFRA 2000) 9.4.2. / Source Cotswolds Conservation Board Position Statement: Tranquility and Dark Skies: 2010, p2.

60. Stratford-on-Avon District Council Development Requirements SPD ,Part R, Adopted July 2020.

61. Stratford-on-Avon District Council Development Requirements SPD, Part V 4.1, Adopted July 2020.

62. Stratford-on-Avon District Council Development Requirements SPD ,Part R, Adopted July 2020.

63. Committee on Climate Change Report Net Zero The UK's contribution to stopping global warming May 2019.

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windmill placed at a high level); and 66% of respondents indicated that electric car charging points are important⁶⁴.

Developers should ensure that their buildings are designed to create an energy efficient and comfortable internal environment. The following should be considered:

Layout and aspect of internal spaces

Insulation and thermal mass

Management of solar gain

Natural ventilation

Positioning of windows

Outdoor space for food growing⁶⁵.

The development of large solar panel fields (like the one near Blackwell) and wind farms on any scale will be discouraged⁶⁶ to preserve the rural scene and the settings of the hamlets. New dwellings and commercial premises should incorporate renewable and zero carbon energy measures wherever practicable at the time of building/conversion⁶⁷.



Solar Farm

-
64. Tredington Parish Neighbourhood Plan 2018 Resident Questionnaire (Part 2) Results Q28.
65. Stratford-on-Avon District Council Development Requirements Supplementary Planning Document (SPD) Part V, Climate Change Adaptation and Mitigation, Consultation Draft January 2020.
66. Tredington Parish Neighbourhood Plan 2018 Residents Questionnaire (Part 2) Results Q28.
67. National Planning Policy Framework, Ministry of Housing, Communities and Local Government, February 2019.

Policy NE 8. Minimise Air Pollution

- All new residential and/or commercial development, should minimise air pollution and ensure that air quality is maintained and/or enhanced.
- Developers should include ways to mitigate the effects of the additional pollution by maximising the use of green energy, in both construction and occupation.
- The provision of renewable energy in new developments will be supported where possible.

Explanation

The major source of air pollution within the Parish is vehicular movement along the A3400 and the Fosse Way; the main pollutants being Nitrogen Dioxide (NO₂), Carbon Dioxide (CO₂) and Ammonia (NH₃). Some air pollution (methane, nitrogen dioxide, nitrous oxide and nitric oxide) does result from farming but this is small compared with vehicular or industrial emissions. However, farming does account for a large proportion of Ammonia (NH₃) released into the atmosphere⁶⁸. Food production, despite its attendant pollutants, is obviously a vital part of a rural setting. Some pollutant mitigation can be achieved through constraints on domestic and commercial development.

68. Air Pollution from Agriculture, Air Quality Expert Group, Department of the Environment, 2018.

Policy NE 9. Designate Local Green Spaces

- All current and future residents of the Parish must have green and open spaces of a suitable quality and quantity to appreciate and enjoy.
- 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 very special circumstances which outweigh the harm to the Local Green Space.
- This Plan designates the following Areas of Local Green Spaces:

Armscote	Land at Meeting House
Blackwell	<ol style="list-style-type: none"> 1. Land adjacent to the Village Hall 2. Village Green 3. Land adjacent to Village Green
Darlingscott	St George’s Churchyard
Newbold-on-Stour	<ol style="list-style-type: none"> 1. Land East/Northeast of Rookery Lane 2. Land behind Village Hall 3. Land at end of Heron Way 4. Land around houses on Church View Estates 5. Village Green 6. Parish Council Allotments 7. Recreation Area and Spencer’s Spinney 8. Miles Trust Allotments 9. St David’s Churchyard 10. Land off Chapel Lane
Tredington	<ol style="list-style-type: none"> 1. Glebe Land 2. Green East of Stratford Road & Armscote Road junction 3. Land South of Blackwell Road 4. Recreation Ground 5. St Gregory’s Churchyard

Explanation

Local Green Spaces (LGS) are parcels of undeveloped land which are considered demonstrably special and of local importance or value to the local community. They cannot be large tracts of land and they must relate well to the community in which they are located. The designation of land as Local Green Space does not change existing access rights to the land. Several sites, across the Parish, with

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potential to become Local Green Spaces were assessed by Avon Planning Services (APS)⁶⁹.

The designated areas have been demonstrated to be important to residents through the independent assessments, Tredington Neighbourhood Plan consultations and survey analysis. The areas include existing sports/play areas and recreational spaces, historic sites and open spaces that reinforce the rural nature of the settlements.

Any new developments should provide green spaces for wildlife and public recreation. Residents have overwhelmingly indicated their desire to designate the following areas as Local Green Spaces⁷⁰ and are supported by the Parish Council and the independent consultant (for more details see Appendix 1):

Armscote

Site Ref	Site Location	Avon Planning Services	Parish Council	Residents	Owner
1	Land at the Meeting House.	Support	Support	88% support	No Support Planning applications in progress



Figure 21. Armscote Local Green Spaces

The independent consultants, the Parish Council (APS) and residents support this designation. The site has considerable historic value and is one of a small number of undeveloped sites within the built-up area of the hamlet. However, the owners wish to convert the building for domestic use and do not lend their support as they have planning applications in progress.

69. Avon Planning Services, Armscote, Blackwell and Darlingscott LGS Assessments Compilation 15 Jan 21; Newbold LGS Assessments Compilation 18 Dec 20; and Tredington LGS Assessment Compilation 15 Jan 21.

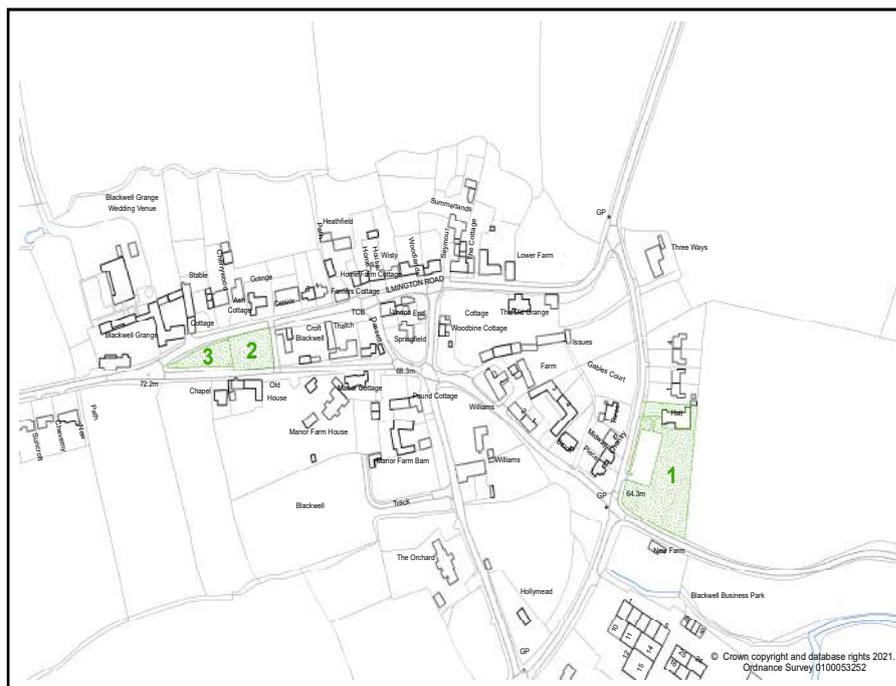
70. Tredington Neighbourhood Plan Online Survey 7 Feb to 7 Mar 2021.

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Blackwell

Site Ref	Site Location	Avon Planning Services	Parish Council	Residents	Owner
1	Land adjacent to Village Hall.	Support	Support	91% support	No response
2	Village Green.	Support	Support	92% support	Support
3	Land adjacent to Village Green.	Not supported – lack accessibility	Support designation because land is an integral part of the central focus of the Hamlet and is an extension of the Green.	88% support	No response

The independent consultants, the Parish Council and residents support two of the proposed designations. APS oppose site 3 because it is private land and there is no public access; the owner has yet to express a view. Notwithstanding APS objections, Site 3 lies at the centre of the village and adjoins the village green. It is valued, not only as a green space but also as a small refuge for



wildlife, and many residents regard it as an extension of the village green. Combined with the village green, the site provides an open space and makes a major contribution to the character of the village.

Figure 22. Blackwell Local Green Spaces

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Darlingscott

Site Ref	Site Location	Avon Planning Services	Parish Council	Residents	Owner
1	St George's Churchyard.	Support	Support	94% support	Support

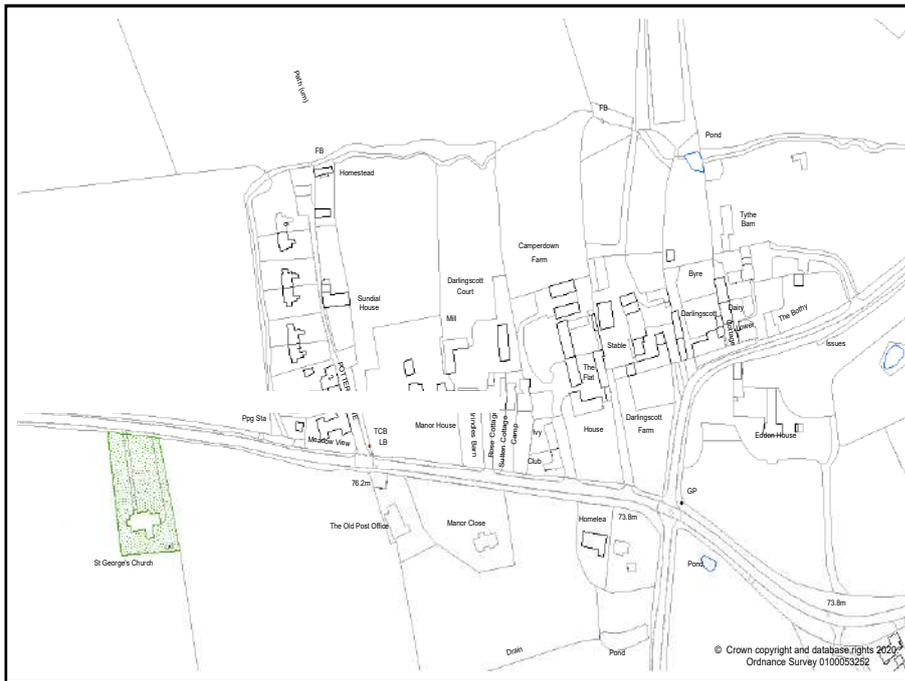


Figure 22. Darlingscott Local Green Spaces

The site is the only communal green space in the hamlet. It provides a wildlife refuge and is an area of tranquility valued by the residents. The independent consultants (APS), Parish Council, Owner and residents all support the designation of this area.

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Newbold-on-Stour

Ref	Site Location	Avon Planning Services	Parish Council	Residents	Owner
1	Land East/Northeast of Rookery Lane. (Figure 27)	Not accessible, no public utility, not used by residents not suitable for designation	Support designation because of ecological value; accessibility is not a specified requirement in the NPPF.	83% Support	No Support
2	Land behind Village Hall. (Figure 27)	Not accessible, not used by residents, not suitable for designation	Support designation because of central location and green space value to the village; accessibility is not a specified requirement in the NPPF.	84% Support	No response
3	Land at end of Heron Way.	Support designation of part of the area. Not accessible, little recreational value	Support designation; accessibility and recreational value are not specified requirements in the NPPF. Area was offered as an ecological offset for the Martingales housing estate ⁷¹ .	81% Support	No support ⁷² . Wish it to be RHA site and/or developed with 30 homes ⁷³ .
4	Land around houses on Church View Estate.	Support	Support	83% Support	Support
5	Village Green.	Support	Support	85% Support	Support
6	Parish Council Allotments.	Support	Support	82% Support	Support
7	Recreation Area and Spencer's Spinney.	Support	Support	83% Support	Support
8	Miles Trust Allotments.	Support	Support	87% Support	Support
9	St David's Churchyard.	Support	Support	84% Support	Support
10	Land off Chapel Lane.	Support	Support	80% Support	No response

Note: Sites 1 and 2 have not been considered further on the recommendation of APS because there is insufficient argument to justify their designation.

71. Ecological Mitigation and Enhancement Scheme for Land Off The Burrows, Mill Lane, Newbold-On-Stour, Warwickshire (Dec 2017).

72. Letter Stansgate Planning, KW/MLR/9065 dated 9 March 2021

73. Site Allocations Plan Preferred Options Regulation 18 Consultation Comment Form, Stansgate Planning date 17 December 2020

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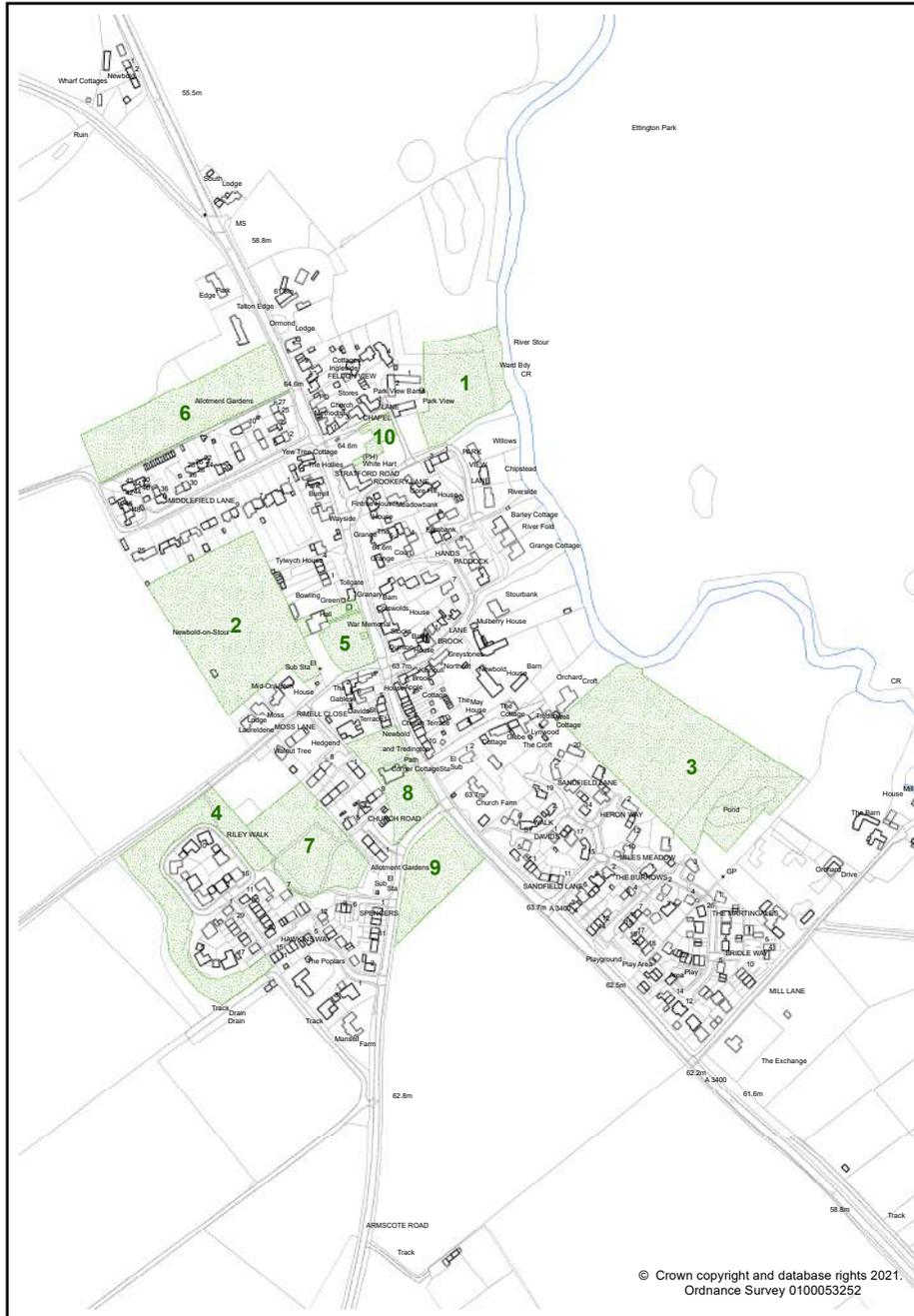


Figure 24. Newbold-on-Stour Local Green Spaces

There has been considerable development in Newbold-on-Stour in the last five years. These sites represent green areas throughout the village that provide open spaces and contribute to the overall character and rural nature of the village. APS, the Parish Council, the Owners and residents all support the designation of seven of the ten areas. APS have expressed reservations about area 3 (Figure 24) because it has little recreational value and no access. However, the site was cited as an ecological offset for the Martingales estate and, as such, should be designated to preserve the natural environment; this view is not supported by the landowner.

Tredington

Ref	Site Location	Avon Planning Services	Parish Council	Residents	Owner
1	Glebe Land. (Figure 29)	Support	Support	92% Support	Support
2	Green East of Stratford and Armscote Road Junction. (Figure 29)	Support	Support	91% Support	No response
3	Land South of Blackwell Road. (Figure 29)	Not supported. It is not demonstrably special nor locally significant	Support by residents but Parish Council felt there is no amenity or ecological value to the village. Not supported	82% Support	No response
4	Recreation Ground. (Figure 29)	Support	Support	90% Support	Support
5	St Gregory's Churchyard. (Figure 29)	Support	Support	94% Support	Support



Figure 25. Tredington Local Green Spaces

Note: Site 3 has not been considered further on the recommendation of APS because there is insufficient argument to justify its designation.

Sites 1, 2 and 5 are in the Conservation area of the village. They all have historic significance and contribute to the openness and character of the old part of the village. Site 4 provides the only recreation/play facility at the southern end of the village. The independent consultants (APS), Parish Council, and residents all support the designation of these areas.

HOUSING

Strategic Objective

To promote new high-quality, energy efficient homes in appropriate sustainable locations that meet the needs of the Neighbourhood Area without compromising the distinctive and attractive settings of the villages or their natural environment.

The five villages/hamlets in Tredington Parish have seen differing degrees of development over recent years: the hamlets (Armscote, Blackwell, and Darlingscott) have experienced limited infill; while Tredington and Newbold-on-Stour have seen significant numbers of houses built. Since 2015, Tredington has seen 40 houses built, while Newbold-on-Stour has had more than 108 houses added to its community.

The Parish has already seen more than its share of development envisaged by the Core Strategy up to 2031. Consequently, there is no appetite amongst the residents for additional housing unless it is a response to an identified need. Historically, several sites have been considered for development and the consultants, AECOM, were engaged to review and assess these sites in Tredington and Newbold-on-Stour. A summary of their findings⁷⁴, along with the Parish Council's and residents' views is at Appendix 2; it should be noted that none of the sites received support for development from residents⁷⁵.

74. Tredington Neighbourhood Plan, Site Options and Assessment, Tredington Parish Council, December 2020.

75. Tredington Neighbourhood Plan Online Survey 7 Feb to 7 Mar 2021.

Policy H 1. Define Built Up Area

- Built Up Area Boundaries (BUABs) for Newbold-on-Stour and Tredington are defined at Figures 21 and 22.
- Proposals for new dwellings within the BUAB will be supported in principle, subject to being in accordance with other policies in this Plan.
- All areas outside the BUAB are classed as countryside. New dwellings in the countryside should be strictly controlled and limited to Rural Exception Sites⁷⁶; replacement dwellings and dwellings for rural workers⁷⁷; the conversion of existing buildings; and dwellings of exceptional quality or innovative design⁷⁸.

Explanation

BUABs for Newbold-on-Stour and Tredington are shown at Figures 26 and 27 respectively; they coincide with those proposed by Stratford District Council. The majority of respondents (79.5%) supported the Tredington boundary, while 81.6% of respondents are in favour of the Newbold-on-Stour boundary⁷⁹. Once adopted, the BUAB will provide a constraint on the expansion of the villages. While not inviolate, development outside the BUAB will only be supported if there is a clearly defined need⁸⁰. Stratford District Council advised that BUABs were not required for the hamlets (Armscote, Blackwell and Darlingscott) as they are bounded by the countryside, have no amenities and not earmarked for development.

76. A Rural Exception Site is defined as: Small sites, in or adjoining the village, “used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.”

(www.planningportal.co.uk/directory_record/489/rural_exception_site)

77. Stratford-on-Avon District Council Core Strategy 2011 – 2031 Policy CS 15 Distribution of Development.

78. Stratford-on-Avon District Council Core Strategy 2011 – 2031 Section 6 Area Strategy 10 Countryside and Villages.

79. Tredington Neighbourhood Plan Online Survey 7 Feb to 7 Mar 2021.

80. Stratford-on-Avon District Council Core Strategy 2011 – 2031 Policy CS 15 Distribution of Development; Stratford-on-Avon District Council Core Strategy 2011 – 2031 Section 6 Area Strategy 10 Countryside and Villages; National Planning Policy Framework February 2019, Chapter 5.

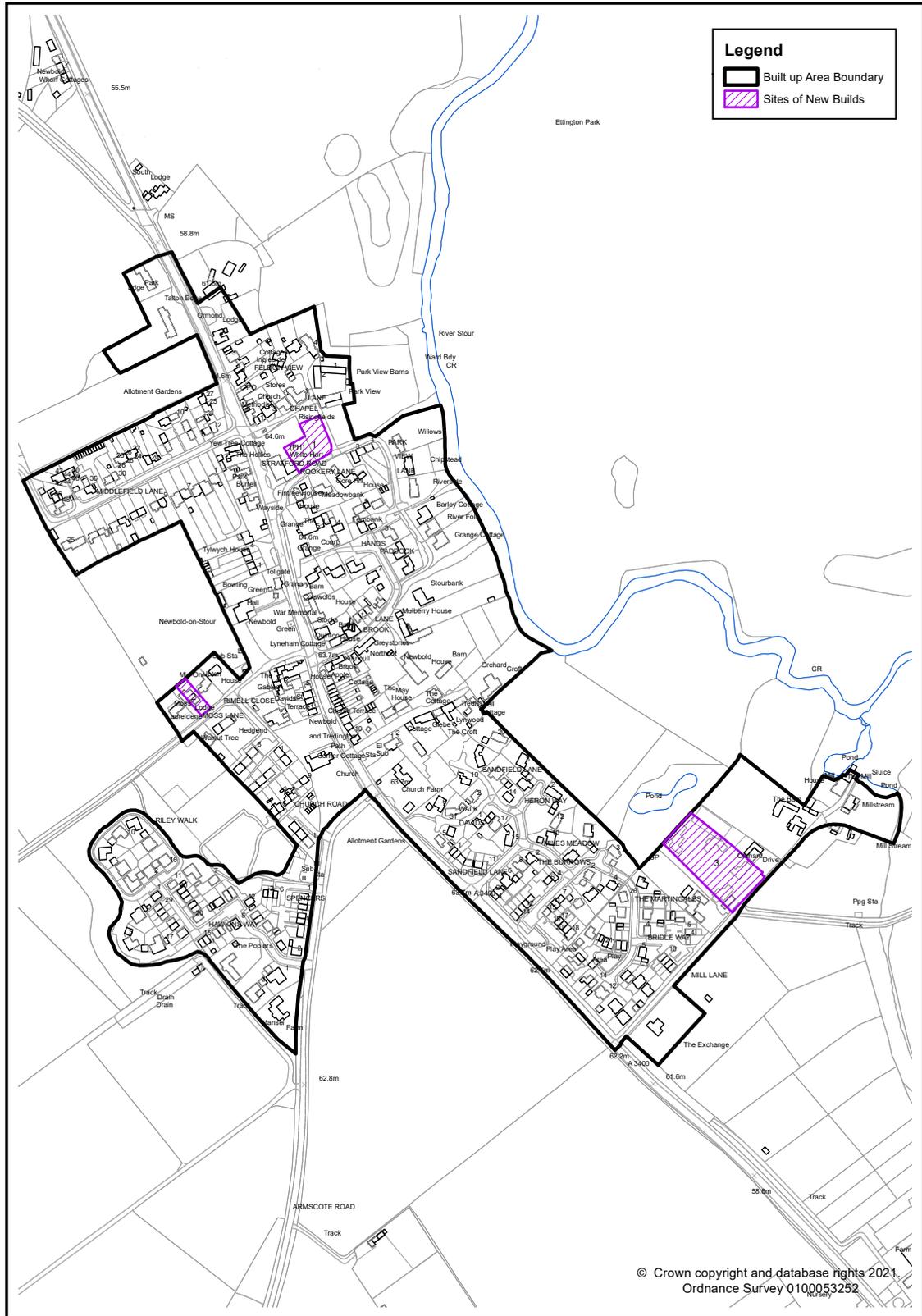


Figure 26. Newbold-on-Stour Built Up Area Boundary

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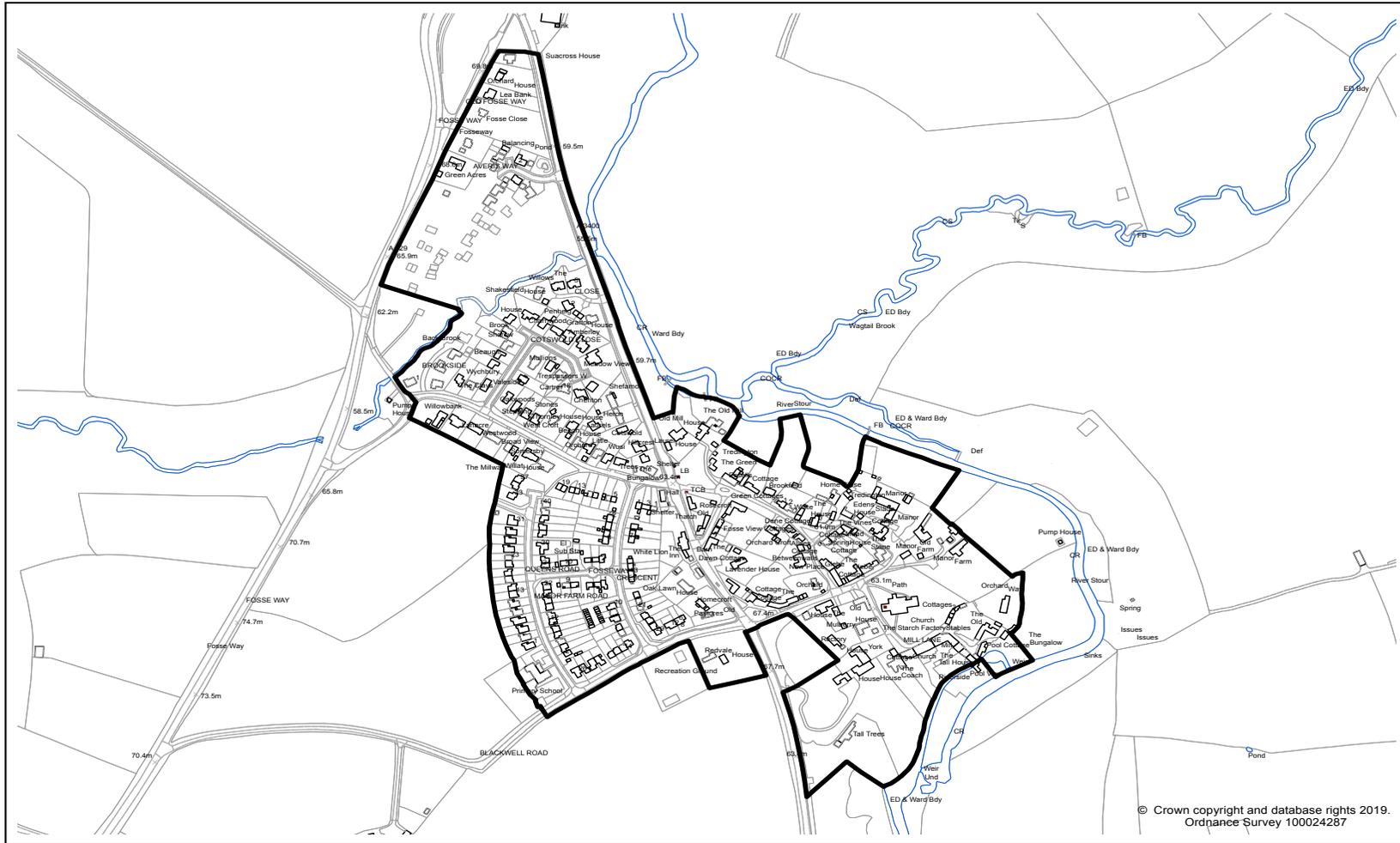


Figure 27. Tredington Built Up Area Boundary

Policy H 2. Meet Identified Housing Needs

- This Plan supports the provision of small-scale affordable housing on sites adjacent to the defined built-up areas of the communities providing the following criteria are met:
 - that there is a proven local need identified through a Housing Needs Survey; and
 - that no other suitable site exists within the built-up areas.
- Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme to subsidize the delivery of affordable homes.

Explanation

Future development in the Parish should be incremental both to meet an identified need and to achieve steady and sustainable growth. This policy recognises that the cost of housing is high and some households will be unable to remain in the parish because homes are unaffordable. The NPPF allows for the provision of affordable housing⁸¹ through rural exception sites. These are additional housing sites that are used to meet defined affordable housing needs in rural areas where up-to-date survey evidence shows that local need exists. This enables small sites to be used specifically for affordable housing in small rural communities that would not normally be considered because, for example, they fall outside local plan development boundaries.

Community	1 bed Maisonette	2 bed Bungalow	2 bed House	3 bed House	Total
Blackwell	1	1	1		3
Darlingscott		2			2
Newbold-on-Stour	1	2	1		4
Tredington		1		1	2
Not Identified		1			1
Total	2	7	2	1	12

Housing Needs Survey Summary

81. Annex 2: Glossary of the National Planning Policy Framework or as subsequently amended by Government Policy or Statute.

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The Housing Needs Survey was commissioned through Warwickshire Rural Community Council and accepted by the Parish Council⁸². It revealed a need for 12 new homes and includes the criteria for local occupancy.

Policy H 3. Use of Domestic Curtilage

- Development on domestic curtilage will only be supported if it can be demonstrated that proposals will:
 - Preserve or enhance the character of the area;
 - Not introduce an inappropriate form of development which is at odds with the existing settlement pattern;
 - Not significantly and demonstrably harm the amenity of the host dwelling and neighbouring properties;
 - Provide satisfactory arrangements for access and off-road parking; and
 - The proposal would not conflict with any other policies in this Plan.

Explanation

Development within the gardens of existing houses, including poor means of access, can adversely affect neighbouring properties. Unless an adequate land area is available or can be assembled and demonstrated to be accessible and sustainable, without causing detrimental harm to the amenity of neighbouring dwellings or to the character of the area, then development will be resisted.

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

82. Tredington Parish Council Meeting 3 February 2020.

BUILT ENVIRONMENT

Strategic Objective

Promote high quality, sustainable design whilst ensuring the historic and rural environment is preserved and enhanced.

Tredington Parish has a wide range of properties which have been built in a



Armscote

variety of styles over many centuries. The two villages and three hamlets have evolved and developed their own characteristics. The result is an architecturally diverse group of communities that all add to the Parish character; the individuality of these communities needs to be preserved by sensitive and constrained development.

Tredington and Darlingscott have established conservation areas; Armscote, Blackwell and Newbold-on-Stour have no conservation areas; all have listed buildings. Built Up Area Boundaries (BUAB) are proposed for the two LSV villages (Tredington and Newbold-on-Stour). The three hamlets (Armscote, Blackwell and Darlingscott) have limited accessibility which inhibits development and are bounded by the countryside.

The Parish is rural in nature and this characteristic should be preserved and maintained and have the highest importance when any development is considered.



Newbold-on-Stour

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Tredington

The maintenance of local character necessitates that the appropriate density for new housing must result in a development that is in character with the surrounding areas. This is particularly important when villages with conservation areas and the hamlets are considered.



Blackwell



Darlingscott

The five communities all add to the Parish's character in their own way and contribute in different ways to the well-being of its residents. This Plan seeks to preserve the essential character of the neighbourhood area, in line with the NPPF's principle that recognises the intrinsic character and beauty of the countryside whilst supporting thriving rural communities within it⁸³.

83. The National Planning Policy Framework (2019): Paragraphs 170, 174, 175, 177.

Policy BE 1. Develop in harmony with the Rural Character of the Communities.

- Development proposals must demonstrate how local character has been considered during the conception and evolution of a design. Proposals must:
 - Conserve the rural character of the Parish and communities;
 - Be compatible with the distinctive character of the area, respecting the local settlement pattern, building styles and materials;
 - Be of a density and scale that is in keeping with the character of the surrounding development and landscape;
 - Preserve or enhance the heritage assets such as listed buildings and conservation areas;
 - Protect, and enhance landscape and biodiversity by incorporating high quality landscaping consistent with the published Warwickshire Landscape Guidelines⁸⁴;
 - Conserve views to and from higher slopes, skylines and sweeping views across the landscape;
 - Have regard to the impact on tranquility, including dark skies;
 - Not increase the likelihood of surface water flooding within the villages or exacerbate foul drainage capacity problems; and
 - Be preceded by an appropriate archaeological survey if a site is considered to have artefacts within or adjacent to its boundary.
- Proposals that do not positively contribute to local character will not be supported.

Explanation

It is important to incorporate Local Character into new developments by reflecting the density, massing, shapes, materials and architectural detailing of the local building stock and in particular the relationship with their surroundings. In response to the Neighbourhood Plan questionnaire 60% of respondents supported the statement that “any development should be in

84. <https://www.warwickshire.gov.uk/landscapeguidelines>.

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harmony with the rural character of the neighbourhood and sit well in the landscape”⁸⁵.

Policy BE 2. Design in keeping with the Scale, Location and Appearance of Existing Buildings

- The following important design principles should be addressed by all development proposals across the Parish:
 - Extensions will not be supported if this results in encroachment within 8 metres of a watercourse, or closer to the watercourse if already within 8 metres.
 - Extensions which could displace flood water elsewhere will not be supported unless they include appropriate mitigation measures.
 - Provision of space between buildings or groups of buildings to preserve the rural landscape;
 - Arrangement of buildings to follow established building lines and road hierarchy;
 - Reflect traditional building form and shape.
 - Any alteration or extension which removes or reduces off-street parking spaces will not be supported.
- The highest design specifications will be encouraged.

Explanation

The overall design, layout and architectural features of any new buildings erected within the villages/hamlets should be sympathetic to the adjacent properties. Similarly, any alteration to existing properties, particularly those within a designated conservation area, should employ building materials and design



Newbold-on-Stour

85. Tredington Neighbourhood Plan Questionnaire Results Q 23.

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characteristics which are in harmony with the original and adjacent properties. The existing character of the Parish of Tredington is largely determined by the Cotswold Stone buildings interspersed with and or enclosed by more modern buildings of a variety of styles. Agricultural land surrounds all the communities creating a perception of space; this perception should be at the forefront of any development proposal to ensure that the concept of space within the villages and hamlets is retained.

Policy BE 3. Preserve Heritage Assets and Conservation Areas

- Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.
- All proposals must take account of the need to sustain and enhance the significance of heritage assets; any harm to, or loss of such assets must be clearly and convincingly justified. Where a proposal will lead to less than substantial harm, this harm should be weighed against the public benefits accruing from the development⁸⁶.
- Development within and adjacent to all heritage assets will be strictly controlled.
- Development which fails to preserve or enhance the character or appearance of the Conservation Areas will not be supported.

Explanation

The preservation of these heritage assets is of paramount importance to Parish residents⁸⁷. The listed buildings (Figures 28 through 32) are specifically defined and protected because of their special architectural and historic interest. Great weight should be placed on the need to preserve or enhance these buildings and their settings, to preserve the communities' history and character. Likewise, conservation areas need to be safeguarded to ensure that development does not undermine their uniqueness. All new buildings should ensure that they respect and do not damage the settings of listed buildings or conservation areas. New buildings should be sympathetic to their environment in size, appearance and siting.

86. Ministry of Housing, Communities and Local Government, National Planning policy Framework February 2019

87. Tredington Neighbourhood Plan Questionnaire Results Q 10.

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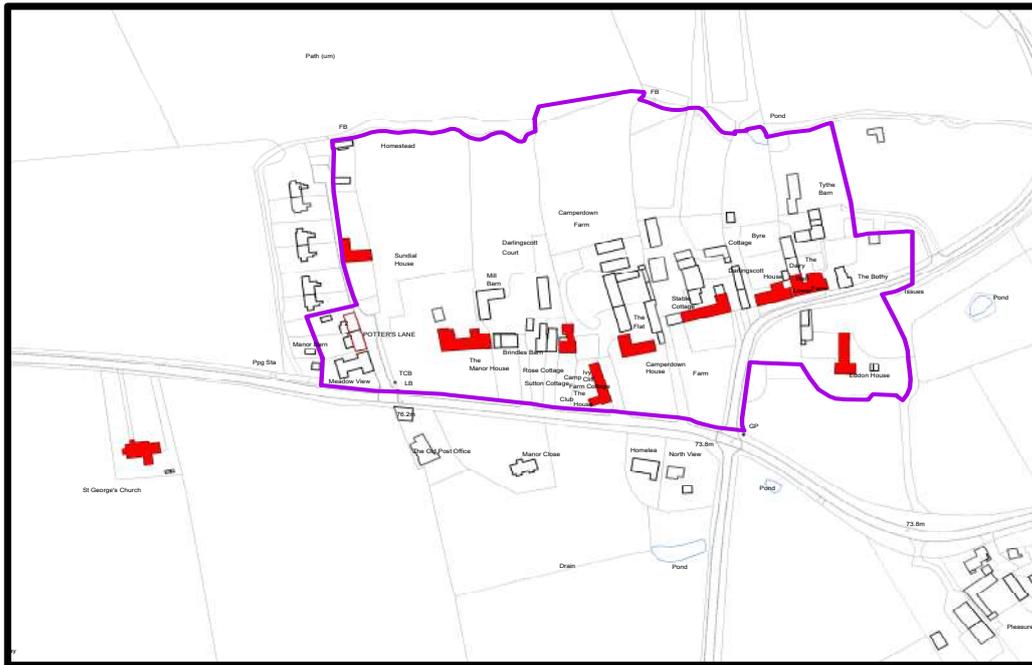


Figure 30. Darlingscott Listed Buildings



Darlingscott House

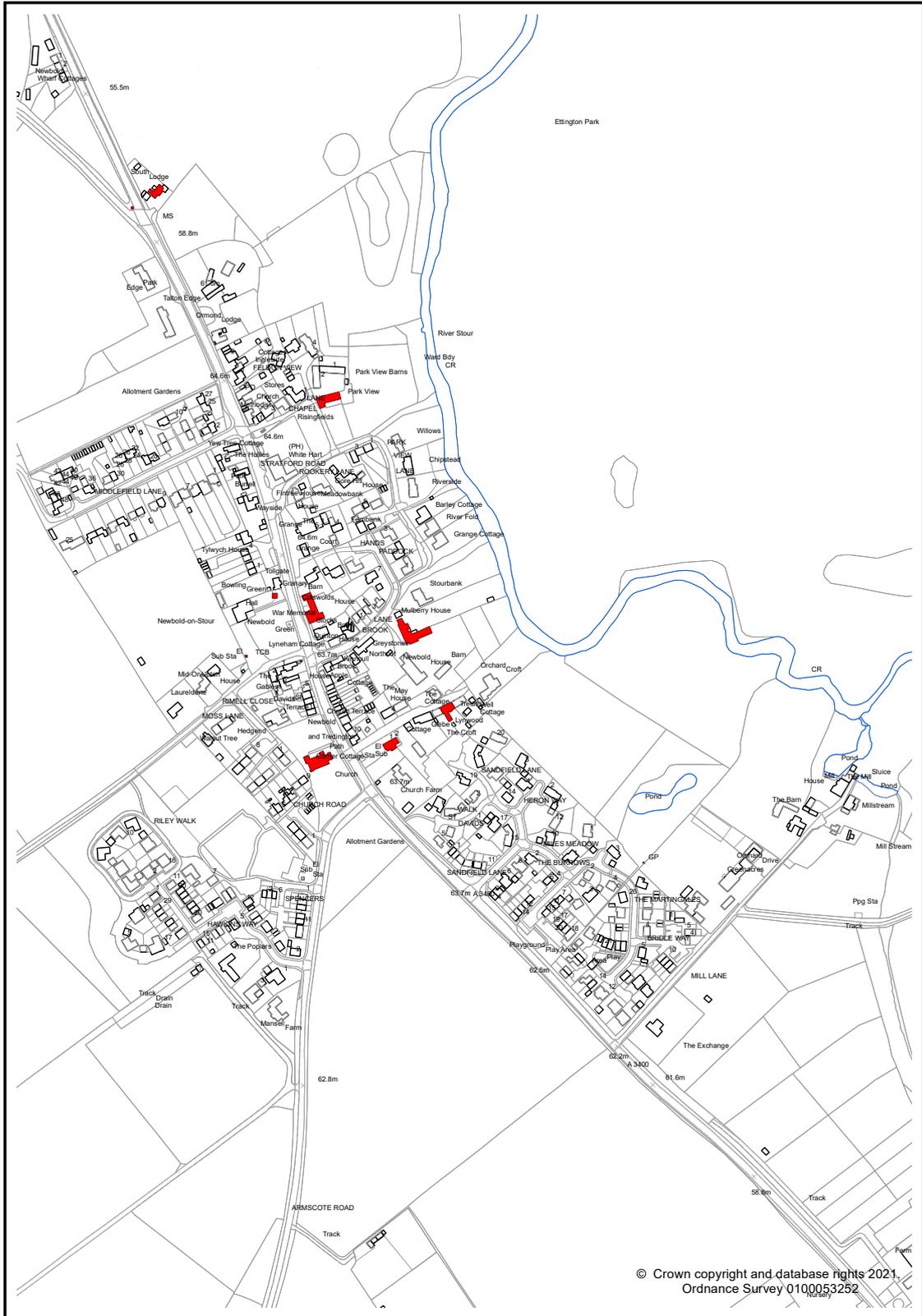


Figure 31. Newbold-on-Stour Listed Buildings

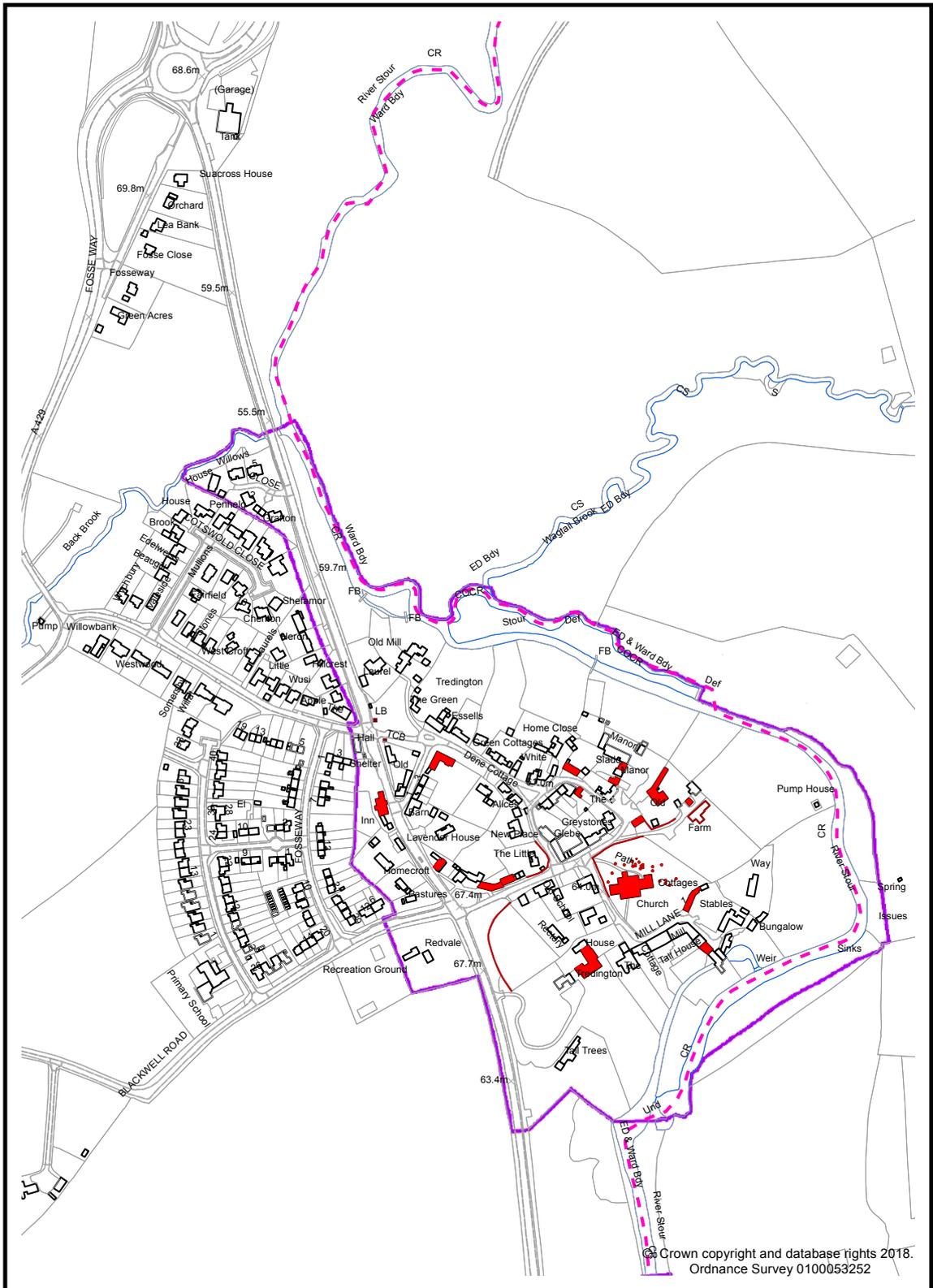


Figure 32. Tredington Conservation Area and Listed Buildings

Policy BE 4. Conversion and Reuse of Buildings

- The conversion of redundant commercial or agricultural buildings to housing, permanent business space or residential tourist accommodation will be supported provided the development:
 - Does not have an unacceptable impact on the visual and landscape amenity of the area;
 - Does not have an unacceptable impact on neighbours' amenity;
 - Does not cause harm to nature conservation interests;
 - Benefits from a safe and convenient access to the site or a satisfactory access can be created;
 - Ancillary and/or outbuildings and boundary treatments are in keeping with the character and setting of the original building.

Explanation

If sensitively converted, the reuse of redundant buildings can have a positive impact on the amenity of the area and create a sustainable form of development without any additional harm to the landscape. The reuse or conversion of redundant agricultural buildings can be of benefit to the sustainability of the local economy and will be encouraged.



Old Forge Darlingscott

INFRASTRUCTURE

Strategic Objective

Seek improvements to transport and parking, flood defences, utility infrastructure and digital connectivity especially mobile phone reception and broadband.

The infrastructure within Tredington Parish is poor. Maintaining and improving the infrastructure provision throughout the Parish and ensuring that it is not compromised by any future development is a priority for this Plan.

Policy IN 1. Connectivity.

- Development of new dwellings should:
 - Incorporate a comprehensive and reliable Broadband and mobile phone network;
 - Incorporate cabling or suitable ducting to support high speed broadband;
 - Ensure robust connectivity from the dwelling to the roadside;
 - Include flexible space adaptable to a home office.

Explanation

An increasing number of people are working from home. Currently mobile phone reception is very poor in parts of the Parish and Broadband is unreliable. Homeworkers and small businesses need robust connectivity. The promotion of enhanced Broadband speeds through the installation of fibre-optic networks, should improve home-working and small business opportunities within the area. This will contribute to a reduction in pollution caused by multiple car journeys and, therefore, this is essential to the sustainable development of the community. In the Neighbourhood Plan survey 85% of respondents rated the quality of the connectivity to be average or poor, while 45% cited Broadband and mobile phone connectivity as their top infrastructure priorities⁸⁸. Except for Newbold-on-Stour, there is substantial opposition to the installation of a mobile

88. Tredington Neighbourhood Plan Questionnaire Results Q 17.

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phone mast in any of the settlements⁸⁹ (Figure 33); there was no response from residents of Darlingscott.

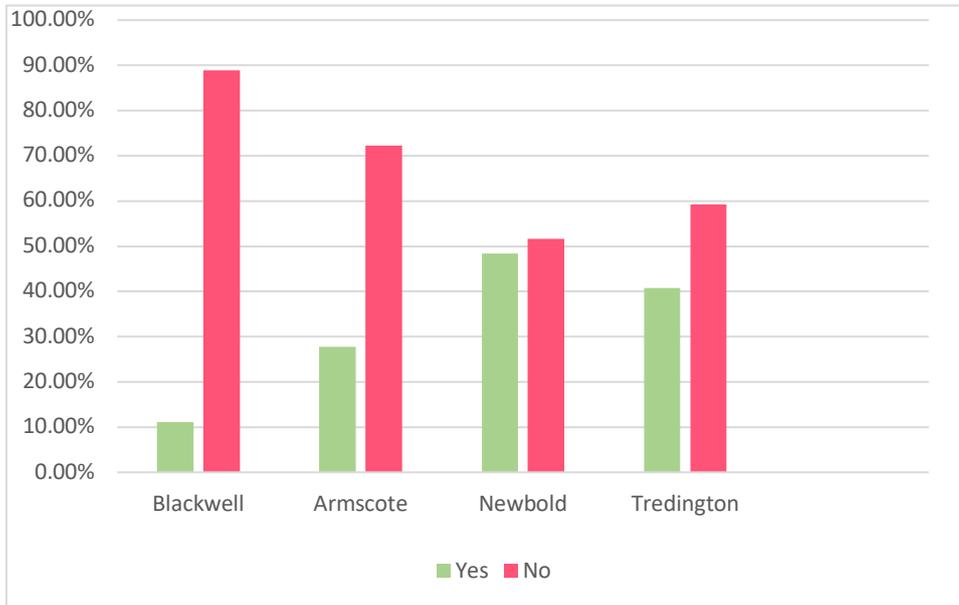


Figure 33. Would You Welcome a Radio Mast in Your Village?

89. Tredington Parish Council Neighbourhood Plan Public Meeting 1st and 2nd November Questionnaire Radio Mast.

Policy IN 2. Make proper provision for the Supply of Fresh Water and Wastewater Removal

- All new developments must demonstrate adequate means of foul drainage and submit evidence to demonstrate sufficient capacity exists within the system to drain and process sewage during any subsequent occurrences of heavy rainfall.
- Proposal to erect new dwellings should include measures to:
 - Store discharges of foul water from the development and prevent its discharge into the public foul water sewerage system unless capacity is available to accept it without contributing to system overload downstream.
 - Prevent pressurised foul water from back feeding from the public sewer into the property or its curtilage.
 - Collect rainwater using water butts.
- Suitable techniques for domestic grey water recycling should be adopted.

Explanation

Part of the river Stour forms one of the Parish boundaries. The river, approximately 14 miles long, rises near the village of Swalcliffe, is fed by some 36 streams/brooks and drains some 180 sq kms of land⁹⁰. Flooding occurs somewhere in the Parish every year. The inability of the drainage ditches to cope with run-off is exacerbated by the large area drained by the Stour resulting in water being backed up along natural or man-made water courses. The situation is already critical in times of high rainfall and any development must not add to the problem. This policy aims to ensure that development provides appropriate mitigation measures. Techniques vary from mechanical features to biological systems but developers should demonstrate the inclusion of such systems wherever practicable.

Grey water (bath, shower washing machines and dishwasher) accounts for between 50% and 80% of household water consumption⁹¹. This water can be recycled for toilet flushing and plant watering thus saving substantial amounts of water. Additionally, rainwater can be collected for reuse using water butts or

90. Shipston Area Flood Action Group, 2019.

91. Greenage, www.thegreenage.co.uk.

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other collection methods. Rainwater butts also help to mitigate high rainfall events by storing the water and discharging it later.

Oversight of fresh and foul water is the responsibility of Severn Trent Water.

Policy IN 3. Reduce the Risk of Flooding.

- New developments should incorporate Sustainable Drainage Systems to ensure runoff volume does not exceed a one in 100 year, six hour rainfall event. Proposals will only be supported if they:
 - satisfactorily address the risk of pluvial (surface water from rainfall) and fluvial (from rivers) flooding by reducing overall flood risk from wastewater drainage and surface run-off.
 - take steps to maximise rainfall being retained within the curtilage of the development by using Sustainable Urban Drainage Systems endorsed by the Environment Agency and DEFRA so that the proposed development will not increase surface water run-off.
 - use wherever feasible above ground attenuation such as swales, ponds and other water-based ecological systems in preference to underground water storage.
 - ensure that any part of a development within 100 metres of a watercourse is accompanied by a site-specific flood risk assessment conforming to the advice set out by DEFRA⁹². This must demonstrate the flood risk to the site and surrounding area over the recommended periods.
 - include tree planting to maximise land water absorption.
- A progressive technical approach must be adopted to minimise surface water run-off by maximising the permeable area of gardens and other green spaces and minimising the areas of impermeable buildings and paving.
- Applicants are encouraged to demonstrate that not only is the intended site drainage making an improvement over what currently pertains on site, but that there will be a consequent overall improvement to the wider land drainage system.

92. DEFRA Sustainable Drainage Systems Non-statutory Technical Standards for Drainage Systems and the Local Authority SuDS Officer Organisation (LASOO) Non-Statutory Technical Standards for Sustainable Drainage Practice Guide.

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Explanation

All communities in the Parish suffer flooding to some degree. The proximity to the River Stour, one of the fastest rising rivers in England which drains such a large catchment area, gives rise to rapid inundations in Newbold-on-Stour, Tredington and Blackwell. The other two hamlets, Armscote and Darlingscott are subject to flooding caused by the inability of rainwater to drain away from roads. Additional dwellings add to the problem. Hardened surfaces increase the amount of run-off and wastewater requiring removal.

Rainfall intensity and peak flows are forecast to increase. The most recent decade (2009–2018) has been on average 1% wetter than 1981–2010 and 5% wetter than 1961–1990 for the UK overall⁹³.



River Stour Newbold-on-Stour



93. International Journal of Climatology, The Royal Meteorological Society Journal of Climate Science, State of the UK Climate 2018.

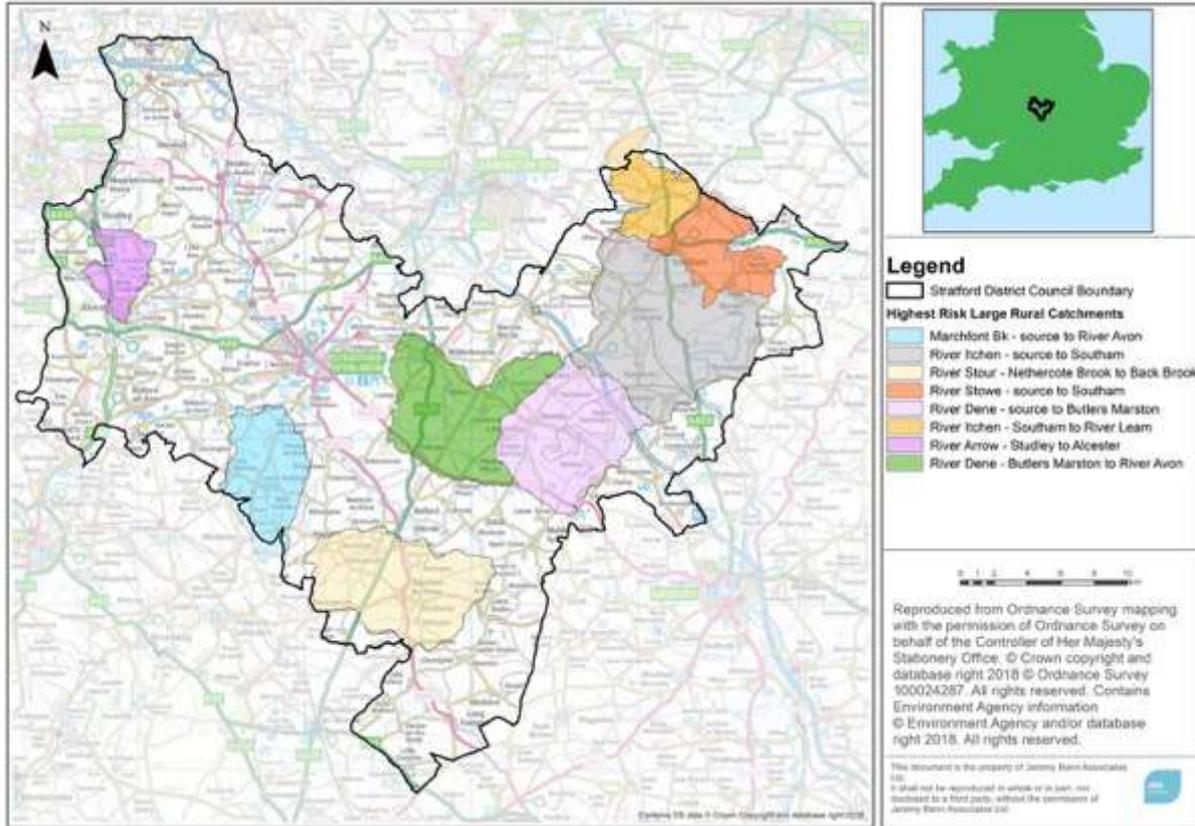


Figure 35. Map of highest risk catchments in Stratford on Avon District – larger rural catchments with some localised flood risk issues⁹⁶.

Trees can assist in reducing flooding by intercepting rainfall, promoting higher soil infiltration rates, through greater use of water and through “Hydraulic roughness” (water experiences increased frictional resistance when passing over land)⁹⁷. The planting of trees over a wide area is, therefore, advantageous and developers are encouraged to contribute on an incremental basis.

96. Stratford on Avon District Level 1 Flood Risk Assessment April 2019.

97. Dr Karen Hornigold, Assistant Advisor Data and Information Management, Woodland Trust, June 2017

Policy IN 4. Ensure Sufficient Space is provided for Vehicle Parking.

- All new development should demonstrate that there is adequate provision for off-road parking in accordance with Stratford on Avon District Council parking guidelines for residential and commercial development⁹⁸.
- Dwellings should provide secure storage space for cycles.
- Developments comprising new or additional non-residential floorspace must make provision for adequate parking to meet the changing/expanding role.
- All new dwellings and commercial or community developments where floor space is increased must provide connections to existing pedestrian and cycle routes.
- New developments should provide connections for car charging points.

Explanation

The five communities within Tredington Parish are car dependent and there are several areas within the villages/hamlets with inadequate off-road parking. On-road parking presents significant problems for vehicular traffic in the communities, especially the hamlets, as roads in the older parts of the Parish were never designed to take the current volume of traffic. Furthermore, new estates, with their high housing densities, have inadequate provision for off-road parking, resulting in minor roads becoming congested with the consequent risk of damage to parked vehicles⁹⁹; 62% of respondents thought parking in their village/hamlet was inadequate¹⁰⁰. The situation has been exacerbated by the poor public transport links and the continued trend of multiple car ownership per household.

Over half the households in the Parish own two cars and 85% of car owners felt that parking in the communities was inadequate¹⁰¹. Garages are increasingly converted into habitable accommodation or other uses thus exacerbating the problem of off-road parking. The provision of adequate off-street parking spaces should be an essential element of planning consent for new buildings.

98. Stratford-on-Avon District Council Development Requirements, Supplementary Planning Document, Part O, Parking and Travel, July 2019.

99. Tredington Parish plan 2015.

100. Tredington Neighbourhood Plan Questionnaire Results Q 12.

101. Tredington Parish Plan 2015.

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

Newbold-on-Stour and Tredington have a frequent bus service during the day but the Neighbourhood Plan questionnaire revealed that only 9% of residents use the bus more than once a week. Given the increasing dependence on cars, it is highly probable that most new housing will have to accommodate at least two cars per household¹⁰².



102. Tredington Neighbourhood Plan Questionnaire Results Q 13.

LOCAL AMENITIES

Strategic Objective

Ensure that valued amenities and services are maintained and enhanced in order to promote a strong, active, healthy and vibrant community.

The landscape within Tredington Parish contains part of the old Tramway and some public footpaths. The River Stour is a significant feature and, in times of spate, floods adjacent areas quite widely. The Parish is crossed by the A3400 (Stratford to Shipston Road) in a North/South direction and by the A429 (Fosse Way) in a Northeast/Southwest direction, which provide ready access to a variety of locations.

Access to the countryside facilitates an active, healthy and vibrant community and protecting and enhancing open spaces and public access is of paramount importance.

Policy LA1. Protect and Enhance Existing Community Facilities

- Proposals which enhance existing community facilities will be supported.
- The loss or partial loss of existing community facilities will not be supported unless it can be demonstrated that the facility is no longer valued or of use to the village; has no prospect of being brought back into use; or is to be replaced by a new facility within the community of at least an equivalent standard.
- If a facility falls into disuse it will have to be marketed for a minimum period of 6 months to establish that it cannot be sold as a going concern.
- New community facilities will be encouraged providing they are compatible with existing neighbourhood uses. Such facilities will be protected from inappropriate forms of development, redevelopment or change of use which may cause loss of amenity.
- Any proposals which result in the loss of, or harm to, an existing community facility will be expected to demonstrate how that loss is mitigated through betterment or replacement.

Explanation



Newbold-on-Stour Village Hall



Tredington Women's Institute Hall



Blackwell Village Hall

Residents demonstrated strong support for community facilities. In 2015, the Parish Plan survey showed 98% of residents use Newbold Stores/Post Office and 82% use the Talton Mill facilities¹⁰³. The village pubs (The White Hart and the Fuzzy Duck) also received strong support with 41% respondents confirming that they frequented them on a monthly basis. The Lion in Tredington has recently reopened and is experiencing brisk business.

Such facilities will be protected from inappropriate forms of development which may cause harm, either directly or indirectly, including new development, redevelopment or changes of use. Any proposals which result in the loss of, or harm to, an existing community facility will be expected to demonstrate how that loss is mitigated i.e. through betterment or replacement.

Existing community facilities such as the village shop and pubs in Newbold -on-Stour,

Tredington and Armscote play an important role in maintaining a strong and

103. Tredington Parish Plan Survey 2014. Question 4.2.4 Chart 4.

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vibrant economy as well as providing vital community assets for villagers to meet and socialise.



Newbold Shop/Post Office

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

A list of community facilities or assets is contained in Appendix 3.



The White Hart, Newbold



The Lion, Tredington



The Fuzzy Duck, Armscote

Policy LA 2. Ensure that there is Sufficient School Capacity to Accommodate any Development

- Applicants for new developments must ensure that the school capacity is sufficient to meet the needs of new house occupants.
- Development proposals that positively enhance education facilities through expansion of current sites and/or creation of new ones will be supported. Those which adversely affect the provision and delivery of education and learning in the Parish will not be supported.

Explanation

Newbold-on Stour and Tredington Primary School and Nursery enjoys a “Good” reputation¹⁰⁴. In September 2019 the schools had a capacity for 104 students and 78 were enrolled¹⁰⁵. The school is situated on two sites: Newbold-on-Stour is housed in a Victorian building housing nursery and Year 1; Tredington teaches



Newbold-on-Stour School

Years 2 to 6 in a larger, more modern facility. Both have modest classroom and outdoor playground space. However, these are small in comparison to modern standards and the school would benefit from more classroom and outside space on both sites.

Pupils travel to and from school and between the two sites by bus. In

response to the Parish Plan questionnaire, 88% of respondents considered it very important to keep the primary school open in the villages¹⁰⁶. Parking is limited at both sites.

104. Ofsted Report 14 February 2018.
105. Email: Head Teacher 16 September 2018, 18.07hrs.
106. Tredington Parish Plan 2015 Page 14.

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Tredington School

Stratford District Council's recent assessment of schools for the Core Strategy observed that the Primary School would need to be expanded in order to accommodate a significant increase in pupils as a result of additional housing development within the catchment area. The District Council estimated that the school had adequate space to accommodate pupils from a further 60 dwellings¹⁰⁷. Since that statement was made the Parish has seen an increase of some 137 dwellings¹⁰⁸ with no alteration to the school. It is therefore important to ensure the plan recognizes the likely need to expand the school. Given the built-up area around the school site at Newbold-on-Stour, expansion here would not be possible. The Plan would, therefore, support expansion of the school at its site in Tredington, should the need arise, and sufficient land must be made available for expansion to occur.

The increase in the number of houses in Newbold-on-Stour is adding pressure and future developments should include provision to ensure that the school and its associated facilities have the capacity to accommodate the increased demand for places generated by development.

-
107. Technical Note: Assessment of capacity at state primary and secondary schools in Stratford-on-Avon District.
108. Stratford District Council 2019.

Policy LA 3. Encourage Safe Walking and Cycling.

- Proposals must not adversely affect, or diminish, existing walking and cycling routes, and are encouraged to create new walking and cycling opportunities.
- Development proposals must demonstrate safe and convenient access to pavements, footpaths and cycle routes.
- Where possible footpaths linking new development sites with the village centre should provide a pedestrian network of attractive walkways.

Explanation

Tredington Parish has some footpaths, bridleways and recreational walks (Figure 36) providing easy access to the countryside. In addition to acting as wildlife habitats and wildlife corridors, these footpaths make an important contribution to the health and wellbeing of residents and visitors alike¹⁰⁹. These existing footpaths linking Public Rights of Way, Bridleways and lanes are a key feature of the local landscape and should be protected, and where possible enhanced, expanded and positively utilised in all new development. Additionally, the old Tramway is still evident in parts and could be resurrected for use as a cycleway.

New development should not reduce this amenity currently enjoyed by “public route users” either physically or visually and seek to promote a safe community. Public footpaths and bridleways are also an important part of our heritage and have been used over centuries; they continue to be a key means of linking our settlements with the surrounding countryside. These Public Rights of Way and walking and cycling routes within the villages give access to schools, shops and other amenities and should be protected and enhanced wherever possible. Encouraging walking and cycling is a key part of improving the health and wellbeing of our communities and reducing our carbon emissions. The recent Neighbourhood Plan survey revealed significant support for walking routes, cycle friendly paths and the creation of wildlife areas¹¹⁰.

109. Tredington Parish Neighbourhood Plan 2018 Resident Questionnaire (Part 2) Results Q27.

110. Tredington Parish Neighbourhood Plan 2018 Resident Questionnaire (Part 2) Results Q30.

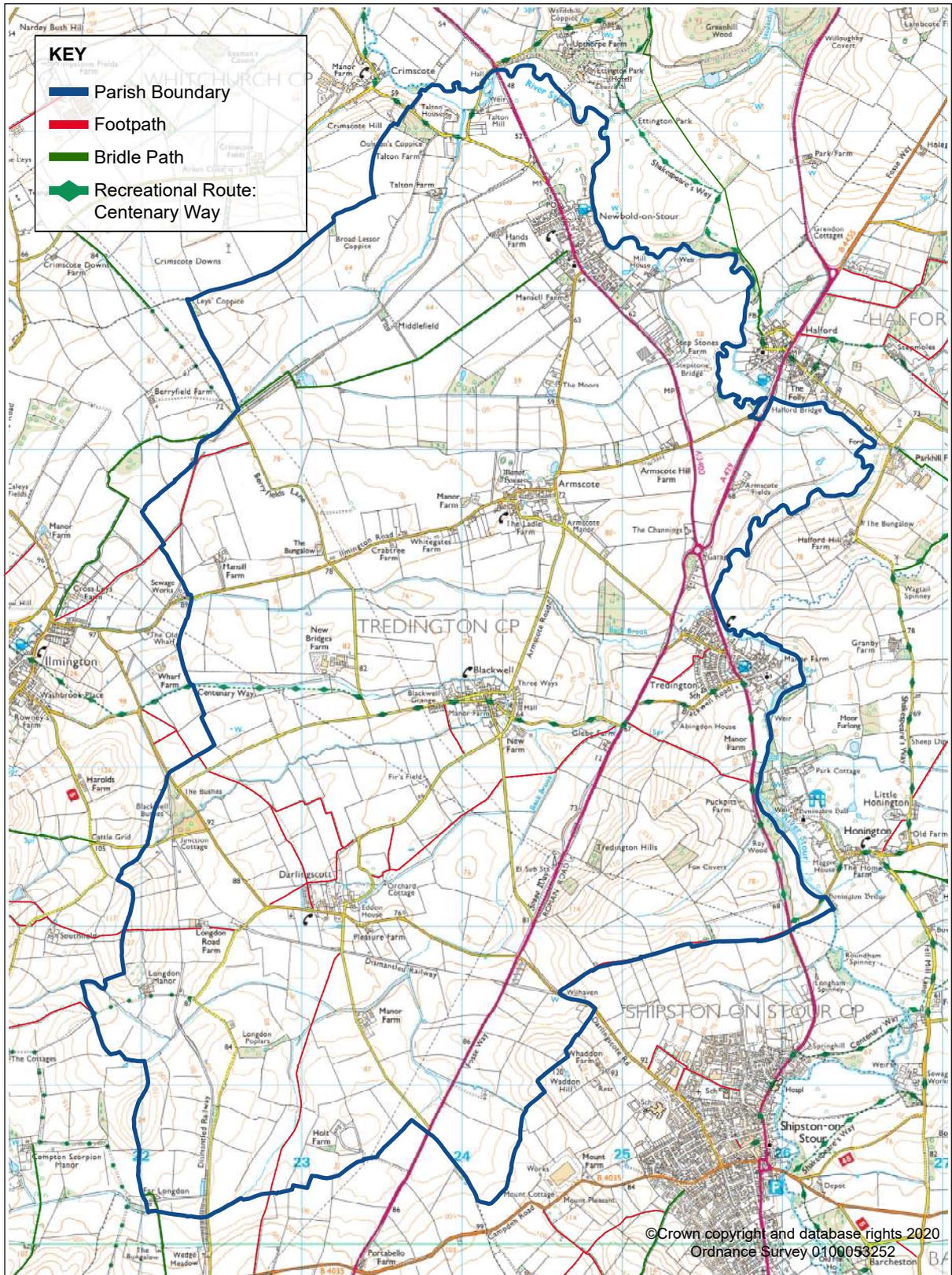


Figure 36. Tredington Parish Footpaths

Policy LA 4. Promote Sports and Recreation

- Existing informal sport and recreational facilities in the Neighbourhood Area will be protected, enhanced and expanded where appropriate.
- The loss of any facility will only be permitted if an equivalent, or better, is provided in a suitable location within the community.

Explanation



Newbold Children's Play Park

Public sports facilities are non-existent across the five communities and areas such as village greens are used for occasional sporting activities. The situation is unfortunate as some of these areas are close to busy roads (A3400) and are far from ideal for the purpose. Tredington has a substantial children's play area; while Newbold-on-Stour has two limited swing parks

for young children; the other communities have nothing.

Newbold-on-Stour and Blackwell village halls provide a forum for several activities including Pilates and ballroom dancing but there is a lack of facilities for young adults in general. The situation is exacerbated because of the lack of public transport to Shipston-on-Stour or Stratford-upon-Avon in the evenings¹¹¹. Newbold-on-Stour Sea Scouts provides a much needed physical and adventure outlet for many children in the area.



Newbold Tour d'Ilmington 2019

Any prospective developer should consider the paucity of recreational facilities in their plans and propose ways to deliver enhanced/additional facilities to the communities.

111. Tredington Parish Plan 2015 Page 26.

Policy LA 5. Provide Allotments

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

Explanation



Miles trust Allotments

Newbold-on-Stour is the only village within the Parish to have allotments. One site of 21 plots is owned and managed by the Parish Council. The Miles Trust (a charitable organization) manages an additional allotment area with 21 plots at the southern end of the village. Their social, economic, environmental

and well-being value is enormous. Twelve plots are available to rent and in the first instance are offered to residents.

Trends show that during times of recession people turn back to the land. The Second World War and post-war years saw a rise in people taking up allotments. Today, figures suggest there are approximately 330,000 allotment



Middlefield Lane Allotments

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plots in the UK, but to meet the current demand, the country needs in the region of a further 90,000 plots¹¹².

Plots, within the Parish, are currently well tended with organic production being encouraged. They provide opportunities for physical and mental exercise as well as being a source of nutrition and social well-being. The provision of allotments in Tredington and the three hamlets should be encouraged if the need arises.

The Parish Plan showed that only 17% of the respondent had an interest in leasing allotments but the need should be reviewed periodically as the number of houses in the Parish increases¹¹³.

Both allotment sites in Newbold-on-Stour have been designated “Local Green Spaces” under Policy NE8.



Fallow Deer



Sparrow Hawk

112. The National Allotment Society (www.nsalg.org.uk).

113. Tredington Parish Plan 2015 Page 19.

Policy LA 6. Promote the Improvement of Local Services

- Developments that threaten any services to the communities will not be supported.

Explanation

Local services, including bus services, access to medical facilities, and mobile libraries all add to the well-being of community residents. A regular bus service operates between Shipston-on-Stour and Stratford-upon-Avon, which provides access to medical and dental facilities, as well as shopping and entertainment opportunities in either town. A Mobile library visits Newbold-on-



Mobile Library

Stour and Tredington on a three-weekly basis; the Bowls club actively participates in local leagues. Future developments should seek to enhance the leisure experiences of the residents. They should also contribute to enhancing communications, whether it be electronic (high speed broadband) or physical, (bus routes, cycle paths and recreation grounds. Developers are encouraged to enhance and improve these and other services as much as possible.



Bowls Club Newbold-on-Stour

COMMUNITY INFRASTRUCTURE LEVY

Strategic Objective

Ensure that Community Infrastructure Levy (CIL) is expended on projects prioritised by residents across the communities to improve the environs.

CIL (the 'levy') is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. Stratford-on-Avon District Council is responsible for charging and collecting the levy.

This policy sets out priorities for CIL and how it will be managed by the Parish Council.

Policy CI 1. CIL Expenditure and Priorities

- Projects within the Parish will be prioritized for CIL expenditure in accordance with Stratford-on-Avon District Council policies and procedures¹¹⁴.

Parishes that have a 'made' Neighbourhood Plan will receive 25% of receipts accruing from development within their parish. Parishes without a 'made' plan, including those where a plan is in preparation will receive 15%, capped at £100 per dwelling in accordance with the CIL Regulations¹¹⁵. It will be for individual parish councils to determine how their portion of CIL receipts is spent although the District Council urges them to prioritize those projects listed on the Infrastructure Delivery Plan (IDP)¹¹⁶.

The Infrastructure Delivery Plan (IDP) identifies a large infrastructure gap in Stratford-on-Avon District. As part of the prioritization process, through the IDP, the District Council has identified which infrastructure projects it expects Town and Parishes to fund. Typically, these include those projects that relate to a single community or parish as opposed to those projects that will deliver a wider (e.g. District) benefit.

114. Stratford-on-Avon District Council Community Infrastructure Levy (CIL) Spending Arrangements, June 2019.

115. Community Infrastructure Levy, England and Wales, The Community Infrastructure Levy (Amendment) Regulations 2013, Sections 59A, 59B and 59C.

116. Stratford-on-Avon District Infrastructure Delivery Plan (IDP), September 2016.

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The CIL Regulations¹¹⁷ state that a Town/Parish Council must use CIL receipts passed to it in accordance with Regulation 59A or 59B to support the development of the Parish Council area, or any part of that area, by funding:

- a. The provision, improvement, replacement, operation or maintenance of infrastructure; or
- b. Anything else that is concerned with addressing the demands that development places on the area.

This gives the Parish Council considerable freedom to spend their proportion of CIL on the things that address the impact of development on their area.

Town and parish councils may spend their portion of CIL receipts on a wider range of things (other than infrastructure) than the rest of the levy, provided that it meets the requirement to 'support the development of the area'. For example, the pot could be used to fund affordable housing where it would support the development of the area by addressing the demands that development places on the area. Alternatively, funds could be used to create or enhance recreational facilities.

Tredington Parish Council is responsible for the disbursement of funds and a copy of their policy is at Appendix 4. The Parish Council will also create and maintain an IDP to inform the process. The IDP will contain plans such as the improvement of road safety; the creation and enhancement of sports and recreation facilities; the creation and maintenance of flood defence measures; the creation and/or enhancement of allotment provision to ensure a suitable number is available across the Parish; and creation and/or enhancement of Local Services across the Parish to enhance the leisure experience of residents.

The Neighbourhood Plan Group have identified several infrastructure and environmental issues that the Parish Council should now consider with a view to taking them forward. During the Mar 21 Survey resident indicated the following to be priorities when considering how to spend CIL funds (Figures 37 to 39):

117. Community Infrastructure Levy, England and Wales, The Community Infrastructure Levy (Amendment) Regulations 2013, Sections 59A, 59B and 59C.

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Newbold-on-Stour

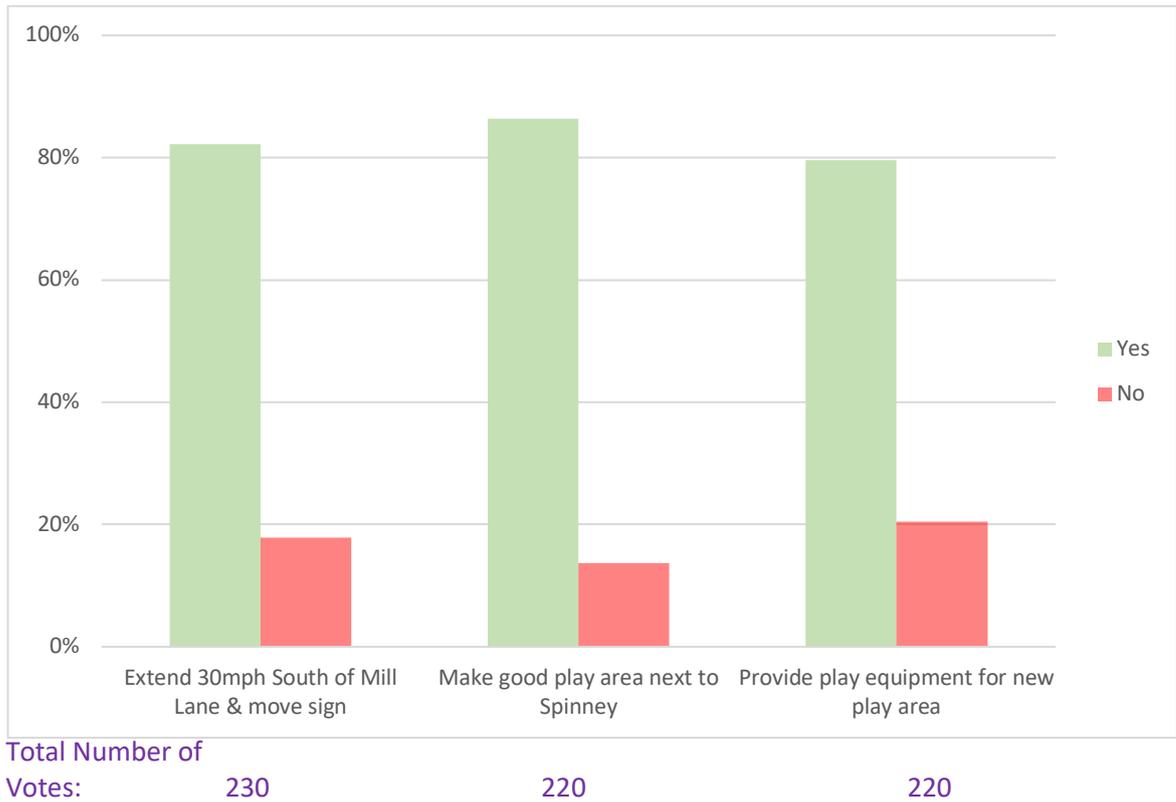


Figure 37. CIL Suggestions Newbold-on-Stour

Tredington

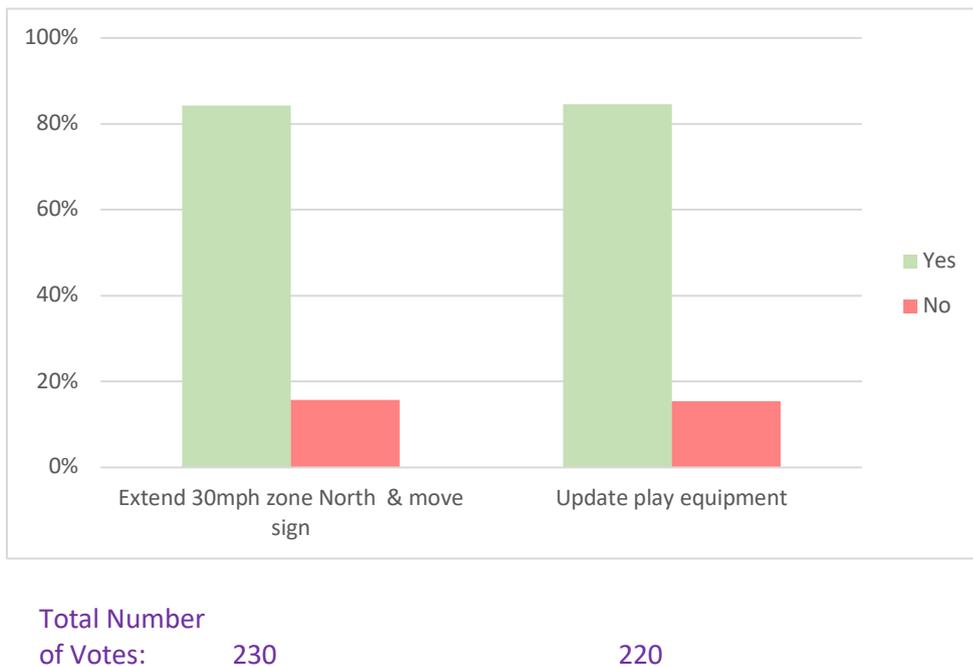
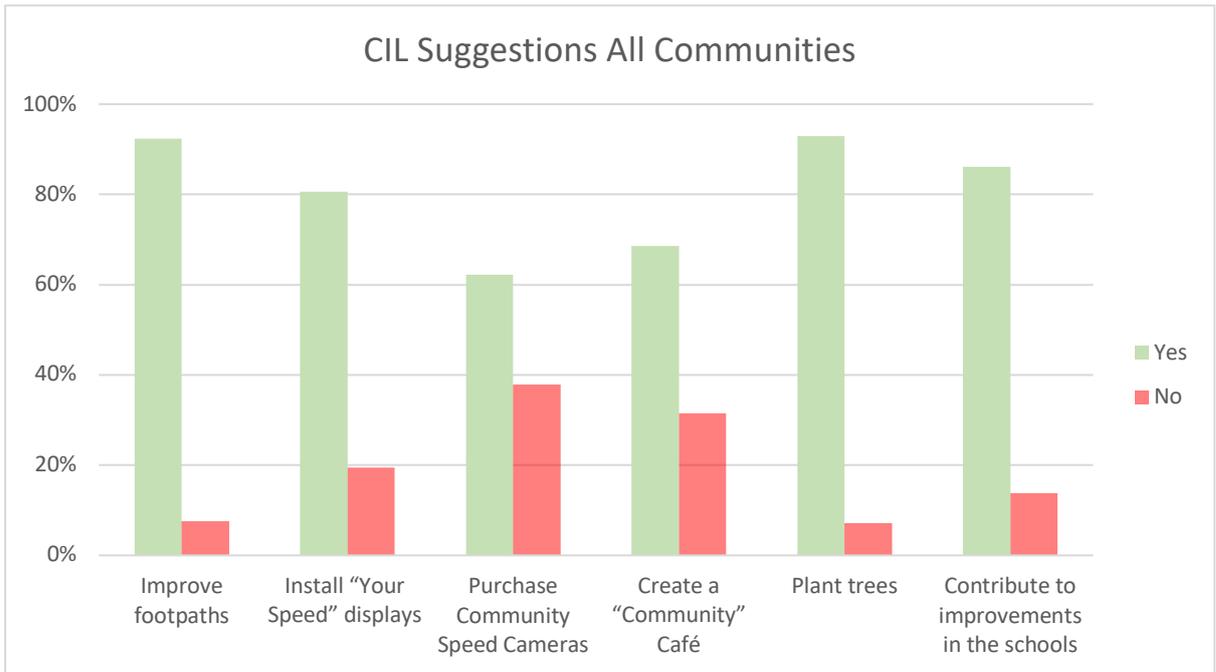


Figure 38. CIL Suggestions Tredington

All Communities



Total Number Of Votes: 250 242 230 232 252 238

Figure 39. CIL Suggestions All Communities