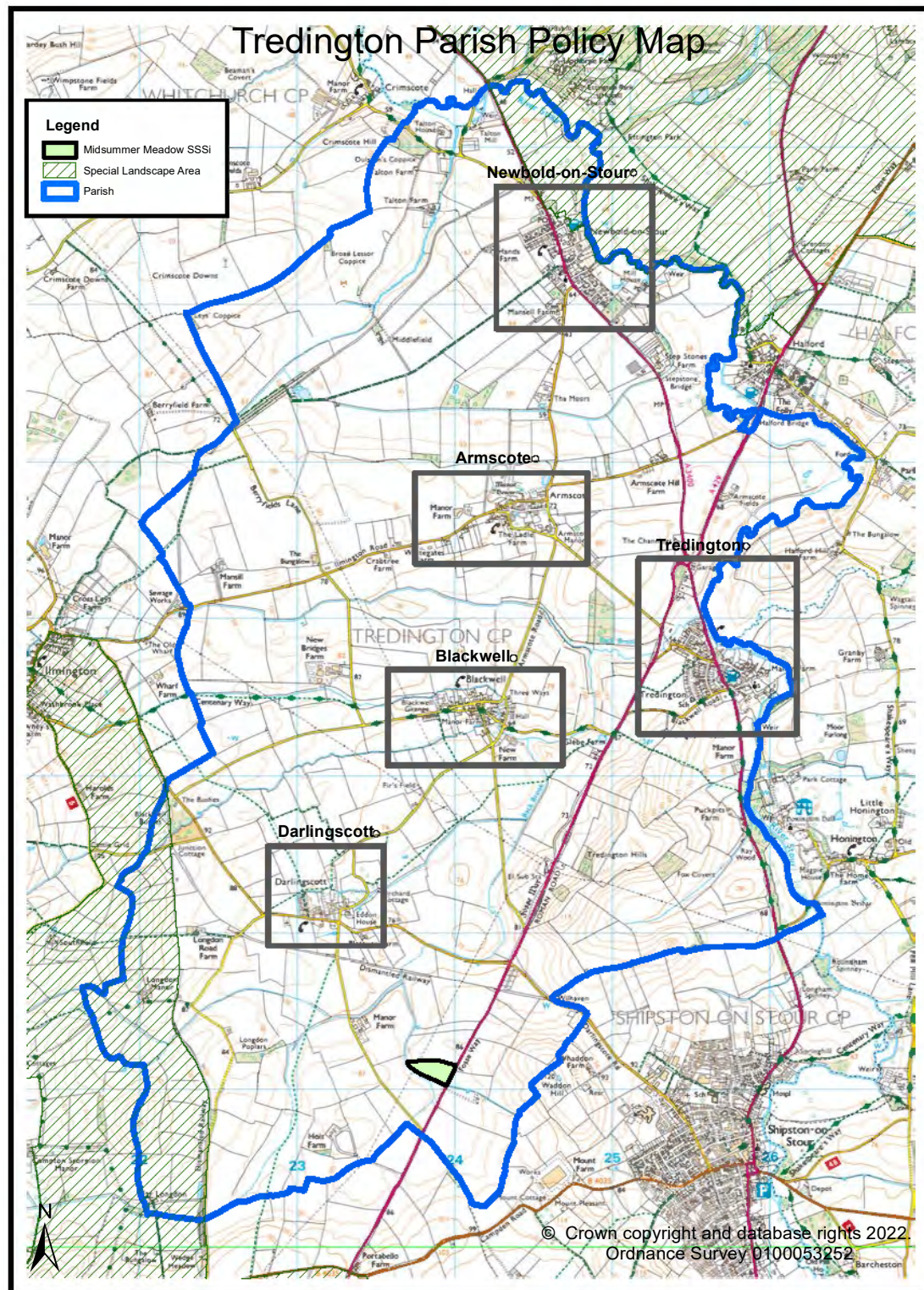
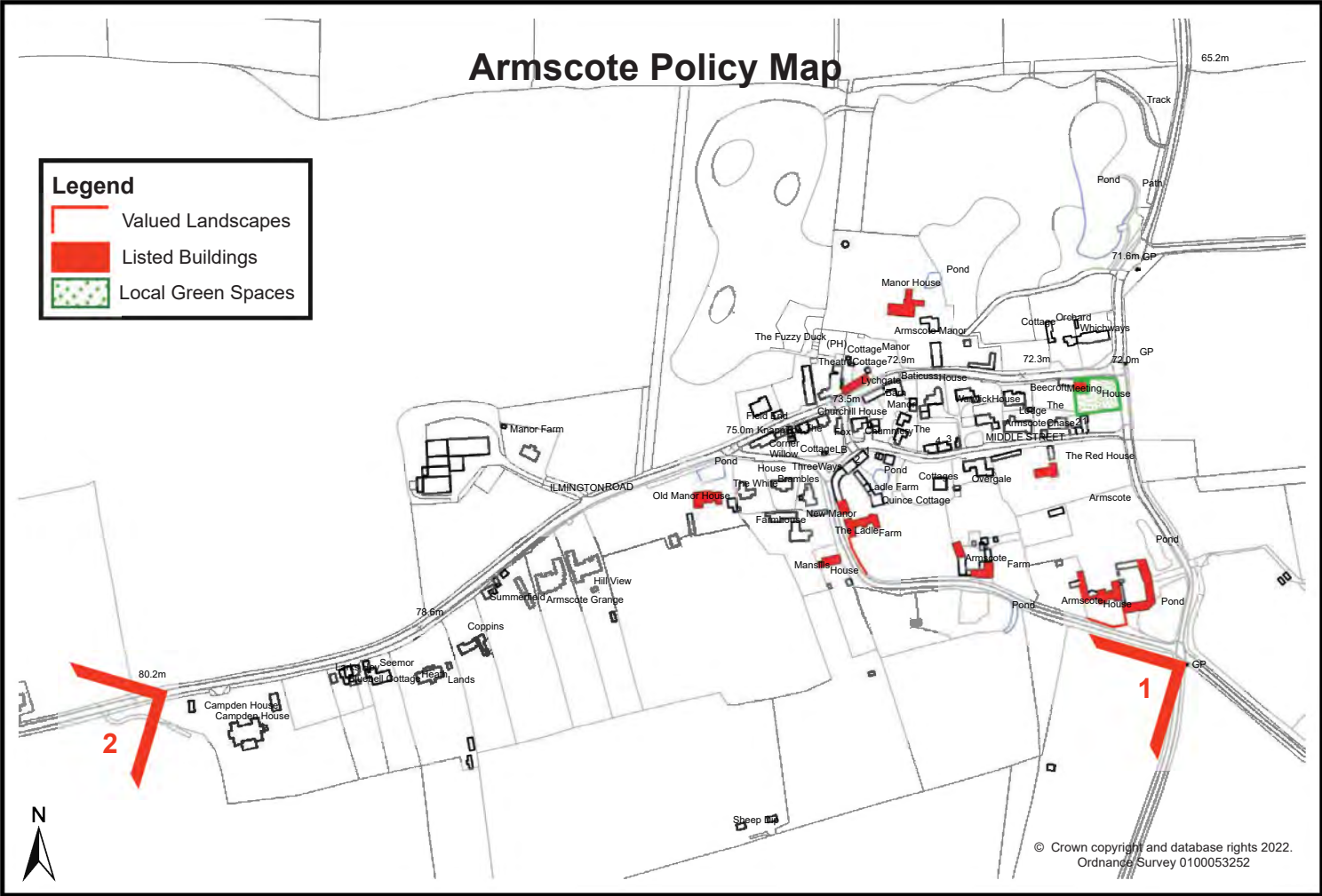


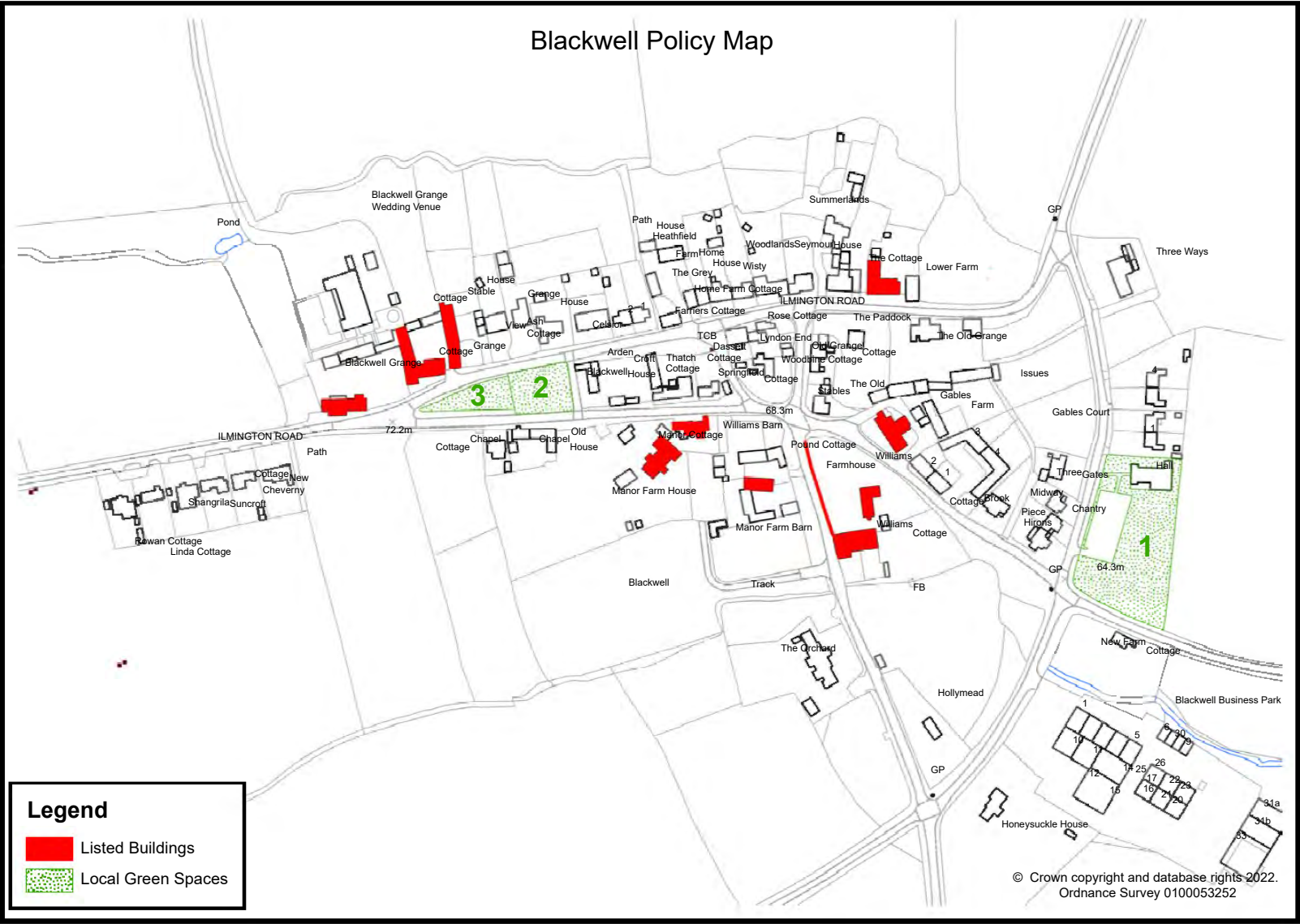
Policy Maps



Armscote

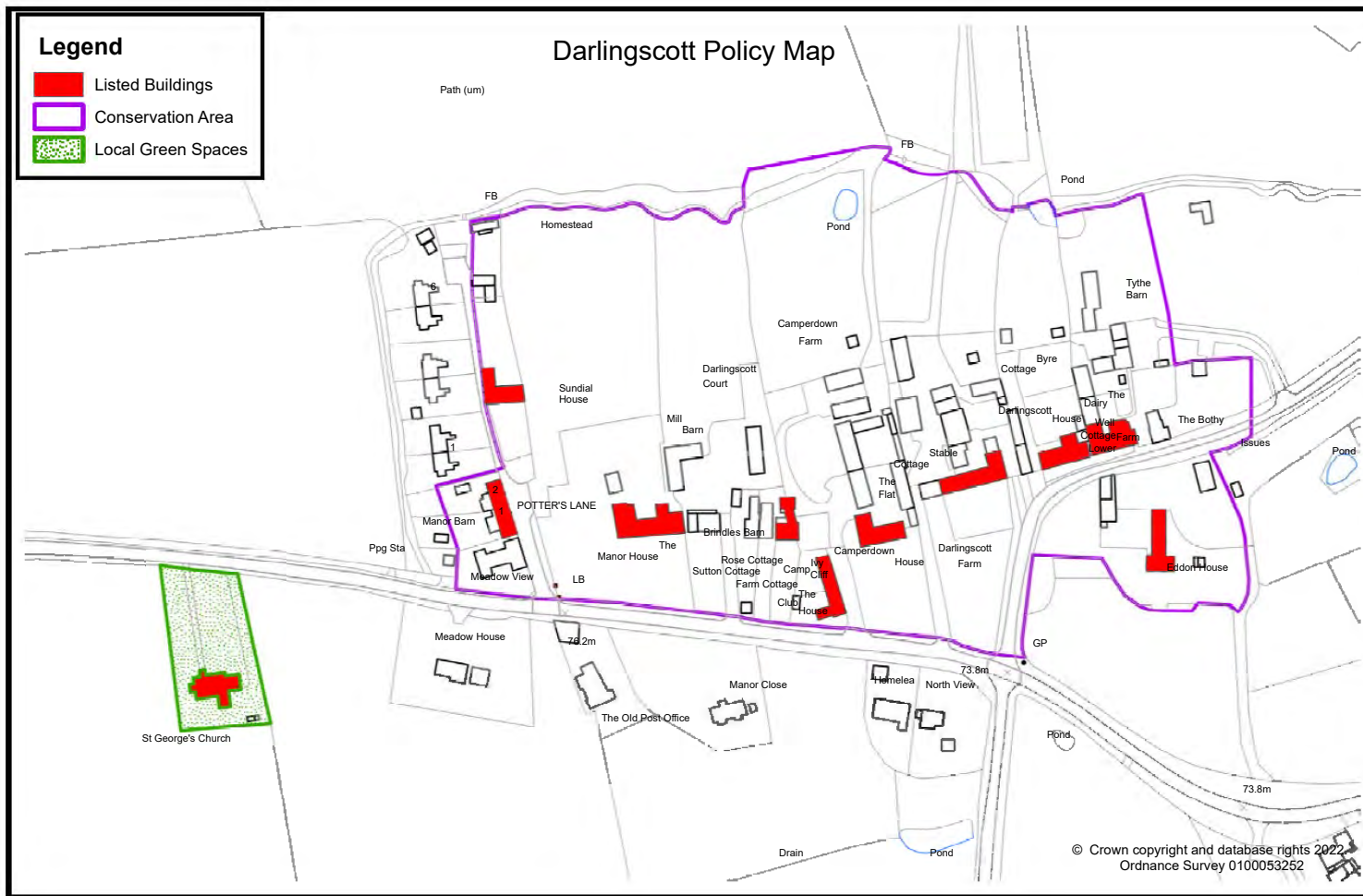


Blackwell

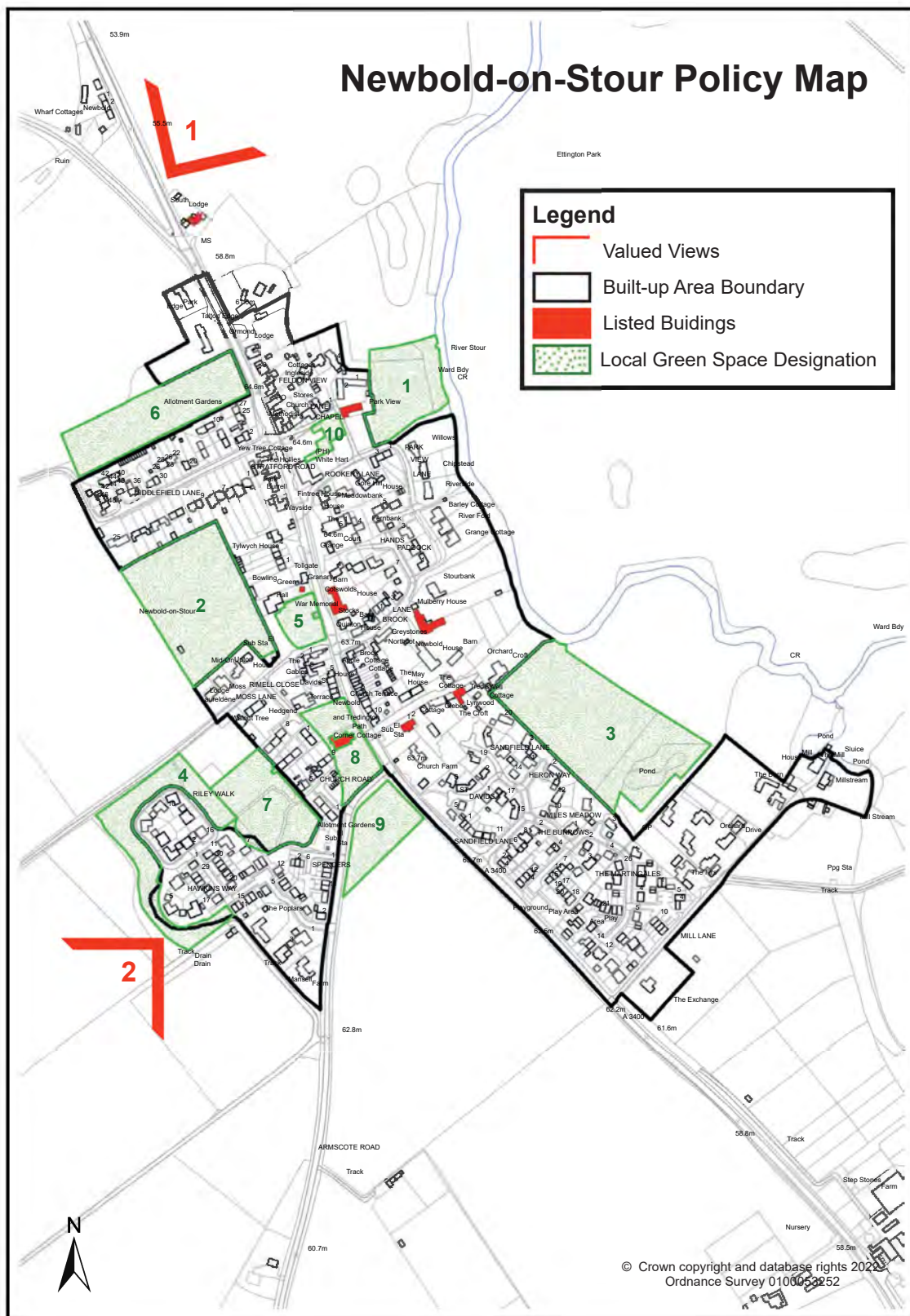


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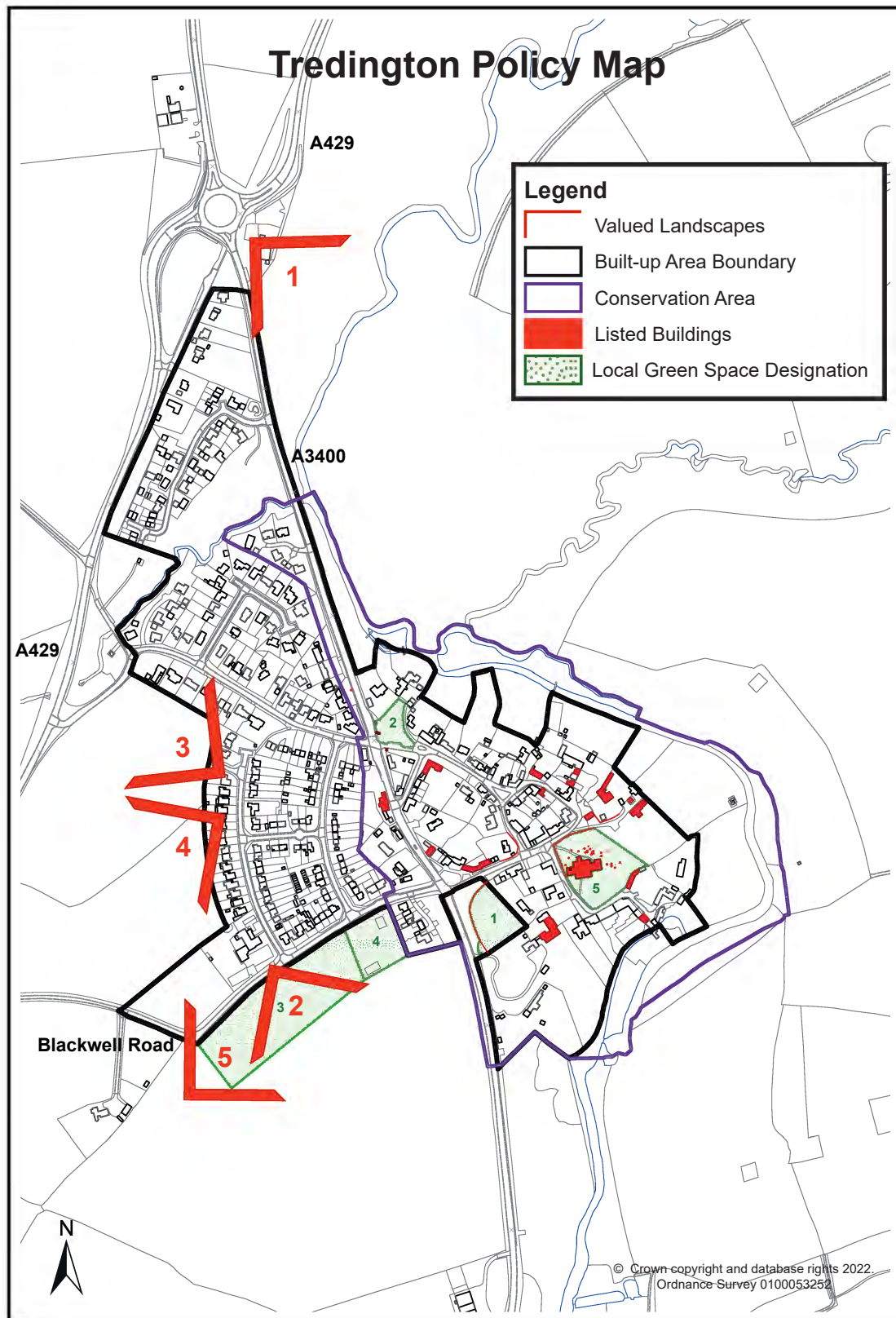
Darlingscott



Newbold-on-Stour



Tredington



Local Green Spaces

Explanation Local Green Spaces

As part of the Neighbourhood Plan we are designating certain locations as Local Green Spaces in Tredington, Newbold-on-Stour and Blackwell.

The National Planning Policy Framework¹ states:

The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

The Local Green Space designation should only be used where the green space is:

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

The designation of land as Local Green Space does not change existing access rights to the land. In other words, privately owned land which does not have public access can still be designated as a Green Space but in doing so does not permit public access to that land.

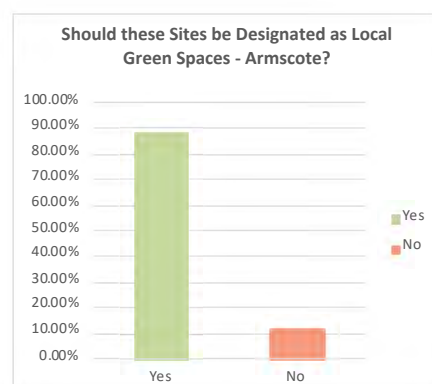
The following pages briefly describe the sites nominated for designation as Local Green Spaces; more detail is available at Avon Planning Services Site Assessments².

¹ Ministry of Housing, Communities and Local Government, National Planning Policy Framework, February 2019.

² 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.

Armscote

Residents, through Tredington Parish Council, have indicated their desire to designate Land at the Meeting House as a Local Green Space³ (Figure 15). Although not universally accessible, the site has considerable historic value and is one of a small number of undeveloped sites within the built-up area of the hamlet. The recommendation is supported by independent consultants⁴ but the owners have raised an objection as they wish to develop the site⁵. However, Stratford on Avon District Council have rejected the most recent planning application⁶, although more applications are reportedly in the pipeline⁷.



³ Tredington Parish Council Neighbourhood Plan Public Meeting 1st and 2nd November Questionnaire Green Spaces and Tredington Neighbourhood Plan Online Survey 7 Feb to 7 Mar 2021.

⁴ Avon Planning Services, Armscote, Blackwell and Darlingscott LGS Assessments Compilation 15 Jan 21.

⁵ Stratford-on-Avon District Council Planning Application 20/1782/FUL and 20/1790/LBC both dated 1 September 2020.

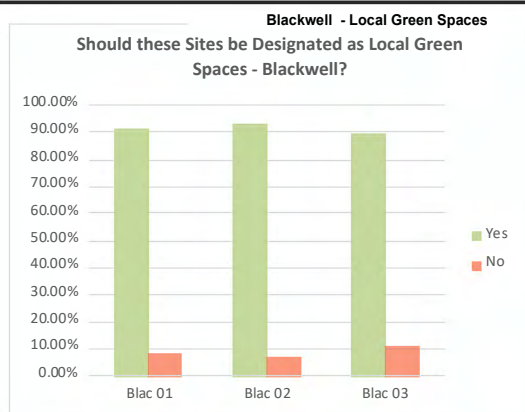
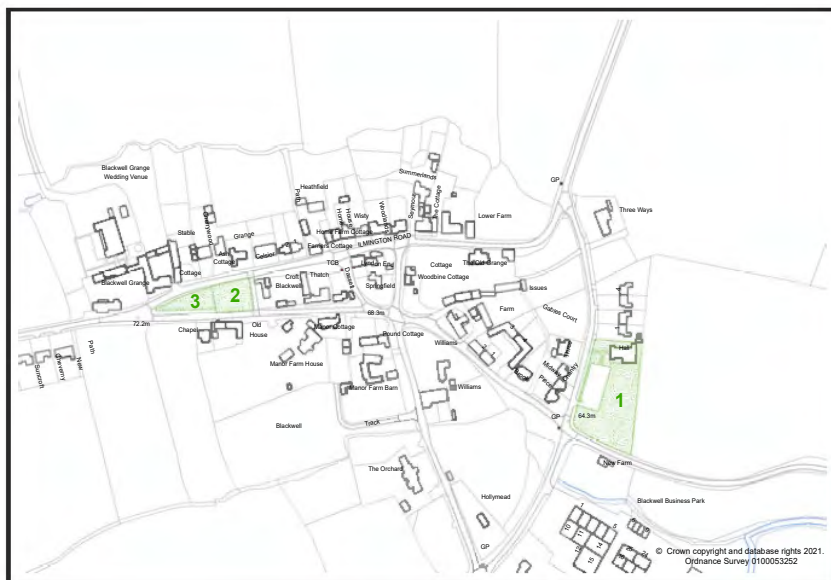
⁶ Stratford-on-Avon District Council Planning Application 20/1782/FUL Decision dated 3 November 2020.

⁷ Stansgate Planning Ref: KW/MLR/9512 dated 15 February 2021.

Blackwell

Residents, through Tredington Parish Council, have indicated their desire to designate the following areas in Blackwell as a Local Green Space⁸ (Figure 15). Both the Village Hall Land and the Village Green are supported by the independent consultants⁹ who have assessed the areas to have considerable

amenity value as recreational spaces as well as the historic value of the latter's existence dating back to mediaeval times.



1. Land adjacent to Village



2. Village Green



3. Land Adjacent to the Village

While residents and the Parish Council support the designation of the land adjacent to the Village Green as a Local Green Space, the independent consultants have objected because of the lack of access¹⁰. However, the land is an integral part of the central focus of the hamlet and is an extension of the green. It provides a wild life refuge and essential part of the character of this area of the hamlet. The owner has yet to declare a view.

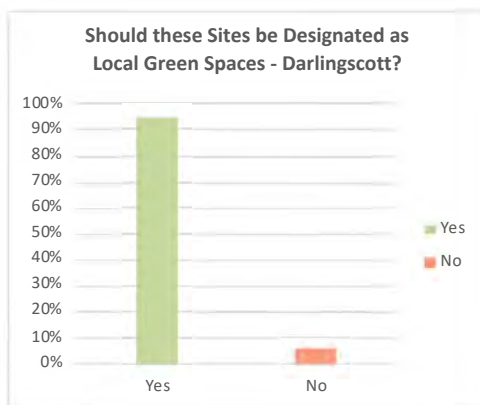
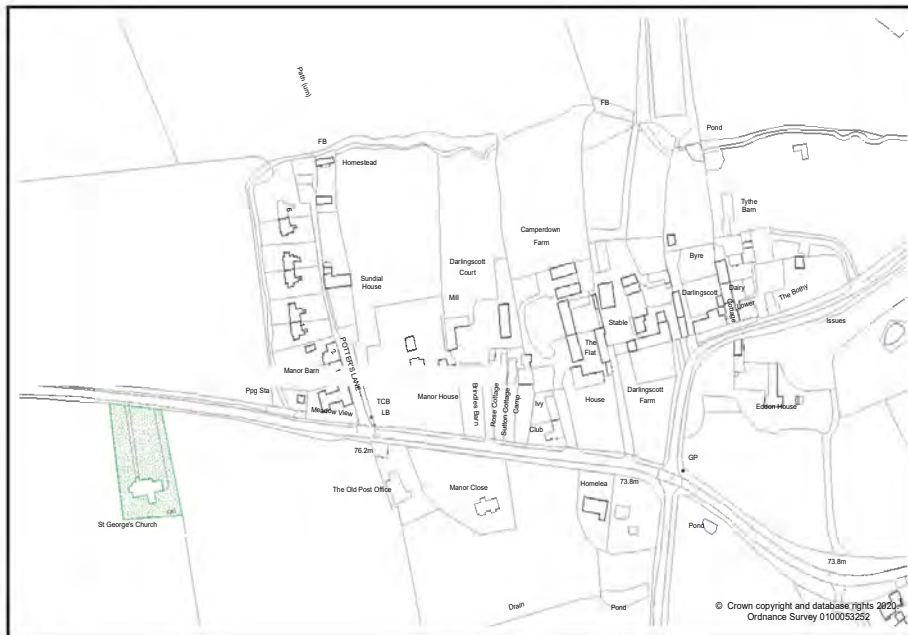
⁸ Tredington Parish Council Neighbourhood Plan Public Meeting 1st and 2nd November Questionnaire Green Spaces and Tredington Neighbourhood Plan Online Survey 7 Feb to 7 Mar 2021.

⁹ Avon Planning Services, Armscote, Blackwell and Darlingscott LGS Assessments Compilation 15 Jan 21.

¹⁰ Avon Planning Services, Armscote, Blackwell and Darlingscott LGS Assessments Compilation 15 Jan 21.

Darlingscott

Residents, through Tredington Parish Council, have indicated their desire to designate St George's Churchyard as a Local Green Space¹¹.



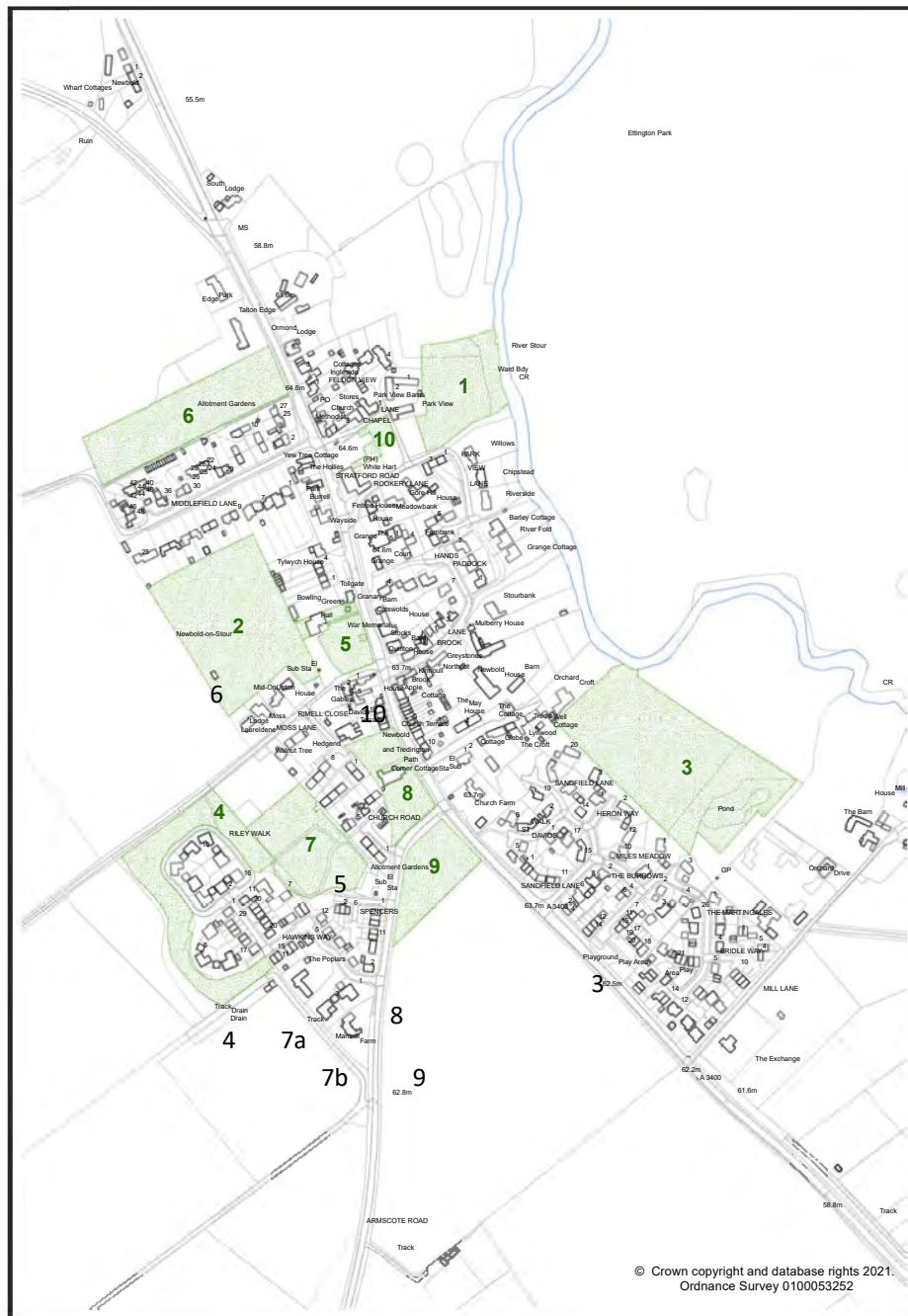
The site is the only communal green space in the hamlet. It provides a wildlife refuge and is an area of tranquility valued by the residents. Designation of the space as a Local Green Site is supported by the independent consultants¹²

¹¹ Tredington Parish Council Neighbourhood Plan Public Meeting 1st and 2nd November Questionnaire Green Spaces and Tredington Neighbourhood Plan Online Survey 7 Feb to 7 Mar 2021.

¹² Avon Planning Services, Armscote, Blackwell and Darlingscott LGS Assessments Compilation 15 Jan 21.

Newbold-on-Stour

Residents, through Tredington Parish Council, have indicated their desire to designate the following areas in Newbold-on-Stour as Local Green Spaces¹³. The graph shows the results of a survey of residents' views of the areas suggested for LGS designation.

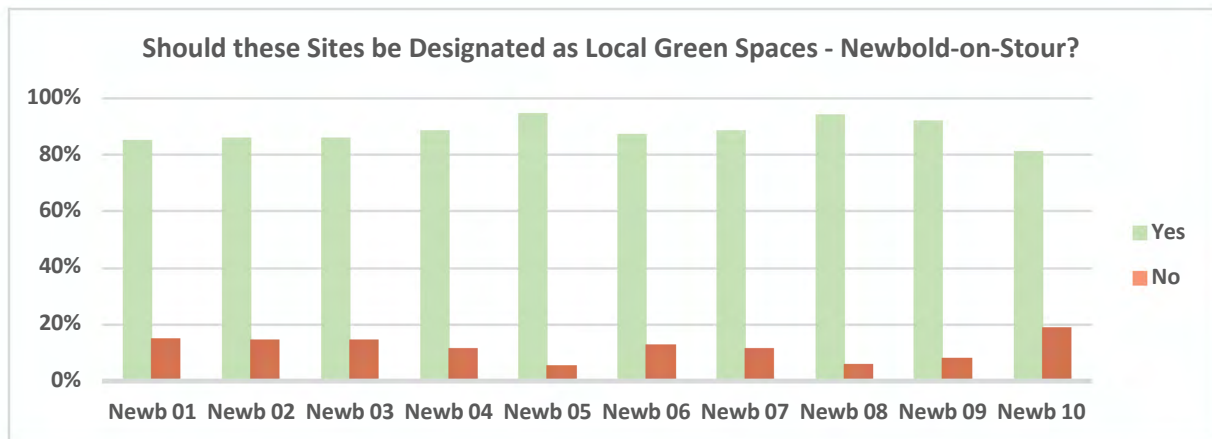


Newbold-on-Stour - Local Green Spaces

1. Land East/Northeast of Rookery Way.
2. Land behind Village Hall.
3. Land at end of Heron Way.
4. Land around houses on Church View Estate.
5. Village Green.
6. Parish Council Allotments.
- 7a & 7b. Recreation Area and Spencer's Spinney.
8. St David's Churchyard.
9. Miles Trust Allotments.
10. Land off Chapel Lane.

Note: Sites 1 and 2 have are not being designated because APS assessed that there is insufficient argument to justify their designation.

¹³ Tredington Parish Council Neighbourhood Plan Public Meeting 1st and 2nd November Questionnaire Green Spaces and Tredington Neighbourhood Plan Online Survey 7 Feb to 7 Mar 2021.



3. Land East of Heron Way



An area of grassland, which abuts the River Stour flood plain. Area 3 has been designated to off-set the impact on biodiversity caused by building 35 homes to the Southwest. Despite commitments to make the site wildlife friendly¹⁴, no work has been undertaken to date. The area is tranquil and forms part of the open field-scape that bounds the community. The District Council changed the development sensitivity from Amber to red¹⁵ because of the biodiversity off-set and withdrew the proposal to designate it as a Reserve Housing Allocation Site¹⁶. Residents and the Parish Council support the designation of this land as a Local Green Space. Independent consultants have provided support to the area; however, their reservations are due to lack of accessibility and little recreational value¹⁷. The owner, however, objects to the removal of the RHA status and wishes to move the area of bio-diversity offset¹⁸.

¹⁴ SDC Planning Application 17/01429/REM

¹⁵ Stratford-on-Avon District Council Cabinet Meeting Monday 27th July 2020, Strategic Housing Land Availability Assessment (SHLAA) Update 2020.

¹⁶ Stratford-on-Avon District Council Cabinet Meeting Monday 27th July 2020, Strategic Housing Land Availability Assessment (SHLAA) Update 2020.

¹⁷ Avon Planning Services, Newbold LGS Assessments Compilation 18 Dec 20.

¹⁸ Stansgate Planning Ref: KW/MLR/9065 dated 9 March 2021.

4. Land Surrounding Church View Estate.



The special qualities of the site are that it provides a recreational amenity to residents of the newly built houses and the rest of the community, has social value for children and adults. The planting of hedgerows and trees will enhance the ecological aspects of the area. It makes a strong contribution to local character and green infrastructure and forms part of the open field-scape that bounds the community. Designation of the site is supported by the Parish Council, residents and the independent consultants¹⁹.

5. Newbold-on-Stour Village Green.



The site was gifted to the Village for use as a Village Green and the construction of a Village Hall in 1921. It is at the heart of the village, is well used and is highly appreciated and valued by the local community. It provides the setting for the War Memorial and Village Hall as well as recreational space for villagers and is used for events such as bike rides, fetes and flower festivals. The site provides a strong contribution to local character and distinctiveness due to its central location and open prospect. Designation of the site is supported by the Parish Council, residents and the independent consultants.²⁰

¹⁹ Avon Planning Services, Newbold LGS Assessments Compilation 18 Dec 20.

²⁰ Avon Planning Services, Newbold LGS Assessments Compilation 18 Dec 21.

6. Parish Council Allotments, Newbold-on-Stour.



The allotments are provided under statute and run by the Parish Council; plots are well maintained and all are occupied. They are popular with residents, facilitate a healthy lifestyle and make a strong contribution to local character and green infrastructure. The special qualities of the site include its recreational value and its open prospect. The allotments form part of the open field-scape that bounds the community. Designation of the site is supported by the Parish Council, residents and the independent consultants²¹.

²¹ Avon Planning Services, Newbold LGS Assessments Compilation 18 Dec 20.

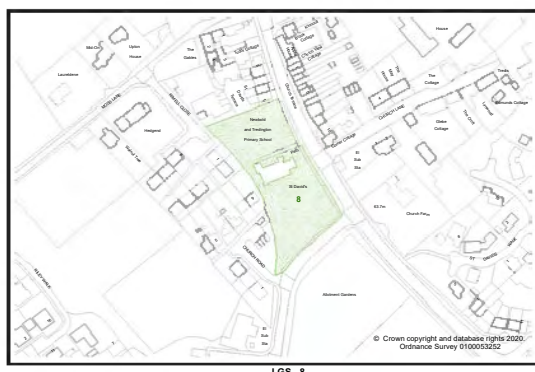
7. Recreation Ground and Spencers Spinney.



The Recreation Ground has recently been created by the construction company which built the adjacent new houses. The Spinney was created some years ago, but was safeguarded while the estate was developed. Both sites provide recreational space and, in addition, the latter provides a wildlife haven. The special quality of the site is its role as a recreation area; to date, the only recreational space available to villagers was the Village Green which abuts the busy A3400. Ownership and maintenance responsibilities will be transferred to the Parish Council in the next few months. Designation of the sites is supported by the Parish Council, residents and the independent consultants²²; the current owners, Lioncourt Homes Limited, have yet to respond.

²² Avon Planning Services, Newbold LGS Assessments Compilation 18 Dec 20.

8. St David's Churchyard.



The site forms the setting of the Grade II listed St David's Church. The special quality of the site is that it serves as a tranquil space for remembrance and reflection for the community. It is actively used as a venue for plant sales, flower festivals and carol singing and is much valued by the local community and makes a strong contribution to local character. Designation of the site is supported by the Parish Council, residents and the independent consultants²³.

9. Miles Trust Allotments.



The Miles Trust Allotments occupy part of a large field which was founded by the Miles Trust Deed dated the 14th September 1891 and in the matter of the Charities Act 1960. *"The income is to be used to relieve persons resident in Newbold or in the neighbourhood of it who are in conditions of need, hardship or distress by making grants of money or providing or paying for items calculated to reduce the need, hardship or distress."* The special qualities of the site are its recreational use and high amenity value as well as its open prospect. It complements the Parish Council allotments. Plots are available to all residents of the Parish and beyond and are managed by the Miles Trust; most plots are occupied. Designation of the site is supported by the Parish Council, residents, the Trustees and the independent consultants²⁴.

²³ Avon Planning Services, Newbold LGS Assessments Compilation 18 Dec 20.

²⁴ Avon Planning Services, Newbold LGS Assessments Compilation 18 Dec 20.

10. Land at Junction of Chapel Lane and Feldon View.

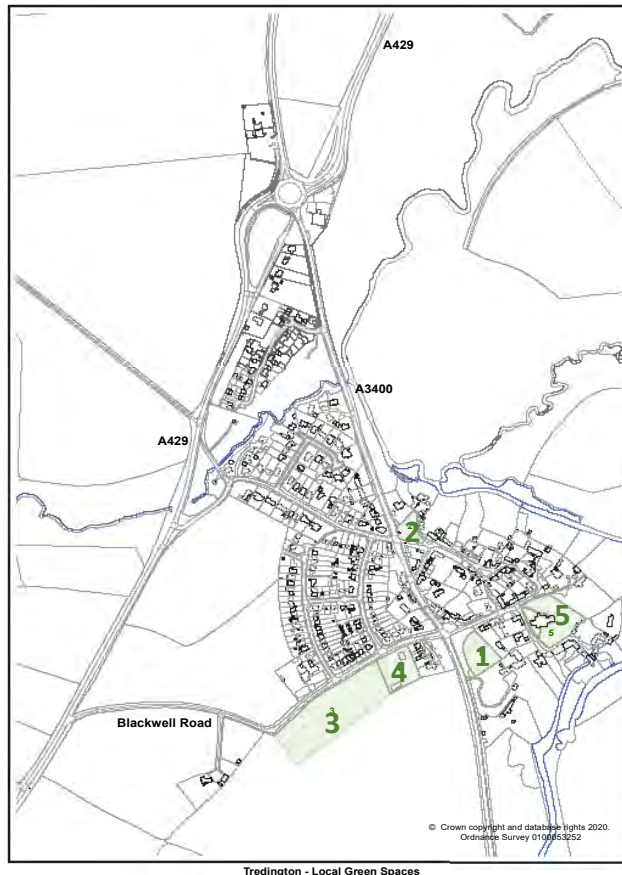


The area is a remnant of the land belonging to the White Hart Public house. It sits within the historic core of the village in an area of high sensitivity. It helps form the setting for the Grade II listed Park View Farmhouse and, although privately owned, it is accessible to the public. The adjoining site has recently been developed and this area will preserve the openness of this corner of the village. Designation of the site is supported by the Parish Council, residents and the independent consultants²⁵.

²⁵ Avon Planning Services, Newbold LGS Assessments Compilation 18 Dec 20.

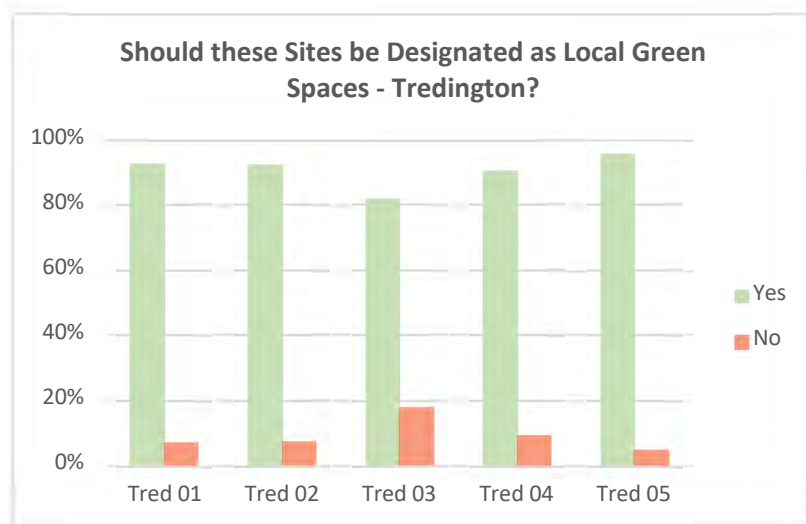
Tredington

Residents, through Tredington Parish Council, have indicated their desire to designate the following areas in Tredington as Local Green Spaces²⁶ (Figure 15). The graph shows the results of a survey of residents' views of the areas suggested for LGS designation.



1. Glebe Land.
2. Green East of Stratford and Armscote Road Junction.
3. Land South of Blackwell Road
4. Recreation Ground.
5. St Gregory's Churchyard

Note: Site 3 has not been designated because APS assessed that there is insufficient argument to justify its designation.



²⁶ Tredington Parish Council Neighbourhood Plan Public Meeting 1st and 2nd November Questionnaire Green Spaces.

1. Glebe Paddock



The site has special qualities. It is an open space bounded by a Grade II listed cob wall and it sits within the historic conservation area of the village and an area of high sensitivity. It is part of the church estate. In 2012 an assessment deemed it to be an unusual and decorative feature within the traditional part of the settlement²⁷. It has significant ecological value in that it provides a buffer zone for protected bats. The trees and hedge boundaries provide welcome habitats for shelter for many birds, small mammals, invertebrates and insects. The area is managed by trustees and is made available to the public for village events and parking for church services. Designation of the site is supported by the Parish Council, trustees, residents and the independent consultants²⁸.

2. Green at Stratford and Armscote Road Junction



The site consists of amenity grassland and, in effect fulfills the role of the “Village Green”. It is located within the Conservation Area and close to the center of the village. It has ecological value in that it is situated in a buffer zone protected for bats. It is well-used, easily accessible and highly appreciated by the community, local residents, visitors and dog walkers for its recreational and social value. It

²⁷ Stratford-on-Avon District Landscape Sensitivity Assessment For Villages, White Consultants (June 2012).

²⁸ Avon Planning Services, Tredington LGS Assessment Compilation 15 Jan 21.



4. Recreation Ground.



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A well-used amenity, which makes a positive contribution to the health and well-being of local residents. It is the only formal play area in the village; consequently, it is valued by the residents and provides a much-needed facility. It is demonstrably special to a local community and holds a particular local significance because of its recreational value and the contribution it makes to sustainability. Designation of the site is supported by the Parish Council, residents and the independent consultants³².

3. St Gregory's Churchyard



The churchyard is actively used and provides space for burials in consecrated ground. It provides the setting for the Grade I listed St Gregory's church with its tall spire, which dominates the surrounding countryside; it includes numerous Grade II listed headstones and tombs. It is a major focal point for the village and an integral part of the Conservation Area. It has some ecological utility, but its main contribution is as a tranquil and open place within the built-up area of the historic part of the village. It is actively used and valued by the local community as a formal area of open green space. It is also locally significant because of its historic importance to the settlement. Designation of the site is supported by the Parish Council, residents and the independent consultants³³.

³² Avon Planning Services, Tredington LGS Assessment Compilation 15 Jan 21.

³³ Avon Planning Services, Tredington LGS Assessment Compilation 15 Jan 21.

Tredington Neighbourhood Plan Site Options and Assessment AECOM December 2020

AECOM was tasked to identify and assess a number of sites in Newbold-on-Stour and Tredington; the conclusions follow.

The site assessment has found that of the 14 sites considered, four sites are considered to be potentially suitable albeit with constraints – some very significant – which would need to be resolved or mitigated before the site would be considered appropriate for allocation. If these constraints could not be resolved or mitigated, they would not be appropriate for allocation. These are:

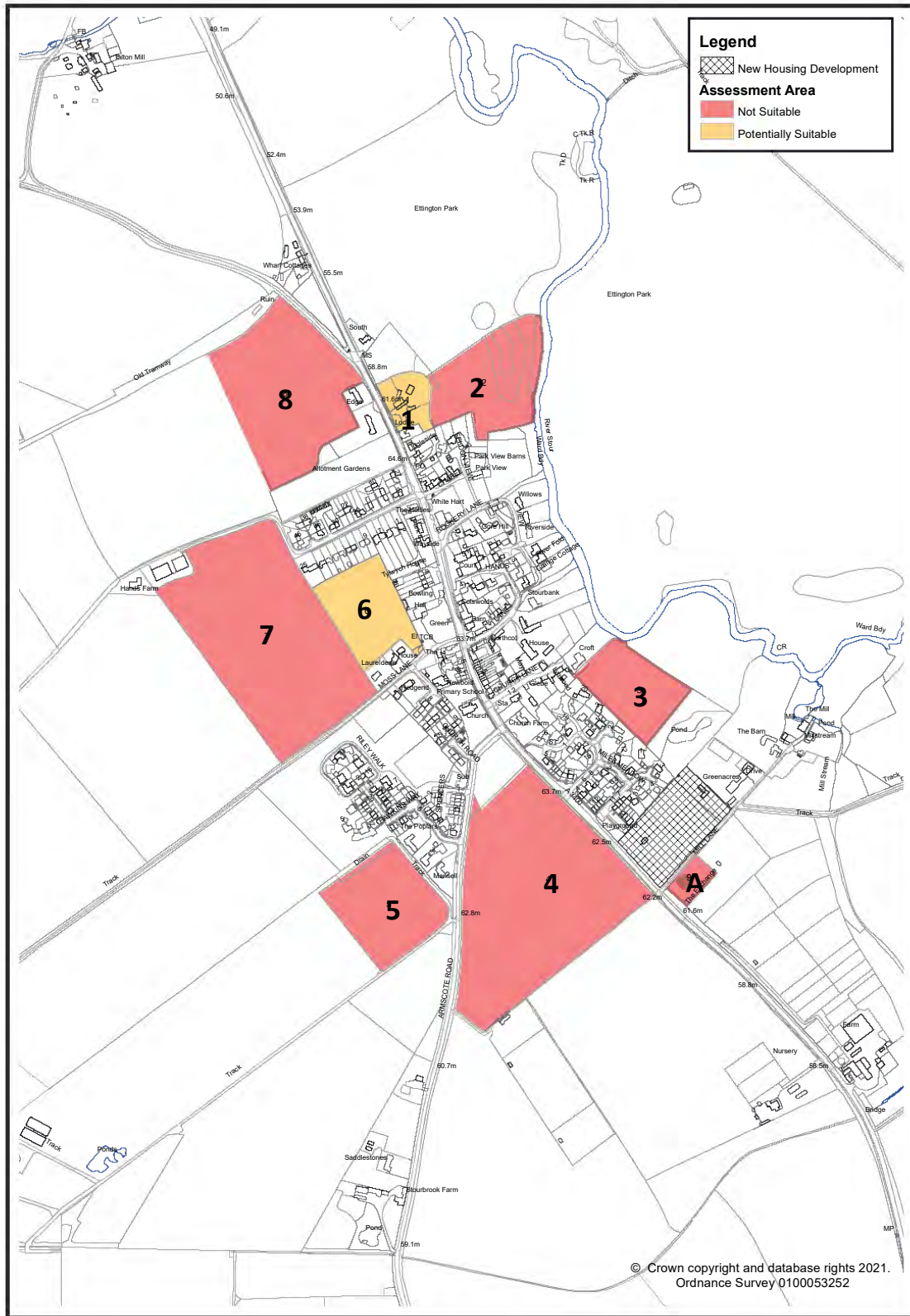
- **_NEWB.01, East of Stratford Road:** The site meets Core Strategy Policy AS.10 as the site is adjacent to the built-up area of the village subject to the site delivering housing to meet an identified local need. However, the site falls within an area of high historical environment sensitivity area, therefore the site is only potentially suitable for small scale development.
- **_NEWB.06, North of Moss Lane (east):** The site meets Core Strategy Policy AS.10 as it is within the built-up area of the village. However, the capacity and viability of the site is subject to mitigating any access issues.
- **_TRED.03, North of Blackwell Road:** The site would be potentially suitable for allocation subject to effective landscaping mitigation and providing a suitable access.
- **_TRED.04 – South of Blackwell Road:** The site meets Core Strategy Policy AS.10 as it is adjacent to the built-up area of the village. However, development could have adverse impacts on the landscape and views, and capacity is likely to be limited by the need to mitigate these impacts through appropriate landscaping.

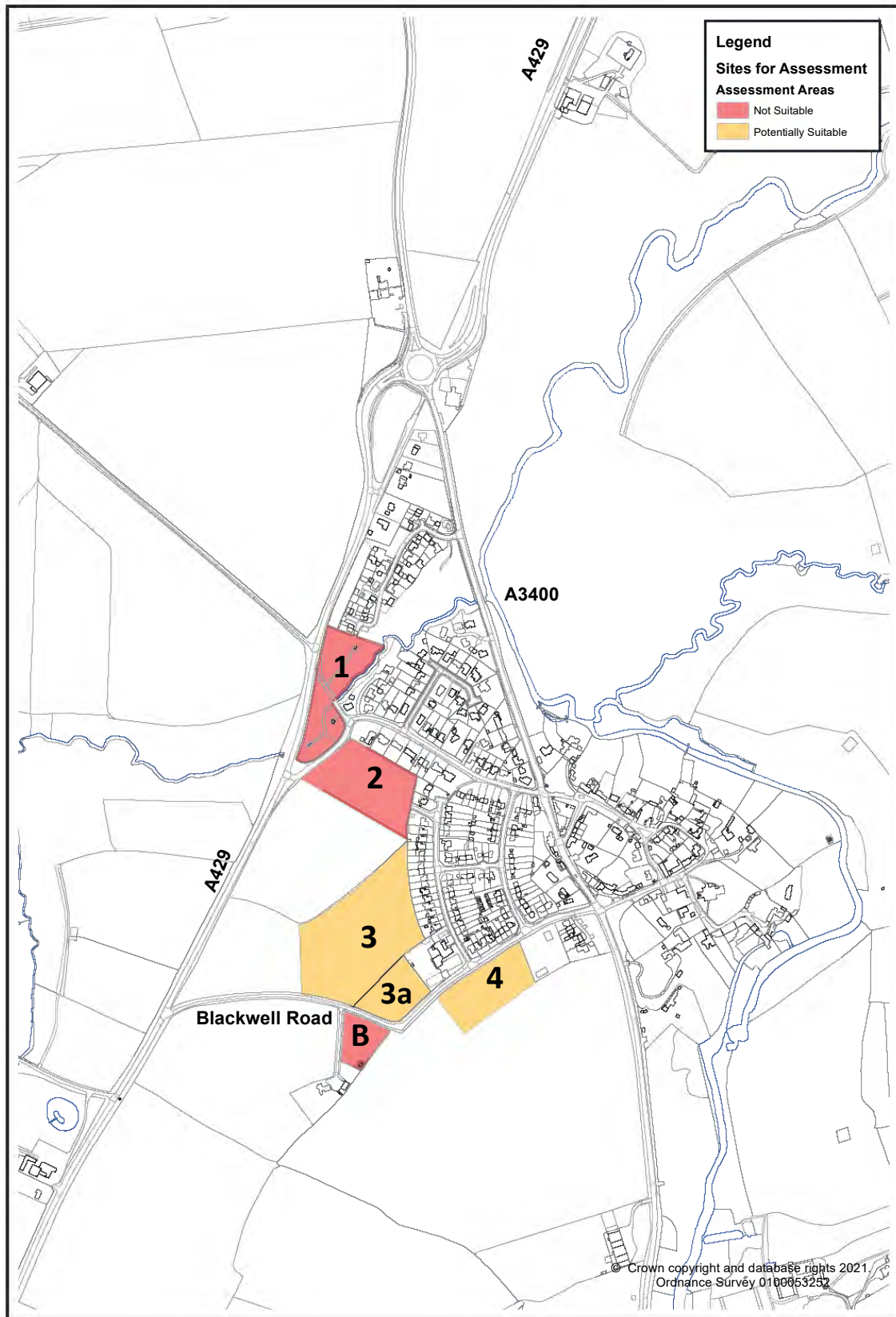
A further two sites are potentially suitable, subject to the mitigation or resolution of constraints. However, their availability is not known, therefore, they are not currently considered appropriate for allocation. Should availability be established they could become appropriate for allocation in the NP. These are:

- **_TRED.02, South of Armscote Road:** Subject to availability being established a smaller section in the north and east of the site may be suitable for more limited development subject to appropriate screening and boundary treatment.
- **_Site A, The Exchange, Mill Lane, Newbold on Stour:** The site meets Core Strategy Policy AS.10 as it is adjacent to the village subject to the site delivering housing that meets an identified local housing need. However, availability needs to be established.

The remaining eight sites (**NEWB.02, NEWB.03, NEWB.04, NEWB.05, NEWB.07, NEWB.08, TRED.01, and Site B**) are not considered to be suitable for residential development and therefore not appropriate for allocation in the plan.

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Sites for Assessment - Tredington
Tredington Assessed Sites

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AECOM Site Assessments Summary

Site Reference	Site Address	Site Size (Ha)	Capacity (Dwellings)	Reserve Housing Site?	SHLAA Conclusions	AECOM Conclusions	Parish Council Comments	Residents View	RAG Rating
Newb 01	East of Stratford Road	0.5	5	Yes	Likely to be deliverable: This is a mix of brownfield and greenfield, and has a land use of unused/ business on the edge of the settlement. It is within the Minerals Safeguarding Area and the Special Landscape Area. The provisions of all relevant policies in the Core Strategy and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site: Undertake comprehensive assessment of potential contamination. Retain mature trees on the site as far as possible. Small-scale development could be mitigated effectively.	The SHLAA conclusions are appropriate to bring forward to the Neighbourhood Plan site assessment and the site is potentially suitable for allocation. The site meets Core Strategy Policy AS.10 as the site is adjacent to the built-up area of the village subject to the site delivering housing to meet an identified local need. However, the site falls within an area of high historical environment sensitivity (identified in the Historic Environment Assessment), and therefore is only suitable for small scale development. As noted in the SHLAA, trees on site should be retained where possible, and the site should be assessed for potential contamination due to its existing use.	The Parish Council concurs with the AECOM conclusion that it has potential for a small development of up to 5 houses. In the latest version of the Site Allocations Plan, this site has been withdrawn ¹ .	68% Against	
Newb 02	North of Chapel Lane	1.7	0	No	Not deliverable: the site is not suitable due to landscape impact and lack of vehicle and pedestrian/cycle access. In addition, availability.	The SHLAA considers the site as not deliverable, due to landscape impact, lack of access and lack of evidence for availability. The Parish Council has confirmed verbally to AECOM that access to the site could be provided through NEWB.01 as the land is in the same ownership. However, the site is	The Parish Council supports the conclusions of both the SHLAA and AECOM	85% Against	

¹ Stratford-on-Avon District Council Site Allocations Plan, Regulation 18 Revised Preferred Options Consultation, June 2022.

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						within a medium historic environment sensitivity area (identified in the Historic Environment Assessment), and the Landscape Sensitivity Assessment demonstrates the site would have high sensitivity to housing development and states that housing development would be inappropriate. While the site meets Core Strategy Policy AS.10 as the site is adjacent to the built-up area of the village, it is considered that development is likely to have an unacceptable impact on a valued landscape and on the historic ridge and furrow in this area. In addition, the availability of the site has not been established, and therefore the site is considered unsuitable for allocation.			
Newb 03	East of Heron Way	1.2	0	Withdrawn	Not deliverable: the site is not suitable due to landscape impact, impact on the settlement character and natural features. A planning condition applies to this land requiring an ecological enhancement and management scheme to be implemented in association with a housing development on adjacent site.	The SHLAA considers the site as not deliverable, this is due to landscape impact, impact on the settlement character and natural features. A planning condition on Planning Application ref.18/02899/FUL states that habitat improvements will be provided on this site (NEWB.03) instead of the application site, the planning condition refers to an enhancement survey ² which commits to enhancing this land for 15 years and possibly beyond.	The site has recently been withdrawn as a proposed Reserve Housing Site ³ . The Parish Council and residents wish to designate this site as a Local Green Space ⁴ ; a position	81% Against	

² Avon Planning Services LGS 3 Assessment, September 2020.

³ Stratford-on-Avon District Council Site Allocation Plan, Regulation 18 Preferred Options, October 2020.

⁴ Figure 24 Tredington Parish Neighbourhood Plan, Submission Version 1 July 2022.

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						<p>Therefore, it is unlikely this land will be available until after this enhancement program has finished.</p> <p>It is likely that access would be provided from Heron Way and the Highways Authority would need to be consulted on the potential capacity of this road network. The site complies with Core Strategy Policy AS.10 in so far that it is adjacent to the built-up area of the village Therefore, the site is not currently suitable for allocation</p>	partly supported by the independent consultants ⁵ . The Parish Council supports the AECOM conclusion.		
Newb 04	West of Stratford Road	6	0	No	<p>Not deliverable: the site is not suitable due to landscape impact and high quality agricultural land. In addition, availability has not been established.</p>	<p>The SHLAA considers the site as not deliverable, this is due to landscape impact and high-quality agricultural land. The site is very visible from Armscote Road and the setting of the church is likely to be impacted by development on the site.</p> <p>The recent development of Mansell Farm (Church View) demonstrates that the impact on the setting of the church and the landscape impacts was able to be suitability mitigated; however, this was due to the existing buildings on the site, the location of the majority of the site falling outside the identified landscape parcel and the proximity of the site to the built-up area of the village, and the conditions on this site are different.</p> <p>The site complies with Core Strategy Policy AS.10 in so far that it is adjacent to the built-up area of</p>	The Parish Council concurs with the SHLAA conclusion and the AECOM findings.	85% Against	

⁵ Avon Planning Services LGS 3 Assessment, September 2020.

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						the village however, it is unlikely that this site would be considered suitable as it is wholly within the identified landscape parcel which has high/medium sensitivity to housing development, there are no current structures on the site and Armscote Road and Stratford Road act as natural barrier to development. In addition, there is no evidence of availability, therefore the site is not suitable for allocation.			
Newb 05	West of Armscote Road	2	0	No	Not deliverable: the site is not suitable due to landscape impact and high-quality agricultural land. In addition, availability has not been established	The site does meet Core Strategy Policy AS.10 as it is adjacent to the built up area of the village (when considering the new development of Church View). However, it is not in alignment with the current development footprint of the village and would form an uncharacteristic extension into open countryside away from the main services of the village. It is very exposed in terms of landscape with no natural screening to the west and the AONB. In addition, there is no evidence of availability	The Parish Council supports the conclusions of both the SHLAA and AECOM	83% Against	
Newb 06	North of Moss Lane (East)	1.4	Approx. 20 dwellings (however, likely to be far lower if access constraints not resolved)	Yes	Likely to be deliverable: This is a greenfield site currently used as a paddock on the edge of the settlement. It is within the Minerals Safeguarding Area. The provisions of all relevant policies in the Core Strategy and associated planning guidance will need to be satisfied. Site is well-related to physical form of the village but	The SHLAA conclusions are appropriate to bring forward to the Neighbourhood Plan site assessment, the site is potentially suitable for allocation. The site meets Core Strategy AS.10 as it is within the built-up area of the village. There is an electricity substation located in the south east corner of the site with overhead cables across the entry point to the site from Moss Lane.	The Parish Council does not support the SHLAA and AECOM conclusions. Several planning applications have been refused over the years	85% Against	

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					Development would need to address relationship to adjacent open space and community hall.	The access to the site is currently a single-track road but to widen to allow two-way vehicle movements would require relocation of the substation which may be prohibitively expensive. If it is not possible to widen the access, then the site capacity will be limited. Therefore, the site is potentially suitable for small scale development, however larger scale development could be possible should the access be able to be widened.	because of access. Historically, the site has been used for recreation and village events The Parish Council would prefer to see this area designated as a Local Green Space and, in the fullness of time, developed into a recreational space, thus preserving the open character of this part of the village.		
Newb 07	North of Moss Lane (West)	6	0	No	Not deliverable: the site is not suitable due to landscape impact, impact on the settlement character and high quality agricultural land. In addition, availability has not been established.	The SHLAA conclusions are appropriate to be carried forward to this assessment. This site is within a landscape area with high to medium sensitivity to housing development and there are no defensible boundaries on the west of the site adding to the potential landscape impact especially given the long ranging views south west of the site towards the AONB. In addition, the access road is currently single track and has two sharp right-angled bends at the	The Parish Council supports the SHLAA and AECOM conclusions.	83% Against	

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						point closest to the village which is likely to make site access complicated. There are also powerlines and transformer poles on the site and availability has not been established. The site is therefore not suitable or available for development and is unsuitable for allocation.			
Newb 08	West of Stratford Road	3.5	0	No	Not deliverable: the site is not suitable due to landscape impact, impact on the settlement character and high quality agricultural land. In addition, availability has not been established.	The SHLAA conclusions are appropriate to be carried forward to this assessment. The site would potentially meet Core Strategy AS.10 as it is partly adjacent to the built-up area of the village however, the site is not aligned with the current development footprint of the village and would represent linear development into open countryside. There are no defensible boundaries to the south and west of the site allowing long-distance open views of the site. In addition, there is no evidence of availability. The site is therefore not suitable or available for development and is inappropriate for allocation.	The Parish Council, supports the SHLAA and AECOM conclusions.	81% Against	
Newb A	The Exchange, Mill Lane, Newbold-on-Stour	0.35	3- 5 dwellings (subject to establishing availability)	No	N/A	This previously developed site which is located adjacent to the built-up area of the village has limited constraints in terms of sustainability. This site is now considered to be adjacent to the village as there has been a recent development on land adjacent to the site to the north of Mill Lane. The Landscape Sensitivity Assessment suggests that the site	The parish Council support these findings and identify this site as one for future development.	80% Against	

Submission Version

						<p>may be suitable for one replacement dwelling, however since the publication of this evidence the site is now considered to be adjacent to the village (due to new development under construction) and therefore may be suitable for a slightly higher capacity.</p> <p>Access to the site would require upgrading with the potential need to upgrade the junction on Stratford Road and the creation of pedestrian access to the village.</p> <p>The site meets Core Strategy Policy AS.10 as it is adjacent to the village subject to the site delivering housing that meets an identified local housing need. However, the site is not currently suitable for allocation as there is no evidence of recent site availability (subsequent to the withdrawn planning application). Should availability be established in the future, the site is potentially suitable for development.</p>			
Tred 01	East of Fosse Way	1	0	No	<p>Not deliverable: the site is not suitable due to landscape impact, impact on the settlement character, flood risk and impact on Local Wildlife Site. In addition, availability has not been established.</p>	<p>The site is almost completely covered by Flood Zone 3, the southern half of the site is within a Local Wildlife Site and the site takes up half the landscape parcel which is considered not appropriate for housing. In addition, there is no evidence of availability. Therefore, the site is not suitable for allocation in the Neighbourhood Plan.</p>	<p>The Parish Council supports the SHLAA and AECOM conclusions</p>	76% Against	

Submission Version

Tred 02	South of Armscote Road	1.3	0	No	<p>Not deliverable: the site is not suitable due to landscape impact, impact on the settlement character and lack of vehicle access. In addition, availability has not been established.</p>	<p>The site is compliant with Core Strategy Policy AS.10 as it is adjacent to the built-up area of the village. Access to the site could be from Armscote Road, however given the road is a single track, there is a steep level change between the site and the road, and any access would be in close proximity to the A429, delivering a suitable access will be challenging. Alternatively, there is potential to create an access to the site from Manor Farm Road, subject to resolving land ownership/access rights.</p> <p>As noted in the SHLAA, development of the whole site is considered inappropriate due to potential landscape impact, however this could be mitigated with effective boundary treatment and screening given the sloping nature of the site obscuring long-distance views. This may improve the boundary that currently exists as when viewing the site from the south and west towards the A429 which is currently a view of the back of the existing houses.</p> <p>In addition, development of the site has the potential to impact on the historic environment and the Historic Environment Assessment categorised the site as having medium sensitivity due to the Roman road (A429) to the east.</p> <p>The site is not appropriate for allocation currently as availability has not been established. However,</p>	The Parish Council agrees with the SHLAA and AECOM conclusions.	71% Against	
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Submission Version

						subject to availability being established a smaller section in the north and east of the site may be suitable for more limited development subject to appropriate screening and boundary treatment and overcoming any access issues.			
Tred 03	North of Blackwell Road	3.25	Approx 40 – 50 dwellings	No	Not deliverable: the site is not suitable due to landscape impact, impact on the settlement character and the lack of vehicle access. Development would create a major incursion into elevated open countryside with extensive views from Fosse Way which could not be mitigated effectively.	The site meets Core Strategy Policy AS.10 as is it adjacent to the built-up area of the village. It may be difficult to secure appropriate access as an extension to the 30mph zone and mitigation for the sharp bend in the road may be required. However, it could be possible to address this in a well-designed scheme. The Landscape Sensitivity Assessment does not consider this site appropriate for housing due to its elevated position and long-range visibility although it should be noted that this assessment refers to a much larger piece of land than is considered for this site. The site is potentially suitable for allocation, and it may be more appropriate to allocate a smaller part of it for a more limited number of dwellings within a sensitively designed development scheme which minimises landscape impact, but this should be discussed with SADC since the SHLAA has identified landscape impact as a key constraint	A portion of this site, adjacent to the school, allocated to housing and/or a Reserve Housing Site would be beneficial to the community. The design should include provision for expansion of the school and improved car parking.	76% Against	
Tred 04	South of Blackwell Road	1	10 – 12 Dwellings	Yes	Likely to be deliverable: This is a greenfield site with significant landscape impact however the	The site meets Core Strategy Policy AS.10 as is it adjacent to the built-up area of the village subject to the	The Parish Council does not support	72% Against	

Submission Version

					<p>impact of development can be effectively mitigated through appropriate landscaping treatment along its southern and western boundaries.</p>	<p>site delivering an identified housing need. Although the site as assessed is larger than that submitted to the SHLAA, the SHLAA conclusions are appropriate to be applied to this site. The SHLAA notes that the landscape impacts on this site could be mitigated through appropriate landscaping, although Blackwell Road currently acts as a defensible boundary to the south of the village and development beyond that is likely to have an adverse impact on the long-distance views south of the village towards the Cotswolds AONB. Any landscaping along the southern and western boundary to screen the development would take a number of years to mature. Capacity of the site is likely to be limited to allow for measures which could soften the transition to open countryside. However, there is no new landscape evidence available which challenges the SADC SHLAA conclusions on mitigation of impact on the landscape. The site is considered to be potentially suitable for allocation, subject to addressing the potential landscape impact, which should be discussed with SADC.</p>	<p>the conclusions of the SHLAA or AECOM. The Blackwell Road is the natural southern boundary of the village and affords fine views of the church, from the West and the Brailes Ridge when looking southeast. The Parish Council aspire to designate this as a valued landscape. It also believes the impact on the landscape would be far greater than building in Tred 02.</p>		
Site B	Abingdon House, Blackwell Road	0.4 (AECOM estimate)	0	No	N/A	<p>This greenfield site is located outside the limit of the built up area of the village. It is likely to have high visual sensitivity as it sits on higher ground than the rest of the village and the surrounding area meaning it is visible from the village centre</p>	<p>The Parish Council agrees with AECOM's conclusions.</p>	81% Against	

Submission Version

						<p>and different entry points to the village. Access to the site would require upgrading and it would be difficult to provide appropriate access without an extension to the 30mph zone, and without appropriate mitigation for the sharp bend in the road. In addition, pedestrian links to the village would need to be provided.</p> <p>The site does not meet Core Strategy Policy AS.10 as it is outside the built-up area of the village, therefore, the site is not suitable for allocation in the Neighbourhood Plan.</p>			
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COMMUNITY AMENITIES

The following assets are of significance in maintaining the social, economic and environmental well-being of the communities:

- a) St David's Church (Newbold-on-Stour).
- b) St Gregory's Church (Tredington).
- c) St George's Church (Darlingscott).
- d) Village Shop (Newbold).
- e) Talton Mill Farm Shop and Café.
- f) Post Office (Newbold-on-Stour).
- g) White Hart Public House (Newbold-on-Stour).
- h) Fuzzy Duck Public House (Armscote).
- i) The Lion Public House (Tredington)
- j) Village Hall (Newbold-on-Stour).
- k) Village Hall (Blackwell).
- l) WI Hall (Tredington).
- m) Primary School and Pre-school (Newbold),
Junior School (Tredington).
- n) The Bowls Club (Newbold-on-Stour).
- o) The Miles Trust Allotments (Newbold-on-Stour).
- p) Parish Council Allotments (Newbold-on-Stour).
- q) Sea Scout Hut (Newbold-on-Stour).



St George's Church Darlingscott



St David's Church Newbold-on-Stour



St Gregory's Church Tredington

TREDINGTON PARISH COUNCIL COMMUNITY INFRASTRUCTURE POLICY

1.0 Scope

1.1 This policy outlines how Tredington Parish Council will manage Community Infrastructure Levy (CIL) receipts and make decisions on investment in Community Infrastructure.

2.0 The Community Infrastructure Levy

2.1 The Community Infrastructure Levy (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 in this district. Local authorities must allocate at least 15% of levy receipts to be spent on priorities that should be agreed with the local community in areas where development is taking place. This can increase to a minimum of 25% if a Neighbourhood Plan has been approved and adopted (this is known as the neighbourhood portion).

2.2 Stratford-on-Avon District Council is required to pass the neighbourhood portion directly to parish and town councils where the development has taken place. Tredington Parish Council is responsible for spending the meaningful proportion of CIL receipts within five years of their receipt. Stratford-on-Avon District Council has powers to recover this amount if the meaningful proportion is not spent within five years, unless the Parish Council has notified the District Council in advance and formal agreement has been granted.

2.3 If Tredington Parish Council does not wish to receive some or all of its CIL funding, it must write to Stratford-on-Avon District Council informing it of its position. At any time, the Parish Council can resume its rights to receive funding by writing again to the District Council.

3.0 Using CIL Receipts

3.1 The CIL Regulations require that a town/parish council must use CIL receipts passed to it in accordance with Regulation 59A or 59B¹ 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

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

- b. Anything else that is concerned with addressing the demands that development places on the area.

3.2 This gives the Parish Council considerable freedom to spend its proportion of CIL on the things that address the impact of development in its area. Notwithstanding this freedom, there are a number of factors that must be considered when developing a CIL spending plan.

3.3 What are the Infrastructure Needs?

3.3.1 The Parish Council should carefully consider whether the intended expenditure addresses the extra demand on infrastructure and services that are caused by development within its area and be clear on the links between infrastructure and growth.

3.3.2 CIL cannot be used as a replacement for everyday Parish Council expenditure. Misspent CIL can be claimed back by Stratford-on-Avon District Council.

3.3.3 The Parish Council will produce a Parish Infrastructure Delivery Plan (IDP) as a starting point for the prioritization of infrastructure projects. This could be used to input into the Stratford-on-Avon wider Infrastructure Delivery Plan (IDP) because a local IDP may assist in understanding how the needs of the Parish fit with the wider programme for infrastructure works.

3.4 What are our responsibilities?

3.4.1 Tredington Parish Council should understand the wider “strategic” infrastructure requirements within the Stratford-Avon District, and how this impacts on the potential scope for “local” infrastructure. Neighbourhood expenditure should be agreed in the full knowledge of both the needs of a local area and, in so far as it is possible, with an understanding of where other strategic investment will be made in the area by the Stratford-on-Avon District Council.

3.4.2 The Parish Council should be clear that there may be continuing operational and maintenance costs associated with the provision of new infrastructure. It will need to be clear how such costs will be met for the life of the infrastructure.

3.5 *Engage with the local community to determine their infrastructure needs?*

3.5.1 The Parish Council will need to consider the capacity of existing groups and local residents to engage in the CIL process. It will need to ensure that such processes are inclusive and that all members of the community have the opportunity to contribute to determining how local CIL may be spent, including those who are least vocal and most vulnerable.

3.5.2 The Parish Council should take into account the requirements of Neighbourhood Plan and the consultation work undertaken.

3.6 *How can CIL funds be maximized?*

3.6.1 There may be a temptation to spend CIL receipts quickly on short term/quick win infrastructure projects. The Parish Council, however, should consider the long-term housing growth within the parish and the resulting infrastructure needs that are within the remit of the Parish Council, when developing its plans for the spending of CIL.

3.6.2 It may take some time for sufficient funds to accumulate for more strategic infrastructure. On the other hand, there may be other funding opportunities which will allow the delivery of more significant infrastructure projects which would benefit the local community.

3.6.4 While the Parish Council is not required to spend its neighbourhood funds in accordance with Stratford-on-Avon's priorities, there are likely to be common infrastructure projects. It would be good practice to discuss the expenditure of CIL funds with Stratford-on-Avon District Council. Early discussions will ensure that projects comply with the CIL Regulations, will allow other funding sources to be explored and may identify whether any CIL funding managed by Stratford-on-Avon District Council can go towards the project.

4.0 Other Community Infrastructure Activity

4.1 There may be opportunities to develop or improve community infrastructure that may not require funding from CIL such as asset transfers from Stratford-on-Avon District Council. In these circumstances, the Parish Council will follow the principles and processes outlined in this document.

5.0 The process

5.1 Tredington Parish Council has created a Community Infrastructure Working Group. The Working Group shall:

- a. Consider the strategic objectives of community infrastructure in Tredington.
- b. Consider the requirements for the development of local employment and business and the requirements of the local economy.
- c. Consider the requirements for facilities, services and leisure activities to enhance the community.
- d. Consider and recommend potential community infrastructure projects.
- e. Consult with interested parties within the parish on their requirements and timescales.
- e. Engage and seek the input of relevant professionals.
- f. Consider the appropriate consultation to ensure the Parish Council engages with all the local community, particularly the least vocal and most vulnerable.

5.2 The terms of reference of the Working Group will be reviewed by The Parish Council in March every year.

5.3 The Working Group will make recommendations to the Parish Council which will decide on the final Infrastructure Delivery Plan.

5.4 The Infrastructure Delivery Plan will be reviewed regularly by the Parish Council to ensure it remains appropriate.

5.5 The Parish Council may delegate responsibility to individual committees or to the Clerk to implement the Infrastructure Delivery Plan. The Finance & General Purposes Committee will provide oversight and monitoring of projects and report back to the Parish Council.

6.0 Financial Control

6.1 Tredington Parish Council must make proper arrangements for the proper administration of its financial affairs as set out in Section 151 of the Local Government Act 1972. The Parish Council must have systems in place to ensure effective financial control in accordance with the Accounts and Audit (England) Regulations 2011. These requirements also apply when dealing with the meaningful proportion payments given to the Parish Council under the CIL.

6.2 The Parish Council will ensure annually that its practices for recording CIL are correct as part of the internal audit procedures. The Parish Council will ensure that statutory or regulatory guidance is followed and that best practice is maintained.

7.0 Reporting CIL

7.1 Tredington Parish Council is required under Regulation 121Ba and 121C of the CIL Regulations² to prepare and publish an annual report detailing funds received and spent. The report must set out the following:

- a. The total amount of CIL received for the financial year;
- b. The total amount of CIL spent in the financial year;
- c. A summary of expenditure including details of what items CIL was spent on and the amount of CIL expenditure on each item;
- d. Any CIL that has been handed back to the Stratford-on-Avon District Council due to failure to spend or applying CIL funds to inappropriate items;
- e. The total amount of CIL from the financial year unspent and the total amount of CIL from previous years unspent.

7.2 The report must be published by 31 December following the reported year (e.g. for the financial year 2019/20 the report must be published by 31 December 2020). The report must be published on the Tredington Parish Council website. The report must also be sent to the S106/CIL Monitoring Officer at Stratford-on-Avon District Council by 31 December following the reported year.

7.3 There is no prescribed format for reporting on CIL, although a template is included in Appendix 1. The income received from the CIL should also be included in the overall published accounts but is not required to be identified separately therein.

² Statutory Instruments 2019 No 113, Community Infrastructure Levy England, The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, 1st September 2019.

Tredington Parish Council Community Infrastructure Levy

Reporting Year 1 April 20__ to 31 March 20__

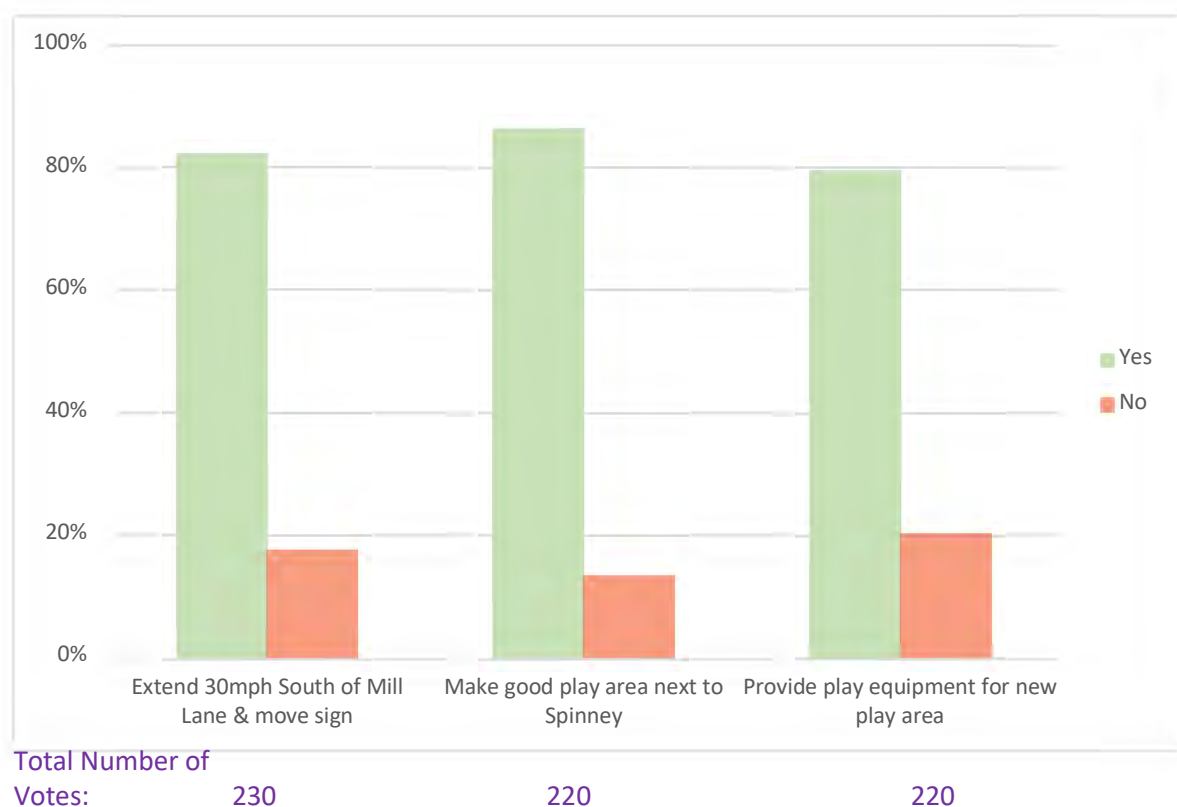
A	Total CIL income carried over from previous years	£0.00
B	Total CIL income received	£0.00
C	Total CIL spent	£0.00
D	Total CIL repaid following a repayment notice	£0.00
E	Total CIL retained at each year end (A+B+C+D)	£0.00

Item/Purpose	Amount Spent

Suggested Infrastructure and Environmental Projects

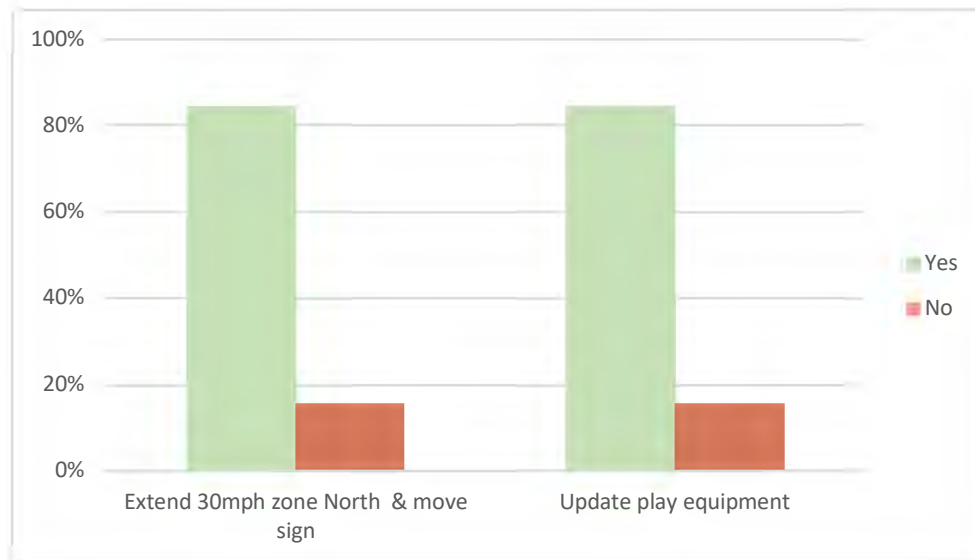
The Neighbourhood Plan Group has identified several infrastructure and environmental issues that the Parish Council should now consider with a view to taking them forward. During the Mar 21 Survey resident indicated the following to be priorities when considering how to spend CIL funds. However, during the Reg 14 survey considerable opposition arose, especially where play areas and play equipment were concerned

Newbold-on-Stour



Submission Version

Tredington



Total Number
of Votes: 230

220

All Communities

