



2011 – 2031



Submission Version

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1. INTRODUCTION

- 1.1. The Long Marston Neighbourhood Development Plan (The Plan) has been developed on behalf of Long Marston (Marston Sicca) Parish Council by a group of Long Marston residents who volunteered to participate in the Neighbourhood Plan Steering Group.
- 1.2. It sets out a vision and policies that have been formulated after extensive evidence gathering and analysis between 2018 and 2021. This included a Neighbourhood Area-wide household survey, consultation workshops, independent planning assessments, public meetings and extensive research into existing documentation.
- 1.3. This Plan is based on the community's views. The Neighbourhood Area-wide survey, itself, had a return of 40% of households. It identifies what facilities and services the people of the Parish of Long Marston want to be improved and how they believe the character of the Parish should be preserved. It recognises that the Parish has to keep developing as it has over the last 40 years but that this should be in a managed and controlled way.
- 1.4. The Plan will be an important and influential document for Stratford-on-Avon District Council, developers and Long Marston residents alike, and will ensure that the village and Parish continues to develop in a manner which best meets the wishes and aspirations of all interested parties.
- 1.5. The Plan does not cover the whole of the parish. The areas occupied by the nearby Meon Vale development and the Long Marston Airfield development have been excluded. The parish council decided not to address strategic matters on the Meon Vale and Long Marston Airfield sites as they were both being dealt with under a separate planning process as strategic sites through the Stratford-on-Avon District (SDC) Core Strategy. It was not considered appropriate to include these sites within the neighbourhood development area. This was agreed by Stratford District Council in January 2017. See Figure 1.
- 1.6. The village of Long Marston was originally known as Marston Sicca. The Parish Council retains this historic name but the village is known as Long Marston. Because a large part of the parish has been excluded from the plan it was decided to title the plan Long Marston Neighbourhood Plan.
- 1.7. The emerging South Warwickshire Local Plan will replace the strategic policies in the existing SDC Core Strategy and Warwick Local Plan. Remaining policies in these plans will continue to have effect until they are superseded in due course.

Both Councils are, individually, also preparing several other local planning documents (e.g., Stratford-on-Avon District's Site Allocations Plan and Warwick's Climate Change Local Plan). These plans tackle very specific planning issues; but do not address fundamental issues relating to the development strategy or the housing and job requirements nor do they cover a plan period up to 2050. It is both Councils' current intentions to continue to prepare these plans alongside the preparation of the South Warwickshire Local Plan.

Importantly, however, much of the detailed content of neighbourhood plans won't be affected by Part 1 of the new South Warwickshire Local Plan and policies set out in neighbourhood plans will continue to be relevant.

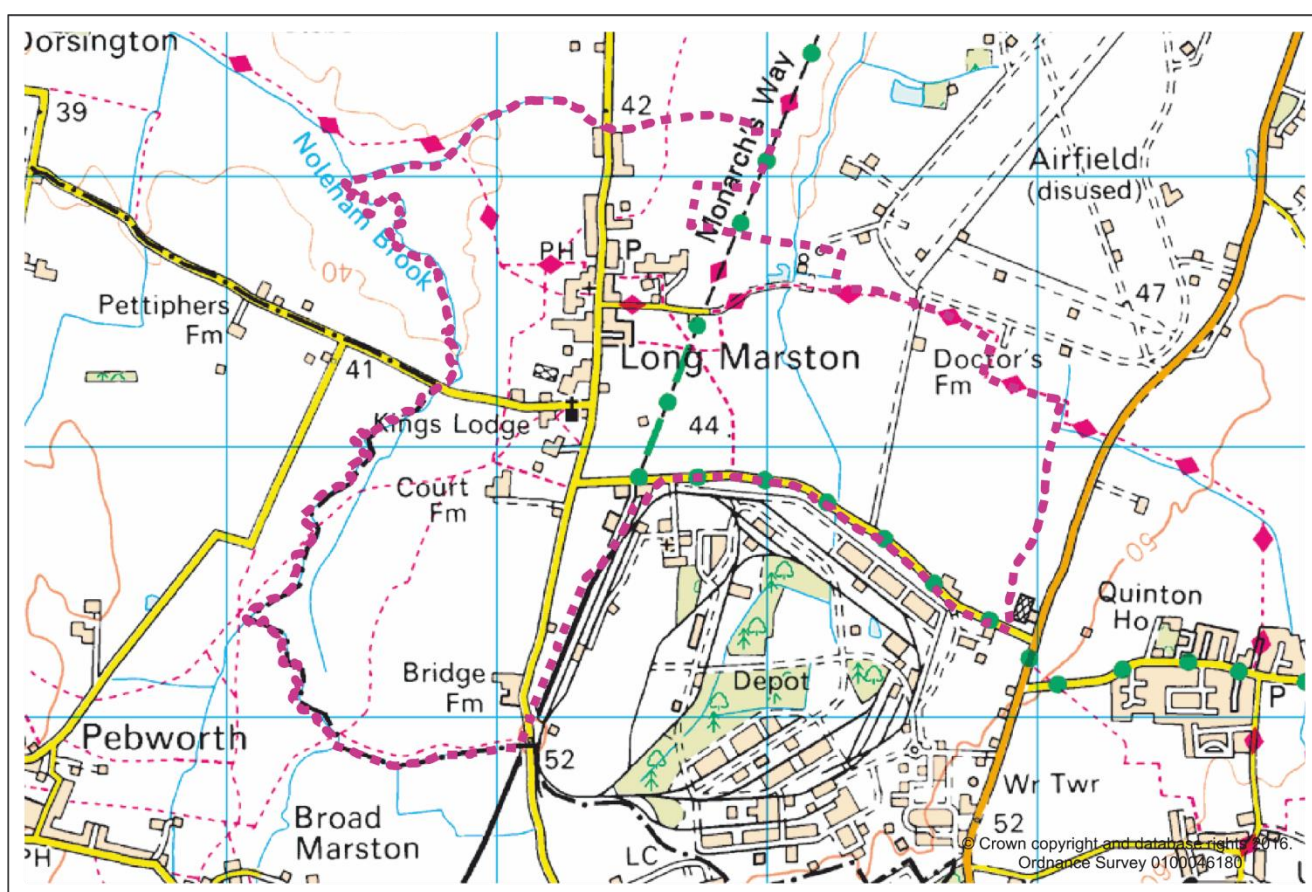
This will be taken into consideration during Plan reviews.

2. THE ROLE OF THE NEIGHBOURHOOD DEVELOPMENT PLAN

- 2.1. Neighbourhood development plans are part of the land use planning process, established under the Localism Act 2011. Their aim is to give local people more say in the future land use of the area where they live.
- 2.2. After two stages of consultation, the adoption process requires examination by an independent Examiner and a Neighbourhood area referendum. Once endorsed by the community at referendum and 'made' by Stratford-on-Avon District Council, the Plan will become part of the statutory development plan for the local area, sitting alongside the Stratford-on-Avon District Core Strategy 2011 - 2031 (the Core Strategy). Planning applications for development in the Neighbourhood Area must then be determined in accordance with the approved Neighbourhood Development Plan, unless material considerations indicate otherwise.
- 2.3. The Plan is in conformity with the Core Strategy and follows its strategic policies.
- 2.4. The Core Strategy states that the 20 villages such as Long Marston (known as Category 4 Local Service Villages) should accommodate approximately 400 new houses of which no more than around 8% should be provided in any individual settlement. To date, within the Long Marston Neighbourhood Area, 78 have been built or have planning permission.
- 2.5. Stratford on Avon District Council must be able to demonstrate a sufficient 5-year housing land supply. If this cannot be demonstrated, i.e. that sufficient houses are not being built, then relevant policies in the Core Strategy and the Neighbourhood Plan will be deemed 'out-of-date' and under the provisions of the National Planning Policy Framework paragraph 14, the presumption in favour of sustainable development would apply.
- 2.6. A Parish or, in this case, a partial area of the Parish with a 'made' Neighbourhood Development Plan which plans positively towards development puts itself in a stronger position in dealing with speculative development which could otherwise be difficult to resist if it did not have a Neighbourhood Development Plan.
- 2.7. The exact number of houses provided in the Neighbourhood Development Plan will depend on how many can be accommodated in a sustainable way having regard to environmental constraints.
- 2.8. The Core Strategy is subject to a cyclical review (usually every 5 years). It is therefore important to ensure that a review of the Neighbourhood Development Plan takes place at similar intervals. This will also ensure that the Plan is up-to-date with national planning policy.
- 2.9. The Plan is designed to allow the village to develop through thoughtful and sympathetic housing growth and development whilst contributing to the district's housing target and meeting the housing needs of the community. It also aims to achieve a key balance between conserving Long Marston's many qualities such as rural character, valued

landscapes and its heritage, and securing the necessary infrastructure needed to support development in the Neighbourhood Area.

- 2.10. All Plan policies have been formed having regard to the adopted Core Strategy which has been subject to a Sustainability Appraisal and a Habitat Regulations Assessment.
- 2.11. A Neighbourhood Plan must also have appropriate regard to national policy, including: The National Planning Policy Framework (2021) and related Planning Practice Guidance advice.
- 2.12. Only part of the Parish of Long Marston has been formally designated as the Neighbourhood Area through an application to, and approval from, Stratford-on-Avon District Council (see figure 1).



Marston Sicca Neighbourhood Plan Boundary

Figure 1: Long Marston Neighbourhood Area

2.12.1. Sources

National Planning Policy Framework 2021

Stratford-on-Avon District Core Strategy 2011 – 2031.

Planning and Compulsory Purchase Act 2004 (Section 38 (6))

3. THE VILLAGE AND PARISH OF LONG MARSTON

3.1. Marston Sicca Parish

- 3.1.1. Long Marston is situated in the parish of Marston Sicca, approximately 6 miles southwest of Stratford-upon-Avon. The village lies in the southwest corner of Warwickshire and the parish boundary adjoins the counties of Gloucestershire and Worcestershire. The village is deceptive and those who 'pass through' might reasonably assume that there are just a few houses close to the main road. Behind the scenes, however, in small lanes and roads that abut the main road, are many and varied properties, ancient and new within which reside the population of Long Marston. The parish is a gateway to the Cotswold AONB (Area of outstanding natural beauty). To the south lies Meon Hill and to the north, Rumer Hill. Long Marston itself sits in a wide east-west level "plain". The panorama of the village is best seen from the top of Rumer Hill en route from Welford on Avon.
- 3.1.2. The Village was originally known as Marston Sicca. The main part of the name, Marston, is a common English name meaning marsh, farm or village. It is derived from two old English words 'Mersc', meaning march and 'Tun' meaning farm or village.
- 3.1.3. The village is set within the wider medieval larger village context, evidenced by the wealth of early buildings dating from the 13th Century, and surrounding ridge & furrow landscape together with archaeological evidence that the village was once larger than at present. There are 22 Listed Houses, a Grade 1 Church with groups of Listed grave stones and chest tombs, 3 sets of farm buildings and "Long Marston Grounds". One Grade 2 Listed house Hopkins dates from 1340, and is believed to be the oldest house in Warwickshire. The settings for these buildings are, in the main, contemporary to the buildings, and reflect the original system of hedges, orchards and land-drain ditches.
- 3.1.4. The Neighbourhood Area is crossed by many public footpaths, including the Stratford Greenway, Monarch's Way and the Heart of England Way. These are widely used and enjoyed by the many local and visiting walkers, cyclists and horse riders who value the Neighbourhood Area's scenic beauty and valued landscapes.
- 3.1.5. **Sources**

<https://timetrail.warwickshire.gov.uk/>

<https://historicengland.org.uk/>

3.1.6. History

3.1.7. The historic importance of the village of Long Marston is recognised by Stratford-on-Avon District Council who have made the core area one of historic high sensitivity. Most development proposed within this area requires an archaeological survey before planning decisions are made.

3.1.8. Long Marston was originally an Anglo-Saxon agricultural village with farm estates, orchards and allotments. Nearly everyone worked in and around the village and children went to school in the village.

3.1.9. Historically, until 1931, the village lay within the County of Gloucestershire. Marston Sicca is thought to be early medieval in origin and is recorded as a pre-Conquest manor in the Domesday Survey of 1086. The place-name is recorded as 'Merestone' in 1086; thought to derive from the Old English 'mere' (marsh) and 'tun' (farm / farmstead) (Gover et al 1970). The first written evidence of a settlement was in 1043 when Earl Leofric granted Long

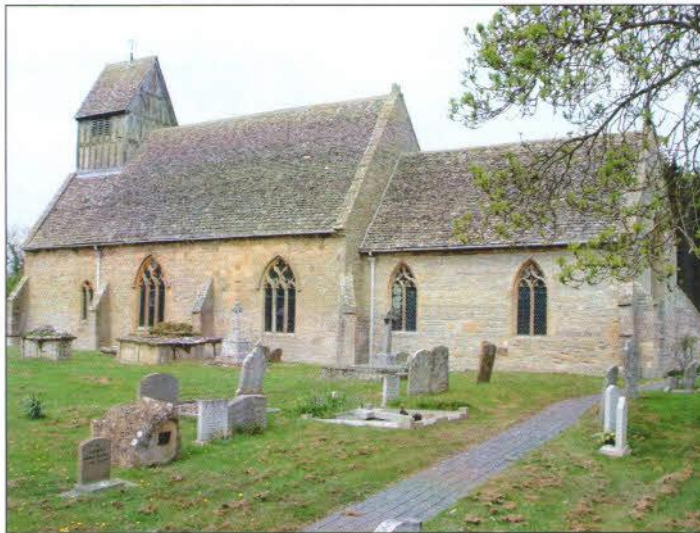


Figure 2: St. James The Great Church

Marston to the monks of Coventry on condition that a church was built within the Parish. The village is mentioned in William I's Domesday Book in 1086, and was then in Gloucestershire. Some 200 years later the 'Manor' was sold to the Abbey of Winchcombe for 1130 marks (£753.33). It seems most likely that it was they who built the church of St James the Great sometime in the middle of the 14th Century.

3.1.10. In 1479 William Tomes took a lease on the Abbey Manor, at a yearly rent of £8.66, by this agreement the Lordship of the Manor was divorced from the land itself. Fifty years later came the dissolution of the monasteries and the Abbey of Winchcombe, landlord of Long Marston for 300 years, ceased to exist when the crown took possession of Abbey lands.

3.1.11. There the ownership remained until 1566 when Queen Elizabeth I granted the Lordship and the Manor of Long Marston to Robert, Earl of Leicester. Eleven years on, in 1577, John Kecke and John Tomes, both yeomen, purchased the land and manor from him for £1180.12. The Earl of Leicester retained the Lordship of the Manor until about 1602 when it was sold to Edward Sheldon, one of a well-known Warwickshire family. The Sheldons, at intervals, held a court on the village, presumably at Court Farm. The three principal families of the times were Tomes, Kecke, and Cooper. When John Cooper died in 1643, he left £300 for the erection and maintenance of a free school for boys from Long Marston and neighbouring Parishes.

The school was closed by Gloucester Local Education Authority in 1910, having served the needs of the village for some 260 years. John Cooper's money is still distributed by trustees in grants for educational purposes.

3.1.12. The Tomes family were associated with the village until the sale of King's Lodge in 1976. It was at this residence in 1651 that Charles II stayed for one night, being a fugitive after his disastrous defeat at the battle of Worcester.

3.1.13. In the 17th Century Long Marston entered one of its most prosperous eras when several significant stone houses were built, including The Goodwins, Kings Lodge and Court Farm. A number of timber-frame cottages, now listed

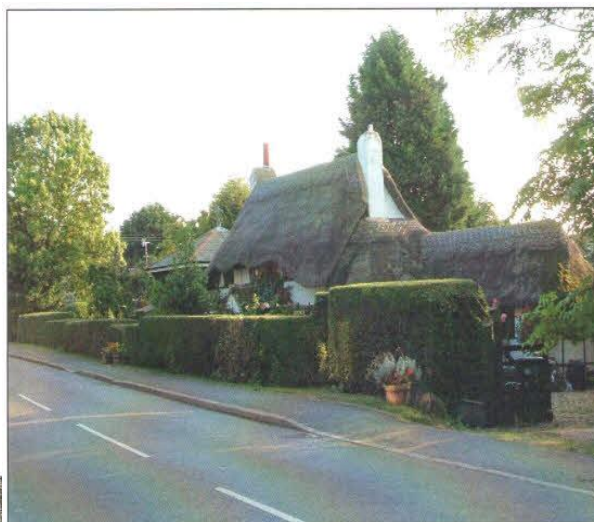


Figure 3: The Old Post Office



Figure 4: Hopkins

buildings, primarily for workers employed in agriculture and were built during the seventeenth 17th Century, including Arborfield and Butterfly Cottages, Jasmine Cottage, Little Thatch, The Old Post Office (see Figure 3) and Rosemary Cottage. The Masons Arms, the village pub, was built in 1685.

3.1.14. A number of notable buildings and landmarks pre-date those of the 17th century including St James the Great Church built in the 14th Century and Hopkins (reputed to be one of the oldest remaining in Warwickshire (see Figure 4) that dates back to circa 1340.

3.1.15. Orchards and allotments dominated the village in the early 19th and 20th centuries, but now they have been lost to building and economic change.

3.1.16. In about 1880 the village school was built on land given by the Tomes family. The coming of the railway in 1859 marked the beginning of an age of mobility when those who lived in the village could travel to work outside of it.

3.1.17. The Lych-gate War Memorial commemorates (see Figure 5) those that fell in two World Wars. However, events that occurred during the Second World War changed the character of the village. One third of the land within the Parish boundary was taken for the aerodrome and army camp.



Figure 5: Lych-gate war memorial

3.1.18. Electricity came to the village in 1948, but it was not until 1977 that Long Marston was the last village in the county to be provided with mains sewage service. Shortly after the war the village school was closed and in 1976 the last train ran through Long Marston.

3.1.19. The majority of the properties now making up Long Marston have been built during the 20th Century, including the Village Hall erected in 1926.

3.1.20. With the beginning of the 21st Century came three significant housing developments:

3.1.21. The Brickall (see Figure 6) comprising some 24 four and five bed roomed houses and the two much smaller developments of Hopkins Field and Jacksons Orchard. Whilst each of the developments are visible from, and begin at, the main road they are all contained within cul-de-sacs.



Figure 6: Brickall development

3.1.22. Sources

Historic Environment Assessment of Local Service Villages, Stratford-on-Avon District 2012, AOC Project No: 32127. Section 4.20 HEA 20: Long Marston

3.1.23. Long Marston Today

3.1.24. Long Marston has grown considerably during the current local Plan period, with the addition of 78 more houses in 3 separate large developments (see Figure 7):

3.1.25. One at Barley Fields in the northwest of the village comprising 40 dwellings. This development fronts the main road behind a green area and hedge and extends in the countryside behind existing properties.

3.1.26. One at Perry Orchard in the northeast of the village comprising 20 dwellings. This development lies to the east of the main road, also behind a green area, extending to the new village open space.

3.1.27. One in the centre of the village at The Old Brewery Field, a development of 18 houses. This development occupies the space to the east of the main road known as the old brewery field.

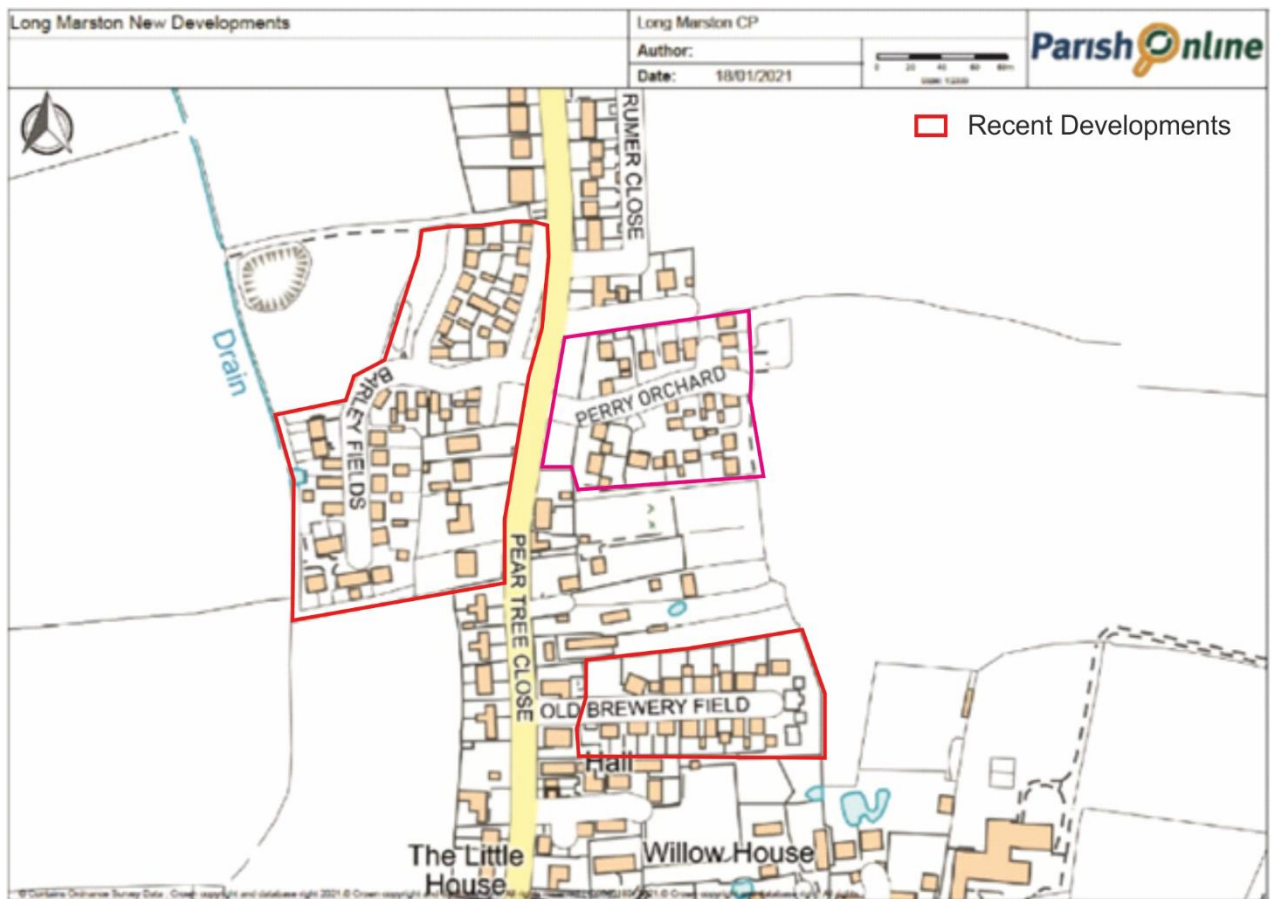


Figure 7: Developments at Barley Fields, Perry Orchard and Old Brewery Field

3.1.28. The 2011 Census identified a Parish population of 436 shown in Figure 4 below. Consistent with the fact that there has been significant development since the Census, the 2019 population estimates suggest a population of around 993. The 2019 population forecasts are for the parish. The NDP area will be considerably less.

Age Band	%
0-9 Years	13 %
10-19 Years	14%
20-44 Years	24%
45-64 Years	32%
65-84 Years	16%
85+ Years	2%

Figure 8: Age Distribution of Long Marston 2011

3.1.29. Long Marston is a vibrant and active village that is a social hub for the Neighbourhood Area with many active clubs and organized activities such as WI, Garden Club, Long Marston Ladies Club, Movie Nights and sports clubs, 20:20 and Defibrillator groups and a Horticultural Society. As the sole settlement in the Neighbourhood Area, Long Marston also provides a range of amenities that include many footpaths and cycling routes, a village hall, volunteer run shop, a pub, St James Church, and a mobile library. The village sits adjacent to the Stratford-upon-Avon Greenway, giving excellent access to this highly valued pedestrian /cycling /riding facility.

3.1.30. **Village Shop and Post Office.** The Village shop is run as a non-profit organization run and staffed by volunteers and offers a range of fresh local produce, sundries, alcohol, cigarettes, newspapers and more.



Figure 9: The Poppin Village Shop

3.1.31. **Public House – Masons Arms.** Lying within the small village of Long Marston, the Masons Arms (see Figure 10) was originally built as a private house in 1685 and became the local hostelry in 1861. The attractive, traditionally styled inn has been carefully refurbished inside and provides a spacious garden at the front while hiding a secret garden at the rear. In warm weather you can enjoy your drinks and meals watching a spectacular sunset over open countryside. It is the only community resource within the village that has any car parking facilities



Figure 10: The Masons Arms Public House



Figure 11: Village Church

3.1.32. **Village Church.**

Services are held at St James, the Great (see Figure 11) each Sunday. 33% of residents have attended services at St James. A warm welcome awaits everyone at our Church which can be found at the south end of the village, just a few yards down the Dorsington Road and is part of the Benefice of Welford, Quinton and Weston-on Avon. St James The Great dates

back to the 13th Century and still remains the most prominent building in the village of Long Marston which today has a population exceeding 900. The village’s heritage is a source of pride for the community. A forward-thinking community is on the road to making its vision for the future a reality. This has involved changes to the chancel seating, the creation of a kitchen area in the vestry, making a children welcome area and ensuring that the church is open every day for people to visit and pray.

3.1.33. **Village Hall.** The Village Hall was built in 1926 on donated land, with money raised by the Women’s Institute. It is a registered charity with three trustees, and is administered by a chairman and committee of 10. Half of the committee is drawn from members of the WI and the remainder from villagers. The committee meets about 6 times per year.

3.1.34. **Sources**

Office for National Statistics 2011
Office for National Statistics: Population estimates for UK, England and Wales, Scotland and Northern Ireland: mid 2016 published 22nd June 2017

4. VISION & OBJECTIVES

4.1. The vision of this Neighbourhood Plan is that Long Marston Neighbourhood Area continues to be a desirable place to live through conservation and enhancement of its natural environment, quiet rural character, and strong sense of community.

4.2. To achieve this vision, the plan will work to achieve the following objectives categorised into four themes:

4.2.1. Landscape and Natural Environment

- To conserve the natural environment and the quiet rural character of the Neighbourhood Area.
- To protect open spaces and “green fingers” that are intrinsic to giving a strong sense that the countryside is integral to the village.
- To preserve, enhance and respect views into, out of, and within the village.
- To maintain access to the countryside through public rights of way.
- To positively address Climate Change

4.2.2. Community

- To protect and enhance community facilities and assets.

4.2.3. Infrastructure

- To provide adequate capacity to support future planned development.
- Business and employment objective. To sustain and support the local economy, within the Plan area, and local employment including home working opportunities.
- To develop a high-quality communications infrastructure that will connect the community and support home working.

4.2.4. Heritage And Archaeological Assets

- To protect and preserve historic environment and the setting of heritage assets which help to give the village its character so that they can be enjoyed for future generations.

4.2.5. Development

- To ensure developments reflect and/or complement the village’s distinctive and historic character in terms of high-quality design by echoing the density, scale, layout, and mix of materials that contribute to that character.
- To ensure the village retains a good mix of housing in terms of size and type of home that meets the needs of the parish.

- 4.3. These objectives will ensure that the delightful and unique attributes of Long Marston will be handed on to and enjoyed by future generations.
- 4.4. This vision sets a strategic context for the Long Marston Neighbourhood Development Plan.

5. POLICIES: LANDSCAPE AND THE NATURAL ENVIRONMENT

Objective: Conservation

To conserve the natural environment and the quiet rural character of the Neighbourhood Area.

5.1. Policy L&E 1: Conservation and Environmental Sustainability

Where appropriate, development proposals should demonstrate how the existing natural environment and quiet rural character has been conserved through:

- a) Minimise obtrusive external property lighting to eliminate unnecessary night sky light pollution
- b) Mitigation of the likely effects of proposed developments upon endangered species and their habitats within the plan area.
- c) Where possible, developments that include and/or are adjacent to existing aquatic habitats (such as attenuation ponds, springs, ditches or streams) should be designed in such a way as to enhance the natural environment by encouraging biodiversity. Proposals should look to preserve existing aquatic habitats and development that has an adverse impact on such habitats will not be supported.
- d) Reducing carbon and resource demand through using environmentally sustainable energy sources, environmentally managing rainwater and grey water and conserving water through economic usage and harvesting.
- e) Where appropriate and beneficial to local wildlife and ecology, measures in open spaces that mitigate flood risk, such as above ground SuDS, will be supported.
- f) Where applicable, proposals for new development should demonstrate that flood risk and sustainable drainage systems have been taken into consideration.

5.1.1. Explanation

5.1.2. There is a wealth of mature trees, ancient hedged approaches and field demarcations together with green corridors, in the neighbourhood plan area. These have a positive visual impact on the quality of life, and a sense of well-being of residents and visitors alike. Types of habitats in the village include semi-natural grasslands & marsh; woodland and scrub; the existing rural character of the village will therefore be retained and where possible augmented in order to maintain its individual relationship with its environment.



Figure 12: The Greenway

- 5.1.3. There was considerable support (65%) by respondents to the Long Marston Questionnaire for the retention and development of trees, hedges, orchards and wildlife habitats (Qs 19 & 20). Similarly, in question 21, develop new wildlife habitats 56%, develop new meadows 63%, plant new orchards/coppice 63%, plant manage roadside hedges 82%.
- 5.1.4. There are currently 3 tree preservation orders in force within the Long Marston Neighbourhood Plan Area: Land to the South of Rummer Close, The Slinget and The Grange.
- 5.1.5. Dark Skies (see Figure 13): Light pollution is a generic term referring to artificial light which shines where it is neither wanted nor needed. Minimising lighting within developments is also helpful for encouraging species such as Common and Soprano Pipistrelle, brown Long-Eared bats and Little Owls which inhabit the village. The Light Pollution and Dark Skies map (Fig 13) shows the Neighbourhood Area outlined with an average of 0.5-1.0 nanoWatts/cm²/sr which is already low, and should be maintained wherever possible to maintain and/or improve the area's biodiversity.

Over a century of research has shown that the advantages of reducing light pollution are several:

reducing disruption to the physiological responses to light and interactions between plants and animals;

reducing the spread of invasive species

the reduction of "sky-glow" on the horizon which obliterates truly dark starry skies.

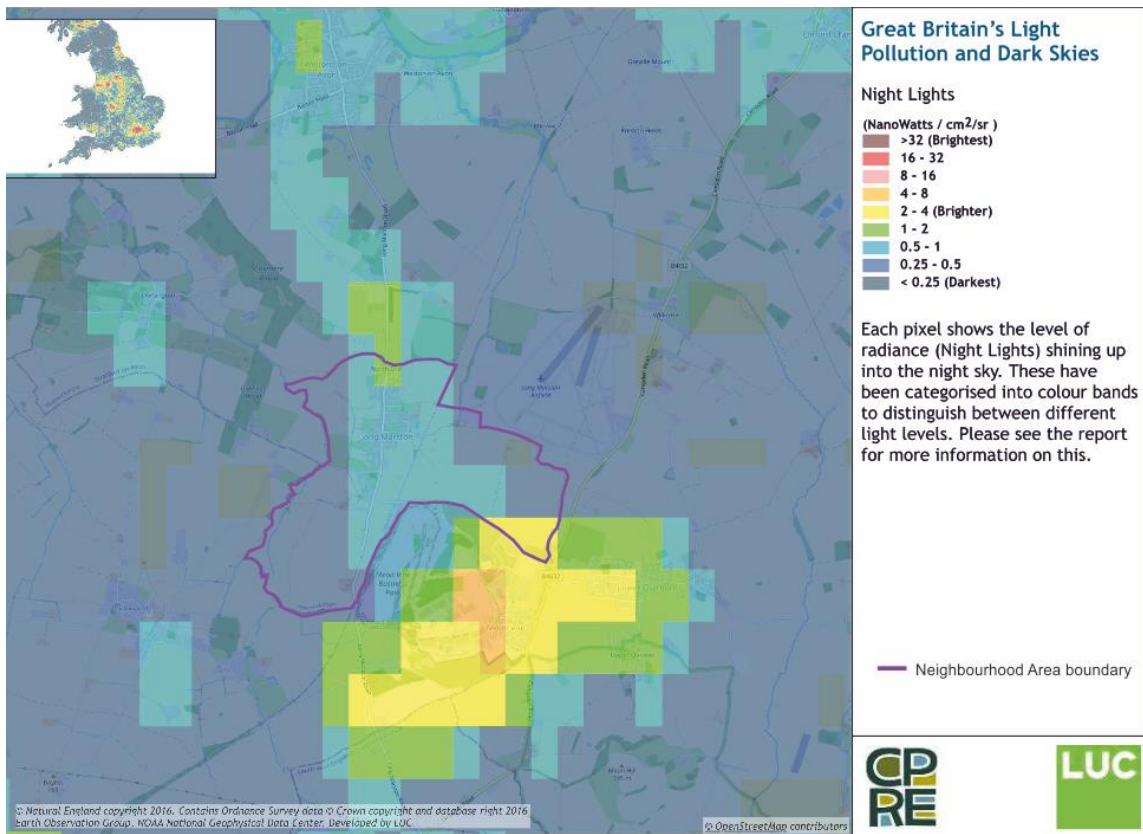


Figure 13: Dark Skies map of the local area

5.1.6. Protection of the wildlife corridors in the Neighbourhood Area is supported by the Stratford-on-Avon District Council Ecological and Geological Study of Local Service Villages produced by the Warwickshire County Council Ecological Services & Habitat Biodiversity Audit of 2012. The introduction on page 3 states that this study is mindful of the NPPFs requirements that the planning system should:

“...contribute to and enhance the natural and local environment by:

protecting and enhancing valued landscapes, geological conservation interests and soils;

recognising the wider benefits of ecosystem services;

minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”

This supports most items of Policy L&E1.

5.1.8 Biodiversity 2020 is a national strategy for England’s wildlife and ecosystem services, that supports this plan’s policy requirement to protect wildlife corridors of which there are many in the Neighbourhood Area. It was published in summer 2011 and partly supersedes the Regional Spatial Strategies. It sets out the Government’s ambition to halt overall loss of England’s biodiversity by 2020, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. Two main goals are:

- i. Better wildlife habitats
- ii. More, bigger and less fragmented areas for wildlife

The Natural Environment and Rural Communities Act 2006 (NERC), in Part 3 “Diversity” states the following:

“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. In complying with subsection public authorities must have regard to the United Nations Environment Programme Convention on Biological Diversity of 1992.”

These references support item 5.1f of this Neighbourhood Plan.

5.1.9 UK Protected Species Table (see appendix B)

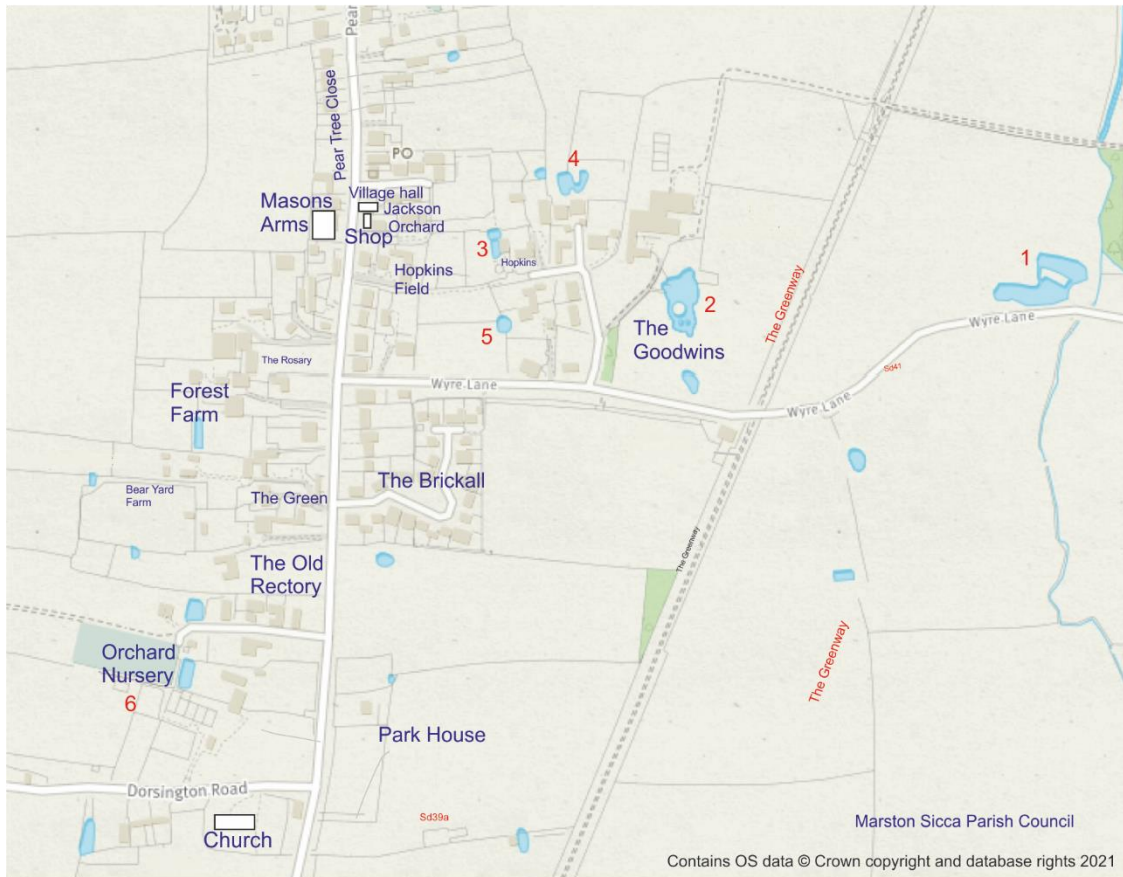
Protected Species Grass Snake and an indeterminable bats species have been recorded in the Neighbourhood Area. There are records for Water Vole, Great Crested Newt, Badger, and Brown Hare and bat records of Brown Long-Eared, Common and Soprano Pipistrelle species. (See Stratford-upon-Avon E & G Study, Item 6, Appendix 21)

In 2007 many butterflies were added to the Government’s Biodiversity Action Plan (BAP), information being taken from the UK BAP Website, and the Neighbourhood Area has several butterflies included the list of protected species (see appendix B) with butterfly records of Small Heath and Grizzled Skipper.

5.1.10 *Environmental Sustainability*: The government’s Clean Growth Strategy seeks to accelerate the pace of “clean growth” by decreasing emissions as well as increasing economic growth. It will do so by supporting and encouraging homes, businesses and industrial operations to reduce their carbon footprint in line with the Climate Change Act. The NPPF paragraph 152 states that ‘the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk...’

- *Reduction of carbon and resource demand*: This is in-line with general government aims expressed in the NPPF but in particular section 14: “Planning for Climate Change” (see especially paragraphs 7, 8c, 10, 152). Furthermore, it is consistent with the SDC Core Strategy policies CS.2 (especially CS.2 B: “Sustainability Standards in Buildings”) and CS.3 (“Sustainable Energy”). SDC has also recently adopted their Climate Change Supplementary Planning Document (SPD) which is a further source of reference. The Climate Change Act 2004 provides statutory targets to reduce greenhouse gas emissions. Although only 22% of responses identified Energy Efficiency as needing to be one of the most important features of any new development in the village (Q12), nevertheless any new development should consider these issues for the future.
- *Renewable technology*: Recent encouragement by government to increase uptake of renewable systems by schemes such as Feed-in Tariff (for electricity), the Renewable Heat Incentive (for heat) and the Heat Networks Investment Project for district heating demonstrate the seriousness and commitment to renewable energy that our new-builds must allow. Many existing houses in the village are now installing electric vehicle charging points, and although this was not a topic included in the questionnaire there was one respondent who raised the need (Q9: Traffic). Current Government requirements for provision for electric vehicles will majorly affect village communities such as the neighbourhood Area in the future, and should therefore be considered as a short-term aspiration for the Area.

Long Marston Aquatic Habitats



1. Wyre Pool
2. Pond at The Goodwins
3. Pond at Hopkins
4. Pondacre
5. Pond at Orchard Cottage
6. Pond at Orchard Nursery

Figure 14 Aquatic Habitats

5.1.11 Sources

With particular relevance to Long Marston:

Stratford-on-Avon District Council: Ecological Study of Local Service Villages, Settlement Assessment: Long Marston (Item 6, appendix 21 ff)

Long Marston Neighbourhood Development Plan Survey 2019

Stratford list of trees with Tree Preservation Orders: File no TPO/058/001, TPO/058/002, TPO/058/003

Stratford-on-Avon D C Ecological and Geological Study of Local Services, Appendix 21, p279

www.warwickshire-butterflies.org.uk/records

In the immediate vicinity:

“Sanctuary” Ministry of Defence Conservation Magazine 1991, Lt Col J P M Wilson, p31

National Environmental Guidance:

Government Planning Policy Statement 9 Key principle 2,

Bat Conservation Trust: <https://cdn.bats.org.uk/>

Stratford-on-Avon District Design Guide: 4.5.21 (Buffer & Corridors), 7.46 (Boundaries)

Warwickshire, Coventry & Solihull Sub-Regional Infrastructure Strategy, ED.4.13.1 (Buffer

corridors, Ridge & Furrow, Boundaries etc)
Butterflies (UK BAP Website): incc.defra.gov.uk, <https://webarchive.nationalarchives.gov.uk>
Report on UK Butterfly Species: www.ukbutterflies.co.uk
Report on the Species and Habitat Review 2007: <https://webarchive.nationalarchives.gov.uk>
Drivers of bat declines - News - Bat Conservation Trust (bats.org.uk)
Mammal Review (European Bat Population Change)
2021: <https://onlinelibrary.wiley.com/doi/10.1111/mam.12239>
www.woodlandtrust.org.uk
"Natural England" (DEFRA 2006)
<https://timetrail.warwickshire.gov.uk/>
Guidance on managing woodlands with bats in England v3, 14 Oct 2013
CPRE. England's light Pollution and dark Skies <https://nightblight.cpre.org.uk/maps/>
The Natural Environment and Rural Communities Act 2006 (NERC)
[Light pollution - GOV.UK \(www.gov.uk\)](http://Light%20pollution%20-%20GOV.UK%20(www.gov.uk))
(Defra has issued guidance for public authorities on biodiversity and it can be viewed on www.defra.gov.uk/wildlife-countryside/biodiversity/index.htm.)
[WMA: NERC Act 2006 \(wlma.org.uk\)](http://WMA:NERC%20Act%202006%20(wlma.org.uk))

DEFRA "A Simple Guide to Biodiversity 2020 and Progress Update July 2013

Campaign to Protect Rural England "Night Blight: Mapping England's light pollution and dark skies" [Night Blight cpre.pdf](http://Night%20Blight%20cpre.pdf)

British Ecological Society Journal, 1st February 2016
<https://besjournals.onlinelibrary.wiley.com/doi/10.1111/1365-2745.12551>

International Dark-Sky Association LED Practical Guide [LED Practical Guide | International Dark-Sky Association \(darksky.org\)](http://LED%20Practical%20Guide%20|%20International%20Dark-Sky%20Association%20(darksky.org))

NPPF "Planning for Climate Change"

SDC Core Strategy policies CS.2 (especially CS.2 B: "Sustainability Standards in Buildings") and CS.3 ("Sustainable Energy")

Objective: Long Marston Local Gap

To prevent coalescence of the two built forms of the village and protect open spaces and “green fingers” that are intrinsic to giving a strong sense that the countryside is integral to the village

5.2. Policy L&E 2: Local Gap

The Long Marston Local Gap is defined in Figure 17. This local gap has an “open and undeveloped nature...[which] contributes to the rural character and setting of the village” and should be maintained in order to preserve its function as an important “green finger” which “creates a physical break in the built form of the village and provides a transition to the countryside beyond the houses off Wyre Lane. (See -APP/J3720/W/18/3215586)

5.2.1. Explanation

- 5.2.2. During the past 20 years Long Marston has seen a considerable amount of new housing development. This has resulted in the loss of a number of green spaces such as orchards and paddocks which formed part of the natural landscape and wildlife corridors of the village. It is important to preserve the remaining green spaces which contribute so much to the rural character of the village. These spaces give a strong sense that the countryside is integral to the village and provide a valuable wild-life habitat within the village.
- 5.2.3. The BUAB map (see figure 18) clearly shows the separation between the residential areas of the main part of the village and the Goodwins/Wyre Lane areas, affording a rural aspect to houses in both areas.
- 5.2.4. Living in a rural village with access to the countryside was one of the top four things valued by 71% of respondents to the NDP survey. When asked about potential priorities for the neighbourhood plan, 74% wanted the rural character of the village to be preserved. 56% of residents disagreed or strongly disagreed with backland development and 65% disagreed or strongly disagreed with infill development. 65% wished to preserve the green areas within the village.
- 5.2.5. 74% of respondents to the Long Marston Neighbourhood Development Plan Survey 2019, wanted to preserve the rural character of the village. 65% said it was important to preserve mature trees, woodland and hedgerows, with 40% wishing to protect local wildlife habitats.
- 5.2.6. The much-used public footpath SD40 is a pedestrian access from the centre of the village to the end of Wyre Lane, leading to the Greenway and countryside beyond. The land to either side of footpath forms an important green wedge and wildlife corridor, separating the buildings of the centre of the village and the end of Wyre Lane. A planning application to develop this paddock (18/02563/OUT) was dismissed at appeal APP/J3720/W/18/3215586 in 2019. The planning inspector’s comments included:
- “The village of Long Marston is a small rural settlement. It is essentially linear in form, with buildings fronting Main Street against a backdrop of the countryside to the east and west.

The open and undeveloped nature of the appeal site contributes to the rural character and setting of the village. Although not designated in the development plan as such, the belt of open land of which the site forms a part, functions as a green finger to the rear of the houses in Main Street. It creates a physical break in the built form of the village and provides a transition to the countryside beyond the houses off Wyre Lane, particularly for users of the PROW passing through the site.

The Landscape Sensitivity Study for Local Service Villages (2012) (the LSS) prepared as part of the evidence base for the Core Strategy, assesses the degree to which landscape within or on the edge of settlements is sensitive to change resulting from development. Notably it identifies the appeal site as being inappropriate for any new development due to its integration with the adjacent dwellings and the presence of the footpath which crosses it.”

Another application for development of the paddock (14/02985/FUL) on the north side of Wyre Lane was also refused permission and dismissed at appeal (APP/J3720/W/16/3153788). The planning inspector’s comments included:

“The open and undeveloped nature of the appeal site also contributes to the bucolic character and setting of the lane and this part of the village generally.

The lane also serves a number of residential properties of various types, largely located to the east and north east of the appeal site. The properties are set in fairly sizeable plots and there is a much looser, lower density pattern of development compared to that along the main road running through the village. The appeal site itself provides an area of separation between these two areas of the village.

The erection of 5 dwellings on the site would erode this gap such that there would be no obvious distinction between the two areas of the village and their presence would diminish the existing transition between the more built-up area of Long Marston and the open countryside. The proposal would significantly change the character of this part of Wyre Lane ... would detract from the rural character of Wyre Lane and be out of keeping with the surrounding open and loose-knit pattern of development... the appeal proposal would have a detrimental impact on the character and appearance of this rural lane.”

5.2.7.

This footpath (SD40) links the main road to the end of Wyre Lane, passing directly in front of Hopkins (one of the oldest houses in Warwickshire) and other listed buildings in the immediate vicinity. It is popular with walkers

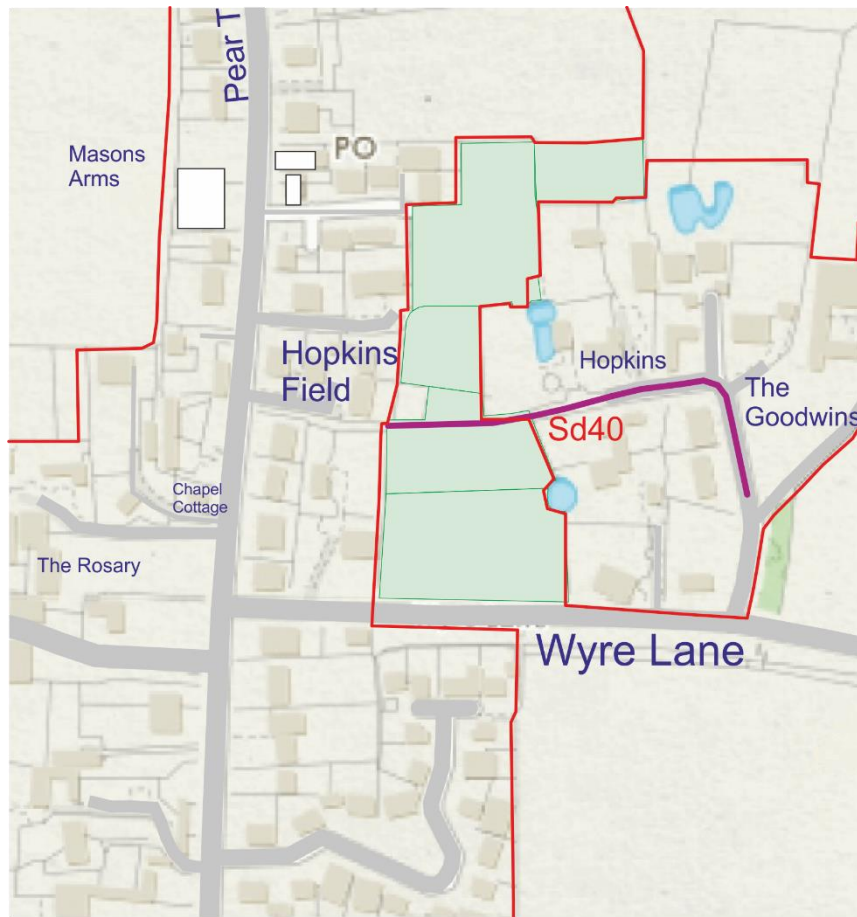


Figure 16: SD40 looking east towards Hopkins



Figure 15: SD40 looking west towards main road

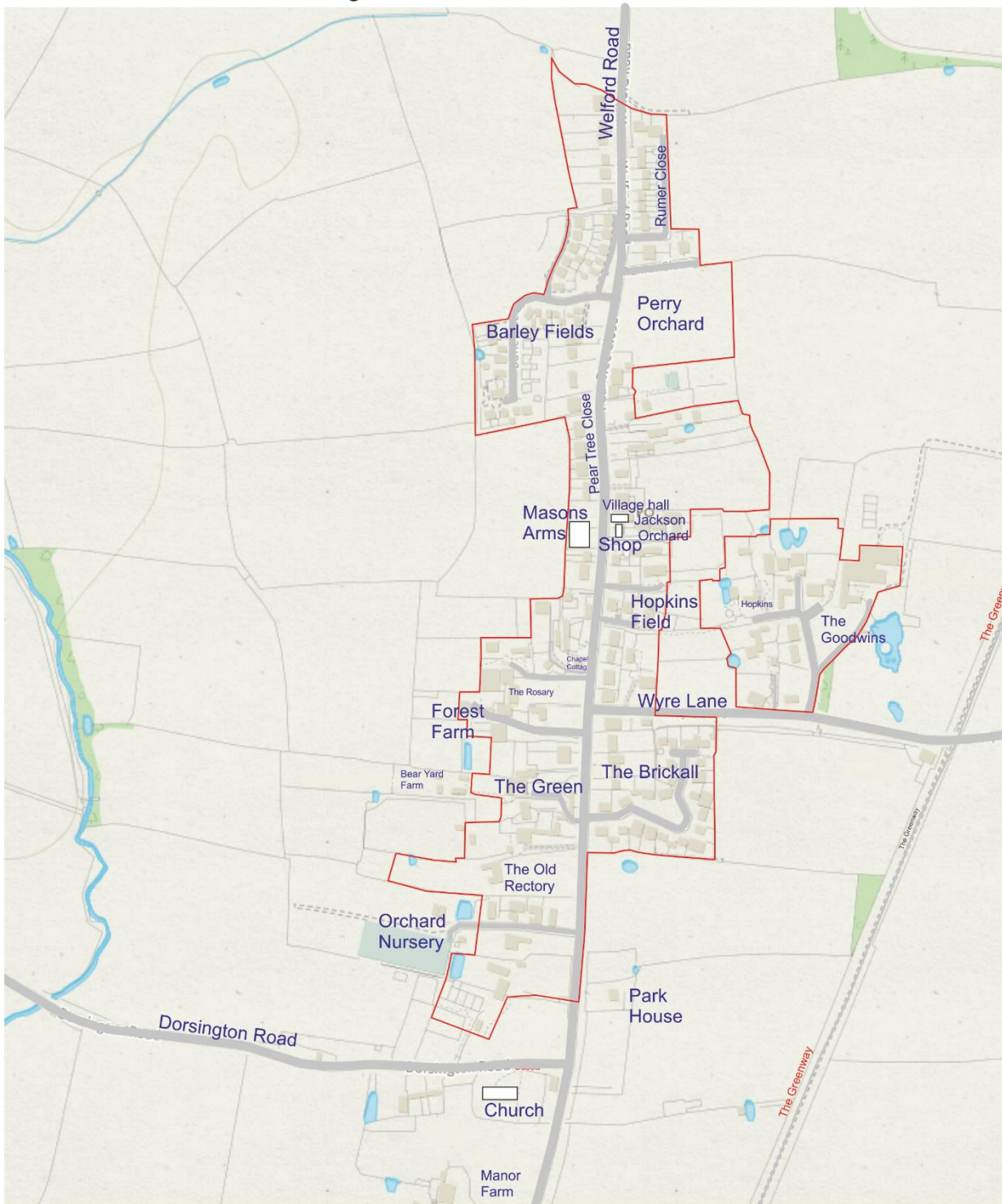
accessing the Greenway (footpath, cycle path and bridleway). This green area is a natural wildlife habitat, having been unused for agriculture for at least 20 years. It lies near the centre of the village and breaks the line of the buildings, providing a peaceful and picturesque setting for walkers.



- BUAB
- Public Footpath
- Local gap

Figure 17: Local Gap

Long Marston BUAB 2022



Builtup Area Boundary shown in Red

Figure 18: Long Marston Built Up Area Boundary

5.2.8. Sources

Long Marston Neighbourhood Development Plan Survey 2019

<https://timetrail.warwickshire.gov.uk/> (footpaths)

Appeal Ref: APP/J3720/W/18/3215586 and APP/J3720/W/16/3153788

Objective: Preserve Views and Vistas

To preserve, enhance and protect views into, out of, and within the village.

5.3. Policy L&E 3: Valued Landscapes, Vistas and Skylines

Development proposals impacting on landscape setting must demonstrate how they are appropriate to, and integrate with, the character of the landscape setting whilst conserving, and where appropriate, enhancing the character of the landscape.

Development proposals should ensure that they respect all valued landscapes, as shown in Figure 19, as well as important vistas and skylines, particularly where they relate to heritage assets, rising land, village approaches and settlement boundaries.

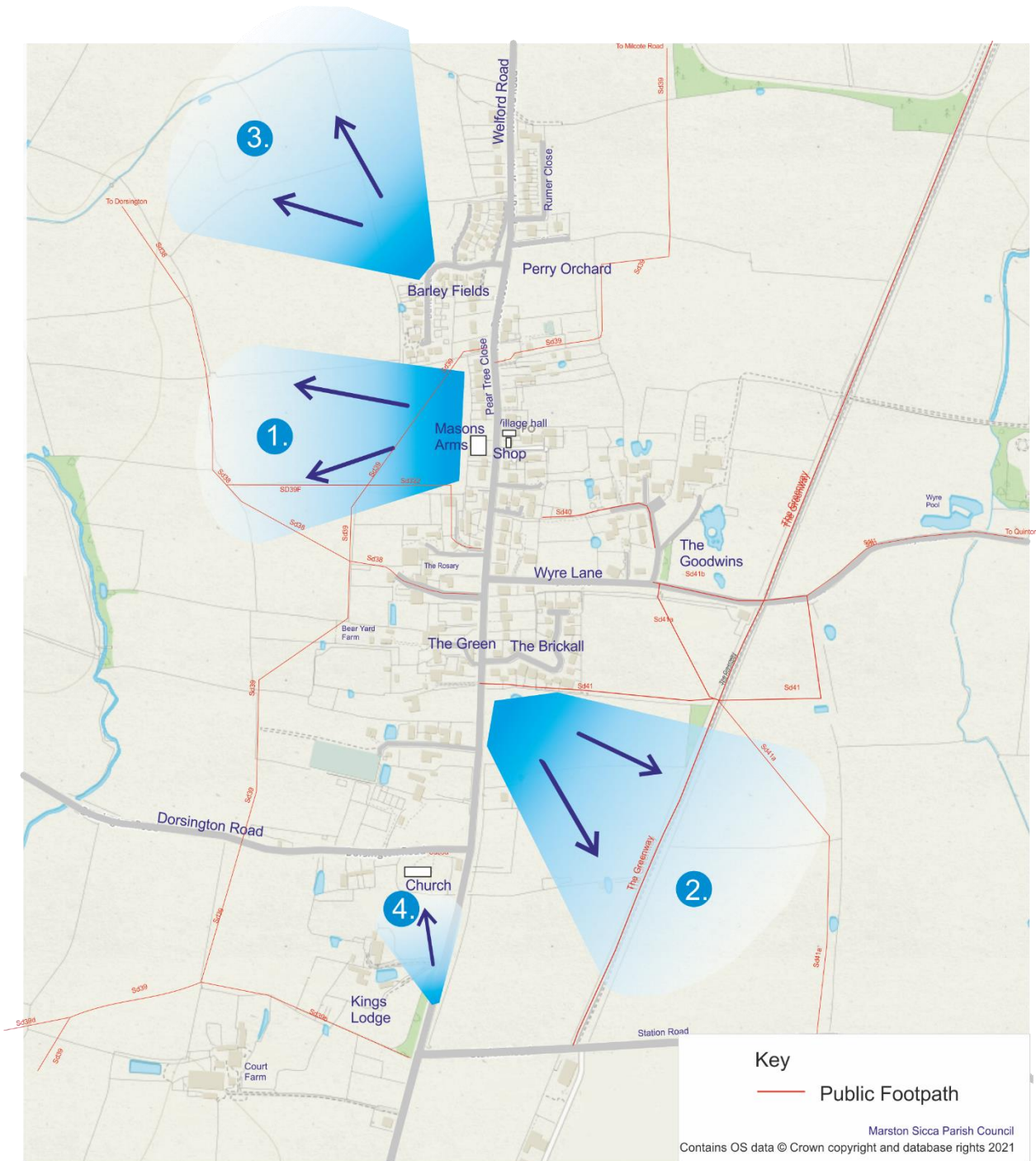
5.3.1. Explanation

5.3.2. The village has developed with a linear main layout, with small clusters of housing leading off the main spine of the village, thus creating a range of short and long views into the surrounding fields and landscape and across the village for most properties. Approaches to the village from the north and south are long vistas along the arterial linear main street.

5.3.3. Figure 19 (Map of Valued Landscapes) and figures 20 - 23 show key Valued Landscapes and how they can be seen from public highways and well-used public footpaths

1. This traditional ridge and furrow farmland occupies the area to the west of the Masons Arms public house (number 1 on the map: figure 19), giving uninterrupted views towards Noleham Woods with spectacular sunsets. 51% of respondents to the Long Marston Neighbourhood Development Plan Survey 2019 said that the view from the Masons Arms towards Noleham Woods, with its spectacular sunset vistas, was important and should be respected (see Figure 19, Number 1 on map, Figure 19).
2. The grade 2 listed St James the Great church is an important focal point of the village. The views approaching the church from both West and South (Number 4 on map: Figure 19) enhance the character of this part of the village.
3. Towards the north and north west of Barley Fields unobstructed views over open country side (Number 3 on the map: figure 19) rising to Rumer Hill in the north.
4. This traditional ridge and furrow farmland (Number 2 on the map: figure 19) occupies the area to the east of the main thoroughfare and south of the Brickall giving views to the southwest of Meon hill.

5.3.4. In the Long Marston Questionnaire results the rural environment and countryside views were one of the main things which 64% said gave Long Marston its character and distinctiveness (Q1). High percentages of respondents also encouraged the Neighbourhood plan to protect the quality of the village environment by preserving the views of the countryside as much as possible, preserving the green areas within the village and ensuring that any new building in the village should minimise the impact upon the character of the village.



- Valued Landscapes of Long Marston in order of importance to residents
1. Ridge and furrow field with views to the Heart of England forest
 2. Ridge and furrow with views of Meon Hill to the southwest
 3. Open countryside to the west and Rumer Hill to the north from Barley fields
 4. The church when entering the village from the south

Figure 19: Long Marston Valued Landscapes



Figure 20:No 1, Ridge and furrow farmland west from Masons Arms



Figure 21:No 2, Ridge and furrow farmland view to Meon Hill to the southwest of Glebe field



Figure 22: No 3 View from Barley Fields play area to the west/north



Figure 23: No 4, View of church on entering the village from the south

5.3.5. Sources

Long Marston Neighbourhood Development Plan Survey 2019

Objective: Access to the Countryside

To maintain access to the countryside through public rights of way

5.4. Policy L&E 4: Maintaining Footpaths and access to the Countryside

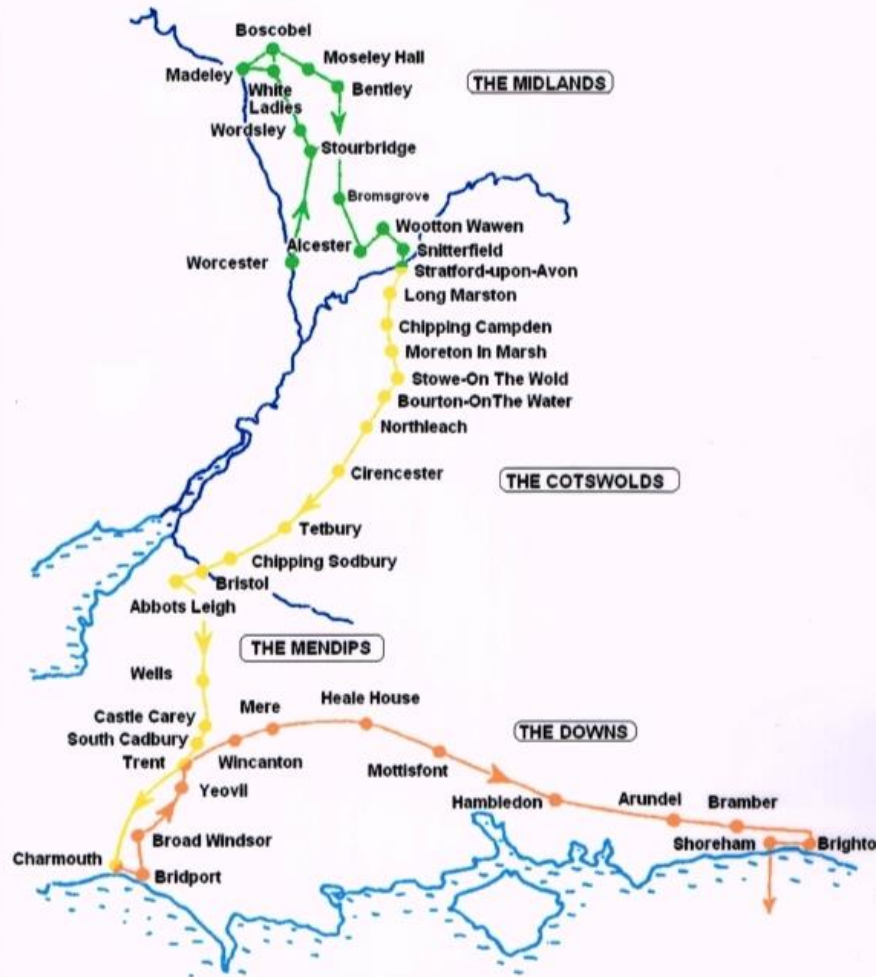
Wherever possible or appropriate, proposals for new development should:

- a) Enhance or divert a public right of way (PRoW) to create equal or improved access, particularly for those leading to the countryside. Where the proposed development would cause harm to an existing PRoW, the PRoW should be diverted.
- b) Provide or improve connections and accessibility for all users to the existing network of footpaths and cycle-ways unless it can be demonstrated that this is not possible.
- c) Enhance the visual impact on existing routes through screening, landscaping and planting.
- d) Ensure footpaths next to or adjacent to its boundaries are comprised predominantly of natural planting. Provision should be made to ensure these are maintained.
- e) Encourage walking and cycling opportunities. Those that do not encourage walking and cycling opportunities will not be supported

5.4.1 Explanation

- 5.4.2 Long Marston is situated at the crossing of The Monarch's Way (Boscobel to Shoreham – See Figure 24) and the Heart of England Way (Milford to Bourton-on-the-Water – See Figure 25). It also has a vehicle-free path (The Greenway – See Figure 21), which is used by Cyclists, Walkers and Horse Riders. The Greenway leads north to Stratford-upon-Avon and South to Meon Vale. In addition to that, Long Marston has many of its own public footpaths around and throughout the village.
- 5.4.3 These footpath and bridleway routes (see Figure 26) have developed over centuries, and continue to be popular with village inhabitants and visitors. They provide an easy access to countryside for dog-walking, push-chairs, cycling, running and general well-being with vistas and views which present few challenges of contour or uneven progress.
- 5.4.4 These public rights of way are a valuable asset to local hikers and dog walkers alike and provide easy access to the countryside, aide in giving the village its rural feel and should be protected and enhanced where possible; see Paragraph 100 in section 8 of the NPPF.
- 5.4.5 The demographic of the village as of the 2011 Census showed a population of 436 residents, of whom 56 (13%) were under 9 years of age, 60 (14%) were between 10 and 19 years old. The age group 45-64 numbered 138 (32%). Since being published the village has seen two further housing developments which would have increased the proportion of young families, suggesting that easy access to The Greenway, for example, would be crucial for those with young children and pushchairs because....
- 5.4.6 In the Questionnaire 54% wish to see projects given better access to the countryside.
- 5.4.7 Development sites that abut public rights of way, including footpaths and/or cycle-ways are encouraged to make sure that access to these paths is maintained and where applicable to consider using natural hedging as a boundary treatment in order to enhance the local environment.
- 5.4.8 Paths with high close board fences can hide views and if on both sides of a path can result in a claustrophobic tunnel effect which makes the user feel cut off from the surrounding landscape. Solid fencing and walls can prevent birds, small mammals and invertebrates from moving freely between gardens. In the Questionnaire 59% said they would like to see wildlife habitats developed.

The Monarch's Way



A 615 mile walk following the escape of Charles II following his defeat at the Battle of Worcester

Figure 24: Monarch's Way



Figure 25: Heart of England Way

Long Marston Public Footpaths

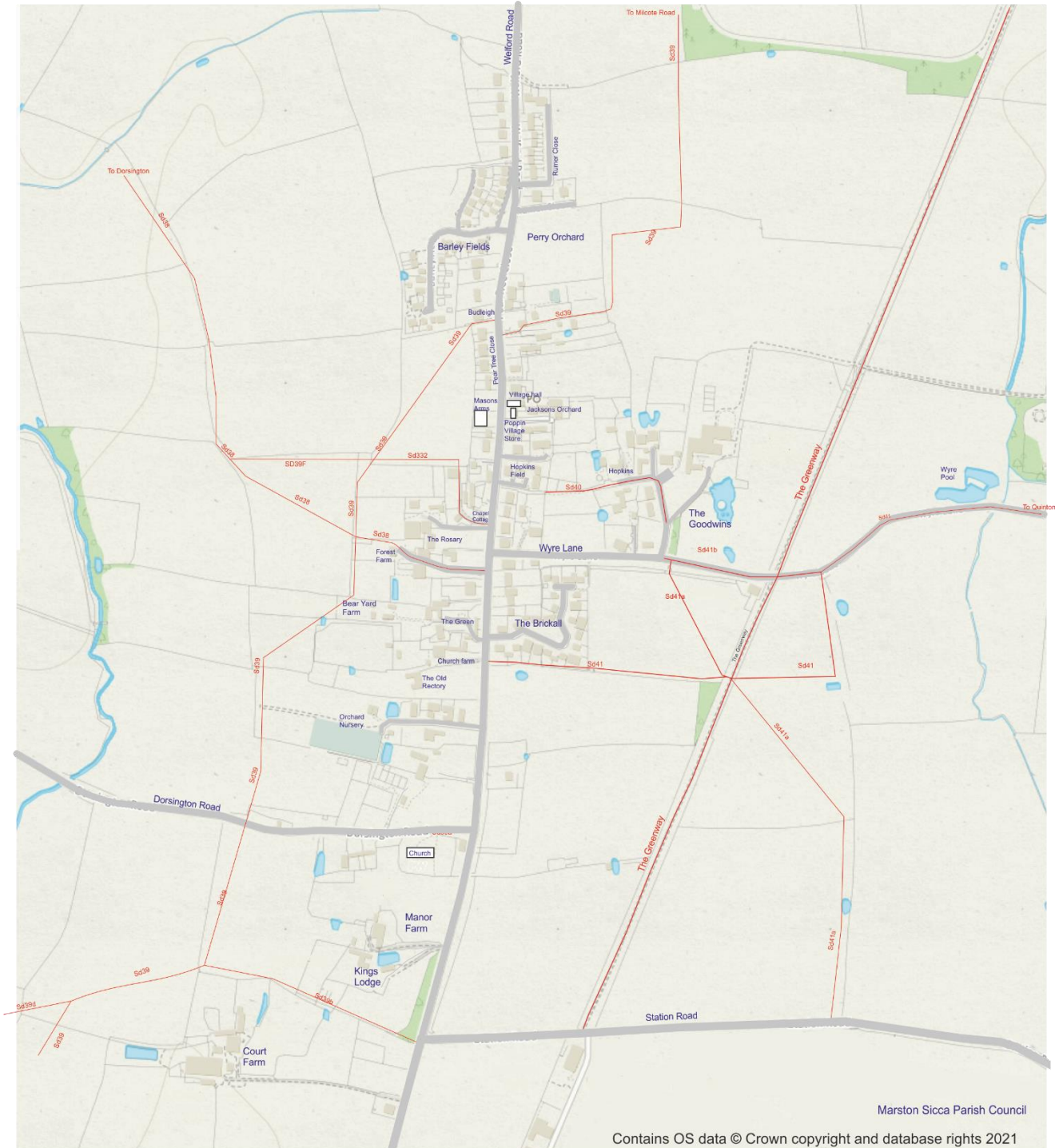


Figure 26: Public Footpaths

Sources

- Long Marston Neighbourhood Development Plan Survey 2019
- SDC Core Strategy Policy CS 9
- Stratford upon Avon District Design Guide (Sections 7.4.1 to 7.4.6)
- National Planning Policy Framework

Objective: Climate Emergency

To positively address climate change

5.5. Policy L&E 5: Climate Emergency

- a) New development proposals are encouraged to take into account the Government's net zero target of 2050.
- b) Development should, where possible and appropriate, incorporate the recycling of grey water and captured rainwater, and integration with SuDS systems. New homes will be expected to demonstrate efficient use of water.
- c) Sustainable construction of well designed, energy efficient homes and buildings will be supported.
- d) The impacts of climate change should be considered and developers will be encouraged to include measures to help cope with and reduce the impact of flooding.
- e) Renewable energy development requiring planning permission will be supported, provided that it does not adversely affect or cause unacceptable harm to residential amenity or to the visual impact and tranquillity of the rural character of the village and the neighbourhood area, such as excessive noise or traffic.
- f) Resource efficient design, including the use of local materials, energy efficient technologies and sustainable construction techniques, will be supported.
- g) New development will be required to meet the following standards for the provision of electric vehicle charging points unless they are superseded by national standards: All new dwellings, where parking is provided within the curtilage, shall be provided with at least one permanently wired electric car charging point per dwelling.

5.5.1 Explanation

5.5.2 *Environmental Sustainability:* The government's Clean Growth Strategy seeks to accelerate the pace of "clean growth" by decreasing emissions as well as increasing economic growth. It will do so by supporting and encouraging homes, businesses and industrial operations to reduce their carbon footprint in line with the Climate Change Act. The NPPF paragraph 148 states that 'the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk

5.5.3 *Reduction of carbon and resource demand:* This is in-line with general government aims expressed in the NPPF but in particular section 14: "Planning for Climate Change" (see especially paragraphs 7, 8c, 10, 152). Furthermore, it is consistent with the SDC Core Strategy policies CS.2 (especially CS.2 B: "Sustainability Standards in Buildings") and CS.3 ("Sustainable Energy"). SDC has also recently adopted their Climate Change SPD which is a further source of reference. The Climate Change Act 2004 provides statutory targets to reduce greenhouse gas emissions. 22% of responses identified Energy Efficiency as needing to be one of the most important features of any new development in the village (Q12).

5.5.4 *Renewable technology:* Recent encouragement by government to increase uptake of renewable systems by schemes such as Feed-in Tariff (for electricity), the Renewable Heat Incentive (for heat) and the Heat Networks Investment Project for district heating demonstrate the seriousness and commitment to renewable energy that our new-builds must allow. Many houses in the village are now installing electric charging points, and although this was not a topic included in the questionnaire there was one respondent who raised the growing need (Q9: Traffic).

5.5.5 Sustainable construction of well designed, energy efficient homes and buildings will be supported. The impacts of climate change should be considered and developers will be encouraged to includes measures to help cope with and reduce the impact of flooding.

5.5 Sources

NPPF “Planning for Climate Change”

SDC Core Strategy policies CS.2 (especially CS.2 B: “Sustainability Standards in Buildings”) and CS.3 (“Sustainable Energy”)

Long Marston Neighbourhood Development Plan Survey 2019

6. POLICIES: COMMUNITY

Objective: Community Facilities

To protect and enhance community facilities and assets

6.1. Policy Com 1: Protecting Community Facilities & Assets

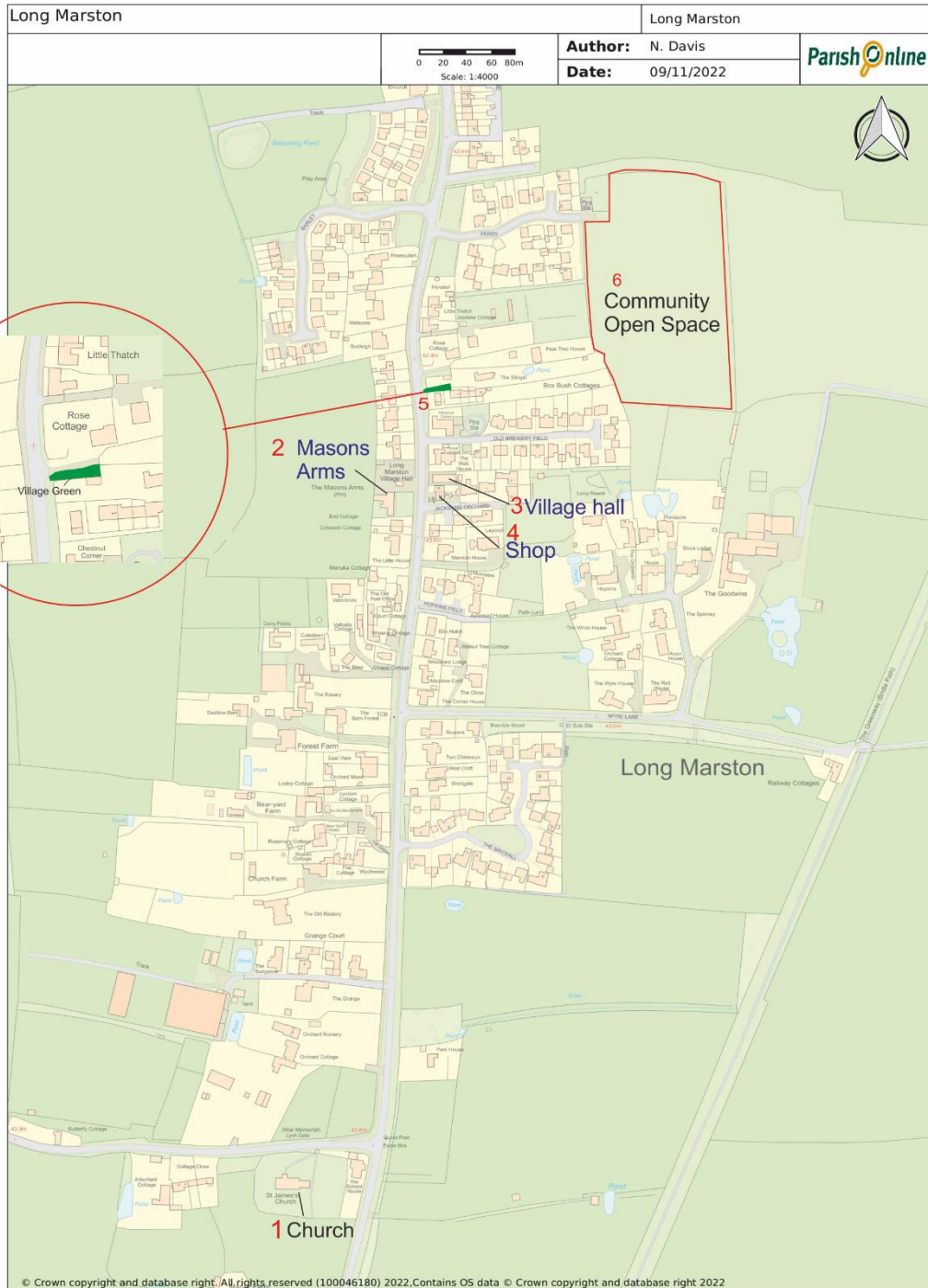
- a) Proposals which enhance and improve the viability of recreational facilities, an established community use of the buildings and ancillary land by way of its extension or partial redevelopment will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.
- b) New recreational areas and community facilities will be encouraged and supported in principle providing they comply with other development policies within the plan and are compatible with existing neighbouring uses to ensure that residents have access to local facilities, open spaces and recreation to maintain a strong, active, healthy and vibrant community.
- c) Development that will result in the loss of community facilities or assets (see figure 27) or this plan will not be supported unless: **i)** It can be demonstrated that the existing use is no longer viable or likely to be in the foreseeable future **AND ii)** Following an active period of marketing of at least one year, an alternative operator or community use has not been found

6.1.1. Explanation

- 6.1.2. Long Marston is defined by the community assets which sit within the village, three of which are in the centre and one sitting to the south.
- 6.1.3. The Village Church is considered to be one of the key views when entering the village from the south. The church is a Grade 1 listed building originally a 14th Century Building with a decorated Gothic Nave and chancel but was rebuilt in the 19th Century.
- 6.1.4. Long Marston boasts a small volunteer run community shop and post office which stocks essentials for the residents of the village. It also has a local Public House, The Masons Arms, which provides a welcome space for socialising. The village hall in the centre of the village is frequently used and hosts events ranging from the Parish Council meetings, Keep Fit activities, a mutual space for local groups and clubs to meet and even Birthday parties.
- 6.1.5. The St. James the Great Church and the Masons Arms public house are registered community assets which provide a valuable service to the community as a whole.
- 6.1.6. These facilities and assets are imperative in maintaining and supporting a strong, healthy, vibrant and cohesive community. A large percentage of the residents of the village are either Very Satisfied or Satisfied with the current Community facilities. These facilities play a particularly important role in bringing together the community and preventing social isolation. This can be especially important in vulnerable groups such as the elderly.

- 6.1.7. Responses to the 2019 NDP survey show the importance of the community assets, with the village shop recording a 100% satisfaction rate. 99% for the church and over 90% for the pub and village hall.
- 6.1.8. Long Marston has access to various recreational facilities and additional development proposals should look to improve and add to these. A small play area for Children (Age 3-10) is located on Barley Fields. Open space has been provided on Brewery Fields with a small amount of exercise equipment for adults. There is a play area on the public open space and community orchard behind Perry Orchard development.
- 6.1.9. This policy looks to build on these existing sites and add additional recreational areas for all members of the village.
- 6.1.10. **Sources**
Long Marston Neighbourhood Development Plan Survey 2019
Outdoors for All

Long Marston Community Assets and Facilities



1. St. James the Great Church
2. Masons Arms public house. SDC ref ACV64
3. Community volunteer run shop. SDC ref ACV67
4. Village hall
5. Village Green
6. Community open space

Figure 27: Community Assets and Facilities

6.1.11. Sources

Long Marston NDP Survey 2019

7. POLICIES: INFRASTRUCTURE

Objective: Infrastructure

To maintain, and where practicable, to improve the ability of the existing infrastructure to meet community needs and mitigate the adverse effects of inadequate existing infrastructure.

To provide adequate capacity to support future planned development.

7.1. Policy Inf 1: Business and Employment

Proposals for commercial development within the Neighbourhood Area will be supported provided they meet the following criteria:

- a) The proposed development is of a scale and form and in keeping with the size and character of the village and its setting;
- b) That developer can demonstrate that the scale of development is clearly related to the employment needs of the local economy.
- c) Development proposals should demonstrate that they have been appropriately assessed in order to minimise traffic generation and highway impact. Proposals to diversify farm businesses will be supported when they meet the following criteria:
 - a) Diversification and extension of rural business based on existing farm sites will be supported only where there would be no harm to the character or biodiversity of the countryside or to aspects of local heritage. Where such diversification or extension of business requires additional building, this must be appropriate in scale to the rural location and, if necessary, be screened by landform or planting.
 - b) Proposals for new built development must demonstrate that existing buildings cannot be used.
 - c) Open storage of goods, containers and equipment associated with the business is kept to a minimum and is appropriately located and screened to reduce any impact on the landscape or the setting of the area.

7.1.1. Explanation

7.1.2. Results of the NDP survey showed that 68% of those with businesses in the neighbourhood Area mainly run them from home, with 32% doing so from other premises. This equates to 22 businesses.

7.1.3. Of the 22 businesses, a third were in consultancy and almost a quarter in farming or horticulture.

7.1.4. There is a small industrial estate, outside the village, at the southern boundary of the Plan area.

7.1.5. The surrounding rural roads are not suitable for high volumes of HGV traffic. Some are designated as unsuitable for HGVs, resulting in the redirection of HGV traffic through the centre of the village.

7.1.6. Sources

Long Marston NDP Survey 2019

7.2. Policy Inf 2: Foul Water Drainage

All new development must demonstrate adequate means of foul drainage and evidence submitted to demonstrate sufficient capacity exists within the system to drain and process sewage during and subsequent to episodes of heavy rainfall.

Proposals to erect new dwellings should include measures to:

- a) Store discharges of foul water from the development and prevent its discharge into the public foul water sewer unless capacity is available to accept it without contributing to existing overload “down-stream”.
- b) Prevent pressurised foul water from back feeding from the public sewer into the property or its curtilage.
- c) Suitable techniques for “domestic grey water recycling” should be adopted where it will reduce the volume of “buffer” storage required above.
- d) Developers shall ensure that foul and surface water from new development and redevelopment are kept separate. Where sites which are currently connected to combined sewers are redeveloped, the opportunity to disconnect surface water and highway drainage from combined sewers shall be taken.
- e) Proposals for new development will be expected to include sustainable drainage systems.
- f) New developments are encouraged to include water reuse, grey water recycling and rainwater capture measures, including the use of water butts.
- g) Where applicable, proposals for new development should demonstrate that flood risk and sustainable drainage systems have been taken into consideration.
- h) Proposals for new development will be expected to include sustainable drainage systems.

7.2.1. Explanation

7.2.2. The village lies on flat heavy clay (Lias Clay), nowhere reaching the 200ft contour line and thus it does not drain well. When the water table rises parts of the village is susceptible to flash flooding, the 6 most recent "floods" occurring in 1998 and 2007. During these episodes the drainage system can be overwhelmed.

7.3. Policy Inf 3: Flooding - Pluvial Flooding Policy

- a) Proposals will only be supported if they satisfactorily address the risk of pluvial flooding, *do not increase the risk of flooding, and where existing flood risks are identified, are supported by a site-specific flood risk assessment.*
- b) Appropriate Sustainable Drainage Systems (SuDS) should be incorporated into all new developments and designed to control run-off generated on-site to the greenfield run-off rate (Q_{bar}) for all return periods up to and including the 1 in 100 years plus climate change critical storm event criteria.
- c) Infiltration SuDS and above ground SuDS attenuation, such as swales, ponds and other water-based ecological systems, should be used wherever feasible. They should be designed to be multifunctional and consider the four pillars of SuDS which are water quality, water quantity, amenity and biodiversity.
- d) SuDS features must be located outside areas of identified flood risk
- e) Existing culverts on a development site should be opened up to provide more open space/green infrastructure for greater amenity and biodiversity. Proposals including new culverts should minimize the length of such.
- f) Where mitigation measures involve cut off ditches, balancing ponds and or similar, proposals should demonstrate the responsibility for and means by which these shall be maintained to ensure their satisfactory performance in perpetuity.
- g) Where applicable, proposals for new development should demonstrate that flood risk and sustainable drainage systems have been taken into consideration.
- h) Appropriate Sustainable Drainage Systems (SuDS) where necessary should be incorporated into all new developments following the SuDS hierarchy. This should maximise any opportunities to enhance biodiversity, create amenity and contribute towards green infrastructure. Connecting to a combined sewer system is not suitable and not favourable.
- i) All new development proposals must ensure that a minimum easement of 8 metres from the top of the bank of the Noleham Brook and other smaller Ordinary Watercourses is provided to allow access for maintenance and to ensure that the natural features and functions of the wider river corridor are retained or reinstated.

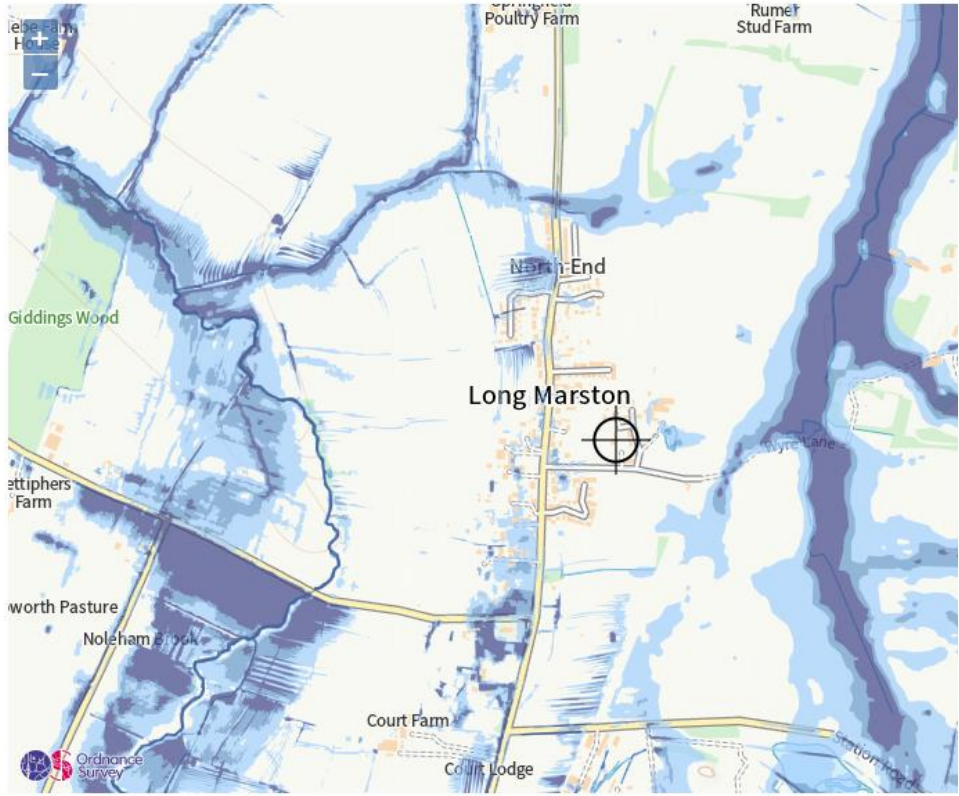
7.3.1. Explanation

7.3.2. Long Marston or Marston Sicca, is essentially a village running north south in a broad valley on a low rise between two streams, the Noleham Brook which forms the western boundary of the Neighbourhood Area and the Gran Brook to the east, both draining from the Cotswold scarp to the Avon at, respectively, Welford on Avon and Bidford-on-Avon.

7.3.3. The land is a flat heavy clay (Lias Clay), nowhere reaching the 200ft contour line and thus it does not drain well. When the water table rises the village is susceptible to flash flooding, the 6 most recent "floods" occurring in 1998 and 2007. Following the 1998 incident a flood prevention scheme involving the clearing and careful maintenance of

ditches has been implemented and there is an ongoing plan for more preventative work.

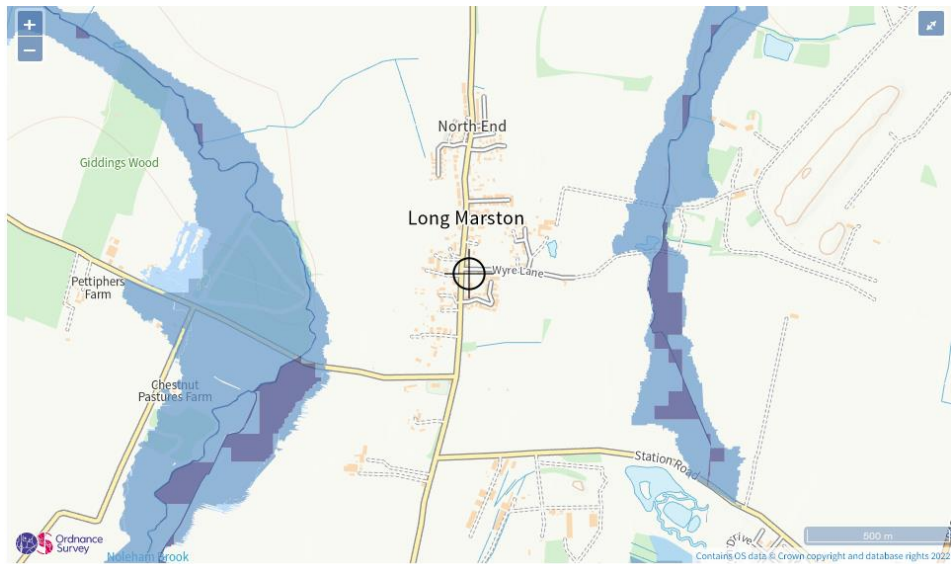
- 7.3.4. This history of localised flooding events in and around the village, coupled with evidence that climate change – and the accompanying increased expectation of extreme weather events – mean that this is a concern for the village. 76% of respondents to the survey (Q 19, 21) felt that flooding was a problem.
- 7.3.5. A recent Met Office report says “.... emerging evidence that, over the UK, daily heavy rain events may be more frequent. What in the 1960s and 1970s might have been a 1 in every 125 days event is now more likely to be a 1 in every 85 days event? This supports other evidence that UK rainfall is increasing in intensity”. This would exacerbate the existing problem.
- 7.3.6. There are particular conditions in Long Marston that explain the need for policies for pluvial flood risk management.
- 7.3.7. Because the village is surrounded on three sides by hills, rainfall and ground water typically drain into the village, running along a network of ditches to various ponds. Much of the water has to drain to Noleham Brook eventually discharging into the river Avon near Bidford.
- 7.3.8. Post 1998 flood alleviation measures appear to have improved matters in general. However, the Eastern side of the village continues to experience periodic, but significant, flooding, for example, properties fronting the East side of the Welford Road. The bottom of Wyre Lane is improved but still vulnerable in times of very heavy rain. See Figure 28 for extent of Long Marston village’s surface water flood risk.
- 7.3.9. Additionally, there are numerous water bodies such as ponds, streams and ditches within and around Long Marston that exacerbate these instances of surface water flooding. Heavy rainfall places the village’s conduit for run off and excess groundwater under pressure. 76% residents said that attention to pond, stream and ditch maintenance should improve flood protection (Q21), which has been a feature failure in the village in the past. Reducing run-off (and therefore reducing strain on the drainage and sewerage infrastructure) will also therefore reduce risk of localised flooding. This is in line with the SDC Core Strategy policies CS.2 A1. “Flood prevention and mitigation measures”, CS.3 “Sustainable Energy” and CS.4 “Water Environment and Flood Risk” especially section ‘Surface Water Runoff and Sustainable Urban Drainage Systems’
- 7.3.10. In the NDP survey of residents 57% listed flood prevention as an important consideration. When asked for their top three priorities for protecting the local environment, 38% thought that flood prevention measures should be improved.
- 7.3.11. Any culverting proposal will require land drainage consent from Warwickshire County Council. <https://www.warwickshire.gov.uk/watercourse>
- 7.3.12. This Policy will ensure that new development will not increase flood risk and where practicable increase the period before rainfall enters existing water courses on new developments.



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 ● Very low
 + Location you selected

Figure 28: Pluvial (Surface Water) Flood Risk in Long Marston



Extent of flooding from rivers or the sea

● High
 ● Medium
 ● Low
 ● Very low
 + Location you selected

Figure 29: Fluvial (Water Course) Flood risk in Long Marston

7.3.13. Sources

SDC Core Strategy Policy: CS.4, CS.7

Long Marston Neighbourhood Plan Survey 2019: Q 12, 19, 21

Environment Agency Long Term Flood Risk Information website: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=415550&northing=248600&map=SurfaceWater>

Objective: Communications

To develop a high-quality communications infrastructure that will connect the community and support home working.

7.4. Policy Inf 4: Communications

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

7.4.1. Explanation

7.4.2. A good, reliable, high-speed internet connection is essential to modern day living. Especially for those who are self-employed and/or working from home. The numbers of people working from home, either full-time or part-time is increasing as communications technology improves. 68% of respondents to the Long Marston NDP survey 2019: Q24, worked mainly or wholly from home. 75% cited poor broadband connection as a problem in the village.

7.4.3. Sources

Long Marston NDP Survey 2019

8. POLICIES: HERITAGE AND ARCHAEOLOGICAL ASSETS

Objective: Protecting historic environment

To protect and preserve historic environment and the setting of heritage assets which help to give the village its character so that they can be enjoyed for future generations.

8.1. Policy HA 1: Heritage and Archaeological Assets

- a) As appropriate, proposals should demonstrate how development will impact upon designated and non-designated heritage assets and their settings. Proposals must set out how the affected assets will be conserved, enhanced or mitigated.
- b) The impact of any development on any heritage asset will be judged against the degree of harm and the significance of the heritage asset affected and weighed against any public benefits.
- c) Alteration and conversion of historic and listed buildings will be supported when the building is retained and the proposed development is sympathetic to the heritage value of the building.
- d) The sites shown as possessing ridge and furrow features on the land of Historical Interest Map (Figure 31) and Lidar Map (Figure 32) will be treated as non-designated heritage assets and the scale of any harm to their features, as a result of the development, will be balanced against the significance of these particular features.

8.1.1. Explanation

8.1.2. Long Marston has a wealth of heritage assets (see Figure 33). The village is set within the wider medieval larger village context, evidenced by the wealth of early buildings dating from the 13th Century, and surrounding ridge & furrow landscape together with archaeological evidence that the village was once larger than at present. There are 21 Listed Houses, a Grade 1 Church, 2 sets of farm buildings and “Long Marston Grounds” in the village. One Grade 2 Listed house dates from 1340, and is believed to be the oldest house in Warwickshire. The settings for these buildings are, in the main, contemporary to the buildings, and reflect the original system of hedges, orchards and land-drain ditches. Much of this is what makes it a quiet, rural, natural environment. Historically the village lay within Gloucestershire. Marston Sicca is thought to be early medieval in origin and is recorded as a pre-conquest manor in the Domesday Survey of 1086.

8.1.3. The majority of Long Marston Village lies within an area of High Archaeological Sensitivity (see Figure 31: Archaeological Sensitivity Map). Within the Neighbourhood Area there are 26 listed buildings (see Figure 33). Of particular relevance is the Grade 1 listed medieval Church of St James (LMA1) and the Grade II* listed 16th century Goodwins (LMA 2). The Grade II listed Hopkins (LMA 26) also has medieval origins (Figure 33: Community assets map).

The Warwickshire Historic Environment Record lists 11 records of heritage assets and finds. The earliest entry refers to Romano-British occupation. The WHER records the extent of the medieval settlement of Long Marston, which includes an area of shrunken settlement. Ridge

and Furrow is recorded to the west of the village (see figure 30 and 32). This historic agricultural landscape is becoming increasingly rare with 73% of all visible ridge and furrow being levelled between the 1940s and 2007.

8.1.4. 18% of respondents to the NDP survey cited the Historic and natural features as one of their top four things they valued most about living in Long Marston.

8.1.5. This policy endeavours to ensure that these assets and any found in the future are conserved and enhanced for the benefit of future generations notwithstanding the balancing exercise which must be carried out to weigh the degree of harm and the significance of the heritage asset affected against any public benefit.

Land of Historical Interest within Long Marston Neighbourhood Area

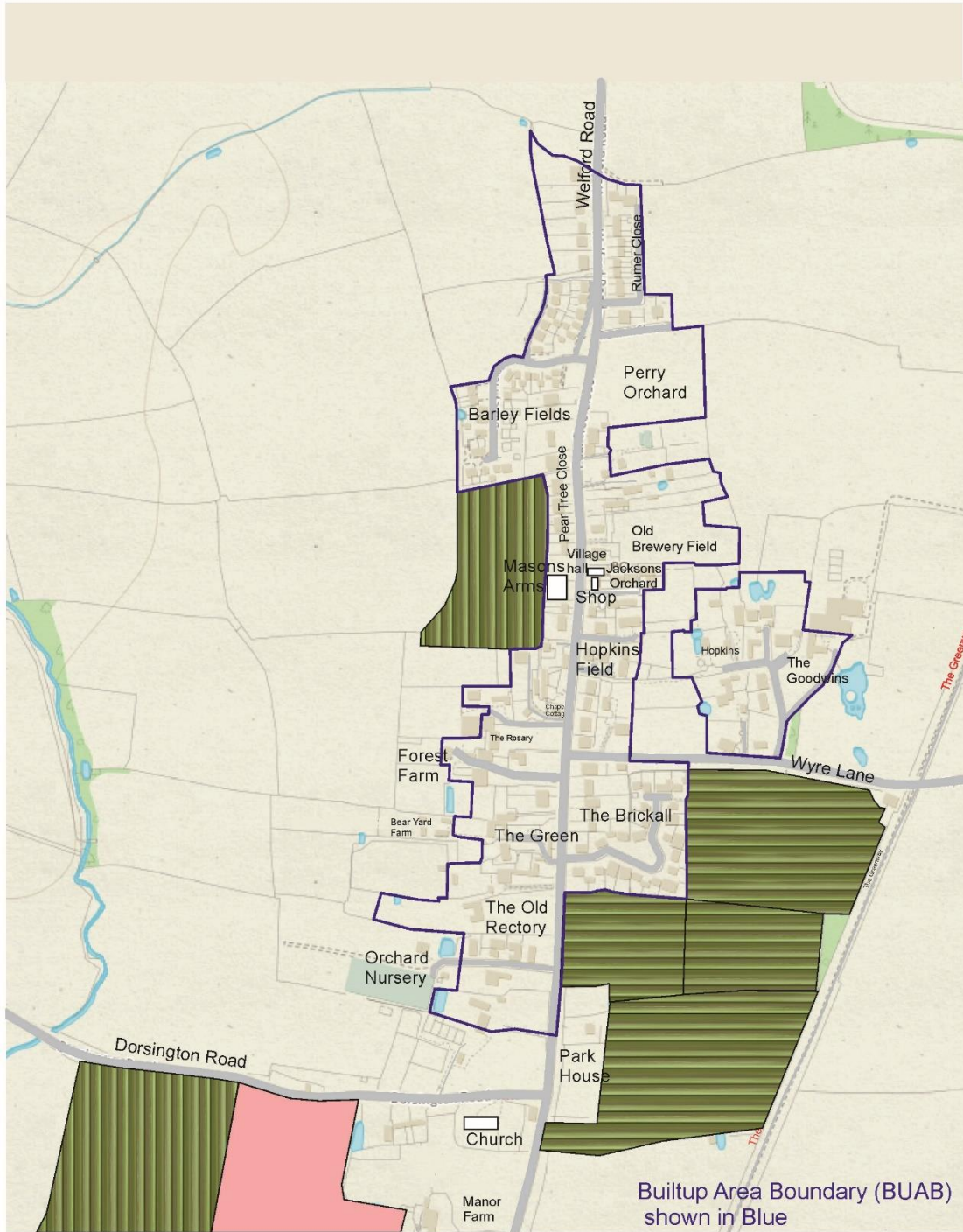


Figure 30: Land of Historical Interest

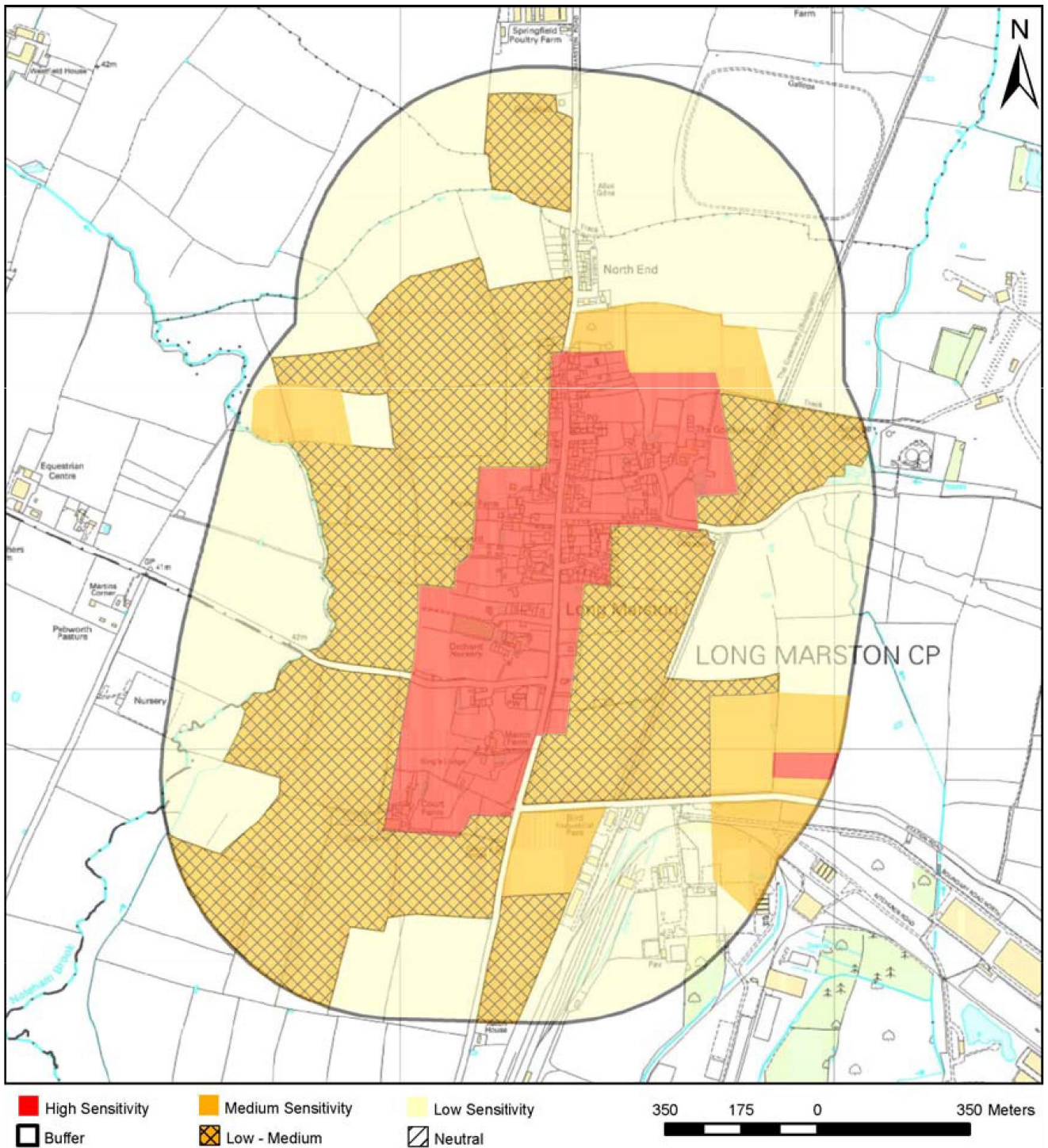


Figure 31: Long Marston Historic Environment Assessment Archaeological Sensitivity Map

8.1.6. (Aerial Photographs and LiDAR) – see Figure 32 “Long Marston is covered by LiDAR survey imagery held at the WHER. Extensive ridge and furrow cultivation was noted to the east and west of the village, however no previously unidentified sites were recorded during appraisal of this source.”

8.1.7. *Medium-Low and Low Sensitivity*

- 8.1.8. “Within areas identified as low-medium sensitivity there are no statutory constraints to development. These areas comprise fields to the east and west of the settlement, identified as containing evidence of ridge and furrow ploughing. Depending upon its nature and extent, the ridge and furrow may contain value as either as a physical example of upstanding remains of past land-use; as well as the potential to conceal evidence of earlier activity.”
- 8.1.9. “For this reason, pre-planning consultation with the WCC Planning Archaeologist is recommended in order to determine the exact scope of works for specific sites. Due to the uncertainty of the archaeological resource in this area, a programme of pre-determination assessment may be required (dependent upon the size and scale of the proposed development) which could comprise a basic archaeological assessment including a site visit to assess the nature of the ridge and furrow and appraisal of the likely impact from the proposed development.”
- 8.1.10. LiDAR map extract of Long Marston (As before described 4.20.6) showing ridge and furrow to west (field behind the pub) and south east (behind Park House site) www.lidarmap.uk

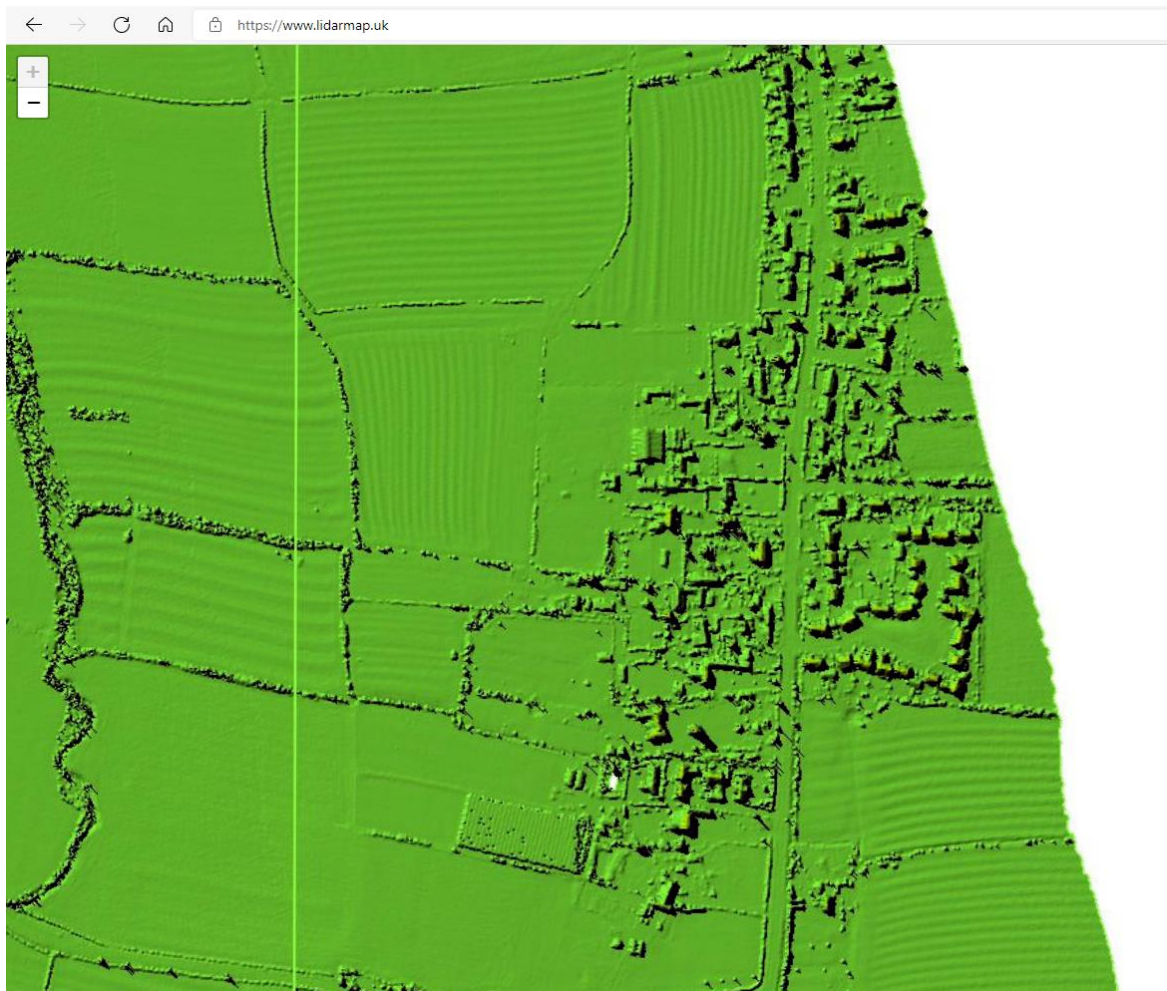
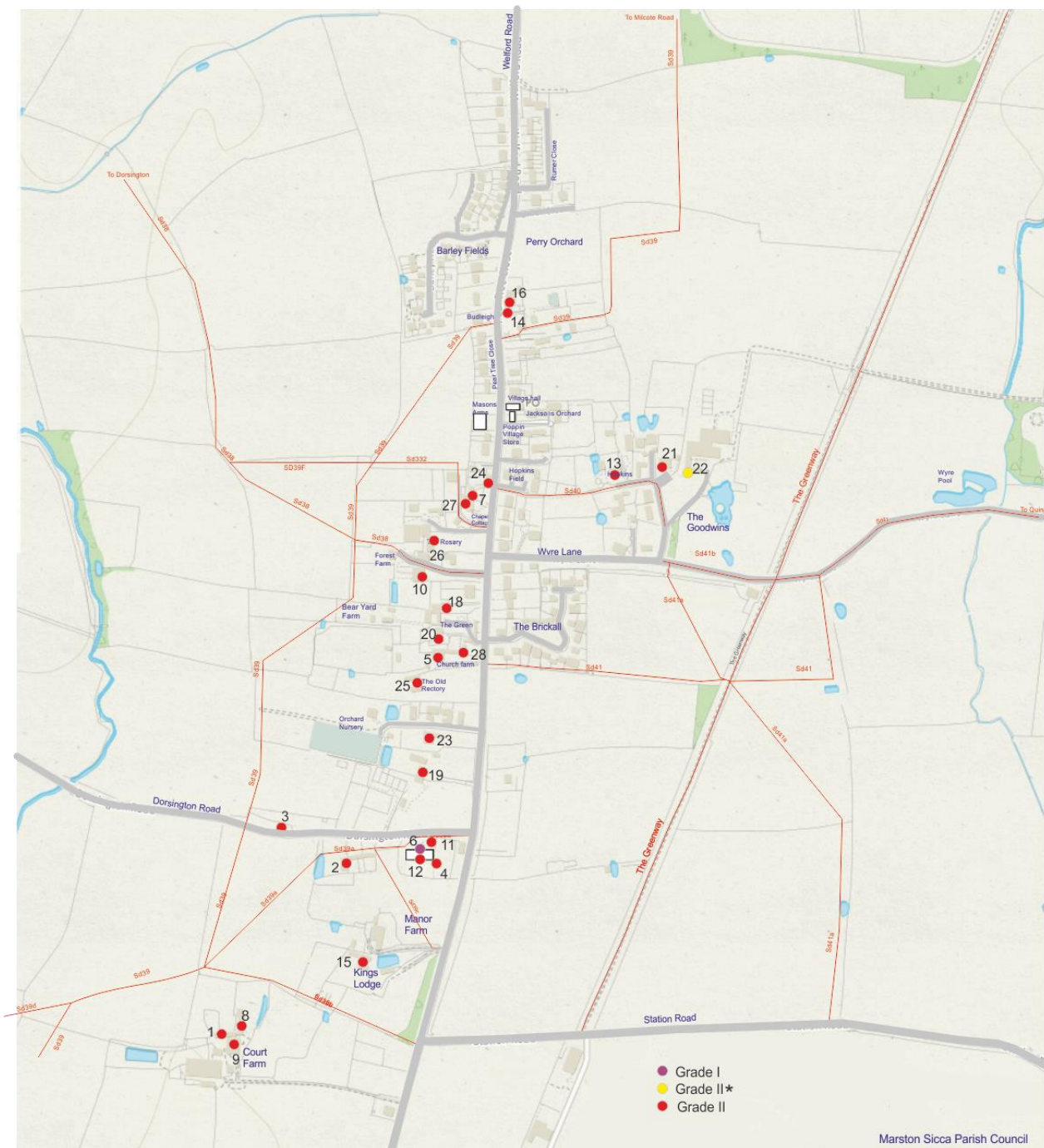


Figure 32: Lidar map of Long Marston

Long Marston Public Footpaths and Listed Buildings



- | | |
|--|--|
| <ol style="list-style-type: none"> 1) II 2 Barns and a Stable Immediately West of Court Farmhouse, Long Marston 2) II Arborfield Cottage, Long Marston 3) II Butterfly Cottage, Long Marston 4) II Chest Tomb and Headstone Approximately 6 Metres South East of Chancel of Church of St James, Long Marston 5) II Church Farmhouse, Long Marston 6) I Church of St James, Long Marston 7) II Court Cottage, Long Marston 8) II Court Farmhouse, Long Marston 9) II Farm Building Approximately 30 Metres South West of Court Farmhouse, Long Marston 10) II Forest Farmhouse, Long Marston 11) II Group of 5 Headstones Approximately 13.5 Metres North of Chancel of Church of St James, Long Marston 12) II Group of 7 Chest Tombs and 2 Headstones Immediately South of the Church of St James, Long Marston | <ol style="list-style-type: none"> 13) II Hopkins, Long Marston 14) II Jasmine Cottage, Long Marston 15) II King's Lodge, Long Marston 16) II Little Thatch, Long Marston 17) II Long Marston Grounds, Long Marston, Not Shown 18) II Lyndon Cottage, Long Marston 19) II Orchard Cottages, Long Marston 20) II Rosemary Cottage, Long Marston 21) II Sicca Lodge, Long Marston 22) II* The Goodwins, Long Marston 23) II The Grange, Long Marston 24) II The Old Post Office, Long Marston 25) II The Old Rectory, Long Marston 26) II The Rosary, Long Marston 27) II Valhalla Cottage, Long Marston 28) II Wychwood, Long Marston |
|--|--|

Figure 33: Listed Buildings

8.1.11. Sources

Long Marston NDP survey 2019: Q1,

National Planning Policy Framework: Section 12

SDC Core Strategy Policy: CS.8

Warwickshire Historic Environmental Record (WHER) at

<https://timetrail.warwickshire.gov.uk/>

Historic Environment Assessment of Local Service Villages, SDC 2012: Section 4.20.

9. POLICIES: DEVELOPMENT

Objective: High-quality design

To ensure developments reflect and/or complement the village's distinctive rural and historic character in terms of high-quality design by echoing the density, scale, layout, and materials that contribute to that character, and maintaining significant features.

To ensure the village retains a good mix of housing in terms of size and type of home that meets the needs of the parish.

9.1. Policy Dev 1: Maintaining the Rural Character

All development should minimise, and where appropriate, mitigate its impact on the rural character of the village. In particular, development proposals should:

- a) Demonstrate how the village's rural character has been respected, as appropriate.
- b) be of an appropriate density to reflect the location and avoid excessive urbanisation;
- c) include suitable features to protect, and where possible, enhance the landscape of the village;
- d) respect the historically significant and distinctive features of the village;
- e) avoid the loss of trees and native hedgerows and include the replanting of native trees and hedgerows where appropriate;
- f) Where signage is fixed to a premises, be of a design and scale that reflects and respects the village's local character. Fixed signage that causes unacceptable harm to the local character, heritage assets or its setting will not be supported

9.1.1. Explanation

9.1.2. Long Marston is a village sitting within flat lands, abundant trees and hedgerows. The tranquil, open, rural nature of the village must be preserved. Long Marston residents value the peace and quiet aspect of living in the countryside.

9.1.3. Over half of the land within the village is farmland and 'countryside'. The majority of householders enjoy views over field and land that was once planted out with orchards. The fields adjacent to the main road and the views of the countryside between the dwellings and from the rear of the dwellings are crucial to maintaining the feeling of being a rural village.

9.1.4. The rural character of the village should be preserved through protecting the setting including trees and hedgerows. Tree planting around development sites, or on existing wooded or green spaces, to help offset carbon emissions of new developments and enhance the historical orchard landscape of the village will be encouraged.

- 9.1.5. A rich, thriving wildlife is equally important in a rural village that conserves the natural environment. The retention of features such as tree, hedgerows, woodland, open spaces, and their associated biodiversity are essential to achieve these aims.
- 9.1.6. There is limited opportunity for expansion of the village alongside the main road in either north or south directions beyond the main settlement without seriously damaging the rural nature of the village afforded by the few remaining fields and hedgerows that abut the road.
- 9.1.7. Street furniture in Long Marston is confined to that which relates to traffic management and safety and street names. Public footpaths use rustic signage. The minimal use street furniture is appropriate for the rural character of the village.
- 9.1.8. The NDP survey of residents found 71% valued that it was a rural village with access to the countryside. When asked to indicate the two things that give Long Marston its character and distinctiveness, 64% indicated the rural environment/countryside views and 62% the easy access to the surrounding countryside.

9.1.9. **Sources**

Long Marston Neighbourhood Development Plan Survey 2019

9.2. Policy Dev 2: Ensuring Appropriate High-Quality Development

New development should be of high-quality design that respects the character and the distinctiveness of the village.

In particular, proposals should:

- a) incorporate appropriate landscaping;
- b) use building styles and materials that are sympathetic to the character and appearance of the surrounding environment;
- c) include a mixture of architectural styles;
- d) be well integrated with the existing built form.
- e) incorporate security by design measures to reduce crime and the fear of crime;
- f) protect neighbour amenity;
- g) respect the historical significance and setting of listed buildings to which they are attached or adjacent to and not dominate in scale;
- h) use low to medium height hedges to create well defined boundaries around houses and avoid the use of walls and close-boarded fences.

9.2.1. **Explanation**

9.2.2. The character of the village is strongly defined by its surrounding countryside and landscape setting.

9.2.3. Traditional hedges and hedgerows are characteristic boundaries of fields and homes throughout the village. Along with gardens, hedges provide important habitat, food, shelter and breeding sites for wildlife and are important for the overall ecosystem. Solid fencing and walls can prevent birds, small mammals and invertebrates from moving freely between gardens.

9.2.4. Tree planting is important in providing screening and as a home for wildlife in new developments.

9.2.5. **Sources**

Long Marston Neighbourhood Development Plan Survey 2019

9.3. Policy Dev 3: Preserving the Settlement Boundary of Long Marston

The built-up area of Long Marston is defined by the development boundary (see Figure 18).

All areas outside the Built-up Area Boundary are classed as countryside. Support for new housing in the countryside will be limited to dwellings for rural workers, replacement dwellings and individual dwellings of exceptional design (NPPF paragraph 79 and part E and J of policy AS.10 of the Core Strategy).

Development proposals beyond the Built-up Area Boundary which reduce the gap between Long Marston and nearby developments at Meon Vale and Long Marston Airfield (Area coloured pink in Figure 34) will be resisted unless they comply with Policy Dev 2 and specifically allow for the preservation of the separate identity of Long Marston and surrounding settlements.

Explanation

- 9.3.1. The character of the village of Long Marston is in part created by its setting within the landscape as a separate, distinct settlement that is surrounded by open countryside. This must be preserved.
- 9.3.2. There are significant new developments surrounding Long Marston including Meon Vale and the regeneration of the disused airfield. These developments have their own separate, distinct character that is different to the historic village of Long Marston. A buffer zone of open countryside between these settlements is required to ensure these distinct characters are maintained.
- 9.3.3. This policy does not prohibit the boundaries of the built-up area of Long Marston changing providing any growth in the built-up area does not lead to a merging with other settlements.
- 9.3.4. In the NDP survey, 72% of residents felt it extremely important that the physical separation between Long Marston and the surrounding settlements should be ensured, with a further 19% saying it is very important.
- 9.3.5. Local present and previous planning guidelines encourage the retention of vistas of village locations by restricting the coalescence of villages through housing developments on open land between the villages. This helps to maintain the character of each community and at the same time retains the existing views into and out of the villages. See Figure 34 area coloured pink.

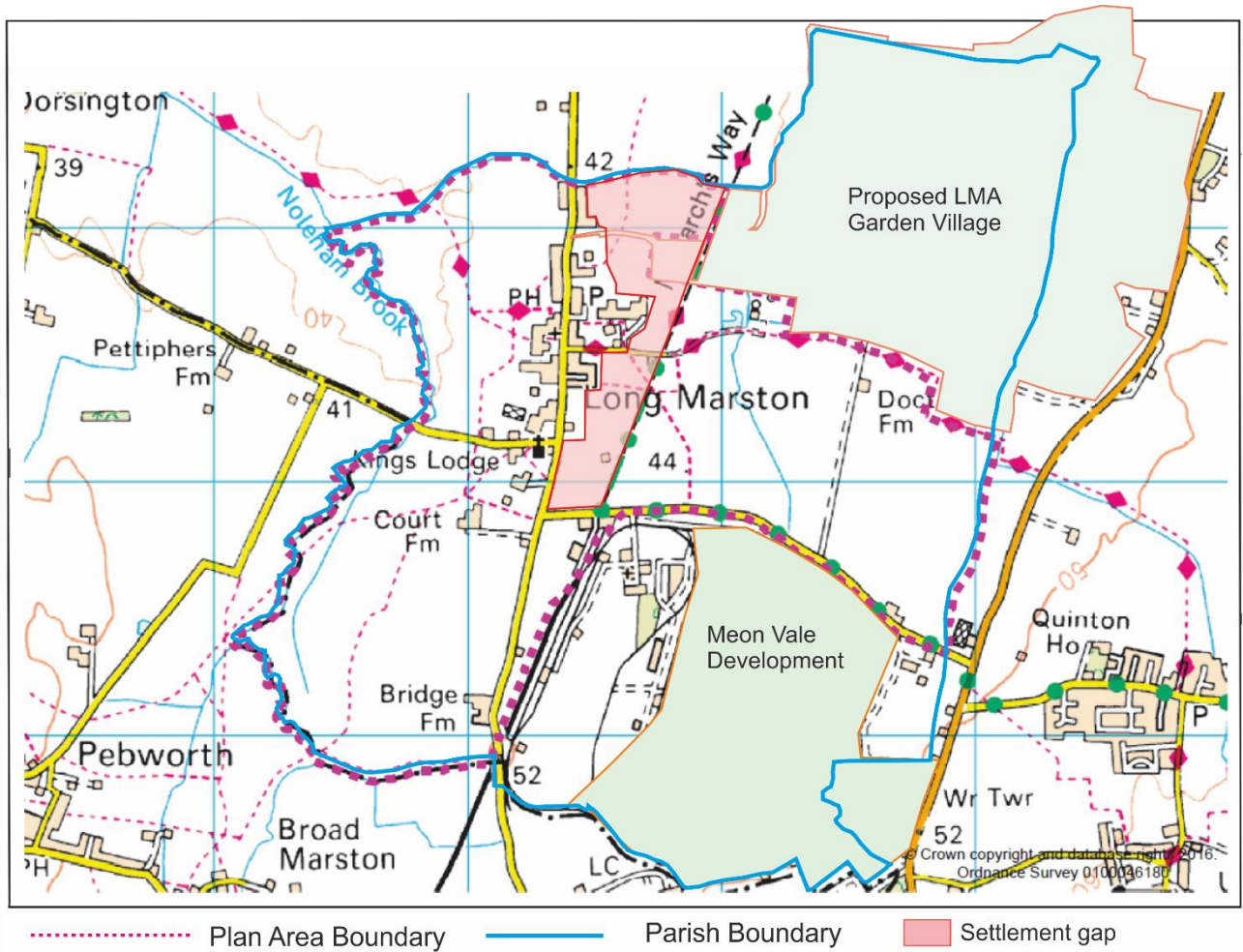


Figure 34: Map of nearby developments showing parish and NDP boundaries

9.3.6. Sources

Long Marston Neighbourhood Development Plan Survey 2019

9.4. Policy Dev 4 Local Housing Needs

Developments should provide a suitable mix of size and type of homes to ensure the housing needs of people with a local connection to the parish.

Small-scale Local Needs Schemes will be supported on sites beyond, but adjacent to, the Built-up-Area Boundary where the following is demonstrated:

- There is a proven and unmet local need, having regard to the latest Housing Needs Survey; and
- Appropriate arrangements will be put in place via a planning obligation to regulate its future occupancy to ensure the continued availability of the housing to meet the needs of local people.
- Low-cost affordable Home Ownership, including products which for first time buyers, will be supported where there is an evidenced need.

For Discounted Market Sale homes, the Minimum discount will be 40%

Local Needs Housing Schemes shall prioritise allocation to those with a local connection which is defined as follows:

- being born in the parish or whose parents were ordinarily resident in the parish at the time of birth;
- currently live in the parish and has done for at least the past 12 months, used to live in the parish and did so for a continuous period of not less than 3 years;
- currently works in the parish and has done so for at least the past 12 months for an average of not less than 16 hours per week;
- or currently has a close family member (i.e. mother, father, brother, sister, son, daughter) living in the parish and who has done so for a continuous period of not less than 3 years.

9.4.1. Explanation

9.4.2. Core Strategy Policy CS.15 allows local needs schemes within and adjacent to settlements including small-scale community-led schemes to meet a need identified by that community.

9.4.3. Affordable housing -as defined in Annex 2 of the NPPF – is made available to local people who have an identified need for housing but who cannot afford to buy or rent a home at market rates. Local Authorities allocate rented social housing to local people who have a proven housing need and are on the Council Housing Waiting List.

9.4.4. Low-cost affordable home ownership products include Shared Ownership, Discounted Market Sale Homes and First Homes. Discounted Market Sale and First Homes are required to be discounted by at least 40% of market value. First Homes is a new affordable home ownership programme for first time home buyers. Crucially, for both Discounted Market Sale and First Homes, the discount will be passed on to all future purchasers in perpetuity.

9.4.5. This plan sets the minimum discount above the national minimum of 30% for First Homes at 40%. Previous similar Discounted Market sale homes at Barley Fields in the parish discounted by 40%. This higher discount will make getting on the housing ladder more reachable for local people.

9.4.6. 44% of respondents to the Long Marston Neighbourhood Plan survey said it was important to provide housing for people with a local connection

9.4.7. The 2019 housing needs survey concluded there were four households with a defined local connection looking for alternative accommodation consisting of: 1x housing association rent 1 bed maisonette, 2x housing association shared ownership 2-bed house, and 1x owner-occupier 2-bed bungalow.

9.4.8. **Sources**

Housing Needs Survey Report for Marston Sicca Parish Council July 2019

9.5. Policy Dev 5: Car Parking

New housing developments must provide adequate parking per dwelling. All new dwellings shall ensure that:

- a) Provision for the parking of motor vehicles, including garages and carports, at a ratio of one space per bedroom, is available within the curtilage of the development;
- b) New car parks should incorporate permeable materials or where possible and appropriate, introduce SuDS and adequate treatment for flows, to ensure that discharge/run off flows leaving the car park site do not degrade the quality of accepting water bodies, thereby providing greater amenity.
- c) Parking areas are carefully designed and discretely sited to avoid detracting from the village street scene; and
- d) All new dwellings, where parking is provided within the curtilage, shall be provided with at least one permanently wired electric car charging point per dwelling.

New commercial development must demonstrate that the site has adequate parking for its needs and at a level suitable for a rural village with limited public transport.

9.5.1. Explanation

9.5.2. The NPPF 2019 (paragraph 105) makes it clear that in setting local parking standards policies should take into account the accessibility of the development, its type, mix and use, local car ownership levels and the availability of public transport. The SDC Development Requirements SPD does this on a district wide basis and is applicable in some areas but a locally identified need means that a different non-strategic parking allocation policy is required. In paragraph 21 of the NPPF it states that these non-strategic policies can be “more appropriately dealt with through neighbourhood plans.”

9.5.3. Large amounts of parking along roadsides can cause safety concerns through reduced footpath size, particularly if vehicles are partially parked on the footpath, and lead to obstructions and poorer visibility for other road users. In the interests of safety of pedestrians new housing development should include adequate off-street car parking so that existing problems of on-street car parking are not made worse.

9.5.4. Long Marston has limited public transport links. There is a single bus



Figure 35: Photograph of parking problems

service through the village. 3% of residents use the bus more than once daily or daily for school run reasons, however 96% never use it (NDP Survey 2019). Private transport use is an essential part of rural life.

9.5.5. In the NDP Survey, 57% of respondents were concerned about parking on the pavements and parking on verges. 93% of residents believed that any new housing should have off-street parking for two or more cars.

9.5.6. This policy seeks to ensure that any new development does not increase the existing problem of and helps to promote a safe community and a place that is “safe, secure and attractive-which minimises the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.” (NPPF (2018), para 110c).

9.5.7. **Sources**

Long Marston Neighbourhood Development Plan Survey 2019

National Planning Policy Framework 2019

<https://www.stratford.gov.uk/doc/208509/name/PART%20R%20clean%20version%20Cabint%20June%202019.pdf>

9.6. Policy Dev 6: Future Housing

The Plan safeguards land on the east side of Long Marston Road (as shown in figure 38) as a Reserve Housing Site, with the potential for future residential development of up to 10 dwellings. The safeguarded site will only be released during the plan period if it can be demonstrated through the submission of evidence that there is an identified housing need for its early release having regard to the criteria in policy CS 16 of the Core Strategy 2011-2031.

An updated landscape sensitivity assessment should be provided as part of any future planning application for the reserve site. This assessment should pay specific attention to the adjacent heritage asset, Church of St James the Great.

Development proposals for the site will be supported provided they comply with all relevant policies in this Plan, national and district planning policies and guidance and the SDC Site Allocations Plan.

The following specific matters should be incorporated into any development scheme for the site:

- Provide a single vehicular access onto Long Marston Road to serve all properties
- Extend footway along eastern side of Long Marston Road up to access into the site
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Retain mature trees on the site as far as possible

Explanation

9.6.1. This site, identified as LMAR 09 in the Stratford on Avon District Council Site Allocations Plan June 2020, is currently a fairly substantial single residence with a developable area of 0.5ha.

- The site is situated next to the main road. The impact on the linear nature of the village would be minimal
- Has good access to the highway
- Has the potential to provide ample off-street parking.
- The site is situated close to the church and approximately half a kilometre from the centre of the village and its amenities.
- Not at high risk of flooding: cross-referenced with the Environmental Agency Surface Water Flood Risk Map.
- This site is adjacent to the church. Any development would have to be carefully designed to accord with the setting of the church and its immediate surroundings.
- It is known to be available for development.
- The site is currently surrounded by tall evergreen hedging. Limited development of this site is unlikely to affect the important views,

Conclusion: This potential site is outside the BUAB but within the confines of the village. Small scale development of this site would be supported provided it complies with Dev 7.

9.6.2. The village of Long Marston is identified as a Category 4 Local Service Village in the Stratford on Avon Core Stratford and so the following housing requirement applies:

Category 4 – approximately 32 new homes over the period 2011-2031

- 9.6.3. Between 2011 and 2020, Long Marston has seen development of 78 new homes focussed on three large developments at Barley Fields (40 homes), Perry Orchard (20 homes), and Old Brewery Fields (18 homes). The housing development in the village over the plan period up to 2020 has exceeded the allocation in the Core Strategy standing at 244% of the Category 4 allocation.
- 9.6.4. Residents were asked about the suitability of new development by size in the Neighbourhood Development Survey 2019. 95% felt it is not suitable for one large development of more than 20 houses. 78% felt the same way about medium sized developments between 10 and 15 houses. The development of individual plots saw 36% indicating they would be very suitable and 42% quite suitable.
- 9.6.5. Medium and large developments cannot be sustainably built within the Long Marston Built-up Area Boundary while maintaining the rural character and heritage access to and views of the countryside.
- 9.6.6. **Alternative sites considered:**
- 9.6.7. Two other sites were considered, both included in the Stratford on Avon Site Allocation Plan. Both sites are located at the north end of the village.
- 9.6.8. One to the east of the main road, identified as LMAR 02 in the Stratford on Avon District Council Site Allocations Plan June 2020. Net site area 0.6 hectares with a dwelling capacity, at 25DPH, of 15 dwellings. This site is open farm land and development would have a detrimental effect on the character of the settlement, concentrating a disproportionate amount of housing at that end of the village.
- The site is situated behind existing housing and does not have good access to the main road.
 - The impact on the linear nature of the village would be unacceptable
 - There is potential for flooding at the northern end of the site (risk of flooding: cross-referenced with the Environmental Agency Surface Water Flood Risk Map.)
 - The site is currently open farm land.

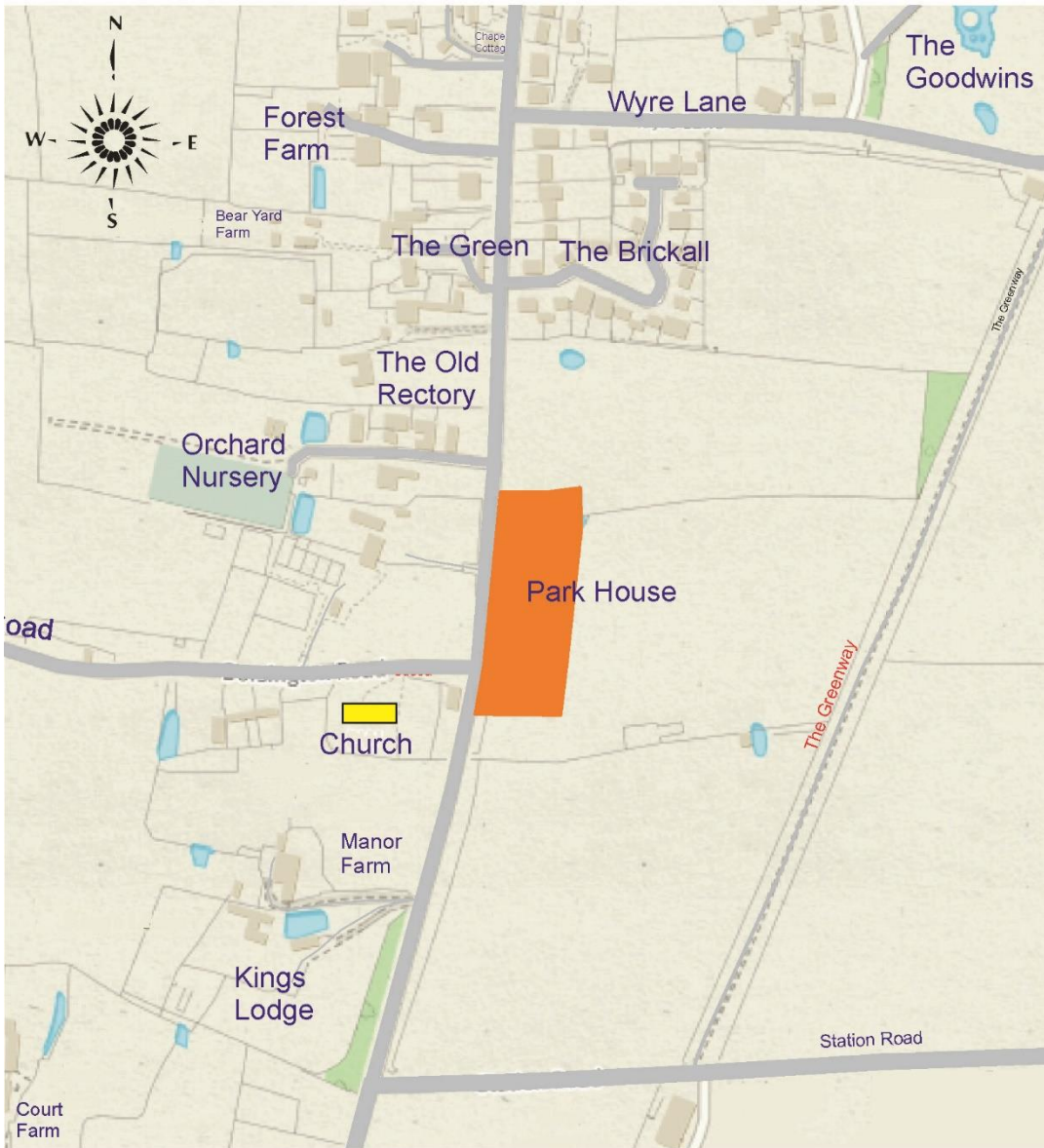
The other site considered is located to the west of the main road, identified as LMAR 17 in the Stratford on Avon District Council Site Allocations Plan June 2020. Net site area 0.5 hectares with a dwelling capacity, at 25DPH, of 13 dwellings. This site has been the subject of a previous planning application which was refused by council and again at appeal. It too would have a detrimental effect on the character of the settlement.

- The site situated behind existing housing and does not have good access to the main road. Access possible through existing Barley Fields development.
- The impact on the linear nature of the village would be unacceptable
- The site is currently open farm land.

Sources

Long Marston Neighbourhood Development Plan Survey 2019

Long Marston Reserve Site



Key



-  Land safeguarded for reserve site
-  Church of St James the Great

Figure 36: Safeguarded land for Reserve Site

Appendix A

Projects and Aspirations

Community Project 1: A full report on traffic

Objective:

To improve the streetscape and address road traffic issues to increase pedestrian safety

Project:

To commission a full report that will provide:

- A full survey of traffic speed along the main road
- Examination of speeding through the village
- Undertake an assessment of existing traffic calming measures
- Any requirements for further measures

Explanation

Speeding on the main road through the village has long been a problem causing concern amongst the residents of the neighbourhood area. Speed data gathered from speed visors sited on the side of the road has shown that some drivers show little regard for the speed limit. The highest speed recorded being 93 mph. At all public engagement meetings residents have raised the subject. The subject of traffic speed is often raised by members of the public at Parish Council Meetings.

Traffic calming measures have been installed at the northern gateway to the village and at the southern end before the Dorsington road. The effectiveness of this measure needs to be evaluated and if necessary additional measures could be put in place.

Appendix B

UK protect species

Protected Species	
Terrestrial Animals (Locally identified species)	
Water Vole	<i>Arvicola terrestris</i>
Badger	<i>Meles meles</i>
Brown Hare	<i>Lepus europaeus</i>
Harvest Mouse	<i>Micromys minutus</i>
Herptiles	
Great Crested Newt	<i>Triturus cristatus</i>
Grass Snake	<i>Natrix natrix</i>
Lepidoptera (Butterflies)	
Small Heath	<i>Coenonympha pamphilus</i>
Grizzled Skipper	<i>Pyrus Malvae</i>
Dingy Skipper	<i>Erynnis tages</i>
Chiroptera (Bats)	
Brown Long-eared Bat	<i>Plecotus auritus</i>
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>

Local declining species

Local Declining Species	Species locally seen	Report on Species
Birds		
Sky Lark	<i>Alauda arvensis</i>	Declining
Common Cuckoo	<i>Cuculus canorus</i>	Declining
House Sparrow	<i>Passer domesticus</i>	Declining
Common Starling	<i>Sturnus vulgaris vulgaris</i>	Declining
Song Thrush	<i>Turdus philomelos</i>	Declining
Lepidoptera (Butterflies)		
Small Heath Butterfly	<i>Coenonympha pamphilus</i>	Declining
Dingy Skipper	<i>Erynnis tages</i>	Declining
Terrestrial Animals		
West European hedgehog	<i>Erinaceus europaeus</i>	Declining
Brown Hare	<i>Lepus europaeus</i>	Declining
Harvest Mouse	<i>Micromys minutus</i>	Declining
Dormouse	<i>Muscardinus avellanarius</i>	Declining
Flora		
Common Spotted Orchid	<i>Dactylorhiza fuschii</i>	Most common UK orchid
Bee Orchid	<i>Ophrys apife</i>	Found throughout the UK
Pyramidal Orchid	<i>Anacamptis pyramidalis</i>	Found throughout the UK