



FENNY COMPTON

NEIGHBOURHOOD DEVELOPMENT PLAN

2021-2031

Made Version

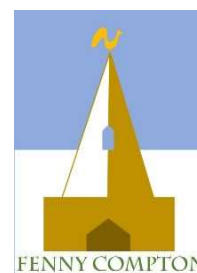
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EXECUTIVE SUMMARY

About the Parish

Fenny Compton is a rural settlement situated in the ancient Feldon landscape of Warwickshire, mentioned in the Domesday book as Contone. The village is classed as a Category 2 Local Service Village in Stratford-on-Avon District Council's Core Strategy. The population currently stands at about 800.

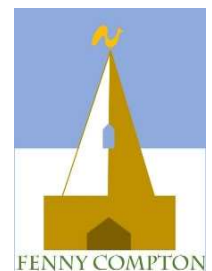
Stratford-on-Avon District Council's Core Strategy states that Fenny Compton is one of 12 Local Service Villages in the District that should accommodate approximately 700 new houses over the planning period, of which no more than around 12% (84) should be provided in any one settlement.

Since the Core Strategy was adopted, 29 dwellings have been built and planning permission granted for a further 100 units on a brownfield site within the Parish of Fenny Compton. These developments meet the requirements for the Parish's Housing Needs survey as well as exceeding the nominal Category 2 Local Service Village allocation in the District Council's Core Strategy.

The District Council is identifying reserve housing sites through its Site Allocations Plan which may include sites at Fenny Compton, although this is now less likely in view of the scale of committed development which has been acknowledged.

Fenny Compton Built-Up Area Boundary (BUAB) will help to guide development to appropriate locations for sustainable growth.

The Strategic Vision for the Neighbourhood Plan for the Parish of Fenny Compton is based on responses taken from the Neighbourhood Survey conducted in 2018.



The main findings:

1. Within the Parish, new developments shall be sympathetic to its history and surroundings, while introducing features of modern living and minimising environmental impact.
2. The survey shows the value that residents put upon the rural environment surrounding the village. Almost 66% of residents feel it is very important to define and preserve the existing boundaries of the village.
3. Residents consider sustainable power production on a local and domestic scale to be important for future development within the village.
4. There is concern about flooding in the village. Reflecting on the memories of recent flooding events, minimising the risk of flooding in new development was very important.
5. This version of the Plan has been subject to a Strategic Environment Assessment / Habitat Regulation Assessment and updated accordingly.

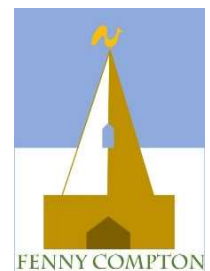
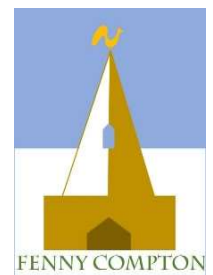




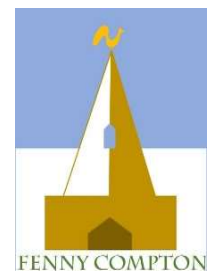
Fig. 1 Fenny Compton homes



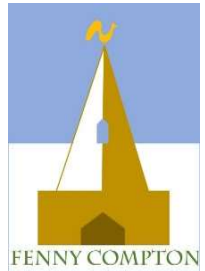
KEY PRINCIPLES

The Neighbourhood Plan develops a set of key principles into practical policies that explain how the strategic vision can become a reality in the period up to 2031.

Key Principle	Policies
Design and infrastructure Ensure new development compliments the existing village dwellings and the wider landscape	DE1 Sensitive Building Design DE2 Housing Development
Supporting existing community assets Encouraging new community assets that meet residents' wishes	PA1 Protection and Development of Village Community Assets
Promoting recreational assets Using development to encourage new and maintain existing recreational assets	RE1 Protection and Development of Village Recreational Assets
Flood management Setting out how development can help improve the Parish's flood prevention infrastructure	FL1 Ensuring Development Manages the Flood Risk
Promoting business and employment Encouraging coherent and sustainable minor commercial development in line with residents' wishes	BU1 Business Premises BU2 Home Working
Promoting connectivity Ensuring smart connectivity is built into new residential and commercial developments in the Parish	CN1 Connected infrastructure



Key Principle	Policies
<p>Natural environment</p> <p>Accepting development that preserves landscapes valued by residents and green spaces in the Parish</p>	<p>NA1 Valued Vistas</p> <p>NA2 Local Green Spaces</p> <p>NA3 Verges, Trees and hedges</p> <p>NA4 Conserving the Natural Environment</p>
<p>Caring for heritage assets</p> <p>To protect and conserve the heritage assets that shape the present character of the Parish</p>	<p>HE1 Conserving or enhancing the Historic Environment</p>



DEVELOPMENT OUTCOMES

With the vision set out in this Neighbourhood Plan, development will be appropriate to the history and rural environment surrounding the built-up area of the Parish.

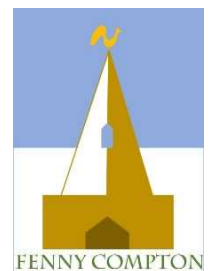
The proposals within the Plan will enhance the village and make it a good place to live in the early 21st century.

Stratford-on-Avon District Council's Core Strategy makes allowance for small-scale development in a wide range of smaller settlements, known as Local Service Villages with a strategic allocation of approximately 2,000 homes. Fenny Compton is identified as a 'Category 2' Local Service Village, to which the plan allocates 'approximately 700 homes in total, of which no more than around 12% [84 dwellings] provided in any individual settlement'.

The main development site in the Parish is the Compton Buildings site on Station Road. With plans to build 100 homes already approved, this site will increase the number of houses in the village by around 30% from the current level. The District Council is presently identifying reserve housing sites through its Site Allocations Plan.



Fig. 2 1920s Fenny Compton



INTRODUCTION

1.1 About the Plan

1.1.1 The Fenny Compton Neighbourhood Development Plan (The Plan) has been developed on behalf of Fenny Compton Parish Council by a group of residents who volunteered to participate in the Neighbourhood Plan Steering Committee.

1.1.2 It sets out a vision and policies that have been developed after extensive evidence gathering and analysis between 2017 and 2019, including a Parish-wide household survey. It also draws information from the 2011 Census, the 2008 Parish Plan, a young persons survey, an environmental survey and a housing needs survey.

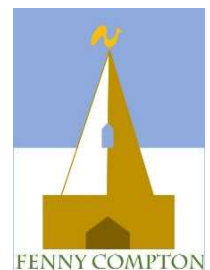
1.1.3 The Plan is based on the views of the community. The neighbourhood-wide survey had an exceptionally high response rate covering 70% of households. It identifies what facilities and services the people of Fenny Compton Parish want to be improved and how they believe the character of the Parish should be preserved.

1.1.4 The Plan will be an important and influential document for Stratford-on-Avon District Council (SDC), developers and Fenny Compton residents.

1.2 The Role of the Neighbourhood Plan

1.2.1 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 of where they live.

1.2.2 Now endorsed by the community at referendum and ‘made’ by SDC, the Neighbourhood Plan is part of the statutory development plan for the local area, sitting alongside SDC’s Core Strategy. Planning applications for development in the Neighbourhood Area are determined in accordance with the Development Plan, which includes the Neighbourhood Plan alongside the Core Strategy, unless material considerations indicate otherwise.



1.2.3 The Plan gives residents a say in how the Neighbourhood Area should evolve up to 2031 and in planning and development over that period. The Plan can:

1. Set out where new homes and other developments may be built
2. Influence the type and design of development
3. Identify and protect important local assets and green spaces
4. Help identify the facilities and services essential to our growing community

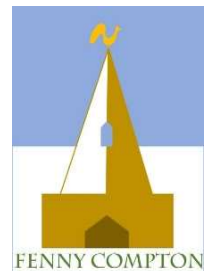
1.2.4 The Plan is in conformity with the Core Strategy and follows its strategic policies.

1.2.5 SDC's Core Strategy states that Fenny Compton is one of 12 villages in the District (known as Category 2 Local Service Villages) that should accommodate approximately 700 new houses over the planning period, of which no more than around 12% (84) should be provided in any one settlement. Over the Core Strategy period since 2011, 29 dwellings have been built and planning permission granted for a further 100 units on a brownfield site within the Parish of Fenny Compton.

1.2.6 The Core Strategy is subject to a cyclical review (usually every five years). This Neighbourhood Development Plan will be reviewed by the Parish Council at a similar frequency.

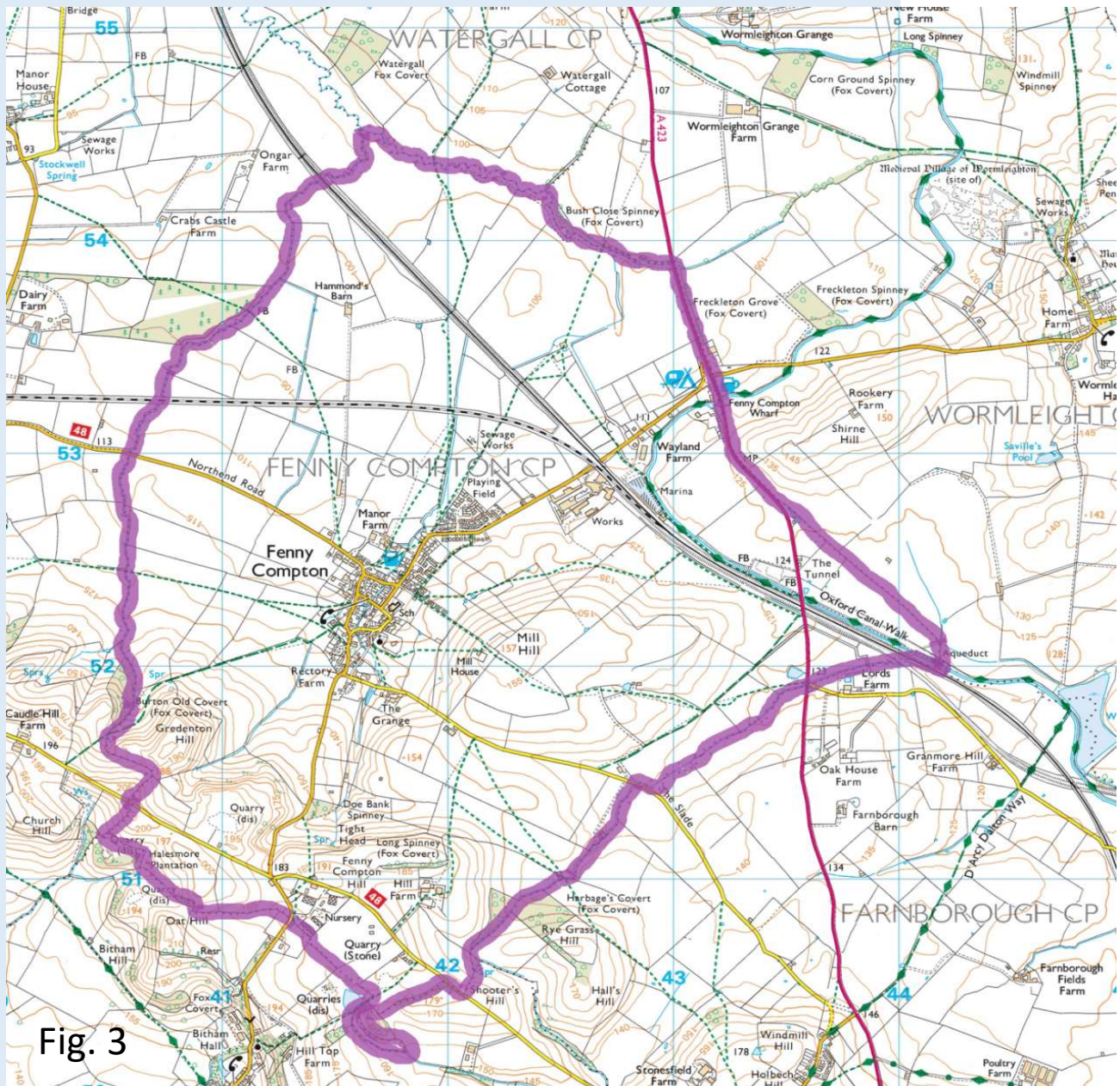
1.2.7 'The Plan will help to ensure that the increase in population is supported by essential infrastructure.

1.2.8 The Neighbourhood Plan has appropriate regard to national policy, including the National Planning Policy Framework and related Planning Practice Guidance.



1.3 The Village and Parish of Fenny Compton

1.3.1 The map below outlines the boundary of Fenny Compton Civil Parish.

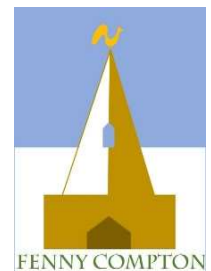


1.3.2 Fenny Compton Civil Parish is the Neighbourhood Area for the purposes of the Neighbourhood Plan. This was approved by SDC on 15 December 2016.

1.3.3 Fenny Compton village is the only substantive settlement in the Neighbourhood Area.

1.3.4 Several streams rise on the high ground conjugating to form the brook that runs through the village centre. In the past Fenny Compton has been subject to serious flooding. This has been ameliorated to an extent by a flood protection scheme in Hall Yard to the south of the Parish church.

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1.3.5 While several businesses operate in the Parish, there is no large-scale industrial development similar in size to the former Compton Buildings site. The major activity around the Parish is agriculture, which maintains the rural nature of the area.

1.3.6 The Neighbourhood Area is crossed by many footpaths. These are widely used by local people and visiting walkers who value the local area's scenic landscapes. The proximity of the Burton Dassett Country Park brings people into the village to use the services including the Merrie Lion pub and the Co-op village store.

1.3.7 Views towards to the hills of Burton Dassett Country Park and across the farmland to the north and east are highly valued by Fenny Compton's residents.

1.4 History

1.4.1 Fenny Compton dates from before the Domesday Book at which time the village was known as 'Contone' and consisted of around 40 properties. The name Fenny Compton is thought to come from the Anglo-Saxon Fennig Cumbtūn, meaning "marshy farmstead in a valley". The Church of St. Peter and St. Clare was built in the 14th century. In 1769 the Fenny Compton Enclosure Act was passed which signalled the end of the open field system. The Oxford Canal reached the Parish in 1776. The 1840s was a period of great change for the Parish. A piped water supply was installed (which still serves around 40 houses today) and the first railway station was opened (it closed following the Beeching cuts of the 1960s). In the late 1990s the village expanded significantly with two residential developments, behind Berry Meadow and off the High Street.

1.5 Fenny Compton Today

1.5.1 The 2011 Census identified a Parish population of 808. A subsequent ONS estimate put the population at just over 800 by mid-2017 .

1.5.2 The village is designated by SDC as a Category 2 Local Service Village in the Core Strategy. The village amenities include:

- Village Hall
- Church of St. Peter and St. Clare
- Primary School
- Doctor's Surgery
- Village shop (with ATM)
- Public House in the village centre
- Post Office (with limited opening)
- Bowling Green
- Sports Pavilion
- Fire Station

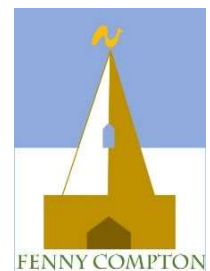
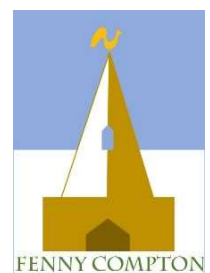




Fig. 4 Views around
Fenny Compton



1.5.3 In addition to these, the Parish also has:

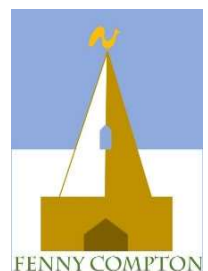
- A public house at the canal wharf
- Abacus Nursery School
- Sports field
- Two children's play areas

1.5.4 The village has a wide range of community and social activities, clubs and societies:

- Over 60s club
- Women's Institute
- Children's football team
- Scout group
- Violin school
- Allotments Association
- Footpath maintenance group
- Golf society
- Neighbourhood Watch
- Village cinema
- Tots and toddlers group

1.5.5 A church fete and open garden event are held in alternate years, which bring the whole village together in the summer. In the winter, Abacus Nursery Pre-school organises a duck race down the brook that runs close to the centre of the village.

1.5.6 The village has thriving business activity along Wharf Road between the A423 and the railway line, plus a group of small business units situated at Manor Farm. In the village centre is an aggregates supplier, C&W Knight.



1.6 Environmental context of Fenny Compton Parish

1.6.1 Fenny Compton Parish is located on the edge of the Warwickshire Feldon Landscape Area in the region defined as the Ironstone Fringe. The most important feature of the Ironstone Fringe¹ is its remote rural character with few roads and settlements. Small isolated villages, such as Fenny Compton, are often sited along spring lines².

1.6.2 The Parish is positioned at the south west edge of Fenny Compton Gap at the base of hills including Mill Hill, Halls Hill, Fenny Compton Hill, Gredenton Hill and Caudle Hill (part of the Burton Dassett Country Park).

1.6.3 Historical land use that has influenced the current environment of the Parish include the Iron Age Hill Fort, mixed farming, small scale quarrying and ancient mineral extraction.

1.6.4 Farmland in the Parish is characterised by large hedged fields. Many hedgerows date from early Tudor enclosures. Pockets of permanent pasture, adjacent to the built-up area, have a well-preserved pattern of ancient ridge and furrow farmland. This pattern of field type is a major contribution to the rural aspect of Fenny Compton.

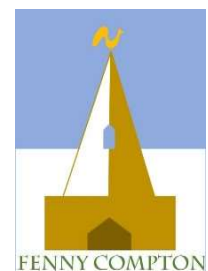
1.6.5 The environment at the eastern boundary of the Parish is influenced by the canal wharf and railway, including the remains of a brick kiln and the site of a canal tunnel.

1.6.6 The predominant habitat of the Parish is open arable farmland coupled with fields of improved grassland and scattered fields of neutral and semi-improved grassland. There are areas of marshy ground adjacent to the brook and close to the village centre. There are small areas of semi-natural broadleaved woodland and scrubby woodland mostly on the lower hillsides and a conifer plantation below Hill Farm.

1.6.7 Amenity grassland is situated at the eastern end of the village, behind the school on Mill Hill and there are several wide grass verges and small grass areas that contribute to the open aspect of the village.

1.6.8 All roads entering the village are bordered by tall, mature hedging. The roads from Farnborough (The Slade), Northend and Avon Dassett have wide verges, a common feature of the country roads in this part of Warwickshire. Much of the hedging in the parish, especially alongside fields, is species rich and of benefit to wildlife.

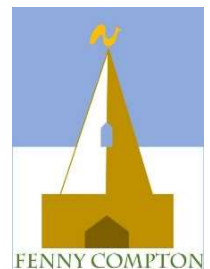
1. Countryside Commission and Warwickshire County Council, 1993
2. Preliminary Ecological Report for Fenny Compton Parish Council 2018



1.6.9 Fenny Compton has a designated Local Wildlife Site at Tunnel Bank at the eastern end of the Parish. This is a 1km bank of Lias Clay with a mosaic of scrub, bramble and calcareous grassland. It is an uncommon habitat in Warwickshire and is especially rare in south east Warwickshire.

1.6.10 Other potential wildlife sites (according to the Preliminary Ecological Report for Fenny Compton Parish Council 2018), as identified in Figure 5, are:

- Bush Close Spinney
- Fenny Compton Wharf Field/Oxford Canal
- Fenny Compton Station Meadows
- Gredenton Hill, Burton Old Covert, Tight Head and quarries
- Round Hill Spinney
- Branch line to M.O.D. Kineton (marked on map as Disused Railway)



Fenny Compton Parish Local Wildlife Sites

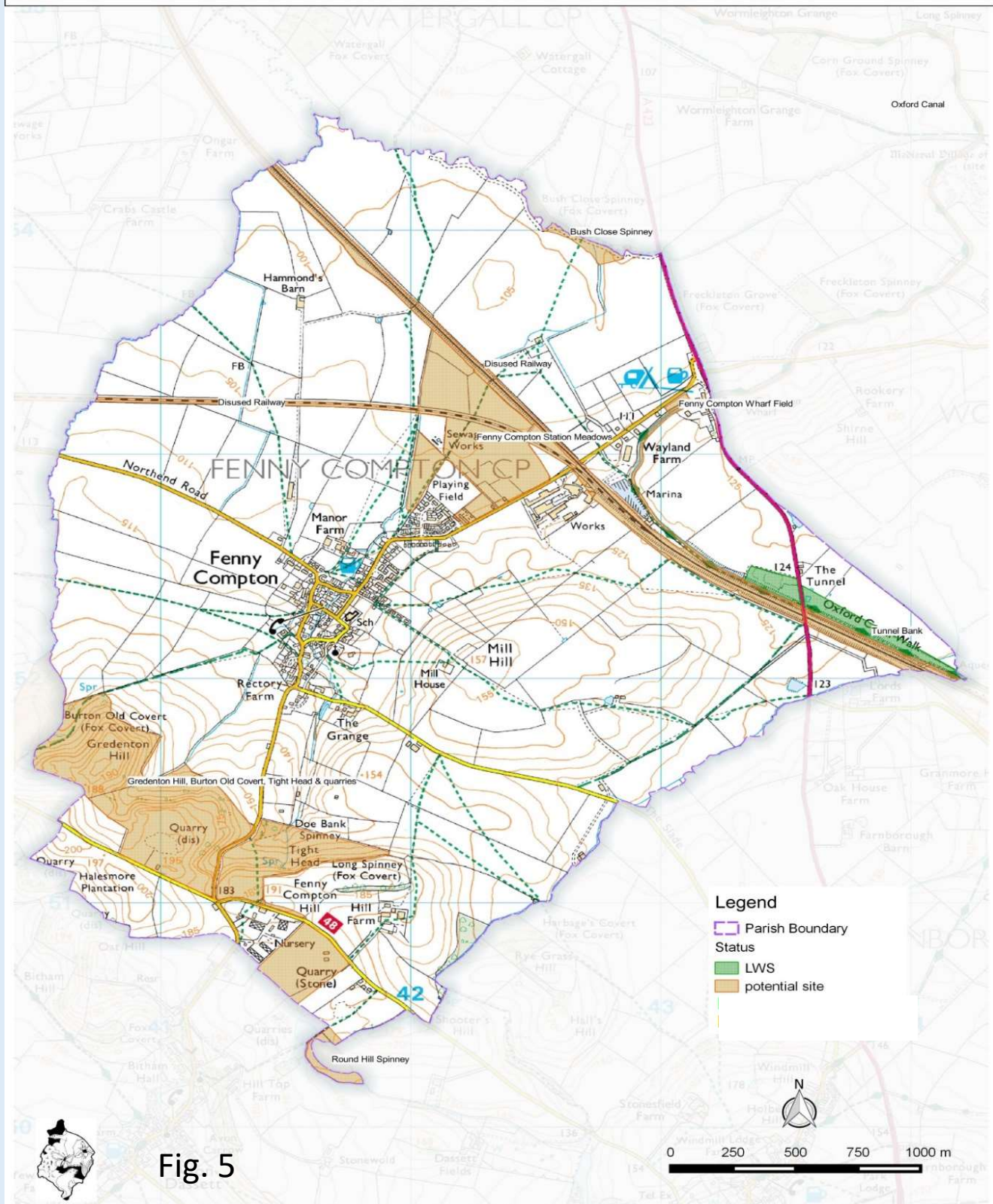
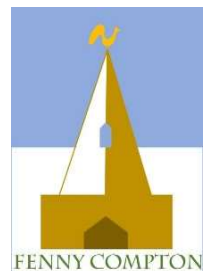


Fig. 5

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Source: Ecological Report - Habitat Biodiversity Audit Partnership

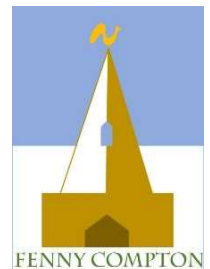


STRATEGIC VISION

2.1 The strategic vision for the Parish

Rural Settlement

2.1.1 Fenny Compton is an ancient rural settlement situated in idyllic countryside. New developments within the Parish should be sympathetic to its history and surroundings while introducing features of modern living and minimising environmental impact.



Parish Survey

2.1.2 Fenny Compton's strategic vision is underpinned by the views of residents revealed in the Parish survey carried out in 2018.

Village Boundaries

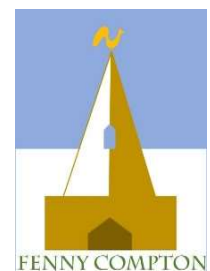
2.1.3 The survey shows the value that residents put upon the rural environment surrounding the village (55% of respondents). Almost 66% of residents feel it is very important to define and preserve the existing boundaries of the village.

Ecology-Sustainable Power Generation

2.1.4 Residents consider sustainable power production on a local and domestic scale to be important for future development within the village; 74% of residents felt developments could make more use of domestic solar power while exactly half were in favour of small-scale wind power generators and electric vehicle charging points.

Flooding

2.1.5 There is concern about flooding in the village. Reflecting the memories of recent flooding events, 71% of residents felt that minimising the risk of flooding in new development was very important.



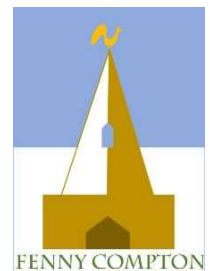
2.2 Development outcomes

Development Site

2.2.1 This site is a brownfield 'windfall' site granted planning permission in stages between 2014 and 2022 with a view to the delivery of a 100% affordable housing scheme comprising a total of 100 dwellings. Development is forecast to complete by 2024-25. The District Council is identifying reserve housing sites through its Site Allocations Plan, which may include sites at Fenny Compton.

Sympathetic Development

2.2.2 With the Village Design Statement set out in this Neighbourhood Plan, development will be appropriate to the history and rural environment surrounding the built-up area of the Parish.



Key principle

DESIGN AND INFRASTRUCTURE

3.1.1 The Village Design Statement can be found here: [Fenny Compton Village Design Statement \(stratford.gov.uk\)](https://stratford.gov.uk/fenny-compton-village-design-statement).

3.1.2 To promote high quality visually sensitive, sustainable design whilst ensuring the historic environment is preserved or enhanced.

3.1.3 Designing-out Crime: It is important new development schemes in the Parish can demonstrate how they will achieve a safe low-crime environment. This should be done through the application of Secured by Design standards and principles.



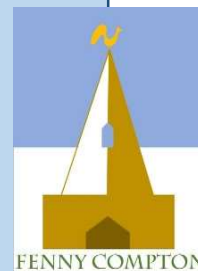
Policy DE1: Sensitive Building Design

DE.1.1 Village Design Statement (VDS): The VDS sets out design guidelines for building design based on the vernacular architectural details found in Fenny Compton. It provides illustrations of acceptable styling that complement the existing village architecture. This should be consulted during conception and evolution of any proposed development (and its use is encouraged even for minor proposals within the scope of 'permitted development').

Designs should: a) be compatible with the distinctive character of the area respecting building styles and materials; b) respect the local settlement pattern; c) conserve or enhance designated heritage assets; d) protect or enhance landscape and biodiversity by incorporating high quality native landscaping.

DE.1.2 Material usage: Designs for new developments should specify building materials in sympathy with the current buildings styles to enhance and reflect the rural and historic nature of the village. New developments should in general show a sensitive use of local materials and with reference to local, 'vernacular' building style.

DE.1.3 Location of development sites: 'Development proposals should analyse the landscape and village environment contexts, including the building styles, and show how these have influenced the proposals. Developments should minimise the impact on the village infrastructure by careful planning of vehicular access, pedestrian access and management of rainwater run off to reduce the likelihood of flooding.



DE.1.4 Design for Life: For new development on greenfield sites, or the significant redevelopment of existing sites, design should provide for a high quality public realm with both hard and soft landscaping and measures to encourage biodiversity. Favourable consideration will also be given to housing developments that can demonstrate evaluation against Building for Life 2012 (BfL12) with all criteria achieving a 'Green' score. Developments which include a 'Red' or 'Amber' score against any criterion should be justified in the Design and Access Statement or other supporting statement.

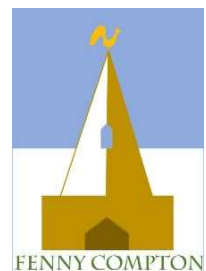
DE.1.5 Secured by Design: New developments should help to maintain a low crime and safe environment through the use of Secured by Design.

3.2 Explanation

3.2.1 Fenny Compton has a long established Neighbourhood Watch community which considers security a priority. national and local planning, as well as parish residents, requires security to be addressed in any new developments.

3.3 Supporting documents

- Residents' survey report Section 3.3, Table 9, Charts 26 and 27.
- Stratford District Council Planning applications
- <https://www.gov.uk/government/collections/approved-documents>
- Fenny Compton Parish Plan 2008 p10
- BUABs Stratford District Council
- Paragraphs 8 (b), 11, 16, 20, 28, 91 (b), 95 and 127 (f) of the National Planning Policy Framework
- Policy CS.9 (B (7) and paragraph 3.8.5 of the Stratford-on-Avon District Core Strategy 2011 to 2031
- Development Requirements SPD (July 2020) – page 36 (street lighting), page 49 (passive/natural surveillance), page 57 (boundary treatment), page 112 (shopfront security), page 187 (parking design) and page 267 (walkability/permeability).



Policy DE2: Housing Development

DE.2.1 Built Up Area Boundary: A Built Up Area Boundary (BUAB) is defined for Fenny Compton as shown on Figure 6.

DE.2.2 Future Housing: Proposals for new dwellings within the BUAB will be supported in principle, subject to being in accordance with other policies within this plan. All areas outside the BUAB are classed as countryside. New dwellings within the countryside should be limited to those exceptions listed within Policy AS10 of Stratford District Council's Core Strategy.



3.4 Explanation

3.4.1 88% of survey respondents wished to carry forward the Village Design Statement from the 2008 Parish Plan.

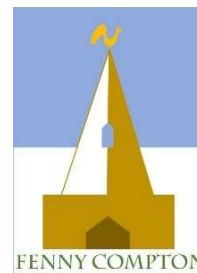
3.4.2 The most popular types of housing identified through the 2017 Housing Needs and 2018 Residents' Surveys are low-cost starter homes and smaller family dwellings, preferably dedicated to local people. The Housing Needs Survey will need updating during the lifetime of this Plan. Core Strategy Policy AS10 includes provision for "Small-scale schemes for housing, employment or community facilities to meet a need identified by a local community in a Parish Plan, Neighbourhood Plan or other form of local evidence, on land within or adjacent to a village."

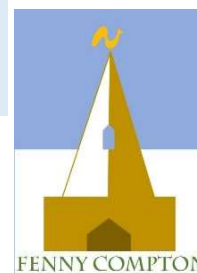
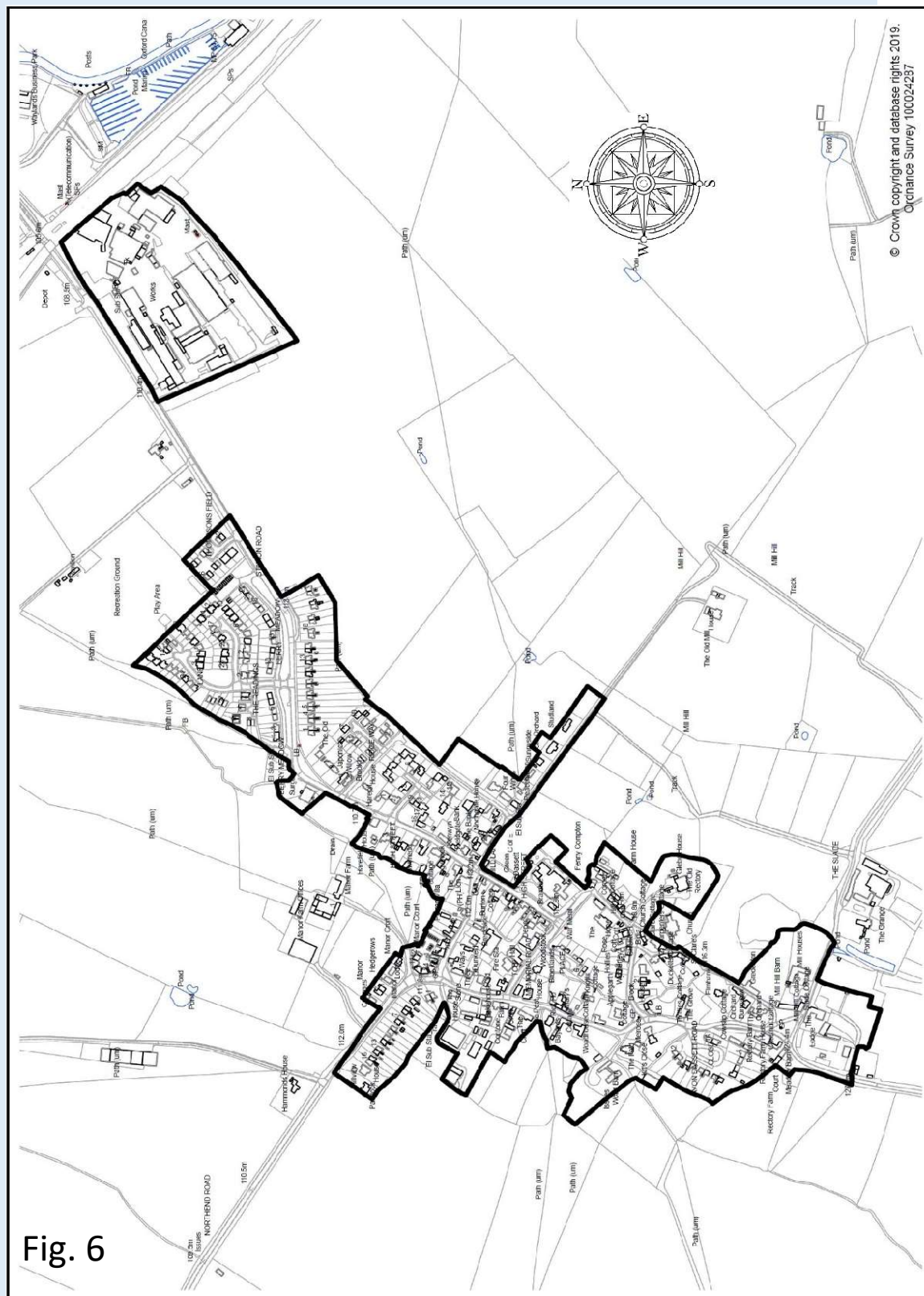
3.4.3 The purpose of a built-up area boundary (BUAB) is to distinguish between land inside the settlement where new development is acceptable 'in principle', from land outside the settlement where, subject to certain exemptions, development is generally not acceptable. Settlement boundaries therefore help prevent encroachment into the countryside.

3.4.4 'Policy CS.16 in the adopted Core Strategy establishes the principle of using Built Up Area Boundaries (BUABs) as a mechanism for managing the location of development and that it is appropriate to define BUABs for Local Service Villages to coincide with the physical confines of these settlements as the two are meant to be interchangeable in accordance with Part D in Policy CS.16. The BUAB defined for Fenny Compton is derived from the methodology and boundary used in the 2022 draft Stratford on Avon Site Allocations Plan Preferred Options.'

3.4.5 The map at Figure 6 outlines the BUAB of the village of Fenny Compton.

3.4.6 The BUAB has been defined to incorporate the existing settlement, a recent development off The Lankett and the Compton Buildings site to the North East of the village





Key Principle:

SUPPORTING PARISH AMENITIES

4.1 Existing parish facilities play an important role in maintaining a strong, healthy and vibrant community. New amenities will be encouraged as long as they are not to the detriment of existing facilities and are compatible with the policies in the Plan.

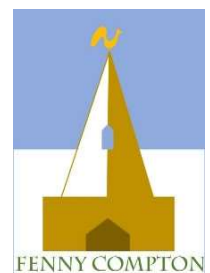
Policy PA1: Protection and Development of Village Community Assets

PA.1.1 To be supported, development proposals should retain the existing community assets listed below and shown on Figure 7, unless the exceptions set out in Core Policy CS.25 apply.

PA.1.2 Development proposals that enhance and/or improve existing community assets or extend their range in ways agreed with the community are supported in principle.

PA.1.3 The following assets are considered to be of significance in maintaining the social, economic and environmental viability of the community:

1. Church of St. Peter and St. Clare
2. Primary School
3. Doctor's Surgery
4. Village shop
5. The Wharf Public House
6. Village Hall with Post Office
7. Fire Station
8. The Merrie Lion Public House



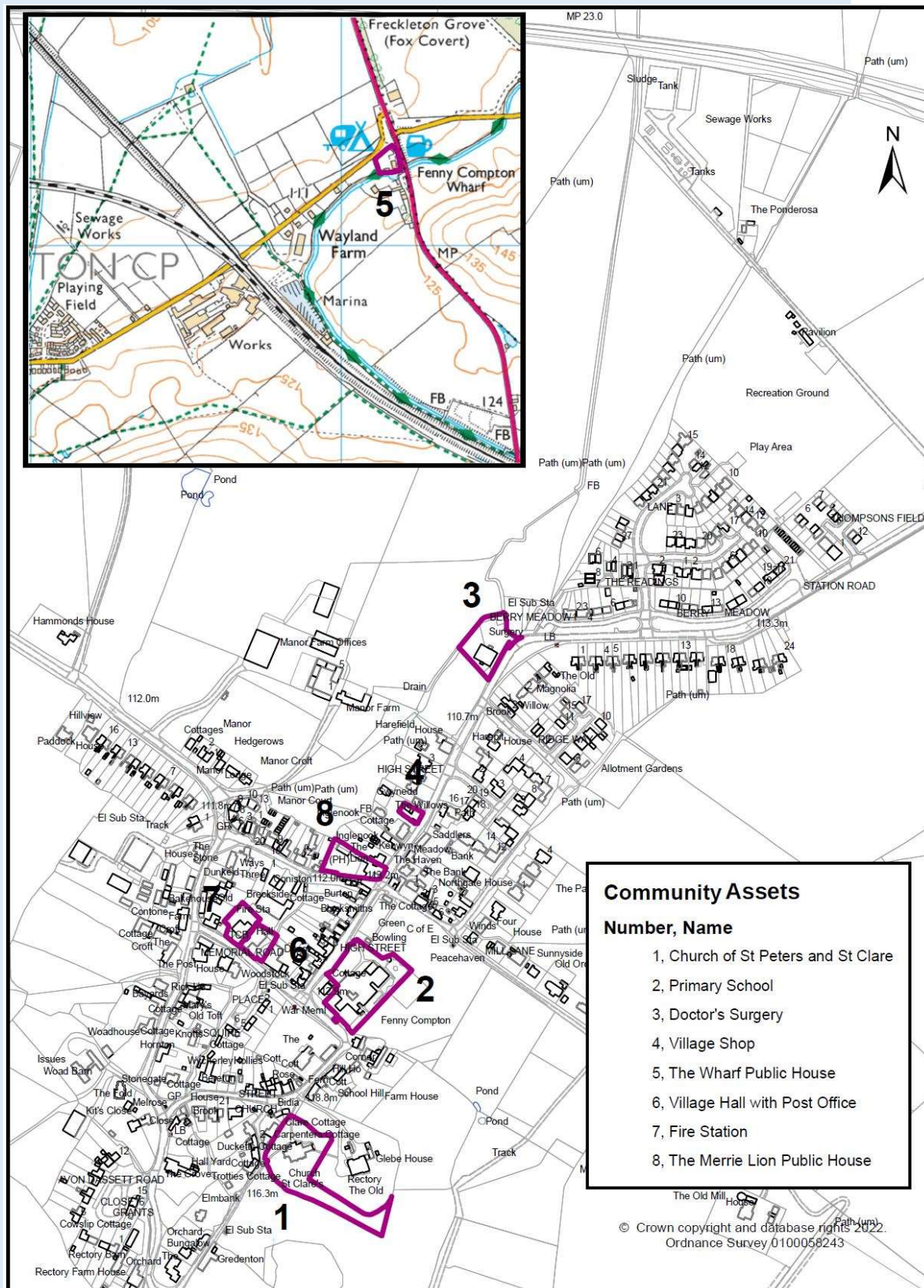
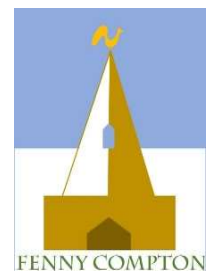


Fig. 7 Fenny Compton Community Assets





School Grounds



School



Merrie Lion Pub



Wharf Inn Pub



Surgery

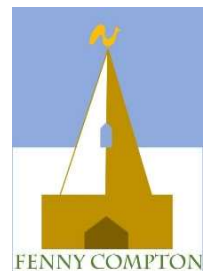


St Peter & St Clare



Fire Station

Fig 8.
Community
Assets



4.2 Explanation

4.2.1 Community assets play an important role in bringing the community together and help to alleviate social isolation. These are important to maintaining the vitality of rural communities. Such assets will be protected and enhanced under this Plan.

4.2.2 In the event of the impending loss of one or more of these assets, the community may examine ways to protect the asset including the creation of a community interest company (or other mechanism) to take over. The residents' survey demonstrates that local people value the wide range of existing services and activities. Therefore, the plan will seek to protect and enhance these facilities.

4.2.3 As well as seeking to protect existing village assets, the Plan also supports the development of new community assets. There is a particular need to improve assets for young people and older residents.

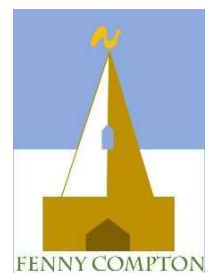
4.2.4 The survey shows that residents would like to see the following services and facilities in the parish: a better Post Office, a farm shop, fitness classes, a café and car parking at the village hall.

4.2.5 The village hall is of particular importance for activities and groups such as WI, Tots and Toddlers and village cinema. The Young Persons' survey also showed the importance of the village hall with Scouts (30.4% attendance) and Cubs (21.7% attendance) being popular activities. Children outside the village also attend Scouts (30.9%) and Cubs (25.5%).

4.2.6 Funds passed to the Parish Council from the Community Infrastructure Levy (CIL) will be invested in our community buildings, recreation space and associated equipment to ensure they are adequate for an increased population.

4.3 Supporting Documents

- Fenny Compton Neighbourhood Plan Survey, sections 4.7, 4.10.
- Fenny Compton Children and Young Person Survey, questions 2, 4, 7.
- [Community Infrastructure Levy](#)
- Fenny Compton Neighbourhood Plan Survey Appendix – questions 20, 22, 42, 43, 46, 47, 49.



Key Principle:

PROMOTING RECREATIONAL SPACES

5.1 Existing recreational spaces and facilities play an important role in maintaining a strong, healthy and vibrant community and will be supported if compatible with policies below. New recreational spaces and assets will be encouraged providing they are compatible with existing neighbouring uses.

Policy RE1: Protection and Development of Village Recreational Assets

RE.1.1 To be supported, development proposals should retain the existing recreation assets listed below and shown on Figure 9 unless it can be demonstrated that the space or asset is no longer valued or of use to the village and has no prospect of being brought back into use, or is to be replaced by a new asset in a suitable location of at least an equivalent standard.

RE.1.2 Development proposals that enhance and improve existing recreational spaces and assets will be supported in principle. The following recreational assets are considered to be of significance in maintaining the social, economic and environmental viability of the community:

1. Children's play area
2. Bowls club
3. Sports pavilion and playing field
4. Allotments

RE.1.3 Proposals improving exercise and sports facilities will align with Stratford District Council's Sports Facility Strategy 2016-2035. Development proposals for new recreational facilities will be supported in principle where they do not cause unacceptable harm to the landscape or residential amenity of neighbouring properties. In particular, new and improved recreational assets for young people and older residents will be supported.

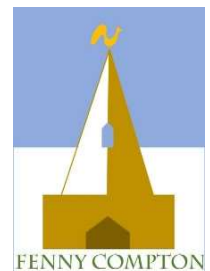




Fig. 10 Recreational Activities

5.2 Explanation

5.2.1 Community venues such as sport and leisure facilities and the village hall all offer a multitude of activities for a variety of age groups, both physically and mentally.

5.2.2 A meeting place for teenagers / young adults was rated highest as need for investment with 41% of residents' survey respondents saying this would be a very important facility for the village.

5.2.3 There were many suggestions for community groups that residents' survey respondents would like to see; the most popular being village cricket team and youth club.

5.2.4 The young persons' survey revealed that the three most supported suggestions for facilities are: a rugby club, a tennis club and a skate park.

5.2.5 Funds passed to the Parish Council from the Community Infrastructure Levy (CIL) will be invested in our recreational spaces, facilities and associated equipment to support the health and wellbeing of residents and ensure these are adequate for an increased population.

5.3 Supporting Documents

Fenny Compton Neighbourhood Plan Survey, sections 4.7, 4.9, 4.10.

Fenny Compton Children and Young Person Survey, questions 2, 4, 7.

Community Infrastructure Levy <https://www.gov.uk/guidance/community-infrastructure-levy>.

Fenny Compton Neighbourhood Plan Survey Appendix – questions 20, 22, 42, 43, 46, 47, 49.

Key Principle:

FLOOD MANAGEMENT

6.1 To maintain, and where practicable, to improve the ability of the existing flood prevention infrastructure to meet community needs as well as mitigating the adverse effects of inadequate existing flood prevention measures.

Policy FL1: Ensuring Development Manages the Flood Risk

FL.1.1 Pluvial (surface water run-off) and Fluvial (from rivers) Flood Risk: Development proposals will only be supported if they do not exacerbate the risk of pluvial and fluvial flooding. Where appropriate, Sustainable Drainage Systems (SuDS) will be expected to be built into all new developments to cover all flooding situations including a 1 in 100-year event and the impacts of climate change. Above ground attenuation (e.g. ponds to store flood water) should be used wherever feasible.

FL.1.2 All applications for new development should demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage system is avoided, where possible.

6.2 Explanation

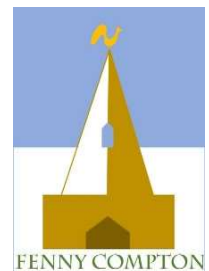
6.2.1 Fenny Compton sits in a bowl, surrounded by low hills with a substantial percentage of clay substrata. This funnels rain water into the centre of the village, much of it carried by two streams that run from south to north along the east and west sides of the village and meet in the middle of the village.

6.2.2 In the residents' survey, 49% of respondents felt it important to promote improved flood prevention measures and 52% felt it important to devote any Community Infrastructure Levy money to flood prevention measures.

6.2.5 Warwickshire County Council (WCC) is currently working with residents on the delivery of a property flood resilience (PFR) scheme at a property level for those identified at flood risk to better protect them from multiple sources of flooding. The related mapping [is linked here](#).

6.3 Supporting documents

- UK Government long-term flood risk assessment
- Fenny Compton Neighbourhood Plan Survey, Table 13 and Table 15
- SDC Core Strategy's Development Requirements SPD Part V on Climate Change Adaptation and Mitigation.



Key Principle:

PROMOTING BUSINESS AND EMPLOYMENT

7.1 Fenny Compton is a rural village and employment comes from relatively small businesses. Coherent and sustainable minor commercial development, with low impact on the village infrastructure and rural location will be encouraged and supported. New housing developments will support the emerging home-working culture.

Policy BU1: Business Premises

BU.1.1 An appropriately scaled extension to a business in its established location, particularly if it would be unreasonable to expect the business to relocate in order to expand, will be supported in principle, subject to assessment against the principles of sustainable development as shown in Core Strategy Policy AS.10.

7.2 Explanation

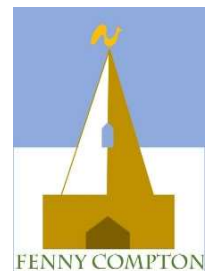
7.2.1 Business activity in the Parish is concentrated at Manor Farm, Wharf Road and Avon Dassett Road (top of Fenny Compton Hill).

7.2.2 Additional places of economic activity include the two pubs (The Wharf and Merrie Lion, both of which offer B&B), the village shop, the aggregates merchant and the canal marina.

7.2.3 Recent commercial developments have centred on infill sites along Wharf Road.

7.2.4 Across the UK, around 75% of the working-age population (16-64) is economically active. In Fenny Compton Parish, 85% of working people commute to work outside the Parish (residents' survey).

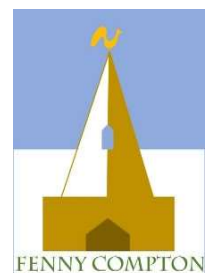
7.2.5 While the village is set in an agricultural area, relatively few people are employed in agriculture.



7.2.6 The word cloud (Figure 11) visualises responses to an open-ended survey question, 'Which of the following business types would you like to see developed in Fenny Compton Parish over the next 15 years?'



Fig. 11



7.2.7 Exactly half of residents' survey respondents believe the Neighbourhood Plan should consider allocating land for business use.

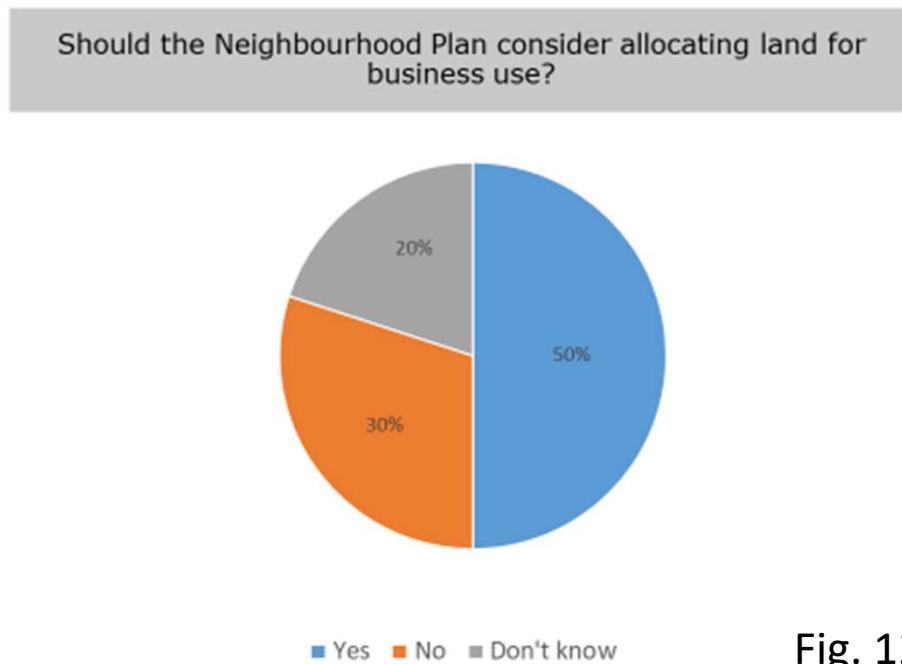


Fig. 12

Base: (All Respondents: 241)

7.2.8 Asked what business types residents would like to see developed in Fenny Compton Parish over the next 15 years, 62% were in favour of rural crafts, 57% farming, 54%, shops/cafes and 47% workshops.

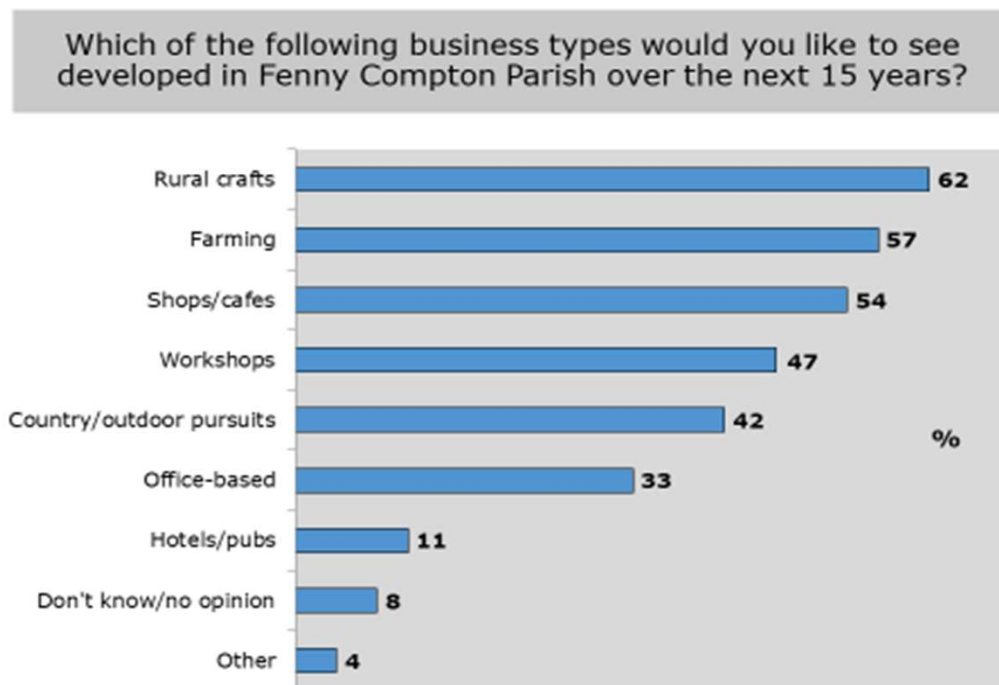
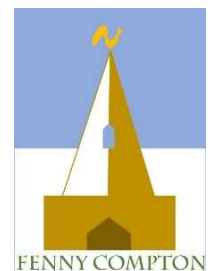


Fig. 13

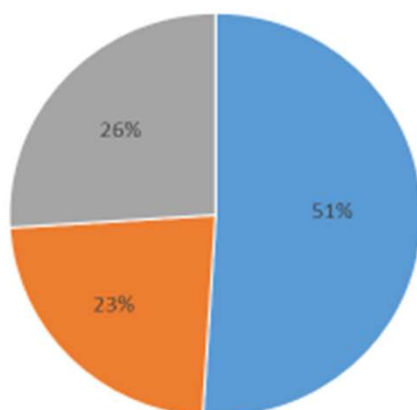
Base: (All Respondents: 239)



7.2.9 Around 41% of respondents think that Fenny Compton Parish should have a 'business centre' providing workspaces and meeting facilities for local start-ups, small enterprises, freelancers and home workers.

7.2.10 Just over half of commuters (51%) would like to see more local work opportunities.

Would you like to see more local work opportunities?



■ Yes ■ No ■ Don't know

Base: (Respondents who travel to work outside the Parish: 159)

Fig. 14

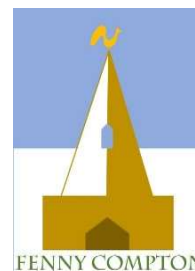
Policy BU2: Home Working

BU.2.1 Development of new dwellings are encouraged to provide space to support home-working, with flexible space adaptable to a home office.

7.3 Explanation

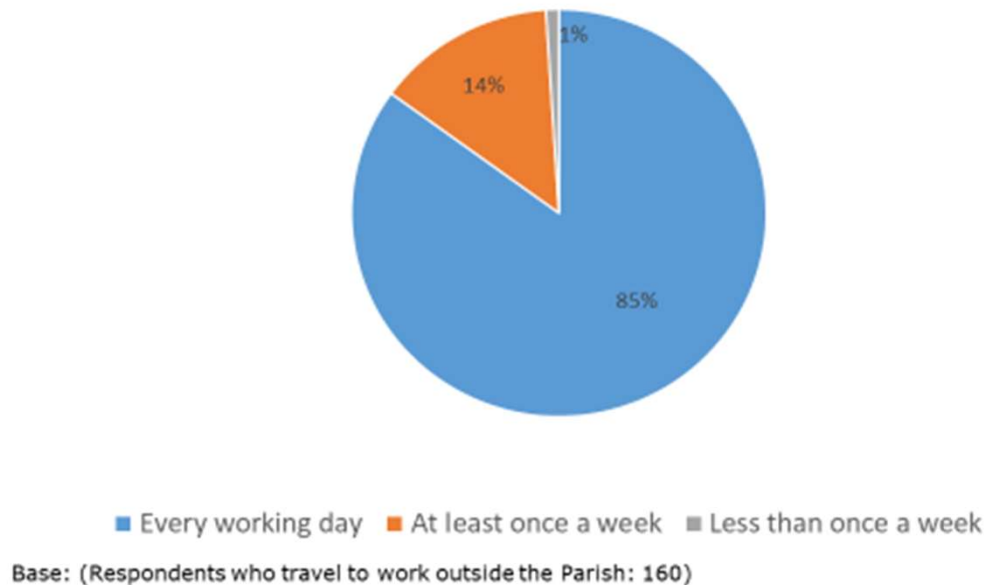
7.3.1 In 2017 43% of UK employees had some form of flexible working arrangement which included them working from home. Over 4 million, 13.7% of the UK workforce now work from home and another 1.8 million people would like to. This trend that is set to increase as a result of the COVID-19 pandemic.

7.3.2 Currently 85% of working-age residents commute outside the Parish every working day, with 14% working from home at least one day a week. ONS data shows that this proportional is typical for the West Midlands at present. Trades Union Congress analysis from 2016 found that this proportion increased by a fifth over the previous decade.



How often do you commute to work outside the Parish?

Fig. 15



7.3.3 As more workplaces offer opportunities for remote working, the proportion of people working from home is likely to increase and the demand for better connectivity will grow. This would help the 51% of commuters in the Parish survey who said they would like to see more local work opportunities.

7.4 Supporting documents

Neighbourhood Plan Residents' survey, Charts 10, 11, 12, 21 and Q22

ONS Data showing employment and home workers 2018

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/adhocs/007972datashowingemploymentandhomeworkersfortheperiodlabourforcesurveyjanuarytomarch2015to2017andannualpopulationssurveyoctober2016toseptember2017>

TUC analysis of ONS Labour Force Survey data

<https://www.tuc.org.uk/news/home-working-fifth-over-last-decade-tuc-analysis-reveals>

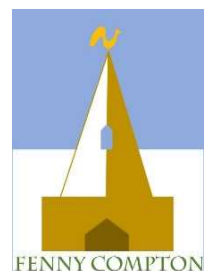
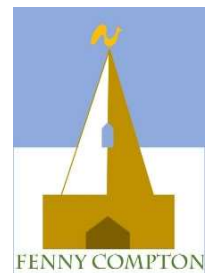




Fig. 16 Manor Farm Business Units



Fig. 16 Slade Holiday Rental- Fenny Compton



Key Principle:

PROMOTING CONNECTIVITY

8.1 Ensuring that smart connectivity and related infrastructure is built into new residential and commercial developments in the Parish, supporting a vibrant business community as well as increasing numbers of home-workers.

Policy CN1: Connected Infrastructure

CN.1.1 All new residential and commercial development must, subject to viability considerations, include compatible infrastructure for connectivity to high speed broadband.

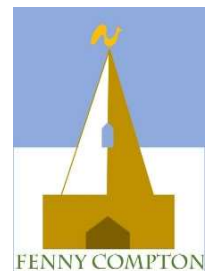
8.2 Explanation

8.2.1 Sustainable development involves making homes that fit economic, environment and social objectives for the foreseeable future. Currently, around 1 in 4 homes contain one or more smart devices, excluding smart meters – items such as smart lighting, smart security, smart speakers and smart thermostats. In order to encourage smart, efficient homes and commercial units, new development should include suitable internal spaces such as ducting and cabling to allow transmission of large amounts of data at high-speed.

8.2.2 Smart, connected homes and commercial units require super-fast broadband connections between the building and the street. This is identified in SDC's Core Strategy as critical to the development of entrepreneurial small and home-based businesses.

8.3 Supporting documents

Fenny Compton Neighbourhood Plan survey report Chart 18 and Chart 21
National Planning Policy Framework (2019): Paragraphs 7 and 8a, b and c
SDC Core Strategy 1.1.6



Key Principle: NATURAL ENVIRONMENT

9.1 The natural environment is of great importance to residents. Acceptable development will preserve landscapes valued by residents and green spaces.

Policy NA1: Valued Vistas

NA.1.1 Development proposals falling within the scope of the vistas shown on Figure 20, must demonstrate how they have regard to, are appropriate to, and are designed to integrate with the topography and the distinct character of the vista landscape. As appropriate, particular attention will be required for impacts on the settings of heritage assets, village approaches and settlement edges.

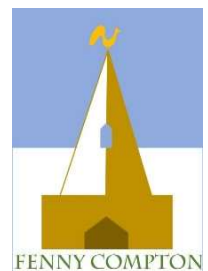
9.2 Explanation

9.2.1 One of the most important factors for residents with regard to the natural environment is the idea of a policy to protect 'Valued Vistas'. There was a high level of support (88%) for this type of policy from the residents' survey.

9.2.2 The views are based on the results of a key word analysis of the responses to Question 55 of the residents' Survey.

9.2.3 This map at Figure 17 shows residents' best viewpoints within the village. These viewpoints have been defined and represented as stars and from these standpoints the Valued Vistas were determined.

9.2.4 The map below shows the views towards the Valued Vistas from the village towards Mill Hill (in blue), from Mill Hill towards the village (in red) and from the village towards the Dasset Hills (in green).



Map of Residents' best viewpoints

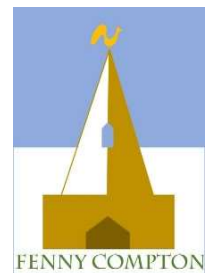
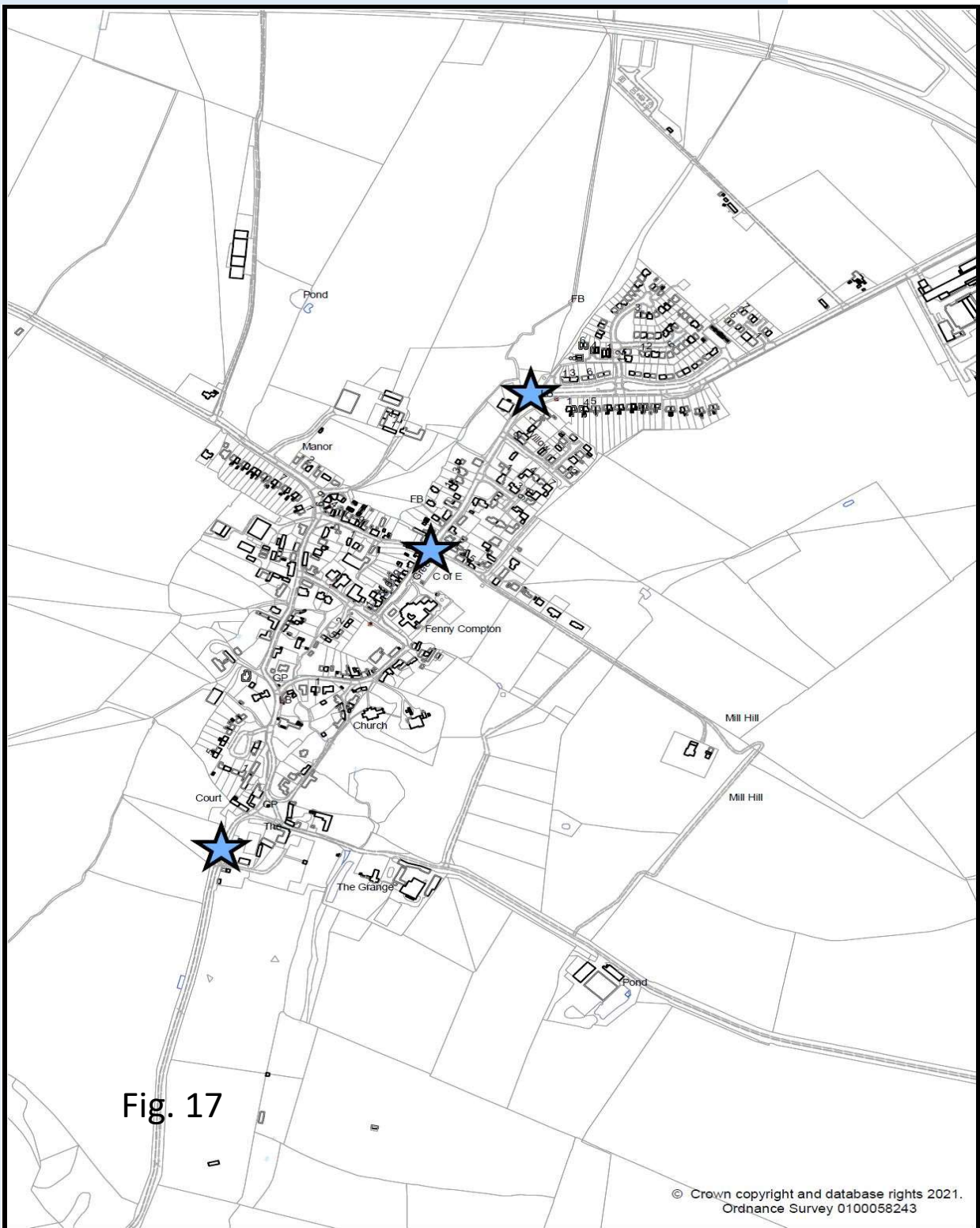




Fig. 18 Fenny Compton Viewpoints

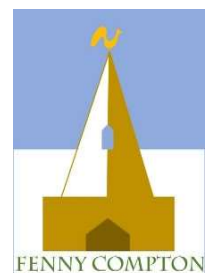




Fig. 19 Fenny Compton's Natural Environment

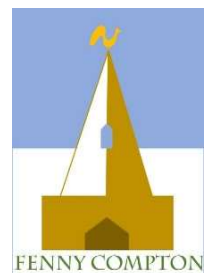
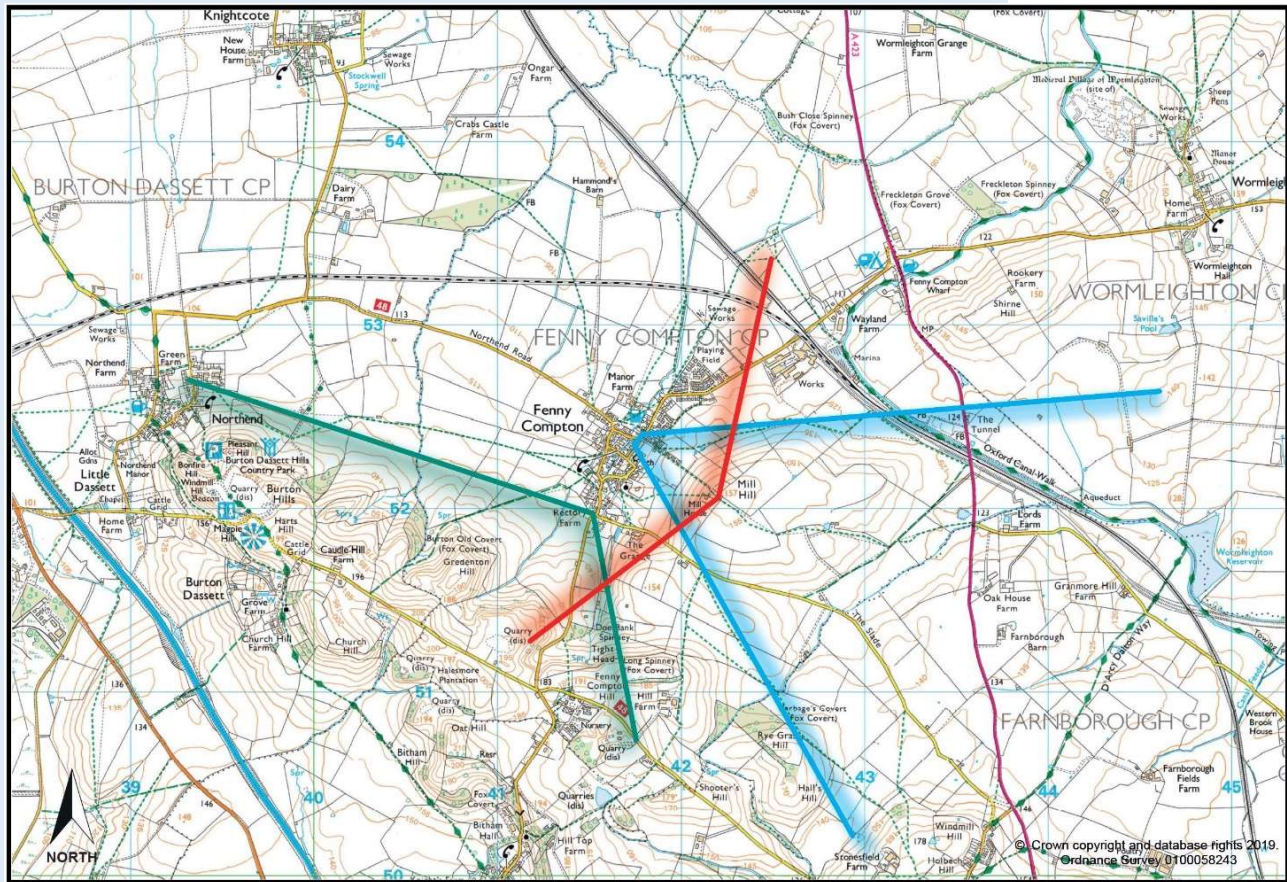


Fig. 20



9.2.5 The **blue vista** includes the Dassett School, designated Local Green Space, ridge and furrow farmland and farmhouses. The **red vista** encompasses the village as a whole including the Church of St Peter and St Clare, settled below the scarp of the Burton Dassett Hills and includes views of historical significance (Gredenton Hill Fort) and the flat, open Feldon landscape. The **green vista** looks directly at the ridge of the Burton Dassett Hills and picks up Fenny Compton Hill, Gredenton Hill Fort, the Beacon, Magpie Hill, and the edge of Northend village.

9.2.6 Valued vistas are much wider than a single viewpoint and are based on residents' descriptions as they admire the scenery around the Parish. The photographs below show a small part of each vista.

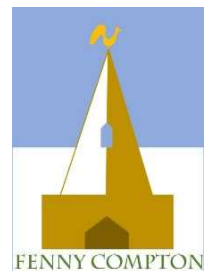
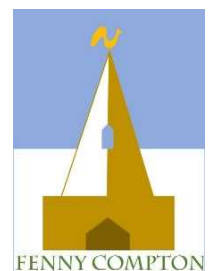




Fig. 21 Valued Vistas - Fenny Compton



Policy NA2: Local Green Spaces

NA.2.1 The school playing field is designated as a Local Green Space (LGS); the boundary is shown on the map at Figure 22. Development will not be supported other than in very special circumstances.

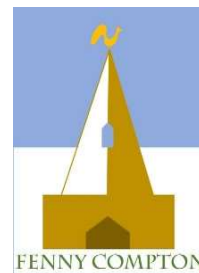
9.3 Explanation

9.3.1 The Parish Council contracted Avon Planning Services (APS) to assess the suitability of this area for LGS designation. APS's assessment found that the area is suitable for LGS designation in accordance with paragraphs 101-103 of the National Planning Policy Framework because it is:

1. Within the community it serves
2. Demonstrably special to a local community and holds a particular local significance because of its recreational value (including as a playing field) and tranquillity
3. Local in character and is not an extensive tract of land.

9.3.2 This green space is associated with the only primary school in the area. The school is a Victorian building set in the lea of the Dasset Hills situated at the junction of High Street and Memorial Road. Residential dwellings sit opposite the school to the north west and south west. The site is situated on rising land with fields and open countryside bordering it to the north east and south east.

9.3.3 There are numerous Grade II listed buildings close to the school; along the High Street to the north east and north west and along Memorial Road to the south west. Three public rights of way converge (and two of which end) in the middle of the site's north east boundary. One of the public rights of way then turns south east and carries on along the north east boundary.



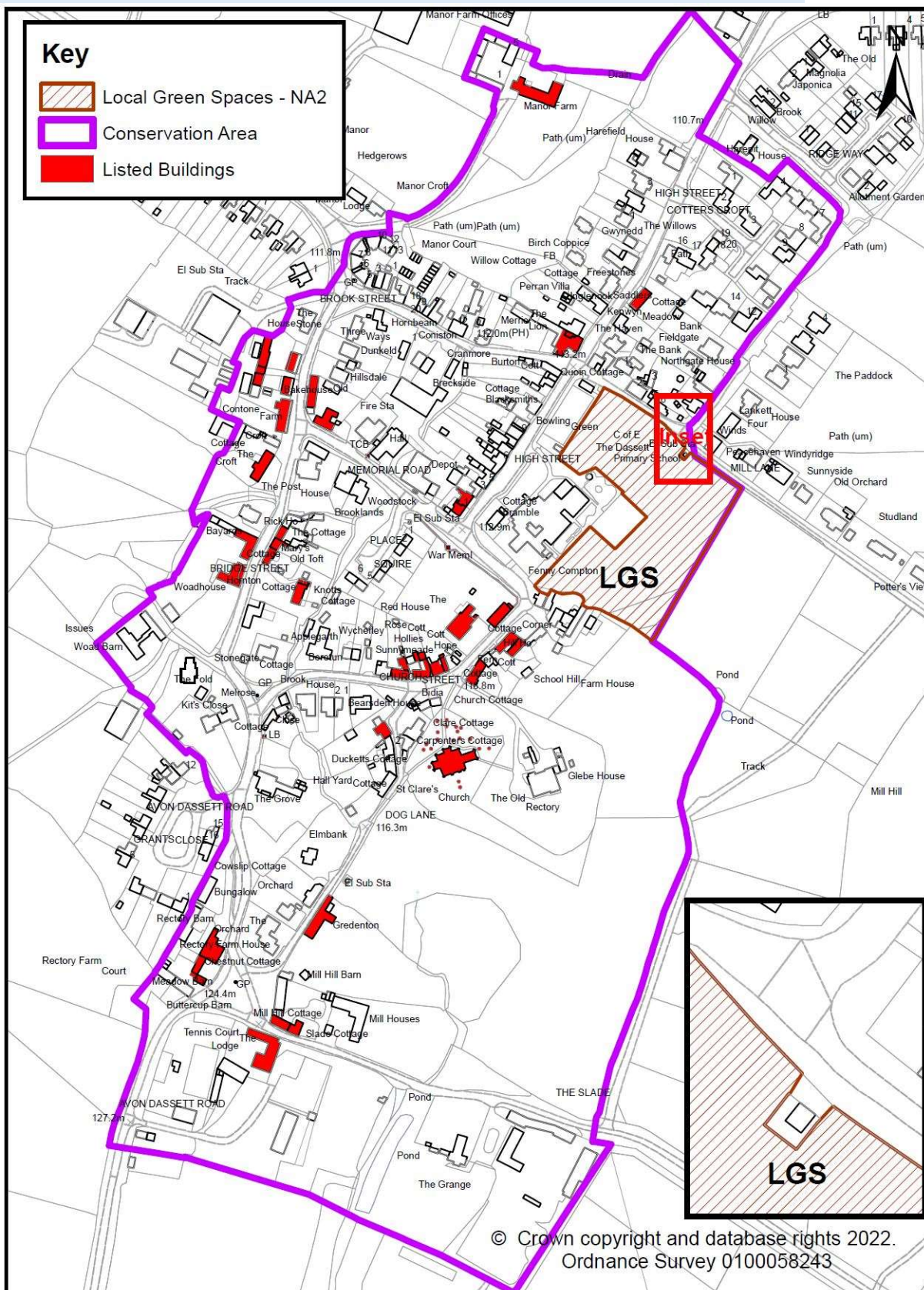
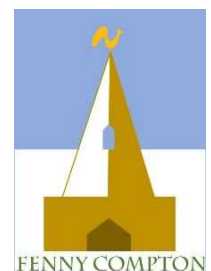


Fig. 22 Local Green Space designation



Policy NA3: Verges, Trees and hedges

NA.3.1 Appropriately to their location and scale, development proposals are encouraged to protect all healthy trees and edges. Where this is not feasible, new trees and hedges should be planted to replace those lost and retain the character of the site. New planting should be of a suitable size and of native species appropriate to the locality.

9.4 Explanation

9.4.1 Given the historical and natural context of the Parish, 68% of residents strongly felt that developments should enhance and respect its rural surroundings.

9.4.2 The rural setting of the Parish is highly valued by residents, 85% of survey respondents said that the 'Preservation of existing hedgerows/woodlands' was highly important to them.

9.4.3 The Ecological Report for Fenny Compton Parish Council conducted in 2019 recommends to:

1. Conserve and restore all primary hedge lines and manage them positively as wildlife corridors, wildlife habitats and landscape features
2. Enhance tree cover through large scale woodland planting on rising ground, Conserve the diversity of unimproved and semi-improved grassland on steep hillsides through regular grazing

9.4.4 The landscape of Fenny Compton Parish is characterised by trees, hedgerows and shrubs. These create an important wildlife corridor providing food and shelter for numerous species, such as insects, small mammals and birds with their associated nesting sites. These are crucial for the wider food web and species diversity within the Parish's ecosystem.

9.4.5 The Parish contains a high proportion of plants species (88) considered to be 'County Rare' making the protection of and provision for the continued biodiversity of the Parish to be of considerable importance. For the full list of Flora and Fauna species see Parish Ecological Report produced by Habitat Biodiversity Audit Partnership.

9.4.6 The rich mosaic of old pasture fields, arable and well-timbered hedgerows surrounding Fenny Compton make it one of the most important areas for farmland birds in the West Midlands region. The Parish supports one of the strongest populations of Yellow Wagtail in the county, with a record 36 pairs located in 2016. This contrasts with a loss of at least ten species of bird from the area due mostly to changes in farming practices.



Policy NA4: Conserving the Natural Environment

NA.4.1 'Development proposals will be expected to minimise impacts on and secure a net gain in biodiversity by:

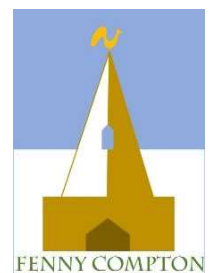
- i) safeguarding and, where possible, enhancing existing habitats as set out in SDC Core Policy CS.6, and
- ii) making provision, where appropriate, for measures that will secure the creation and management of additional habitats, to strengthen networks of habitats, to foster landscape scale conservation, to address the priorities of the Local Biodiversity Action Plan and to support an increase in the local populations of species of principal importance.

9.5 Explanation

9.5.1 85% of respondents in the residents' survey 'highly valued' wildlife and biodiversity.

9.6 Supporting documents

Ecological Report Habitat Biodiversity Audit Partnership December 2018
Warwickshire, Coventry and Solihull Local Biodiversity Action Plan
Neighbourhood Plan Residents' survey Chart 26, Section 3.8, 4.9



Key Principle:

CARING FOR HERITAGE ASSETS

10.1 To protect and conserve the heritage assets that shaped the present character of the Neighbourhood Area and village so that they can be enjoyed for future generations.

Policy HE1: Conserving or Enhancing the Historic Environment

HE.1.1 Development proposals that affect a heritage asset (whether or not designated) and/or its setting, an archaeological asset or the Fenny Compton Conservation Area (outlined in Figure 22) must assess and address their impacts and any mitigation in accordance with NPPF requirements. Proposals should demonstrate how they will conserve or enhance the historic environment.

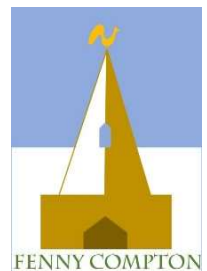
10.2 Explanation

10.2.1 Fenny Compton Parish contains over 50 listed buildings including:

- The 14th century church
- 24 private houses
- A canal wharf and two bridges

10.2.2 In addition to buildings, the Parish comprises several rich archaeological sites, including:

- The remains of a hall dated to the Post Medieval period with landscaped gardens (Hall Yard and surroundings)
- The site of a medieval manor house surrounded by a moat (adjacent to Manor Farm)
- Medieval ridge and furrow cultivation (e.g. in Dairy Ground field west of Avon Dassett Road)
- Gredenton Iron Age Hill fort – a scheduled ancient monument
- A Roman kiln site in Home Ground field adjacent to The Slade



10.2.3 Other important features of the Parish include:

- The Bear and Ragged Staff on Slade Green
- The War memorial on Memorial Road
- The Millennium Stone on Cotters Croft

10.2.4 Any new development in the Parish should be sensitive to the setting of these important heritage assets.

10.3 Supporting documents

National Planning Policy Framework: Section 12

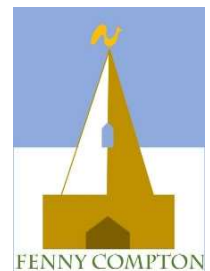
SDC Core Strategy Policy: CS.8

Warwickshire Historic Environmental Record (WHER) at
timetrail.warwickshire.gov.uk

Historic Environment Assessment of Local Service Villages, SDC 2012:
Section 4.16.

Fenny Compton Neighbourhood Plan Heritage Survey

Fenny Compton Neighbourhood Plan photographic archive



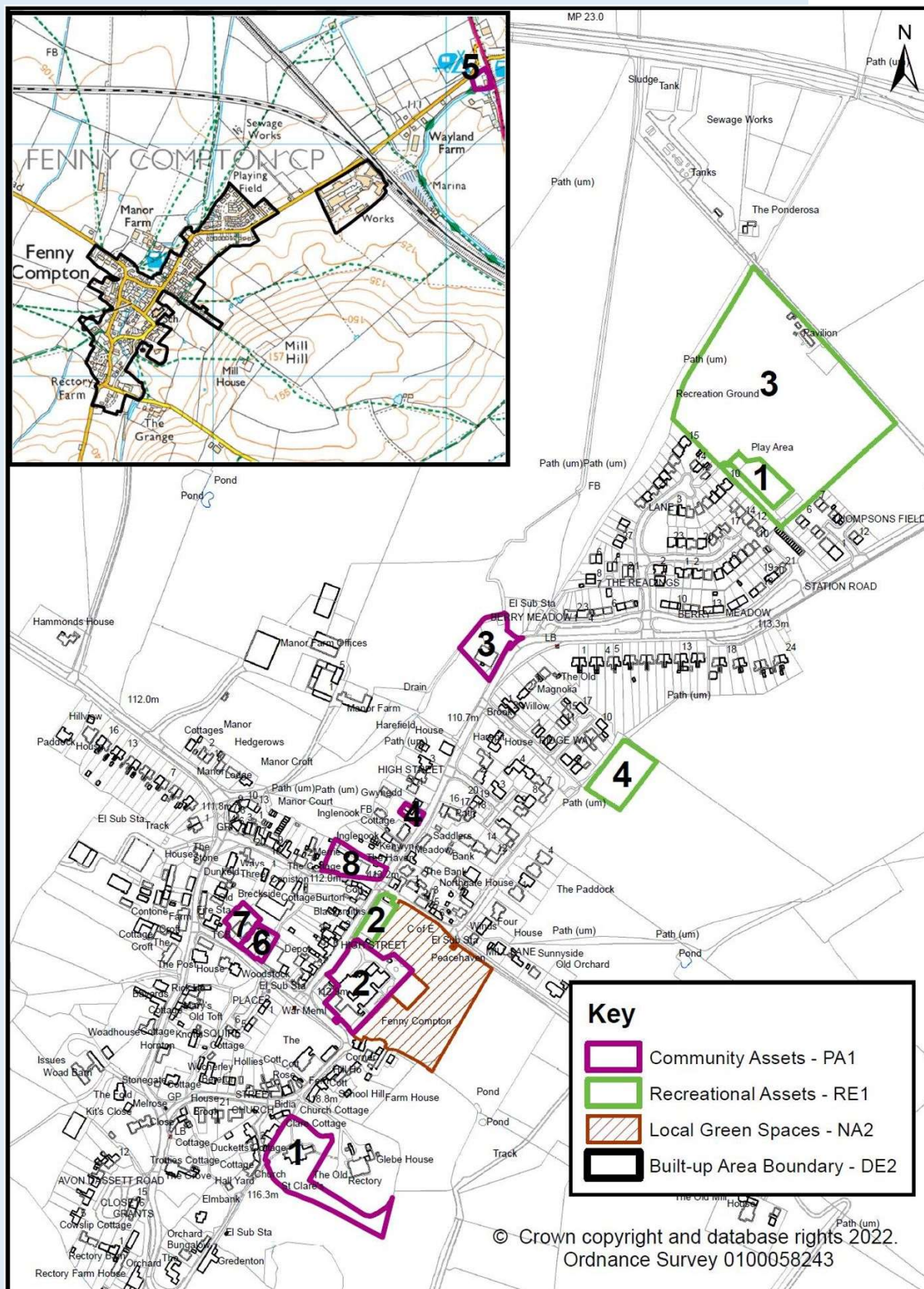


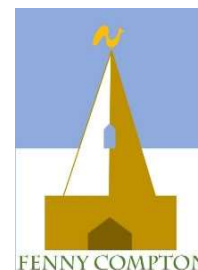
Fig. 23 Policies Map



Appendices

11.1 List of sources in order of appearance.

Title	Source	Date
Strategic Environment and Habitat Regulations Assessment of Fenny Compton Neighbourhood Plan	Lepus Consulting	2020
Fenny Compton Parish Neighbourhood Plan Residents' Survey	Fenny Compton Parish Council	2018
Planning application	Stratford-on-Avon District Council	2019
Fenny Compton Neighbourhood Survey Children and Young Person Report	Fenny Compton Parish Council	2019
Fenny Compton Parish Plan	Fenny Compton Parish Council	2008
Building regulation approved documents	DLUHC, UK Government	2019
Draft built-up area boundary maps	Stratford-on-Avon District Council	2017
Community Infrastructure Levy guidance	DLUHC, UK Government	2019
Sports Facility Strategy 2016-2035	Stratford District Council	2018
Fenny Compton Housing Needs Survey	Fenny Compton Parish Council and WRCC	2017
Long term flood risk in England	UK Government	2022
Core Strategy	Stratford-on-Avon District Council	2016
Development Requirements SPD	Stratford-on-Avon District Council	2020
Domestic Renewable Heat Incentive	Ofgem	2018
Heath matters: air pollution	Public Health England	2018
National Planning Policy Framework	DLUHC, UK Government	2019
Labour market analysis	ONS	2011
Data showing employment and home workers	ONS	2018
Analysis of ONS Labour Force Survey data	TUC	2016
Local Green Space Site Assessment	Avon Planning Services	2019
Ecological Report	Habitat Biodiversity Audit Partnership	2018
Warwickshire Historic Environmental Record (WHER)	Warwickshire County Council	2019
Historic Environment Assessment of Local Service Villages	Stratford-on-Avon District Council	2012
Fenny Compton Neighbourhood Plan Heritage Survey	Fenny Compton Parish Council	2019
Fenny Compton Neighbourhood Plan photographic archive	Fenny Compton Parish Council	2018



11.2 Aspirations statement

11.2.1 Introduction

The Fenny Compton Neighbourhood Plan outlines the type, design, location and mix of development that should take place in the parish over the period to 2031. In that sense, it is quite narrow in its scope and terms of reference.

A wide range of residents' views and wishes on matters outside of the neighbourhood plan scope have been fed into the Neighbourhood Plan process through the surveys conducted between 2018 and 2020. This document attempts to capture those in the form of aspirations. This document will sit outside of the formal neighbourhood plan as an appendix and it will be used as a reference document for the Parish Council and other village organisations to steer decisions and plans.

11.2.2 Younger Villagers

It is recognised that the village has limited provision of leisure activities for younger villagers, particularly teenagers.

- To promote village life to the younger generation, the Parish Council will work with other organisations to support local groups and provide or update infrastructure where appropriate.
- The Parish Council will investigate providing a safe meeting point for teenagers that allows them the freedom to socialise.

11.2.3 Village Amenities

There has been a lot of reference to wishes for an updated and possibly relocated village hall. The Parish Council will work with the village hall committee to investigate options, including the possibility of combining a new village hall with other facilities which would benefit from replacement.

11.2.4 Recreation Field

With the changing demographic of the village and the demise of the adult football and cricket clubs, the use of the Playing Field is changing to more individual and small number pursuits such as jogging, walking and tennis, this should be recognized and accommodated. The field gets very waterlogged during the winter, the hedges and ditches are overgrown and the grass is heavily infested with weeds and moss, generally it requires better maintenance.

With the upcoming development of 100 new homes close to the sports field, it is recognised that the field is likely to have more use in future. The possible addition of a surfaced path around the perimeter would make it accessible for the less able bodied. These matters will be proactively discussed and investigated as the population grows, with a view to securing investment to improve the field.

11.2.5 Sports Pavilion

It is outdated and dilapidated with limited facilities, in conjunction with the recreation field this could become a valuable and much used village resource. A programme to either update or replace the sports pavilion should be investigated by the Parish Council in conjunction with other organisations in order to secure its long term future.

11.2.6 Bowls Club

Despite the decline of other village sports the bowls club has seen increasing membership. The Parish Council owns the clubhouse and the land. In common with other facilities, the clubhouse requires modernisation to secure its long-term future.



11.2.7 Road Safety

The village is at an intersection of three local roads connecting Fenny Compton to other villages. When increased traffic volumes and on-road parking is factored in, parts of the village's road network act as a bottle neck. Residents have also expressed concerns over the speed and the size of some vehicles.

The Parish Council will press developers and the Highway Authority to ensure appropriate measures to mitigate any harm to the safety of pedestrian or cycle routes into the village centre and to schools.

While being significantly reduced since the departure of On Time (a large car transportation company) from the village, large vehicle movements through the village were still raised as an issue. This can be particularly problematic in Church Street where there have been a number of instances of property damage by large vehicle movements over the last few years. The Parish Council has no jurisdiction over this matter but will keep this issue under review and commits to working with residents and Warwickshire County Council Highways department to identify and provide mitigation where appropriate.

11.2.8 Parking

The village centre is comprised of a conservation area with narrow roads, and numerous properties with no off-road parking. In some areas roadside parking is creating safety issues, for instance:

- At the junction of Brook Street and the High Street beside the Merrie Lion.
- Outside The Dasset Primary School at drop off and collection times
- In the locality of the Coop
- At the Doctor's surgery when the car park is full
- At the village hall when a large event is being held

The Parish Council will continue to monitor these issues and seek solutions by working with others and will do what it can to encourage considerate parking by residents and visitors.

11.2.9 Traffic Speed

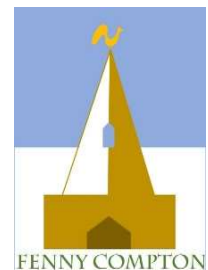
The existing speed limit boundaries have not been moved outwards despite the new development which has taken place on the village periphery. This has led to a specific concern on Station Road and Wharf Road where a 60mph limit applies between the 30mph limit at Thompson's Field and the 50mph limit on the A423. This concern is heightened when factoring in the new development at Compton Buildings and the future movement of residents from that site to the playing field which involves crossing a road with a 60mph limit.

The Parish Council will continue to work with Warwickshire County Council in an attempt to resolve these concerns. The Parish Council are also committed to coordinating a village speed watch initiative.

11.2.10 Pedestrian Safety

Some pavements, particularly in the village centre are narrow and uneven and when combined with narrow roads and inconsiderate parking on pavements, it causes a safety hazard. The pavement on Station Road between the Compton Buildings site and the corner by Berry Meadow is also extremely narrow and is not suitable for increased numbers of pedestrians walking from the new development into the village. It is important that this is improved in order to avoid more traffic and parking problems in the village with residents choosing to drive to the Coop or school.

The Parish Council will work with others such as Warwickshire County Council to seek solutions.



11.2.11 Green Spaces Plan

Concern for the natural environment was a priority for residents, particularly the protection of the countryside and wildlife surrounding the village. Survey results showing over half valued this above all else. Many voiced concerns about harm to the natural environment, wishing for preservation of wildlife habitats and protection for existing hedgerows and woodlands.

Green Spaces and the importance of protecting and enhancing them are referred to throughout the Neighbourhood Development Plan. The Parish Council will consider drafting and adopting a green spaces management plan which will outline how it will proactively protect and enhance such spaces within its control and commit to working with other landowners to achieve the same objective.

The current interest in the natural environment and the depletion of our flora and fauna prompted the formation of a community action group to work with Warwickshire Wildlife Trust on rewilding small areas of PCC owned green spaces to enrich habitat for insects, birds and animals. Two areas have been identified to trial rewilding. If successful, the Parish Council will consider other areas for similar treatment.

The parish has a designated Warwickshire Wildlife Trust Nature reserve with a focus on habitat for butterflies and moths. Other areas have been identified as being worthy of protection in the Habitat Biodiversity Audit (carried out every 5 years) specifically the Gredenton and Quarry Hills and Station Meadows. The Parish Council will support protection of other areas as and when other agencies bring forward plans

