

# FENNY COMPTON

## NEIGHBOURHOOD DEVELOPMENT PLAN 2011-2031

Regulation 16 submission 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 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.

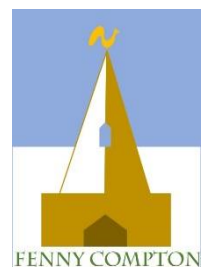
Since the Core Strategy was adopted, 28 dwellings have been built and planning permission granted for a further 100 units on a brownfield site within the Parish of Fenny Compton. These developments meet the requirements for the Parish's Housing Needs survey as well as exceeding the nominal Category 2 Local Service Village allocation in the District Council's Core Strategy.

Fenny Compton is included in the District Council's requirement to identify reserve sites for housing provision. Four reserve sites are identified by the District Council.

The exact number of houses allocated in the Neighbourhood Development Plan will depend on how many can be accommodated in a sustainable way.

Fenny Compton Built-Up Area Boundary (BUAB) defines a policy line which separates urban land, on which development may be acceptable, from the countryside, within which it is not.

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.

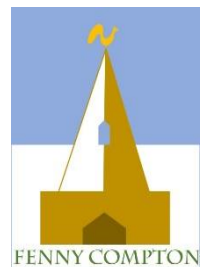
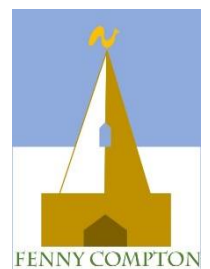






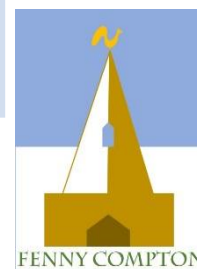
Fig. 1 Fenny Compton homes



# 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
<b>Design and infrastructure</b>  Ensure new development compliments the existing village dwellings and the wider landscape	<p><b>DE1 Sensitive Building Design:</b> Using the Village Design Statement to understand the local vernacular and appropriate building materials; the location and scale of development sites and the size of buildings.</p> <p><b>DE2 Sustainable Development:</b> development encouraged within the built-up area boundary (BUAB) with sites outside treated as countryside as defined in the District Council's Core Strategy; design should provide for a high-quality public realm with both hard and soft landscaping and measures to encourage biodiversity.</p> <p><b>DE3 Designing-out Crime:</b> New developments should help to maintain a low crime and safe environment using advice from Warwickshire Police's 'Design Out Crime Officers' on Secured by Design principles.</p>
<b>Promoting road safety</b>  Ensuring new developments do not compromise safety for road and pavement users	<p><b>RO1 Appropriate Traffic Management Measures:</b> Ensuring that new developments do not compromise safety for road and pavement users with adequate parking, space for all pavement users and room for emergency vehicles.</p>
<b>Supporting Parish amenities</b>  Encouraging new community facilities that meet residents' wishes	<p><b>PA1 Protection of Village Community Assets:</b> income from new development shall be invested in community facilities; equivalent replacement facilities to be provided if an existing facility is lost to new development. Developments that improve and enhance community facilities are to be encouraged.</p> <p><b>PA2 Development of New Community Facilities:</b> supported where they preserve local character; do not harm the landscape or existing residential amenities or provide improved facilities for young people and older residents.</p>



Key Principle	Policies
<p>Promoting recreational spaces</p> <p>Using development to encourage new and maintain existing recreational spaces</p>	<p><b>RE1 Protecting Village Recreational Assets:</b> use of income from new developments to be invested in community facilities; supporting proposals that enhance and improve existing facilities including: village hall, bowls club, sports pavilion, playing field and allotments.</p> <p><b>RE2 Policy: Development of New Recreational Facilities:</b> supporting improvements to existing recreational facilities when they preserve local character and distinctiveness.</p>
<p>Flood prevention</p> <p>Setting out how development can help improve the Parish's flood prevention infrastructure</p>	<p><b>FL1 Ensuring Development Manages the Flood Risk:</b> managing surface water run off; managing risk of streams flooding; appropriate systems to be put in place such as sustainable drainage systems and flood water storage where necessary.</p>
<p>Environmental sustainability</p> <p>Encouraging the installation of renewable power generation technologies and the use of green energy appropriate to the village location</p>	<p><b>EN1 Domestic Energy Production:</b> new developments and building conversions to be designed to be self-sufficient in power production from renewable sources.</p> <p><b>EN2 Electric Vehicle Charging:</b> all new dwellings and commercial developments should include at least one electric vehicle changing point.</p> <p><b>EN3 Water Usage:</b> New Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures.</p>
<p>Promoting business and employment</p> <p>Encouraging coherent and sustainable minor commercial development in line with residents' wishes</p>	<p><b>BU1 Minor Commercial Development:</b> at an appropriate scale to the village context.</p> <p><b>BU2: Promoting New Employment Opportunities:</b> minimise impact on residential areas and traffic generation.</p> <p><b>BU3 Home Working:</b> development of new dwellings should provide space adaptable for home working.</p>
<p>Promoting connectivity</p> <p>Ensuring smart connectivity is built into new residential and commercial developments in the Parish</p>	<p><b>CN1 High-speed homes:</b> all new dwellings to incorporate cable or suitable ducting to support high speed broadband.</p> <p><b>CN2 Connected infrastructure:</b> all new dwellings and commercial premises should provide high speed connectivity from building to boundary.</p>





Key Principle	Policies
<p><b>Natural environment</b></p> <p>Accepting development that preserves landscapes valued by residents and green spaces in the Parish</p>	<p><b>NA1 Protection of valued landscapes:</b> development proposals to demonstrate integration with or enhancement of the landscape character.</p> <p><b>NA2 Local Green Spaces:</b> developments should preserve local green spaces for community use including the school sports field.</p> <p><b>NA3 Verges, Trees and hedges:</b> development should respect the rural nature of the village and ensure existing hedges and verges are maintained.</p> <p><b>NA4 Conserving the Natural Environment:</b> developments should preserve, support and maintaining existing ecological networks; supporting new ecological habitats; primary hedge lines conserved and positive management of wildlife corridors; wildlife habitats and landscape features; diversity of unimproved and semi-improved grassland on steep hillsides.</p>
<p><b>Caring for heritage assets</b></p> <p>To protect and conserve the heritage assets that shape the present character of the Parish</p>	<p><b>HE1 Conserving or enhancing the Historic Environment:</b> development proposals should demonstrate how the Neighbourhood's historic environment will be conserved or enhanced; detrimental impact of any development on the significance of any heritage asset or its setting will be weighed against community benefit; the conservation area will be similarly regarded.</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. Subsequent to the Core Strategy, Stratford-on-Avon District Council has proposed additional 'reserved sites' for development.



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 After two formal stages of public consultation, the adoption process requires some validation by through an independent examiner. Examination of the NDP and a Parish referendum in the Neighbourhood Plan Area. Once endorsed by the community at referendum and 'made' live by SDC, the Neighbourhood Plan will become part of the statutory development plan for the local area, sitting alongside SDC's Core Strategy. Once in place, planning applications for development in the Neighbourhood Area are determined in accordance with the approved Neighbourhood Plan.



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.

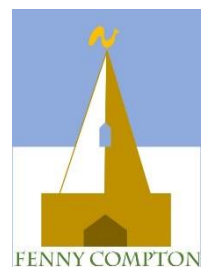
1.2.5 SDC's Core Strategy states that Fenny Compton is one of 12 villages in the District (known as Category 2 Local Service Villages) that should accommodate approximately 700 new houses over the planning period, of which no more than around 12% (84) should be provided in any one settlement. Since the Core Strategy was adopted, 28 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 exact number of houses allocated in the Neighbourhood Development Plan will depend on how many can be accommodated in a sustainable way.

1.2.7 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.

1.2.8 The Plan has been developed to ensure that the essential infrastructure is provided to support the increase in population.

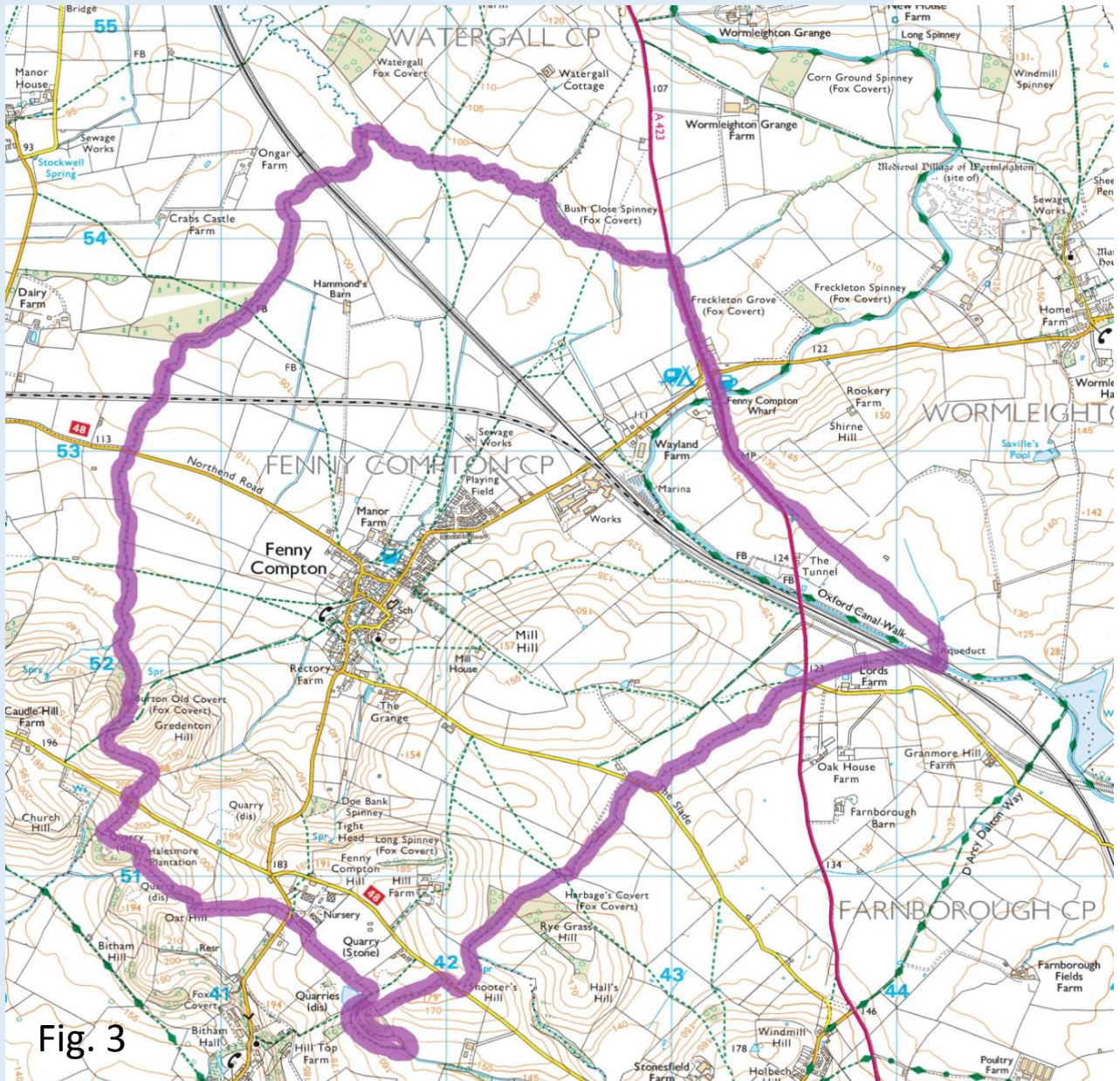
1.2.9 The Neighbourhood Plan has appropriate regard to national policy, including the National Planning Policy Framework and related Planning Practice Guidance.





## 1.3 The Village and Parish of Fenny Compton

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

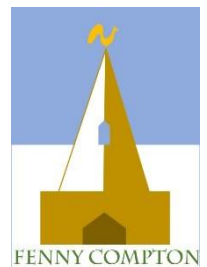


1.3.2 Fenny Compton Civil Parish is the Neighbourhood Area for the purposes of the Neighbourhood Plan. This was approved by SDC on 15 December 2016.

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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.





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) 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
- WI (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 events are held on 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.

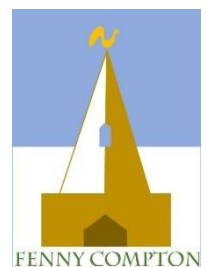
## 1.6 Fenny Compton built-up area boundary

1.6.1 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.

1.6.2 The map at Figure 5 outlines the BUAB of the village of Fenny Compton.

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

1.6.4 SDC's reserve housing allocation sites are outside the BUAB.



## 1.7 Environmental context of Fenny Compton Parish

1.7.1 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 Fringe<sup>4</sup> is its remote rural character with few roads and settlements. Small isolated villages, such as Fenny Compton, are often sited along spring lines<sup>5</sup>.

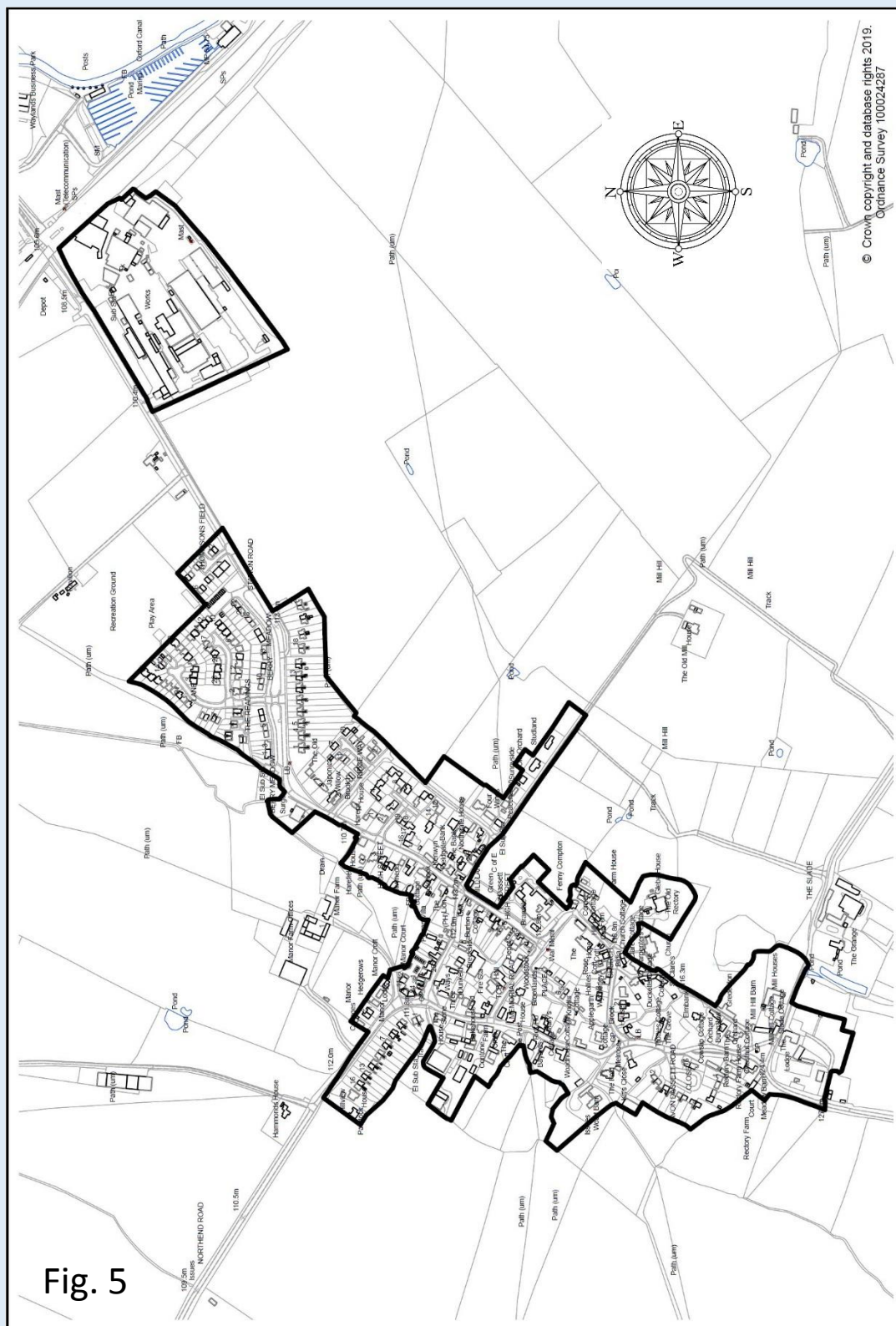
1.7.2 The Parish is positioned at the southwest edge of Fenny Compton Gap at the base of hills including Mill Hill, Halls Hill, Fenny Compton Hill, Gredenton Hill and Caudle Hill (part of the Burton Dassett Country Park).

1.7.3 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.

3. <https://www.stratford.gov.uk/doc/206631/name/BUABs%2016OCT17.pdf>
4. Countryside Commission and Warwickshire County Council, 1993
5. Preliminary Ecological Report for Fenny Compton Parish Council 2018







## Fenny Compton (BUAB) Built Up Area Boundary

Source: Site Allocations Plan for Stratford-on-Avon District to accompany the Core Strategy 2011-2031 Published October 2020 p132

<https://www.stratford.gov.uk/doc/209801/name/Composite%20version%20v3.pdf>





1.7.4 Farmland in the Parish is characterised by large hedged fields. Many hedgerows date from early Tudor enclosures. Pockets of permanent pasture, adjacent to the BUAB, 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.

1.7.5 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.

1.7.6 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.

1.7.7 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.

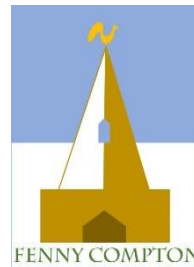
1.7.8 All roads entering the village are bordered by tall, mature hedging. The roads from Farnborough (The Slade), Northend and Avon Dassett have wide verges, a common feature of the country roads in this part of Warwickshire. Much of the hedging in the parish, especially alongside fields, is species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

1.7.9 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.

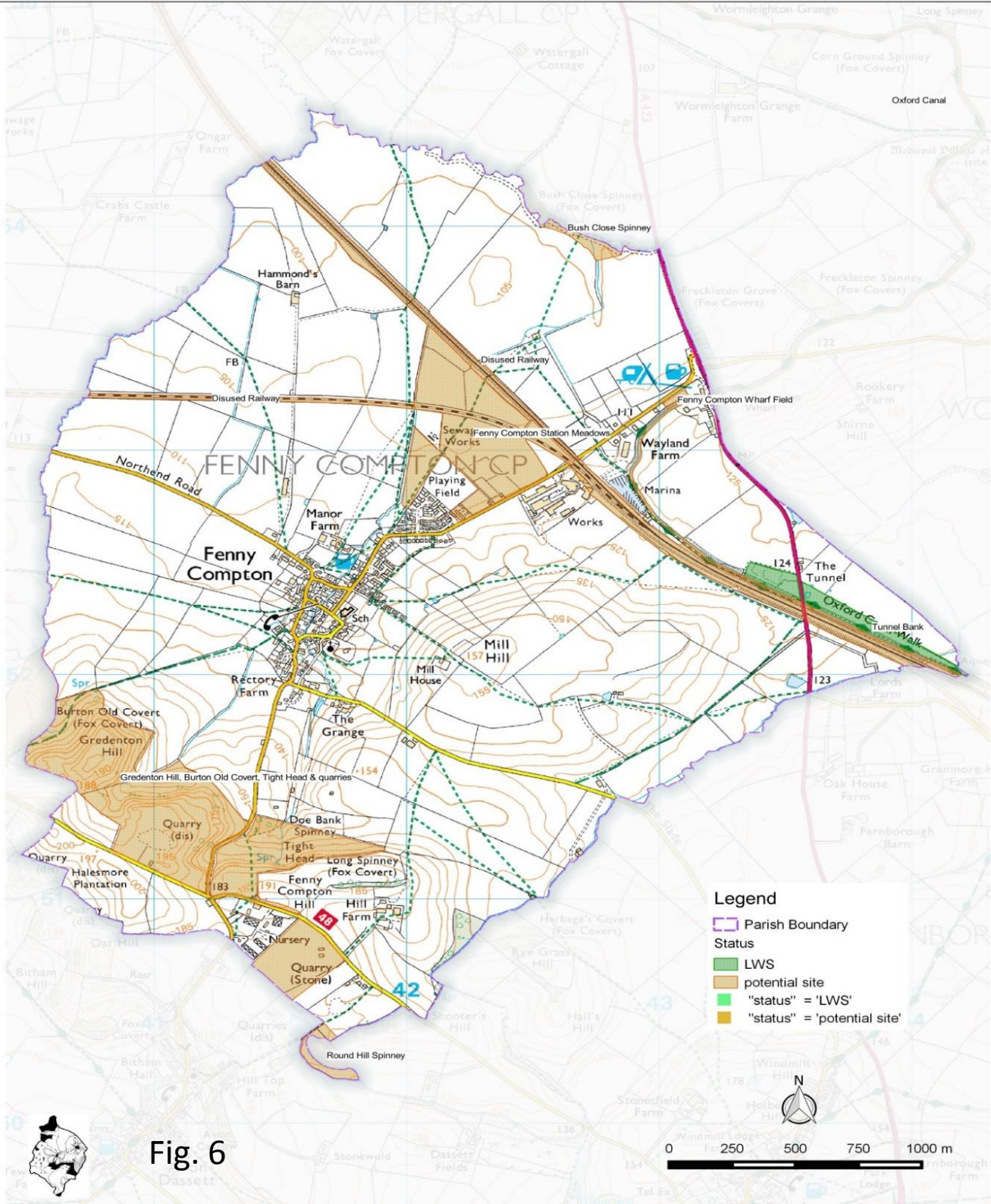
1.7.10 Other important wildlife sites within the Parish are:

- 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)

1.7.11 The maps, 'Fenny Compton Parish Local Wildlife Sites' and 'Fenny Compton Parish Phase 1 habitats' outline these areas.



# Fenny Compton Parish Local Wildlife Sites

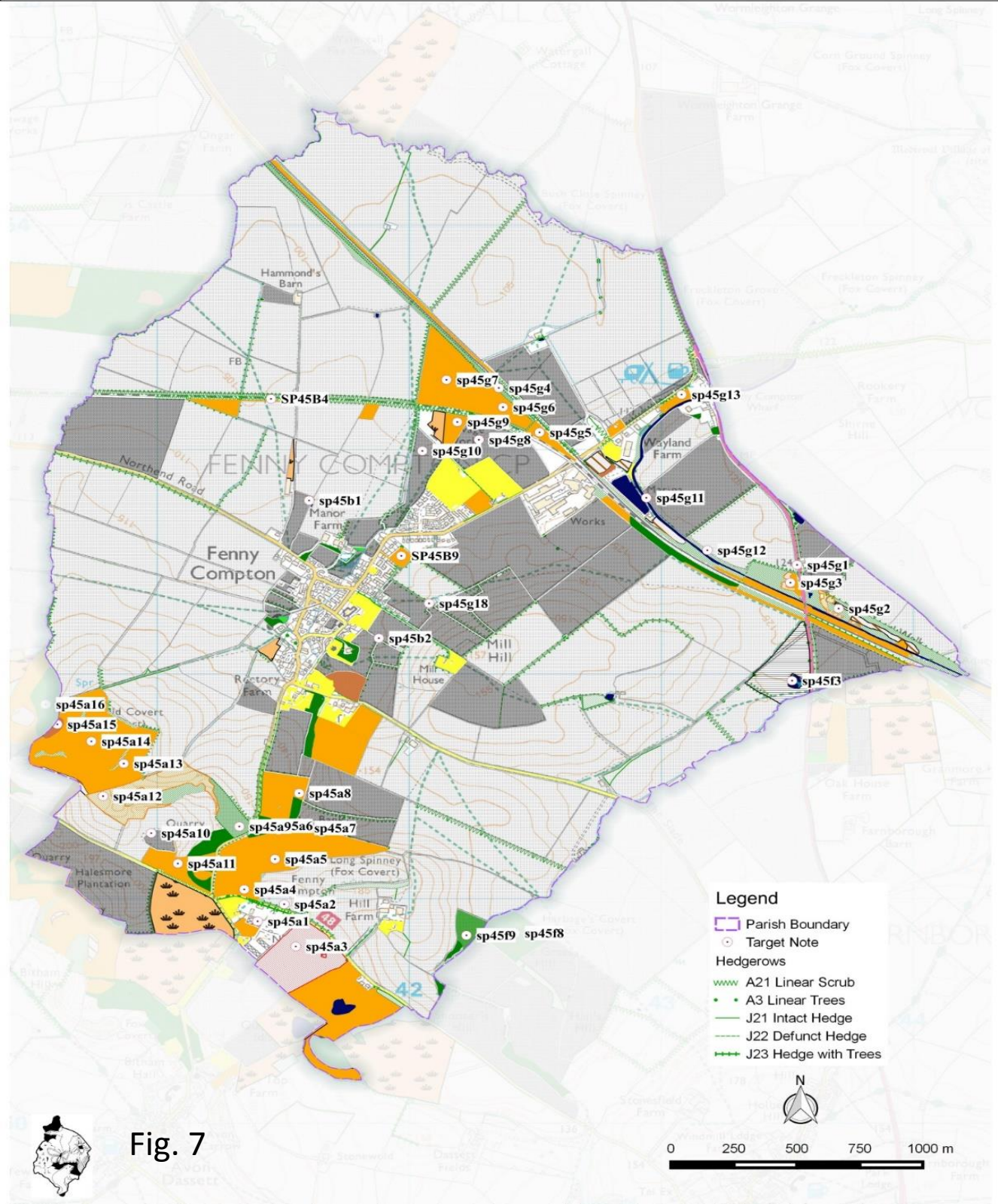


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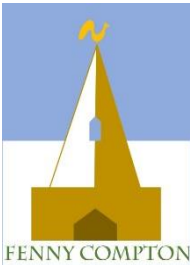




Fenny Compton Parish Phase 1 habitats
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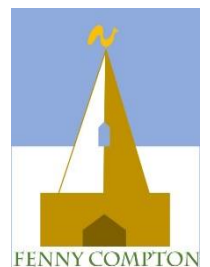


# STRATEGIC VISION

## 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

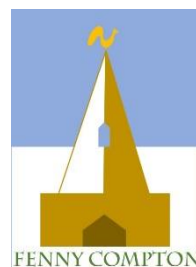
**2.1.3** The survey shows the value that residents put upon the rural environment surrounding the village (55% of respondents). Almost 66% of residents feel it is very important to define and preserve the existing boundaries of the village.

## 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 Key Principles

### Residents' Views

2.2.1 This Neighbourhood Development Plan takes the vision and residents' views into a set of 10 key principles:

#### **Key principle: Design and Infrastructure (DE)**

Ensure new development compliments the existing village dwellings and the wider landscape.

#### **Key principle: Promoting Road Safety (RO)**

Ensuring new developments do not compromise safety for road and pavement users.

#### **Key principle: Supporting Parish Amenities (PA)**

Encouraging new community facilities that meet residents' needs.

#### **Key principle: Promoting Recreational Spaces (RE)**

Using development to encourage new and maintain existing recreational spaces.

#### **Key principle: Flood Prevention (FL)**

Setting out how development can help improve the Parish's flood prevention infrastructure.

#### **Key principle: Environmental Sustainability (EN)**

Encouraging the installation of renewable power generation technologies and the use of Green Energy appropriate to the village location.

#### **Key principle: Promoting Business and Employment (BU)**

Encouraging coherent and sustainable small business development in line with residents' wishes.

#### **Key principle: Promoting Connectivity (CN)**

Ensuring smart connectivity is built into new residential and commercial developments in the Parish.

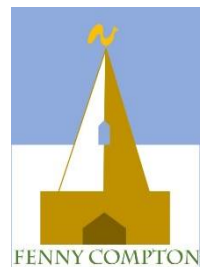
#### **Key principle: Natural Environment (NA)**

Accepting development that preserves landscapes valued by residents and green spaces in the Parish.

#### **Key principle: Caring for Heritage Assets (HE)**

Using development to protect and conserve the heritage assets that shape the present character of the Parish.

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



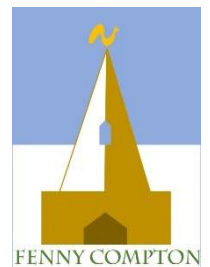
## 2.3 Development outcomes

### Development Sites

**2.3.1** The main development site in the Parish is the Compton Buildings site on Station Road. With plans to build 100 homes, this site will increase the number of houses in the village by around 30% from the current level.

### Sympathetic Development

**2.3.2** 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.

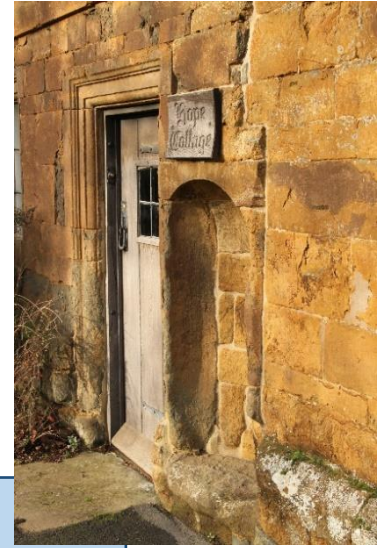


# Key principle

## DESIGN AND INFRASTRUCTURE

**3.0.1** To Promote high quality visually sensitive, sustainable design whilst ensuring the historic environment is preserved or enhanced.

**3.0.2** 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.



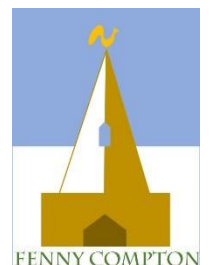
### 3.1 Policy DE1: Sensitive Building Design

**3.1.1 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 whether new build or work carried out under 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) preserve or enhance the heritage assets such as listed buildings; d) protect or enhance landscape and biodiversity by incorporating high quality native landscaping.

**3.1.2 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.

**3.1.3 Location of development sites:** Developments need to sit well in the landscape and the village environs and reflect local building styles. 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.



## 3.2 Policy DE2: sustainable development

**3.2.1 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, for example, small scale schemes for housing employment or community facilities to meet a need identified by evidence from the local community on land within or adjacent to the village or conversion to residential use of a redundant or disused building in open countryside.

**3.2.2 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 (BfL 12) with all criteria achieving a 'Green' score. Developments which include a 'Red' or 'Amber' score against any criterion must be justified in the Design and Access Statement or other supporting statement.



## 3.3 Explanation

**3.3.1** 88% of survey respondents wished to carry forward the Village Design Statement from the 2008 Parish Plan shown in 3.1.1.

**3.3.2** The most popular types of housing identified through the Housing Needs and Residents' surveys are low-cost starter homes and smaller family dwellings, preferably dedicated to local people.

**3.3.3** The BUAB [see 1.6.2] defines the area within which development will be considered as acceptable provided it meets the criteria set out elsewhere in this Plan. It allows for in-fill and change of site use. It includes the brownfield Compton Buildings site that has planning for 100 homes.





## 3.4 Policy DE3: Designing-out Crime

**3.4.1 Secured by Design:** New developments should help to maintain a low crime and safe environment. This should be achieved through the incorporation of Secured by Design principles and standards.

**3.4.2 Design and Access Statements:** Planning applications should demonstrate how they have complied with this policy in their supporting documentation, such as in Design and Access Statements.

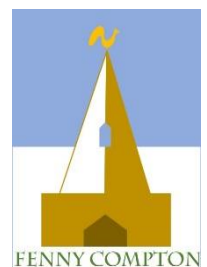
**3.4.3 Designing-out Crime Officers:** Applicants can seek further information from Warwickshire Police's Design Out Crime Officers on how to incorporate Secured by Design into proposals.

## 3.5 Explanation

**3.5.1** 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.

## 3.6 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).





# Key principle:

## PROMOTING ROAD SAFETY

4.0.1 Fenny Compton has a congested and narrow road layout. This Key Principle seeks to ensure that new developments do not compromise safety for road and pavement users.

### 4.1 Policy RO1: Appropriate Traffic Management Measures

4.1.1 Where appropriate, new developments should seek to minimise any impact they will have on the local highway network.

4.1.2 All new developments must ensure that they are always fully accessible by emergency service vehicles and personnel. The inclusion of this additional wording will help ensure emergency service response times continue to be acceptable in the Parish, which in turn will protect and save lives.

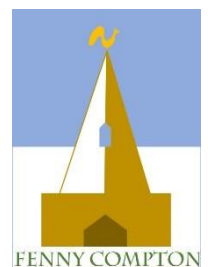
4.1.3 All new development must include adequate and safe provision for off road parking and accessing arrangements. Dwellings should have one off-road parking space per bedroom. New developments may be required to provide highway improvements, traffic calming or other means to mitigate any harm to the safety of pedestrian or cycle routes into the village centre and to schools.

### 4.2 Explanation

4.2.1 A primary concern for residents is the day-to-day impact of traffic; 87% of survey respondents indicated that traffic volume / speed was very important, while only 2% rated it as not important.

4.2.2 Much of the housing stock in the village was constructed in the era before motor vehicles. Space for parking has now become necessary.

4.2.3 Some of the roads in the village are narrow and were not built to allow two cars to pass safely. Consequently, vehicles cannot park without causing obstruction and/or endangering other drivers and pedestrians.



4.2.4 Some areas of road do not have a pavement or continuous pavement, so pedestrians must share the road with vehicles or cross regularly, while some road junctions have limited visibility.

4.2.5 The Young Persons' survey highlighted concerns about road safety for cycling and walking – 93% of respondents felt safe pavements and road crossings were 'very important' with 90% placing the same importance on safe roads to cycle and walk along.

4.2.6 Fenny Compton residents are reliant on their cars. The residents' survey showed that 90% of residents use a car every day or most days and 70% of households own more than one car.

### 4.3 Supporting documents

Fenny Compton Neighbourhood Plan survey Section 3.3

Young Persons' survey Figure 15

Residents' survey Section 3.3



Fig. 8 Congestion in the village

## Key Principle:

# SUPPORTING PARISH AMENITIES

5.0.1 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.

## 5.1 Policy PA1: Protection of Village Community Assets

5.1.1 The loss or partial loss of existing community facilities will not be supported unless it can be demonstrated that the facility is no longer valued or of use to the village and has no prospect of being brought back into use, or is to be replaced by a new facility of at least an equivalent standard.

5.1.2 Proposals that enhance and improve existing community facilities will be supported. This Plan has identified the following assets that are of significance in maintaining the social, economic and environmental viability of the community.

5.1.3 These community facilities listed below and shown on the map are to be protected.

1. Church of St. Peter and St. Clare
2. Primary School
3. Doctor's Surgery
4. Village shop
5. Public Houses
6. Village Hall with Post Office
7. Playing fields
8. Fire Station



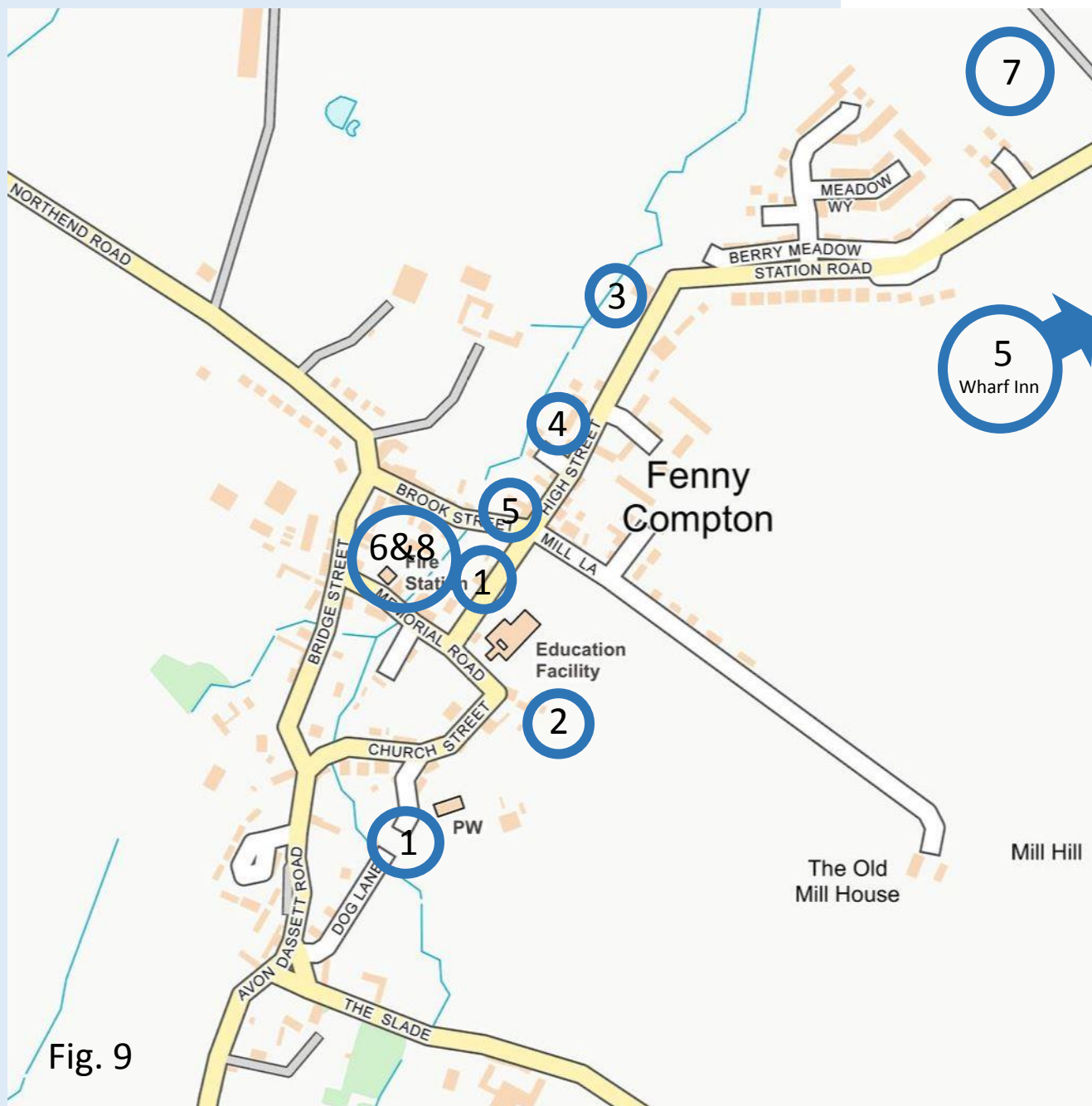
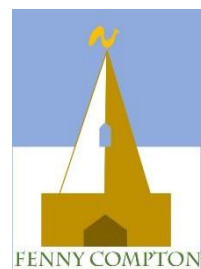


Fig. 9

## Fenny Compton Parish Amenities

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School Grounds



School



Merrie Lion Pub



Wharf Inn Pub



Surgery

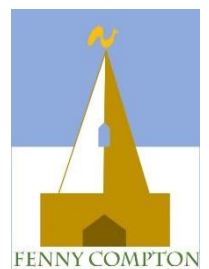


St Peter & St Clare



Fire Station

Fig 10.  
Parish  
Amenities



## 5.2 Policy PA2: Development of New Community Facilities

5.2.1 Development proposals for new or improvements to existing community facilities and infrastructure will be supported. This includes, but is not limited to health and social care, education, emergency services, meeting spaces and cultural facilities (e.g. libraries, arts and places of worship), open space, sports venues, local shops and pubs. Proposals must preserve local character and distinctiveness, avoid unacceptable harm to the landscape and protect amenities for existing and future residents of all ages.

### 5.3 Explanation

5.3.1 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.

5.3.2 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.

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

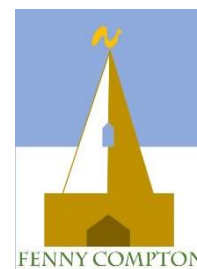
5.3.4 The survey shows that residents would like to see the following services and facilities in the parish: a better Post Office, farm shop and local produce, fitness classes, café and car parking at the Village Hall.

5.3.5 The Village Hall is of particular importance for activities and groups such as WI, Tots and Toddlers, Church communion 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%).

5.3.6 Income raised from new development (e.g. from levies) will be invested in our community buildings, recreation space and associated equipment to ensure they are adequate for an increased population.

### 5.4 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

6.0.1 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 facilities will be encouraged providing they are compatible with existing neighbouring uses.

## 6.1 Policy RE1: Protecting Village Recreational Assets

6.1.1 The loss or partial loss of existing recreational spaces and facilities will not be supported unless it can be demonstrated that the space or facility 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 facility in a suitable location of at least an equivalent standard.

6.1.2 Proposals that enhance and improve existing recreational spaces and facilities will be supported. In addition to making the school paying field into a Local Green Space, this Plan has identified the following assets which are of significance in maintaining the social, economic and environmental viability of the community. These recreational spaces and facilities listed below and shown on the map are to be protected:

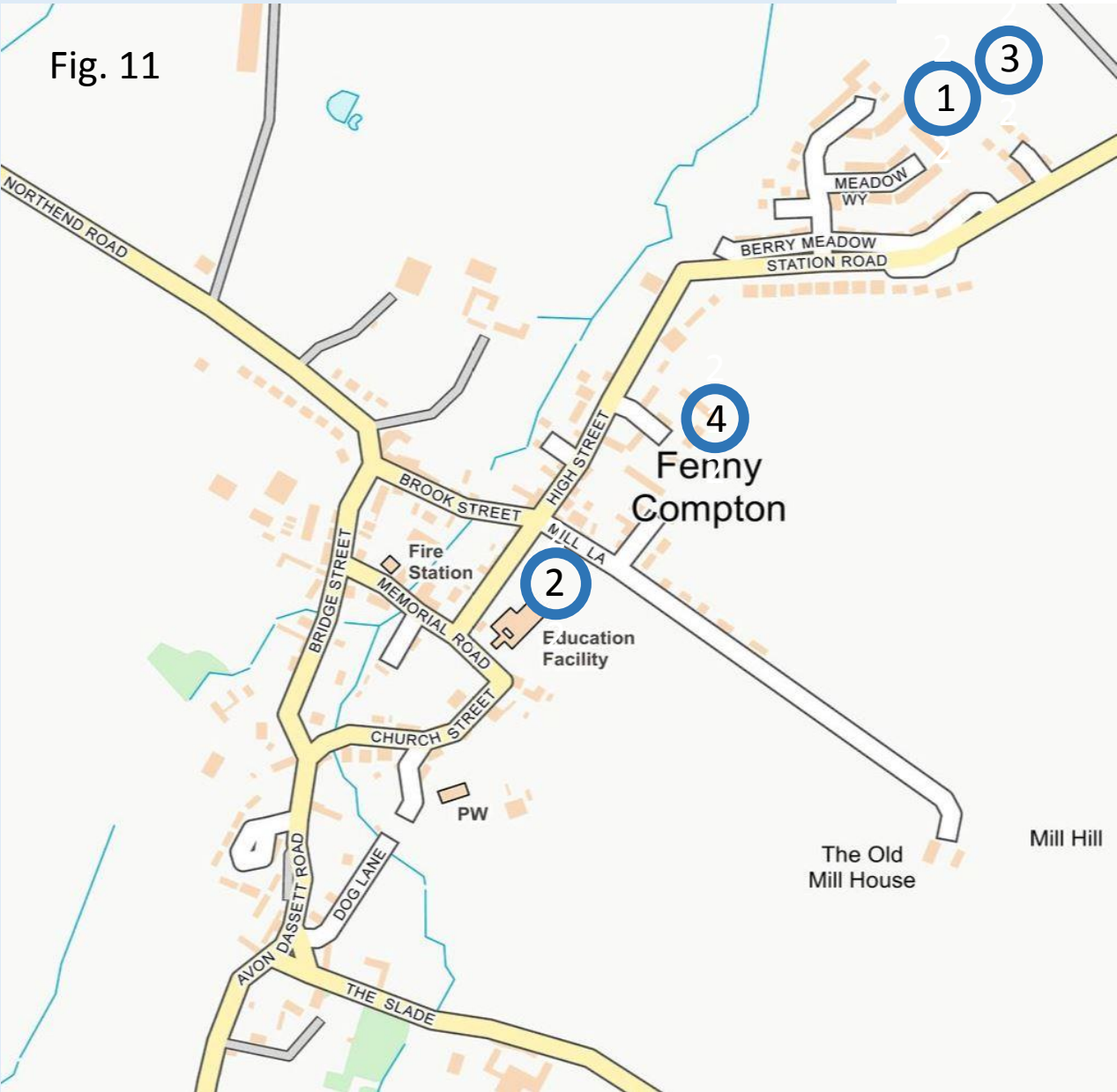
1. Children's play area
2. Bowls Club
3. Sports Pavilion and playing field
4. Allotments

6.1.3 Proposals improving exercise and sports facilities will align with Stratford District Council's Sports Facility Strategy 2016-2035



# Fenny Compton Recreational Spaces

Fig. 11



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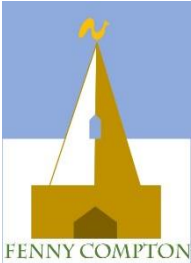






Fig. 12 Recreation Activities

## 6.2 Policy RE2: Development of New Recreational Facilities

6.2.1 Development proposals for new or improvements to existing recreational facilities will be supported when they preserve local character and distinctiveness, and do not cause unacceptable harm to the landscape or residential amenity of existing and future occupiers of neighbouring properties. In particular, new and improved recreational facilities for young people and older residents will be supported.

### 6.3 Explanation

6.3.1 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.

6.3.2 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.

6.3.3 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.

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

6.3.5 Income from new developments (e.g. levies) 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.

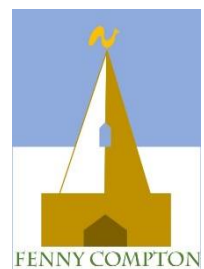
### 6.4 Supporting Documents

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 PREVENTION

7.0.1 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.

### 7.1 Policy FL1: Ensuring Development Manages the Flood Risk

7.1.1 Pluvial (surface water run-off) and Fluvial (from streams) 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) should 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.

7.1.2 All applications for new development shall 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 systems are avoided, where possible.

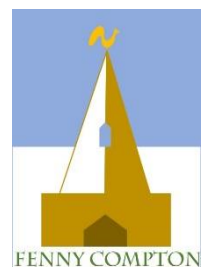
### 7.2 Explanation

7.2.1 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.

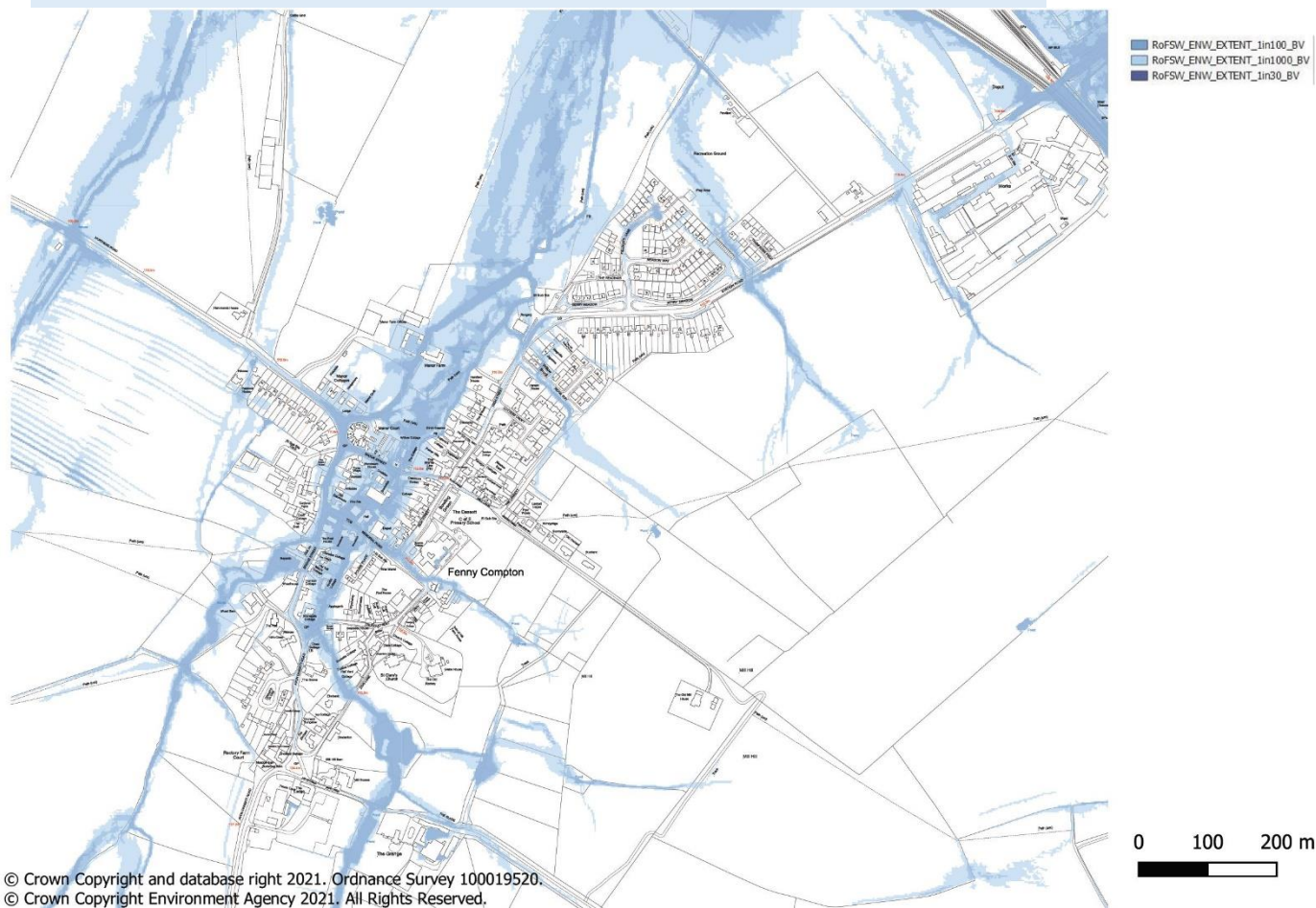
7.2.2 Following serious flooding in 1998 and 2006/7, substantial alleviation work has been undertaken.

7.2.3 However, a recent consultant's survey indicates that the village continues to be at high risk of flooding. The flood map overlay below shows the current situation.

7.2.4 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.







**Fig. 13 Fenny Compton Flood Risk**

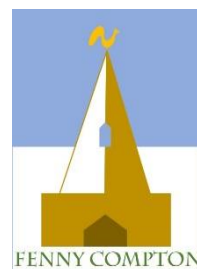
Source: February 2021 <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

#### 7.2.5 Alleviation Measures:

Construct an alleviation system to manage the flow from the stream on the west side of the village (Avon Dassett Road). Work is under way with Warwickshire County Council to develop and implement a scheme. Continue and reinforce the work undertaken by a group of volunteers to keep ditches and water courses clear. Continue to recruit new volunteers. Ensure that all riparian owners keep their respective ditches and water courses clear.

#### 7.2.6 Supporting documents

- Consultant's flood survey
- 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:

## ENVIRONMENTAL SUSTAINABILITY

8.0.1 Encouraging the installation of renewable power generation technologies and the use of green energy appropriate to the village location.

### 8.1 Policy EN1: Domestic Energy Production

8.1.1 Encourage Local Generation of Renewable and Low Carbon Energy Proposals for maximising opportunities to install renewable and low carbon energy systems. Proposals which seek to establish new, expand or adapt existing renewable energy facilities will be supported providing:

- 1) There are no adverse impacts on the landscape or character of the area
- 2) There would be no adverse impacts on neighbouring uses

### 8.2 Explanation

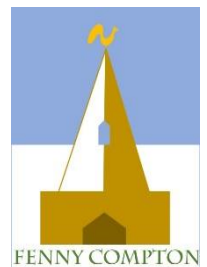
8.2.1 The implementation of renewable and green energy production is becoming a national concern. Localised and domestic production is being promoted (Domestic Renewable Heat Incentive). By 2025, the UK Government expects no new dwellings to be fitted with gas appliances for heating or cooking.

8.2.2 Encouraging the installation of green technologies in the village demonstrates residents' commitment to the Core Strategy's Development Requirements SPD Part V on Climate Change Adaptation and Mitigation.

8.2.3 The residents' survey showed that three-quarters of villagers would like to see the plan promote the use of domestic solar power (74%). Respondents would also like to promote the use of small-scale power generation. There was much less support for support for large-scale solar (21%) and large-scale wind power generation (12%).

8.2.4 The implementation of renewable energy technologies reduces the production of carbon dioxide and other greenhouse gases and form part of the village's contribution to mitigating global warming and air pollution.

8.2.5 Installation of renewable energy production for domestic use is allowable through permitted development.



## 8.3 Policy EN2: Electric Vehicle Charging

8.3.1 All new dwellings and commercial developments should include at least one electric vehicle charging point.

### 8.4 Explanation

8.4.1 It is expected that there will be far more electrically powered vehicles in use as more manufacturers alter production away from carbon fuelled to hybrids or fully electric powered cars. Jaguar Land Rover has announced that it will offer electric or hybrid versions of all models by 2020.

8.4.2 Support for the use of electric and hybrid vehicles will improve air quality in areas of the village where vehicles park for short periods, e.g. near the school, the village shop and the Village Hall. Better air quality will mean a healthier environment for everyone. It has been shown that there is a higher incidence of asthma where petrol and diesel vehicles idle their engines.

8.4.3 The residents' survey results show that half the respondents support the implementation of electric charging points for cars (50%).

## 8.5 Policy EN3 Water Usage

8.5.1 New Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures. Development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day.

### 8.6 Explanation

8.6.1 The installation of specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

### 8.7 Supporting documents

Neighbourhood Plan Residents' survey Section 3.8  
Ofgem Domestic Renewable Heat Incentive  
Public Health England Health matters: air pollution 14/11/18  
<https://www.gov.uk/government/publications/health-matters-air-pollution/health-matters-air-pollution#summary>  
SDC Core Strategy: Strategic Objective 5.P.18, CS.2, CS.3, CS.9  
National Planning Policy Framework: paragraph 17, 93 and 97



## **Key Principle:**

# **PROMOTING BUSINESS AND EMPLOYMENT**

9.0.1 Fenny Compton is a rural village; employment within the village 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.

## **9.1 Policy BU1: Minor Commercial Developments**

9.1.1 Minor commercial developments of non-residential buildings will be of an appropriate scale (less than 100m<sup>2</sup> in floorspace); maintain the character, appearance and green infrastructure of the Parish; have minimal impact on residential amenity; minimise impact on traffic generation; use green technologies for power production; provide electric car charging points

9.1.2 Minor commercial developments covered by this Plan are to be infill at the following sites: Manor Farm, Wharf Road, Avon Dassett Road (top of Fenny Compton Hill), Any existing brownfield site that becomes available.

9.1.3 Future development under this policy should not result in adverse impacts on designated biodiversity assets, including Local Wildlife Sites and potential Local Wildlife Sites highlighted in the map on page 20.

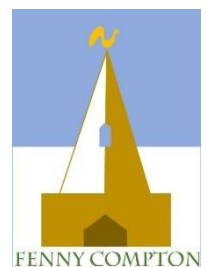
9.1.4 Future development under this policy should not result in adverse impacts on the character or significance of local heritage assets.

## **9.2 Explanation**

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

9.2.2 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.

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



9.2.4 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).

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

### 9.3 Policy BU2: Promoting New Employment Opportunities

9.3.1 Proposals for new employment sites consistent with other policies in this Plan and which encourage the growth of local employment will be supported. The development of new local employment opportunities will be encouraged within the Neighbourhood Area providing that they:

- a) Do not have a detrimental impact on residential amenity; b) Do not lead to the loss of green infrastructure; c) Do not have an unacceptable impact due to traffic generation; and d) Do not conflict with national or district policy.

## 9.4 Explanation

9.4.1 The word cloud (Figure 14) 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?’





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

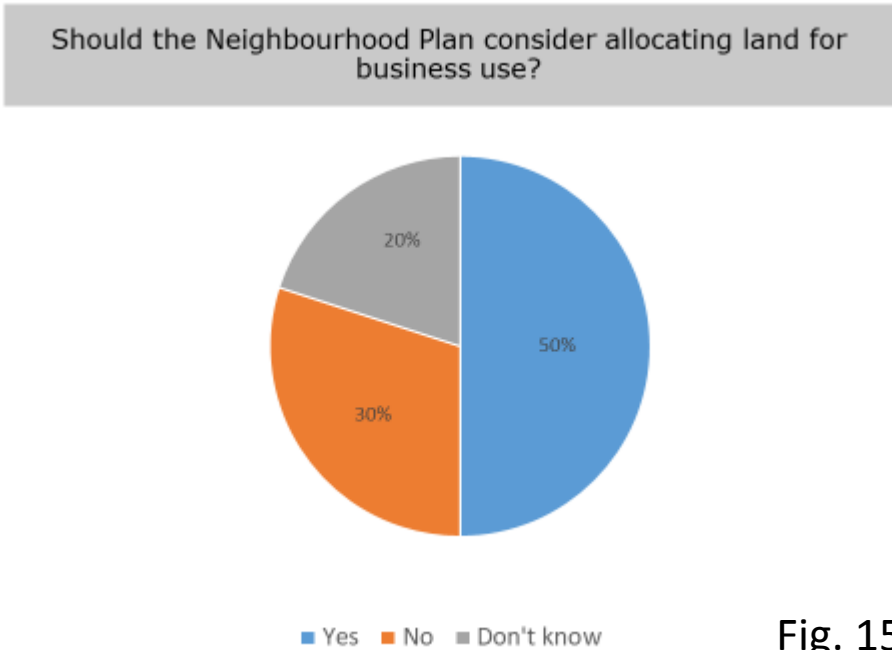
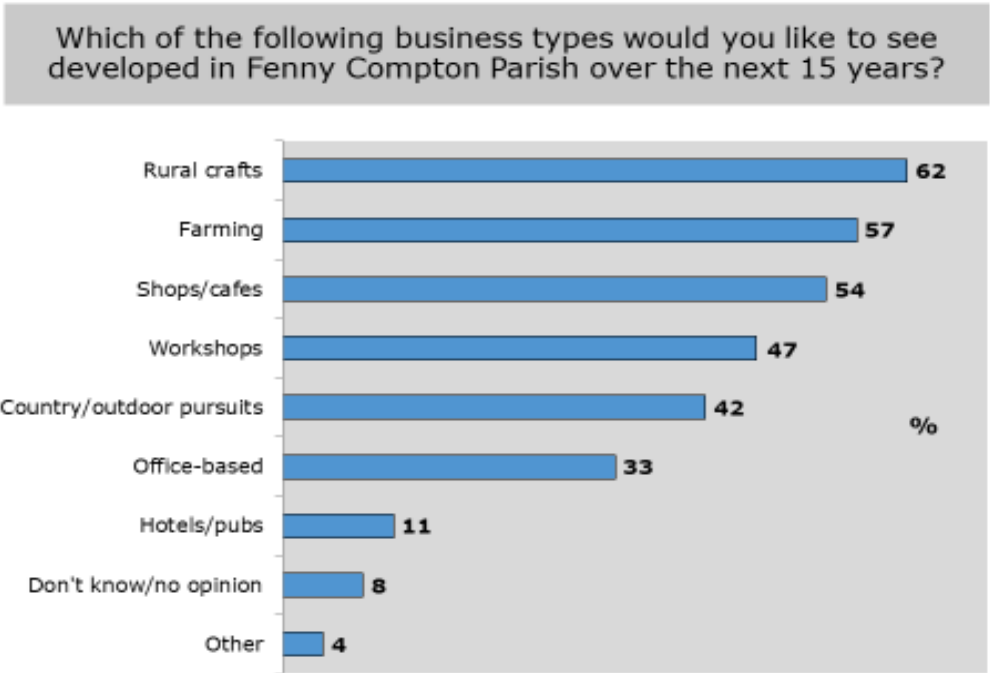


Fig. 15

Base: (All Respondents: 241)

9.4.3 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.



Base: (All Respondents: 239)

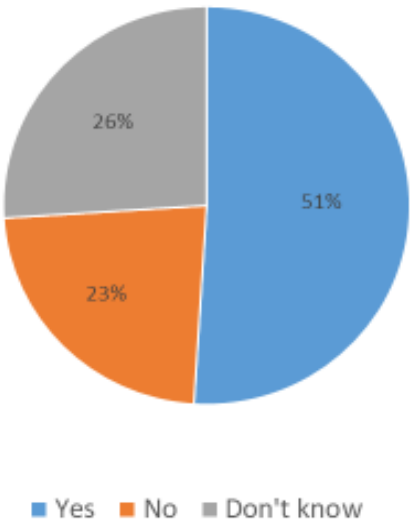
Fig. 16



9.4.4                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.

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

Would you like to see more local work opportunities?



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

Fig. 17

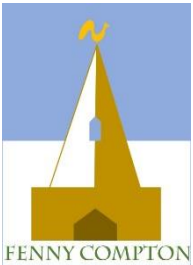
## 9.5                Policy BU2: Home Working

9.5.1                Development of new dwellings should be encouraged to provide space to support home-working, with flexible space adaptable to a home office.

### 9.6                Explanation

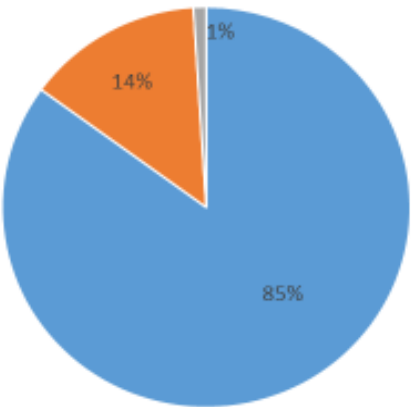
9.6.1                In 2017 43% of UK employees had some form of flexible working arrangement which included them working from home. Over 4 million, 13.7% of the UK workforce now work from home and another 1.8 million people would like to. This trend that is set to increase as a result of the COVID-19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

9.6.2                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. 18



■ Every working day ■ At least once a week ■ Less than once a week

Base: (Respondents who travel to work outside the Parish: 160)

9.5.3 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.

9.6 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. 19 Manors Farm Business Units



# Key Principle:

## PROMOTING CONNECTIVITY

10.0.1 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.

### 10.1 Policy CN1: High-speed Homes

10.1.1 All new residential and commercial development must, subject to viability considerations include the necessary infrastructure to allow future connectivity to high speed broadband.

### 10.2 Policy CN2: Connected Infrastructure

10.2.1 New dwelling and commercial units in the neighbourhood should provide high-speed connectivity (e.g. fibre optic cabling) from the property to the development boundary.

### 10.3 Explanation

10.3.1 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.

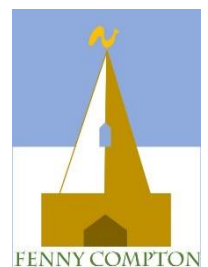
10.3.2 Smart, connected homes and commercial units require super-fast broadband connections between the building and the street. This is identified in SDC's Core Strategy as critical to the development of entrepreneurial small and home-based businesses.

### 10.4 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**

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

### **11.1 Policy NA1: Protection of Valued Landscapes**

11.1.1 Development proposals should demonstrate how they have regard are appropriate to, and integrate with the character of the surrounding landscape and protect the key views identified in Figures [X] and [X] on pages [Y] and [Y] of the Plan setting while conserving, and where appropriate, enhancing the character of the landscape.

11.1.2 Development proposals should ensure that all landscapes valued by residents are maintained and safeguarded, particularly where they relate to heritage assets, rising land, village approaches and settlement boundaries.

### **11.2 Explanation**

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

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

11.2.3 This map at Figure 20 shows residents' best viewpoints within the village. These viewpoints have been defined and represented as stars and from these standpoints Valued Landscape views were determined.





Fig. 20

11.2.4 The map below shows the views towards the Valued Landscapes from the village towards Mill Hill (in blue), from Mill Hill towards the village (in red) and from the village towards the Dassett Hills (in green).

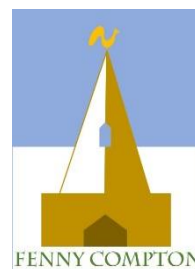




Fig. 21 Fenny Compton Viewpoints

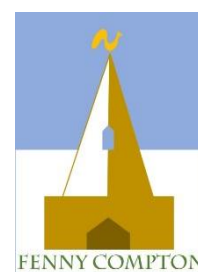






Fig. 22 Fenny Compton's Natural Environment

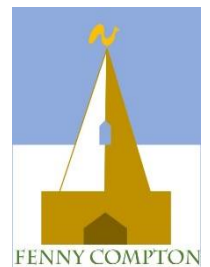
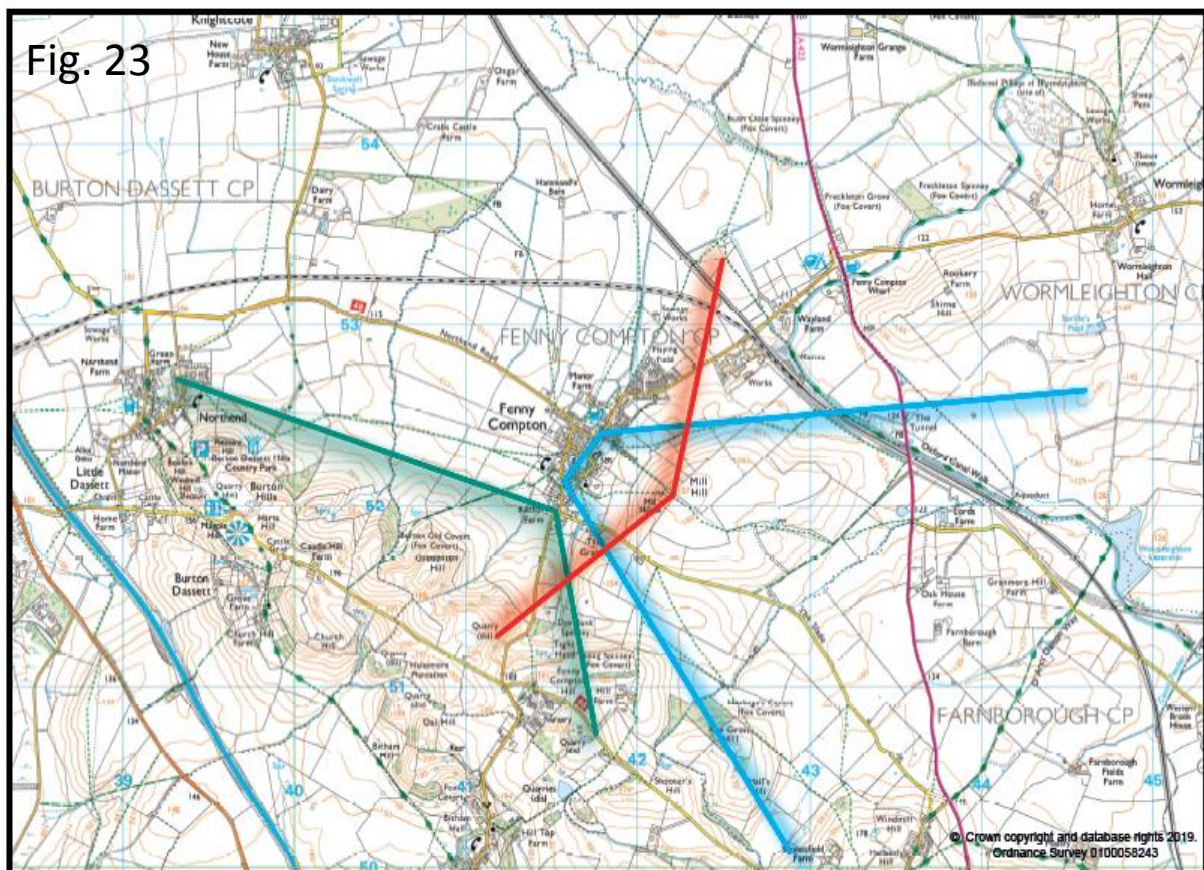


Fig. 23



Valued Views - Fenny Compton

11.2.5 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.

11.2.6 Valued landscapes 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. 24 Valued Views - Fenny Compton

## 11.3 Policy NA2: Local Green Spaces

11.3.1 This Plan designates the school playing field as a Local Green Space (LGS). This is **shaded green** and denoted LGS 1 on the map at Figure 25.

11.3.2 Development that would harm the openness or special character of a LGS or its significance and value to the local community will not be supported unless there are very special circumstances that outweigh the harm to the LGS.

11.3.3 Development of flood resilience schemes within areas of local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.

## 11.4 Explanation

11.4.1 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 99-101 of the National Planning Policy Framework because it is:

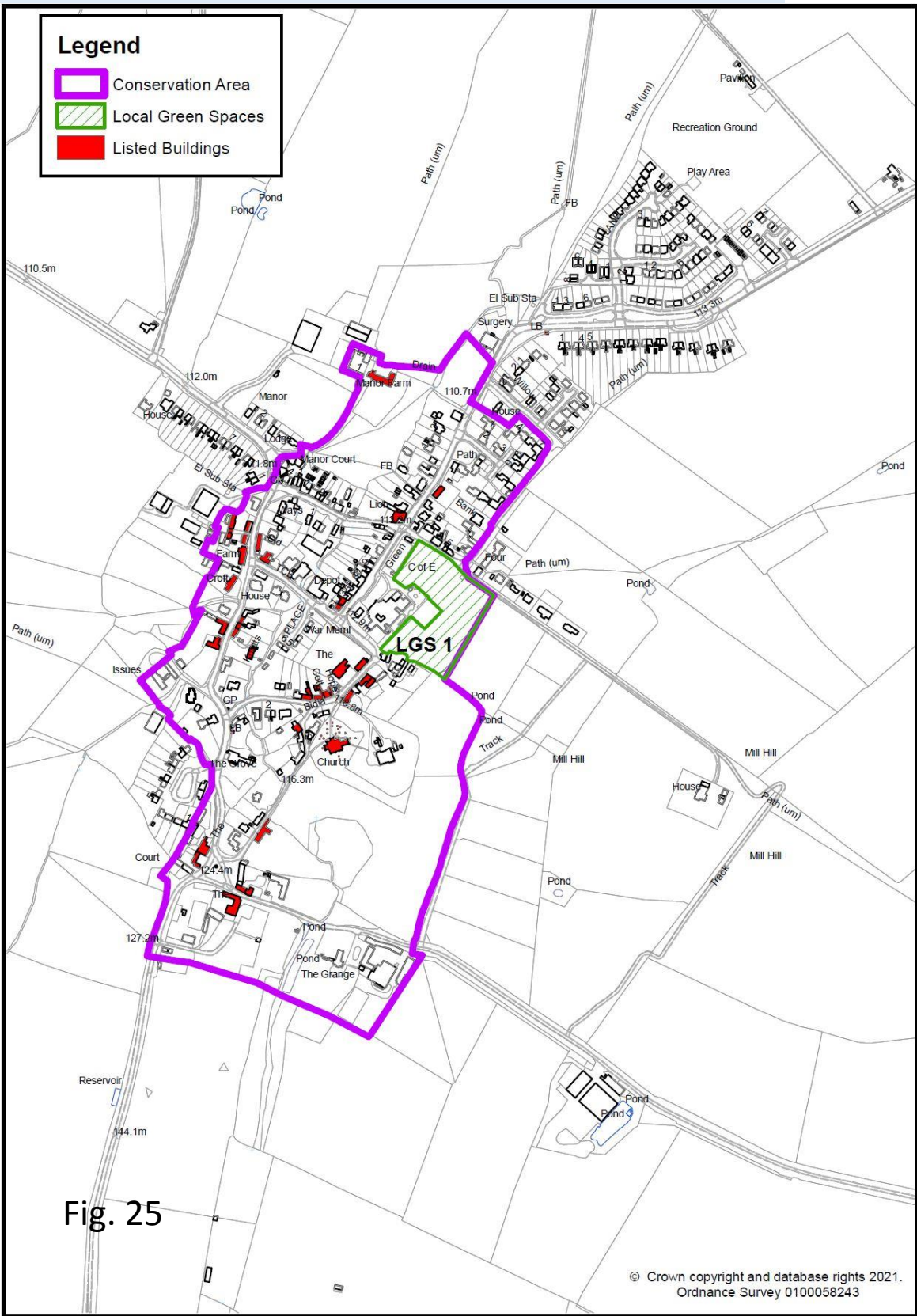
1. within the community it serves
2. demonstrably special to a local community and holds a particular local significance because of its recreational value (including as a playing field) and tranquillity
3. local in character and is not an extensive tract of land.

11.4.2 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 Dassett 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.

11.4.3 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.







## 11.5 Policy NA3: Verges, Trees and hedges

11.5.1 All new development will be encouraged to protect all trees and hedges where appropriate, as per BS 5837: 2012 Trees in relation to design, demolition and construction or as subsequently revised or replaced. Where this is not appropriate, new trees and hedges should be planted to replace those lost. Most new developments should incorporate appropriate new tree and hedge planting of a suitable size and species in their plans. The new hedge or shrub planting should be implemented as per the recommendations in BS 4428:1989 Code of practice for general landscape operations and any new tree planting should be carried out in accordance with BS 8545:2014 Trees from nursery to independence in the landscape or as subsequently revised or replaced. Relevant new development proposals will be expected to demonstrate that they have, where possible, had regard to appropriate sustainable landscaping, in order to avoid later retrofitting of poor quality or token landscape design.

11.5.2 Any development within the village should not compromise or damage the hedgerows or small areas of copse and woodland because these sites play a contributory role in the wider ecological significance of the village.

## 11.6 Explanation

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

11.6.2 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.

11.6.3 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

11.6.4 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.



11.6.6 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.

11.6.5 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.

**11.7 Policy NA4: Conserving the Natural Environment**

11.7.1 Existing ecological networks (identified in the Neighbourhood Plan Environmental Survey) should be retained and creation of new ecological habitats and networks will be supported and encouraged.

11.7.2 All primary hedge lines should be conserved and restored wherever possible, with positive management as wildlife corridors, wildlife habitats and landscape features.

11.7.3 To be supported, development proposals must not harm biodiversity and must provide net gains for biodiversity unless it can be demonstrated this is not possible or is not viable. Measures to retain ecological networks; to create new ecological habitats and networks; to improve landscape quality, scenic beauty and tranquillity; and to reduce light pollution, will be supported. All development proposals must include new native hedge and tree planting as part of an integrated landscaping scheme unless it is demonstrated this is not practicable or viable.

**11.8 Explanation**

11.8.1 85% of respondents in the residents’ survey ‘highly valued’ wildlife and biodiversity.

**11.9 Supporting documents**

Ecological Report Habitat Biodiversity Audit Partnership December 2018  
Neighbourhood Plan Residents’ survey Chart 26, Section 3.8, 4.9  
Neighbourhood Plan environmental survey



## Key Principle:

# CARING FOR HERITAGE ASSETS

12.0.1 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.

## 12.1 Policy HE1: Conserving or Enhancing the Historic Environment

12.1.1 Proposals which may affect a heritage asset will be required to include an assessment which describes the harm to the significance of the asset and their setting. Development within and adjacent to all heritage assets will be strictly controlled. Development which fails to conserve or enhance the character or appearance of the Conservation Areas will not be supported. Proposals which lead to substantial harm or total loss of a designated heritage asset will only be permitted if it can be demonstrated that:

- a) the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or
- b) the nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found, and grant or other funding or ownership is not possible, and the harm or loss is outweighed by bringing the site back into use.

Proposals which lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefits of the proposal including securing the optimum viable use of the heritage asset. Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

12.1.2 The impact of any development in, or adjacent to the Conservation Area [see Figure 25] will be judged against the degree of harm weighed against any public benefits.

## 12.2 Explanation

12.2.1 Fenny Compton Parish contains over 50 listed buildings including:

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





- 12.2.2 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
- 12.2.3 Other important sites in the Parish include:
- The Bear and Ragged Staff on Slade Green
  - The War memorial on Memorial Road
  - The Millennium Stone on Cotters Croft
- 12.2.4 Any new development in the Parish should be sensitive to the setting of these important heritage assets.

### 12.3 Supporting documents

National Planning Policy Framework: Section 12

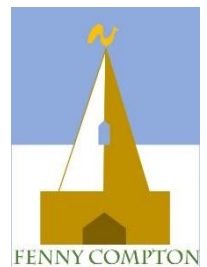
SDC Core Strategy Policy: CS.8

Warwickshire Historic Environmental Record (WHER) at [timetrail.warwickshire.gov.uk](http://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

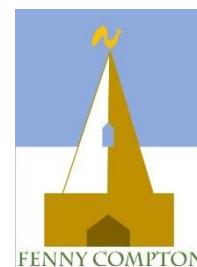


## Appendices

### 13.1 List of sources in order of appearance.

All documents are available electronically from Fenny Compton Parish Council.

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	MHCLG, UK Government	2019
Draft built-up area boundary maps	Stratford-on-Avon District Council	2017
Community Infrastructure Levy guidance	MHCLG, UK Government	2019
Sports Facility Strategy 2016-2035	Stratford District Council	2018
Fenny Compton Housing Needs Survey	Fenny Compton Parish Council and WRCC	2017
Consultants' flood survey	Warwickshire County Council	2017
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	MHCLG, 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
Fenny Compton Neighbourhood Plan environmental survey	Fenny Compton Parish Council	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



The [Equality Act 2010](#) provides guidelines and offers protection for groups which may be subject to disadvantage, either through gender, religion, race or ethnic background.

Public Sector equality duty means that all Public bodies are required to provide evidence that they have acted in a manner which does not show any discriminatory behaviour.

Public bodies must:

- Have due regard to the need to eliminate discrimination
- Advance equality of opportunity
- Foster good relations between all sectors of the community when seeking to carry out their activities

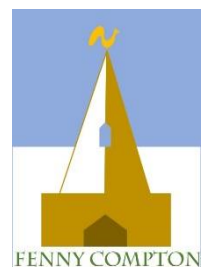
The Assessment identifies areas where the Equality Act 2010 has been implemented in order to ensure equal access for all residents of Fenny Compton. Stratford District Council has provided access to its consultation document on property development on the District Council's website, with hard copies provided at District Council offices, public libraries and Parish Councils.

Fenny Compton has a population of approximately 800 residents with the population as a whole which is older than the national and Warwickshire average, with the median age of 46. It does not have a significant immigrant population, and the rate of those claiming benefit is 10% lower than the national average. Fenny Compton has 20% more Higher and Intermediate Managerial, Administrative or Professional Households than the national average. Source: <https://www.ilivehere.co.uk/statistics-fenny-compton-warwickshire-13209.html>.

### **Fenny Compton Neighbourhood Plan Steering Group**

The Fenny Compton Neighbourhood Plan Steering Group has sought to involve the community in consultations by the following means: individual contact, planned meetings, questionnaires and access to the Neighbourhood Development Plan in electronic and hard copy formats.

The Steering Group has created the Vision Statement, together with outlining Strategic Objectives in addressing the proposals for new housing development in Fenny Compton. Public Consultation Events took place in Fenny Compton Village Hall. This building has disabled access toilets and parking, and is in a central location within the village of Fenny Compton. Refreshments were provided during meetings and representatives from the Steering Group were on hand to provide explanations.



### 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 resident's 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.

### 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 socialize.

### 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.

### 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.

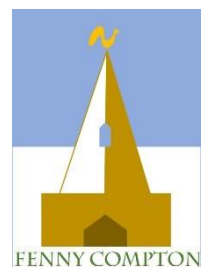
With the upcoming development of 100 new homes close to the sports field, it is recognised that the field is likely to have more use in future. The possible addition of a surfaced path around the perimeter would make it accessible for the less able bodied. These matters will be proactively discussed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

### 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.

### 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.





## **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 areas of concern can be summarised as:

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.

## **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.

## **Traffic Speed**

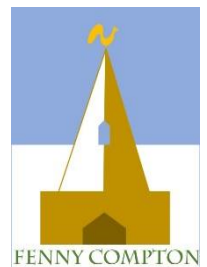
The existing speed limit boundaries have not been moved outwards despite the new development which has taken place on the village periphery. This has led to a specific concern on Station Road and Wharf Road where a 60mph limit applies between the 30mph limit at Thompson's Field and the 50mph limit on 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.

## **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.



## 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

