



**BAGINTON AND BUBBENHALL
NEIGHBOURHOOD DEVELOPMENT
PLAN
2017 - 2029**



Acknowledgements

Baginton and Bubbenhall Parish Councils would like to express their thanks and appreciation to all those that have been involved with the development of this Neighbourhood Plan.

With assistance from



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Executive Summary

This Submission Neighbourhood Development Plan (NDP) for the neighbourhood area and two Parishes of Baginton and Bubbenhall has been prepared by a joint steering group on behalf of the two Parish Councils. The Plan was published for formal public consultation in Winter 2016 and the revised Submission Plan has taken into consideration the representations submitted on the Draft Plan.

As required by Government guidance, the Plan has been prepared in line with the “saved” policies of the adopted Warwick District Local Plan and the evidence base underpinning the emerging new Local Plan. The NDP will be used to guide planning decisions up to 2029.

The Plan has a vision and objectives and a number of planning policies.

The Plan includes general planning policies which are applicable to all the areas, such as:

- protecting local landscape character,
- improving traffic and transport,
- supporting appropriate investment in business and employment opportunities, and
- reducing flood risk.

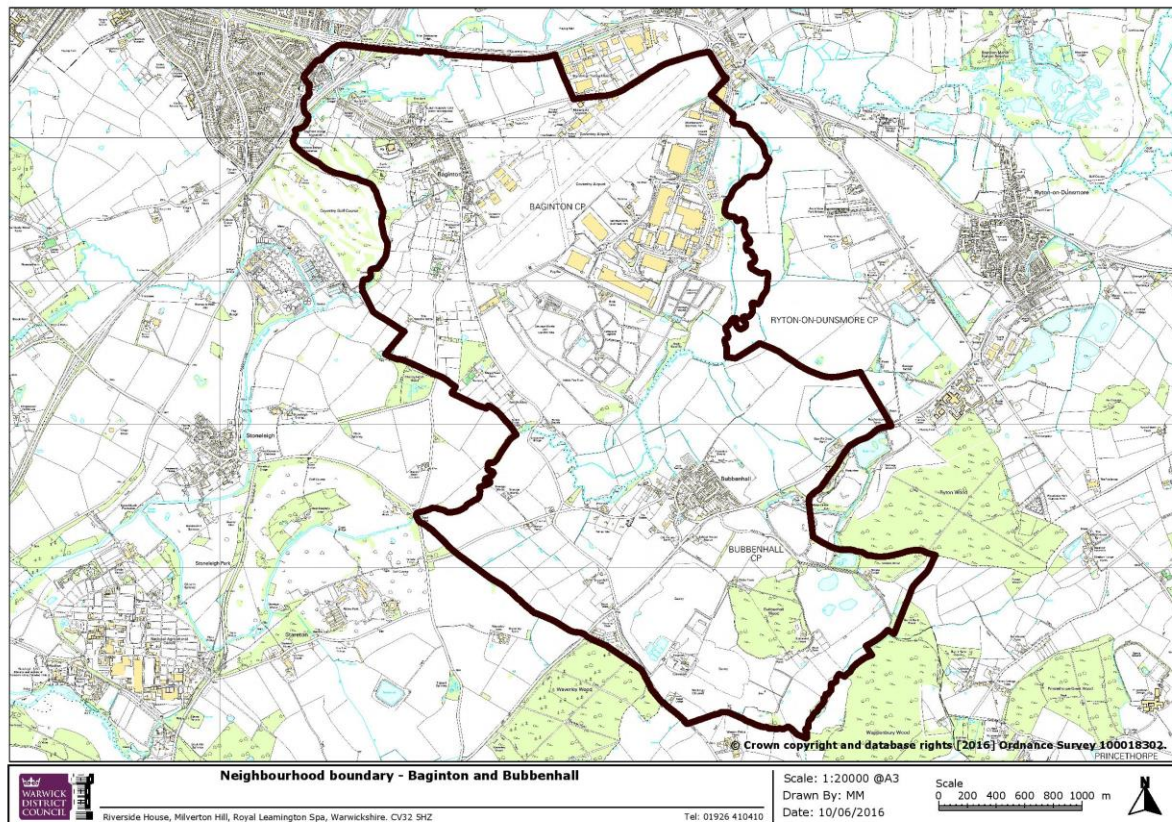
The Plan also includes more detailed planning policies relating to each of the villages, with policies addressing matters such as:

- guiding the development of proposed housing sites in Baginton, including ensuring adequate provision of affordable housing and housing which meets local needs,
- design principles for development in the villages and
- protecting locally important green spaces and local amenities.

Overall the Plan seeks to maintain and enhance the rural character of Baginton and Bubbenhall villages, both currently washed over by the green belt (although the emerging Local Plan proposes taking Baginton village out of the green belt), and to protect local landscape character and wildlife of the wider countryside.

1.0 Introduction and Background

Map 1 Designated Neighbourhood Plan Area
Bubbenhall Parish Council (Licensee) License No. 100051733



- 1.1 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory neighbourhood development plans (NDPs) to help guide development in their local areas. Through neighbourhood plans, local people now have the opportunity to shape new development as planning applications are developed in accordance with the development plan, unless material considerations indicate otherwise. The Warwick District Local Plan and the Baginton and Bubbenhall Neighbourhood Development Plan (once made) will be part of the statutory development plan for the area. The National Planning Policy Framework (NPPF) is a material consideration in any planning application determinations.
- 1.2 The two Parish Councils of Baginton and Bubbenhall have decided to prepare a joint NDP for the two Parishes. A Steering Group, comprising Parish Councillors and local residents has been established to progress work on the Plan. The steps in preparing a Neighbourhood Development Plan are set out in Figure 1 below.

Figure 1 NDP process



- 1.3 Baginton and Bubbenhall Neighbourhood Plan Area was designated by Warwick District Council’s Executive on 14th September 2016. Baginton and Bubbenhall Parish Councils were the relevant bodies that applied for the designation. Previously the two Parish Councils were working with a third Parish Council, Stoneleigh and Ashow, to prepare a joint NDP across all three areas, but in Summer 2016 the Parish Councils all agreed that Baginton and Bubbenhall would prepare a joint plan only for the area covered by those two Parish Councils.
- 1.4 The Draft Plan was published for Regulation 14 Public Consultation from 24th October 2016 to 19th December 2016. Further information about this is provided in the accompanying Consultation Statement. The two Parish Councils have given careful consideration to all representations and the NDP has been amended for submission to Warwick District Council. On receiving the submitted NDP and supporting documents, the local authority is responsible for checking that the submitted Neighbourhood Plan has followed the proper legal process, such as the neighbourhood area being designated and that the plan has met the legal requirements for consultation and publicity.
- 1.5 Warwick District Council will publish the plan and invite anyone interested to comment on it by a specified date (not less than 6 weeks from it being publicised). The local planning authority will also notify anyone referred to in the consultation statement that the plan has been received before it is subjected to an examination and then referendum. If more than 50% of those voting in the referendum vote ‘yes’, then the local planning authority will bring the plan into force and it will be used to help determine planning applications alongside the Warwick Local Plan and NPPF.

Strategic Environmental Assessment

- 1.6 In line with European legislation, there is a requirement for the Plan to be subjected to a Strategic Environmental Assessment Screening Process which will determine whether a full Strategic Environmental Assessment is required. This process is iterative and may lead to amendments in the plan as it is prepared to help ensure that any adverse environmental effects resulting from policies and proposals in the plan are minimised. The Screening Assessment was undertaken on the emerging Draft Plan by Warwick District Council, who consulted with the Environment Agency, Historic England and Natural England. The Consultation Bodies agreed with the Warwick District Council Screening Determination that a full Environmental Report was not required.

Early Plan Development and Consultation

- 1.7 A Neighbourhood Plan Steering Group was formed in 2014 consisting of representatives from each Parish. Planning Consultants were engaged to support the process and to provide expertise where it is needed. From the very start both Parish Councils and the Steering Group were determined that the Joint Neighbourhood Plan would reflect the views of those living and working in the designated area. Therefore, early versions of the Plan were informed by a questionnaire used to identify the key issues that the Plan would need to address. The Plan became a standing item on the agenda of both Parish Councils where members of the public could attend, hear an update on progress made with the plan and make comments on its content. Evidence on the local need for housing has been taken from either existing surveys or from newly commissioned housing need surveys.
- 1.8 Informal consultation was undertaken in both parishes during February 2016 and gave stakeholders four weeks in which to respond. Stakeholders were invited to drop in sessions where they could find out more about the plan and make their views known. A leaflet explaining the content of the plan was delivered to all households and businesses and the leaflet contained a return slip through which people could send their written comments. Returns could also be made via email and through both parish websites.
- 1.9 Further information about this is provided in the Consultation Statement. All comments received were carefully considered by the Steering Group and used to inform the Neighbourhood Development Plan.

2.0 Planning Policy Context

2.1 Neighbourhood plans have to be in “general conformity” with strategic local planning policies, and have appropriate regard to national planning policies and it is therefore important that as the Plan is prepared, the policies reflect this higher-level planning framework. This Neighbourhood Plan has been prepared within the policy framework of the Saved policies of the existing Warwick Local Plan, in line with national planning guidance and takes into consideration the emerging new Local Plan 2011 - 2029.

National Planning Policy (NPPF)

2.2 National planning policy is set out in the National Planning Policy Framework (NPPF)¹ published in 2012. This advises in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role. Neighbourhood planning is addressed in paragraphs 183-185:

183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Warwick District Planning Policy Context

- 2.3 Baginton and Bubbenhall are located in the local authority area of Warwick District Council. The 'saved' policies of the Warwick District Local Plan (1996-2011) (as amended September 2007)² provide the current local planning policy framework for the area pending the adoption of the emerging Warwick District Local Plan 2011-2029.
- 2.4 Warwick District Council is preparing a new Warwick District Local Plan 2011 – 2029³. The Local Plan was submitted on 30th January 2015 for Examination, along with focused changes which were consulted upon in autumn / winter 2014. Warwick District Council received the Inspector's findings regarding key aspects of the Local Plan in June 2015.⁴
- 2.5 Since then Warwick District Council has undertaken additional work to identify sites to meet the additional requirement of approximately 5,200 dwellings over and above those in the submitted Local Plan. The proposed modifications to the Local Plan were published for consultation in March 2016, and this consultation closed on 22nd April.
- 2.6 The Local Plan Examination Hearings were convened and then formally closed by the Inspector, Mr Kevin Ward on 15th December. The Inspector has stated that main modifications are required to make the submitted plan sound. He will be liaising with the council to produce a schedule of proposed main modifications and these will be subject to full public consultation and Sustainability Appraisal (SA) over the coming months. The Inspector will take account of comments on the proposed main modifications and the SA before finalising his report to the council.⁵
- 2.7 In the meantime, work on the Neighbourhood Plan will continue, and as the position with the Local Plan becomes clearer the NDP may have to be amended and updated.

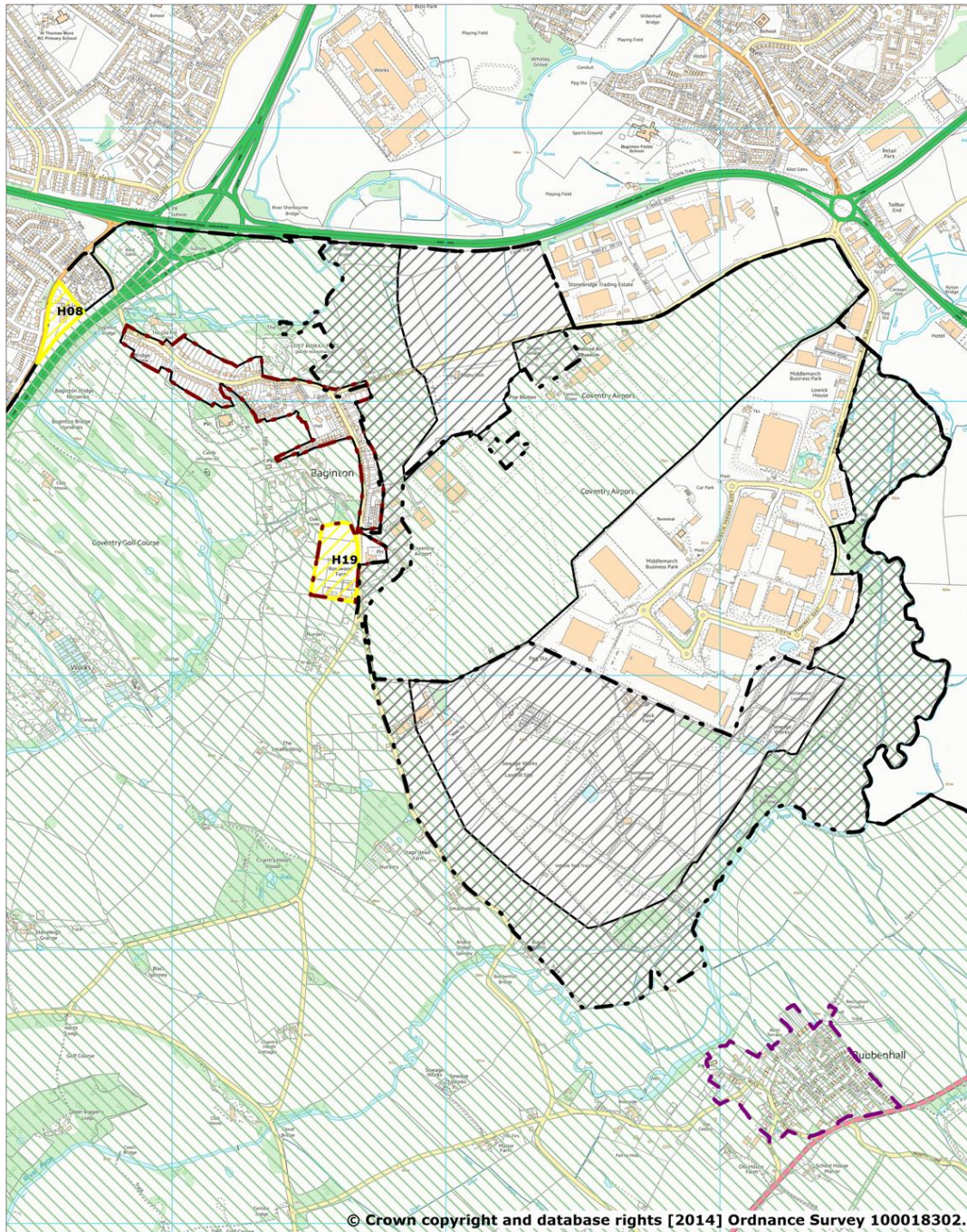
² http://www.warwickdc.gov.uk/info/20376/planning_policy/268/local_plan_1996_-_2011

³ http://www.warwickdc.gov.uk/info/20410/new_local_plan

⁴ http://www.warwickdc.gov.uk/news/article/73/inspectors_report_-_local_plan

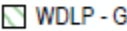

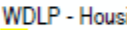



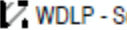
⁵ https://www.warwickdc.gov.uk/info/20410/new_local_plan

**Map 2. Baginton, Bubbenhall and Coventry Airport (Proposed Mod. 2016) Local Plan
Policies Map
Bubbenhall Parish Council (Licensee) License No. 100051733**



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Key

-  WDLP - Green Belt (DS19)
-  Warwick District Council Boundary
-  WDLP - Housing Allocations (DS11)
-  WDLP - Growth Village Envelopes (H10)
-  Site Ref
-  WDLP - Infill Village Boundaries
-  WDLP - Sub Regional Employment Allocation (DS16)

Housing

- 2.8 The emerging new Warwick District Plan identifies in Policy H1 that Baginton is a Growth Village and Bubbenhall is a Limited Infill Village. Baginton is inset within the green belt (although in the adopted Local Plan it is washed over) and Bubbenhall is washed over by the green belt with an identified infill village boundary on the proposals map. The need to preserve the openness of the green belt as a buffer between the villages and surrounding towns is a strategic matter for Warwick District, but the neighbourhood plan has a role in ensuring that local distinctiveness and the rural character of the parishes is protected. Both Parish Councils support full retention of the green belt between Coventry and Baginton, to maintain the openness of the green belt and protect the community against the urban sprawl of Coventry into rural Warwickshire.
- 2.9 Policy DS10 Broad Location of Allocated Housing Sites identified that sites within the Growth Villages and rural area should provide 763 new houses over the plan period (up to 2029). These projections have now been increased in the proposed modifications to 1146. Policy DS11 Allocated Housing Sites identified Site H19 Baginton – Land north of Rosswood Farm for 35 housing units and a green field site (H08) is identified within the Parish on the edge of Coventry at Oaklea Farm, Finham for 20 houses. The proposed modifications have increased the number of proposed houses on land to the north of Rosswood Farm (H19) to 80 units. Policy DS16 identifies Land in the vicinity of Coventry Airport (235 ha) as a Sub-Regional Employment Site for B1, B2 and B8 uses, an area known as the Coventry Gateway. (There is some uncertainty about the future of the site following a recent appeal decision which was called in by the Secretary of State and dismissed for reasons including that the proposal would prejudice the outcome of the Local Plan and that the proposal would have an adverse impact on the openness of the green belt.)
- 2.10 On 26th April 2016 Warwick District Council granted planning permission to Coventry City Council and Jaguar Land Rover to develop approximately 260 acres of Green Belt, of which 70 acres is to provide an extension to Whitley Business Park south of the A45 in the Parish of Baginton. The site proposed for development is identical to that of Zone B of the Coventry and Warwickshire Gateway. The Parish Councils expressed their opposition to the application and requested that it should be called in by the Secretary of State. This was refused. However, the Parish Councils continue to support the view that the land south of Coventry is not developed to maintain the openness and effectiveness of the Green Belt and protect against urban sprawl in accordance with the NPPF.
- 2.11 The Warwick Village Housing Options and Settlement Boundaries Consultation Warwick District Council November 2013⁶ notes (in para 2.6) that the age structure of the rural areas is changing, with a loss of younger people and increase in older residents. 13 out of the 17 rural areas have witnessed a decrease in the percentage of 0-15 year olds compared with a district trend of just over 1% increase (the West Midlands trend is for a 1.3% increase during the two census periods). In line with District trends 16 out of 17 rural areas have witnessed a reduction in the percentage of 30-44 year olds. The district trend is -1.61%.

⁶ http://www.warwickdc.gov.uk/info/20410/new_local_plan/822/village_housing_options_consultation

2.12 The report goes on to say that the challenge in relation to village housing is two-fold:

1. It requires firstly an approach to addressing current housing trends and requirements. This means looking at opportunities to provide more movement in local housing markets to enable older people to downsize or move to different types of housing. It also requires the provision of housing that is adaptable to changing circumstances and physical requirements.

2. If we are looking to help 're-balance' the population profile of our rural areas and villages, this will require the supply of new sites for housing, which will not only help address indigenous local housing requirements (including affordable homes) but also support the wider housing growth demands for the district. Part of this re-balancing may include diversifying the housing stock range to include the provision of smaller family and 2 bedroom homes appealing to different demographics.

2.13 The Strategic Housing Market Assessment, Final Report, March 2012⁷ found that *the calculated level of housing need in Warwick District is high with all areas also showing a significant need for additional affordable housing to be provided ... It is considered that market demand will be strongest for 3-bedroom properties (43%). Demand for 1-bed properties is expected to be relatively limited (7%). With the ageing of the population, some households occupying larger market homes (4+ beds) may downsize, releasing these properties for younger households. Thus, demand for 4+ bed homes is likely to be slightly more moderate than in the past. An estimated 42% of overall housing requirements (market and affordable) are for 3-bed properties, 20% for 4 or more bedrooms, 26% for 2-bed properties and 12% for 1-bed properties. Around 60% of requirements are thus for family housing with 3 or more bedrooms. This mix should be taken into account in considering the 'portfolio' of sites taken forward through the Local Plan.... For affordable housing, taking account of identified need, existing supply and turnover of properties and issues related to the management of the housing stock, the Assessment recommends a policy target for 15%-20% of future affordable housing provision to be 1-bed properties, 30% of 2-bed, 40% of 3-bed, and 10-15% with 4 or more bedrooms. It is also recommended that the vast majority of 2-bed homes are built as houses/bungalows rather than flats. In addition, 22% of households in the District contain only older persons (with more than 25% in Rural East area which includes the parishes of Baginton and Bubbenhall).*

2.14 There may also be opportunities for small scale self- and custom-build and self-finish schemes on small scale local sites within the villages.

Green Belt

2.15 The above policies and proposals could have significant impacts on local communities living within the neighbourhood plan area. The recently published Joint Green Belt Review (LUC London Stage 1 Final Report 2015)⁸ emphasises the effectiveness of green belt in the area of both Parishes, particularly the section to the south and west of Coventry, where the green belt serves to contain the potential urban sprawl of Coventry. Green Belt 'parcels' 9 and 10

⁷ http://www.warwickdc.gov.uk/downloads/file/55/warwickshmareportfinal_pdf

⁸ West Midlands Joint Green Belt Study, 2015

http://www.warwickdc.gov.uk/downloads/download/744/joint_green_belt_study_2015

score 14/20 and 16/20 for effectiveness in the Review and comprise land which under policy DS19 of the draft Local Plan is to be removed from Green Belt to make way for a major employment site (Policy DS16). It concluded that the Green Belt between Coventry and the villages is highly rated. It should remain. Despite the findings of the Joint Green Belt review, in granting permission for planning application W/16/0239 Warwick District Council have chosen to develop the higher performing Green Belt parcel C10. (In addition, details of the major employment site are based on the Gateway have been rejected by the Secretary of State and the Parish Councils support this approach). The traffic generated by the proposed Employment Site rejected by the Secretary of State and one of the elements of which is a large distribution hub, would place unsustainable demands on the network of local roads within and around the communities which link them to the A45 and A46.

Flooding

- 2.16 Flooding of the Avon and the Sowe is a potential risk in the future, which would impact on the edge of Bubbenhall where it serves as a natural boundary. The sewers and drains in Bubbenhall are at capacity and flash flooding occurs on Stoneleigh Road and the junction of Cooper's Walk and Lower End.

Conservation and Heritage

- 2.17 In addition to the planning policy constraints placed upon the NDP in terms of the Parishes' location within the green belt, both villages have conservation areas focussed around the historic cores of the villages. Baginton Parish has 13 listed buildings including the Grade I Listed Church of St John the Baptist and scheduled monuments at Baginton Castle and the Roman Fort at the Lunt. There are 9 listed buildings in Bubbenhall including a scheduled monument "Pit alignments north of Bubbenhall village"⁹. These are provided in Appendix II.

Site of Special Scientific Interest (SSSI)¹⁰

- 2.18 Waverley Wood Farm was designated as a SSSI in August 1996. It is a 0.9 ha site south of Bubbenhall. It lies within Bubbenhall Wood, adjacent to a large sand and gravel pit, currently undergoing landfill. This site provides an important reserve of an interglacial deposit, uniquely preserved here beneath the more widespread local drift sequence. The interglacial beds occupy a channel cut in Mercia Mudstone bedrock. They are overlain by Baginton-Lillington Gravel, Baginton Sand and Thrussington Till. The interglacial sediments have yielded plant remains, including pollen, as well as molluscs, vertebrate remains, ostracods and insects. The deposits are of exceptional importance in understanding the succession of glacial events within the British Isles.

⁹ Historic England <https://historicengland.org.uk/listing/the-list/>

¹⁰ http://www.sssi.naturalengland.org.uk/citation/citation_photo/2000087.pdf

Ancient Woodlands¹¹

2.19 The main Ancient Woodlands recorded in Warwick District are listed in Appendix 3 of the Adopted Local Plan 1996 – 2011. Those in the neighbourhood area are:

- Bubbenhall Wood, Bubbenhall
- Shrub Wood (part of Ryton Wood), Bubbenhall
- Weston Wood, Bubbenhall
- Waverley Wood, Bubbenhall.

Landscape – Natural England National Character Areas

2.20 Natural England has produced profiles for England’s 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Baginton and Bubbenhall lie within two National Character Areas:

NCA 96: Dunsmore and Feldon¹²

NCA 97: Arden¹³

2.21 The two Parishes are aiming to work more closely with the Warwickshire Trust on the Princethorpe Woodlands Living Landscape Project, which includes “*the most important cluster of ancient woodlands in Warwickshire*” within the Parish boundaries. The aim of the Trust is to protect and enhance wildlife, natural habitats and geology; to restore an ancient woodland landscape connected by hedgerows, grasslands, trees and ponds, full of historical sites, to one rich in wildlife and accessible to all. Funding is in place from the Heritage Lottery Fund to carry out this work. Working with local partners, landowners and communities the project would hope to:

- Restore and enhance the natural and historical heritage of the landscape, improving habitats and increasing connectivity for wildlife (green corridors) and also conserving historical sites;
- Improve physical access to heritage sites;
- Improve access to information about the area;
- Provide learning and training opportunities.

2.22 By taking a landscape scale approach to restoration and conservation and by engaging local communities, the project will create a sense of ownership and understanding that will ensure the continuity of the Princethorpe Woodlands Living Landscape. The Parishes of Bubbenhall, and Baginton are within the area that this project covers.

¹¹ [http://www.warwickdc.gov.uk/info/20376/planning_policy/268/local_plan_1996 - 2011](http://www.warwickdc.gov.uk/info/20376/planning_policy/268/local_plan_1996_-_2011)

¹² <http://publications.naturalengland.org.uk/publication/4878893332824064?category=587130>

¹³ <http://publications.naturalengland.org.uk/publication/1819400?category=587130>

3.0 Vision and Objectives



Pool Cottages, Baginton



Village Green, Bubbenhall

3.1 The themes, vision and objectives below have been developed using the feedback from the neighbourhood plan survey that was carried out in each Parish in early 2015 and the informal consultation carried out in 2016.

Key Themes

3.2 The following themes have been drawn from the submitted forms from the communities of Baginton and Bubbenhall during the early, informal stage of public consultation in 2014:

1. Housing
2. History
3. Greenbelt and parish boundaries
4. Services
5. Assets and amenities
6. Road traffic
7. Commercial / industrial development and employment

Vision

To build upon the history and the existing high quality environment of the two villages and their surroundings and through structured continual improvement provide increasingly sustainable, safe, healthy and enjoyable places for people to live, work and visit.

Objectives

Objective 1. Housing

To ensure the provision of a diverse range of sustainable homes that meet identified needs and are sympathetic to the individual character of each village.

Objective 1 may be approached differently by each Parish. Social need and national policy demands a substantial increase in house building therefore each Parish must have a strategy in place that supports residential developments that enhance the Parish.

Baginton housing survey of Feb 2008 identified the need for 17 new homes (rent x12, shared ownership x5). Baginton Parish Council has undertaken a new housing survey in 2015 which indicates a need for one house, substantially down on the 2008 survey. Nevertheless, the Parish Council supports sustainable development of a modest number of new housing within the village.

Bubbenhall has been designated by Warwick District Council as a category 3 village with potential for some infill housing as relevant areas and land becomes available. There are several possible sites for one or two houses within the village boundaries. One 1960s dwelling has been rebuilt on the footprint of the original house, and there are several barn conversions.

Objective 1 will be delivered through NDP Policies BAG1, BAG2, and BUB1.

Objective 2. History

To preserve and enhance the existing Conservation Areas and historic features of Baginton and Bubbenhall by ensuring future development is proportionate to the size and character of the two Parishes.

Both parishes have areas of special architectural and historic interest designated as 'conservation areas'. Objective 2 has been written with the aim of supporting policies that will prevent insensitive over development of the Parishes:

Objective 2 will be delivered through NDP Policies BAG3 and BUB2.

Objective 3. Green Belt and Landscape Character and Natural Environment

To retain and protect green belt designations (as amended by the emerging Local Plan as necessary) and Parish boundaries across the Neighbourhood Area, maintaining the role of the Green Belt in preventing coalescence of urban areas and encroachment into countryside and to protect, preserve and enhance the natural environment.

The justification here is to prevent the villages being merged with neighbouring urban areas through development in the greenbelt or political manipulation of the current administrative boundaries. It is essential that the rural character of these small villages is preserved by maintaining the green belt to protect against urban sprawl. Specifically, the Gateway proposal has been rejected by the Secretary of State and is now subject to the outcome of the Local Plan examination.

Objective 3 will be delivered through NDP Policies G1, G2, G3 and BAG4.

Objective 4. Services

To ensure that service provision meets the needs and demands of the individual communities across the full age range of the population and seek ways of improving on the current provision within each Parish or as a shared service provision across the two Parishes.

The need to provide adequate services to meet the needs of a diverse community was mentioned in a number of survey responses.

Objective 4 will be delivered through NDP Policies BAG4, BUB3, BAG5 and BUB4.

Objective 5. Assets and Amenities

To review, and consider the value of assets and amenities across the parishes and propose how these can be improved or added to for the benefit of residents. Identify opportunities for sharing existing or creating new assets and amenities.

Over the years, the parishes have built up some excellent assets and amenities and these should be maintained and enhanced to the benefit of residents.

Objective 5 will be delivered through NDP Policies BAG4, BAG5, BUB3 and BUB4.

Objective 6. Road Traffic

To work in partnership with other agencies to progressively reduce the adverse impacts of road traffic on residents and the environment.

The adverse impact of increasing traffic volumes on health, safety environment and quality of life is a major concern expressed by residents.

Objective 6 will be delivered through NDP Policies G4 and BAG6.

Objective 7. Commercial / Industrial Development and Employment

To ensure that existing businesses operate in an environment that promotes their important community role, and to support new rural enterprises, appropriate small businesses and home working, provided they do not have an unacceptable impact on local residential amenity and the natural or historic environment.

The Parishes are primarily residential areas with agriculture and small businesses scattered through the area. Existing businesses include, Bubbenhall Quarry, a golf club, Middlemarch Business Park, Aeroproducs, farms and plant nurseries / garden centres, childcare, Coventry Airport, pubs, clubs, hotel, a shop / post office, etc. There is be an increasing trend for people to work from home and a suitable infrastructure is required.

Objective 7 will be delivered through NDP Policy G5 and BAG7.

4.0 General Neighbourhood Development Plan Policies



Church at Baginton



Church Fields, Bubbenhall

- 4.0.1 This section sets out the main planning issues and planning policies of the Neighbourhood Development Plan for each of the Parishes. These will be used to help determine planning applications in the Parishes and so shape the future of the Parishes as places to live and work in, and to visit. The Policies have been prepared by the Steering Group on behalf of the Parish Councils.
- 4.0.2 Neighbourhood Plans are required to be in general conformity with extant (ie existing adopted) local planning policies and to have regard to national planning policies. The Policies have been prepared taking account of the National Planning Policy Framework (NPPF) and planning policies in the adopted Warwick District Local Plan 1996 – 2011 Saved Policies.
- 4.0.3 Further information about the relevant aspects of these policies in relation to Baginton and Bubbenhall NDP can be found in the published background document Planning Policy Assessment and Evidence Base Review provided on the neighbourhood plan websites:
<http://www.baginton-village.org.uk/parish-council/80-neighbourhood-plan> and
<http://www.bubbenhall.info/nplan.php> .

4.1 General Policies - Natural Environment



- 4.1.1 The Warwickshire Landscape Guidelines¹⁴ divides Warwick District into 4 broad character areas. The Baginton and Bubbenhall Neighbourhood Plan area falls into Dunsmore character area. This area includes an area to the north and east of Leamington and includes much of the upper reaches of the River Leam valley. The area extends as far north as Baginton and Bubbenhall, and south to include Radford Semele. The Dunsmore landscape is characterised by a range of historical and ecological associations which are strongly influenced by the underlying geology of the region. The widespread occurrence of glacial sands and gravels is reflected in the strong association with common and heath. The Dunsmore landscape has a well-wooded appearance characterised by mature hedgerow oaks, ancient woodlands and historic parklands.
- 4.1.2 The Warwick, Coventry and Solihull Sub Regional Green Infrastructure Strategy – November 2013¹⁵ provides evidence for plans and policies. Its recommendations include the following proposals for enhancing local landscape character:

Hedgerows and Field Boundaries

- *Enhance the structure of the landscape through replanting and regeneration of primary hedgerow boundaries.*
- *Reintroduce mixed native species hedgerows along primary boundaries.*
- *Enhance the age structure of hedgerow tree cover, particularly hedgerow oaks.*

¹⁴ <https://www.warwickshire.gov.uk/landscapeguidelines>

¹⁵ [http://www.warwickdc.gov.uk/downloads/file/2397/g03 - warwick coventry and solihull sub regional green infrastructure strategy - november 2013](http://www.warwickdc.gov.uk/downloads/file/2397/g03_-_warwick_coventry_and_solihull_sub_regional_green_infrastructure_strategy_-_november_2013)

Woodlands

- *Conserve and enhance the biodiversity of Ancient Woodlands and*
- *Identify opportunities for restoring Ancient Woodland on former sites.*
- *Identify opportunities for new tree planting, to strengthen the sense of landscape cohesion and connectivity.*

Grasslands

- *Conserve neutral grasslands and enhance species diversity*
- *Maintain and restore areas of older permanent pasture, including ridge and furrow meadows.*
- *Conserve the ecological character of wet grasslands.*
- *Identify opportunities for sensitive grassland management, to strengthen the sense of landscape cohesion and connectivity.*

Wetlands

- *Maintain the special character and continuity of river and canal corridors.*
- *Enhance the unity and wetland character of river valley wetlands, through habitat creation and management.*

Rural Character

- *Maintain strong rural character.*
- *Conserve pastoral character.*
- *Restrict and, where possible, reverse the sub-urbanisation of the landscape.*
- *Identify opportunities to strengthen 'local distinctiveness' and a 'sense of place'.*
- *Identify opportunities for new tree planting to soften the impact of buildings and 'grey' infrastructure.*

- 4.1.3 Green Infrastructure provision and development should strengthen landscape character, reflecting locally distinctive natural and cultural landscape patterns, and integrating with natural processes and systems and land-use change, contributing to their long-term protection, conservation and enhanced management.

Policy G1 – Protecting and Enhancing Local Landscape Character

Development proposals should include landscaping schemes which aim to protect and enhance the distinctive rural landscape character of Baginton and Bubbenhall. Schemes should support the aims and objectives of the Princethorpe Woodlands Living Landscape project where possible.

Landscaping schemes should be designed to incorporate the following landscape design principles wherever possible to ensure opportunities are maximised for supporting local biodiversity, and to ensure new development responds positively to this high quality local environment:

- 1. Species selection along woodland edges should include native trees and shrubs and tree cover should be enhanced on and around development sites through the planting of new woodlands and belts of trees.**
- 2. Existing parkland should be retained and enhanced and where opportunities arise, consideration should be given to restoring areas of former park.**
- 3. Primary hedgelines should be conserved and enhanced by reintroducing mixed native species hedgerows along primary boundaries.**
- 4. Tree cover within and around rural settlements should be conserved and enhanced and large scale woodland planting on rising ground is encouraged.**
- 5. Schemes should protect and enhance the internal open spaces and the irregular outline of village settlements.**
- 6. The re-creation of riverside wetland habitats is encouraged.**
- 7. The sinuous hedgerows defining river floodplains and the wooded character of river corridors should be retained and enhanced.**

Overall, landscaping schemes should be designed to maintain the strong rural character, conserve pastoral character, restrict and, where possible, reverse the sub-urbanisation of the landscape, and strengthen local distinctiveness and a sense of place.

- 4.1.4 There is a need to protect existing green infrastructure within the boundary of the Plan area and to promote creation of new green infrastructure if new development proposals come

forward. Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation. Woodland planting can also help mitigate flooding. Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting.

- 4.1.5 The Parishes include several areas of Ancient Woodland and a Site of Special Scientific Interest (SSSI) as well as a number of other important habitats such as the River Avon. There should be continued protection and enhancement of this area to benefit local residents, and provide for a healthy and diverse wildlife. Bubbenhall Wood located between Pagets Lane and Weston Lane and the previously quarried meadows off Pagets Lane are managed by the Warwickshire Wildlife Trust (WWT). In particular, this is a site where the Great Crested Newt, a protected European species can be found. Some of the other wildlife and habitats found in our area include Muntjac deer, fox and badgers, grass marshes and a wide range of bird species.

Policy G2 – Protecting and Enhancing Local Biodiversity

Protecting and Enhancing Local Wildlife and Habitats

Any proposals for new development will be encouraged to demonstrate how the design has taken into account its potential impact on local habitats and species. The neighbourhood area supports a range of protected and vulnerable species and new development should have a positive impact on local wildlife and habitats.

Developers will be encouraged to ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. Appropriate measures may include for instance use of swift bricks, bat and owl boxes, and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds. A mixture of native species typical of this locality should be incorporated in landscaping schemes including oak, hazel, birch, ash and holly.

Wildlife Corridors and Stepping Stones

Wildlife corridors and stepping stones are protected and development which is likely to have an unacceptable adverse impact on wildlife

corridors (eg hedgerows, woodland and streams) and stepping stones (eg unimproved meadows and ponds) will not be permitted.

New development will be required to demonstrate measures which support and enhance the wildlife value of the wider countryside area, for example through the provision of ponds or of hedges where these will link existing features together.

Green Belt

- 4.1.6 The preservation of Green Belt is of crucial concern to both local communities. The recent Joint Green Belt Review has highlighted several key Green Belt parcels, notably numbers 9 & 10 located to the south and west of Coventry which are serving to check the sprawl of the city into the Warwickshire countryside. This area is key to maintaining a natural boundary between Coventry and towns to the south in the same way that the Green Belt between Coventry and Solihull checks the sprawl of Birmingham into Warwickshire.
- 4.1.7 In addition the new Local Plan proposes that Bubbenhall is 'washed over' by Green Belt and Baginton is 'inset' within the Green Belt although in the adopted Local Plan both are washed over. Both villages form part of a swathe of countryside between Coventry to the north, Kenilworth to the west and Leamington Spa to the south. Both villages, each with a conservation area and green spaces within as well as on their perimeters act as natural buffers against the encroachments of the towns and the city of Coventry.
- 4.1.8 Changes to green belt boundaries, including the removal of sites from the green belt, should only be undertaken as a last resort and through the auspices of an appropriate Local Plan review process.

Policy G3 Green Belt

Inappropriate development in the Green Belt in the Parishes will not be permitted unless very special circumstances can be demonstrated.

Appropriate proposals within, or conspicuous from the Green Belt, must not be detrimental to the visual amenity of the Green Belt, by virtue of their siting, materials or design.

4.2 General Policies - Managing Traffic and Improving Accessibility



A445 Leamington Road, Bubbenhall

- 4.2.1 The intent of policies relating to traffic should be to reduce the impact that new highways and developments have on residential areas within each of the Parishes. Also, there is a need to work with other agencies to manage the speed, weight and frequency of vehicles especially HGVs travelling through residential areas which is a major issue in Bubbenhall and Baginton.
- 4.2.2 The Parish Plan for Baginton identified significant concerns amongst residents about issues such as speeding, the numbers of vehicles which are unsuitable for village roads and damage to verges, curbs and footpaths etc. Current concerns include:
- Increased frequency of LGVs using rural unclassified roads and the consequences this has for road safety and damage to hedgerows, trees, roads and verges
 - The speed of traffic travelling through villages and the risk of road traffic collisions
- 4.2.3 Bubbenhall was recently classed a priority for speed checks by the Warwick Rural East Neighbourhood Team. This Police led initiative found a significant issue with speeding motor vehicles using Spring Hill Bubbenhall. A Community Speed Watch Team made up from volunteers from Bubbenhall village working in partnership with the Police has also been started. There is a plan to resurrect a similar team in Baginton. Bubbenhall residents have also been monitoring and reporting the frequency of LGVs using roads within the village. This information has been collated and is available.
- 4.2.4 Highways England submitted detailed comments concerning local traffic issues for inclusion in the Plan at Regulation 14 consultation stage. These comments advised that Highways England recognises the potential impacts of development on the Parishes given the vicinity of A45 and A46 and works closely with applicants during the planning application stage to reduce the impacts of development. Highways England takes environmental impacts of development

seriously and will work with applicants, such as the proposed Land at Oaklea Farm development, to identify the appropriate assessment and mitigation, where required.

- 4.2.5 The temporary traffic impacts from the Toll Bar End improvement works are significant. This scheme is due to be completed in early 2017 and this should have a major benefit for the A45. Warwickshire County Council are responsible for developing local highway strategies to reduce traffic levels. Improvements to Binley Woods and Walsgrave junctions on the Coventry Eastern Bypass are currently committed within Highways England's Road Investment Strategy 1 (2015-2020). These will have temporary and permanent implications for the A45 and A46. Public consultation events will be held to discuss proposals.

Policy G4 Traffic Management and Transport Improvements

Proposals for improvements in road safety and traffic management and the provision of or improvements to public transport will be fully supported by the Neighbourhood Development Plan.

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the two Parishes:

- 1. Highway improvement schemes which improve the safety of pedestrians and cycle users.**
- 2. Traffic calming measures, pedestrian priority schemes and the reduction of traffic speeds on routes through village centres**
- 3. Increasing public and community transport to and from the designated area to local towns, supermarkets etc and supporting the school bus service.**
- 4. Supporting safe new pedestrian and cycle routes to / from Coventry, Kenilworth and Warwick such as increasing the width of pedestrian footpaths.**
- 5. Provision of adequate public parking within the villages, especially near to community facilities.**
- 6. Any development should contain measures to minimise traffic flows through the villages.**

4.3 General Policies - Commercial / industrial development and employment



Two local businesses

- 4.3.1 There is a recognition that there is a need to support small scale employment provision which is appropriate to the rural character of the area, as part of promoting sustainable communities and reducing the need to travel. The Baginton Parish Plan identified widespread support for promoting existing heritage related and other tourist attractions and support for improved facilities to assist with homeworking opportunities.

Policy G5 Additional Business Premises and Employment

Opportunities

The development of new local employment opportunities will be supported within Baginton and Bubbenhall providing that:

- 1. They maintain the surrounding residential amenity; and**
- 2. Open space or green infrastructure is not lost; and**
- 3. There are no severe impacts from traffic and there is adequate provision of parking for employees and visitors; and**
- 4. They are located within the settlement boundary of the villages, or comprise the redevelopment of or small scale expansion of existing sites, or involve the sympathetic re-use of existing rural buildings; and**
- 5. There are no adverse impacts on the natural environment.**

Proposals for mixed use development which provide a mix of office and business accommodation or “live / work units” within and in close proximity to proposed new residential units will be supported, subject to the above criteria.

4.4 General Policies – Reducing Flood Risk



River Sowe, Baginton Bridge

- 4.4.1 At Regulation 14 consultation the Environment Agency advised that the NDP should include a new policy to ensure that all development is located outside the floodplains of the Rivers Sowe and Avon. The area is at risk of flooding from the main rivers Sowe and Avon and the surface water drains are at capacity in Bubbenhall. There is a need to safeguard land from fluvial flooding and the provision of sustainable management of surface water from windfall sites. Up to date Environment Agency flood maps can be viewed at: <http://apps.environment-agency.gov.uk/wiyby/37837.aspx> .
- 4.4.2 New housing development is classified as a “more vulnerable” use (see Planning Practice Guidance¹⁶) and is therefore considered appropriate in flood zones 1, low or very low risk and flood zone 2, medium risk. Proposals in flood zone 3, high risk, and sites over 1 ha would have to submit a Flood Risk Assessment with any planning application which also includes a sequential test of alternative sites in lesser flood zones. If following the sequential test, it is not possible to locate the development within a lower probability of flooding i.e. flood zone 1 or 2 then the Exception Test should be applied. For the Exception Test to be passed:
- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
 - a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted.

¹⁶ <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

- 4.4.3 The Environment Agency recommended measures to protect and enhance the river corridors of River Sowe and River Avon which are located in the NDP Area and these have also been included in new Policy G7.

Policy G6 Managing Flood Risk

Flood mitigation measures will be required to protect and enhance the river corridors of River Sowe and River Avon. These are:

- **Setting back development 8m from watercourses to allow access for maintenance and restoring the natural floodplain; and**
- **Ensuring all SuDS features are located outside of the 1 in 100 year plus climate change flood extent; and**
- **Opening up culverted watercourses and removing unnecessary obstructions.**

5.0 Baginton



The Baginton Oak

Early historical development

- 5.1 There is an early record of the village in the Domesday survey, which records Baginton under the name of "Badechitone". Although there is an indirect reference in a grant of land about 1150, the church is first mentioned specifically in the reign of Henry II (1154-1189) as a chapel attached to the church at Stoneleigh, when that church was given to Kenilworth Priory.
- 5.2 Nothing of this chapel (or earlier buildings) remains and the present building was built (or reconstructed) in the 13th century. At that time the manor included 12 villeins and 12 freeholders; that is 24 families excluding the castle.
- 5.3 By 1730, there were 27 houses in the village, and 5 on the "waste" (or common). In the 19th century Baginton was typical of many South Warwickshire villages and derived its income mainly from agriculture. Baginton Hall was home to the Bromley family which had included a former Speaker and Secretary of State and hosted a visit by Queen Anne.
- 5.4 Lucy Price was the last of the Bromleys and her death in 1822 meant that continuity came to an end. However, the Hall continued with to a succession of tenants. These included the younger brother of the Prime Minister Robert Peel. The brother and members of his family are buried in the churchyard.
- 5.5 In 1889 Baginton Hall was destroyed by an enormous fire. Thus, by the end of the century the Hall had gone and with it the focal point of the community. The village had also lost what had once been its main employer. Only the Church and Corn Mill remained to give evidence of what was a distinguished and ancient community. To replace it, the only significant new building that took place during the century was the School Hall (now the old School House) built in 1873 and the Row built for Agricultural Labourers in 1877.
- 5.6 With the hall ceasing as a major employer and with the growing industrialisation of Coventry where wages tended to be higher, it is unsurprising that over the course of the century the

population declined from 300 at the time of the first census in 1801 to just 174 people 100 years later.

- 5.7 The sale of the Bromley estate in the 1920s led to much of the land being bought up by property developers and ensured that a steady supply of new housing came on the market over the remainder of the century. In addition, it provided employment in building, quarrying and industrial development.
- 5.8 During the second half of the century Baginton started to lose many of the services that were fast disappearing from most small rural communities. The school closed in 1976. The last rector at Baginton Church left in 1960 and the village policeman left soon after. Baginton currently continues as a community proud of its past and secure in its future. It has ceased to be the isolated rural community of former centuries but it has remained an identifiable community and looks set to remain so in the 21st century.

Baginton Today



Church Road, Baginton

- 5.9 Baginton is a thriving community of around 600 people. There are a number of active groups including walkers, junior football, gardeners, WI, artists, church groups, RSPB events, car enthusiasts, thriving allotment association etc. and regular events, including an annual 'Party in the Park,' summer and winter fairs, cycling events, Guy Fawkes night etc.

- 5.10 To keep villagers informed there is a monthly newsletter which is delivered free to every house in the parish as well as a website.
- 5.11 Local businesses which serve the villagers, as well as visitors and provide employment include two public houses, a shop / post office, takeaway, five nurseries, a dog grooming business and the Royal British Legion. There is a unique quarry garden within one of the garden centres.
- 5.12 There are no formal educational or medical services in the village so all the children and anyone wanting to consult a doctor have to go out of Baginton. There is a village hall used for a range of village events and there is a highly-regarded air museum and an electric railway museum in the Parish.
- 5.13 There is a children's playground and also the Millennium field which is used for village events, football, picnics, walking and includes a community orchard. Adjacent there is the village green and ancient Baginton Oak tree, spinney, pond and operational Smithy.
- 5.14 The village enjoys the openness of its rural surroundings within the greenbelt, which provide an effective buffer against urban sprawl. There are adequate road links and cycle routes connecting Baginton to the industrial heartland of Coventry and the rest of Warwickshire and the West Midlands. The 539 bus goes through the village 5 times each way, per day. In recent years, there has been a huge increase in both vehicles and cyclists passing through the village. Baginton has also lost bus services in recent times. These cut backs have resulted in a dependency on cars for transport which in turn has led to the social isolation of young people as well as the elderly.
- 5.15 The village is rich in history, including the Grade I listed church, the Roman Lunt Fort, ice house, ancient mill [now one of the pub / restaurants] and Baginton Castle which is now becoming a popular visitors centre after years of neglect. The largest building in the village is the Exclusive Brethren Meeting Hall. A large part of the village is within a conservation area and the village enjoys variety of large and small dwellings, varying widely in age and design.
- 5.16 Villagers accept the need for additional housing.
- 5.17 The Parish also includes the Middlemarch Business Park and Coventry Airport, both of which provide employment for large numbers of local people.
- 5.18 The village depends on the greenbelt designation to maintain its residential village feel and all recent surveys and consultations show villagers are determined to that Baginton should remain washed over by greenbelt.
- 5.19 The Village Hall is a centre of local activities and is frequently utilised for village and private events. It attracts dog club shows from all over the country.

Planning Policies – Housing



Roman Way, Baginton

- 5.20 Warwick District is subject to significant pressure for new housing development, but the designated neighbourhood area is largely within the green belt. The emerging Warwick District Local Plan identifies Baginton as a growth village, with an allocated housing site (H19) on land north of Rosswood Farm for 80 new houses, and there is a green field site (H08) identified within the Parish on the edge of Coventry at Oaklea Farm, Finham for 20 houses. These proposals are not accepted by Baginton Parish Council, who prefer the H19 allocation to be for no more than 35 houses as originally proposed. Land would have to be removed from the green belt at these locations to support this new development. Baginton village is currently washed over by the green belt and the remainder of the green belt should be retained.
- 5.21 The public consultation for the Baginton Parish Plan 2011¹⁷ demonstrated widespread support for more housing for local people, housing for the elderly and young people. There was also support for housing to be designed to be “in keeping with the surrounding houses” and of eco-friendly design. The Baginton Housing Needs Survey of 2015 identified the local need for only one new house based on the sample of respondents received.
- 5.22 The Warwick District Appendix 5: Summary of Housing Needs Surveys and Key Findings November 2013¹⁸ identified the following housing needs for the villages:
- Baginton - Need identified Feb 2008 - 17 homes (rent x12, shared ownership x5). This was supported by Baginton Parish Council. This is now superseded by the survey of 2015 identifying only one housing need. Nevertheless, Baginton Parish Council supports sustainable development of new housing in the village.
- 5.23 The identified housing sites at Land north of Rosswood Farm and Oaklea Farm, Finham offer opportunities for new housing in the Parish to meet housing need. There is a requirement for

¹⁷ <http://www.baginton-village.org.uk/parish-council/60-parish-plan>

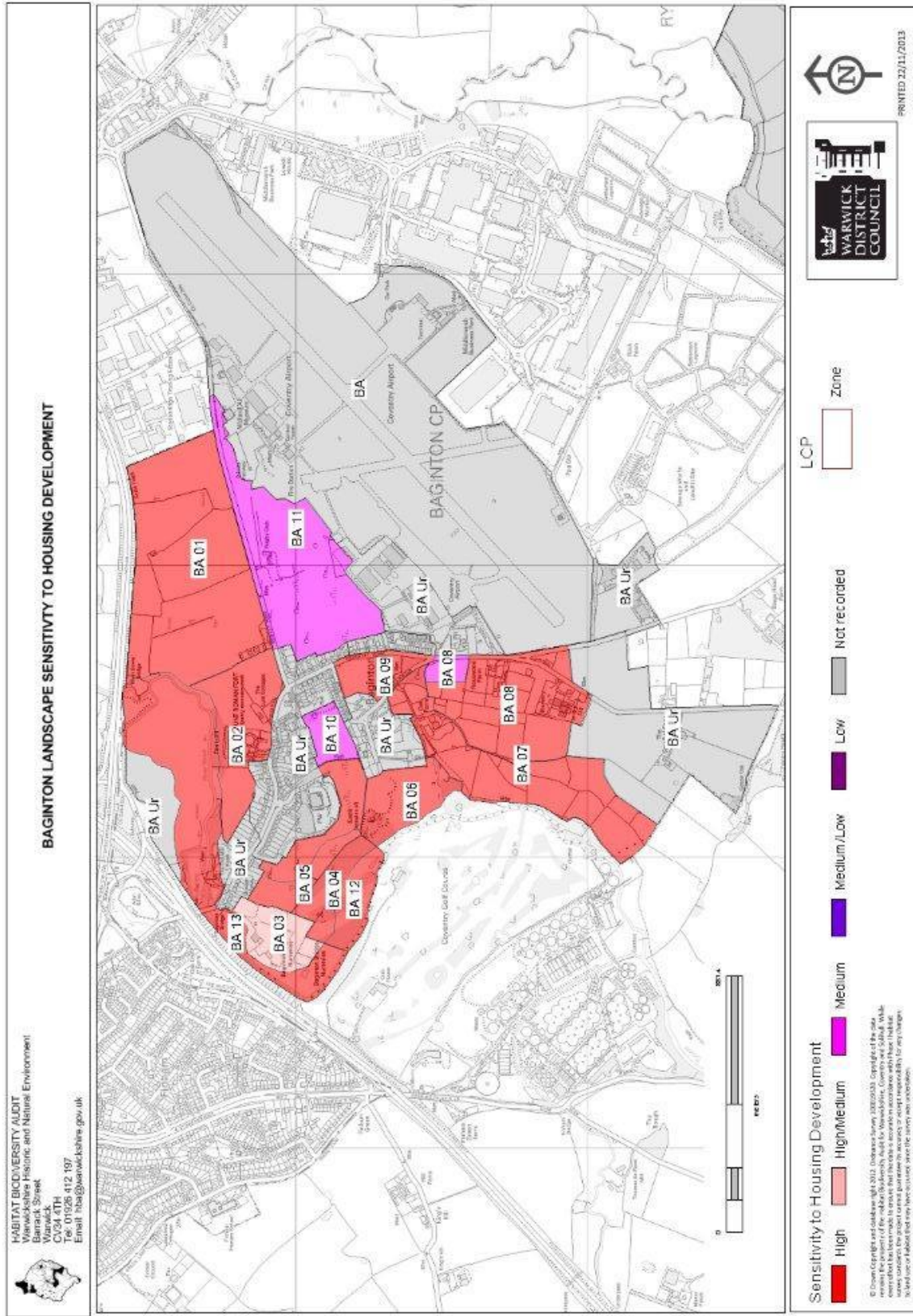
¹⁸ [http://www.warwickdc.gov.uk/downloads/file/2386/v10 - summary of housing needs surveys - november 2013](http://www.warwickdc.gov.uk/downloads/file/2386/v10_-_summary_of_housing_needs_surveys_-_november_2013)

more affordable smaller family units and housing for people looking to downsize from larger units. New housing should be integrated within the current built up area. The Rosswood Farm site will require a high level of environmental screening but would help reinforce or clearly define the entrance to the village.

- 5.24 Comments submitted by the Environment Agency at Regulation 14 consultation noted that following two allocated housing sites are located within the NDP Area:
- **H19 Baginton – Land north of Rosswood Farm:** The site is located in Flood Zone 1 (low risk) as shown on our Flood Map for Planning (Rivers and Sea).
 - **H08 green field site:** The River Sowe flows through the southern boundary of the site and is located partly within Flood Zone 2 (medium risk). The Environment Agency suggested that a policy should be included to ensure all development is located outside of the River Sowe floodplain and this is addressed in a new Policy G7 Managing Flood Risk.
- 5.25 The Landscape, Sensitivity, and Ecological and Geological Study, 2013¹⁹ provides a detailed review of landscape, ecology and considerations for site options within the growth villages. In Baginton 13 sites were assessed in terms of landscape sensitivity including proposed housing site H19 in the emerging Warwick Local Plan. These areas are shown on Map 3 below:

¹⁹ http://www.warwickdc.gov.uk/downloads/file/1549/appendix_7_-_landscape_sensitivity_and_ecological_and_geological_study

Map 3 Baginton Landscape Sensitivity to Housing Development
Bubbenhall Parish Council (Licensee) License No. 100051733



- 5.26 The village is set within the Dunsmore Plateau Fringe landscape with its undulating topography of low rounded hills and narrow meandering river valleys. Local Plan housing site H19 is identified as site BA08 which has high / medium landscape sensitivity to housing development. The report advises that *it is part of the Dunsmore Plateau Farmlands and as such is more elevated than the surrounding area and has a flat topography which also continues over the Coventry Airport area to the east. It is an open landscape comprising small to medium scale fields of pasture / paddocks. Internal field boundaries have largely been replaced by post and wire / tape fencing, although the roadside hedge still remains intact. Due to the high visibility of this zone, and its proximity to the Conservation Area and area of designated Open Space to the north, development should be restricted to roadside only, with a landscape buffer of native tree planting to the west. Any development should not extend any further south than the pub.*
- 5.27 Potential for landscape enhancement includes replacing fences with native hedgerows and planting a landscape buffer of native woodland around any new development.

Policy BAG1 - Land north of Rosswood Farm

Appropriate new development will be supported on Land north of Rosswood Farm (as shown on Map 2), provided that:

- 1. Development comprises smaller family units (1-3 bedrooms) and housing for people looking to downsize from larger units to small units, including housing designed for older people;**
- 2. 40% of new housing will be affordable housing. Affordable housing provision should be provided on site and be fully integrated into the scheme, with units designed to be “tenure blind”;**
- 3. 9% of market demand housing should be for specialist housing for older people.**
- 4. Development is restricted to roadside only, with a landscape buffer of native tree planting to the west and fences should be replaced with native hedgerows;**
- 5. Development is designed and sited to promote integration into the existing village and accessibility to village services and facilities is strengthened through footpath and cycle way enhancements;**

6. A contribution to local village amenities to be made under S106 agreements or community infrastructure levy on any developments.

- 5.28 Land at Oakleigh Farm has been identified for new housing in the new Local Plan as Site H08 as shown on Map 2. The site is identified as CO4 in the SHLAA Assessment Tables 2014²⁰. *It is located on the edge of Coventry urban area. Finham has a range of services and facilities and is well connected to the wider urban area. The site is located within the Green Belt. The majority of the site is within the Stoneleigh and Ashow Neighbourhood Plan Area. There is a large domestic property (Oak Lea Farm) on the site and a steep slope rising to south-east. There are a large number of significant trees on site. Development could have a potential impact on nearby residential amenity. There is noise and air pollution from A46. Considerable noise pollution is notable from the site. Potentially suitable in part, subject to alteration of the Green Belt boundary, the protection of important trees and a significant buffer along the boundary of the A46. Development is achievable subject to designing a suitable scheme to overcome the configuration of the site and appropriate tree and vegetation cover / buffering.*

Policy BAG2 Land at Oaklea Farm, Finham

New development for at least 20 new houses will be supported on Land at Oaklea Farm, provided that:

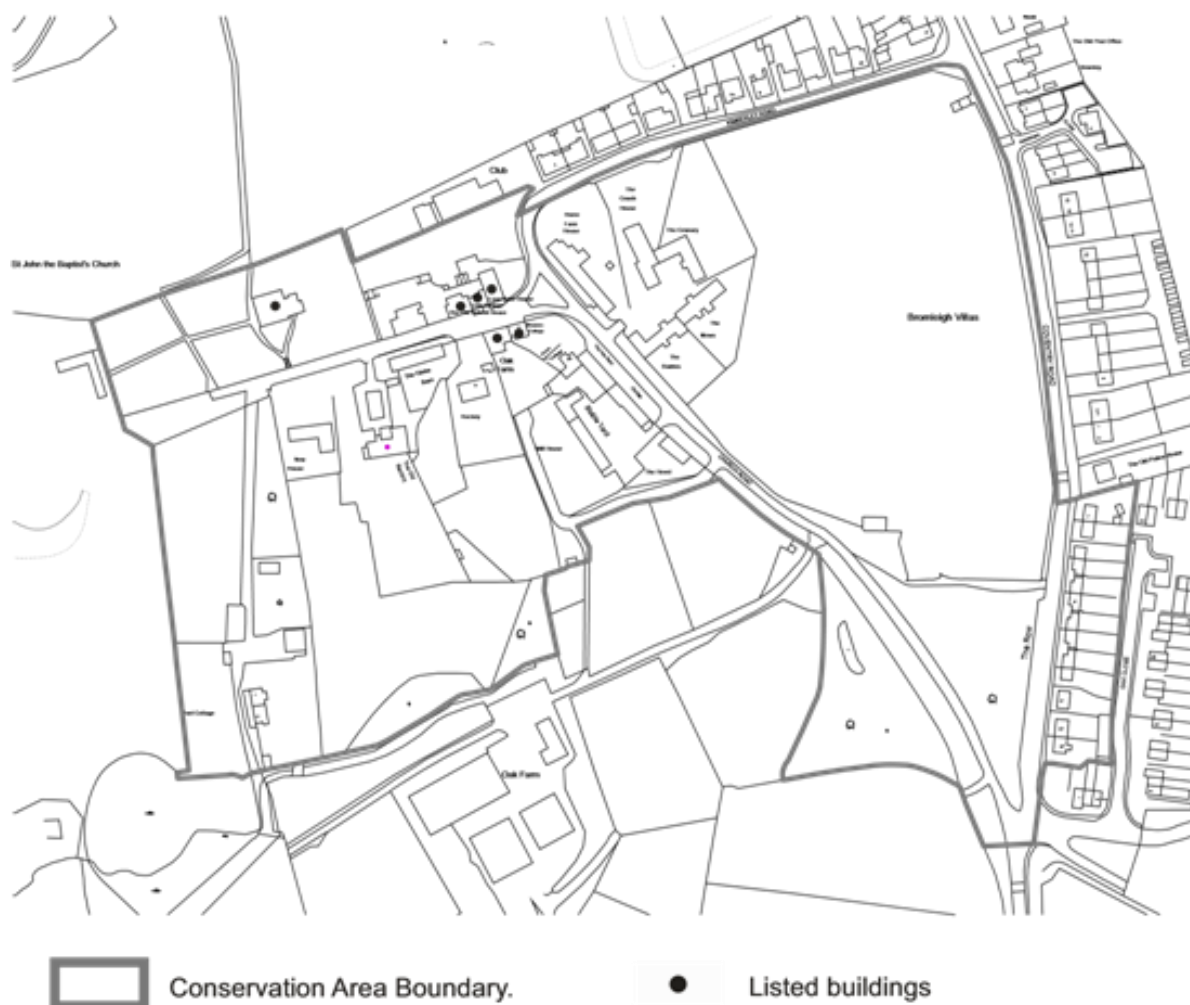
- 1. Important trees on the site are protected and a significant buffer of appropriate trees, hedgerows and landscaping is provided along the boundary of the A46.**
- 2. Development is designed and sited to promote integration into the existing village and accessibility to village services and facilities is strengthened through footpath and cycle way enhancements;**
- 3. A contribution to local village amenities to be made under S106 agreements or community infrastructure levy on any developments.**

²⁰ http://www.warwickdc.gov.uk/downloads/file/1585/assessment_tables

Planning Policies – Protecting and Enhancing Local Heritage

5.29 Warwick District Council has published a detailed description of the conservation area, the listed buildings within it, and its character in a conservation area advice leaflet²¹. The conservation area was designated in 2007. Other significant heritage assets outside the conservation area include the site of a former Roman military camp (Lunt Fort which is open to the public) and the remnants of a medieval castle Baggotts Castle. These are scheduled monuments.

Map 4 Baginton Conservation Area
Bubbenhall Parish Council (Licensee) License No. 100051733



5.30 The village is on an elevated position looking towards Coventry. The character of the conservation area is defined by the former Baginton Hall. The Green is at the junction of Coventry Road which to the east is linked to a terrace of late 18th century cottages The Row. The Smithy is an interesting part timber framed building at the top of The Green. To the south west is an extension to The Green with a pond and a series of trees. Church Lane continues to the junction with Kimberley Road where there is a group of buildings at the historic core of

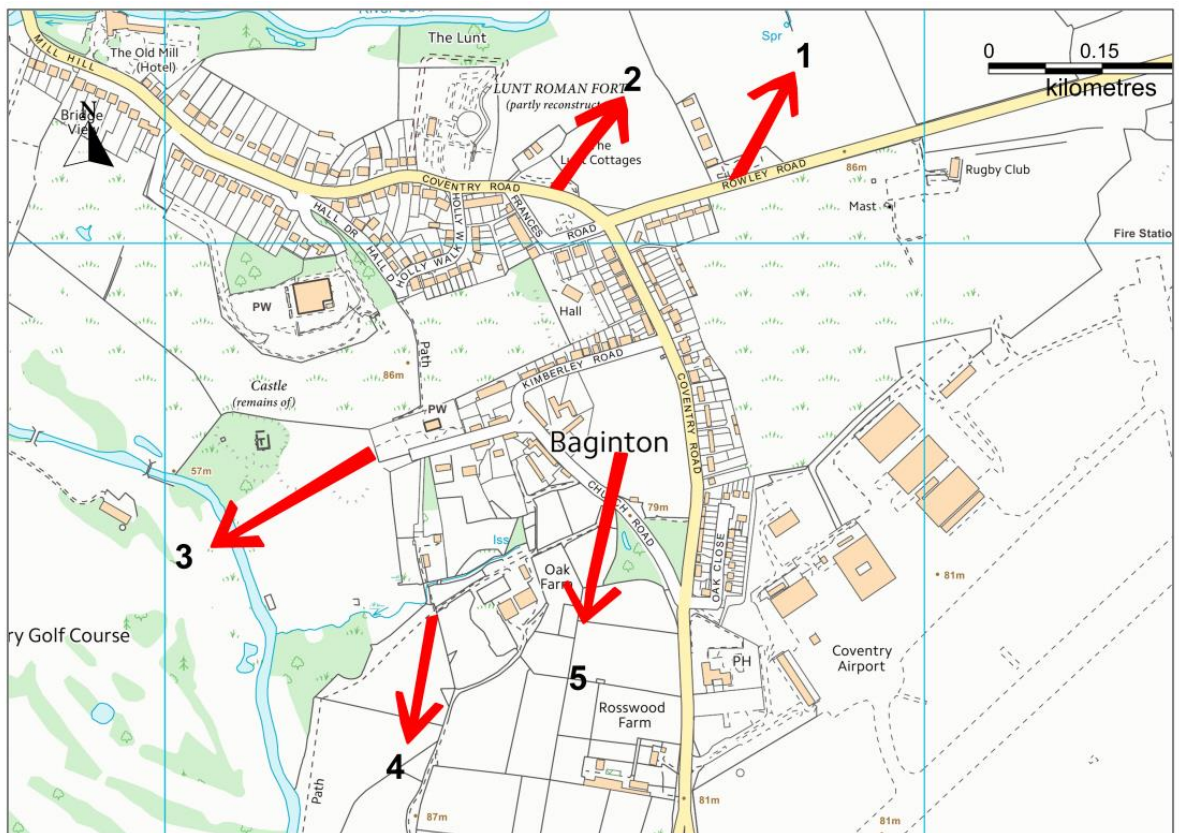
²¹ http://www.warwickdc.gov.uk/downloads/file/478/baginton_conservation_area

the village including the Church of St John the Baptist, Link Cottage, Lucy Price House, Oak Farmhouse, No.2 and the Old Rectory. To the south of the Old Rectory are Pool Cottages and the stream which forms the boundary of Oak Farm. This is an attractive area adjacent to open countryside.

5.31 The historic core around Church Road and The Green contains much of the original fabric of the village and there is a cohesiveness to the group. To the north of The Green is the Millennium Field, a large area of agricultural land, leased to Baginton Parish Council from Coventry City Council for open space and amenity provision. Any development of these areas must be sympathetic to the conservation area status.

5.32 There are important views in the easterly and westerly direction along Church Road of the buildings which form the historic core. There are good views both inside and out of the conservation area from The Green. There are attractive views towards Pool Cottages and the stream within and outside the conservation area. There are broader views from The Row across the open field to the historic core and Oak and Home Farms. In addition, the views from the village to Coventry are a particularly pleasant vista and these unspoiled fields offer a natural buffer against urban sprawl, which must be maintained. Map 5 below identifies the views which are considered significant.

Map 5 Baginton Key Views
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Key
 → Key View

The key significant views are illustrated below:

View 1. View towards Coventry from Lunt Cottages



View 2. View towards Coventry from Rowley Road



View 3. View West from Churchyard



View 4. View south from Church Road



View 5. View South-West from Millennium Field

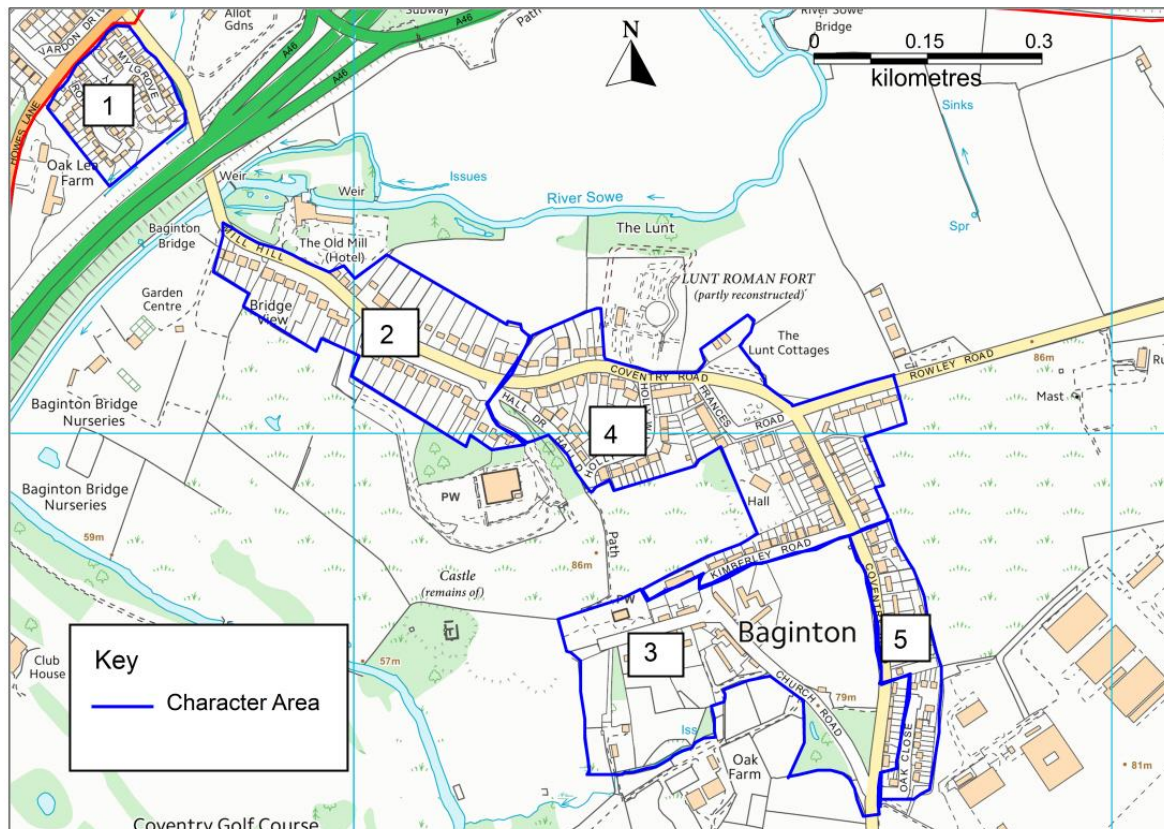


- 5.33 The conservation area comprises a wide variety of buildings and amenities, including
- The Grade I listed Church of St John the Baptist,
 - The Village Green with ancient Oak tree,
 - A working brick built Smithy and the Millennium Field
 - Sympathetically converted farm buildings, developed into dwelling houses of great character,
 - The Old Rectory with 17th century house set back in acres of land
 - A variety of other buildings constructed over the centuries including centuries old timber framed buildings, masonry buildings of different ages and more modern buildings constructed in late 20th century.

Character Areas

5.34 Baginton village has several character areas which have been identified and described by members of the Steering Group. These are shown on Map 6 below.

Map 6 Baginton Character Areas
Bubbenhall Parish Council (Licensee) License No. 100051733



5.35 The built form therefore comprises a great variety of dwellings of various forms and dates, and the different identified character areas are summarised as follows:

1. Roman Way

This area of the village comprises a variety of detached homes constructed in the late 20th century of modern brick, rendered brick and tiled roof construction.



View of typical housing in Roman Way

2. Mill Hill

There is a wide variety of houses on Mill hill, with predominantly semi-detached houses to the south and detached bungalows and houses to the north. Construction varies but is in the main traditional masonry with tiled roofs.



Typical housing stock in Mill Hill

3. Conservation Area

This is a large part of the village with a great variety of houses of varying construction including centuries old stone and timber built dwellings, brick and rendered brick cottages, farm buildings, barn conversions and a variety of homes build in the 19th and 20th centuries. The conservation area is particularly pleasant and any development of this area must be in keeping with its surroundings.



St John the Divine Listed Church, Baginton



The Rectory, Church Road



The Old Smithy, Church Road



The Baginton Oak and the Row

4. Coventry Road, Kimberly Road, Rowley Road and Frances Road

Houses and business in these areas again comprise a wide variety of forms, including flats, bungalows, terraced homes, semi-detached homes and detached homes. These are mainly of brick or rendered brick with tiled roof construction.



Coventry Road housing



Housing in Holly Walk



The Lunt Cottages, Coventry Road



Frances Road

5. Oak Close, The Row, Andrews Close and outlying areas

This area of the village comprises a variety of predominantly semi-detached houses, workman's cottages, detached houses and dormer properties built in the 19th and 20th centuries. Construction varies and in the main comprises brick or rendered brick with tiled roofs. There are also various houses within the village but in outlying areas, again of varying construction.



The Row



Oak Close



Coventry Road

- 5.36 New development in the village in addition to the sites identified above is likely to be small scale and on infill sites, and include extensions to existing properties. It is important that new development and alterations respect the existing built form and respond positively to the style, materials and scale of the different local character areas.

Policy BAG3 Protecting and Enhancing Baginton Village

New development within Baginton, including small infill sites and extensions to existing properties will be supported where they are sited and designed sensitively to enhance the setting of the conservation area and other parts of the village.

Schemes for well-designed self-build housing will be encouraged on small infill sites.

New development will be required to:

- 1. Be of a suitable scale, height and massing which responds to the built form of surrounding properties. Properties should be small in scale and no more than two stories in height;**
- 2. Use appropriate local materials and detailing wherever possible, sympathetic to the design of properties in each identified character area;**
- 3. Take into consideration the protected views identified on Map 5. These include all views towards Coventry where the Green Belt protects against urban sprawl and other views, as listed below:**
 - View 1 View towards Coventry from Lunt Cottages;**
 - View 2 View towards Coventry from Rowley Road;**
 - View 3 View West from Churchyard;**
 - View 4 View south from Church Road; and**
 - View 5 View South-West from Millennium Field.**
- 4. Include suitable landscaping and boundary treatment which is appropriate to the character of a rural Warwickshire village such as provision of low brick walls and hedges.**

5. Designs should protect and enhance the setting of Lunt Fort and other built heritage assets.

Overall development should be sympathetic to the varied nature of each of the character areas within the village, which differ significantly.

Planning Policies – Protecting and Enhancing Green Spaces



Baginton Village Green

- 5.37 The playing fields in Baginton are owned by the Parish Council. The playing fields contain numerous pieces of play equipment for young people of all ages. The village hall sits on separate land also owned by the Parish Council, with a large amenity field. The hall has a large central room which can be used for meetings, functions and indoor activities as required, with a separate smaller committee room. The management committee that runs the village hall has implemented a programme of refurbishment to bring the hall up to modern day standards and user expectations.
- 5.38 The village green and spinney is also owned by the Parish Council and is designated as common land. The pond is in need of refurbishment and the Old Oak needs attention.
- 5.39 The Millennium Field is rented by Baginton Parish Council for Coventry City Council for a peppercorn rent with over 80 years remaining on the lease. It is used for activities in the village including the football club, Bonfire and Party in the Park.

- 5.40 The green field between Baginton and Coventry, south of the A45/46, must be maintained as local green space to prevent urban sprawl.
- 5.41 The NPPF sets out in paragraphs 76 – 78, that subject to certain criteria, local communities can identify and protect local green spaces.

Para 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Para 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

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

Para 78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

- 5.42 Table 1 below sets out the justification for the identified local green spaces in Baginton.

Table 1 Local Green Spaces

Local Green Space	Close Proximity to Local Community	Demonstrably Special	Local in Character
1. Millennium Field and Village Green	Sited within the old village centre which is now located at one end of the extended village. The field and green is roughly triangular in shape surrounded by roads. Housing is sited on the opposite side of the road on two sides with the third opens out	The Millennium field is a large field for community use, including dog walking, football club, Party in Park and Bonfire Night. Available to all the community for various events, it includes a working Farriers forge in current use.	The field is enclosed by natural hedges, whilst the “open field area” is bordered on two sides by a fledgling orchard. The Green is bounded by Coventry Road, Church Road and the Millennium Field.

	onto open farmland currently occupied by horses.	Village Green has the famous Baginton Oak, centuries old and protected, along with many other species.	
2. Spinney and Pond near Baginton Oak	Located within the old village centre. This area is currently maintained as a rough natural area with the pond at its centre. Again, its located a one end of the extended village.	Pretty area of village, much valued by residents. Together with village green area it forms part of the natural setting and backdrop for the historic Baginton Oak Tree.	Pond and Spinney 0.49 ha The area is open and natural, set between on one side a small rural road and open fields on the other.
3. Bagots Castle	Located on the outer edge of the old village. It is remote to the mainstream village, sitting beyond the 14 th century listed church. The narrow lane which leads to the Church and Bagots Castle is bordered by mixed housing, siting within a preservation area.	Unique attraction. While the site forms part of local history its value and relevance is a debated subject.	0.04ha The castle is sited at the end of a gravel path leading on from Church road, the ruins look out over the local river and golf course and open farm land.
4. Lucy Price Playground	Centrally located within the village, at the junction of the three main access roads within Baginton. It is set back from the main road on a small triangle of land, bounded on two sides by a small access road with housing (bungalows) on the opposite side.	Pleasant facility used both by local children and families from the surrounding areas. A child play area providing play equipment within this a fenced off separated from the open ground provided for group games (football, cricket etc.) played by older children. It is seen as a safe environment for children.	0.42 ha The area is bounded on two sides and overlooked by a small development of semidetached bungalows. Providing a good open central setting for a children's play area.
5. Green Space near Roman Way	Close to all Roman Way residents, to the south of Roman way and to the rear of properties, forming an enclosed pleasant space with tress and the river to the south.	Local open space used by local villagers, for general amenity.	0.08ha This green space is bounded by the river to the south and by the housing to Roman Way.
6. Village hall and grounds	Centrally placed in village, the village hall and ground are	Used for many community events throughout the year,	0.49ha

	located off Francis Road, near the Lucy Price Playing Field	including Dog Shows, May Fair, Christmas Party, evening meetings for community activities, Parties, celebrations and Weddings.	The Field is bounded by scrubland to the West and by village housing stock to the West and South.
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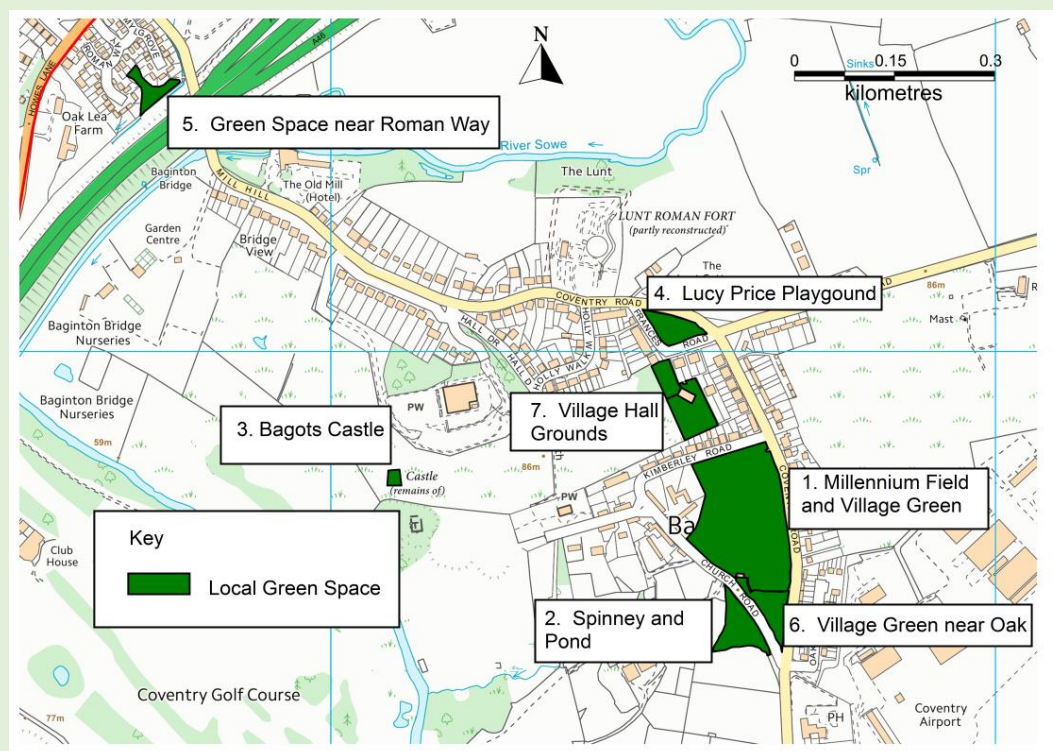
Policy BAG4 Protecting Local Green Spaces

The following local green spaces within and surrounding the village are identified for protection:

1. Millennium Field and Village Green;
2. Spinney and Pond near Baginton Oak;
3. Bagots Castle;
4. Lucy Price Playground
5. Green Space near Roman Way
6. Village Green near Oak
7. Village Hall Grounds.

These are shown on Map 7.

Map 7 Local Green Spaces
Bubbenhall Parish Council (Licensee) License No. 100051733



Planning Policies - Protecting Local Services, Assets and Amenities



Baginton Village Hall

5.43 The Baginton Parish Plan of 2011 identified the need to enhance and maintain the Baginton Small Services Directory annually, with details of local facilities and services providers. The Baginton Emergency Plan is also revised annually and recent new service included the provision of a public use defibrillator. There are many clubs in the village, such as the Baginton Gardeners, Dog Club, Parent and Toddler group, Art group, Children's Swimming Club, Coffee Circle, Baginton Walkers and others. It is intended to ensure these clubs are nurtured to ensure they survive in the long term. At this time there is no medical services provision in the village. Consideration could be given to the provision of a visiting medical service if this can be justified.

5.44 The Parish Council is therefore committed to the following actions:

Services – Actions for the Parish Council

- 1. To promote the increased use of village community clubs via means of communication and meeting places.**
- 2. To ensure the Small Services Directory and Emergency Plans and maintained and enhanced.**
- 3. To enable increase community engagement to the provision of services for villagers such as training for new skills, car sharing and voluntary transport service for the elderly.**
- 4. To enhance security via Neighbourhood Watch with voluntary patrols and reporting mechanism.**
- 5. To aim at provision of a visiting medical service if this can be justified.**

- 5.45 Baginton village has many assets and amenities, including the old Oak tree, village green, pond and spinney, Lucy Price playground, Millennium Field, village hall and grounds, village website & notice boards, old smithy and other open spaces, the Church and grounds, the Lunt Fort and the Castle ruins. Other amenities include the facilities provided by the Old Mill Public House, The Oak Public House, and the British Legion as well as other businesses.
- 5.46 The 2011 Parish Plan recognised these amenities and sought to maintain and develop these in order to gain value and enhance benefits. Ideas included refurbishing the playground, adding new sporting facilities to the Millennium Field such as tennis courts, cricket pitch and bowling green. It also identified the need to consider and provide facilities for young people within the village, looked at how use of the facilities could be better communicated and how the amenities could be better utilised for the benefit of villagers and neighbouring communities.
- 5.47 The Parish Council is therefore committed to the following actions:

Assets and Amenities – Actions for the Parish Council

6. To increase residents awareness of the opportunities available via village newsletter, website and notice boards,
7. To sustainably enhance educational, amenity sporting opportunities within the village to make better use of existing facilities such as the Millennium Field and others.
8. To promote village events such as the Party In The Park, Village Bonfire and other community events.
9. To actively share use of village amenities by surrounding communities through improved communication.

Policy BAG5 Protecting Local Services, Assets and Amenities

The following local recreational facilities are protected:

- Village hall and grounds;
- Old smithy;
- The Lunt Fort;
- Millennium Field;
- Village Green.

There will be a presumption in favour of the re-use of such facilities for recreational, health, community type uses. The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

- 1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or**
- 2. There is no longer a need for the facility, and this can be demonstrated to the satisfaction of the Parish Council.**

Development which contributes towards the improvement of existing, or provision of new recreational facilities will be encouraged.

A Green Infrastructure (GI) approach will be promoted for all new public open space proposals in order to support community access and protect and enhance the natural and historic environment. Proposals must be designed to provide open space, sport and recreation uses which:

- Are accessible to all;**
- Safeguard and enhance the natural and historic environment; and**
- Protect priority species and enhance habitats and sites of special biodiversity interest.**

Planning Policies - Road Traffic

- 5.48 The Parish Plan and Neighbourhood Plan consultations in Baginton identified significant safety and nuisance concerns amongst residents about issues such as vehicle volumes, speeding, noise, fumes, large numbers of HGV's and buses etc. Another safety issue is the lack of pavements around the Lunt and Millennium field which force people to cross the road adjacent to some blind bends. The Baginton Bridge pavements are very narrow particularly for parents with children and / or prams. Therefore either a separate footbridge similar to the one in Stoneleigh is required or the existing pavements need to be widened and the bridge made one way with traffic lights at either end. NOTE. If the Bridge was made one-way the chicane adjacent to the allotments would need to be removed.
- 5.49 There has been large increases in traffic volumes through the village in recent years as a result of the ongoing problems with the A46 / A45, the growth of the In-Transit business based on the Bubbenhall Road, increasing numbers of commuters from the Leamington Spa area, the JLR park and ride scheme based in Rowley road etc. While the completion of the Toll Bar End project may reduce traffic volumes in the medium term proactive efforts need to be made to ensure this happens in practice to deliver progressive reduction. Once the Toll Bar project is complete the large number of "not in service" buses currently using Mill Hill to access their base in Rowley Road should be actively encouraged to use the A45 – A46.
- 5.50 Twelve or so years ago the In-Transit business was entirely devoted to light weight commercial vehicles. They were then granted a licence to operate the 40 Ton articulated trucks. Since then there has been frequent damage to verges and bollards along Coventry Road towards Bubbenhall. The road is completely unsuited to high frequency use by large articulated HGV's and ways of mitigating the ongoing damage need to be addressed. Objective 6 is to reduce current traffic levels therefore any additional housing or businesses proposed for the area must address the traffic issue and define how traffic control promises will be enforced. Warwick District Council has already approved [outline planning permission] for Close Brethren School in Baginton and the traffic increases associated with this development have not been clearly addressed.
- 5.51 The 7.5 tonne limit on the Baginton Bridge over the River Sowe is poorly signposted and rarely enforced. The County Council are working to improve signage so that the rule is clear and that any transgressions will therefore be deliberate. The speed bumps in Baginton which were replaced recently are ineffective and continually have to be repaired because of their poor design and construction. There are many examples of effective speed reduction methods in other parts of Coventry and Warwickshire and around the UK. Baginton needs effective solutions to speeding and many think a 20mph limit should be introduced. Overall it is appropriate that developer contributions and other funding should be sought to improve traffic management and therefore enhance local quality of life in the Parish.

Policy BAG6 Traffic Management and Transport Improvements

Traffic measures which improve local road safety and the health and wellbeing of residents will be supported.

Developer contributions, Community Infrastructure Levy (CIL) payments and other funding will be sought towards the following initiatives within the Parish:

- 1. Joint working with Warwick District Council, Warwickshire County Council and the police to measure traffic flows and speeds in Baginton;**
- 2. Development of a comprehensive long term plan for managing safety, volumes, speed, HGV's etc including such measures as effective speed humps, speed measurement, chicanes, speed limits, Community Speedwatch, adequate parking arrangements, enforcement of the parking regulations etc;**
- 3. Improvements in public transport and working with the Councils and providers to meet these needs;**
- 4. Making Baginton a safe and attractive route for cyclists and pedestrians. In addition to vehicle traffic management this includes for example, roads and pavements free of pot holes, pavements of adequate useable width and additional pavements in some areas. New / improved cycle routes to surrounding towns, villages and places of employment are also needed.**

Planning Policies - Commercial / industrial development and employment issues



Smiths Nurseries, Baginton

- 5.52 Baginton has SME (small and medium sized) businesses located in and around the village and the airport. In addition, there larger manufacturing and service enterprises located in the Middlemarch Business Park. Middlemarch Business Park has over 70 business including a major Royal Mail depot, food manufacturing, packaging manufacture, distribution depots etc. There are a wide range of engineering and business support companies as well as a children's soft play business.
- 5.53 In the village there is the village shop and Post Office, two pub / restaurant / hotels, bed and breakfast, four garden centre businesses, a takeaway, the Royal British Legion, tree and garden services and a range of services based in residents' homes. The airport has a number of businesses including air freight, executive jets, helicopter training and services, flight simulator, aero club, air museum, electric railway museum, DC6 restaurant, granite processing etc. In the Parish around the village there are farms, livery, pet boarding, an aero products company, transport company and others.
- 5.54 In consultations villagers have been clear that they want Baginton to remain as primarily a residential area. Villagers will support any sustainable business that provides employment and fits in with the residential nature of Baginton.

Policy BAG7 Commercial and Industrial Development and Employment

Employment related development appropriate to Baginton's location will be supported to ensure the Parish remains a sustainable and attractive residential area.

Investment which supports local job creation at Middlemarch is encouraged, in terms of expansion of existing businesses and attracting new enterprises wishing to locate in and around the village.

New employment related development should contribute positively to the local community in Baginton and should not impact adversely on residential amenity and the quality of life enjoyed by residents or the built and natural environment of Baginton and its surroundings.

6.0 Bubbenhall



St Giles' Church

Early Historical Development

- 6.1 Among the main early village farms were Cross House (now known as the Manor House) in the middle of the village (opposite a small green, taken away about 1930), Yew Tree Farm, the Home Farm (probably previously The Moat), Old House Farm, and Church House Farm (probably the prebendal grange).
- 6.2 Parliamentary enclosure of the old open fields - Grove Field and the Harps to the south east, Ludgate Field to the north east and Cloud Field to the west took place in 1726 (which was the second earliest in Warwickshire). The land was divided among the different manorial tenants and two major new farms were built with surrounding blocks of land belonging to them. These were Wood Farm, built some time before 1809, and Waverley Wood Farm, probably in embryonic form in 1809. Otherwise the old centrally situated farm buildings were still in operation, but had rationally organised blocks of land belonging to them; eg Yew Tree Farm, belonging to William Paget, had land in Paget's Lane.
- 6.3 In the late 19th and early 20th centuries several sales by auction took place, and farms and land changed hands. This was an opportunity for tenant farmers to become owners of land and farmhouses. With the breaking up of the Baginton Estate in 1918 people were able to buy these houses and cottages for the first time. At the same time the stability of leaseholds which often passed from generation to generation in the old village families ended.
- 6.4 In 1629 there were a fulling mill and a water mill for corn at Bubbenhall and by 1698 there were two rye mills and a wheat mill. The mill belonged to the Lord of the Manor, the Bromley family of Baginton, from the early 18th century until the manorial estate was broken up and sold in 1918. The mill house was an old half-timbered building with extensive outbuildings, mill dam and sluice, which lay on the other side of the field beyond the churchyard. It burnt down in the winter of 1965-6, after which, in 1966-67, a Coventry builder used the site to build a new house for himself.

- 6.5 In the 18th century charity schools were established at Stoneleigh and Cubbington, with some places for Bubbenhall children. In the early 19th century the school which was established at Baginton also took Bubbenhall children. However, less than half of the 70 to 80 school age children of Bubbenhall were able to go to school in the 1860s. In 1864 the Rector managed to establish a village school in Bubbenhall, which continued until it was closed down by the local authority in 1999.
- 6.6 Around 1876 a building was erected next to the Parish Pound (which was for impounding stray animals). It started as a private house, but in 1882 was established as the Reading Room with money from a bazaar, public subscription, and a cheque from the former rector, the Rev. Arthur Fanshawe (1863-77). Thereafter it was used for many purposes, including as a library, a meeting place for the Women's Institute, a doctor's surgery, and a place to hold jumble sales.

Bubbenhall Today



The Three Horseshoes Public House

- 6.7 Today Bubbenhall is a small to medium sized village with a population of around 600, located off the main road (A445) from Leamington Spa to Ryton on Dunsmore. It is 5 miles south-east of Coventry and 5 miles north-north-east of Royal Leamington Spa.
- 6.8 The village has several businesses, including two public houses, one with overnight accommodation, a gardening contractor, a bed and breakfast, a holiday let, a day nursery and computer services. Bubbenhall quarry, on the eastern perimeter of the village and operated by Smith's Concrete has been active since 1979. Its operating license has been extended to permit the processing of sand and gravel from a new quarry at Wolston, off the A45. The village hall is well booked for clubs and activities and the recreation ground has play equipment for ages ranging from toddlers to teenagers, a football pitch and tennis and basketball courts. There is a local bee keeper, and privately owned allotments are used by villagers.
- 6.9 A good number of historic buildings remain. The Parish Church of St Giles dates mainly 13th and 14th centuries but the chapel was established some time before 1153. There are six bells in the medieval clock tower and inside the church are two "green men", dating from the 13th century, a Norman font, and stained glass by Kempe.
- 6.10 The village layout is based around a medieval pattern, with a row of cottages and farmhouses, each with a croft or close, extending from opposite the Spring (or "the Spout") down to the bottom of the village. Above the Spring was the Green, which was enclosed and ploughed up during the Second World War. The village green was renovated in 2006-9 under the auspices of a local committee with the help of grants raised from WREN and other charities. The water from the spout was augmented by a new borehole and electronic pump, and a bus shelter made of local recycled materials was erected.
- 6.11 In recent times Bubbenhall has been shaped by two developments in the 1960s. The first was the designation of part of the village as a conservation area. Conservation area status has protected land mark buildings and the setting in which they sit. The second is known as the 'Bryant' Development or the 'new estate' which was begun in 1971. This development dramatically increased the housing stock and the population of the village and today offers

homes that are popular with young families wanting to move into the village. Where available other small areas of land have been developed for housing within the village at Moat Close, Darfield Court and Spring Court.

Planning Policies – Housing



Houses on Lower End

- 6.12 Bubbenhall is identified as a Limited Infill Village washed over by the green belt, and the type and scale of development are therefore limited. In line with national green belt policy, appropriate development includes rural affordable housing, limited infill development, the re-use of buildings; the redevelopment or partial redevelopment of previously developed land and replacement dwellings.
- 6.13 Sites within the growth villages and rural areas in Warwick District are expected to provide at least 1146 new houses (Policy DS10, Modifications).
- 6.14 The Warwick District Appendix 5: Summary of Housing Needs Surveys and Key Findings November 2013²² identified the following housing needs for the villages:
- Bubbenhall - Need identified May 2010 - 6 homes (rent x5, shared ownership x1).
A new housing needs survey is in the process of being commissioned by Bubbenhall Parish Council.
- 6.15 People living in Bubbenhall recognise that it is a great place to live and appreciate the special qualities that village life brings. The green belt protects the village from the risk of being merged with neighbouring villages and cities. Also natural features such as ancient woodland to the south and the River Avon flood plain to the north constrain opportunities for new housing developments.
- 6.16 The rural setting of Bubbenhall has enabled a sense of belonging and community spirit to evolve. These important attributes to a community's well-being are so often lost when villages are swallowed up or face rapid growth as part of a large scale development.

²² <http://www.warwickdc.gov.uk/downloads/file/2386/v10 - summary of housing needs surveys - november 2013>

- 6.17 Recent experiences that emerged from the last housing needs survey have shown that there is a great deal of local concern over the impact that new developments can have on the special qualities that Bubbenhall offers. It is important that the location of any new development takes account of the existing infrastructure, including access roads, drainage, and parking spaces.
- 6.18 A thoughtful and sensitive approach to housing development is required to ensure that any new scheme is truly integrated into the village and not seen as a 'bolt on' estate that will always be on the fringes of village life.

Policy BUB1 New Housing in Bubbenhall

New housing in Bubbenhall should contribute towards providing a mix of new homes to meet the needs of all sections of the community.

New housing will be limited to rural affordable housing, limited infill development, the re-use of buildings, the redevelopment or partial redevelopment of previously developed land, self- build schemes and replacement dwellings.

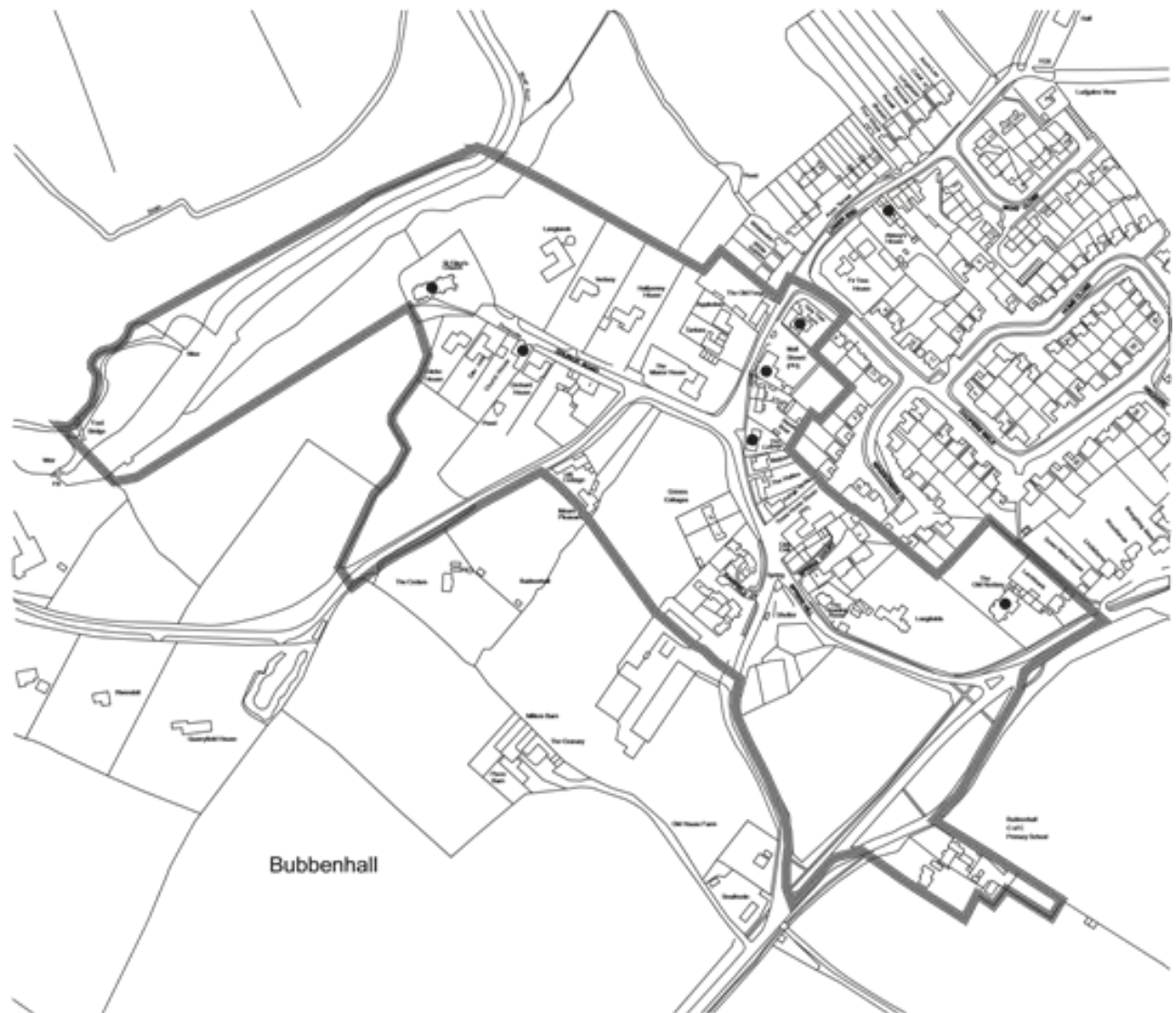
Whilst affordable housing for local people is a priority, larger market housing may also be acceptable where appropriate, and subject to other planning policies. Housing which is designed to meet the needs of older people is particularly welcome, such as single storey accommodation.

New development should be sited and designed appropriately in line with Policy BUB2 below.

Planning Policies – Protecting and Enhancing Local Heritage

6.19 The Warwick District Council advice leaflet for Bubbenhall conservation area²³ describes the listed buildings, other heritage assets and character of the conservation area, together with special views which should be protected. The conservation area was designated in 1969 and extended in 2001.

Map 8 Bubbenhall Conservation Area
Bubbenhall Parish Council (Licensee) License No. 100051733



- Conservation Area
- Listed Buildings

²³ http://www.warwickdc.gov.uk/downloads/download/151/conservation_advice_leaflets



The Old Reading Room from the Village Green

- 6.20 Listed buildings include St Giles Church and Church House on Church Road, Abbey's House and Yew Tree Farm House and Malt Shovel Public House on Lower End, The Cottage on Spring Hill and The Old Rectory on Ryton Road. There are pit alignments to the north of the conservation area which are scheduled monuments.
- 6.21 The character of the conservation area is the historic core of the original village together with a series of open spaces which link it together. The character is largely determined by unlisted properties due to the relatively small number of listed buildings. The road junctions also define the character. Leading from the main road, the lane is lined by high hedges which provide an important sense of enclosure, leading to The Spout; this is an important junction which has been enhanced by the Parish Council. At the junction with Lower End, further enhancement has been carried out by the introduction of grass verges. This junction is defined by the Manor House and Cottages opposite and views into open countryside to the west. Important boundaries to this area include the stone wall around The Manor House, estate fencing to the fields and the front garden boundary treatments to the houses on the south side.
- 6.22 Within Church Lane are a variety of 20th century infill houses within their own grounds. The maintenance of strong boundaries to these properties is important, together with sympathetic surface treatments to access drives off Church Lane.
- 6.23 The character of the conservation area is very much a series of different spaces, the Spout, the junction of Lower End and Spring Hill, Church Lane and the section of river below the parish church. It is important that these areas are maintained and enhanced. Important views include down Spring Hill to the south, and across the junction with Lower End to the open fields. Also significant are the views down Church Road and across the river from the parish church to open countryside. At the Church are significant views to the countryside and river.

Significant views are therefore as follows:

View 1. The Village Green and the triangle of land formed by Pit Hill, Spring Hill and the A445



View 2. The view of open fields from the junction of Lower End, Spring Hill and Stoneleigh Road



View 3. The views across Church Fields



View 4. The views from Lower End across fields towards the River Avon

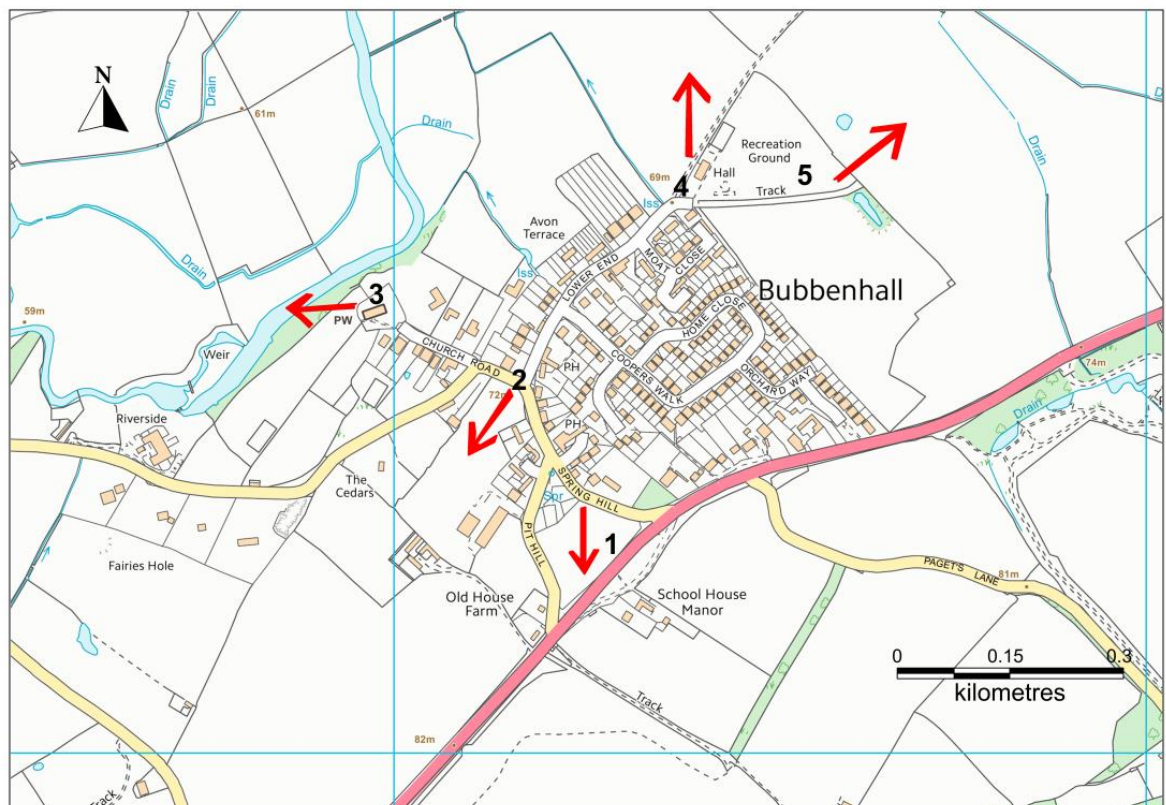


View 5. The views from Bubbenhall across open fields towards Ryton on Dunsmore



These are shown on Map 9 below.

Map 9 Bubbenhall Significant Views
Bubbenhall Parish Council (Licensee) License No. 100051733



Key

→ Key View



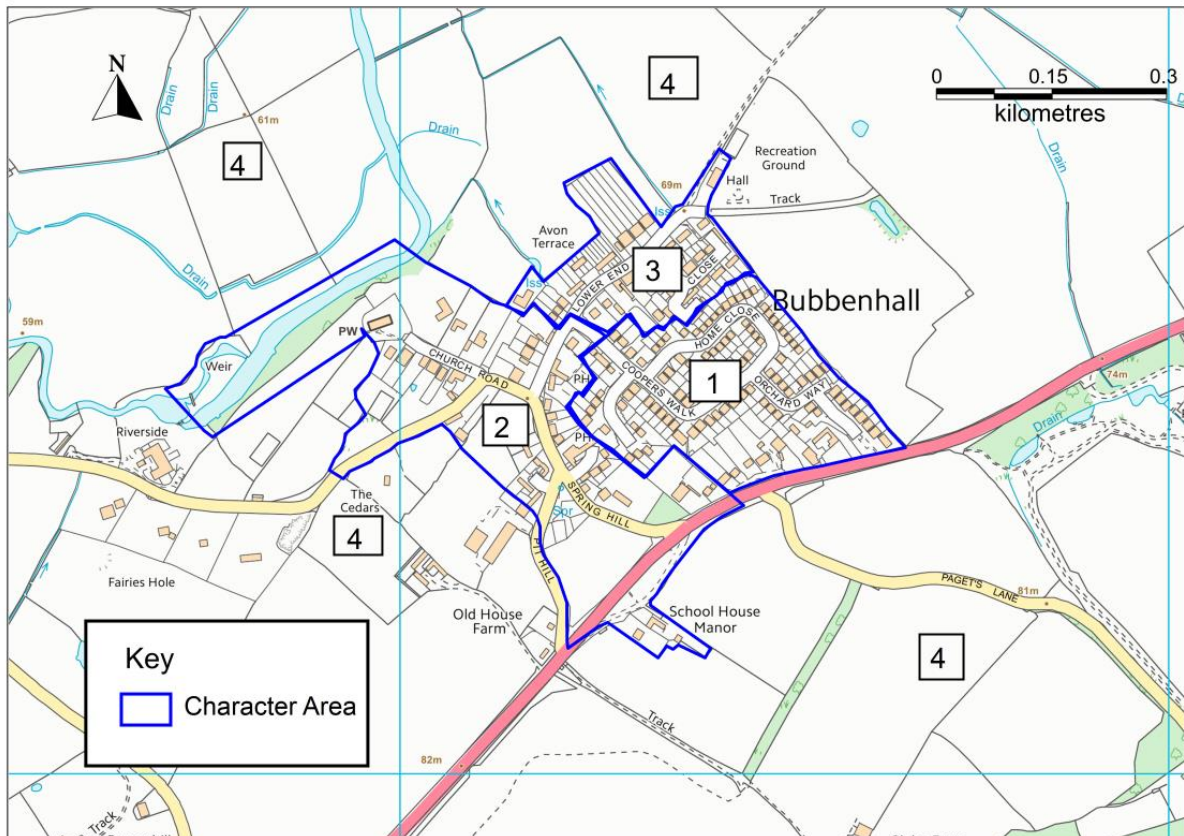
Conservation Area, Spring Hill

- 6.24 The older domestic buildings within Bubbenhall's conservation area are constructed of brick, some with half-timbered elevations, and with tiled roofs. There are several Elizabethan cottages which have been extended, and an early nineteenth century Rectory. Two cottages (1845) on Lower End are built of the same brick as the village school, now a privately run day nursery. Groups of nineteenth century agricultural cottages on Spring Hill and Lower End have been extended and modernised. Modern individual houses from the 1960s through to the present day are interspersed with older dwellings, and the planting of trees and grass verges serve to blend the various generations of buildings.
- 6.25 The first section of the 'new estate' demarcated by Cooper's Walk, Waggoner's and Home Close was built in the early 1970s with a further phase of building (Orchard Way, Cooper's Walk) from the late 1970s. The houses are built of brick, and mainly two storied. The maturing of the trees and gardens over the past 30-40 years has enhanced the estate.
- 6.26 Moat Close, an earlier development of council built houses now largely owner occupied, consists of two storied brick dwellings, together with some bungalows and terraced houses.

Character Areas

- 6.27 Several Character Areas have been identified in the village of Bubbenhall and these are shown on Map 10. These Character Areas are described in more detail below:

Map 10 Bubbenhall Character Areas
Bubbenhall Parish Council (Licensee) License No. 100051733



Area 1 - The 'New' Estate

Coopers Walk, Home Close, Orchard Way, and Leamington Road (part):



Coopers Walk

This housing estate was built in the 1970s and consists of detached family homes in a variety of styles. The developer built the homes on unproductive farm land that was available between the Leamington Road (A445) road Lower End. it was the last major housing development to take place in the village.

A curving feeder road serves the majority of the estate with two cul de sacs branching off it. The single access point via Coopers Walk keeps it free from excessive volumes of traffic. The

smaller part of the estate is accessed directly from the busy Leamington Road (A445). in the main the roads have good paths.

The houses are brick built with slate roofs. Many houses on the estate have been extended mainly to the rear of the property and to the side where space allows. Carefully planned features such as the diversity of building design, the open plan front gardens and restrictions on fence/hedge heights have helped to create the estates open and pleasant aspect.

Main design features:

- Generous spacing between buildings
- Open plan front gardens
- Off road parking
- A single point of access/exit to the main body of the estate
- Grass verges at locations throughout the estate

Area 2 - The Conservation Area

Church Road, Leamington Road (part), Lower End (part), Pit Hill, Darfield Court, Spring Hill, Spring Court, Stoneleigh Road:



Church Road

This area forms the historic core of the village and was designated as a conservation area in 1969 and extended in 2001. The area contains residential buildings, two public houses, a church and a number of these buildings are listed. There are open spaces such as the village green along with fields which create a link between the countryside and the village.

The roads in this area feed traffic into the village from the busy Leamington Road (A445) via Pitt Hill and Spring Hill and from the north west of the village via the Stoneleigh Road. The road width reflects the age of the area and during peak times the volume and speed of traffic can make it difficult for pedestrians to cross safely. There are also three cul-de-sacs that branch of the main thoroughfares. Not all roads have paths for pedestrians and those that do the paths tend to be narrow.

As is normal for an area that developed over time there is a wide diversity in architectural design. The general design characteristic are brick/stone elevations with slate roofs with some

buildings having timber frames. Most houses have front doors that open onto front gardens with brick/stone built walls marking the boundary of the property.

The area is also populated with a number of mature trees and hedgerows that provide a habitat for wildlife.

Main design features:

- Historic core of the village
- Listed buildings
- Buildings with interesting architectural features
- Open spaces that bring the countryside into the village

Area 3 - The 'Bottom' End

Moat Close and Lower End (part):



Moat Close

This residential area was mainly built in the 1960s however some properties date back to an earlier period in the villages history. Abbey's House for example dates back to the 1860s and is one of the villages listed buildings. The Village Hall and playing fields also can be found in this area.

The two roads are both 'dead ends' and the lack of off road parking means that the road width is often restricted. Paths for pedestrians exist although their width is variable. The capacity of the drainage system to cope with additional properties has been openly questioned by residents in this area.

There is a wide variety of architectural design with a listed building, terraced houses, modern terraced housing and bungalows all found in this area. The buildings have brick elevations with slate roofs of varying pitches. The houses in Lower End have front gardens with brick walls, fencing or hedges denoting the properties boundary. Those in Moat Close have open front gardens.

Main design features:

- Listed building
- Variety of property types
- Lack of off road parking

Area 4 - Surrounding the Village

Leamington Road (part), Pagets Lane, Stoneleigh Road (part), Weston Lane and Waverley Edge:



Weston Lane

Small clusters of residential properties can be found in areas close to the main village within the Parish boundary. These properties were mainly built in the 50s and 60s. They are set in the countryside and have open fields and in some locations woodland on their doorstep.

The roads are either busy through roads, cul-de-sacs or long dead ends. Pagets Lane and parts of Stoneleigh Road are single track and paths for pedestrians are few and far between. The hedgerows and trees that border these two roads provide a habitat for wildlife. The 'green tunnel' formed by trees over the Stoneleigh Road is particularly attractive.

Properties vary in their size and design but the main characteristic is the brick elevations with slate roofs. Some examples of timber framed construction can be seen. They have front gardens with fences or hedging denoting the properties boundary.

Main design features

- Countryside setting
- Hedgerows and trees on approach roads

- 6.28 New development in the village is likely to be small scale and on infill sites, and include extensions to existing properties. It is important that new development and alterations respect the existing built form and respond positively to local character.

Policy BUB2 Protecting and Enhancing Bubbenhall Village

New development within Bubbenhall, including small infill sites and extensions to existing properties will be supported where they are sited and designed sensitively to enhance the setting of the conservation area and other parts of the village. New development will be required to:

- 1. Be of a suitable scale, height and massing which responds to the built form of surrounding properties. Properties should be small in scale and no more than 2 storeys in height;**
- 2. Use appropriate local materials and detailing appropriate to the local character area wherever possible, such as traditional brick, local sand stone, tiled / slate roofs, timber frames, wooden window frames and doors;**
- 3. Take into consideration the protected views identified on Map 9 above. These are:**
 - View 1 - The village green and the triangle of land formed by Pit Hill, Spring Hill and the A445;**
 - View 2 - The view across the open field from the junction of Lower End, Stoneleigh Road and Spring Hill;**
 - View 3 - Church Fields;**
 - View 4 - The view from the public footpath towards the river Avon;**
 - View 5 - The view across open fields behind Orchard Way towards Ryton on Dunsmore.**
- 4. Include suitable landscaping and boundary treatment which is appropriate to the character of a rural Warwickshire village and which does not introduce unsuitable urban, and suburban forms of treatment. Grass verges should be provided wherever possible;**
- 5. Provide sufficient car parking for residents and visitors;**

6. Street furniture, signage and lighting must be designed and sited to enhance local character and distinctiveness.

Planning Policies - Protecting Local Services, Assets and Local Amenities



Bubbenhall Village Hall

- 6.29 The playing fields in Bubbenhall are owned by the Parish Council and the land is designated as common land. In the past the village hall was built on this site and subsequently extended to improve the facility. The hall has a large central room which can be used for meetings, functions and indoor activities as required. The management committee that runs the village hall have implemented a programme of refurbishment to bring the hall up to modern day standards and user expectations. Regrettably for economic reasons the Doctors Surgery and the Post Office that used to be available from the village hall have recently been closed.
- 6.30 The playing fields also contain numerous pieces of play equipment for young people of all ages. The outdoor play equipment consists of the traditional swings and slides as well as a themed multi play unit for children. For young people aged 10+ a multi-use games area, mini skate park and a shelter have recently been installed. Future developments centred on the playing fields could see the installation of a fitness trail and a wild flower garden.
- 6.31 The village green is designated as common land. On the edge of the green is the recently renovated water spout from which spring water constantly runs.
- 6.32 Bubbenhall has also lost bus services in recent times. These cut backs have resulted in a dependency on cars for transport which in turn has led to the social isolation of young people as well as the elderly.

Policy BUB3 Provision and Protection of Facilities and Services

Development which contributes towards the improvement of existing or provision of new community facilities and services such as education, health or other social provision will be supported provided that:

- A. It meets the needs of the population and;**
- B. It is appropriate in terms of scale and design.**

The change of use of existing facilities to other uses or redevelopment will not be permitted unless the following can be demonstrated:

- 1. The proposal includes alternative provision, in a suitable location, of equivalent or enhanced facilities; and**
- 2. Such sites must also be accessible by public transport, walking, cycling, by car and have adequate car parking; or**
- 3. There is no longer a village need for the facility.**

Proposals to improve existing or build new changing facilities on sports and recreation grounds will be supported in principle.

- 6.33 The playing fields in Bubbenhall are the centre for most recreational activities within the village. The facilities consist of a village hall that can be used for fitness classes, an outdoor multi use games area, a mini skate park, a BMX ride and open grass land that can be used for team games such as football, cricket, rounders etc.
- 6.34 Outside the village the network of public footpaths over land designated as green belt and the Ryton Pools Country Park offer the opportunity for recreational walking for people of all ages.

Policy BUB4 Sports and Recreation Facilities

Development which contributes to the provision of new sports and recreation facilities will be supported provided that the proposal:

- A. Meets the needs of the current and future population of all ages;**
- B. Is appropriate in terms of scale and design; and**
- C. Is accessible to all.**

7.0 Next Steps

- 7.1 This Submission NDP has been prepared taking into consideration the representations received during the public consultation on the Draft Plan in Winter 2016. A Basic Conditions Statement has been prepared setting out how the NDP meets the required basic conditions, and a Consultation Statement sets out how the representations received have been considered and used to influence and inform the content of the Plan.
- 7.2 Following consultation on the Submission Plan, the NDP will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan has been properly prepared and whether it meets the basic conditions.
- 7.3 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside District and National Planning Policies.

APPENDICES

Appendix I Key Census Statistics

Key Census statistics for the Parishes are provided below from the 2011 Census Neighbourhood Statistics website <http://www.neighbourhood.statistics.gov.uk/dissemination/>.

Population and Area of Each Parish

Baginton

Population 752 residents. Area 651 ha.

Bubbenhall

Population 655 residents. Area 512 ha.

Accommodation Type (% of households – rounded to 1 decimal place)

	Whole house or bungalow Detached	Whole house or bungalow Semi detached	Whole House or Bungalow; Terraced (Including End-Terrace)	Flat, maisonette or apartment
Baginton (349 households)	123 35.2%	151 43.3%	51 14.6%	23 6.6%
Bubbenhall (272 households)	183 67.3%	45 16.5%	28 10.3%	16 5.9%
Warwick District	24.3%	30.9%	21.5%	17.2%
England	22.5%	30.7%	24.5%	16.7%

Cars / Vans Availability (% of households– rounded to 1 decimal place)

	No car / van	1 car or van	2 cars or vans
Baginton (349 households)	41 11.7%	150 43.0%	121 34.7%
Bubbenhall (272 households)	8 2.9%	78 28.7%	123 45.2%
Warwick District	18.5%	41%	31.4%
England	25.8%	42.2%	24.7%

Economic Activity (% of Residents aged 16-74 years– rounded to 1 decimal place)

	Economically Active	Unemployed	Retired
Baginton (549 residents)	390 71.0%	19 3.5%	115 20.1%
Bubbenhall (515 residents)	369 71.7%	3 0.6%	95 18.4%

Age Structure (% of resident population– rounded to 1 decimal place)

	75-84 years	85-89 years	90+ years
Baginton (752 residents)	69 9.2%	26 3.5%	6 0.8%
Bubbenhall (655 residents)	43 6.6%	7 1.1%	0 0%
Warwick District	8.6%	5.6%	1.7%
England	8.6%	5.5%	1.5%

Occupation (% of All Usual Residents Aged 16 to 74 in Employment (Persons) – rounded to 1 decimal place)

	Managers, Directors and Senior Officials (Persons)	Professional Occupations (Persons)
Baginton (371)	59 15.9%	79 21.3%
Bubbenhall (365)	70 19.2%	99 27.1%
Warwick District	12.8%	24.9%
England	10.9%	17.5%

Appendix II Listed Buildings

In Baginton there are 13 listed buildings and scheduled monuments. These are:

RUINS OF CASTLE 160 YARDS WEST OF CHURCH OF ST JOHN THE BAPTIST

Heritage Category: Listing

Grade: II

Location:

- RUINS OF CASTLE 160 YARDS WEST OF CHURCH OF ST JOHN THE BAPTIST, Baginton, Warwick, Warwickshire

LINK COTTAGE

Heritage Category: Listing

Grade: II

Location:

- LINK COTTAGE, CHURCH ROAD, Baginton, Warwick, Warwickshire

LUCY PRICE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- LUCY PRICE COTTAGE, CHURCH ROAD, Baginton, Warwick, Warwickshire

THE OLD RECTORY

Heritage Category: Listing

Grade: II

Location:

- THE OLD RECTORY, CHURCH ROAD, Baginton, Warwick, Warwickshire

LUNT COTTAGES

Heritage Category: Listing

Grade: II

Location:

- LUNT COTTAGES, 1, COVENTRY ROAD, Baginton, Warwick, Warwickshire

BAGINTON BRIDGE

Heritage Category: Listing

Grade: II

Location:

- BAGINTON BRIDGE, MILL HILL, RIVER SOWE, Baginton, Warwick, Warwickshire

OUTBUILDING 9 YARDS SOUTH WEST OF ROSE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- OUTBUILDING 9 YARDS SOUTH WEST OF ROSE COTTAGE, COVENTRY ROAD, Baginton, Warwick, Warwickshire

CHURCH OF SAINT JOHN THE BAPTIST

Heritage Category: Listing

Grade: I

Location:

- CHURCH OF SAINT JOHN THE BAPTIST, CHURCH ROAD, Baginton, Warwick, Warwickshire

OAK FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- OAK FARMHOUSE, CHURCH ROAD,
- 2, CHURCH ROAD, Baginton, Warwick, Warwickshire

LUNT COTTAGES

Heritage Category: Listing

Grade: II

Location:

- LUNT COTTAGES, 2, COVENTRY ROAD, Baginton, Warwick, Warwickshire

BUBBENHALL BRIDGE (PARTLY IN BAGINTON PARISH) BUBBENHALL BRIDGE (PARTLY IN BUBBENHALL PARISH)

Heritage Category: Listing

Grade: II

Location:

- BUBBENHALL BRIDGE (PARTLY IN BAGINTON PARISH), BAGINTON ROAD,
- BUBBENHALL BRIDGE (PARTLY IN BUBBENHALL PARISH), BUBBENHALL ROAD, RIVER AVON, Bubbenhall, Warwick, Warwickshire

Baginton Castle, associated settlement remains, ponds and mill sites

Heritage Category: Scheduling

Grade:

Location:

- Baginton, Warwick, Warwickshire

Roman fort at The Lunt

Heritage Category: Scheduling

Grade:

Location:

- Baginton, Warwick, Warwickshire

In Bubbenhall there are 9 listed buildings and scheduled monuments. These are:

9 results.

CHURCH OF ST GILES

Heritage Category: Listing

Grade: II

Location:

- CHURCH OF ST GILES, CHURCH ROAD, Bubbenhall, Warwick, Warwickshire

ABBEY'S HOUSE

Heritage Category: Listing

Grade: II

Location:

- ABBEY'S HOUSE, LOWER END, Bubbenhall, Warwick, Warwickshire

MALT SHOVEL PUBLIC HOUSE

Heritage Category: Listing

Grade: II

Location:

- MALT SHOVEL PUBLIC HOUSE, LOWER END, Bubbenhall, Warwick, Warwickshire

THE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- THE COTTAGE, SPRING HILL, Bubbenhall, Warwick, Warwickshire

CHURCH HOUSE

Heritage Category: Listing

Grade: II

Location:

- CHURCH HOUSE, CHURCH ROAD, Bubbenhall, Warwick, Warwickshire

YEW TREE FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- YEW TREE FARMHOUSE, LOWER END, Bubbenhall, Warwick, Warwickshire

THE OLD RECTORY

Heritage Category: Listing

Grade: II

Location:

- THE OLD RECTORY, RYTON ROAD, Bubbenhall, Warwick, Warwickshire

BUBBENHALL BRIDGE (PARTLY IN BAGINTON PARISH)
BUBBENHALL BRIDGE (PARTLY IN BUBBENHALL PARISH)

Heritage Category: Listing

Grade: II

Location:

- BUBBENHALL BRIDGE (PARTLY IN BAGINTON PARISH), BAGINTON ROAD,
- BUBBENHALL BRIDGE (PARTLY IN BUBBENHALL PARISH), BUBBENHALL ROAD, RIVER AVON, Bubbenhall, Warwick, Warwickshire

Pit alignments N of Bubbenhall village

Heritage Category: Scheduling

Grade:

Location:

- Bubbenhall, Warwick, Warwickshire

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