Stretton–on–Dunsmore Parish Council

Neighbourhood Plan Consultation

"Heritage, community, connectivity and sustainability"

Stretton on Dunsmore
PARISH COUNCIL

Dear friends and neighbours

Your Parish Council has set up a group to create a Neighbourhood Plan - a community-led blueprint that will help shape how our village develops.

This plan can influence the use of land, protect green spaces, encourage high-quality design and also secure and prioritise investment in infrastructure and services. We are keen to hear what you think the council should prioritise when funding allows.

However, a Neighbourhood Plan cannot block or prevent housing allocated by the Local Authority.

Over 100 of you contributed to the initial survey summarised on page 2 and shared at the Fete in July.

We would now like to hear from you again to shape the plan development over the next few months.

We would particularly like to capture views if you own or work for a local business and/ or live outside the village centre.

Thank you for your further support and input.

Jeremy Cox

On behalf of the Neighbourhood Planning Group

About our neighbourhood – 2021 Census

The parish covers an area of around 40km^2 including the village settlement and outlying rural properties. We are generally surrounded by other villages, rural settlements and open countryside.

1. **1,224 people live in Stretton on Dunsmore** in 503 separate homes.
2. **Our population is older than average** with fewer 19–44-year-olds and more over 60's.
3. **26% of us live alone** while 21% of us have four or more people at home.
4. **Our unemployment rate is low at 1.3%.**
5. **85% of us say we are in good or very good health** – 8% of us provide unpaid care to others.
6. **Our homes are less energy efficient than England average -** 26% with EPC rating of A-C
7. **99% of us live in houses or bungalows** - less than 1% flats or mobile homes.
8. **Our homes are larger than average -** 77% have 3 or more bedrooms – 55% of us have 2 or more spare bedrooms too.

Your neighbourhood planning group

Jeremy Cox (Chair), Faith Matthews (Vice Chair), Alan Abbey (Secretary), Paul Gordon, Steve Smyth, Christine Tickle, Carmel Hopkins, Julia Thompson, Rob Kennedy.





Stage 1 survey – June 2026

We asked you what you like and dislike about the village and what would you like to see in the future?

Around 100 people responded to the first survey around what they like and dislike about our neighbourhood and priorities for the future. Results were shared at the Village Fete with people ranking their key issues.

Likes and dislikes

People most valued the quiet setting and heritage village feel, low crime, the village parks and green spaces and countryside around us. Lack of through traffic, community spirit from events like the fete and the important amenities like the bus, pub, shops, surgery and school.

The main dislikes were around the wrong number and style of homes being built to meet local needs, flooding and sewage , fly tipping and rubbish, speeding and parking, suitability of village roads and the lack of facilities for younger people.

What people would like to see in the future

People were keen to preserve the village feel and heritage, with the right level of sustainable well-designed homes, supported by the right infrastructure and other facilities. Others didn't want to see any further loss of greenbelt or farmland to housing or warehousing industrial use.

The narrow roads needed to be improved with passing places and calming measures that prioritise pedestrians where there are no pavements, including across the village centre. More smaller buses offering new routes were also suggested.

Reduction in flooding/ sewage risk, protecting existing parks, allotments and the village green backed by more wildlife

On facilities and services, you wanted to ensure we have a sustainable pub, shop, surgery and school.

Alongside that were suggestions about a café, better sports facilities and activities for younger people.

ON DEVELOPMENT YOU SAID:

Limit the number of new home sites and their design/ type to protect the village feel.

Protect the greenbelt/ green spaces and keep the village conservation area

Support local business and employment but not heavy industry or warehousing.

ON TRANSPORT YOU SAID:

Improve narrow village lanes with limits on heavy good vehicles and through traffic.

Consider smaller buses to more places.

Improve pedestrian, bridleways and cycle routes, parking and safety in the village centre.

ON THE ENVIRONMENT YOU SAID:

Reduce flooding and sewage risks.

Protect the existing parks, allotments, brook and village green with more wildlife spaces.

Consider village owned green energy and electric vehicle charging provision

ON FACILITIES AND SERVICES, YOU SAID:

Protect the Pub, Shop, Doctor's Surgery from change of use and support for a café.

Improve sports facilities and play areas

Look at creating clubs/ amenities for younger people

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How to reply: Online via the QR code below or https://forms.gle/zadwCtDBDiL2atFYA
There is also a link on the "All Things Stretton" Facebook page. You can also return the paper form to the box in the pub, shop or phone box library on the green, or hand to a member of the planning group.

About you (optional to help us ensure a representative response)

A1 Which street do you live on?_____

A2 How many people live in your home?

Pre school _____

At school or university _____

In employment _____

Retired _____

B. Please rate these local infrastructure and neighbourhood services by ticking the relevant box

Infrastructure & services	Excellent	Good	Average	Poor	Very poor
B1. Gas & electricity supply					
B.2 Water & sewage					
B3 Broadband & landline phone					
B4 Mobile phone coverage					
B5. Roads					
B6. Pavements and road crossings					
B7 Footpaths & bridleways					
B8. Emergency services					
B.9 Shops/ pub/ garages					
B10. Public transport					
B11 Parks and green spaces					
B12 Community spaces/ village hall					
B13 Sports and exercise facilities					
B14 Doctor's surgery & pharmacy					
B15 Streetlighting/ road safety					

B2 Any further comments

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Plan consultation – Page 2

Development questions

D1 Where could new homes be built to meet local plan needs?	Strong support	Support	Don't mind	Against	Strong against
Small infill & self-build plots (less than 5)					
Medium sites (up to 25 homes)					
Larger developments but only off larger roads like A45, Fosse Way, School Lane					

D2 What type of homes does the village need to meet local demand?	Strong support	Support	Don't mind	Against	Strong against
Bungalows/ retirement properties					
Apartments/ Small homes (1&2 Bed)					
Medium sized homes (3 Bed)					
Larger homes (4 or more Bed)					

D3 Are there any type of homes/ developments you think are not suitable for our village?

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D4 What design styles or features are important to you?	Very important	Important	Don't mind	Not important
Traditional designs (red brick/ tile)				
Modern/ Eco designs (wood/ glass/ metal)				
Two storey homes or less				
Mixed designs rather than all the same				
Connected streets rather than cul-de-sacs				
Off road parking/ garaging				
Private gardens				
Shared Green spaces/ wildlife areas				
Play areas in addition to existing parks				

D5 What type of business development would you support?	✓ or ✘		✓ or ✘
Small shops/ businesses		Shared use workspaces	
Light industry (farms/ workshops)		Leisure (e.g. camping/ gym)	
Large warehousing/ heavy industry		Quarrying/ Extraction	

1.5 Any other ideas around future developments (homes or businesses)?

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Transport and connectivity questions

T1 What local transport do you use regularly? Own vehicle ☐, Bus ☐ , Walk/Cycle ☐

T2 Would you support additional buses or neighbourhood minibus service? Yes / No

T3 Where should they go?_____

T4 Which of these transport and connectivity ideas do you support?	**Strongly support**	**Support**	**Don't mind**	**Against**	**Strongly against**
Layby/ passing places on narrow village lanes					
Introduce restrictions for heavy vehicles on narrow lanes (except tractors and for access)					
Average speed cameras on Fosse Way/ A45					
Traffic calming/ lower speed limit in village centre					
Pedestrian/ pavement improvements across the village centre to make it safer to walk/ cycle					
Improved footpaths /cycle path connections to other villages (eg a Path to Ryton or Frankton)					
Improved footpaths /cycle paths / bridleways for leisure and fitness					
New pedestrian crossing on Fosse Way					
Improve junction with A45 at top of School Lane					
Improve junction between Fosse Way and A428 at Princethorpe					

T5 Any other ideas around transport, road safety and travel?

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Environment & facilities questions

E1 Which of these environmental ideas do you support?	Strongly support	Support	Don't mind	Against	Strongly against
Rewilding/ tree planting / wildlife corridors to reduce flooding and improve habitats					
Small scale/ community green energy site (solar or wind)					
Electric vehicle charging points for visitors or those without their own driveway					
Maintaining the conservation area to protect village character (see page 8)					
Improving existing parks and play areas (Fosse and Plott) rather than create new ones					
Support a flood risk reduction plan to cover our valley and neighbouring parishes					
Signs and more bins to reduce littering and fly-tipping					

F1 Which of these leisure and other facilities ideas do you support?	Strongly support	Support	Don't mind	Against	Strongly against
Protect change of use or closure of pub, Post Office/ Brookside Stores, Surgery & School					
Additional Café or community hub					
5 aside football pitch/ goals					
All weather sports pitch/ courts					
Adventure play park					
Off road cycle/ BMX track or larger skate park					
Larger/ more modern village hall space(s)					
Hub/ for snooker table / table tennis					

E/F 2Any other ideas or suggestions about the environment of facilities?

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Business questions & additional comments

BUSINESS QUESTIONS (for people who own or work for a business within the neighbourhood area)

How many people does your business employ/ support?_____

What industry/ service does it provide_____

Are their any particular issues about running or growing your business in Stretton on Dunsmore that you think the local plan should address.

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SPACE FOR ANY ADDITIONAL COMMENTS

If there wasn't enough space for your ideas in the earlier sections, feel free to add them here and return this page with your pull out form

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Additional information

1. Emerging Local Plan – 2025-2042

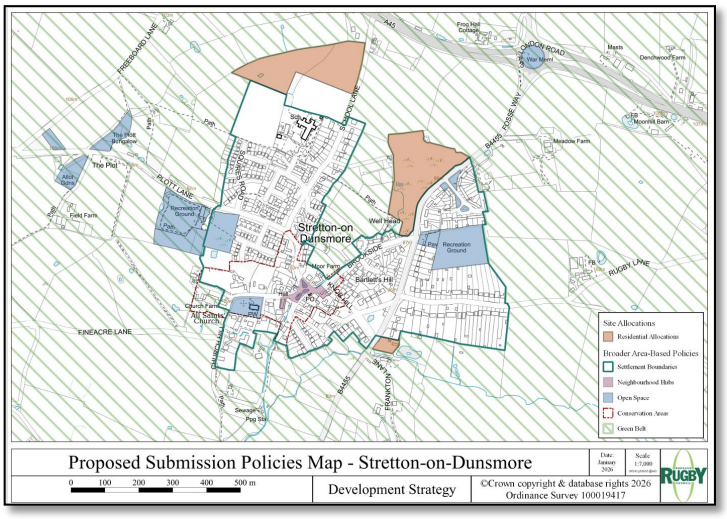
https://www.rugby.gov.uk/emerging-local-plan

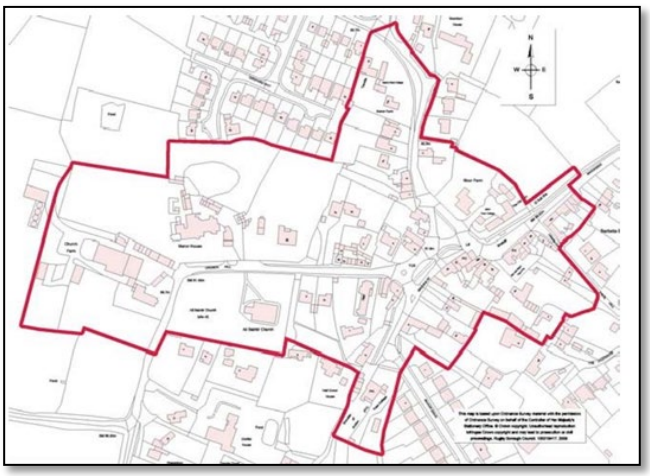
The emerging local plan has identified 3 Residential allocations in our area.

Site 6 - Land adjacent to Frankton Lane garage opposite Knob Hill .

Site 81 - Fosse Way above Brookside and opposite Meadow Close

Site 348 - The Croft, School Lane above the school playing field





2. Conservation area

The Stretton on Dunsmore Conservation Area protects the historic core of the village – Church Hill, the village green, historic farms and cottages, the bridges along Brookside, All Saints Church and other buildings that contribute to the village character.

Special planning controls apply to properties within the boundary regarding demolitions, alterations, and protection of mature trees.

Neighbourhood plan process – what happens next?

The neighbourhood planning group will prepare the draft plan and submit to local authority for screening, further consultation and independent examination in the second half of 2026.

Once adopted, we hope at the start of 2027, the plan will help influence future use of land, protect green spaces, encourage high-quality design and also secure and prioritise future investment in infrastructure and services based on this community led blueprint.