



MEON VALE

PLACEBOOK



**BRINGING PEOPLE
TOGETHER TO CREATE A
PLACE TO BE PROUD OF**



Meon Vale is a rural, self-sustained village, with a vibrant and welcoming atmosphere. Set in the picturesque surroundings of Stratford-upon-Avon and the Cotswolds, Meon Vale boasts numerous facilities and activities, as well as excellent transport/foot/cycling routes.

With 1,050 homes to date, this growing community is invested in taking care of the local environment, conserving wildlife, and embracing the deep historic importance of this charming region.

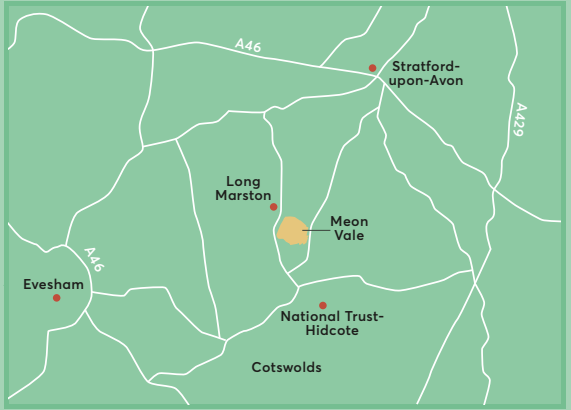
Welcome, to Meon Vale.





Delivered
 In construction
 Future construction

Walking route
 Driving route
 Cycling route
 School
 Supermarket
 Leisure Centre
 Village Hall
 Playground
 Recreation Grounds
 Pavilion
 Allotments
 Proposed Woodland Play Area
 The Greenway
 Informal woodland footpaths
 Wetland footpath



VISION

Meon Vale is a friendly community created to benefit the health, wellbeing, and happiness of all its residents. Prior to its regeneration, the area was a brownfield site. Since then, Meon Vale has come a long way, and now boasts a warm and welcoming community, as well as various activities and facilities to enjoy.

St. Modwen, master developer at Meon Vale, is all about changing places and creating better futures. It seeks to improve and enhance with tangible and intangible benefits, turning spaces into places that benefit the people that live and work there.

Set just a short distance away from Stratford-upon-Avon Town Centre, Meon Vale is now home to the Greenway cycle and footpath, which sweeps through the heart of the village and stretches for 5 miles until reaching the town of Stratford-upon-Avon; making it an ideal location to visit Shakespeare's birthplace by bike, or on foot.

With the Cotswolds Area of Outstanding Natural Beauty nestled neatly on its doorstep, the surrounding regions of Meon Vale are filled with charming walks, routes, and various places of interest.



From the village hall to the skate park, it's hard not to be impressed by all the facilities on offer here. Alongside the allotments and children's playgrounds, you'll discover a leisure centre, business park, convenience store, and even a new primary school, as well as numerous employment opportunities.

This Place Book has been designed to provide you with a comprehensive yet concise guide on everything you need to know about the wonderful Meon Vale...





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HISTORY

The surrounding regions of Meon Vale are steeped in history. From Shakespeare's birthplace to the ancient Iron-Age Hill Fort buried beneath the rolling meadows of the Cotswolds. Meon Vale is certainly an area of great importance, both historically and environmentally.

Just a few miles down the track from Meon Vale, you will discover Meon Hill. Legend has it that Meon Hill was created when 'Old Man Nick' himself kicked furiously into the ground; opposing the newly built Cathedral. However, when a local priest made a prayer to calm his fury, the mound of earth came tumbling down to create the flat-topped hill that you can now see today.

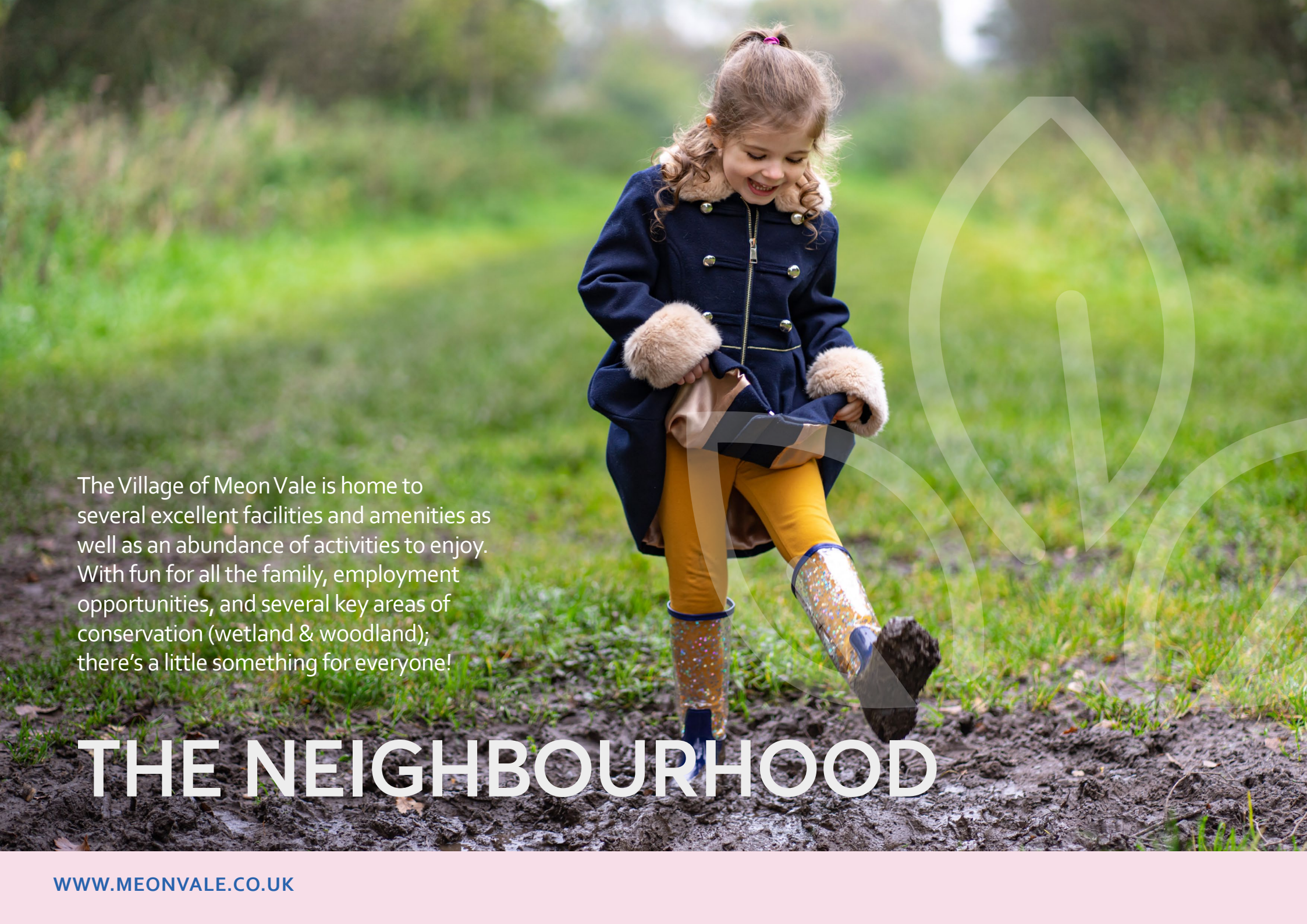
The likelihood that Shakespeare himself spent time at Meon Hill is incredibly high. Long Marston, set just 2 miles north of Meon Vale, is in fact known as one of Shakespeare's Villages. Shakespeare regularly spent evenings with friends and fellow artists there, and once even fell asleep underneath a crab tree. The descendent of the very same tree still stands, although it is now known as Shakespeare's Tree.

Interestingly, the definition behind the word 'Meon' is somewhat of a mystery. Some say the word derives from the ancient 'Moin' for treasure. Just taking a look around the landscape, it's easy to see why this name fits so well, and why the region is so highly regarded.

However, many historians believe the name to stem from the ancient Hill Fort itself. Various excavations at Meon Hill have revealed extensive sites, and many believe that it was an incredibly important stronghold within Iron Age England.

The charming landscape of Meon Vale has a truly colourful and exciting history. It is the perfect place for a peaceful and happy life, yet without the need to compromise on comfort, accessibility, or leisure.



A young girl with brown hair in a ponytail is smiling and playing in a muddy field. She is wearing a dark blue coat with fur trim on the cuffs and collar, yellow leggings, and colorful, sparkly boots. She is lifting her right leg, showing the bottom of her boot. The background is a lush green field with trees in the distance. A large, faint, stylized leaf or tree graphic is overlaid on the right side of the image.

The Village of Meon Vale is home to several excellent facilities and amenities as well as an abundance of activities to enjoy. With fun for all the family, employment opportunities, and several key areas of conservation (wetland & woodland); there's a little something for everyone!

THE NEIGHBOURHOOD



MEON VALE LEISURE CENTRE

Meon Vale Leisure Centre has been designed to cater to all of the resident's health and fitness needs. With state-of-the-art gym equipment, a multipurpose sports hall, and an all-weather sports pitch, there's no end to the benefits on offer here.

The Centre is a hub for outside community sports groups and clubs. Local clubs and groups rely on these facilities to offer a training provision, or a home for their sports fixtures to increase participation at Meon Vale and to bring other communities together.

Proud to support the The Shooters Netball Club, Thunder Birds Netball Club, CKMA Family Karate, Shipston & Alcester Town FC; Meon Vale Leisure Centre's varied and wide selection of clubs gives the Meon Vale residents more opportunities to participate.

The centre provides inclusive opportunities for all and openly encourages participation in a wide range of activities to suit all age ranges.

Walking Football and Bat & Chat are just two examples of activities tailor made to specifically cater for the over 50's. These are designed as fun and social sessions which helps to bring the community together.

Current Activities

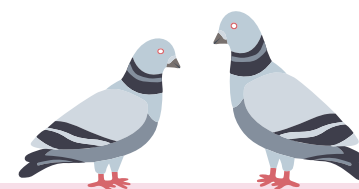
Bat and Chat – Social Table Tennis

Walking Football – Suitable For All

HiiT & Various Workouts/Classes

You can also choose to sign up for one of the many personalised training programmes, as well as making use of modern resistance machines, weights, cardio equipment, and more.

For current opening times, please visit - <https://www.meonvaleleisure.co.uk/>





SKATE PARK

Referred to as a hidden gem by many, Meon Vale Skate Park is located nearby to the Leisure Centre. As well as featuring a mini-ramp and small street area, you'll discover quarter pipes, handrails, ledges, and more. This feature makes Meon Vale a perfect place for budding skaters, regardless of age or gender.

CHILDREN'S PLAYGROUNDS

Meon Vale is enclosed by numerous areas of woodland. Whilst there is already a play area close by to the skate park, there are two new woodland playgrounds currently proposed; one for younger children, and one for older children.

The community members of Meon Vale have had a large say in designing the new woodland play areas and are continually dedicated to supporting the local wildlife and environment.

ALLOTMENTS

The Allotments at Meon Vale are a fantastic way to grow your own produce and connect with other community members. With more allotment spaces than in previous years, residents and those wishing to move to Meon Vale can register their interest with the Parish Clerk.

With shared pitches, access to water, and singular pitches too, this is a fantastic opportunity for those with green fingers to get out and enjoy this welcoming space.

To enquire about allotment space, please send an email to – clerk@marstonsicca-pc.gov.uk



THE PAVILION



COFFEE SHOP &
COMMUNITY SPACE



THE PAVILION COMMUNITY SPACE AND COFFEE SHOP

This vibrant coffee shop is taking an active role in supporting local community members, and as well as serving excellent local organic roast coffee and delicious cakes, the project is primarily supported by volunteers.

Alongside the coffee shop is our community foodshare, which is supported by schemes such as Neighbourly and FareShare (a national network of charitable food redistributors). Our volunteers collect and then distribute food packages to those who need that extra bit of help meeting the needs of themselves/and or families.

If you would like to discuss the need of extra help please call Steph on 07720975023. All calls are confidential.

Our opening times are
Monday – Saturday 10am – 4pm

Every Tuesday from 1st February will be mum and baby session. 1.30pm – 3.00pm. Specifically for mums with new babies to have a space to relax and meet new mums.

Every Wednesday from 10.30am – 12.30pm – Knit 'n' Natter. £2.50 a session, wool and needles supplied.

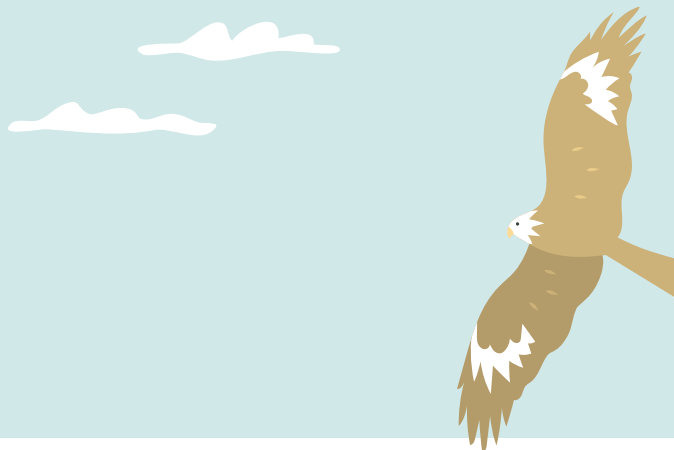
Call Stephenie on 0772097023, or Jane on 07522559865 for further information. Alternatively message us on Instagram @thepavilionatmeon, or Facebook @thepavilioncoffeeshop

RAILWAY LOOP – QUINTON RAIL TECHNOLOGY CENTRE/LONG MARSTON RAILWAY

St. Modwen has recently secured a 15-year lease to take over the future direction and development of the extensive, rail-connected Long Marston facility adjacent to Meon Vale Business Park.

This agreement secures the long-term future of Long Marston as a railway centre connected to the national rail network and reaffirms Meon Vale business park's credentials as a well-located industrial and logistics scheme.





MEON VALE CHURCH SERVICES

Meon Vale is a village that cherishes community. Whilst there are two nearby parishes, residents from Meon Vale can enjoy a variety of different services spread across the two churches.

St. Swithin's Church – Quinton

Holy Communion Service

(2nd Sunday of the Month – 10.30 am)

Family Communion Service (4th Sunday of the Month – 10.30 am) – quieter service

St. James Church – Long Marston

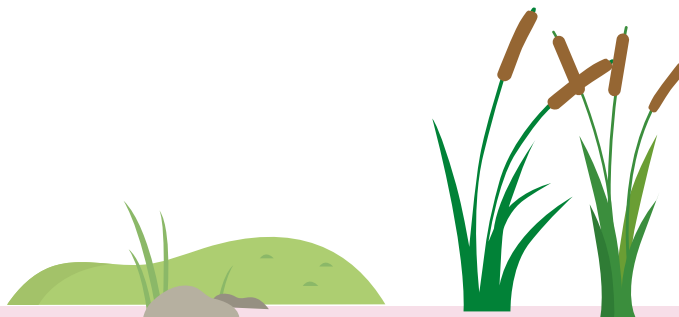
A Short and Fun-Filled Service (3rd Sunday of the Month – 10.30 am) – free breakfast roll or pastry, usually provided.

Holy Communion Service (1st Sunday of the Month – 10.30 am) – quieter service

WETLAND AND WILDFLOWER AREAS

Meon Vale is a community invested in taking care of the environment. There is a range of conservation areas within the village, with more than several community members playing an active role in their protection.

The Village itself has been designed to support the wellbeing of the surrounding nature and wildlife. By introducing, supporting, and protecting wetland and wildflower areas, Meon Vale is helping the local wildlife to flourish and grow.



SPORTS PITCHES

Alongside the all-weather sports pitch (located within the Leisure Centre), you will discover a range of outdoor facilities, including a grass pitch and an Astroturf pitch for football and other fun sporting activities.

VILLAGE HALL

Meon Vale Village Hall is a newly built complex that offers residents the perfect space to join or even host events/groups. With bright, spacious, and well-equipped rooms, as well as a modern kitchen facility, the Village Hall is an ideal place to connect, learn, and play.

There are currently a variety of groups and events which take place in the Village Hall, including the Meon Vale Baby and Toddler Group.

THINGS TO DO

Meon Vale is situated in an ideal and picturesque location. With a wide variety of 'Things to Do' within the Village and surrounding areas, it might feel a little difficult to choose. So to help you out, we've made a few of our favourite suggestions opposite:



Eat

[Meon Pizza](#)

[Meon Vale Londis \(Hearty, Homemade Food Available\)](#)

[Lambs – Michelin Star Restaurant – Stratford-upon-Avon](#)



Drink

[The Pavilion Coffee Bar](#)

[The Mason's Arms – Long Marston](#)

[The College Arms – Lower Quinton](#)



Arts & Culture

[Broadway Museum - Broadway](#)

[Royal Shakespeare Theatre \(RSC\) – Stratford-upon-Avon](#)

[Palace Theatre – Century-Old Venue – Redditch](#)



Outdoor and Family Activities

[All Things Wild – Zoo and Family Park – Honeybourne](#)

[Kiftsgate Court Gardens – Botanical Gardens](#)

[National Trust – Hidcote \(Arts & Crafts Gardens\)](#)

[Butterfly Farm – Stratford-upon-Avon](#)



Shops & Boutiques

[Meon Vale Londis](#)

[The Barn Antique Shop – Long Marston](#)

[Lower Clopton Farm Shop – Upper Quinton](#)

[Stratford Garden Centre](#)



Day Trips & Further Afield

[Stonehenge \(1hr 56\)](#)

[King Arthur's Cave – \(1hr 20\)](#)

[Cotswolds Country Park and Beach \(1hr\)](#)

[FairyTale Farm \(32mins\)](#)

[Blenheim Palace – Woodstock \(46mins\)](#)

[Birdland Park and Gardens \(34mins\)](#)





THE GREENWAY

One of the many advantages to be found at Meon Vale is Stratford-upon-Avon's flagship cycle and footpath, The Greenway. The Greenway itself is part of the National Cycle Route Network, stretching for around 5 enchanting miles, from Meon Vale to Stratford-upon-Avon.

This delightful route has been popular with locals for some time now. However, St. Modwen's recent 1-mile extension through Meon Vale is something to celebrate. The extension by St. Modwen is already in constant use. Since its opening, The Greenway has been warmly welcomed by the local community as well as the wider borough.

Visitors can now cycle, walk, or jog along The Greenway whilst enjoying a variety of scenes and picturesque landscapes. For those wanting to reduce emissions, stay healthy, and admire the surroundings, The Greenway is certainly the route to take.

Aside from the various wild plants, animals, fruit, and walnut trees, you can spot wild carrot, tansy, knapweed, and cowslips along the way too. For bird lovers passing the racecourse

(close to Seven Meadows road), if you're lucky enough, you may even hear the songs of the skylarks that nest in this quaint spot.

As well as numerous ecological benefits, due to the proximity of The Greenway to Meon Vale Leisure Centre, guests and visitors can now park here before walking or cycling into Stratford-upon-Avon.

Traversing the Avon via multiple bridges and crossings, this is a route that is bound to inspire, with numerous views of the peaceful countryside and rolling hills. The Greenway follows the old path of the Honeybourne line, a single-track railway that linked Stratford-upon-Avon to Honeybourne and on to Cheltenham; which was closed in 1976 after over a century of service.

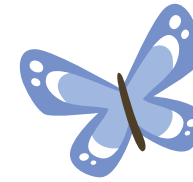


WILDLIFE & LANDSCAPE

Part of our vision at **Meon Vale** is to work alongside the community to support local wildlife and conserve nature. We understand the great importance of taking care of the environment, and these key skills are highly valuable for future generations too.

Meon Vale is a place to learn, grow, and appreciate. For this reason, numerous community members here are dedicated to re-wilding the local areas and regions.





WILDLIFE

Home to a diverse range of wildlife, there are plenty of interesting creatures to spot in and around Meon Vale. Many of these have either benefited or moved into Meon Vale as a direct result of opportunities to improve existing habitats or create new ones through the site's development. This includes:

- Creation of a very large wetland and grassland area;
- Re-naturalising a previously straight, concrete-lined stream of limited value to wildlife; opening up of a previously culverted stream, to create new river habitats and a better corridor for wildlife movement;
- Create new habitats within public open space, especially associated with the stream;
- Management of the woodland to enhance woodland habitats.

Further work to enhance habitats for water vole, bats, birds, grass snakes and great crested newts on the site is also proving to be successful.

Overall, with careful design and St. Modwen's commitment to ongoing management of wildlife habitats, biodiversity at Meon Vale is continuing to increase with each new phase of the development. These net gains include:

Badgers – there is an active badger population at Meon Vale

Bats – there are several species that feed within the woodland and over the grassland and wetland, including the rare Bechstein's and lesser horseshoe bats, that were not recorded at the site before it was developed and new habitats created. There are two 'bat houses' close to bat habitats, and numerous features for roosting bats that have been provided on trees and in houses. Dark habitat corridors are retained to enable bats to move between retained and newly created feeding grounds and roosts.

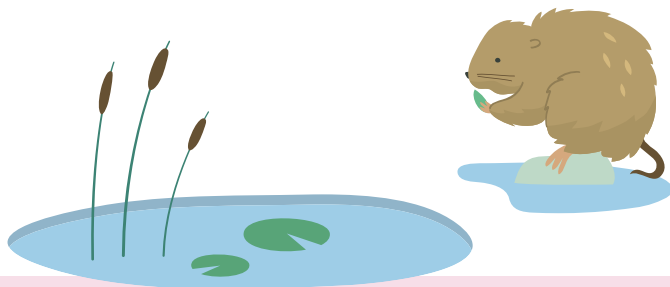
Birds – the new wetland is attracting birds that did not previously use the site, including little egrets and various waterfowl. The grassland here is important to birds that feed on seeds and insects, as well as kestrel that feed on small mammals. The woodland also is of important, and the grass

Amphibians – Great Crested Newts exist in the woodland and there is a healthy toad population. These species should do well in the new wetland and grassland areas.

Grass Snakes – these feed on amphibians and you could see them alongside the streams in particular

Water Voles – Meon Vale is an important site for water vole in Warwickshire.

Grizzled Skipper Butterfly – a rare and endangered species, St. Modwen has won the national Marsh Award for the "Promotion of Lepidoptera" for measures to improve habitats for this butterfly.





Ecologists working for St. Modwen periodically monitor the important wildlife species at the site to ensure the management of the site is benefiting them, as intended. This includes water voles. During June and July, Meon Vale's local ecologists will be undertaking water vole monitoring surveys. They will be deploying a large number of floating rafts within the stream and ditch network across the site.

The rafts will be tethered in place and will act as artificial latrine sites. The water voles will leave piles of droppings on top of the rafts, known as latrines, and as the rafts will rise and fall with the changing water levels, the evidence will not get washed away. This will help the ecologists at Meon Vale to find out where the water voles are present.

So don't be alarmed if you come across some rafts during your walks around the site – the team will collect them all back in, once the surveys have finished.

With more people enjoying the outdoors than ever before, Natural England has refreshed the Countryside Code to help people enjoy the countryside in a safe and respectful way. Here's what you need to know:

Respect

Please respect those living in, working in and enjoying the countryside. Be sure to be nice, say hello and share the space.

- Make sure you keep to the footpaths to help protect crops and wildlife.
- Leave gates and property as you find them.
- Slow down or stop for horses, walkers and farm animals and give them plenty of room.
- Don't block gateways, driveways or paths with your vehicle.
- If you're on your bike, give way to walkers and horse-riders on bridleways.
- Keep away from machinery and farm animals.
- If you're worried about something, try to alert the farmer.
- Although you might think you are being kind, feeding animals can cause them harm. Please do not feed livestock, horses or wild animals.



Protect

We all have a responsibility to protect the countryside now and for future generations.

- Litter and leftover food not only spoil the beauty of the countryside but can be dangerous to wildlife and farm animals too. Please take your litter home.
- Fires can be as devastating to wildlife and habitats as they are to people and property. Be careful with naked flames and cigarettes, and make sure they're extinguished properly.
- Everyone knows how unpleasant dog mess is, but did you know it can be very harmful to farm animals? Be a responsible dog owner - bag it, take it, bin it.
- Keep your dog on a short lead around farm animals. The only time you should release your dog is if you're threatened or chased by cattle.
- Take care with BBQs and do not light fires. Only use BBQs where signs state they are allowed, and always make sure they are put out and disposed of responsibly.

Enjoy

British farmers are proud to enhance the British countryside. We can all do our bit to enjoy the countryside responsibly.

- Plan your adventure in plenty of time by referring to up-to-date maps or guidebooks, and be aware of the weather forecast.
- Make sure you give farm animals plenty of space as they can behave unpredictably.
- Be safe - let a friend or family member know where you're planning to go.
- Enjoy your visit - have fun and make memories!

KEEP TO THE FOOTPATH

Please

**RESPECT, PROTECT
AND ENJOY THE
COUNTRYSIDE**



TAKE YOUR LITTER HOME!



LEAVE GATES AS YOU FIND THEM

**CLEAN UP
AFTER YOUR DOG
BAG IT AND
BIN IT**



**FOLLOW
THE PATH**

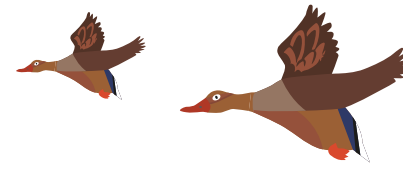


**NO FIRES
OR BBQS**

Thank you



Countrysideonline.co.uk/countrysidecode



LANDSCAPE – WOODLAND & WETLANDS

- Ash Trees
- Pine Trees
- Oak Trees
- Cotswold Jurassic Limestone

Meon Vale is home to various pockets of wild and wonderful woodland. Not only do these represent some of the most common tree species in the region, but they also provide foraging resources and cover for local wildlife.

As part of the Wetlands conservation, there have been numerous developments made to protect the local nature and wildlife. These include enhancing the ditch network, pond creation, as well as wetland and wildflower grassland creation. All of these measures have enhanced the site for several species, most notably for water voles, birds and bats.

WOODLAND WORKING GROUP

Taking care of Meon Woods is a highly important factor for residents. With a new woodland working group in development, there will be plenty of upcoming conservation activities available for local community members.

'LOVE MEON VALE'

For the budding ornithologists, you can choose to 'Love Meon Vale' and join in with the many wildlife photography competitions and other environmentally-themed events.



UPDATE

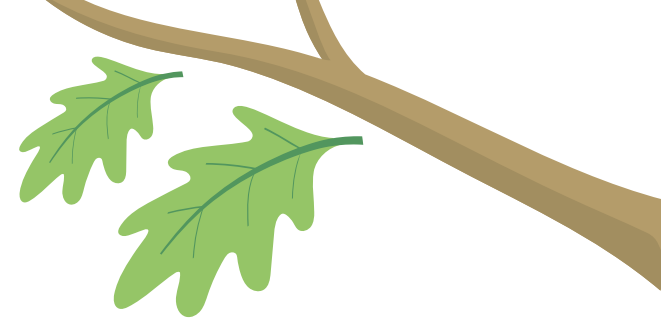
(FROM WHITING LANDSCAPE)

LANDSCAPING

Managing the formal landscaping and wider open spaces at Meon Vale takes a significant amount of input and organisation. We have 2 full time operatives based on site throughout the growing season in Paul and Sam, who are further supported by additional teams as and when required for more substantial works. We work closely with Tyler Grange to ensure that all operations fall in line with

the Landscape & Ecological Management Plans and cover the following areas and habitats:- watercourse, woodlands, hedges, grasslands, trees, ponds, SuDS, ditches, hedgerows, wildflower meadows, rides and hard surfaces. All operations geared to encourage biodiversity and to encourage wildlife, including bats, birds, water voles, badgers and newts.





The dedicated site team have fully embraced the Meon Vale community and are working hard to ensure that all those who connect with the local area can benefit from well maintained play areas, thriving open spaces and valuable woodlands.

We generally follow the below schedule. Naturally this is subject to change given the uncertainty of the weather. Additional details are available upon request.

Litter picking – 3x per week (Mon, Wed, Fri)

Litter bin changing – 3x per week (Mon, Wed, Fri)

Dog bin changing – 3x per week (Mon, Wed, Fri)

Formal grass/ POS – Cut maximum every 2 weeks between April and October. As and when required out of growing season.

Wildflower grassland – Bi-annual cutting in Spring and Autumn.

Hedge cutting – No significant hedge cutting during bird nesting season but check for nests before cutting off new growth/ shaping/ H&S requirement.

Weeding of hedgerows, paths, ornamental planting – minimum of monthly between April and October. As required out of growing season. Hand pulling and spot spraying techniques used.

Ditch watercourse – Annual cut back with one side alternated year on year. 6 metre buffer either side of ditch to be cut annually.

Woodland trees – Prune to remove dead, dying and diseased, and to prevent over-shading. Annually in winter as directed by arboriculturalist. Timber/ arising's to be utilised for habitat piles where suitable. Thinning and coppicing of vegetation on 5 year rotation.

Grasslands around ponds/ SuDS – Annually cut in Autumn.

Aquatic vegetation/ habitat – Vegetation to be thinned every 5 years, annually control scrub/ self-set trees, de-silting every 10 years.

Woodland edge habitat – Allow development of scrubby edge (5 metre buffer) with annual cut of outer grassland edge.

Woodland rides/ walkway – Removal of any dead, dying or diseased trees in close proximity to rides. Mowing/ strimming along footpaths only to cut back overhanging growth.

Whiting Landscape

meonvaleestates@stmodwen.co.uk



SCHOOLS & FURTHER EDUCATION

With a variety of educational facilities on offer in Meon Vale and the surrounding areas. From young babies and toddlers to undergraduates and mature students, Meon Vale is precisely placed so that everyone can benefit from educational stimulation and growth.

With the addition of The Greenway extension, older students can now easily travel into Stratford-upon-Avon for high school/college by bike, or on foot. This method of travel is safe, free, and healthy, and filled with glorious views along the route.



TUDOR GRANGE PRIMARY ACADEMY & NURSERY (LOCATED WITHIN MEON VALE)

Tudor Grange Primary Academy Meon Vale opened its doors to its very first students in September 2019. In September 2021 we moved into our brand-new primary school after spending the previous two years in temporary accommodation. We are open for nursery, reception, Year 1 and Year 2 students.


The school will ultimately accommodate 450 primary aged including 30 nursery children and is one of the key community facilities at Meon Vale. The purpose-built school building contains a hall, studio, library, food technology room, dual aspect classrooms, as well as mugas, a playground, sports pitch and car parking.

Tudor Grange Primary Academy Meon Vale serves the new families on the Meon Vale estate, as well as local families who live nearby. The school is currently able to take children from nursery to year 2 and it will be increasing year on year and will become a two-form entry admitting two groups per year from reception through to year 6.

The school has close links with the community and works closely with the developers, sports centre and local community groups. The school is very much focused on being a community school that serves the local [Meon Vale community](#)



A message from the Principal, Jodie Bolter:

I am absolutely delighted to be the Principal for Meon Vale. I have been actively working within the local community for the last two years and I am very excited about our brand new community school and working together to achieve this. I believe that every child deserves the very best education and should be nurtured to achieve their best potential. I have worked across both Primary and Secondary education in Headship roles and I am very much looking forward to seeing the school grow and preparing the children for the next stage in their education. We are entering an exciting stage for Tudor Grange Primary Academy Meon Vale! 

For more information regarding places and availability at Tudor Grange, please visit: <https://www.meonvale.tgacademy.org.uk/>



Tudor Grange Academies Trust

Secondary Schools & Colleges

Alongside Tudor Grange Primary Academy, there are plenty of other educational facilities close by to Meon Vale:

[Shipston High School](#)
(8 miles)

[Stratford Girls](#)
(5 miles)

[Stratford-upon-Avon College](#)
(5 miles)

[Warwickshire College](#)
(Various Sites)

Universities

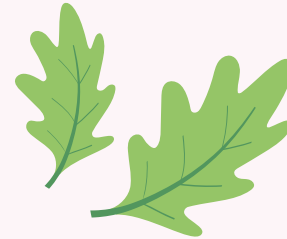
[University of Warwick](#)
(22 miles)

[University of Worcester](#)
(27 miles)

[University of Birmingham](#)
(35 miles)

[Shakespeare Institute – The University of Birmingham](#)
(Located in Stratford-upon-Avon)

MEET THE COMMUNITY



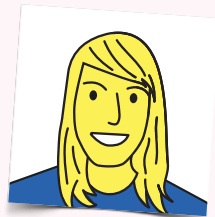
The Residents Working Group

Alisha Johnson and Kevin Balchin are the very first members of The Resident's Working Group. The Group aims to play a crucial role at Meon Vale and has been set up to give the community a greater influence on how the village is run.



Alisha Johnson

I wanted to become a member of the working group to establish a productive relationship with St. Modwen and Mainstay, as well as to have more of a say in the future of Meon Vale and its ongoing maintenance – including biodiversity improvements of the site and the health and wellbeing of residents. //



A few words from the members...

Kevin Balchin

"I decided to join because I want Meon Vale to be a happy, healthy, thriving community and to help improve accessibility and safety as well as the natural environment."



Kevin is a dedicated volunteer for the Heart of England Forest and has a strong interest in ecology and woodland regions/conservation.



Jeetinder Bansi or 'Jeet'
Manager, Londis

“Since arriving at Meon Vale, Jeet has played a highly active role within the community. He is well-liked by all the residents in Meon Vale. As well as providing an excellent range of products and items, he also regularly arranges delicious home-cooked meals too.”

Jeet is an extremely big part of the community here at Meon Vale, and he's been here right from the very start!



Revd Andrew Goy
Pioneer Minister for Meon Vale

“Meon Vale Church is a new church for Meon Vale. We are part of the Church of England and look to provide a welcoming and family-friendly church presence in the community. We work closely with the neighbouring parish churches in Lower Quinton and Long Marston, alongside developing our own Meon Vale based gathering.”

“We run the Toddler Group in Meon Vale and are involved in a number of other activities including sports activities for children, community events at Christmas and Easter and the provision of practical support and care for members of the community. Our Sunday services include Breakfast Church (with bacon and sausage rolls thrown in for good measure!), Family Communion Services as well as all the other types of service you would expect to find in your local church.

Whether you'd like to come along to church, are interested in a Christening or Wedding,

or just want to meet some new people in the area, we'd love to hear from you. The best way to find out more is to contact us through our [Facebook](#) page or drop one of the clergy team a line.”

ANDREW can be reached at
cotswoldpioneer@gmail.com
or 07554 932271

ROS can be reached at
revdrosgreenhalgh@gmail.com
or 01789 751546



As a part of the Meon Vale community, you'll have the opportunity to suggest improvements, new facilities, or conduct community groups and activities.

Community Safety

Community safety is of the highest importance to us at Meon Vale. In partnership with Stratford District Council, we've pulled together some important information, links and contacts to share, which exist to keep the community safe and happy.

ANTISOCIAL BEHAVIOUR

If you have experienced any anti-social behaviour in your area, there's plenty of help available on the [Stratford-on-Avon District Council website](#).

Who do I contact if I am affected?

- If the problem is an immediate emergency then call 999
- In a non-emergency situation you can contact [Warwickshire Police](#) on 101
- Your social housing landlord
- Stratford-on-Avon District Council

This council is responsible for co-ordinating action to tackle anti-social behaviour.

Two Anti-Social Behaviour Officers are employed in Stratford-on-Avon District.



You can report your problem by telephone to Stratford-on-Avon District Council's Anti-Social Behaviour Officers:

Monday to Thursday:

Kully Deol on 01789 260602 or by email kully.deol@stratford-dc.gov.uk

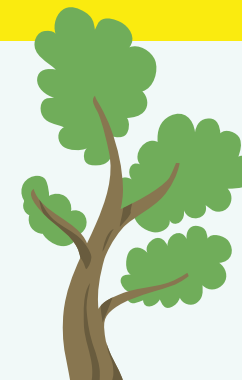
Monday to Friday:

Jenny Logan on 01789 260123 or by email jenny.logan@stratford-dc.gov.uk

In some cases you may wish to make contact directly with the organisation that has the powers to address your problem.

HOUSING

In Stratford-on-Avon District, social housing is the responsibility of a number of Housing Associations – please seek advice from the Anti-Social Behaviour Officer.



NOISE ETC.

For Stratford-on-Avon District, please contact the Environmental Protection team on 01789 260835 or by emailing envhealth@stratford-dc.gov.uk

[Nuisance | Stratford-on-Avon District Council](#)

(information on what kind of noise, light, smoke, smells and odours can be investigated by the council).

[Community Trigger | Stratford-on-Avon District Council](#)

The Community Trigger was introduced in the Anti-Social Behaviour, Crime and Policing Act 2014, and gives victims and communities the right to require action is taken where an ongoing problem or issue has not been addressed. It is designed to ensure that any report is being dealt with and that there has been an appropriate response.

MEON VALE RESIDENTS ASSOCIATION



Direct action by community members can make an impactful and lasting difference to the village. If you're living in Meon Vale or you're thinking of moving here, you can also apply to join the Meon Vale Residents' Association.

The Association itself was set up by residents in February 2021 to provide a voice for locals on matters of common interest. The Association also works hard to foster community spirit and organise events, including the Easter Trail and more.

As well as working alongside the community and residents, the Meon Vale Resident's Association has strong links to the district council group, and well as wider stakeholders, and other branches of community collaboration groups.

The team is working hard alongside various community organisations and funders to support a wider range of sports activities in the village and green/ environmental initiatives.

Becoming a member of the Association is open to all individuals over the age of 18 who normally reside in the village of Meon Vale – that includes the developments known as Costwold Vale and Meon View Gardens.

ACTIVITIES SO FAR

Regular Discussions Regarding Local Environment

Forest Bathing

Easter Trail & Egg Hunt

Woodland Trails & Walks

The Meon Vale Residents Association holds regular meetings which are open to all residents, to share ideas and discuss issues that impact the community.

If you wish to join the Association, please do send an email to:

meonvaleresidents@gmail.com



MEON VALE BUSINESS PARK

Meon Vale is not just a place for living, it's a place for working too. With a total of 900,000 sq. ft. of warehouse/industrial and office space in the Meon Vale Business Park, this is a great opportunity for established business holders and entrepreneurs alike.

With the likes of 'Ford' and other major logistics firms setting up shop, the employment opportunities here are only set to grow in coming years.

Meon Vale is situated around 5 miles south of Stratford upon Avon and boasts easy access to the M40, M42, and M5.

If you're interested in acquiring space here, please send a message via the provided [form](#).

HOUSEBUILDERS

(CONNECT & CONTACT)

Phase 1

Persimmons/ Charles Church are the house builders for Phase 1, If you have any questions about your phase on-site, please contact: meonvale@mainstaygroup.co.uk
Tel: 01905 364 070

Phase 2

St.Modwen Homes are the house builders for Phase 2, If you have any questions about your phase whilst they're on-site, please contact: meonvale@mainstaygroup.co.uk
Tel: 01905 364 070

Phase 3A

St.Modwen Homes are the house builders for Phase 3A, If you have any questions about your phase whilst

they're on-site, please contact: customerservicesouthwest@stmodwen.co.uk
Tel: 0117 167770

Phase 3B

St.Modwen Homes are the house builders for Phase 3B, If you have any questions about your phase whilst they're on-site, please contact: customerservicesouthwest@stmodwen.co.uk
Tel: 0117 167770

Phase 4A

Persimmons Homes LTD are the house builders for Phase 4A, If you have any questions about your phase whilst they're on-site, please contact: meonvale@mainstaygroup.co.uk
Tel: 01905 364 070

Phase 4B

St.Modwen Homes are the house builders for Phase 4B, If you have any questions about your phase whilst they're on-site, please contact: customerservicesouthwest@stmodwen.co.uk
Tel: 0117 167770

Phase 4B Woods

St.Modwen Homes are the house builders for Phase 4B Woods, If you have any questions about your phase whilst they're on-site, please contact: customerservicesouthwest@stmodwen.co.uk
Tel: 0117 167770

Phase 4C

Crest Nicholson are the house builders for Phase 4C, If you have

any questions about your phase whilst they're on-site, please contact: customerservicech@crestnicholson.com
Tel: 03331 360 360

Phase 4D

St.Modwen Homes are the house builders for Phase 4D, If you have any questions about your phase whilst they're on-site, please contact: customerservicesouthwest@stmodwen.co.uk
Tel: 0117 167770

Phase 4E

Redrow are the house builders for Phase 4E, If you have any questions about your phase whilst they're on-site, please contact: midlands.customerservice@redrow.co.uk





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MEET THE TEAM

& MANAGING AGENT

A message from Lucy O'Hare (Area Property Manager) at FirstPort, formerly Mainstay:



I joined Mainstay in February 2018 as a Property Inspector. During this role, I was working closely with a Property Manager on developments and became actively involved with various aspects of the residential sector and property management, including site inspections, and engaging with residents. In April 2020 I moved to my role as a Property Manager. My role is to ensure that the communal aspects of your home environment are maintained to the highest standards. 

"Another large part of my job is managing the services that are required including health and safety, fire safety, insurance, utilities, and other service contracts that are provided. We have a

close relationship with numerous contractors and will be able to help with most maintenance queries and any other queries you may have."



Firstport logo

FirstPort is a highly dedicated and passionate team. They are deeply invested in listening, responding, and working alongside the caring community here at Meon Vale.

FirstPort has been taking care of regeneration schemes like Meon Vale, for over 20 years to date, and are therefore more than well-equipped to support both residents and the local environment.

To get in touch with Lucy at FirstPort, you can send an email to: meonvale@mainstaygroup.co.uk
Tel: 01905 357777

If you're looking for a job opportunity within Meon Vale, do take a look at FirstPort's website for any available roles and positions.

TRAVEL

...CONNECTIONS...LINKS...ROUTES



On Foot

One of the healthiest ways to get around is on foot. There are several walks and national routes to enjoy here, just take a look at some of our favourites:

Route	Distance	Time
The Greenway*	5.3 miles	1hr 46mins
The Heart of England Way	100 miles (total route)	Variable
Meon Hill Routes/Loops	Various Small Routes	33 mins – 2hrs 17mins
Stratford-upon-Avon – Chipping Campden	13.4 miles	6–7hrs

*(Meon Vale to Stratford-upon-Avon)

These are just a few of the many trails you can find within the area, for more information, please visit: <https://getoutside.ordnancesurvey.co.uk/local/meon-hill-stratford-on-avon>

Aside from leisurely routes, you can easily access a range of amenities within Meon Vale on foot. With several woodland trails scattered around the village, it's easy to discover new routes and paths each day.



Cycle

Cycling The Greenway (from Meon Vale to Stratford-upon-Avon) can be achieved in just 27mins. There are, however, various other cycle routes within the area too. Riding along the Greenway itself will provide you with an opportunity to cut off/on the path, cross over rivers, and take your very own de-tours if you wish to do so.

Other Popular Loops
Stratford-upon-Avon

Moreton Paddock Loop
(31.5miles, 3hrs 2mins)

Wellesbourne Loop
(28.1 miles, 2hrs 2mins)



Buses

The closest bus service for Meon Vale is the '3', which provides a link between Stratford Park & Ride, Stratford-upon-Avon Town Centre, Meon Vale, Lower Quinton, Illmington, and Shipston-on-Stour with extensions to Lower Brailes and Banbury. The '3' runs 6 days a week, and the views of the Cotswolds along the way certainly make this an enjoyable bus journey.

Meon Vale is ideally located, and there are several transport links on offer here. So no matter whether you want to cycle into Stratford-upon-Avon, or hop on the train to London Marleybone, there's an option for everyone!



Trains

The closest operational rail station to Meon Vale is Honeybourne (just 6.5 miles away). Honeybourne can be reached easily on cycle in around 30 mins, or just 15 mins by car. The station itself has two sheltered platforms, with the main services running to both Worcester Foregate Street (29mins) and London Paddington (1hr 40mins).

You can also opt to travel via train from the nearby Stratford-upon-Avon rail station, there are various services from this station that link to Leamington Spa, Birmingham, and London Marylebone.

For those wishing to travel to Oxford, you can easily change at Leamington Spa.

Start Point	End Point	Journey Duration
Stratford-upon-Avon	Leamington Spa	53mins
Stratford-upon-Avon	Birmingham	54mins
Stratford-upon-Avon	London Marylebone	2hr 27mins



By Road

Meon Vale has excellent road connections, and there are plenty of national routes to choose from. You can easily make use of the M40, M42, & M5. This asset makes Meon Vale an ideal location for commuters that regularly travel across popular road networks.



Sharing

Why not save emissions, and money at the same time. Car sharing can be an excellent way to support the environment as well as boosting your holiday fund. For more information, please visit:

<https://liftshare.com/uk>

DIRECTORY

Advice & Support

[Corona Virus Service & Support](#)

(Food banks and more)

0800 408 1447

The Pavilion Coffee Bar and Food Bank (within walking distance, Meon Vale)

[Stratford-upon-Avon Foodbank](#)

0300 330 1183

[Age UK Warwickshire](#)

02476 231 999

[Mind Springfield Warwickshire](#)

01789 298615

[Anti-Social Behaviour | Stratford-upon-Avon District Council](#)

Monday to Thursday: Kully Deol
on 01789 260602 or by email
kully.deol@stratford-dc.gov.uk

Monday to Friday: Jenny Logan

on 01789 260123 or by email
jenny.logan@stratford-dc.gov.uk

Business & Networking

[Meon Vale Business Park](#)

07971 767228

[Stratford-upon-Avon Business Support](#)

07583 100488

Community

[Safe in Warwickshire](#)

[Residents Working Group](#)

[Meon Vale Residents Association](#)

Council Tax

[Stratford-upon-Avon Council](#)

[Benefits & Support](#)

Education

[Tudor Grange Primary School](#)

01789 721 060

[Shipston High School](#)

01608 66183

[Stratford Girls](#)

01789 293 759

Environmental

[Stratford Environmental Protection](#)

01789 260835

[RSPB](#)

01767 693690

Faith

[Revd Andrew Goy \(Pioneer Minister for Meon Vale\)](#)

07554 932271

[Quinton and Long Marston Parishes](#)

01789 751546

[Muslim Community Centre](#)

01926429100

[Forest Hermitage Buddhist Temple](#)

01926624564

Krishna Temple

01926452247

[Cheltenham Synagogue](#)

+447464436968

[Kingdom Hall of Jehovahs Witnesses](#)

+441386421662

Health

[Stratford Hospital](#)

01789205831

[Meon Medical Centre](#)

01789720820

[Shipston Medical Centre](#)

01608661845

Leisure/Activities

[Meon Vale Leisure Centre](#)

01789721877

[Meon Vale Skate Park](#)

01789721877



Governance (Local)

[Stratford-upon-Avon District Council](#)

01789 267575

[Warwickshire County Council](#)

01926 410 410

[Marston Sicca Parish Council – Long Marston Parish Council](#)

[Quinton Parish Council Quinton Parish Council – Upper and Lower Quinton](#)

Property Inquiries/Queries

[St.Modwen](#)

[Mainstay](#)

Public Spaces

[The Greenway](#)

[The Cotswolds](#)

Travel

See Travel section within Place Book

[The Trainline / Online Bookings](#)

Waste Disposal

[MRW Waste Disposal \(Meon Vale\)](#)

01789 722 466

Youth

[Baby and Toddler Group \(Meon Vale Village Hall\)](#)

[Evesham Sea Cadets](#)

01386 83383

[Bidford Youth Club](#)

