

# HAMPTON LUCY

## Neighbourhood Plan

(2011 - 2031)  
(Referendum version)



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# 1. Introduction

- 1.1 This Neighbourhood Plan ('the Plan') aims to make the Parish of Hampton Lucy an even better place than it is now for the benefit of its residents, visitors and future generations. It covers the period up to 2031, consistent with Stratford on Avon District Council's Core Strategy and will be reviewed in two years. Hampton Lucy Parish Council (the 'Council') is promoting the Plan for the benefit of its residents following the work of a steering group, the 'Neighbourhood Plan Group' until 2020 when it was taken in-house by the Council.
- 1.2 Neighbourhood Plans were introduced under the Localism Act 2011. This became law in April 2012 with the aim of giving local people more say in the future of where they live. Local plans are the key to delivering sustainable development reflecting the vision and aspirations of local communities. The law requires planning decisions to be made in accordance with such development plans unless material considerations indicate otherwise. Once endorsed by a successful local referendum the Plan will be used by Stratford-on-Avon District Council (SDC) in determining planning applications within the Parish of Hampton Lucy ('the Neighbourhood Area') and will become part of the statutory Development Plan alongside SDC's Core Strategy ('Core Strategy').
- 1.3 A neighbourhood plan must have appropriate regard to the National Planning Policy Framework 2012 as last updated in 2023 (NPPF) and related National Planning Practice Guidance (NPPG). The Plan will demonstrate how the sustainability objectives of the Government are implemented through local policies. The Plan outcomes must fall within the constraints of the Core Strategy and the obligations it places upon us. The Stratford-on-Avon Development Requirements SPD, (adopted in stages from 2018), also provides essential guidance along with the evidence base supporting Core Strategy.
- 1.4 On 6 October 2014, SDC recognised Hampton Lucy Parish Council as an appropriate 'qualifying body' to submit a Neighbourhood Plan. It also approved the Neighbourhood Area the Plan will cover. The boundary of the Neighbourhood Area is the same as that of the Parish boundary of Hampton Lucy as shown within the dotted pink line on the following plan in Figure 1 below.
- 1.5 For Hampton Lucy, this was an opportunity for people living in the village to decide how the village should evolve in the years up to 2031. The Plan contains the 'Vision' for the future of development in Hampton Lucy established through consultation with the local community. It also sets out clear planning policies to realise this Vision taking direction from the results of the Hampton Lucy Parish Neighbourhood Plan Survey ('the Residents' Survey') and a 'Housing Needs Survey' both undertaken in 2016. In respect of the Residents' Survey, 212 households received questionnaires, with 249 distributed overall and with 158 returned by parishioners, (the 'Residents'), being a 63% response rate. A further Housing Needs Survey was undertaken in November 2021.

- 1.6 Residents were given a further opportunity to give their views on potential housing sites following for SDC's consultation proposals for its Site Allocation Plan ('SAP') which commenced in August 2018. At an Extraordinary General Meeting in September 2019 Residents were able to give their views again with the benefit of Site SDCs Assessments of such sites. The SAP was concluded in 2020 but is currently subject to SDC's Site Allocation Plan Revised Preferred Options (June 2022) Review ('the 2022 SAP Review'). In September 2022 a Regulation 14 consultation was undertaken with the community, (residents and businesses), within the Neighbourhood Area and with statutory consultees. A public meeting was held when the policies in the Plan were explained, and views of stakeholders were heard. Responses to the Regulation 14 consultation were subsequently assessed and factored into the emerging Plan.
- 1.7 The Council expects to review the Plan in two years' time when all stakeholders, (Residents, landowners, businesses and statutory consultees), will be invited to provide their views again and the 2022 SAP has been adopted. Work has now commenced on the South Warwickshire Local Plan which will replace the strategic policies of the Core Strategy. The progress of this will also be considered by the Council in its review of the Neighbourhood Plan in two years' time.
- 1.8 To conclude, this Plan is in general conformity with the strategic direction of the Core Strategy 2011 to 2031 adopted on 11 July 2016. Policies within this Plan will allow the village to develop through steady but sustainable growth, meeting the housing needs of the community while at the same time protecting valued and important open countryside, rural landscapes and the numerous and unique listed buildings and historic settlement sites within the Neighbourhood Area along with those in neighbouring parishes. It also considers the infrastructure needed to support such growth.

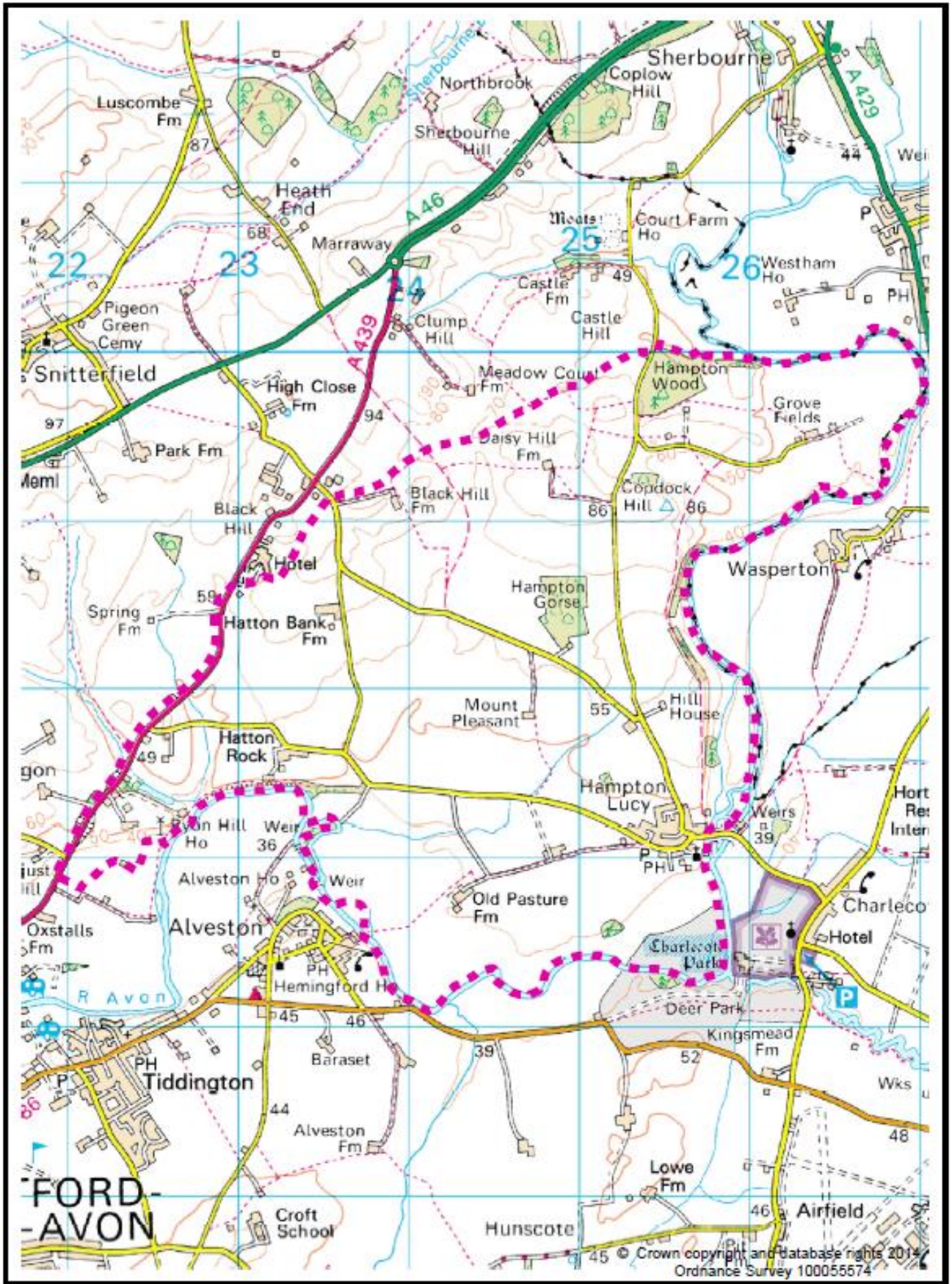


Figure 1 Neighbourhood Ares

# 1. A History of Hampton Lucy Parish

## 2.1 THE LOCAL HISTORY OF HAMPTON LUCY

- 2.1.1 Offa, King of Mercia, granted 17 hides of land in Hampton Lucy to the Bishop of Worcester, in AD 781. The parish then became known as 'Bishop's Hampton', a name it retained until 1549. The name "Hampton" is derived from the word "Ham" meaning "land by the river"; this name is to be found in many deeds and ancient documents, although sometimes described in Latin as 'Hampton Episcopi'.
- 2.1.2 In 1182 a two-field system of cultivation was in operation at Bishop's Hampton, the common fields of Overfelde and Netherfelde, being situated to the southwest of the village, bordered by the River Avon. Each tenant of Hampton and Hatton, (between the present-day Hatton Rock and Hatton Bank farms), with all in their households, (apart from his wife and shepherd), were required to work three strips of land for four days each week. Sheep farming was of major importance during this period. There were about 400 sheep in the Neighbourhood Area in the 12<sup>th</sup> Century, rising to 540 in the 13<sup>th</sup>, considerably more than the number of tenants. Sheep were grazed at the time on the heathland to the north of the Hatton-Hampton Road and south of the Snitterfield Road.
- 2.1.3 Passage over the River Avon was achieved using numerous ancient fords. The ford at Bishop's Hampton was located just in front of Avonford Cottage. There were two fords across the river to Wasperton, located to the east and south-east of Grovefield Farm, whilst the ford across to Alveston was located at what is known locally as 'Sal's Grave' (below Hatton Rock), reputedly a witch's burial site.



Swans and cygnets swimming up to Avonford.



- 2.1.4 The presence of a mill was first noted in 1086. The present mill is fully operational and is one of the ten last remaining working watermills in England. The building of the medieval church in Hampton is believed to have taken place in the 13<sup>th</sup> Century. By 1480 the village of Hatton was depopulated and enclosed for agricultural land use.

In 1549 the Bishop of Worcester sold the manor, with its associated lands, in Hampton to John Dudley, Duke of Northumberland. A few years later, the accession to the throne of Queen Mary and her determination to re-introduce Roman Catholicism to England led to the persecution of

Protestant subjects, including Dudley, who was executed in 1555. On 12<sup>th</sup> June 1557 Queen Mary granted the lease of the manor to Thomas Lucy of Charlecote and the manor has subsequently remained in the Lucy estate and the village became known as Hampton Lucy.

2.1.5 During the Civil War a Protestant army was briefly billeted in Charlecote and Hampton Lucy in 1642, leading to the plundering of the church and dwellings in the village for firewood. The nearby battle of Edge Hill on 23<sup>rd</sup> October 1642 was the opening battle of the Civil War, resulting in victory for the Royalist army.

2.1.6 A number of timbered cottages were built in the village in the 17<sup>th</sup> Century, notably a row of cottages in Snitterfield Street (demolished in the 1960s) as are frequently pictured in old photographs of the village. The thatched cottages in Church Street probably date from this period, as does the original schoolhouse, built in 1636, and the rectory. An inventory of the Lucy estate in 1712 lists cottages and messuages (small houses), the Red Lion Inn (proprietor Edward Lawrence) and Hampton Mill. Lands “in the common field” and in Cow Close (situated directly south of the village) are also mentioned.



2.1.7 Agriculture was the primary occupation of villagers, crops grown being wheat, barley, peas, vetches, oats and hay. In 1736 a map of the Lucy estate was drawn on parchment by James Fish and this shows the layout of the village to be similar to that of present-day, save that the corner of Snitterfield Street continued in a loop to join the Stratford Road. There are two wooden bridges marked on the map, one on the site of the present bridge and another bridge in front of Avonside Cottage. The names of several fields are indicated, notably Ipsum Meadow, north of Avonford Cottage, and the Old Yarrs, a plot of land beneath Scar Bank.



2.1.8 As the 18<sup>th</sup> Century progressed, a certain amount of diversification away from agriculture took place in the village and a limited number of trades emerged. The first record of a blacksmith was Samuel Hawkes who operated in the village from 1720 to 1759. The original blacksmith's shop was destroyed by fire in 1784 and was on the site now occupied by Yew Tree Cottage in Snitterfield Street. A new forge was subsequently built near the corner of Snitterfield Street with a new house and bake house, (the small building remaining by the roadside), built on the site of the blacksmith's shop. The first recorded baker (1792) was a Benjamin Barran.

2.1.9 The first census held in 1841 records agricultural labourers in the village but also a variety of trades - 4 carpenters, 3 bricklayers, 2 blacksmiths, 3 tailors, 3 shoemakers, a grocer, a butcher and a dressmaker, as well as the school master and mistress and the miller.

2.1.10 Much building work took place in Hampton Lucy in the 1820s and 1830s. The two major landmarks of Hampton Lucy, the church and the iron bridge, date from this time. St. Peter's Church was rebuilt in 1826 on the site of the medieval church, funded by Rev. John Lucy and



designed by Thomas Rickman, the East end of the church being subsequently remodelled by Sir Gilbert Scott in 1858. Besides Scott, several artists from the Arts and Crafts movement contributed to parts of the church – the ironwork, the woodcarvings and the tiles designed by Putin. The iron bridge was constructed by Horseley Ironworks in Shropshire, and was paid for by Rev. John Lucy in 1829, replacing ‘a ford and wooden causeway for foot passengers.’ At about this time the houses in Church Street near the church were built, with the cottages in Snitterfield Street being refurbished by George Lucy.

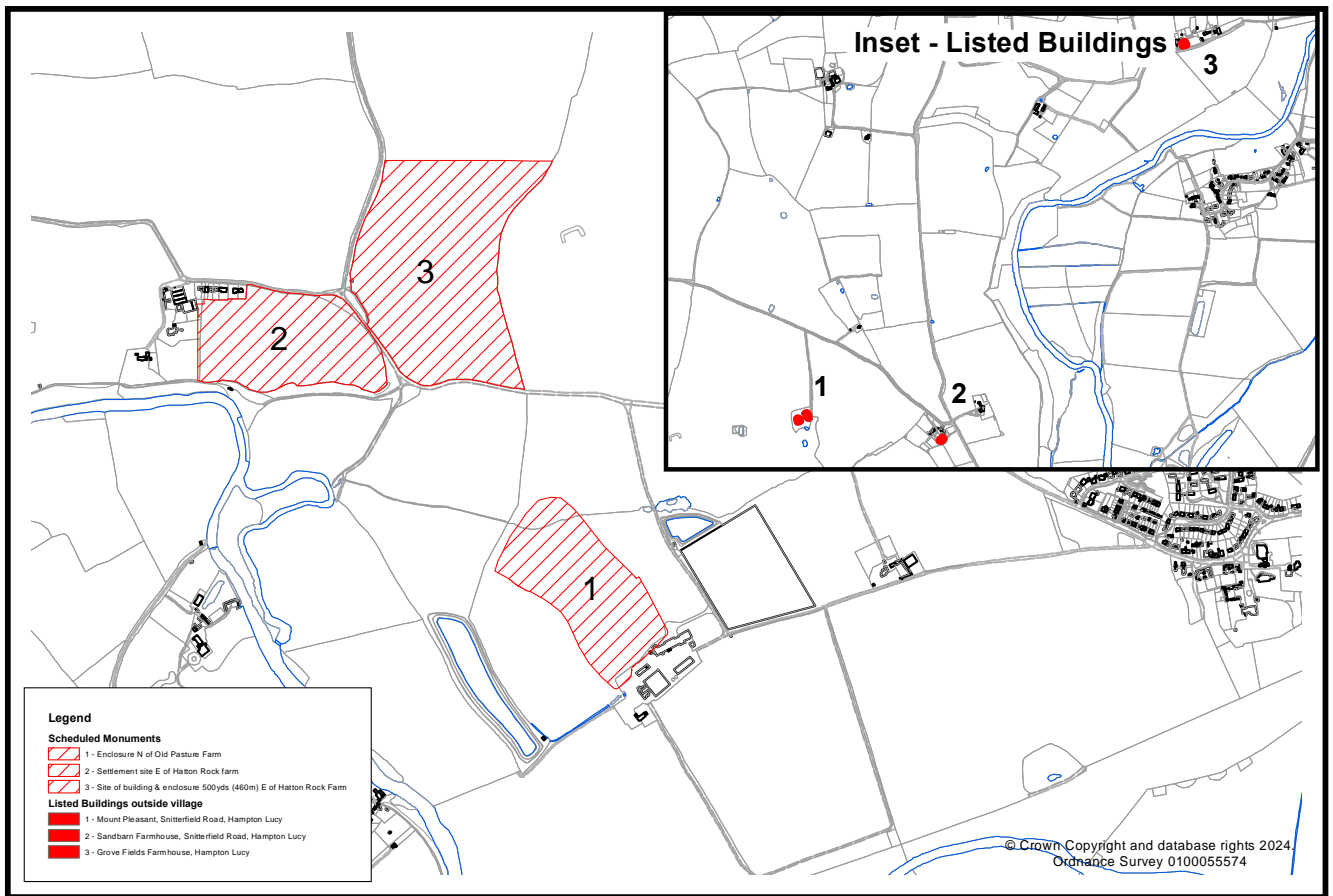
- 2.1.11 The village remained much the same in layout throughout the early 20<sup>th</sup> Century. Wellesbourne airfield was used during the Second World War. The crash of a fully laden bomber into Scar Bank during the war resulted in a large explosion, blowing out most of the Church’s windows. Fragments of glass were collected by hand by villagers and the windows were rebuilt after the war. After 1945 some properties in the village were sold by the Lucy estate to local landowners resulting in the building of new houses from 1950 onwards and the demolition of the old cottages in Snitterfield Street took place between 1960 and 1970.
- 2.1.12 There were two notable Hampton Lucy residents, Charles Maries, a famous 19th century botanist who attended the then grammar school in Hampton Lucy (see Appendix 4), and Sir Ian Wilmut, who was born in the Neighbourhood Area and pioneered the first cloned animal, Dolly the sheep.

## **2.2 SCHEDULED ANCIENT SETTLEMENTS**

- 2.2.1 The Neighbourhood Area is the siting of some ancient settlements at and around Hatton Rock and at Old Pastures Farm. Linear features are visible at Hatton Rock identified as crop marks on aerial photographs (see below) confirmed as an Anglo-Saxon settlement, possibly a palace, with two phases of buildings likely to be a large royal estate gradually diminishing in size by the 8<sup>th</sup> Century. Each of the two phases comprised a group of rectangular buildings of timber and an L shaped ditch or timber alignment. In each group there are three separate buildings in a line. (Hirst and Rahtz, 1973:160-77)
- 2.2.3 The further excavation of either of these sites may provide evidence of settlements of national importance. One of the settlements at Hatton Rock was originally ‘excavated’, by means of a narrow pipe trench, in three days, with frozen ground and, on the third day, snow. However, this was enough to provide some vitally important information. Anglo-Saxon pottery was recovered, and the site would appear to be in a relatively good state of preservation. The excavators suggested that the site had at least two possible phases. The likelihood that one of the buildings was a church, associated with Roman brick and possibly Roman building stone, was mooted. (Hirst and Rahtz 1973;169). Hatton Rock has the potential to provide needed evidence for the creation of, and function of, palace sites in this area, as well as providing rare information about the earliest churches in the Midlands, and crucial information on the relationships between elites, Christianity, pre-existing landscapes, and the local society. See Figure below for the location of the Scheduled Monuments.



Linear features are visible as crop marks on aerial photographs. Subsequent excavation and radiocarbon dating have confirmed that this is an Anglo-Saxon settlement, possibly a palace, dating to the Migration period. It is situated 500m North-East of Boscobel, which is located on the edge of the River Avon at Hatton Rock. An Anglo-Saxon settlement is visible as a cropmark northeast of Boscobel.



**Figure 2: Scheduled Monuments within Parish Boundary and Listed Buildings not inside or adjacent to Village Boundary.**

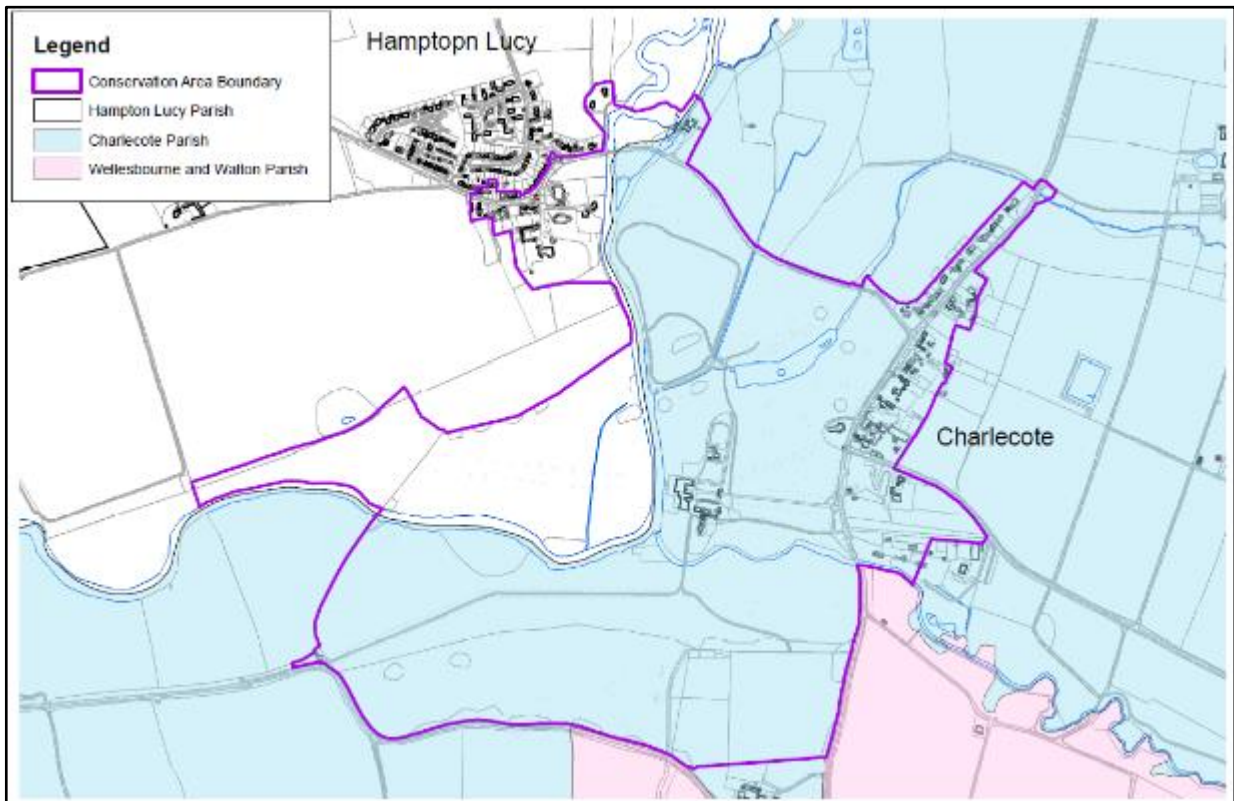
### 2.3 HERITAGE ASSETS AND THE HAMPTON LUCY CONSERVATION AREA

The Neighbourhood Area is located within a valley bounded on one side by the River Avon. Due to its topography, it is unique in that it is overlooked from all adjoining and surrounding parishes within the setting of sixty-seven Listed Building and structures, a Registered Park and Garden and Scheduled Monuments.

The most important of these are the National Trust Grade 1 Charlecote House and Grade II\* Charlecote Park both clearly visible from most parts of the Neighbourhood Area and beyond. It is one of the ten most visited National Trust properties in the Midlands with over 250,000 visitors in 2019. Part of the listed Charlecote Park and gardens are within the Neighbourhood Area. For the purpose of this Plan the definition of heritage assets ('Heritage Assets') refers to designated heritage assets including Listed Buildings and structures, Registered Parks and Gardens and Scheduled Ancient Monuments and Conservation Areas in the Neighbourhood Area and in adjoining parishes.

All the Listed Buildings are listed with photographs in Appendix 1. The listed buildings within or adjacent to the Village Boundary are shown in red on Figure 4 on page 14 below. The Scheduled Monuments and the three remaining listed buildings within the Neighbourhood Area are shown on Figure 2 above.

Part of the Neighbourhood Area is within a conservation area as shown within the purple edging on Figure 3 below the ('Conservation Area') and which joins with the conservation area within the adjoining Charlecote Parish.



**Figure 3: Hampton Lucy and Charlecote Conservation Areas**

### 3. Vision for Hampton Lucy

Development in the countryside will be in keeping with its surroundings, retaining the rural aspect of its setting. Within the Village Boundary as shown in Figure 7, development will be sympathetic and in keeping with the varying designs which make up the character of the village. Growth will be sustainable, organic and supply the right housing mix and tenures to fulfil the identified local housing need, enabling the continuation of a feeling of community and wellbeing.

Strategic Objectives	
<b>Built Environment</b>	<i>Any new development should preserve and enhance the character of the Neighbourhood Area, protect designated Heritage Assets and their settings over which there are Valued Views (as defined in Policy NE2).</i>
<b>Housing</b>	<p><i>To promote new high-quality homes to meet the housing needs of those in the Neighbourhood Area.</i></p> <p><i>The design and style of the housing will harmonise with the character of the local area and its conservation status and will not detract from, or harm, the rural character of the area. Development proposals should improve connections between people and places and integrate new development into the natural, built and historic environment.</i></p>
<b>Natural Environment</b>	<i>To protect and enhance the natural environment and, where possible, increase biodiversity across the Neighbourhood Area.</i>
<b>Local Community</b>	<i>To ensure that new development has no detrimental effect on existing community facilities, that new community facilities are supported and that the health and wellbeing of the residents in the Neighbourhood Area is enhanced and improved.</i>
<b>Infrastructure</b>	<i>To seek on-going improvement to transport and parking, to utility infrastructure, digital connectivity, mobile phone reception and to encourage renewable energy solutions.</i>

## 4. Built Environment

### Strategic Objective

*Any new development should preserve and enhance the character of the Neighbourhood Area, protect designated Heritage Assets and their settings over which there are Valued Views (as defined in Policy NE2).*

Reference to 'development' in this Plan means a development of any nature including those for housing, industrial use and factories, warehousing, office, agricultural use, greenhouses, sand & gravel extraction and polytunnels including, as defined under the 1990 Town and Country Act, 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.'

### Policy BE1 – Heritage Assets and Conservation Areas

Proposals that would cause less than substantial harm to the special architectural or the historical significance of designated Heritage Assets (including the Conservation Area) listed in Appendix 1 and shown in Figures 2, 3 and 4 or their settings or fail to preserve or enhance the character or appearance of the designated Heritage Assets will not be supported unless it can be shown that the public benefits would outweigh the harm.

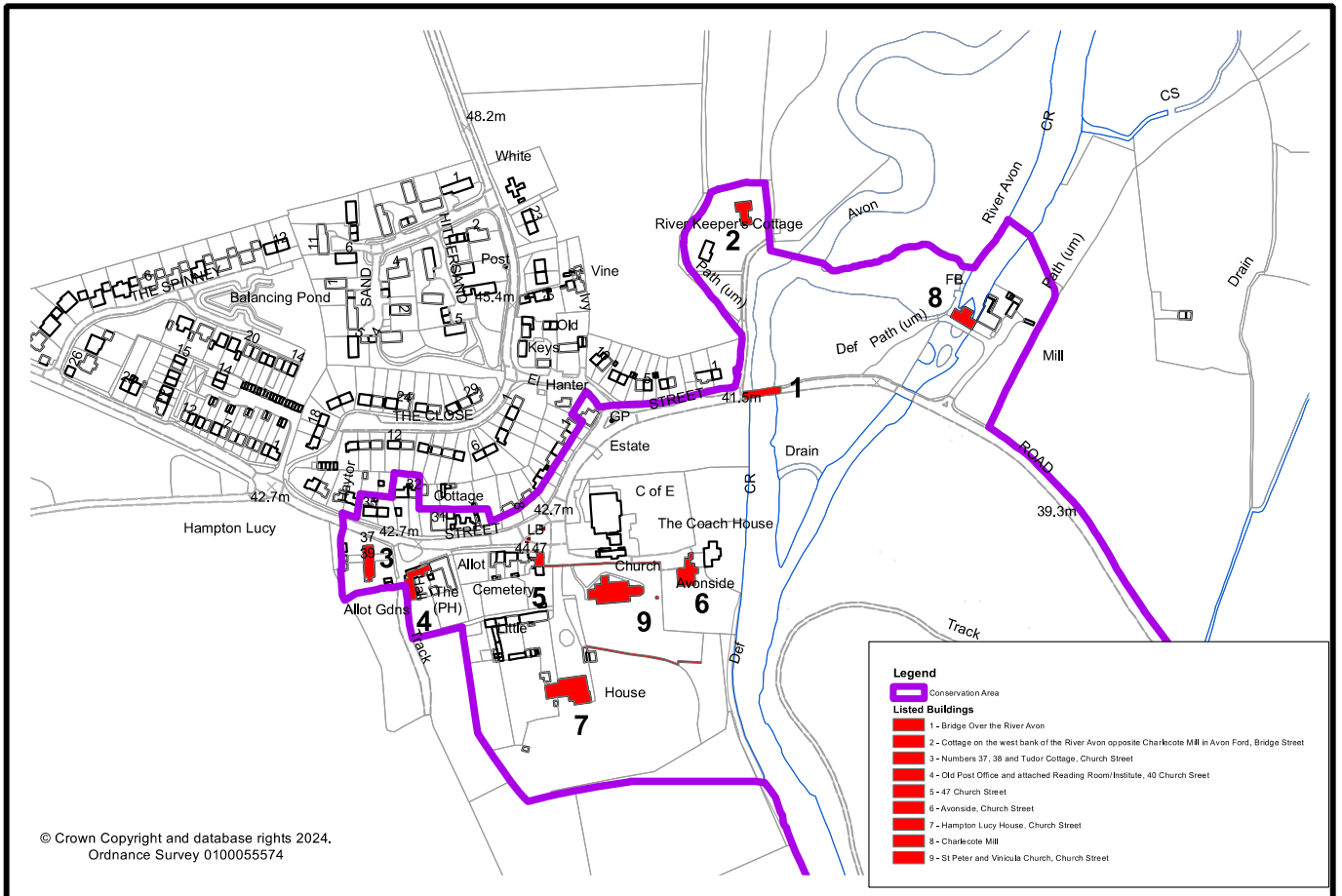
Proposals including change of use which enable the sensitive restoration of listed buildings will be supported.

All development must preserve the important physical fabric and setting of designated Heritage Assets.

### Explanation

Paragraph 195 of the NPPF makes it clear that the Heritage Assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. The effect of a development on the character and setting of listed buildings is a particular material consideration in determining planning applications. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings or their settings. Consistent with the NPPF and CS.8 of the Core Strategy any harm to Heritage Assets needs to be weighed in the planning balance against any identifiable public benefit. Conservation of such assets must be given a greater weight in the balance. This Policy likewise protects and preserves such Heritage Assets. There are seventeen Listed Buildings, (one shared with Charlecote Parish, being Charlecote Mill), Scheduled Monuments and part of Charlecote Park (shared with Charlecote Parish) within the Neighbourhood Area. Full details of these are listed with some photographs in Appendix 1

Those Heritage Assets within and adjacent to the Village Boundary (as defined in page 19) and Hampton Lucy's Conservation Area are shown on Figure 3 above and 4 below. The Heritage Assets within the whole of the Neighbourhood Area are shown in Figure 2 above. Heritage Assets are important, two have special significance. Charlecote Mill is one of the ten remaining oldest working water mills in the country while the iron bridge over River Avon is the second oldest bridge in the country to be made from iron.



**Figure 4: Heritage Assets in and adjacent to the Village Boundary**

81% of the respondents in the Residents' Survey said the Conservation Area and Heritage Assets were 'important to them' with 93% of these specifically mentioning the Hampton Lucy Bridge and the church. The significance of Heritage Assets to residents in the Neighbourhood Area and neighbouring parishes has been evidenced also by the 134 objections from local people to planning application 20/01007/FUL for a development of 243,181 sqm of polytunnels in the river basin and adjacent to the River Avon, with the majority citing their objections on planning grounds of likely to cause harm to the settings of Heritage Assets and to the visual landscapes.

**Relevant NPPF and Core Strategy policies:**

Paragraphs 20(d), 195 to 214 NPPF

CS.5, CS.8, CS.9 and AS.10 of the Core Strategy

## Policy BE2 – Re-use of buildings

The conversion to housing or permanent business space of redundant buildings built of traditional materials or of historical or architectural merit will be supported provided such development:

- a) does not have an unacceptable impact on the visual landscape amenity, Valued Views (as defined in Policy NE2) or Heritage Assets within the Neighbourhood Area; and
- b) does not have an unacceptable impact on amenity of neighbours; and
- c) does not cause harm to nature conservation interests; and
- d) benefits from a safe and convenient access to the site or satisfactory access can be created; and
- e) ancillary and / or outbuildings and boundary treatments are in keeping with the character and setting of the original building.

### Explanation

It is recognised that recent changes to the planning system have been introduced which allow conversions from agricultural to residential use without the need for a formal planning application.

Reusing an existing building and giving it a new lease of life and improving the visual amenity of the area by removing and repairing unsightly derelict buildings brings local benefits to maintain the rural nature of the Neighbourhood Area. This policy supports the use, conversion, or alternative use, of redundant buildings within the whole of the Neighbourhood Area thereby helping to prevent them becoming derelict to the extent that they are no longer capable of conversion. The re-use and recycling of brownfield land particularly where it is derelict or underused can help to achieve sustainable development more efficiently than the release of greenfield land.

As defined in the NPPF, for the purposes of this Plan, 'brownfield land' is previously developed land, which is, or was, occupied by a permanent structure no longer in active use. It includes the authorised curtilage of the developed land but specifically excludes any residential garden land. There is no presumption that the whole of the site will be suitable for development. This would need to be proven through the application process.

### Relevant NPPF and Core Strategy policies:

Paragraphs 65, 84 and 88 NPPF

CS.15, CS.20 and AS.10 of the Core Strategy

## Policy BE3 – Lighting and Dark Skies

Lighting in new developments should be kept to a minimum whilst having regard to highway safety to preserve the rural character of the Hampton Lucy village and the Neighbourhood Area. Amenity lighting should be kept to a minimum.

Proposed lighting should be designed and sited to help reduce light pollution and contribute to dark skies and development that would result in unacceptable light pollution will not be supported.

### Explanation

The NPPF para 191(c) states by encouraging good design, planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. A street lighting scheme should be designed to minimise light pollution and should be kept to a minimum so as not to exacerbate light pollution, the design of which could provide for individual security lighting providing it is downward facing, does not impact on neighbouring properties and is time limited, thereby reducing the potential for light pollution.

In the open countryside light pollution is particularly damaging to birds and animals that hunt at night including bats, moths, owls and badgers. Light pollution in the countryside in the Neighbourhood Area was cited as a concern of many of the objectors to application (20/01007/FUL) referred to in the Explanation to Policy NE2 below.

It is acknowledged by the Council that the responsibility for street lighting remains with Highway Authority.

### Relevant NPPF and Core Strategy policies:

Paragraphs 8 and 191 NPPF

CS.9 of the Core Strategy



## Policy BE4 – Agricultural Land and Land Management

Development proposals resulting in the loss of the best and most versatile agricultural land (Agricultural Land Classification Grades 1, 2 and 3a) will only be supported where it is demonstrated poorer quality land is not available.

### Explanation

Paragraph 180 (a) NPPF ensures protection against the loss of the best and most versatile agricultural land from significant development and to ensure good governance in land use. This is particularly important as the Neighbourhood Area is predominately agricultural and has been so for centuries, forming an important part of its rural character and setting as well as being an important resource for food production. Most of the agricultural land in the Neighbourhood Area is of the highest quality within grades 1, 2 and 3a with Old Pastures Farm growing vegetables, Hatton Bank Farm, cereals, and Daisy Hill Farm providing cereals and meat.

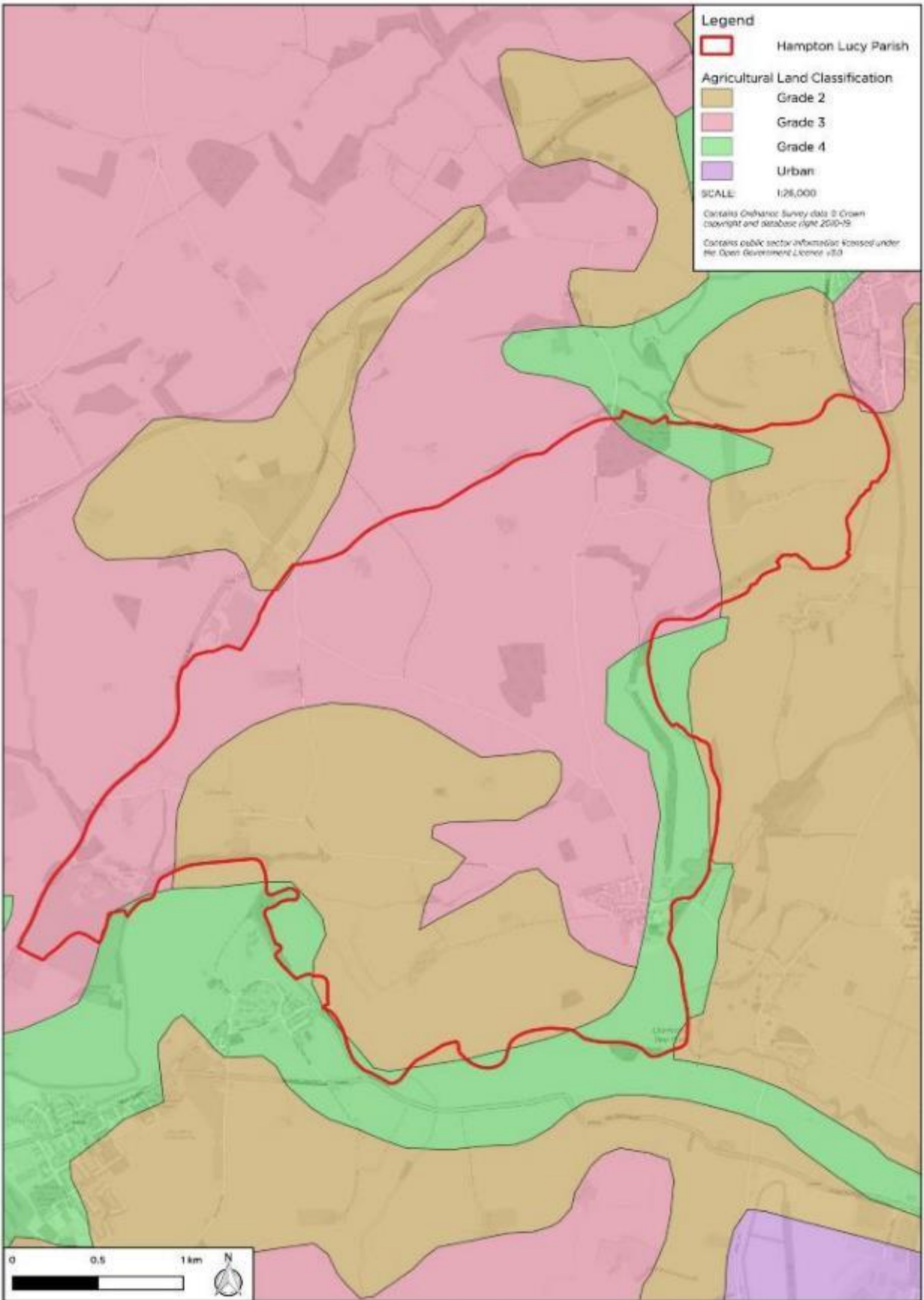
This policy is in line with Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 within the development which requires farmers and land managers to:

- a) keep soil on the land;
- b) match nutrients and crops to soil needs; and to
- c) keep livestock, fertilisers and manures out of water.

Figure 5 below gives the Agricultural Land Classification for the Neighbourhood Area, which shows that most of agricultural land in the Neighbourhood Area to be Grade 2 and Grade 3. The Policy will serve to protect the soil, biodiversity and the rural landscape for generations to come.

### Relevant NPPF and Core Strategy policies

Paragraph 180, 181 NPPF  
AS.10 of the Core Strategy



**Figure 5: Agricultural Land Classification Areas**

## 5. Housing

### Strategic Objective

*To promote new high-quality homes to meet the housing needs of those in the Neighbourhood Area.*

*The design and style of the housing will harmonise with the character of the local area and its conservation status and will not detract from, or harm, the rural character of the area. Development proposals should improve and better connections between people and places and integrate new development into the natural, built and historic environment.*

### Policy H1 – Location of New Housing Development

The boundary of Hampton Lucy village ('The Village Boundary') is shown in Figure 7. New housing developments within the Village Boundary will be supported in principle, subject to them being in accordance with other policies in this plan.

All areas outside the Village Boundary are classed as 'Countryside'.

New housing within the Countryside will be strictly controlled and limited to rural exception sites, community-led housing, dwellings for rural work outside but adjacent to the Village Boundary, replacement dwellings (see policy BE2) and the appropriate development of brownfield land and other housing as in CS Policy AS.10.

Within the Countryside the construction of houses of exceptional design in accordance with NPPF 80(e) will be supported.

### Explanation

Future housing development within the Neighbourhood Area should ideally provide for a consistent supply of new housing where possible to meet local demand. The Village Boundary has been defined using the same criteria as SDC in assessing Site Allocation Plans ('SAP') in the search for sites to provide for future housing in its district, (with it to be clarified that the term in this Plan 'The Village Boundary' is defined as the 'built up area of the boundary' in the SAP).

The Core Strategy identified Hampton Lucy as a Category 4 Local Service Village (LSV) because of the limited facilities in the village based on whether it has a school, shop and a frequent bus service. With a Category 4 LSV for which there is an approximate expectation for the additional provision of no more than an increase of 8% of new housing in the Neighbourhood Area from 2011 to 2031 equating to 32 additional homes, 25 of which have already been built at The Spinney ('The Spinney

Housing Development'). If there are no sites available acceptable to SDC or promoted by landowners, then there can be no expectation nor requirement that additional homes can be built.

The Resident's Survey listed eleven potential development sites (Sites A to K), shown on Figure 6 below, as possible locations for future housing, both within and adjacent to the Village Boundary upon which respondents commented. All sites were subject to a site assessment from the planning consultant commissioned by the Council, each of which are available on the Hampton Lucy website. Only one site, Site A, is within the Village Boundary. These assessments can be found on the Council's website [hamptonlucycc.uk](http://hamptonlucycc.uk).

Of the eleven sites, six were graded by the Council's planning consultant as having very low, low or limited potential for housing development. Four were assessed as having medium potential. The one site (Site A) with high potential is used as allotments, a resource the respondents have stated is important to them to remain, with any development of this site being contrary to Paragraph 96(c) of the NPPF which promotes healthy living. The four sites with medium potential for housing development are adjacent to the Village Boundary being Sites D, E, F and G (land adjacent to the Spinney) in the Residents' Survey.

In accordance with Policy CS.16, SDC produced its SAP in 2020 where it identified potential reserve housing sites for development following a call for suitable sites from landowners when all the potential sites for housing development in Figure 6 were promoted by landowners apart from Site H with site I, J, K. None of the sites were considered suitable under the site assessments of SDC.

Under its Revised Preferred Option Version (June 2022) SDC is now considering the Site I, J, K as a possible reserve site for housing.

The Council is not promoting this site for housing because it does not consider Site I, J, K as acceptable development sites, agreeing with its planning consultant it has limited potential for development. The site is outside the Village Boundary, sits on higher ground above the village where it encroaches into open countryside with any development having the adverse consequence of changing the nature of the historic vista of Hampton Lucy as one approaches it. The Council considers development on this site would also have an adverse impact on the Hampton Lucy Conservation Area, the adjacent Grade II listed River Keeper's Cottage and other Heritage Assets in the vicinity. There are also flooding concerns due to the topography of the site and issues with restricted access points from Snitterfield Road and Bridge Street where the entrance is close to the iron bridge.

### **Relevant NPPF and Core Strategy policies**

Paragraphs 11, 80, 82, 83, 84, and 116 NPPF  
CS.15, CS.16, CS.18 and AS.10

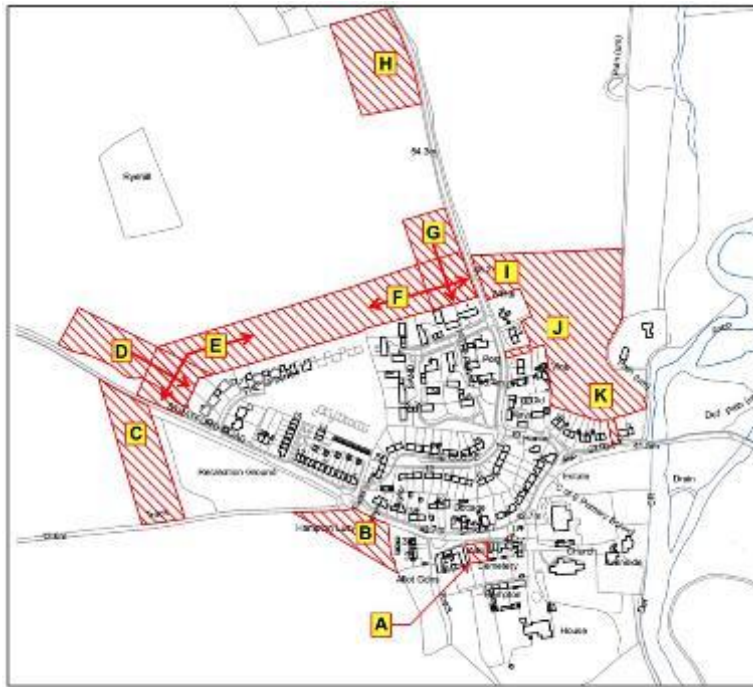


Figure 6: Sites A to K from Residents' Survey

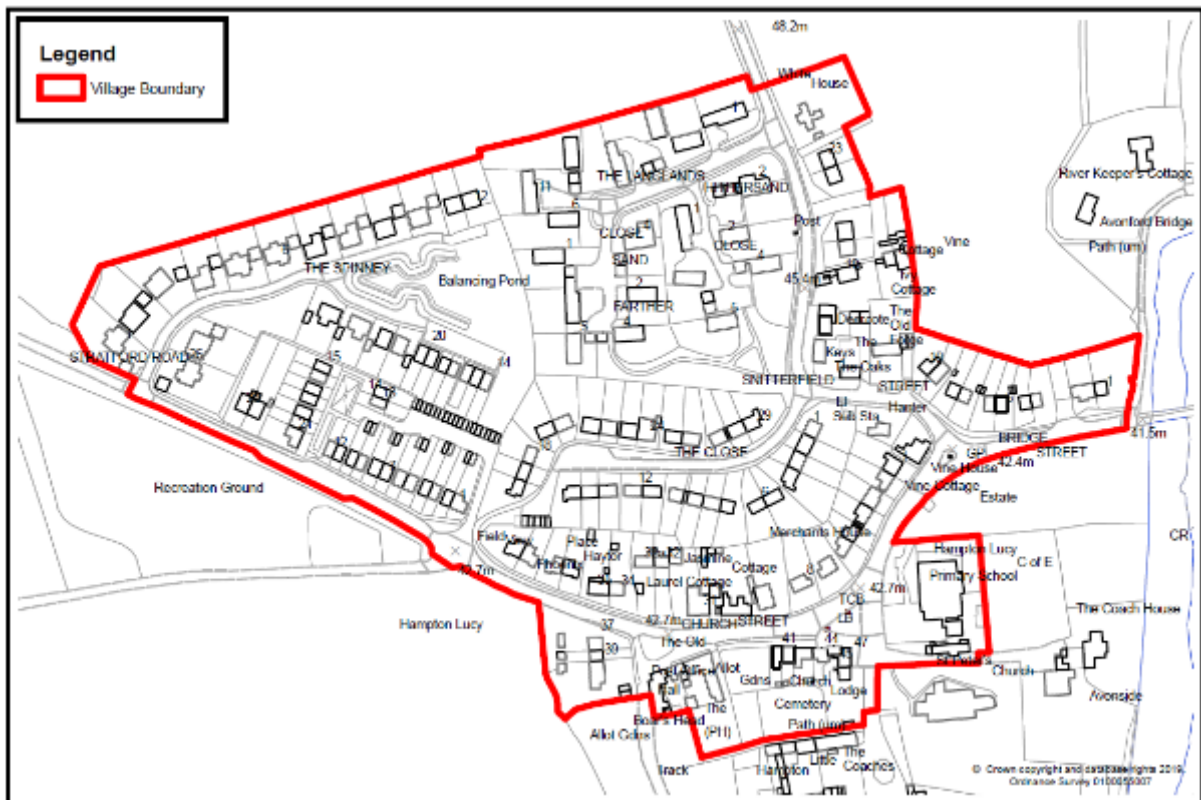


Figure 7: Village Boundary

## Policy H2 – Local Need Housing Schemes

Small scale Community-Led Housing schemes and small-scale development for First Homes, as defined in the explanatory text below, beyond but adjacent to the Village Boundary will be supported where all the following criteria are satisfied:

- a) There is a proven local need, having regard to the latest Housing Needs Survey commissioned by the Council;
- b) No other suitable and available sites exist within the Village Boundary;
- c) That secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people;
- d) Households with a qualifying connection to the Parish of Hampton Lucy will have first priority; and
- e) The content of the scheme, in terms of type, size and tenure of homes proposed and their accessibility reflect the local identified need.

### Explanation

There is no legal definition of 'small scale Community-Led Housing' but the definition agreed with 'Community Led Homes' has the requirement that meaningful community engagement and consent occurs throughout the process. The community does not necessarily have to initiate and manage the development process, or build the homes themselves, although some may do.

The NPPF allows for the provision of affordable housing through 'Rural Exception Sites'. These are additional housing sites used to meet defined affordable housing need in rural areas, where up-to-date survey evidence shows that a local need exists. This enables small sites to be developed specifically for affordable housing in small rural communities that would not normally be considered because, for example, they fall outside the Village Boundary.

Policy CS.15 of the Core Strategy develops the national approach by supporting 'Local Need' housing schemes within and adjacent to settlements including small scale community-led schemes to meet a need identified by that community. The scope of this initiative is slightly broader than for Rural Exception Sites in that there is scope to develop 'local market' housing in addition to affordable housing where there is an identified need.

The Council would also support any initiatives to provide 'First Homes' as housing developments or part of developments in accordance with the Government introduced criteria of May 2021 as updated in December 2021. This provides for homes as first purchased homes with the benefit of a 30% discount against market value protected on future sales by restriction on the title with a limit of the

first sale of £250,000. These are deemed to be within the definition of ‘affordable housing’. Dwellings provided through such schemes will contribute to the overall housing requirement for the district of SDC. Local need in the Neighbourhood Area can be evidenced by the results of Housing Need Surveys from time to time and from information from individuals and families who register for a home in the Neighbourhood Area through the SDC’s Choice Based Lettings Register.

For the reasons set out in the Explanation to this Policy the Council is not promoting any sites at this stage.

However, the Council would remain open to consider sites for a ‘Local Needs Housing Scheme’ within or adjacent to the Village Boundary if a suitable site became available. Having identified such site, or sites, it would consider working with a suitable partner housing association (a ‘Registered Provider’) to secure delivery of such a scheme. Alternatively, in appropriate circumstances, it would also consider supporting delivery via a suitably constituted community-led organisation on the basis that planning permission for such schemes would be submitted for a full planning permission rather than an outline permission and that such schemes would be designed with early consultation with the Council.

In order to have an indication of the likely scale of any Local Needs Housing Scheme, it is useful to refer to some of the key findings from the latest Local Needs Housing Survey. This was commissioned by the Council from Warwickshire Rural Community Council (WRCC) with the results received in November 2021. In summary it identified a need for 7 alternative homes for households with a defined local connection to Hampton Lucy Parish, as follows:

- Housing association rented property: 4 x 1 bed maisonette
- 1 x 1 bed bungalow
- 1 x 2 bed bungalow
- Owner occupier: 1 x 2 bed house

In addition, as at the date of the Housing Needs Survey the number of households with a Hampton Lucy address registered on Home Choice Plus with SDC were as follows:

Household Type	No. of children in households	No. of households	House size and type
Single/couple	0	7	1 bed maisonette or 2 bed house*
Family	1	2	2 bed house
Family	2	1	2 or 3 bed house
Other	0	1	2 or 3 bed house
Pensioner/DLA	0	4	1 or 2 bed bungalow*

\*In rural areas where analysis indicates a need for 1-bed accommodation this may be reclassified as 2-bed accommodation as this offers greater flexibility.

For the purposes of local needs housing for Policy H2, occupancy of properties will be prioritised based on a local connection with the Parish (the neighbourhood area) in accordance with the SDC's criteria at the time, currently being those who:

- Were born in the Parish of Hampton Lucy ('the Parish') or whose parent(s) were ordinarily resident in that Parish at the time of birth;
- Currently live in the Parish and have done so for at least the past 12 months;
- Used to live in the Parish and did so for a continuous period of not less than three years;
- Currently work in the Parish and have done so for at least the past 12 months for an average of not less than 16 hours per week;
- Currently have a close family member (mother, father, brother, sister, son, daughter) living in the Parish and who have done so for a continuous period of not less than three years.

The Council would also consider the possibility of working with other adjoining Parishes to develop, what could become, small cluster settlements to meet identified housing need in the Neighbourhood Area and such adjoining Parishes.

**Relevant NPPF and Core Strategy policies:**

Paragraphs 82 - 84 NPPF

CS.15, CS.18 and AS.10 of the Core Strategy



## Policy H3 – Housing Design

Development proposals in the Neighbourhood Area that adhere to the following design principles, where relevant given the nature of the development being pursued, will be supported:

- a) Infill developments must follow established building lines and be designed to ensure that space between buildings is not significantly reduced, avoiding a terracing effect;
- b) A density and layout which reflects established local character and settlement pattern and a mass and footprint which is proportionate to the size of the plot;
- c) A high-quality landscape-led layout which takes account of the setting and landscape in which the site is located;
- d) New dwellings should generally be of a simple and traditional design reflecting the mix of styles of existing properties within the Neighbourhood Area;
- e) A variety of roof heights will be encouraged to avoid terracing;
- f) The mixing of styles or historical references in the same building should be avoided but the use of locally distinctive architectural features and styles will be encouraged;
- g) Use of a high-quality palette of external materials which have regard to the surrounding rural location, and which are sympathetic with adjacent properties;
- h) The use of slate, plain clay tiles and thatch for roofs in the village will be supported on new developments;
- i) Chimneys will be encouraged as a traditional design feature found in the village;
- j) Joinery must be of a traditional design and proportional to the property, especially on the front elevation. Where appropriate, lintels should be incorporated as functional and decorative architectural features. U.P.V.C windows and doors will not be supported within the conservation area;
- k) Where dormer windows are proposed, in both new developments and extensions to existing properties, they should be appropriately proportioned in the context of the host building and as unobtrusive as possible;
- l) Areas of hard surfacing should be permeable;
- m) Compliance with local development and climate change requirements of SDC as it may adopt within its planning strategy from time to time;
- n) Parking areas should be carefully designed and discreetly sited to avoid detracting from the village street scene. They should not be visually dominant or disruptive to residential amenity;
- o) New developments should be designed to be safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;
- p) They incorporate energy efficient and renewal energy systems considering landform, layout, building orientation, massing and landscaping to minimise energy consumption and demonstrate incorporation of water efficiency and water re-use measures;
- q) They include sustainable drainage systems and take account of flood risk when building on greenfield and brownfield sites.

## Explanation

Paragraphs 131 and 130 of the NPPF set out the criteria for the quality of development that is expected and the Stratford on Avon Development Requirements (SPD) adopted in stages from 2018 are reflected in the Policy above, and the Core Strategy. It is, however, proper to seek to promote or reinforce local distinctiveness, and design policies should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

### Relevant NPPF and Core Strategy policies:

Paragraphs 131- 141 of the NPPF

CS.9 of the Core Strategy

## Policy H4 – Use of Garden Land

The development of any garden land for residential use within the Village Boundary will be supported, provided it can be demonstrated that it:

- a) Preserves or enhances the character of the area;
- b) Does not introduce an inappropriate form of development which is at odds with the existing settlement pattern;
- c) Does no unacceptable harm to the amenities of neighbouring properties;
- d) Provides satisfactory arrangements for access and off-road parking; and
- e) Does not exacerbate any existing drainage or flooding problems.

## Explanation

Development within the garden of existing houses can sometimes lead to unsympathetic development having adverse impact on neighbouring properties and the character of the area, and can lead to poor means of access.

This Policy will address such unsympathetic developments being developed.

### Relevant NPPF and Core Strategy policies:

Paragraphs 129 and 130 NPPF

CS.6, CS.15 and CS.16 of the Core Strategy

## 6. Natural Environment

### Strategic Objective

*To protect and enhance the natural environment and, where possible, increase biodiversity across the Neighbourhood Area*

#### Policy NE1 - Local Green Space Designations (see Appendix 2)

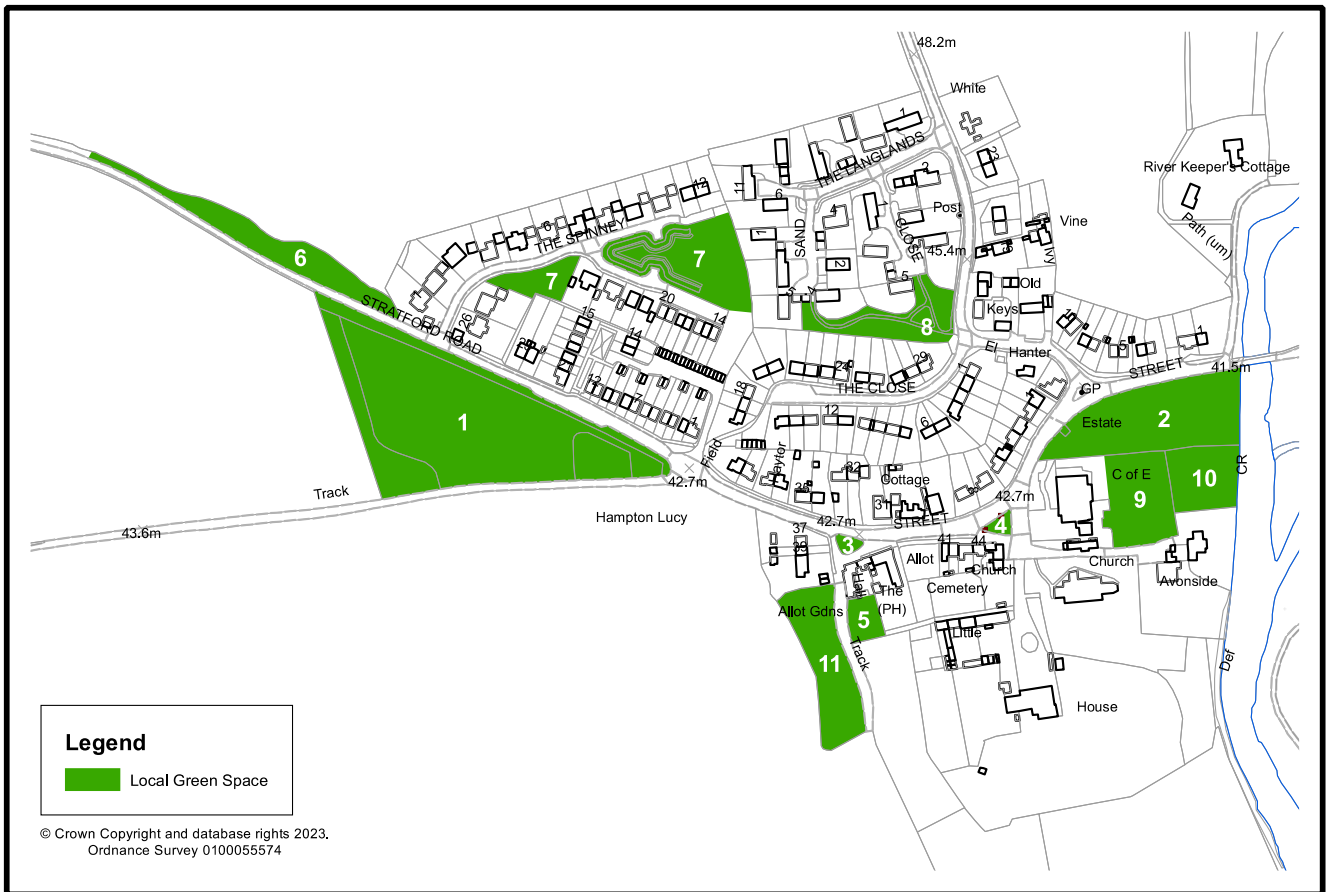
This Plan designates the following areas of 'Local Green Space' as defined on Figure 8 below at the following locations:

1. King George V Playing Field
2. Parish Field
3. Outside Village Hall
4. Opposite Teapot Cottage and the School
5. Allotments behind Village Hall
6. The Spinney
7. Open Space within The Spinney Development
8. Land between The Close and The Langlands
9. School Playing Field
10. Allotments by the river
11. Allotments by the Village Hall and Tudor Cottage

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported, unless there are very special circumstances outweighing the harm to the designated Local Green Space.

Where appropriate, any Council apportioned Community Infrastructure Levy funds from SDC will be used to enhance these designations, to ensure that a suitable quantity and quality of recreational and amenity space is available for the Neighbourhood Area.

The Council supports the benefit of open space flood risk management to retain water, by the utilisation of ground Suds in open spaces.



**Figure 8: Local Green Space Designations**

### Explanation

In accordance with paragraphs 102 -106 of the NPPF local communities are encouraged to include robustly justified Local Green Spaces within their neighbourhood plans, where this designation does not prevent identified development needs being met and the Plan Residential Survey supports the designated Local Green Spaces.

Local Green Space which is of particular importance to local communities because of its beauty, historic significance, recreational value (including as playing fields), tranquillity or richness of its wildlife will be designated for special protection. Each of the designated Local Green Spaces comply with these requirements with none representing large tracts of land and all are well related to the local community. Assessments of the proposed Local Green Spaces can be found in Appendix 2. It should be noted that the assessments for LGS 9, 10 and 11 are numbered 10, 11 and 12 in Appendix 2.

### Relevant NPPF and Core Strategy policies:

Paragraphs 102 – 106 NPPF

CS.5, CS.7 and CS.25 of the Core Strategy

## Policy NE2 – Valued Views

Development proposals within the Neighbourhood Area should demonstrate how they integrate appropriately with their setting while conserving or enhancing its character. This Plan identifies the Valued Views shown in Figure 9.

New development proposals should take account of the identified Valued Views and should be designed to respect their significance in the wider Neighbourhood Area.

Proposed developments that would have an unacceptable impact on the character or integrity of a Valued View will not be supported.

Important views and skylines visible to and from the village of Hampton Lucy and Neighbourhood Area should be safeguarded as should views towards the village of Hampton Lucy particularly when they relate to Heritage Assets, the village approaches and settlement boundaries.

### Explanation

This Policy NE2 is of particular significance for the Neighbourhood Area and surrounding parishes given its topography, being set in a river valley over which there are sweeping long distance views from higher ground overlooking ancient farmland and Heritage Assets and to those which form part of the wider settings beyond.

The Valued Views contribute to the attraction of the many long-distance footpaths passing through the Neighbourhood Area, providing vantage points from which to admire the scenery and enjoy settings of the Heritage Assets important for residents and tourists visiting the area and the River Avon. Each of the Valued Views have been chosen as suitable for designation because they are essential to be protected to preserve the beauty of the rural landscape.

In the Neighbourhood Survey 106 (86%) respondents were asked the question as to whether they wanted polytunnels, warehousing, gravel pits or industrial developments with over a third of respondents (39) specifically commenting such development would impair the natural beauty of the countryside important to them.

In response to planning applications in 2015 and 2021 (SDC application numbers 15/03650/FUL and 21/02292/FUL) for a development of polytunnels nestled in farmland in the low-lying river valley adjacent to the River Avon and between Hatton Rock, the application was refused on appeal with the Planning Inspectorate citing CS.5 and AS.10 of the SDC Core Strategy as the planning reasons for refusal being the impairment such development would cause to the visual aspects of the Parish and to Heritage Assets.

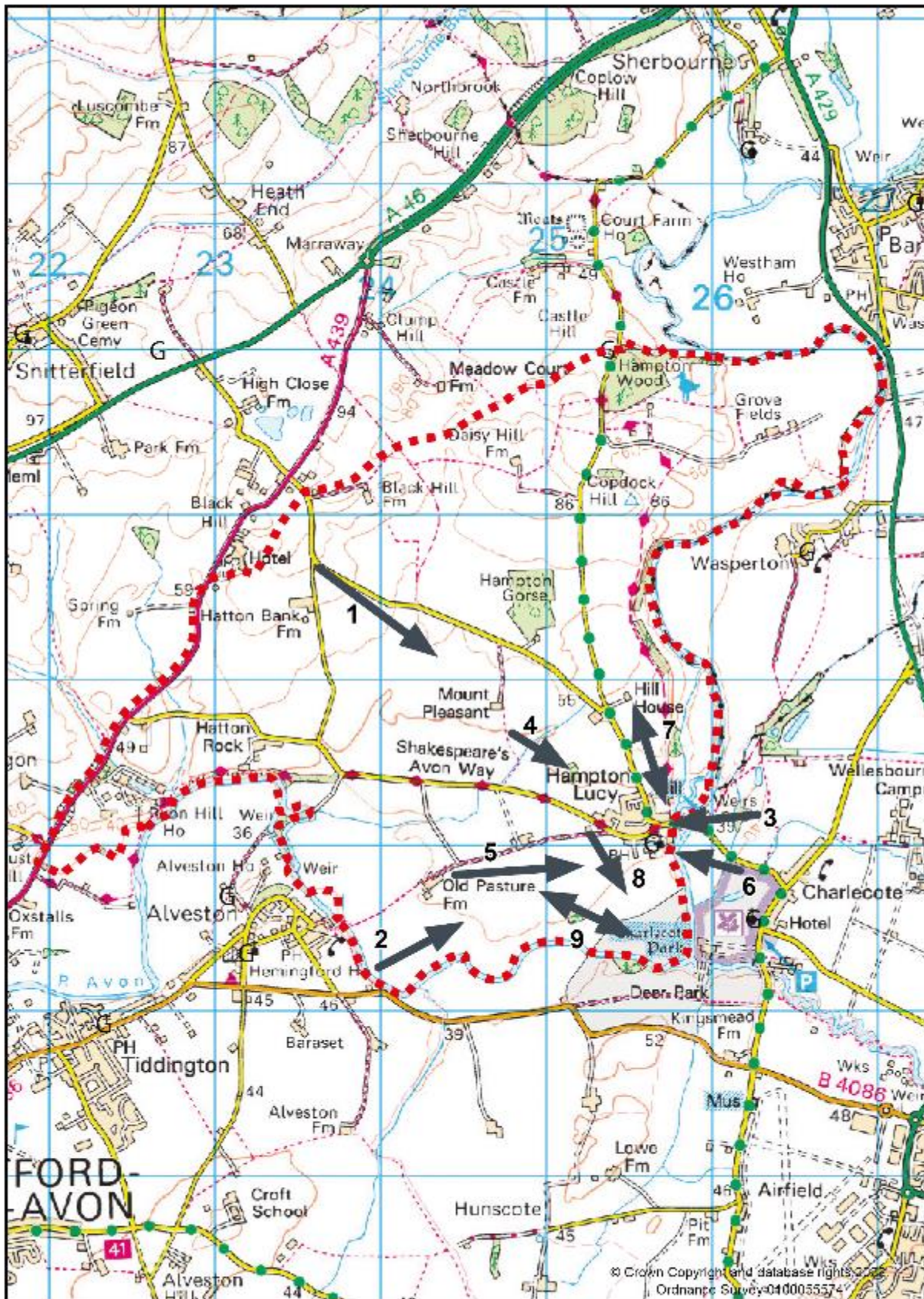


Figure 9: Valued Views

## The Valued Views

### View 1

The view over the valley towards the village from the top of Hatton Bank Lane at the junction, commonly known as the 'Crooked Oak'. This view looks down from higher ground over the vista of the rural river valley and the majority of the Neighbourhood Area including the Grade 1 listed Church and village which makes it uniquely special.



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### View 2

Looking over the Avon from Swiffen Bank, Alveston towards the Grade I listed church and Hampton Lucy village (which can be seen in the distance) across open fields from its river setting important to preserve the rural area and riverside tranquillity.



### **View 3**

An irreplaceable view of the biodiverse green area between the Grade II\* listed Charlecote Mill (part of which is in the Neighbourhood Area), across to the village nestled behind the Grade I listed iron bridge.



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### **View 4**

Another long-distanced view from higher ground over the river valley from the public footpath adjacent to Mount Pleasant over the farmland towards the Avon and to the village with its Grade I listed church and beyond the Grade I listed National Trust owned Charlecote Park.





### View 4 (another view)

As above – From the public footpath adjacent to Mount Pleasant over the farmland towards the River Avon and to the village the Grade 1 church and the Grade 1 Charlecote Park beyond.



### View 5

View from the public footpath at Old Pastures Farm over to Charlecote House and Park



### View 5 (another view)

View from the public footpath at Old Pastures Farm over to Charlecote House and Park showing the Church and the roof of Hampton Lucy House.

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Both views are unique and special with the preservation of the visual landscape entwined with the setting of Heritage Assets essential to be retained for the benefit of this and future generations.



**View 6**

Hampton Lucy Church from Charlecote Road – a sea of buttercup flowers with again a view of the Grade I Church in the village.



**View 7**

Green space alongside Scar Bank bridlepath and the track leading to River Keeper's Cottage



Special for the Neighbourhood Area as this view has been enjoyed by the many walkers and riders who for hundreds of years have used the bridleway and footpaths.



## View 8

View from track by Village Hall over to Charlecote House, sheep grazing in the grounds of Grade II\* Hampton Lucy House and the Church

Special in that two significant listed buildings are within the siting of one viewpoint from a public track.



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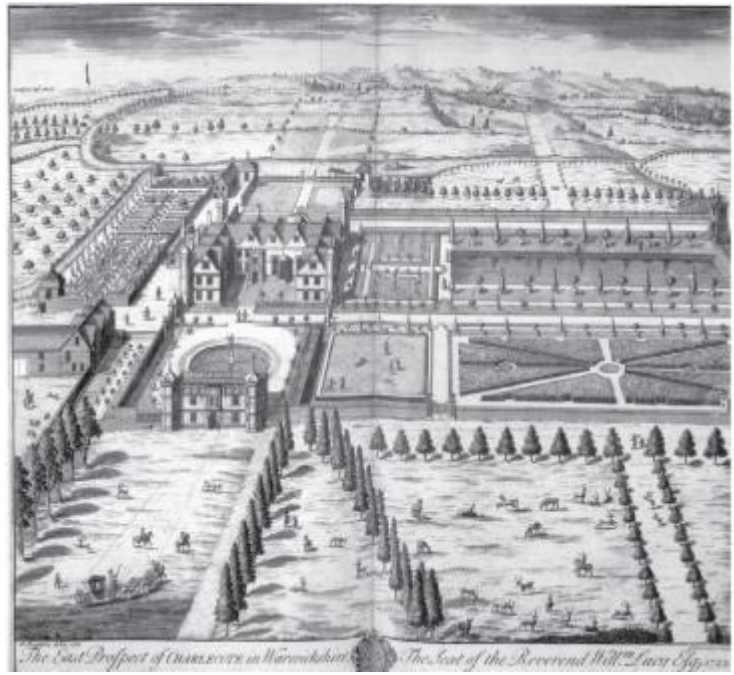
## View 9

Views from Charlecote Park across the fields to Hampton Lucy.



Bird's eye view by Beighton 1722 showing an avenue running westwards from the house (Fig. 2.1 in Charlecote Management Plan LUC 2007).

*(With the kind permission of the National Trust)*



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**Relevant NPPF and Core Strategy policies:**

Paragraphs 131 and 174 NPPF

CS.5, CS.8 and AS10 of the Core Strategy

## Policy NE3 – Nature Conservation and Biodiversity

Development proposals that would cause unacceptable harm to biodiversity and would not provide a net gain in biodiversity and ecological networks in the Neighbourhood Area, will not be supported.

Developments that include existing aquatic habitats (such as attenuation ponds, springs, ditches, rivers or streams) should be designed in such a way as to enhance the natural environment with an emphasis on encouraging biodiversity and creating sustainable habitats for local wildlife over visual consideration.

All new development will be expected to demonstrate a high level of sensitive landscaping and native tree/hedge planting where possible. All development must retain, where so practical to do so, existing trees and hedges and to preserve and retain the Ancient Woodland and Local Wildlife sites as shown in Figure 10 below.

Existing ecological networks should be retained, and new ecological habitats and networks particularly encouraged. Measures to improve landscape quality, scenic beauty and tranquility and to reduce light pollution are encouraged and will be supported.

All new development that would cause unacceptable harm or interfere with Ancient Woodland or Local Wildlife Sites as shown in Figure 10 will not be supported.

### Explanation

The majority of the Neighbourhood Area is agricultural supporting a wide diversity of wildlife, flowers and fauna. All development must retain existing veteran trees and hedges as, over the years, these have developed niches for new species of plants and animals and, therefore, have high biodiversity. Details are set out in Appendix 3 and we direct special attention to the following.

Within the Neighbourhood Area are River Avon Local Wildlife Sites, these habitats being listed as one of 'principal' importance under s41 of the Natural Environment and Rural Communities (NERC) Act 2006 and as shown in Figure 10. Section 40 of the NERC states that local planning authorities must consider these habitats in their decision making because of their duty to conserve biodiversity. Most of the listed Charlecote Park within the Neighbourhood Area is within the Charlecote Park Wildlife Site together the floodplain grasslands up-stream of Hampton Lucy bridge also designated as a Local Wildlife Site.

The River Avon is a salmonid and eel migratory route and Charlecote Park (part of which is in the Neighbourhood Area) and the riverbank supports one of the largest heronries in the area. Kingfishers and swans have their nests along the riverbank of the Neighbourhood Area.

Two areas of ancient woodland are as shown hatched green on Figure 10, the Northernmost area being part of the protected Arden Special Landscape Area incorporating Hampton Wood. Hampton Wood is also the site of an apiary established by the Stratford and District Bee Keeping Association (SBKA) which provides help and training to new members.



Photo: Hampton Wood

Spinney Nature Reserve (shown as area 6 on Figure 8) was established from a former allotment site in 2005. In March 2022 there was a recent initiative for the planting of 300 trees on the King George V Playing Field and the Parish Field such areas numbered 1 and 2 in Figure 6 with parishioners actively involved in the planting and watering (see Appendix 3).

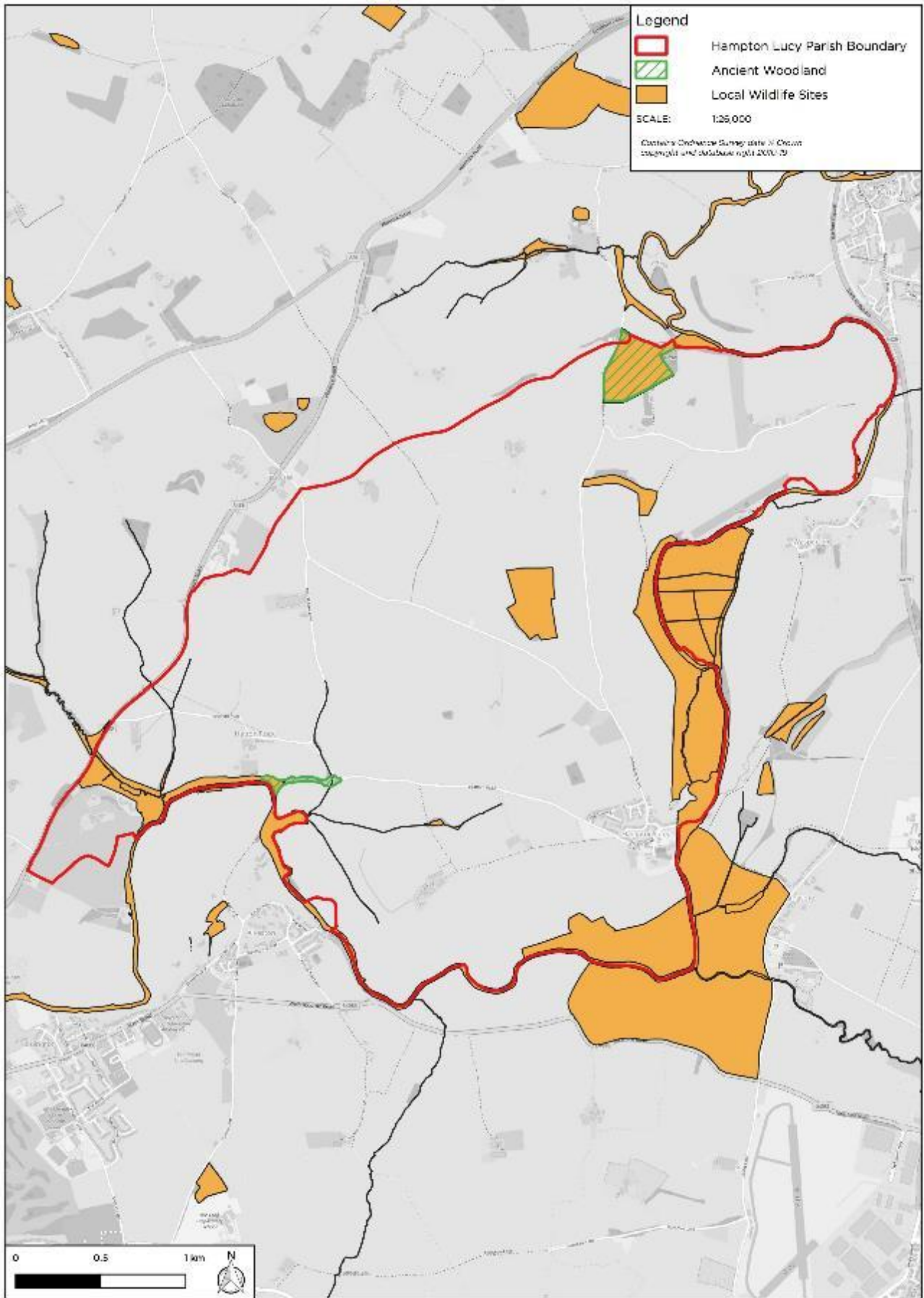
An unusual and special feature in Hampton Lucy Village is the 'Charles' Maries' Trail' being the shrubs planted in tribute to a former Hampton Lucy resident, known as the 'Plant Hunter', who introduced plants to this country from China, Japan and Formosa with those commercially available planted in a trail that can be followed in the Village. A brief summary of his work is given in Appendix 4.

The Council has supported Projects including the initiative GREAT pioneered by a resident to plant more trees and a landowner gives a fine example of preserving and promoting wildlife and biodiversity including a total of 53 hectares set out for wild bird mix, skylark bird nesting, overwintered stubble for winter bird feed, willow grown to produce biofuel and 6 miles of permanent margins provided to create habitats for wildlife.

Paragraph 180 of the NPPF recognises that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity and this Policy supports this through the promotion of the maintenance and enhancement of important landscape features such as the River Avon, ponds, brooks, meadows, woods, trees and hedgerows, all being contributors to reducing atmospheric CO2 and helping to combat climate change.

**Relevant NPPF and Core Strategy policies:**

Paragraphs 131, 132, 136, 157-163, 180 – 188 NPPF  
CS.5, CS.6 and CS.7 of the Core Strategy



**Figure 10: Ancient woodlands and local wildlife sites.**

## Policy NE4 – Flood Risk

Developments will be supported unless:

- a) They are in flood zones 2 and 3 and/or are otherwise assessed by the Environment Agency at high or medium risk of surface water flooding;
- b) They are neither neutral nor beneficial to the capacity of these flood zones;
- c) The risk to flooding to existing properties and land in the Neighbourhood Area is increased.
- d) It cannot be demonstrated that every effort has been made to steer developments to areas of lower flood risk where possible;
- e) The development will not contribute to water bodies (defined as ‘lakes and parts of rivers, estuaries, coastal waters and ground water’) reaching a good status or potential status in accordance with the Water Framework Directive or equivalent, where this is feasible;
- f) They do not contribute to the maintenance or restoration of the floodplain, where this is feasible;
- g) Where appropriate they do not open-up any existing culverts on a site providing more open space/green infrastructure of greater amenity or do not keep the creation of new culverts to a minimum;
- h) In respect of surface water flood and development drainage it has not been demonstrated that the developer has considered options to manage risk in the following priority order: infiltration (water into the ground), discharging into an existing water body, and discharging into a surface water sewer;
- i) If the above ground attenuation features have not been designed to be multifunctional and do not incorporate the four pillars of SuDs which are water quality, water quantity, amenity and biodiversity.

All developments will be expected to include sustainable drainage systems with new developments needing to account for flood risk when building on a greenfield or brownfield sites as supported by the sustainable drainage system section of the Planning Practice Guidance (PPG) extant at the time of the proposal.

### Explanation

The Neighbourhood Area sits within the valley of the River Avon, with the village located alongside the said river. There are also areas within the village and throughout the parish that are designated as being of high or medium risk of surface water (pluvial) flooding as shown in Figure 11.

Significant areas of the Neighbourhood Area are designated as being at high (zone 3) or medium (zone 2) risk of fluvial flooding from the river as shown in Figure 12.



The Neighbourhood Area has been victim of fluvial and pluvial flooding over the last few decades and most regularly in 2016, 2019, early 2020.

The most serious incident of extensive flooding has happened now in January 2024.

The photograph below shows the impact of the river bursting its banks to overflow and flood the edge of the village.



The image below shows the extent of the same January 2024 flooding into the river basin over the fields of Old Pastures Farm (with the polytunnels towards the right of the photograph) expanding through to and over the gardens of Hampton Lucy House and the Registered Park at Charlecote. The Spinney is at the extreme right-hand side of the photograph. The flooding continues into the distance turning the fields of opposite Hatton Rock in Alveston into lakes.



The photograph below shows the pluvial flooding across the fields in 2016 towards Stratford Road on the site of the current Spinney housing development.

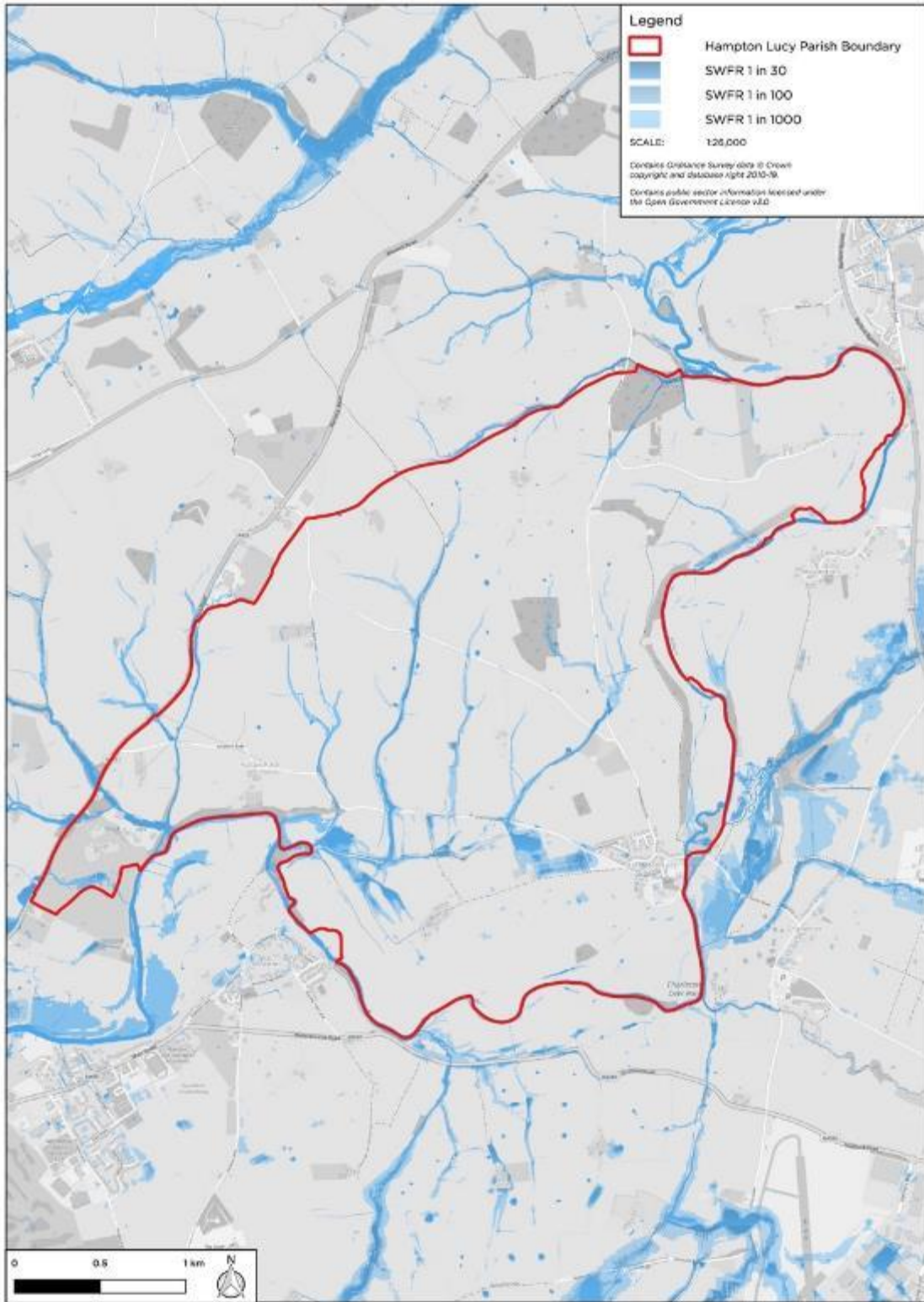


Flood risk was cited as a significant concern of many of the objectors to application (20/01007/FUL) referred to in the Explanation to Policy NE2 above. In addition, the flood risk from the run-off towards Stratford Road resulted in a swale being incorporated as part of the Charles Church development at The Spinney Housing Development. This formed a key part of a public enquiry and resulted in changes to the application.

**Relevant NPPF and Core Strategy policies:**

Paragraphs 157 – 175 NPPF

CS.2, CS.4 of the Core Strategy



**Figure 11: Pluvial Flooding Map**

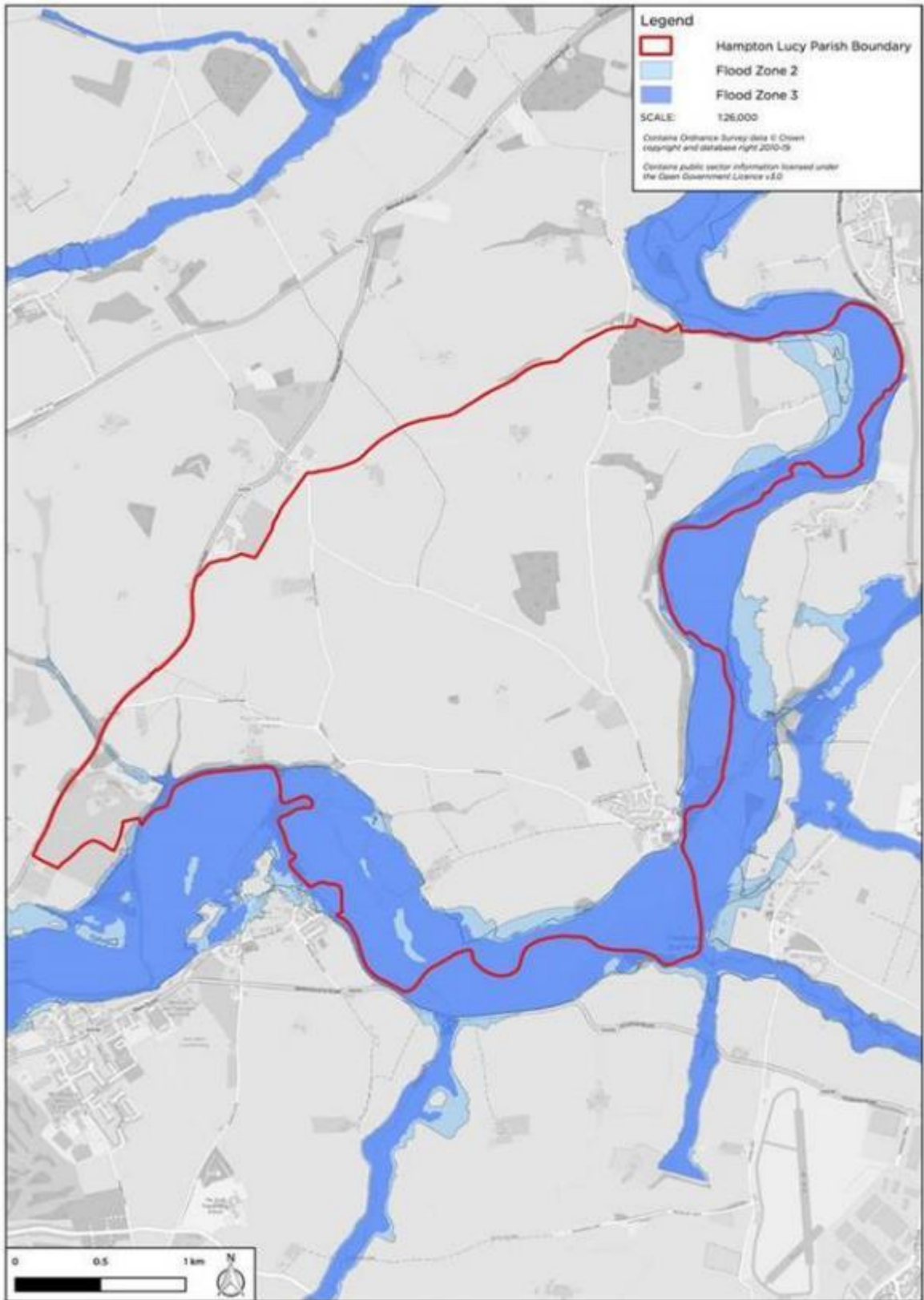


Figure 12: Fluvial Flooding Map

## Policy NE5 – The River Avon

Development of riverside activities within the Neighbourhood Area, for navigation or otherwise, which negatively impact on land or buildings adjoining the River Avon will only be supported where the activity will:

- a) Preserve the rural tranquility of the Neighbourhood Area;
- b) Not reduce the capacity of the floodplain or exacerbate flooding elsewhere;
- c) Sustain and, where possible, enhance the significance of the designated Heritage Assets particularly the continued working of Charlecote Mill;
- d) Protect the natural environment of riverbanks and wildlife.

Proposals failing to adequately demonstrate compliance with the above will not be supported.

### Explanation

Approximately 50% of the boundary of the Neighbourhood Area is defined by the course of the River Avon, making it a dominant and important feature of the Neighbourhood Area and one that is unique. Many of the Listed Buildings and those within adjoining parishes have frontages to the River Avon, with the Charlecote Mill reliant on the River Avon for its future business activity.

Recent proposals for the opening of the River Avon up for navigation from Stratford upon Avon to Warwick have been rejected. When asked in the Resident's Survey 59% confirmed they would not support such a proposal, with many of the respondents concerned about the effect this would have on biodiversity in the Neighbourhood Area and the viability of the listed Charlecote water mill.



Photograph of the riverbank looking towards the village of Hampton Lucy with its single-track iron bridge over the River Avon



**Relevant NPPF and Core Strategy policies:**

Paragraphs 174 180, 183 and 188 NPPF

CS.5 and CS.8 of the Core Strategy

## 7. Local Community, Health and Wellbeing

### Strategic Objective

*To ensure that new development has no detrimental effect on existing community facilities, that new community facilities are supported and that the health and wellbeing of the residents in the Neighbourhood Area is enhanced and improved.*

#### Policy LCHW1 – Allotments and Growing Spaces

Any development proposal that would result in the partial or complete loss of an existing allotment within the Neighbourhood Area will not be supported unless it can be clearly demonstrated that there would be a positive improvement to existing provision or a net increase in provision elsewhere in the Neighbourhood Area.

Proposals for the provision of new allotments in appropriate and suitable locations will be supported. Proposals for new allotments should clearly demonstrate the following:

- a) There are no adverse impacts on the landscape or character of the area;
- b) There are satisfactory arrangements for parking;
- c) There are satisfactory arrangements for water supply; and
- d) There would be no adverse impact on neighbouring uses.

### Explanation

The maintenance of existing allotments space is supported as a sustainability policy because food grown locally for local consumption has zero food miles and reduces the need to travel to shops, and reduces carbon emissions. The allotments, in the centre of the Village, are important as social meeting places promoting health and wellbeing. Produce from the allotments is sold at the annual Plant and Produce sale in May every year – a popular calendar event for the whole of the Neighbourhood Area.

In the Neighbourhood Survey when asked what was important to them 55% of Residents who answered said allotments were important. All the allotments are well used as at the date of this Plan.

In this situation an allotment is deemed to be a plot of land rented by an individual for the growing of vegetables or flowers for personal use or enjoyment. It does not include private amenity/garden land.

### Relevant NPPF and Core Strategy policies:

Paragraph 96 NPPF

CS.6 and CS.25 of the Core Strategy

## Policy LCHW2 – Community Facilities

Development proposals that will lead to the loss or partial loss of any community facility, as indicated at Figure 13 and would not enhance and/or improve that community facility will not be supported unless it can be demonstrated that the facility is no longer in active use and has little prospect of being brought back into use.

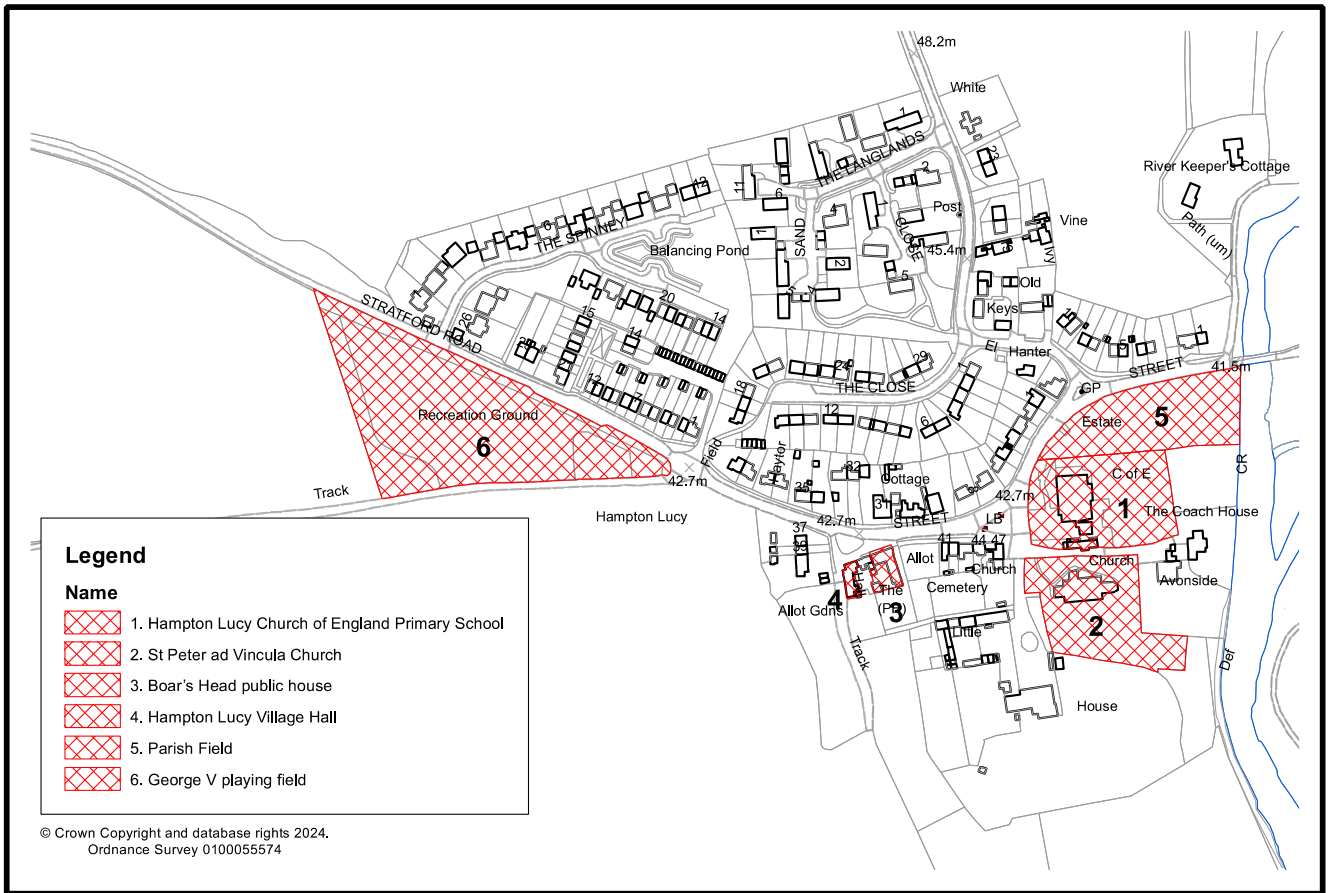
### Explanation

Each of the existing community facilities play an important role in maintaining a strong and vibrant community keeping the Village and Neighbourhood Area alive. These include the school, church, village hall, public house (Boars Head), the Parish Field and the George V playing field. They should be supported, utilised and new facilities encouraged. Such facilities should be protected from inappropriate forms of development, which may cause harm either directly or indirectly through new development or change of use. Any proposals which result in the loss of, or harm to, an existing community facility will be expected to demonstrate how that loss is mitigated, through betterment or replacement.



**The village centre with the Boars Head and the Church in the background**





**Figure 13: Community Facilities**

The George V playing field is well used by children of all ages and is a meeting place for parents. The Parish Field is regularly used for village community events including the annual jazz picnic and over the last two years, a village festival. Community venues such as play and leisure facilities, the mobile library and the village hall offer activities for a variety of age groups, promoting both physical and mental well-being. They play an important role in bringing the community together and help to alleviate social isolation. Of the residents who answered the question in the Residents' Survey as to what clubs and events they would like to see in the church and village hall, 92% said they would welcome retention of existing and further events and clubs with comments from some Residents that the village hall should be enhanced and improved as a community facility.

**Relevant NPPF and Core Strategy policies:**

- Paragraphs 96 and 97 NPPF
- CS.25 of the Core Strategy

## Policy LCHW3 - Promoting Walking, Cycling and Horse Riding

Where appropriate, development proposals should demonstrate how walking, horse riding and cycling opportunities have been incorporated and, where possible, how these will connect to existing routes.

Where possible, public rights of way, including bridleways, should be protected, enhanced, expanded and positively utilised in all new developments.

Proposals which either adversely affect existing walking, horse riding or cycling routes will not be supported.

### Explanation

The Neighbourhood Area has a wealth of public rights of way in the form of footpaths, bridleways and permitted footpaths, all of which are shown in green in Figure 14 and enjoyed by numerous walkers, ramblers, cyclists and horse riders. In particular, the Shakespeare's Avon Way is an ancient path with 88% of the respondents to the Resident's Survey saying it was the most important to them. Route 41 of the National Cycle Path runs through the Neighbourhood Area on the route shown Figure 15.

When asked in the Resident's Survey what new facilities are needed in the Neighbourhood Area, 55% of respondents said they would like 'safe cycle paths' and 85% of respondents to the Neighbourhood Survey said it was a priority to have all public rights of way and bridleways protected.

This Policy ensures rambler, cyclist and horse-riding access to the quiet enjoyment and tranquillity of the wider countryside, landscape, wildlife areas and historic features. The encouragement of walking, cycling and horse-riding is a key part of improving the health and well-being of our community and of reducing carbon emissions. It preserves the importance of respecting the utility, convenience, recreational value, attractiveness and historic significance of public rights of way.

### Relevant NPPF and Core Strategy policies:

Paragraphs 96, 104, 110 NPPF

CS.25 and CS.26 of the Core Strategy



Figure 14: Footpaths map (public footpaths shown in yellow with green diamonds and the Parish Boundary shown in a dotted pink line)

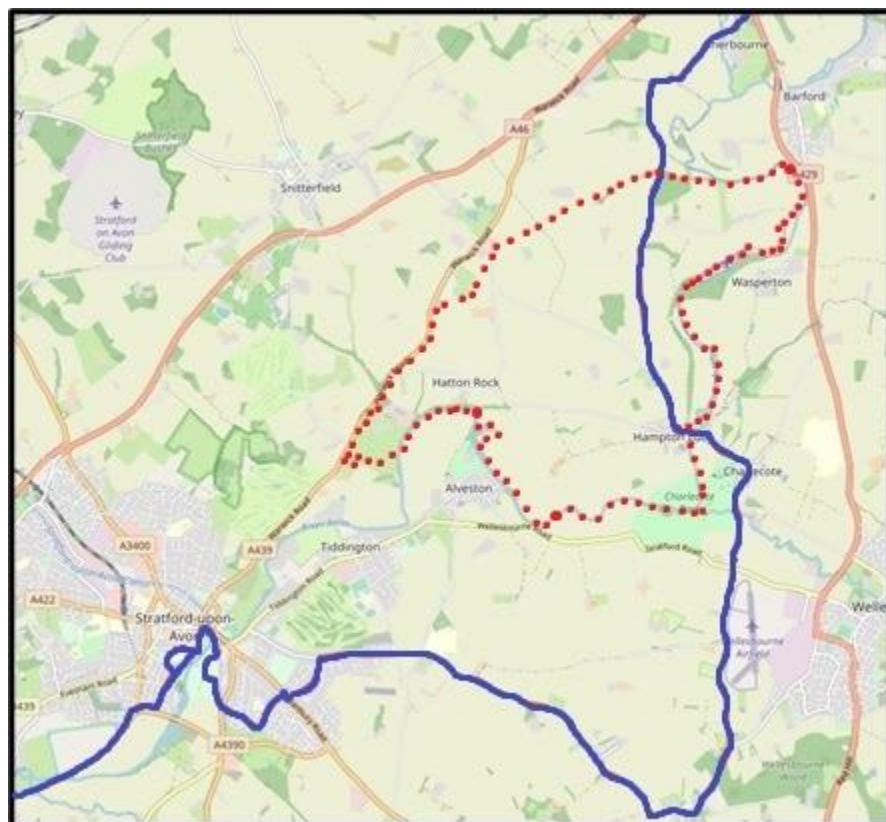


Figure 15: National Cycleway (41) shown in blue with the Parish Boundary in dotted red.

## Policy LCHW4 – Promoting New Employment Opportunities

Proposals resulting in new employment will be supported within the Neighbourhood Area provided they do not have:

- a) an unacceptable detrimental impact on residential amenity, the rural landscape or Heritage Assets;
- b) lead to a loss of green infra-structure;
- c) an unacceptable impact due to increased traffic;
- d) any detrimental impact on tourism and leisure activities in the Neighbourhood Area and neighbouring parishes.

### Explanation

Due to the agricultural nature of the Neighbourhood Area, there are only a small number of non-agricultural businesses operating in the Parish.

Tourism provides a very important source of employment in Stratford on Avon District. In addition to the National Trust Charlecote House and Gardens referred to in this Plan, other nearby Registered Parks and Gardens in the vicinity include Warwick Castle, located approximately 2.5km north of the Neighbouring Area, and Shakespeare's Garden, New Place 2.4 km south-west along with Shakespeare's Birthplace and theatres.

The only significant businesses in the Neighbourhood area are the NFU offices at Ryon Hill, a clinic on the Warwick Road and Hatton Rock Business Park, a group of office buildings converted from former farm buildings. Adjacent to them are larger warehouses and storage facilities. All units within these business concerns are let easily but with business users and residents reporting issues with parking and traffic congestion caused by HGVs on the narrow Stratford Road and Hatton Bank Lane.

New local business opportunities will assist with local employment and financial and mental well-being.

### Relevant NPPF and Core Strategy policies:

Paragraphs 85 – 89 NPPF

CS.22 and CS.24 of the Core Strategy

## 8. Infrastructure

### Strategic Objectives

*To seek on-going improvement to transport and parking, to utility infrastructure, digital connectivity, mobile phone reception and to encourage renewable energy solutions.*

#### Policy IN1 – Transport, Highway Safety and the Iron Bridge

Development will be supported provided it does not result in an unacceptable impact on highway safety, or the capacity of the local road network.

### Explanation

There is a fragile road and bridge network serving the Neighbourhood Area, with one half of the Parish being bounded by the River Avon. Of the three roads serving the Neighbourhood Area, Hatton Bank Lane has 500 metres of single-track road without a passing bay and the Stratford Road is a single-track minor road with limited passing opportunities. The third access, Snitterfield Road, is connected to the B439 Warwick Road, which is an accident blackspot due to poor siting visibility, although this junction has recently been improved to reduce the risk of accidents.



The Grade II listed cast-iron bridge over the River Avon carries the road running between Hampton Lucy and Charlecote, the main pedestrian route to the bus service to Stratford-upon-Avon and Leamington Spa/Warwick also running through Charlecote. This single-track bridge is subject to a 7.5-tonnes weight limit which helps to reduce traffic.

It is experiencing great stress from a huge increase in traffic and from heavy agricultural vehicles and lorries crossing daily. Every effort should be made to divert heavy traffic and to discourage any heavy, wide agricultural vehicles from using the bridge and to enforce non-compliance with the weight restriction.

Increased volumes of traffic are causing safety and environmental concerns for the residents. In the Neighbourhood Survey 68% of the respondents felt there was a problem with HGVs, commercial vehicles and tractors through the village and 70% thought there was a problem with the volume of traffic in the area. 73% said there should be speed limits through the village.

#### Relevant NPPF and Core Strategy policies:

Paragraphs 108 -110 NPPF

CS.26 of the Core Strategy

## Policy IN2 - Parking

New development proposals should provide off-road vehicle parking in accordance with the standards in SDC's adopted Development Requirements Supplementary Planning Document and/or equivalent guidance adopted by SDC.

Provision of vehicle parking to serve new developments should introduce appropriate SUDs, where possible, and ensure that discharge/run off flows do not degrade the quality of accepting water bodies.

Appropriate cycle storage facilities should be provided within the curtilage of each dwelling in accordance with the SDC Development Requirements Supplementary Planning Document (SPD) and/or equivalent guidance adopted by SDC.

Electric Vehicle Charging Points should be provided in accordance with the SDC Development Requirements SPD and/or equivalent guidance adopted by SDC.

### Explanation

Garages are excluded from requirements for dwellings because they are more frequently used for domestic storage, or often later converted into habitable accommodation thus exacerbating the issue of insufficient off-road parking. Car ports are not used in the same way so are included. Additional development creating extra bed spaces or commercial floor-space will be required to demonstrate adequate off-road parking provision.

This Policy applies the district-wide requirements under SDC Development Requirements due to the on-going traffic problems within the Village Boundary, which has been a frustrating issue for many residents as evidenced by the respondents in answers about this issue in the Residents' Survey. Hampton Lucy Primary School is in the centre of the village and has no off-road parking for staff or off-road drop-off space. This results in the length of Church Street adjacent to the school becoming congested with parked cars causing traffic problems at the beginning and end of each school day, and any new development should not be allowed to exacerbate this congestion issue.

### Relevant NPPF and Core Strategy policies:

Paragraphs 111 and 112 NPPF

CS.26 of the Core Strategy

## Policy IN3 – Encouraging Home Based Working and High-Speed Broadband

All new dwellings within the Neighbourhood Area are encouraged to provide space to support home working with flexible space adaptable to a home office incorporating cabling and will be expected to include the necessary infrastructure to allow future connectivity to high-speed broadband.

### Explanation

In the current era where home-based businesses and home working is encouraged to advance sustainable patterns of living and working, it is important that appropriate infrastructure such as high-speed broadband is provided.






The Resident's Survey revealed that a third of adult residents were in full time employment and 18% retired with 15% employed part-time or self-employed. During the pandemic many have been working from home and it appears likely that this trend may continue, so it is essential that the Neighbouring Area is served with faster and more accessible broadband and internet connections.

### Relevant NPPF and Core Strategy policies:

Paragraph 118 NPPF






CS.22 and CS.26 of the Core Strategy



# Appendix 1 – Listed Buildings and Monuments

<p><u>Grade I</u></p>	<p>CHURCH OF ST PETER AD VINCULA          Listing: 1382119          Location: Church of St Peter Ad Vincula, Church Street.</p>	
	<p>CHARLECOTE PARK          Heritage Category: Park and Garden          Location: Charlecote Park, Hampton Lucy</p>	 
<p><u>Grade II*</u></p>	<p>HAMPTON LUCY HOUSE          Listing: 1382124          Location: Hampton Lucy House, Church Street</p>	
	<p>CHARLECOTE MILL (THAT PART IN HAMPTON LUCY)          Listing: 1382109          Location: Charlecote Mill (That Park in Hampton Lucy CP), Hampton Lucy, Charlecote</p>	



<p><u>Grade II</u></p>	<p>BRIDGE OVER RIVER AVON  Listing: 1382105  Location: Bridge over River Avon, Hampton Lucy</p>	
	<p>GROVE FIELDS FARMHOUSE  Listing: 1382107  Location: Grove Fields Farmhouse, Hampton Lucy</p>	
	<p>COTTAGE ON THE WEST BANK OF THE RIVER AVON OPPOSITE CHARLECOTE MILL IN AVON FORD (known as River Keeper's Cottage)  Listing: 1382111  Location: Cottage on the West Bank of the River Avon opposite Charlecote Mill in Avon Ford, Bridge Street, Avon Ford</p>	
	<p>NUMBERS 37 AND 38 AND TUDOR COTTAGE  Listing: 1382113  Location: Numbers 37 and 38 and Tudor Cottage, 37 &amp; 38 Church Street</p>	
	<p>OLD POST OFFICE AND ATTACHED READING ROOM / INSTITUTE  Listing: 1382115  Location: Old Post Office and attached Reading Room/Institute, 40 Church Street</p>	

<p><u>Grade II</u> <u>(cont)</u></p>	<p>47 CHURCH STREET Listing: 1382116 Location: 47 Church Street</p>	
	<p>AVONSIDE Listing: 1382117 Location: Avonside, Church Street</p>	
	<p>CHEST TOMB APPROXIMATELY 8 METRES SOUTHEAST OF THE CHANCEL OF THE CHURCH OF ST PETER Listing: 1382121 Location: Chest Tomb approximately 8 metres southeast of the Chancel of the Church of St Peter, Church Street</p>	
	<p>RAILINGS AND GATES TO NORTH SIDE OF THE CHURCHYARD OF ST PETER AND 2 GATES TO THE WEST Listing: 1382122 Location: Railings and Gates to north side of the Churchyard of St Peter and 2 Gates to the west, Church Street</p>	
	<p>WALL TO THE SOUTH SIDE OF THE CHURCHYARD OF THE CHURCH OF ST PETER INCLUDING 3 HEADSTONES Listing: 1382123 Location: Wall to the south side of the Churchyard of the Church of St Peter including 3 Headstones, Church Street</p>	

<p><b>Grade II</b></p> <p><b>(cont)</b></p>	<p><b>MOUNT PLEASANT</b>  Listing: 1382137  Location: Mount Pleasant, Snitterfield Road</p> <p><b>BARN AND OUTBUILDINGS IMMEDIATELY NORTH EAST OF MOUNT PLEASANT</b>  Listing: 1382138  Location: Barn and Outbuildings immediately north east of Mount Pleasant, Snitterfield Road</p>	
	<p><b>SANDBARN FARMHOUSE</b>  Listing: 1382139  Location: Sandbarn Farmhouse, Snitterfield Road</p>	

Heritage Category: Scheduling:

**ENCLOSURE NORTH OF OLD PASTURE FARM**  
Location: Hampton Lucy

**SETTLEMENT SITE EAST OF HATTON ROCK FARM**  
Location: Hampton Lucy

**SITE OF BUILDING AND ENCLOSURE 500YDS (460M) EAST OF HATTON ROCK FARM**  
Location: Hampton Lucy

# Appendix 2 - Local Green Space Assessments

## HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN

### Local Green Space Site Assessment: January 2018

Site Address	Site Area	Site Ref
Recreational Ground, Stratford Road	Approx. ha: 1.3	LGS No: 1
<b>Plan</b>		
<b>Site Description and Current Land Use</b>		
<p>The site is an actively used recreational ground with a well-equipped children's play area, picnic benches, seats and a football pitch. The lawned areas are closely mown. It is enclosed by a low wrought iron fence and hedgerows with trees around the periphery. It is surrounded by open green fields.</p>		
<b>Relevant Planning History</b>		
<ul style="list-style-type: none"> <li>86/01611/FUL: Erection of clubhouse. Formation of car park, vehicular access and cesspit. Permission Granted: 23/04/1987</li> <li>85/01037/FUL: Erect a club house for Hampton Lucy youth club including access and parking space. Withdrawn: 17/03/1986</li> <li>85/01036/FUL: Erect a club house for Hampton Lucy youth club including access and parking space. Outline Permission: 25/03/1986</li> </ul>		

**Site Ownership**

THE HAMPTON LUCY PARISH COUNCIL care of Dr. A. Scaife, (Clerk To The Council), 6 The Langlands, Hampton Lucy, Warwick CV35 8BN

**Site Constraints**

The site is a greenfield site at the edge of the village.

According to the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012), the recreational ground is a 'Designated Landscape' and sits within an area of 'Medium Sensitivity' for archaeology.

The site sits within 'Medium Sensitivity' for housing development and 'High Sensitivity' for commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessment For Villages, White Consultants (June 2012).

**Public Access**

The site is open to the public and accessible through a gated entrance at the southeast corner of the site.

**Site Photo**



*Taken in January 2018*

**Ecological Significance**

The site contains a mix of mature trees and some shrubs. Mixed species hedgerows and shrubs are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g.

squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.

In the village there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

#### **Special Qualities and Local Significance**

The site is the only formal recreational ground/facility in the village. The special qualities of the site include its recreational value for children and adults through community events, sports and the playground. The open green fields surrounding the site create a sense of space and tranquillity.

The site is demonstrably special and locally significant as it is actively used and valued by the local community as a formal area of open space.

#### **Summary and Suitability for Designation as Local Green Space**

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

LGS1 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquillity and richness of its habitats and wildlife potential; and
- is local in character and is not an extensive tract of land.

**HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN**

**Local Green Space Site Assessment: January 2018**

Site Address	Site Area	Site Ref
Parish Field, South of Bridge Street	Approx. ha: 0.44	LGS No: 2
<b>Plan</b>		
<b>Site Description and Current Land Use</b>		
<p>The site is a large area of open grassland east of the centre of the village, adjacent to the school, school playing field and allotment garden (LGS11). It is slightly raised above the road with a combination of estate railing, featherboard and Pickett fencing and mature shrubs and hedges around its perimeter. In addition to the general mix of trees within the site, there are also number of benches and a cluster of 4 ornamental tall pines.</p>		
<b>Relevant Planning History</b>		
None		
<b>Site Ownership</b>		
<ul style="list-style-type: none"> <li>• ROBIN STUART OGG of Olympus House, Olympus Avenue, Leamington Spa CV34 6BF</li> <li>• JONATHAN PAUL MAY of Unicorn Bridge House, Mill Road, Marlow SL7 1QB</li> <li>• JOHN MICHAEL HULSE of 27 Widney Road, Knowle, Solihull B93 9DX as Trustees of the Elizabeth Creak Charitable Trust.</li> </ul>		
<b>Site Constraints</b>		
<p>The site is located within the conservation area and is in close proximity to the Grade II listed bridge over the River Avon on its northeast corner.</p> <p>It sits within an area of 'Medium Sensitivity' for archaeology as noted in the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012), though it is bordered by an area of 'High Sensitivity' along its</p>		

northern boundary.

The site is in an area of 'High Sensitivity' for housing development and commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessment For Villages, White Consultants (June 2012).

#### Public Access

The site is fully open to public access through the entry gates on Church Street and through the adjacent allotment garden (LGS 11).

#### Site Photo



*Taken in January 2018*

#### Ecological Significance

The site contains a number of mature and young trees and there are numerous hedges and shrubs where the verge adjoins residential properties. Mixed species of hedgerows and shrubs are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding



area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.

In the village there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

#### **Special Qualities and Local Significance**

The site is locally significant because it is well used and valued by the local community for pedestrians and dog walkers.

The special qualities of the site include its strong contribution to local character and distinctiveness due to its natural beauty and open aspect as well as its spectacular views of the Grade II listed bridge over the River Avon and the Grade I listed church.

It is also highly appreciated and prized by the local community as an undeveloped tranquil area of open land in the heart of the historical part of the village which contributes to its green setting.

#### **Summary and Suitability for Designation as Local Green Space**

This site is well related to and used by the local community and makes a positive contribution to the health and well-being local residents.

LGS 2 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its tranquillity and richness of its habitats and wildlife potential; and
- is local in character and is not an extensive tract of land.

**HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN**

**Local Green Space Site Assessment: January 2018**

Site Address	Site Area	Site Ref
Small Green, South of Church Street in Front of the Village Hall	Approx. ha: 0.01	LGS No: 3
<b>Plan</b>		
<p><b>NOTE: LGS 10 and LGS 11 pictured here have been renumbered as LGS 9 and LGS 10 respectively, Post-Examination.</b></p>		
<b>Site Description and Current Land Use</b>		
<p>The site is a small, triangular shaped green in front of the Village Hall. Within the site are 3 mature trees. It has a single shrub with a 'Charles Maries Trail' plaque. Seven black wrought iron posts are sporadically dotted around the perimeter. Mainly laid to lawn, the site is well-maintained and mown.</p>		
<b>Relevant Planning History</b>		
None		
<b>Site Ownership</b>		
Land Registry search shows the land to be unregistered.		
<b>Site Constraints</b>		
<p>The site is situated in the conservation area adjacent to 1 Grade II listed building to the south and 2 Grade II listed buildings to the west.</p> <p>It sits within an area of 'High Sensitivity' for archaeology as noted in the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012).</p>		
<b>Public Access</b>		
The site is open to public access from all sides.		

## Site Photos



*Taken in January 2018*

## Ecological Significance

The site contains a mix of mature trees and some ornamental planting. Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.

In the village there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

## Special Qualities and Local Significance

The site is locally significant because it is well used and valued by the local community. On the site is a 'Charles Maries Trail' plaque. The plaque is part of the local, horticulturally inspired 'Charles Maries Trail' in honour of Charles Maries, the eminent horticulturalist from Hampton Lucy. The trail highlights the notable flora in the village. The green is number 14 on the trail noting the *Virbirum Plicatum* 'Mariesil' planted here.

The special qualities of the site include its strong contribution to local character and distinctiveness due to its natural beauty and open aspect.

It is also highly appreciated and prized by the local community as an undeveloped tranquil area of open land in the heart of the historical part of the village which contributes to its green setting.

## Summary and Suitability for Designation as Local Green Space

This site is well related to and used by the local community and makes a positive

contribution to the health and well-being local residents.

This LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its recreational value and richness of its habitats and wildlife potential; and
- is local in character and is not an extensive tract of land.

**HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN**

**Local Green Space Site Assessment: January 2018**

Site Address	Site Area	Site Ref
Village Green, South of Church Street	Approx. ha: 0.02	LGS No: 4
<b>Plan</b>		
<p><b>NOTE: LGS 10 and LGS 11 pictured here have been renumbered as LGS 9 and LGS 10 respectively, Post-Examination.</b></p>		
<b>Site Description and Current Land Use</b>		
<p>The site is a small, triangular shaped green adjacent to the school and church. On its southern corner are a village noticeboard, a post box, a Victorian pump and trough with various planting. A traditional red phone box is situated on its western boundary. On the site, itself, are assorted trees and a wooden bench. Mainly laid to lawn, the site is well-maintained and mown.</p>		
<b>Relevant Planning History</b>		
None		
<b>Site Ownership</b>		
Land Registry search shows the land to be unregistered.		
<b>Site Constraints</b>		
<p>The site is situated in the conservation area adjacent to 2 Grade II listed buildings and the Grade I listed, Church of St Peter Ad Vincula.</p> <p>It sits within an area of 'High Sensitivity' for archaeology as noted in the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012).</p>		
<b>Public Access</b>		
The site is open to public access from all sides.		

### Site Photos



*Taken in January 2018*

### Ecological Significance

The site contains a mix of mature trees and some ornamental planting. Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.

In the village there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

### Special Qualities and Local Significance

The site is locally significant because it is well used and valued by the local community as evidenced by the multiple amenities surrounding it, such as the post box and noticeboard. As such it serves as an informal meeting place for the community. In the noticeboard is information about the Charles Maries, the eminent horticulturalist from Hampton Lucy, and the trail (and associated map) in his honour highlighting the notable flora in the village. The green is part of the trail path.

The special qualities of the site include its strong contribution to local character and distinctiveness due to its natural beauty, open aspect and spectacular view of the Grade I listed church. It is also highly appreciated and prized by the local community as an undeveloped tranquil area of open land in the heart of the historical part of the village which contributes to its green setting.

### Summary and Suitability for Designation as Local Green Space

This site is well related to and used by the local community and makes a positive contribution to the health and well-being local residents.

LGS4 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its recreational value and richness of its habitats and wildlife potential; and
- is local in character and is not an extensive tract of land.

**HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN**

**Local Green Space Site Assessment: January 2018**

Site Address	Site Area	Site Ref
Allotment Gardens South of Church Street and the Village Hall	Approx. ha: 0.06	LGS No: 5
<b>Plan</b>		
<p><b>NOTE: LGS 10, LGS 11 &amp; LGS 12 pictured here have been renumbered as LGS 9, LGS 10 &amp; LGS 11 respectively, Post-Examination.</b></p>		
<b>Site Description and Current Land Use</b>		
<p>The site is a small, well-maintained allotment garden located behind/south of the Village Hall. It is surrounded by dense hedges with mature trees dotted along the periphery and open green fields along its southern boundary. Within the allotment garden are some demarcated horticultural beds and mown grass.</p>		
<b>Relevant Planning History</b>		
None		
<b>Site Ownership</b>		
THE COVENTRY DIOCESAN BOARD OF FINANCE LIMITED (Co. Regn. No. 00319482) of Diocesan Offices, 1 Hill Top, Coventry, West Midlands CV1 5AB.		
<b>Site Constraints</b>		
The site is located within the conservation area and borders a Grade II listed buildings along		

its northern boundary.

It sits within an area of 'High Sensitivity' for archaeology as noted in the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012).

The site borders an area of 'Medium Sensitivity' for housing development and 'High Sensitivity' for commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessment For Villages, White Consultants (June 2012).

#### Public Access

There is open access to the public through an entrance along the track adjacent to its western boundary.

#### Site Photo



*Taken in January 2018*

#### Ecological Significance

The site contains a number of mature trees, hedges and shrubs. Mixed species of hedgerows and shrubs are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.

In the village there have been sightings of larger fauna species such as bats, birds of prey



(e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

#### Special Qualities and Local Significance

The site is locally significant because it is well used and valued by the local community as an allotment garden in the village. The special qualities of the site include its strong contribution to sustainability and distinctiveness due to its natural beauty.

It is also highly appreciated and prized by the local community as an undeveloped tranquil area of open land close to the heart of the historic part of the village with impressive views to the Grade I listed, Church of St Peter Ad Vincula, which contributes to its local character.

#### Summary and Suitability for Designation as Local Green Space


This site is well related to and used by the local community and makes a positive contribution to the health and well-being local residents.

LGS5 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its tranquillity and richness of its habitats and wildlife potential and the contribution it makes to sustainability; and
- is local in character and is not an extensive tract of land.

**HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN**

**Local Green Space Site Assessment: January 2018**

Site Address	Site Area	Site Ref
Spinney, North Side of Stratford Road	Approx. ha: 0.31	LGS No: 6
<b>Plan</b>		
		
<b>Site Description and Current Land Use</b>		
<p>The site is an elongated, irregularly shaped parcel of land forming a narrow spinney between an agricultural field to the north and Stratford Road to the south. The site is located on the western edge of the village but is adjacent and well related to residential properties along the eastern tip.</p> <p>A variety of trees, shrubs and bramble occupy the site. A well-used grass path meanders through the centre of the site providing an idyllic walk. There is evidence of new planting of trees taking place. The site, however, shows signs of needing maintenance as it has become overgrown in places, particularly with bramble intruding on the path.</p>		
<b>Relevant Planning History</b>		
None		
<b>Site Ownership</b>		
<ul style="list-style-type: none"> <li>• ROBIN STUART OGG of Olympus House, Olympus Avenue, Leamington Spa CV34 6BF</li> <li>• JONATHAN PAUL MAY of Unicorn Bridge House, Mill Road, Marlow SL7 1QB</li> <li>• JOHN MICHAEL HULSE of 27 Widney Road, Knowle, Solihull B93 9DX as Trustees of the Elizabeth Creak Charitable Trust.</li> </ul>		

**Site Constraints**

The site is a greenfield site at the edge of the village.  
According to the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012), the site is a 'Designated Landscape' and sits within an area of 'Medium Sensitivity' for archaeology.  
The site sits within 'Medium Sensitivity' for housing development and 'High Sensitivity' for commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessment For Villages, White Consultants (June 2012).

**Public Access**

The site is open to the public and accessible the eastern side of the site.

**Site Photo**



*Taken in January 2018*

**Ecological Significance**

The site contains a mix of mature and newly planted trees, shrubs and bramble. Mixed species hedgerows and shrubs are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.

In the village there have been sightings of larger fauna species such as bats, birds of prey

(e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

Though overgrown, it could provide a good site for ground dwelling creatures such as badgers and hares.

#### **Special Qualities and Local Significance**

The spinney was planted by the Parish. A plaque on the site makes mention of Alan Scaife who loved Hampton Lucy and was the driving force behind the creation of the spinney.

The special qualities of the site include its contribution to the environment and sustainability for the community, e.g. blackberry picking amongst the bramble. The open green fields surrounding the site, in addition to the site itself, create a sense of space and tranquillity.

The site is locally significant because it is highly appreciated and valued by the local community as an undeveloped tranquil area of open land within the village and which contributes to its green setting.

#### **Summary and Suitability for Designation as Local Green Space**


This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.


LGS 6 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquillity and richness of its habitats and wildlife potential; and
- is local in character and is not an extensive tract of land.

**HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN**

**Local Green Space Site Assessment: January 2018**

Site Address	Site Area	Site Ref
Open Space within The Spinney development	Approx. ha: 0.45	LGS No: 7
<b>Plan</b>		
		
<b>Site Description and Current Land Use</b>		
<p>This local green space is divided into two areas: The swale-shaped, public open space to the east and a wide verge to the west. They were created as part of the recent development called, 'The Spinney' and is surrounded by residential dwellings. The sites are mostly laid to lawn and very well maintained. Immature hawthorne hedges with sparsely planted clusters of young, newly planted trees within the site and low post and rail fencing line most of the perimeter of the swale-shaped area. Featherboard fencing lines the northern boundary of the wide verge and the western boundary of the swale-shaped area with residential properties beyond both areas.</p>		
<b>Relevant Planning History</b>		
<ul style="list-style-type: none"> <li>13/01876/FUL: Land At Hampton Lucy Stratford Road Hampton Lucy Erection of 25 dwellings with associated access, landscaping and infrastructure. Decision: Refused 14/03/2014 APP/J3720/A/14/2215757: Appeal Allowed 03/11/2014</li> <li>08/02186/FUL: and At Hampton Lucy Stratford Road Hampton Lucy Proposed change of use of land from agricultural to equine to include the erection of a stable block. Decision: Approved 30/10/2008</li> </ul>		

<b>Site Ownership</b>
CHARLES CHURCH DEVELOPMENTS LIMITED (Co. Regn. No. 01182689) of Persimmon House, Fulford, York YO19 4FE
<b>Site Constraints</b>
<p>The site is moated and part of a flood alleviation scheme for The Spinney development.</p> <p>According to the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012), the site is a 'Designated Landscape' and sits within an area of 'Medium Sensitivity' for archaeology.</p> <p>The site sits within 'Medium Sensitivity' for housing development and 'High Sensitivity' for commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessment For Villages, White Consultants (June 2012).</p>
<b>Public Access</b>
Public and accessible to the site is limited.
<b>Site Photo</b>
 <p style="text-align: center;"><i>Taken in January 2018</i></p>
<b>Ecological Significance</b>
<p>The ecological significance of the site at present is limited because of the new, immature planting. Future potential, however, is high with its mix of hawthorne hedges and variety of tree species.</p> <p>Hedgerows are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.</p> <p>Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.</p> <p>In the village there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.</p>

### Special Qualities and Local Significance

The Spinney is locally significant because it is highly appreciated and valued by the local community as an undeveloped tranquil area of open land within an inward facing development and which contributes to its green setting.

The special qualities of the site include its future contribution to the environment.

### Summary and Suitability for Designation as Local Green Space


This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

LGS 7 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquillity and richness of its habitats and wildlife potential; and
- is local in character and is not an extensive tract of land.

**HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN**

**Local Green Space Site Assessment: January 2018**

Site Address	Site Area	Site Ref
Open Space, South of The Langlands	Approx. ha: 0.21	LGS No: 8
<b>Plan</b>		
		
<b>Site Description and Current Land Use</b>		
<p>The site is an irregularly shaped piece of open grass land, exaggerated verges and mature trees with a public footpath meandering through it. It is partially enclosed by hedges, trees and by fencing where it is bound by residential dwellings. There are pockets of naturally left areas of ground cover and shrubs throughout the site.</p>		
<b>Relevant Planning History</b>		
None		
<b>Site Ownership</b>		
Land Registry search shows the land to be unregistered.		
<b>Site Constraints</b>		
<p>According to the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012), the site is a 'Designated Landscape' and sits within an area of 'Medium Sensitivity' for archaeology, though areas of 'High Sensitivity' border its southern and eastern boundaries.</p>		
<b>Public Access</b>		
The site is easily accessible to the public by the footpath that meanders through it.		



#### Site Photo



*Taken in January 2018*

#### Ecological Significance

The site contains a variety of mature trees, hedges and shrubs. Mixed species of hedgerows and shrubs are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.

In the village there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

#### Special Qualities and Local Significance

The special qualities of the site include its importance as an open setting situated between residential dwellings and its strong contribution to local character and the environment as well as its distinctiveness due to its natural beauty.

The site is locally significant because it is highly appreciated and valued by the local community, particularly for walkers and dog walkers, as an undeveloped tranquil area of open land within the village and which contributes to its green setting.

#### Summary and Suitability for Designation as Local Green Space

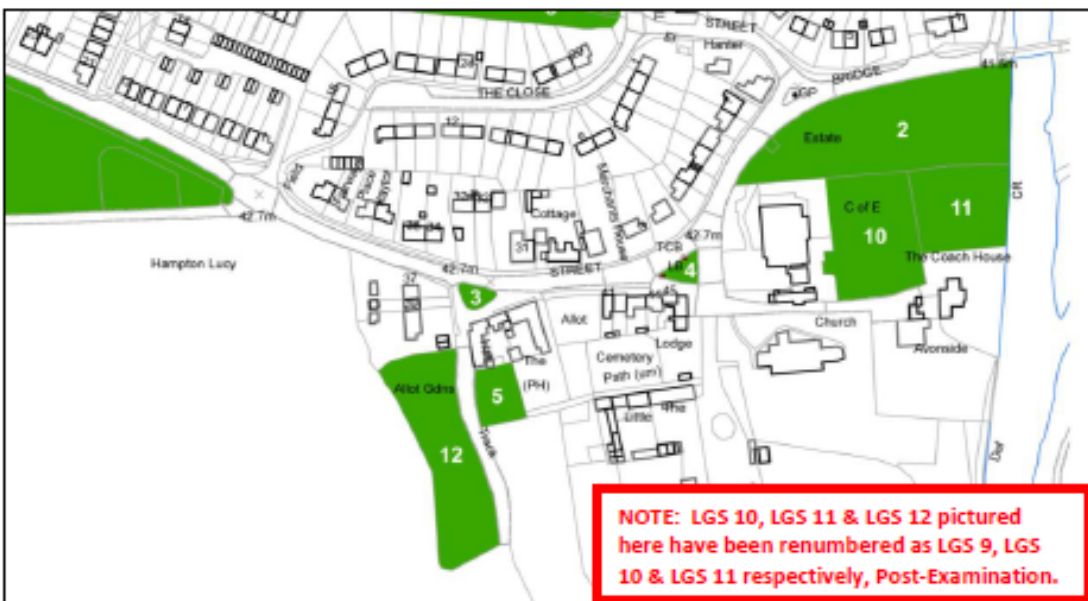
This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

LGS 8 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquillity and richness of its habitats and wildlife potential; and
- is local in character and is not an extensive tract of land.

## HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN

### Local Green Space Site Assessment: January 2018

Site Address	Site Area	Site Ref
School Playing Field, East of Church Street and Hampton Lucy Primary School	Approx. ha: 0.2	LGS 10: Pre-Examination <b>LGS 9: Post-Examination</b>
<b>Plan</b>		
		
<b>Site Description and Current Land Use</b>		
<p>The site is an enclosed recreational ground for the purposes of, and adjacent to the school. It is securely fenced with assorted play equipment and football goal posts. The area is mostly laid to lawn and well-maintained. The Parish Field borders its northern boundary and allotment gardens border its eastern boundary with residential dwellings and the church to the south. Mature trees are dotted around the site's periphery.</p>		
<b>Relevant Planning History</b>		
<ul style="list-style-type: none"> <li>03/03114/COUNTY: Construction of a single storey, 2 classroom extension (Note: the location was by the western boundary of the school playing field) Application Type: County Matter Permission Granted: 03/12/2003</li> </ul>		
<b>Site Ownership</b>		
<p>WARWICKSHIRE COUNTY COUNCIL care of County Solicitor &amp; Assistant Chief Executive, PO Box 9, Shire Hall, Warwick CV34 4RR and of DX723362, Warwick 5</p> <p>NOTE: A small section along the southern portion of the site appears to be unregistered.</p>		

### Site Constraints

The site is a greenfield site adjacent to the school within the conservation area. To the south of the drive that borders the southern boundary of the school, are a number of Grade II listed buildings and the Grade I listed, Church of St Peter Ad Vincula.

According to the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012), the recreational ground is a 'Designated Landscape' and sits within an area of 'Medium Sensitivity' for archaeology.

The site is adjacent to the east and north to areas of 'High Sensitivity' for housing development and commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessment For Villages, White Consultants (June 2012).

### Public Access

The site is not open to the public during school times.

### Site Photo



*Taken in January 2018*

### Ecological Significance

The site contains a number of mature trees and some shrubs. Mixed species hedgerows and shrubs are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem. In the village there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important

contributory role in the wider ecological significance of the village.

#### Special Qualities and Local Significance

The site is an open green space which is used daily as a recreational ground/facility by the children of Hampton Lucy Primary School. The special qualities of the site includes the field's openness and views to the church which creates a sense of space and tranquillity as well as contributing to the local character of the village.

The site is demonstrably special and locally significant as it is actively used and valued by the local community as a formal area of open space for the school children.

#### Summary and Suitability for Designation as Local Green Space

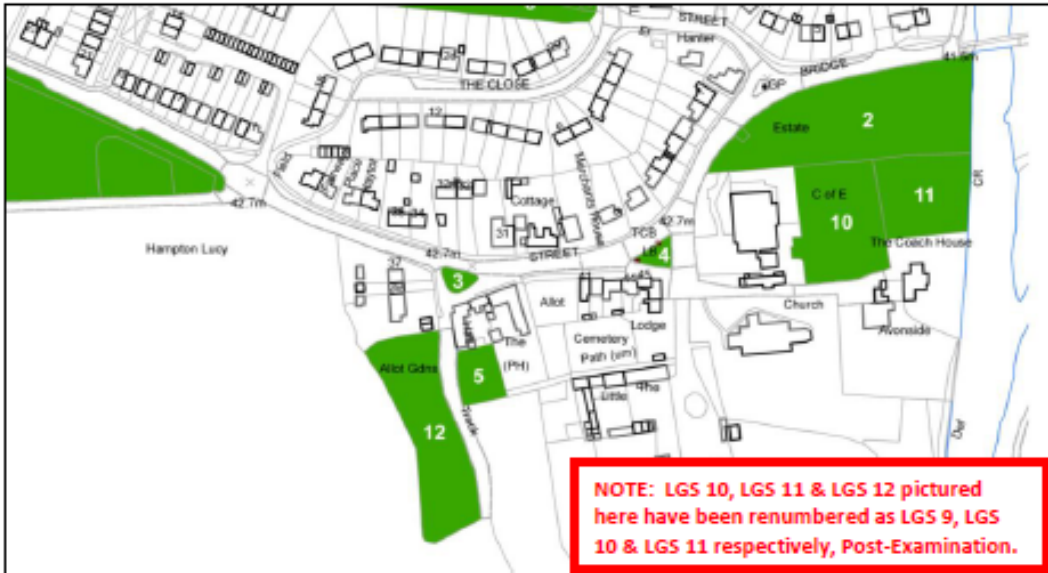
This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

LGS10 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquillity and richness of its habitats and wildlife potential; and
- is local in character and is not an extensive tract of land.

## HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN

### Local Green Space Site Assessment: January 2018

Site Address	Site Area	Site Ref
Allotment Gardens South of Bridge Street and the 'Parish Field'	Approx. ha: 0.16	LGS 11: Pre-Examination. <b>LGS 10: Post-Examination</b>
<b>Plan</b>		
		
<b>Site Description and Current Land Use</b>		
<p>The site is a well-maintained, actively used allotment garden adjacent to the Parish Field to the south and to the school playing field to the west. It is surrounded by combination of dense hedges and picket fencing with mature trees dotted along the periphery and the River Avon in close proximity to its eastern boundary. Within the allotment garden are demarcated horticultural beds, garden sheds and greenhouses, rain barrels and mown grass.</p>		
<b>Relevant Planning History</b>		
None		
<b>Site Ownership</b>		
<ul style="list-style-type: none"> <li>• ROBIN STUART OGG of Olympus House, Olympus Avenue, Leamington Spa CV34 6BF</li> <li>• JONATHAN PAUL MAY of Unicorn Bridge House, Mill Road, Marlow SL7 1QB</li> <li>• JOHN MICHAEL HULSE of 27 Widney Road, Knowle, Solihull B93 9DX as Trustees of the Elizabeth Creak Charitable Trust.</li> </ul>		

### Site Constraints

The site is located within the conservation area.

It sits within an area of 'Medium Sensitivity' for archaeology as noted in the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012).

The site borders an area of 'High Sensitivity' for housing development and commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessment For Villages, White Consultants (June 2012).

### Public Access

There is open access to the public through an entrance along the track adjacent to its western boundary.

### Site Photo



*Taken in January 2018*

### Ecological Significance

The site contains a number of mature trees, hedges and shrubs. Mixed species of hedgerows and shrubs are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.

In the village there have been sightings of larger fauna species such as bats, birds of prey

(e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

#### **Special Qualities and Local Significance**

The site is locally significant because it is well used and valued by the local community as an allotment garden in the village. The special qualities of the site include its strong contribution to sustainability, local character and distinctiveness due to its natural beauty.

It is also highly appreciated and prized by the local community as an undeveloped tranquil area of open land close to the historic part of the village with views across the agricultural fields which contributes to its green setting.

#### **Summary and Suitability for Designation as Local Green Space**

This site is well related to and used by the local community and makes a positive contribution to the health and well-being local residents.

LGS4 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its tranquillity and richness of its habitats and wildlife potential and the contribution it makes to sustainability; and
- is local in character and is not an extensive tract of land.

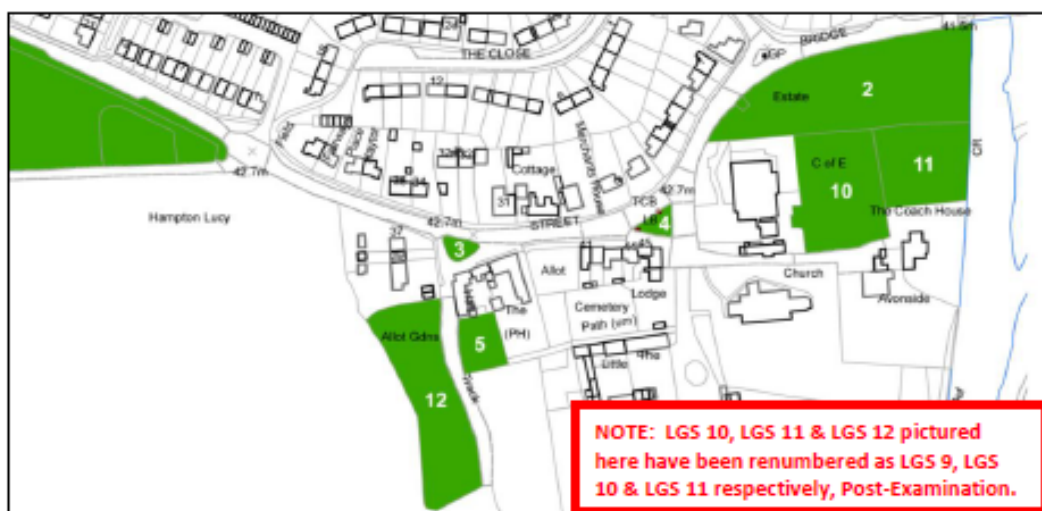


**HAMPTON LUCY NEIGHBOURHOOD DEVELOPMENT PLAN**

**Local Green Space Site Assessment: January 2018**

Site Address	Site Area	Site Ref
Allotment Gardens South of Church Street	Approx. ha: 0.39	LGS 12: Pre-Examination <b>LGS 11: Post-Examination</b>

**Plan**



**Site Description and Current Land Use**

The site is a well-maintained, large allotment garden surrounded by sporadic hedges and fencing. Open fields border its southern and western boundaries. It is populated with numerous horticultural plots and raised beds, fruit trees, garden sheds, green houses and rain barrels - all of which are actively used.

**Relevant Planning History**

None

**Site Ownership**

- ROBIN STUART OGG of Olympus House, Olympus Avenue, Leamington Spa CV34 6BF
- JONATHAN PAUL MAY of Unicorn Bridge House, Mill Road, Marlow SL7 1QB
- JOHN MICHAEL HULSE of 27 Widney Road, Knowle, Solihull B93 9DX as Trustees of the Elizabeth Creak Charitable Trust.

*Note: A Title Plan was not available in the Land Registry Search*

**Site Constraints**

Along its northern boundary, the site borders the conservation area and the setting of a Grade II listed buildings. On the opposite side of the track along the upper side of its

eastern boundary are the conservation area boundary and another Grade II listed building. It sits within an area of 'High Sensitivity' for archaeology as noted in the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012).

The site borders an area of 'Medium Sensitivity' for housing development and 'High Sensitivity' for commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessment For Villages, White Consultants (June 2012).

#### Public Access

There is open access to the public through two entrances along the track adjacent to its eastern boundary.

#### Site Photo



*Taken in January 2015*

#### Ecological Significance

The site contains a number of mature trees, hedges and shrubs. Mixed species of hedgerows and shrubs are important for a number of birds and mammals as they provide food, shelter and nesting sites. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants and crops in the surrounding area. The presence of fruit trees in particular can support rare insect species, such as the noble chaffer. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.

In the village there have been sightings of larger fauna species such as bats, birds of prey

(e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

#### Special Qualities and Local Significance

The site is locally significant because it is well used and valued by the local community as an allotment garden in the village. The special qualities of the site include its strong contribution to sustainability, local character and distinctiveness due to its natural beauty.

It is also highly appreciated and prized by the local community as an undeveloped tranquil area of open land close to the historic part of the village with views across the agricultural fields which contributes to its green setting.

#### Summary and Suitability for Designation as Local Green Space

This site is well related to and used by the local community and makes a positive contribution to the health and well-being local residents.

LGS4 as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 of the National Planning Policy Framework in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its tranquillity and richness of its habitats and wildlife potential and the contribution it makes to sustainability; and
- is local in character and is not an extensive tract of land.

## Appendix 3 - Biodiversity in Hampton Lucy

**Definition:** The International Convention on Biological Diversity defines Biodiversity as the variety of life on Earth from the smallest microbe to the largest animals and plants. They suggest that it should also include genetic diversity of different species as well as the variety of different ecosystems. So, if we see two or three orange tip butterflies in Hampton Lucy, we want to be sure that they are as genetically different from one another as possible.

**Why is biodiversity important?** Rich biodiversity allows large-scale ecosystems to self-regulate. Different ecosystems are linked so that if biodiversity is reduced in one area, it may well be damaged elsewhere. Plants carry out photosynthesis, helping to keep levels of atmospheric carbon dioxide stable. They also absorb large amounts of water from the soil and help to hold the soil together. Plants provide food and shelter for a large range of animal species. Biodiversity has produced the genetic diversity that has allowed the development of crops, livestock, fisheries and forests.

### High Biodiversity

Areas of high biodiversity will include:

- very stable ecosystems because this allows complex relationships to develop between species;
- areas of high productivity or photosynthesis since this can support more niches for other species;
- areas where organisms can grow and reproduce rapidly. More mutations may occur, resulting in increased adaptation for exploitation of more niches.

### Low Biodiversity

Areas of lower biodiversity will include hostile environments with extreme conditions such as frost, flooding, drought, building developments or intensive farming.

### High Biodiversity in Hampton Lucy Parish, with Local Wildlife Sites (being sites of County importance) underlined.

Areas of high biodiversity in Hampton Lucy Parish are:

- Allotments where there are areas less well cultivated and some that have native species deliberately planted to enhance biodiversity (OS 254569 and 257572)
- Clump Hill (OS 245595) (not accessible by public or permissive footpaths)
- Copdock Hill (OS 255593)
- Far ends of both the playing field and Parish field (OS 252571 and 257572)
- Hedgerows
- Hampton Gorse (OS 248585)\*
- Hampton Wood and Meadow (OS 255598)
- Half Moon Spinney (OS 252566)\*
- Hampton Lucy Spinney (OS 253573)
- Along the river at Hatton Rock from Ryon Hill to opposite Swiffen Bank Alveston (OS 234575)

- Ryehill Spinney (OS 252574)\*
- Scar bank (OS 257586)
- The River Avon and its banks (OS 2557 and 2558)
- Grove Fields (OS 254594) – The northern verge and bank towards Grove Fields from Sherbourne Lane is of high diversity and holds a whole colony of Field Garlic, found in only three other locations in Warwickshire. Field Garlic is a nationally vulnerable plant (WCC habitat biodiversity audit)
- Charlecote Park Local Wildlife Site (that within the Neighbourhood Plan)
- The floodplain grassland up-stream of Hampton Lucy Bridge.

\* Not accessible by public or permissive footpaths

All these areas of higher biodiversity are characterised by woodland or a wide variety of other plant life and less intensive management by humans.

### Hampton Lucy Spinney (OS 253573)

This used to be the old allotments. In 2005, a variety of native trees were planted. Fifty-six trees were planted and comprised 7 Birches (*Betula pendula*), 2 Hawthorns (*Crataegus monogyna*), Oaks (*Quercus robur*), 4 Hazels (*Corylus avellana*), 6 Ashes (*Fraxinus excelsior*), 4 Blackthorns (*Prunus spinosa*), 6 Field Maples (*Acer campestre*), 5 Limes (*Tilia cordata*), 7 Wild Cherries (*Prunus avium*), 4 Goat Willows (*Salix Capria*), 1 Box Elder (*Acer negundo*) and 2 Crab Apples (*Malus sylvestris*). In the next couple of years, bluebells and primroses were also planted.



By 2016, the spinney was well-established and many other plant species had begun to flourish together with associated animal life. The photographs show blue comfrey (*Symphytum officinale*) now flourishing in the damp conditions of part of the spinney and shows how well established the spinney is. The only 'management' of the spinney is to maintain just one path through for access. This has allowed other species to become established over the years.



In 2017, a hedge that had been removed during building work was replaced with 80 two-year old blackthorn, hawthorn, hazel and field maple plants, all native species.

Recent surveys in 2017 and 2018 showed plant species such as Yarrow, Nettles, Cleavers, Fat Hen, various grasses, Dandelions, Docks, Thistles, Brambles, Elder, Bindweed, Comfrey, Cow Parsley and various other Umbelliferae. There were also moths such as Cinnabars, Silver 'Y's or Skippers and butterflies such as Orange Tips, Speckled Woods, Meadow Browns, Common Blues, Large Whites, Small Whites, Green Veined Whites, Gatekeepers, Red Admirals and Tortoiseshells. In addition, there were Damselflies, Dragonflies, Flies, Beetles, Shield bugs, Hoverflies, Leaf miners, Bees and Spiders.

## Hampton Wood and Meadow (OS 255598)

This reserve is managed by the Warwickshire Wildlife Trust. It is famous for its primroses, bluebells, wood anemone and lesser celandine. Red campion and foxglove thrive alongside ground-ivy and yellow archangel, strawberry, violets and bugle.



Damp-loving hard shield-fern and liverworts appear along the stream's banks with hart's-tongue in the gully, and rare lichens grow on some trees. Over 200 species of fungi emerge here, from morels to giant puffball and shaggy parasol.

Twenty-eight butterfly species live in these woods including white-letter and purple hair streaks, white admiral and holly blue. Over 500 species of beetle have been discovered and the woods are abundant with dragonflies and damselflies.

Birds are numerous with over 30 species recorded during the early summer months. Spring welcomes many warblers and woodcock over winter here. Kingfishers are regularly seen at this site as they dart into the Avon for fish.

The flood meadow has many wetland and marsh plants including hemlock, creeping buttercup and meadowsweet, and plays home to a colony of breeding toads.

## Low Biodiversity in Hampton Lucy

In Hampton Lucy Parish, areas of lower biodiversity will be found in places like the centre of the playing field, the parish field, any garden lawn or cultivated farmland. Here, the dominant species will be grass or crops and the biodiversity is low because these areas are intensively managed. Areas of lower biodiversity are often the direct effect of human interaction with the natural environment. It could be farming practices or it could be building developments.

## Grapevine Environmental Action Group (GREAT)

This group was set up in 2021 and given a £50 grant by the Parish Council. They have already set up bird boxes in one of the allotments by the river and have cleared a path for access. The group also encouraged others to leave areas of grass unmown in May to encourage the growth of other plant species. In March 2022, the group planted over 300 trees of native species at the bottom of the King George V playing field and land adjacent to the Spinney Nature Reserve (Area 6 on Figure 8). This small piece of land was kindly offered for use to the community by Valefresco, a local farming business, to encourage an increase in biodiversity. In January 2023 GREAT used a further grant to acquire 300 bulbs and have planted 225 of the bulbs today under three of the four conifers in the parish field (Area 2 on Figure 8).

## Appendix 4 - The Charles Maries Trail

Explained in newsletter below:

### THE LIFE AND TIMES OF CHARLES MARIES

Ken Cockshull



#### Charles Maries

*This photo was taken soon after he arrived in India and is reproduced by permission of Mrs Jean Andrews*

[Celebrating the Charles Maries and the Spinney - Sunday 17 July 2016](#)

#### The Early Years

The entries on Charles Maries' birth certificate show that he was born in Hampton Lucy on 18 December 1851 and was the son of George and Mary Maries. It has not yet been established in which house he was born but it seems likely to have been one of those that form the terrace of old buildings in Church Street. The Parish Registers show that he was baptised in the Parish Church of St Peter ad Vincula on 13 March 1852. Charles was the youngest of five brothers and his father was the boot- and shoemaker for the village, as was his grandfather (Thomas Maries), and they and their wives are buried in the churchyard.

Charles grew up in the village and went to Hampton Lucy Grammar School. The original school room is part of 'Avonside', a house located between the church and the River Avon. Charles has recounted how he learned about plants from the Reverend George Henslow, the Headmaster of the Grammar School between 1861 and 1865. The Reverend G. Henslow later became the Royal Horticultural Society's Professor of Botany and as he also wrote a book entitled 'How to Study Wild Flowers,' he was an excellent person from whom to learn about plants. In addition, his father, the Reverend John Henslow, was Professor of Botany at Cambridge University and was the tutor and friend of Charles Darwin.

The youngest of Charles's brothers, George, appears to have followed his father as the boot- and shoemaker (cordwainer) for Hampton Lucy although he later moved away from the village. The eldest brother, Frederick, was also a boot and shoemaker and had a shop in Bordesley Green in Birmingham, while the second brother, Henry, lived in Stratford-upon-Avon and had the title of 'Professor of Music'. The third brother, Richard, was a florist and nurseryman in Lytham, Lancashire and so evidently, he too had a strong interest in plants. When their father died in 1869, Charles moved to Lytham to gain experience on Richard's nursery. After seven years in Lytham, Charles joined James Veitch & Sons of Chelsea, one of the largest plant nurseries in Britain at that time. In 1876, Veitch chose Charles to go on an expedition to China and Japan to look for plants that might grow well in British gardens but were not yet known in Britain.

### **The Plant Hunter**

Charles left for Shanghai in February 1877 and between 1877 and 1879 he collected many plants in China, Japan, and Formosa and had many adventures. These were recounted in a diary he kept, which is now in the Library of the Royal Botanic Gardens, Kew, as well as in a series of letters he wrote for The Garden under the heading Rambles of a Plant Collector. The plants he collected were sent back to Britain by boat and were kept alive during the long sea journey in 'Wardian cases' which were like miniature, sealed greenhouses. As well as plants, he also collected seeds, many of which were brought back with him when he returned in 1880.

### **In Later Years**

When Charles returned to Britain, Veitch Nurseries and Sir Joseph Hooker, Director of Kew Gardens decided that he would be ideal person to go to India to develop a garden as Superintendent of the Gardens to the Maharajah of Durbhungah. Charles accepted the job and left Britain before the date of the 1881 census as his name doesn't appear in the census returns. Charles' brother Richard had married Mary Haworth Kerr and Charles subsequently married her sister, Martha Maria Kerr. Martha sailed alone to India to marry Charles and the wedding was solemnised in St John's Church, Calcutta on 19 November 1881. Charles and Martha had three children; Francis, Mildred, and Jasper, all of whom were born in India. After Durbhungah, Charles worked for the Maharajah of Gwalior as Superintendent of the Gardens and while working in India, he wrote and illustrated a draft manuscript entitled The Cultivated Mangoes of India. Unfortunately, this was never published but it is now in the archives of the Royal Botanic Gardens, Kew. Charles also wrote letters to The Garden about his experiences of working in India. Sadly, he died in 1902 and was buried in India and his wife then returned to Britain with Francis and Mildred.

Charles received many honours in his lifetime, including election as a Fellow of the Linnean Society in 1887. In 1897 he was one of the first 60 distinguished recipients of the Royal Horticultural Society's Victoria Medal of Honour (VMH). Other inaugural recipients were his tutor, the Reverend George Henslow as well as the garden designer, Miss Gertrude Jekyll, and Sir Joseph Hooker, the Director of the Royal Botanic Gardens, Kew.



## The Charles Maries Trail

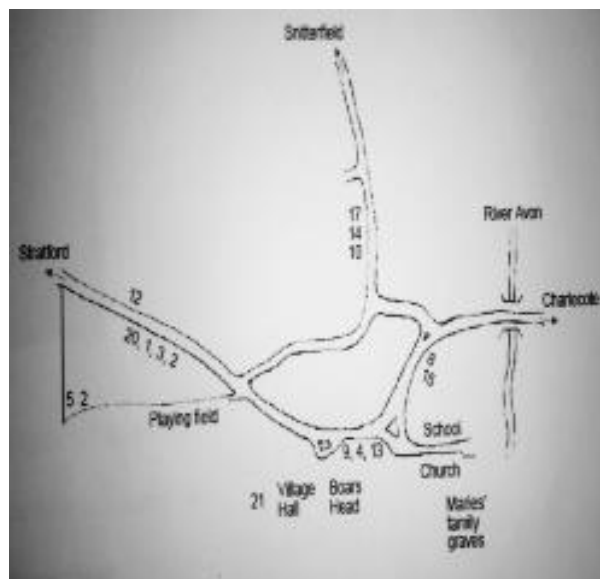
A group of villagers who formed the Village Enhancement Group (aka VEG) felt that the connection between Charles Maries and Hampton Lucy should be commemorated in some way. As his grave was in India, it was thought that it would be a fitting memorial to acquire some of the plants he introduced. These could then be planted in public spaces around the village where they would be seen by and shared with as many people as possible. Of the large number of plants that were introduced by Charles Maries, it seemed that there were about thirty that were still available commercially and that would tolerate being grown outdoors in this area. The VEG raised the money to purchase as many as possible of these and it was decided to call the collection "The Charles Maries Trail". The Trail was officially opened on 30 July 2005 by Dr David Gray OBE, the Royal Horticultural Society's Director of Horticulture, Education, and Science. Two of the plants and the map are shown below.



*Hydrangea macrophylla*  
'Mariesii Perfect'



*Fraxinus mariesii* - Manna As



Ken Cockshull (Sept 2015)

## Acknowledgements

**Paul Barker**

**Ken Cockshull**

**John Dunkerton**

**Kate Evans**

**Paul Feaver**

**Cathy Kimberley**

**Sue Main**

**Carol Matthews**

**Yvonne McAvoy (postie) – who designed the front cover.**

**Chris Schroeder**

**Louisa Slator**

**Jackie Williams**