

Ladbroke Parish Plan

(Including the Parishes of Chapel Ascote,
Radbourn, Hodnell and Wills Pastures)



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Thanks are given to the late Janice Berry for her active and conscientious involvement towards the compilation of this document until the time of her death in 2009.

Parish Plan

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1. Introduction

What is the Parish Plan?

The objective of a parish plan, as sponsored by the government, is to increase community participation in public life. It provides evidence to help inform a range of organisations, from local institutions to central government, when making policies about planning and the provision of services for local needs.

Extensive efforts have been made to ensure that the Ladbroke Parish Plan reflects the wishes of the local population. Thanks are due to all who assisted success by completing extensive questionnaires and by attending events to make their views known. It is overwhelmingly clear that people value the qualities of living in the area and are concerned to be involved over its future. This plan is designed to ensure that their opinions are known, valued and taken into account.

The information which has been collected has allowed the issues that people consider to be important to be identified. An action plan showing how these issues could be addressed, giving what action could be taken, the urgency and who or what bodies should be responsible, is included as section 17. This is presented in a form intended for consideration by the Parish and District Councils and other partners and agencies for their adoption. In this way it is intended that those bodies are made aware of local public opinions and that their policies take them into account.

The plan has been prepared by a voluntary team. Costs have been covered by a grant provided from central government funds via Stratford-upon-Avon District Council and Ladbroke Parish Council.

Collating the opinions of the local population

Information was gathered to obtain the representative views of the population without ignoring those who hold different views. The following surveys were carried out:

- A preliminary questionnaire was sent to 14 village organisations, 15 farms and 10 businesses asking what they considered to be the issues affecting the future of the village.
- A household survey, which formed the main source of information, was made in January 2006. The questionnaire asked for responses on 45 topics, most of which required a multi-part reply and many of which allowed for freehand comments.

Distribution was to all 135 households in the five parishes of which 104 (77%) were completed and returned.

- Two further surveys were carried out, one for children under the age of 11 and another for youths aged between 11 and 17, asking for their opinions on matters affecting them. One respondent was awarded a prize by lottery. A total of 39 questionnaires were delivered in all parishes and 28 responses were received, a response rate of 72% (see Appendix).

The returns from the preliminary survey were used to ensure that questionnaires for the other surveys included concerns thus identified. The household questionnaire was submitted to both the Parish Council and District Council for approval. The responses for the household survey were entered onto a bespoke computerised database, freehand entries being categorised. Results were analysed in relation to such issues as the number of people in each household, the location of dwelling and age of respondent, and key results are presented in this document.

The results of all surveys were presented to the annual general meeting of Ladbroke Village in May 2006. The findings were then prepared as issue sheets, each presenting one issue with the related survey findings and potential actions. An open day, advertised by notice to each household, was held on Sunday 28th January 2007 in Ladbroke Village Hall displaying this information and asking for comments. This was followed by meetings with the Parish Council. Proposals for dealing with the issues were developed from the comments received.

A number of developments have occurred since the survey; they are explained in the text where they affect the parish plan.

Information relating to the replacement of Ladbroke Village Hall in Appendix B was provided by Ladbroke Village Hall Committee. Additional information concerning flood prevention and housing needs which has been made available is described in section 9 and Appendix C respectively.

2. The Parish Plan Area

The parishes

The survey for the parish plan included the civil parishes of Ladbroke, Chapel Ascote, Radbourn, Hodnell and Wills Pastures which lie in the east of the county of Warwickshire and in the district of Stratford-upon-Avon. Straddling the A423, they lie a mile and a half south of the small market town of Southam, approximately nine miles east of Leamington Spa and twelve miles north of Banbury. Most of the population live in the small rural village of Ladbroke. Elsewhere the land is farmland, with a widely dispersed population mostly living in scattered farmsteads. This is predominantly a residential and farming community with a church and public house but there are no retail or public services in the area of the plan.

There are convenient connections by road with the towns of Banbury, Leamington Spa, Coventry, Rugby and Daventry. All are less than fifteen miles away using A class roads. There is good access to motorways and railways for the remainder of the country. Local access to public transport is far less satisfactory.

History

Ladbroke was a flourishing settlement long before the Domesday Book but there are no written records of that time, with only the ridges and furrows in the fields to hint at early history. The Domesday Book is therefore the earliest reliable starting point and it shows the village in 1085 under the name of LODBROC, apparently named after Lot-Brook, the stream, which still flows through the centre of the village. The population then was 252, not very different from today.

The Parish Church of All Saints serves the parishes of Ladbroke, Chapel Ascote, Hodnell and Wills Pastures. Prior to 1981, when they were transferred to Priors Hardwick, All Saints also served Upper and Lower Radbourn. The Grade I listed church is a major feature with a history linking

back to the 13th century. It is remarkably impressive for such a small village and has many striking and varied features including a fine tower, steeple and stained glass windows and is singled out by Vivian Bird in his book *Warwickshire* as “the most interesting church in the county” and “a hagiologist’s delight”. In 2003 a small extension was built providing a disabled-friendly toilet and utility facilities, funded by a legacy provided by a former church warden, Mr George Hedge.



The Domesday Plaque outside the church

Ladbroke Hall is a fine Grade II William and Mary House appearing from the road like any well-maintained large country seat. In 1972 it was converted into 21 self-contained properties and is now owned by the residents as Ladbroke Hall Management Ltd, serving the needs of modern living but still maintaining the glories of a rural heritage. Close by is an avenue of old and mature turkey oaks, horse chestnuts, red beech, white beech and yew trees, which have been safeguarded for generations to admire and cherish.

Ladbroke village is fortunate in having a map showing the layout in 1639 in great detail. It is surprising to see that there were fifteen cottages between the end of Bridge Lane and the church where there is now only one, Church Cottage. Apart from the disappearance of these fourteen dwellings the layout of the village looks remarkably unchanged.

Local records show that a century later the dirt lanes were, for the first time ever, being paved with stones to increase the speed of the coaches. It is very hard now to imagine the amount of heavy traffic that constantly used to stream through the village before the Ladbroke bypass was opened in 1985. The heavy goods vehicles and speeding motorcycles can still be heard as they drive round the village periphery at high speeds. Over a thousand years ago an ancient road between Southam and Banbury was already there, and called simply The Street.



All Saints Church, Ladbroke

The deserted villages of Chapel Ascote, Hodnell and Wills Pastures are now only marked on the ordnance survey map as named farms and cottages but nevertheless were there in some form in Saxon times. Nuns Bushes (Chapel Ascote) is a main ancient woodland and the medieval settlement remains of Hodnell and Wills Pastures Manor are both recorded as antiquities on the Stratford-upon-Avon District Local Plan 1996-2011.

Upper and Lower Radbourn can only be accessed by car from the Welsh Road (East) but there is a footpath to these depopulated places from Ladbroke.

Ladbroke's formal Parish Council was created by Act of Parliament in 1894. The first Ladbroke Parish meeting was held in 1896 and this was the origin of the present Annual Parish Meeting. The present elected Parish Council consists of five residents who hold meetings ten times a year to decide issues of a local nature.

The setting

In 1981 Ladbroke was officially designated an area of special historic or architectural interest and was declared a Conservation Area to preserve its special character; it has been

adopted into the Stratford-upon-Avon District Local Plan Review 1996-2011. The conservation area encompasses most of the village and, although there are some weak areas, standards of development are generally high. Improvement and refurbishment work on old buildings has usually been sensitive to the character of the village.

Ladbroke is an attractive village with a mixture of buildings in many styles in a rural setting. Timber frame and stone cottages mix with others of mellow brick or colour washed finish. Roofs of slate, clay tile or thatch complement these facades and add further interest. The few modern houses generally merge well in this mixture with lines softened by the many trees, shrubs and open green spaces.



Church Road

The trees, especially the broadleaf species, enhance the character of Ladbroke. In the mid 1970s a high proportion of these trees were elms which were so characteristic of this part of the country but Dutch elm disease killed all of the great elms. However there is still an abundance of other trees, which give the area its characteristic feel. Most of the trees are covered by either the tree preservation order made in the late 1960s or by the general protection given to trees growing within the area covered by the Conservation Area of 1981. However, since the preservation order was made, many trees have succumbed to storm, disease or age. Some have been replaced and new areas of trees have been planted. Trees have also been allowed to establish naturally in untended areas.

There are three hills in the area namely, Weddington Hill (triangulation pillar stands at 126 metres above sea level), the hill in Hodnell Manor Farm at 130 metres ('Hodnell' was the hill of the Saxon, Hoda), and the unnamed hill in Ladbroke Hill Farm (with another triangulation pillar) also at 130 metres.

In Ladbroke the old main road crosses the feature that gave the village its name – Lot Brook. The brook flows under the road at Bridge House, passes behind Sarah's Cottage and then flows through a flat wooded area until it passes under another bridge northwards through Farmyard Field by the Fishponds, under Macklin Bridge and on to join the Itchen and the River Leam. This is an environmental treasure with an assortment of flora and fauna including songbirds, kingfishers and woodpeckers. The copse wood, which runs in an arc from the rear of 'The Lares' until it reaches the wooded area of the brook and the rear of 'Woodlands', is another ecological asset.

3. Demography

Population and household composition

The survey received responses from 104 households and a total of 269 people, 132 female and 137 male; 216 adults, 23 teenage (11-18) and 30 under-11s. The age structure (Figure 1) shows that the survey area has fewer adults aged 20-40 years, especially men, than average for Stratford-upon-Avon District (the distributions for Warwickshire and for England and Wales are similar to Stratford's). The average age of both the female and male adults surveyed was approximately 50 years. There were 92 women and also 92 men in the 'economically active' age group 18-60, just under 70% of the total population. The population has changed a little since the survey with migration into and out of the area.

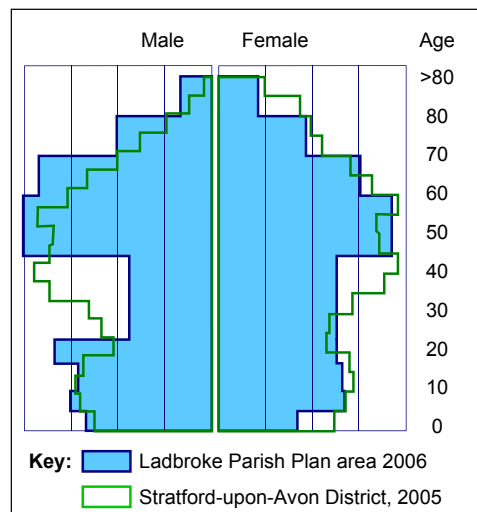


Figure 1 - Number of respondents by age group

Sources:

Ladbroke - Parish Plan survey
 Stratford District - Table 9 Mid-2005 Population Estimates: Quinary age groups and sex for local authorities in the UK. www.warwickshire.gov.uk

Most of the households contain one to four people, but some contain five or six (see Figure 2). The average household size is 2.59 persons.

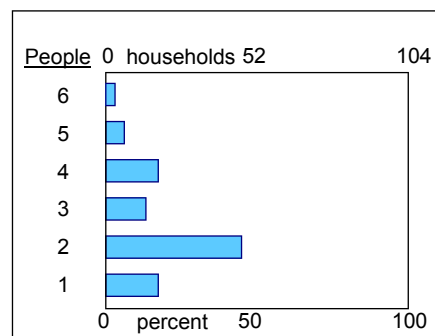


Figure 2 - How many people in the household?

All households in all parishes (total 104)

The maps on the following page (Figures 3a and 3b) show the boundaries of the civil parishes and of the locations within Ladbroke village. The majority of the population live in the centre of Ladbroke village, with smaller numbers in the parishes of Chapel Ascote, Hodnell and Wills Pastures, and Radbourn¹.

The numbers of respondents in the various areas surveyed were as follows:

- Banbury Road and Southam Road (72)
- Bridge Lane and School Lane (38)
- Ladbroke Hall (29)
- Windmill Hill (west of bypass), Hedges Close and Chebsey Court (39)
- Church Road and Harbury Road - including Ladbroke Road and Folly Lane (26)
- Windmill Hill (east of bypass) and Radbourne Lane (21)
- Chapel Ascote (21)
- Hodnell and Wills Pastures (10)
- Radbourn (13)

¹ There are two spellings of this name: the civil parish is *Radbourn* whereas local names are spelled *Radbourne*, such as Radbourne Lane

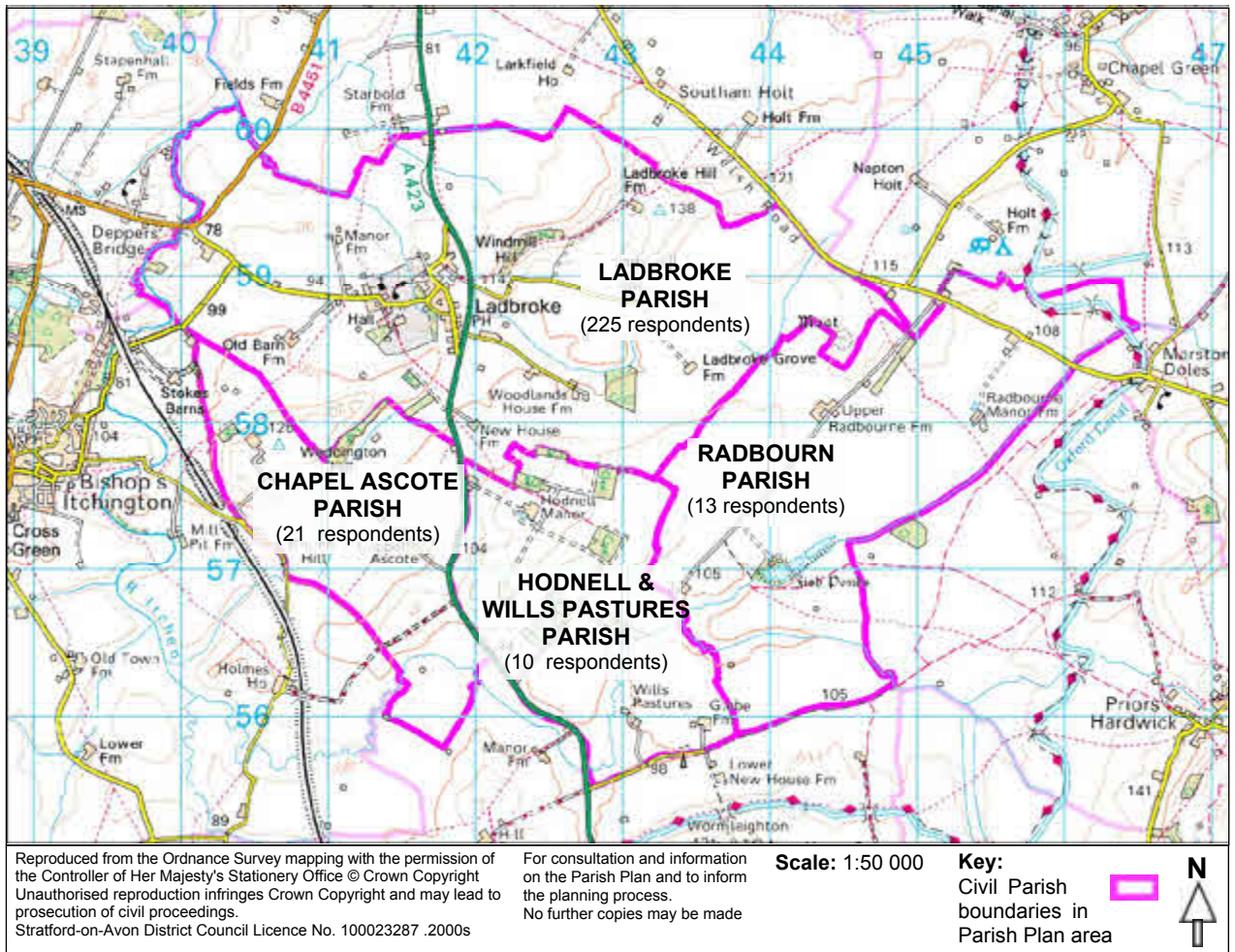


Figure 3a - Civil parishes in the parish plan area

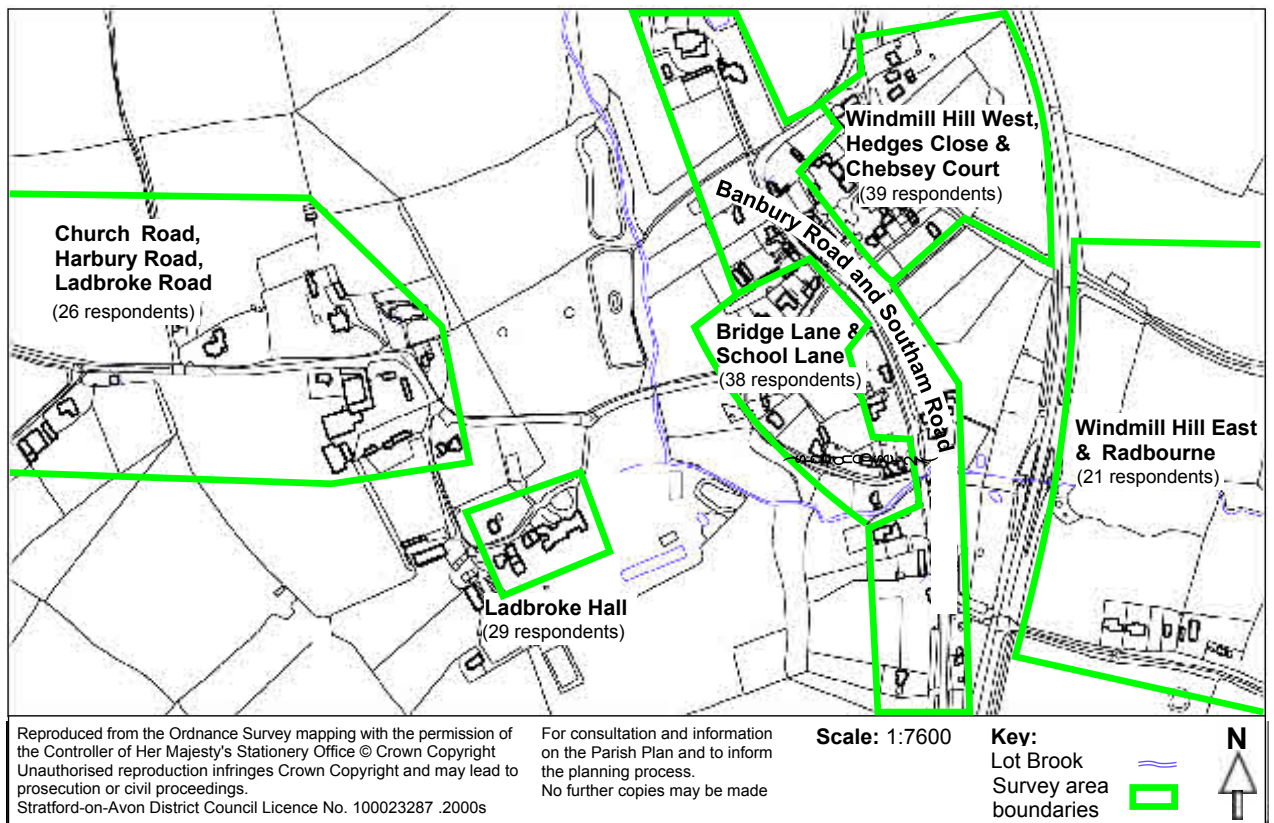


Figure 3b - Locations within Ladbroke village

Reasons for coming to the area and for leaving

Very few of the people living in the area were born here; only seven households said they were here because a member had been born or brought up in the area (Table 1). The main single reason for moving to the area is employment (mainly non-agricultural employment) but many of the responses related to a wish to live in a rural area or village environment.

Reason	No	%*	Reason	No	%*
To be near work	20	19	Born/ raised here	7	7
Village and house	15	14	Traditional village	7	7
Rural village	14	13	The house and value for money	5	5
Rural life away from towns	12	11	To be near family	2	2
Farming	8	8	Good access to towns and motorways	2	2
			Others recorded by only one household	6	6

Table 1 - Please explain why you decided to come here in the first place

Categorised responses to an open question, by household

All households in all parishes

* Not all households responded so the percentages do not add up to 100.

Having come here, families seem to continue living in the area; the great majority have been here for at least ten years and eight households have been here for over 40 years (Figure 4). The survey of teenagers found that almost two thirds had spent more than half their lives in the area and a third had been here since they were born (Figure 5).

A number of households clearly have no intention of moving; 25 (24%) said they expect to stay for twenty years or more and very few are preparing to leave within ten years (Figure 6 overleaf). The majority, however, have no fixed idea of the duration of their time in the area.

Many households intend to stay until death, infirmity or the effects of age (such as being unable to drive) force them to leave (Table 2). A total of 14 expect to leave on retirement.

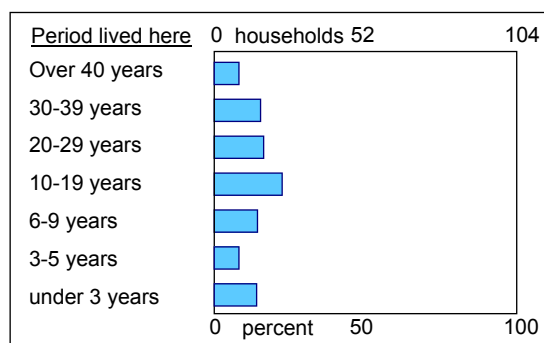


Figure 4 - How long has your household lived here?

All responding households in all parishes (total 104)

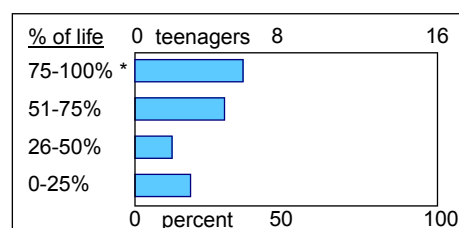


Figure 5 - Proportion of their lives spent in this area

Teenagers' survey, all parishes (total 16).

* All of whom had been here since their birth.

Reason for expecting to leave	No	%*
If poor health or infirmity due to age	18	16
Death	16	15
If change or work	15	14
If change in personal circumstances	15	14
Retirement (other than from farming)	8	8
If the village becomes over developed	7	7

Reason for expecting to leave	No	%*
Retirement from farming	6	6
If need a smaller house	5	5
To be nearer shops and other amenities	5	5
If unable to drive	4	4
If need a larger house	4	4
Others recorded by only one household	8	8

Table 2 - What would be the most likely reason for your leaving?

Categorised responses to an open question, by household All responding households in all parishes

* Households could give more than one answer, so percentages do not add up to 100

There have, however, been some who had to move from the village. Asked “Has anyone in your household who wanted to live in the village had to move away to find suitable or affordable accommodation?”, 12 households replied that a total of 16 people had moved for this reason (10 from Ladbroke parish and 6 from the other parishes).

There were six households that expected to want to move into smaller accommodation in the Ladbroke area: 3 within ten years and 3 more at a later stage (Table 3). Of these, one expected to need a new house within ten years and 2 at some later stage.

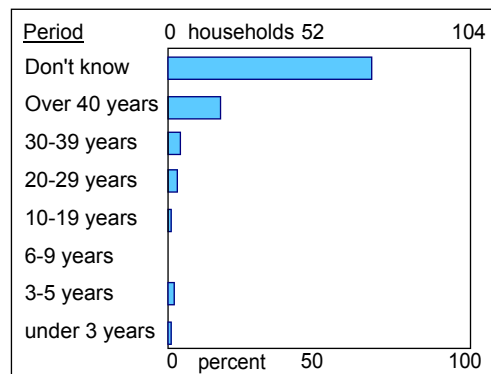


Figure 6 - How long do you expect to continue living in this area?
All responding households in all parishes (total 104)

Expectation of moving (households)	Ladb.	Other		Ladb.	Other		Ladb.	Other
No - I/we expect to stay at present address	62	11						
No - I/we expect to move out of Ladbroke	16	1						
Yes - I/we expect to seek smaller accommodation in Ladbroke within 10 years ...	2	1	... to move into an existing house	1	0	... to move into a new house	1	0
Yes - I/we expect to seek smaller accommodation in Ladbroke more than 10 years hence ...	2	1	... to move into an existing house	1	0	... to move into a new house	2	0

Table 3 - Do you think that you will want to move into a smaller home in this area at some stage? If so, would new housing need to be built?
All responding households in Ladbroke parish (82 replies) and Other parishes (13 replies).

It is recommended that the attention of the parish councils be drawn to these findings and that they consider whether there is a need to carry out a more detailed investigation into housing needs.

Action point 3.1

The Ladbroke Housing Needs Survey, commissioned by Ladbroke Parish Council in partnership with Warwickshire Rural Community Council was carried out in June 2008 - see Appendix C.

4. Education and Employment

Education

The surveys of children and teenagers provide a picture of the education available in the area.

In the under-eleven age group, 6 children of the 11 surveyed attended St James' school in Southam (two miles away) and used the school bus. Most of the others travelled ten to twelve miles by car to schools in Warwick, Leamington Spa and Princethorpe.

The 28 teenagers surveyed travelled to a wider range of destinations, the majority to Warwick or Leamington. Nearly all travelled by car (Table 4). If more bus services were available, then up to 14 of the children stated that they might be willing to use them.

Amongst the adults, 17 (8%) were in full-time education or training.

Location of School	Total Pupils	Transport			Would use Bus*
		Bus†	Car†	Taxi	
Warwick	5	1	5		4
Leamington Spa	4	1	3		4
Southam	3	1	2		3
Princethorpe	2		2		1
Kineton	1			1	1
Stratford-upon-Avon	1	1	1		1
Total	16	4	13	1	14

Table 4 - Location of school and means of transport - Teenagers' survey.

† 2 pupils went sometimes by bus and sometimes by car, so totals appear not to match the data

* Would use a bus if a service was available

Employment

Amongst the over-18 age group, nearly two-thirds were in some form of employment, whether full-time, part-time or self-employed (Figure 7). Some 20% were retired and only 1% were neither retired nor currently in employment.

In broad terms, Ladbroke's respondents have slightly lower levels of full- and part-time employment than Stratford-upon-Avon District and the West Midlands but higher levels of self-employment (see Table 5 overleaf). Given the small sample, comparisons can be misleading,

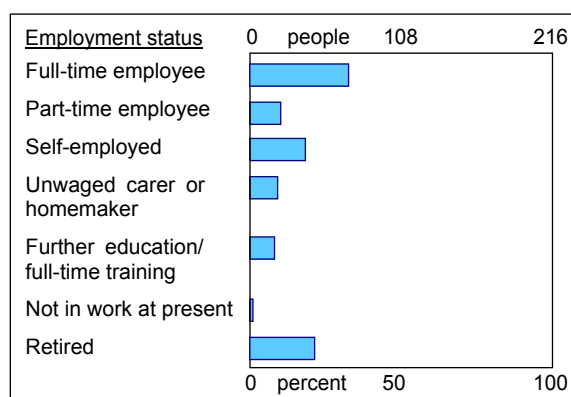


Figure 7 - Occupations

Respondents aged over 18 years (total 216)

but unemployment in the survey area seems slightly higher than Stratford-upon-Avon district as a whole but much lower than the greater West Midlands area.

The number of retired people in the survey area is very similar to the averages for both the district and the West Midlands area.



Agriculture provides some local employment

Employment status	Ladbroke area	Stratford District	West Midlands
Full-time employed	37%	69.4%	64.0%
Part-time employed	12%		
Self-employed	21%	12.6%	8.4%
Unemployed	1.6%	1.2%	3.4%
Economically active *	72%	85.0%	77.3%
Retired	16%	15%	14%

Table 5 - Indicators of economic activity

Sources:

Ladbroke - 2006 survey (all parishes)

- Ladbroke unemployment rate assumes that all who are not in work are unemployed.

Stratford and West Midlands:

- Employment data from Labour Market Profile for Stratford-upon-Avon, 2006 (Office for National Statistics, www.nomisweb.co.uk),
- Retirement rates from the 2001 census

Comparisons are approximate (age ranges are not directly comparable between the Ladbroke survey and the data for the district and region)

* Economically active: People who are either in employment or unemployed.

5. Travel, Traffic and Parking

Public Transport

Until the 1980s Ladbroke was served by a regular bus service which connected Oxford, Banbury, Southam and Coventry. This ceased following the opening of the M40 motorway, leaving Ladbroke with no daily public transport. The survey found that 21 households (20% of responding households) contain one or more persons who had difficulty in getting regular access to facilities outside the area due to lack of public transport (Figure 8).

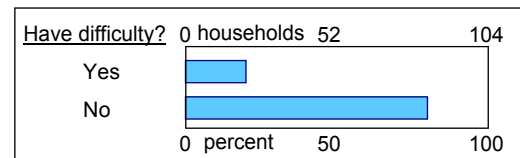


Figure 8 - Does anyone in your household have difficulty in getting regular access to facilities outside Ladbroke due to lack of public transport?

All households in all parishes (total 104)

The principal effect of the shortage of public transport is upon the young, who may be wholly dependent on their parents for transport to social activities, and the infirm, most of whom are elderly (Figures 9 and 10). The teenagers' main request to improve life was a bus service to Leamington.

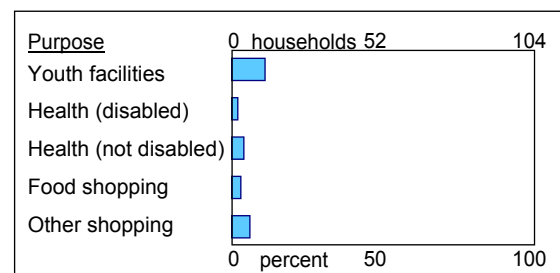


Figure 9 - Purpose of travel for which public transport is wanted

All households in all parishes (total 104)

A school bus takes children to Southam, which suits most of the primary school children and some of those of secondary age.

The public bus services that stop in Ladbroke are: one to Harbury, Leamington Spa and Warwick on Tuesday¹ and one to and from Southam on Thursdays and Saturdays². Older people are eligible to receive passes for free travel by bus.

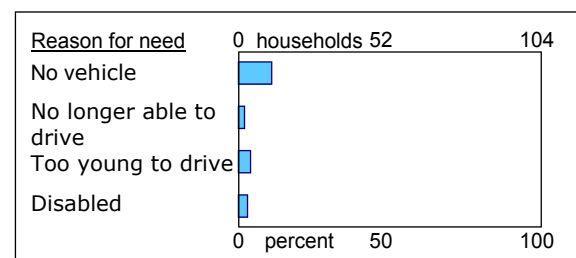


Figure 10 - Reason for needing public transport

All households in all parishes (total 104)

The survey received responses from 216 adults aged 18 or over. Of these adults, 117 (43%) work or study away from home, and of that group 106 (over 90%) travel wholly by road (i.e. private transport - Figure 11).

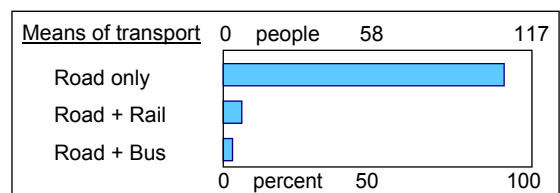


Figure 11 - Usual means of transport for work or education

Those aged 18 years or more in all parishes who are employed or in further education or training away from home (total 117)

The dependence on private transport and the lack of public transport is such that 22 households (21%) stated that the most likely reason they might want

¹ Allowing 1 hour 50 minutes in Leamington. The return stops in Ladbroke by request.

² Allowing 1 hour 15 minutes in Southam. The bus must be booked in advance by telephone

to leave Ladbroke would be if they became unable to drive or if they suffered poor health or infirmity due to age.

There have been, and still are, a number of initiatives to address this problem but they are extremely limited in scope, of severely limited value and benefit a small number of people. Volunteer drivers, for example, can be arranged to take people to doctors' surgeries.

To a small extent the situation is alleviated by the good spirit of neighbourly help that exists within the area. There is some car sharing (Figure 12) and a willingness to extend it: a total of 56 people would consider sharing, mainly for shopping and for social or leisure purposes. Commendable though this is, it is not a basis for the provision of public transport.

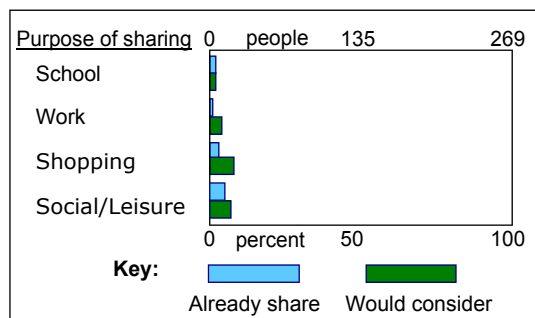
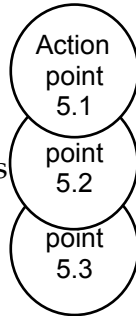


Figure 12 - Car Sharing
All respondents in all parishes (total 269)

This is an issue which requires consideration at a district and county level and with the involvement of the bus companies. Possibilities include re-routing some or all of the existing bus services or introducing minibus services for the Ladbroke area to provide transport to nearby towns for young people on a regular (but not necessarily frequent) basis. This clearly involves a wider area than that covered by this Plan.

It is recommended that Ladbroke Parish Council:

- Investigate other public transport options
- Ensure that the public are provided with current information on public services
- Find a way to co-ordinate car sharing



Speeding traffic

Speeding is regarded as a serious matter because of its implications for safety and noise pollution. Along the bypass it makes access from side roads hazardous and is noisy. Speeding within the village is dangerous, especially for children.

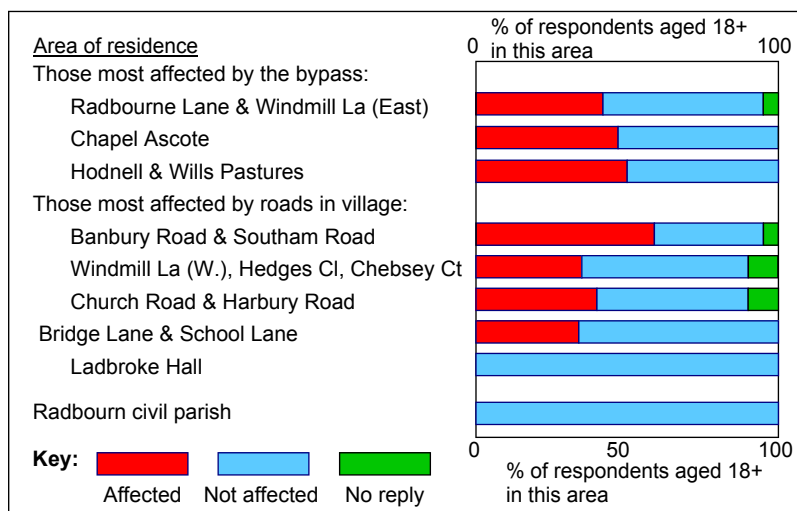


Figure 13 - Are there traffic speeding problems in the area that affect you?
Percent of all respondents aged over 18 years in each area.

Of the residents aged over 18 years, 83 (38%) stated that they were affected by speeding and 124 people (57%) that they were not¹. The responses were, however, clustered geographically. Figure 13, on the previous page shows that:

- Almost 60% in Banbury Road and Southam Road were affected.
- About half of those in the area of the bypass were affected (Chapel Ascote, Hodnell and Wills Pastures, Radbourne Lane and Windmill Hill East of the bypass).
- Some 30% to 40% of those living elsewhere within the village were affected.
- Respondents living in Ladbroke Hall and Radbourn civil parish were the only ones saying that they were not affected.

A problem specific to the residents living in the east side of the area is speeding along Welsh Road East which connects Southam to Priors Marston; 2 respondents commented that they would like a 50mph speed limit introduced on this road².

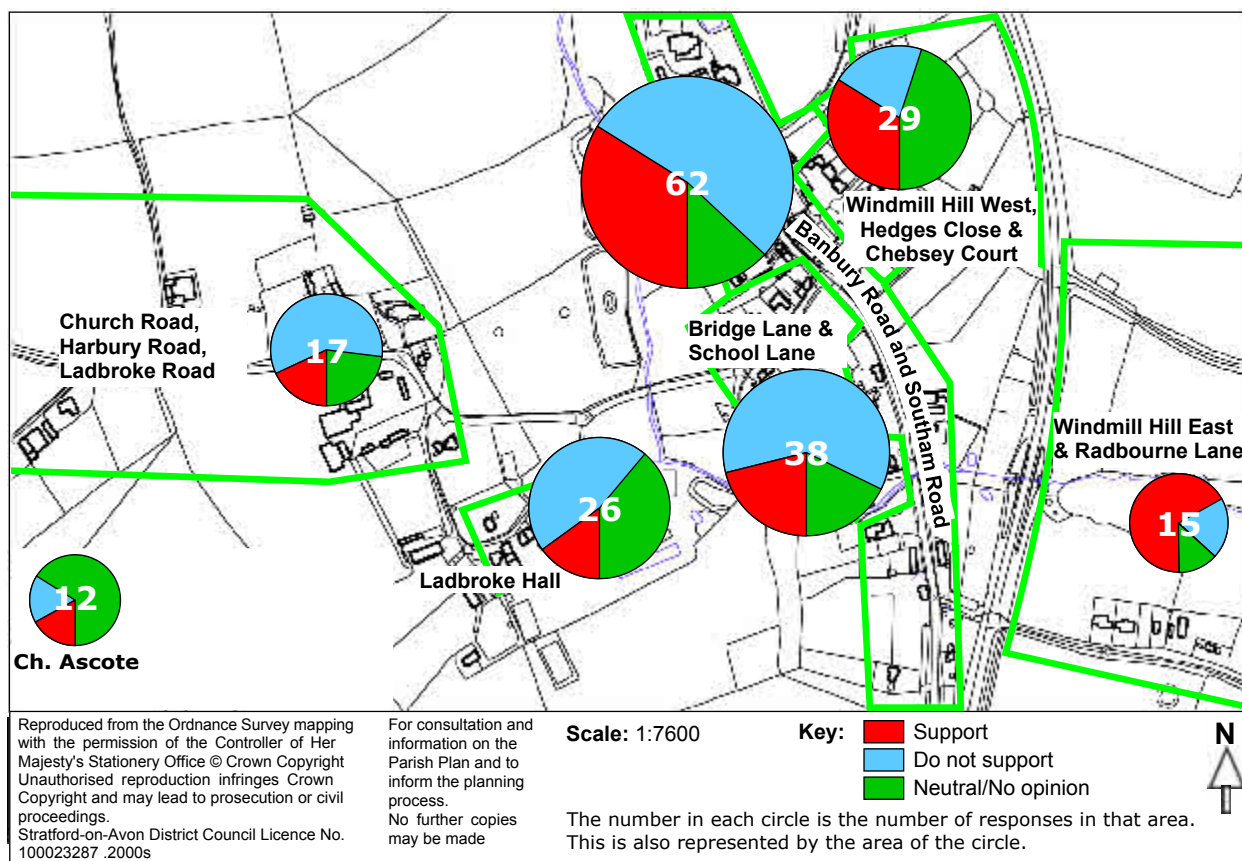


Figure 14 - Should speed limiting measures (traffic calming) be introduced in the village?
 Proportions of those responding to this question. Respondents aged over 10 years, Ladbroke Parish (209 replies out of 239 in the age group)

¹ The County Council has introduced a reduction in the speed limit on the bypass which will have an impact on several of the issues raised by the survey.

² Welsh Road east is not included in Warwickshire County Council's plans for new reduce speed limits.

Traffic calming

A minority of respondents living within the village supported traffic-calming measures on village roads: out of 209 responses, 58 people (28%) supported calming but 95 (45%) opposed it and 56 (27%) were neutral on the issue or expressed no opinion. Strongest support was from those living in Windmill Hill east of the bypass and Radbourne Lane, Banbury Road and Southam Road and Hedges Close and Chebsey Court (Figure 14 on the previous page).

Measures suggested by respondents included: speed bumps, chicanes or road narrowing (11 responses), electronic speed indicators (9) and white “gates” at entrances to the village (8).

Speed cameras

A common method for dealing with speeding is the installation of speed cameras. Putting them on the bypass, however, would not be a complete solution because different speed limits apply to different types of vehicles, thus only those exceeding the highest speed limit would be recorded. The survey showed that opinions on the desirability of having traffic cameras on the bypass were almost evenly split: 86 people (38%) were in favour and 91 (40%) were against. Those living closer to the bypass were generally more in favour of installing cameras: 40%-50% of the respondents in Chapel Ascote, Radbourne Lane and Windmill Hill (East) and Radbourn Parish were in favour (Figure 15).

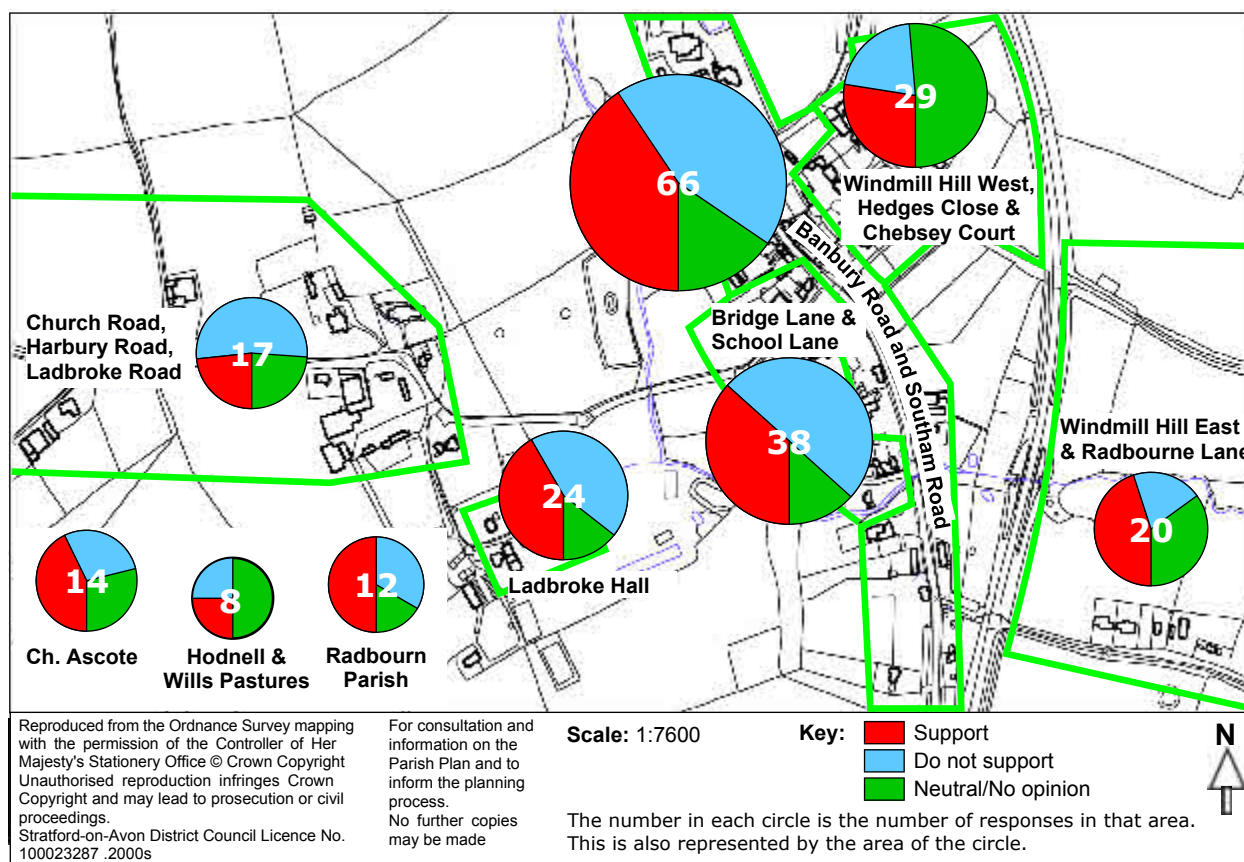


Figure 15 - Should speed cameras be installed on the bypass? Geographical distribution of responses. Proportions of those responding to this question. Respondents aged over 10 years, all parishes (228 replied out of 239 in the age group).

The following actions are recommended:

- Ladbroke Parish Council be asked to examine the issues and possible remedies for speeding traffic in Ladbroke village.
- Ladbroke Parish Council be asked to examine the issues and possible remedies for speeding traffic on the bypass.
- Radbourn and Priors Marston Parish Councils be asked to consider the Welsh Road issue.

Action point 5.4

Point 5.5

Point 5.6

Traffic noise

The majority of respondents in the survey expressed some level of concern at traffic noise from the bypass. A detailed analysis of these figures, as illustrated in Figure 16, shows that, without exception, those recording major concern live in areas that are close to the A423 Ladbroke bypass.

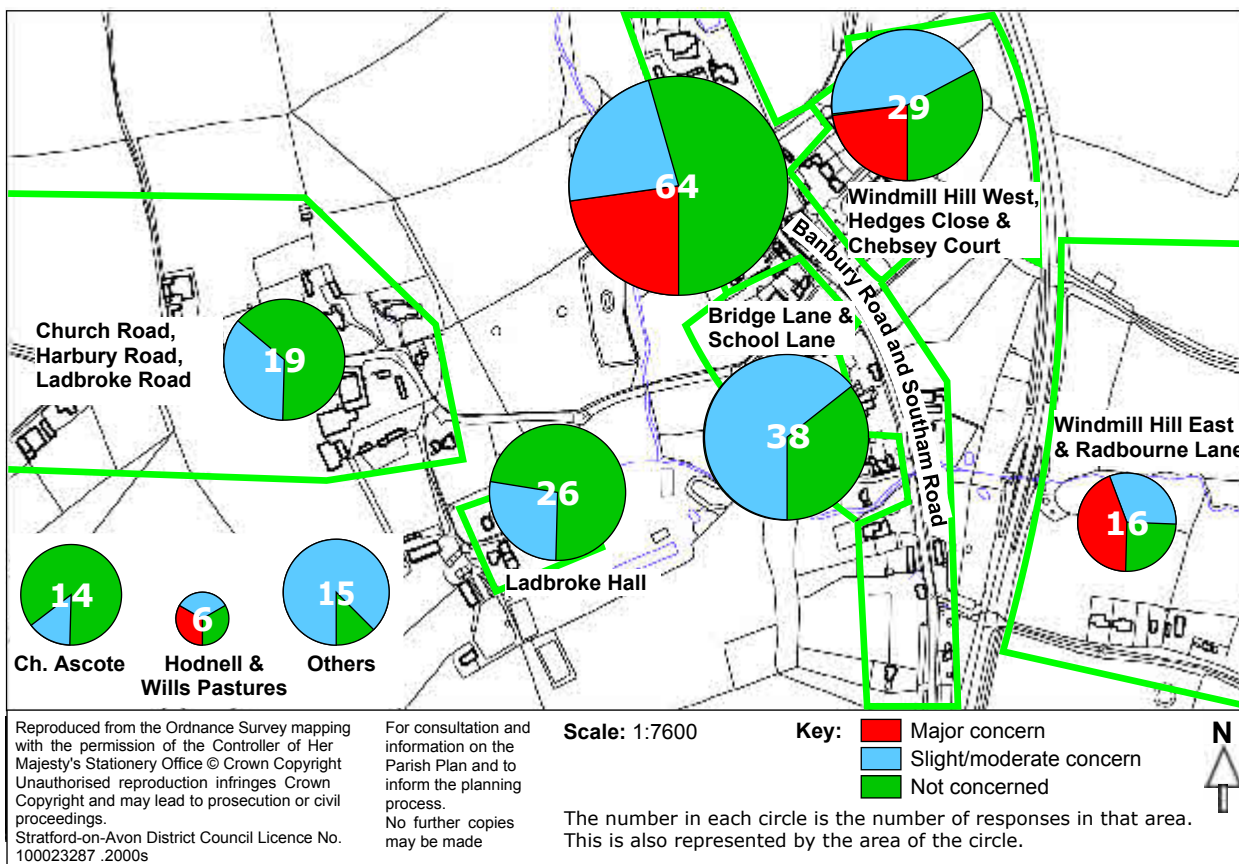


Figure 16 - Are you concerned about the effect of traffic noise on the quality of your life? Proportions of those responding to this question. Respondents aged over 10 years (227 replied out of 239 in the age group)

There are several possible options for reducing the problem of noise such as speed controls, earth banks, wooden fences and quieter road surfaces. The County and District Councils, as highway and environmental authorities respectively, could be asked to conduct a noise

survey to provide an objective assessment of the locations affected and the amount of noise and to comment on appropriate measures.

The survey questionnaire asked whether there was a need for noise barriers on the bypass; 66 people (25%) said yes, 137 (51%) said no (Figure 17). As with the previous question, detailed analysis shows that those living close to the A423 expressed the greatest support, but there was no outright majority in support of barriers in any of the survey areas.

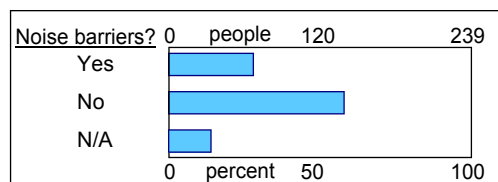


Figure 17 - Is there a need for noise barriers on the bypass?

Respondents aged over 10 years in all parishes (total 239)
N/A = neutral or no opinion

Parking in the village

Parking is an issue for a number of people (Figure 18). Amongst Ladbroke residents over the age of eighteen, 42 said that they were affected by a parking problem but 141 said they were not. In the other parishes, 2 people said that they were affected by a parking problem, 31 reported that they were not affected. The main area of concern, where 33 Ladbroke residents reported a problem, is Banbury Road from the School Lane junction to the Millennium Green. Parking in this area is seen in two contrasting ways: some see it as a driving hazard whilst others say that it is beneficial because it slows the traffic to a less dangerous speed.

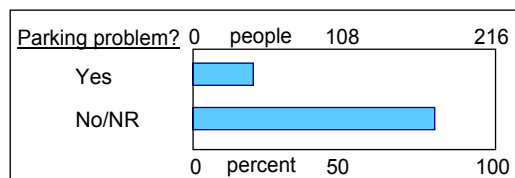


Figure 18 - Is there a parking problem in this area that affects you?

People aged over 18 years, all parishes (total 216)
N/R = No reply

Other areas where concerns were expressed were Windmill Hill west of the bypass (6 people), Bridge Lane (2 people), by the Village Hall (2 people) and throughout the village (3 people).



Parking in Southam Road

No clear solution to parking problems was provided by the survey, as Figure 19 shows. Suggestions fell into three groups:

- The use of private land, either belonging to the vehicles' owners or rented (proposed by 12 people - 6%).
- Yellow lines either on one side of the road or both to prohibit parking (7 people - 3%).
- Provide a car park or layby (7 people - 3%).

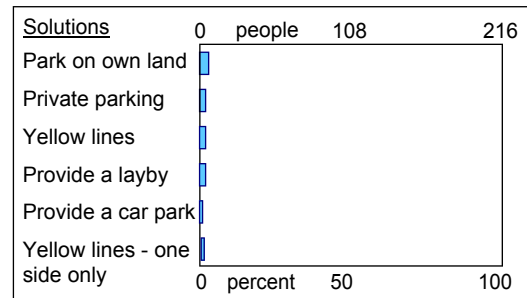
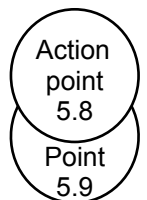


Figure 19 - Suggested solutions to parking problems in the village.
People aged over 17 years (total 216)

The numbers advocating these measures may be too small to justify action. Owners could, however, reduce the problems for others by parking according to the Highway Code.

It is therefore proposed that the Parish Council be asked to consider the following options:

- Investigating whether parking could be provided on private land.
- Asking the Police to speak to individuals in the event of their parking causing a hazard.



6. Foot/Cycle Path to Southam

In the preliminary survey for this plan there were requests for consideration of a path to link Ladbroke to the end of the footway at Southam Football ground. This would follow the West side of the A423.

There was strong support for this proposal: 197 people (73%) in favour with 27 (10%) against, see Figure 20. In the under-18 age group the support was 47 (89%) in favour and 5 (9%) against, see Figure 21.

The path would allow children/teenagers access to Southam and would encourage walking and cycling. Other responses included the comment that, at the present time, it is too dangerous to walk or cycle to Southam (20 people). Concern was expressed by 4 persons that a path alongside the fast road would not be safe and that use would be minimal, and by 8 people that the scheme would not be cost-effective.

There was a suggestion that the existing cross-country footpath from Ladbroke to Southam be converted into a footway and cycle track but this is regarded as impracticable.

It is recommended that the scheme be put to the District and County Authorities with the following points:

Action
point
6.1

- Policy COM.9 on page 56 of the Stratford-upon-Avon District Local Plan Review 1996-2011 states: "The District Planning Authority will work in partnership with the County Council to provide pedestrian priority areas and dedicated cycle routes according to section 6.8, Walking and Cycling"
- Section 7.24 of the Plan Review, Environmental Enhancement, Policy MRC.3 (page 91) includes: enhanced provision for pedestrians and cyclists to gain access to, and move within, the centre [of Main Rural Centres].
- It would promote alternative modes of transport to the car, bearing in mind the lack of public transport.
- It would enhance the mobility of the disabled, enabling them to use motorised scooters.

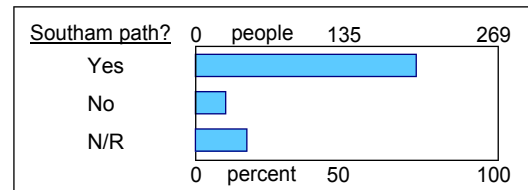


Figure 20 - There has been a proposal to construct a combined foot- and cycle-path to Southam. Do you support this proposal? All respondents in all parishes (total 269)
N/R = no reply

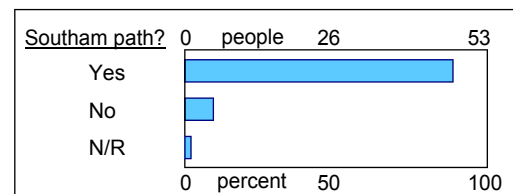


Figure 21 - Youth support for combined foot- and cycle-path to Southam. Respondents aged less than 18 years, all parishes (total 53).
N/R = no reply

7. Village Leisure Activities and Facilities

Social activities

Ladbroke is an active village. More than two thirds of the respondents used a public house¹ and the Village Hall, more than a half used the Millennium Green and slightly less than half went to church (Figure 22). The questionnaire asked how important these facilities were, and the responses showed that the importance people attached to these activities reflected the frequency with which they used them.

The survey of 11-17 year-olds in the village, however, highlighted the lack of social facilities.

Suggestions were invited for other facilities or activities that might reasonably be established in the village for adults, under-17's and under-5's respectively. The results suggest an emphasis on physical activities but do not indicate a great demand for any single item.

- In greatest demand for adults were badminton (9 households - 9%), a walking group (6 households - 6%) and tennis (5 households - 5% - but also requested by 3 households for teenagers).
- The most popular requests for teenagers were: youth club (8 households - 8%) and play equipment for older children (4 households - 4%)².
- For smaller children the main demand was a toddler group (5 households).
- Amongst children less than 11 years old a village shop (especially a sweet shop) was a priority.

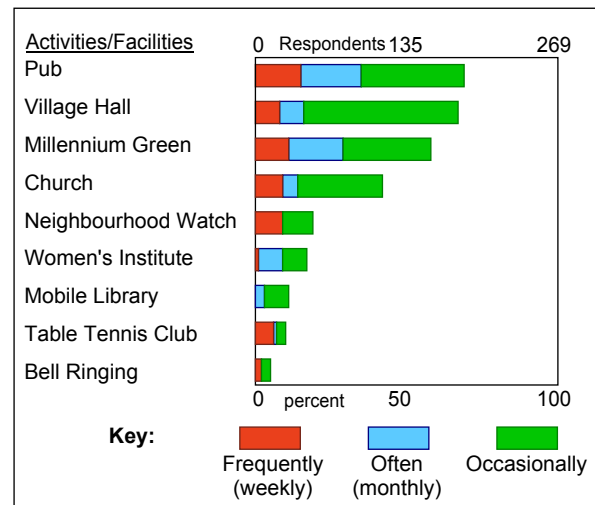


Figure 22 - What activities in the Ladbroke area do you participate in and how often?
All respondents in all parishes (total 269)



Ladbroke Millennium Green

¹ At the time of the survey the village pub was operating only intermittently, so respondents were using pubs elsewhere. Since then it has been refurbished and revived.

² The Millennium Green Trust was planning additional equipment at the time of the survey and has subsequently installed it.

It is recommended that the suggestions for indoor activities be considered by the Village Hall Committee in case: a) they know of people willing to organise them and b) it helps them with the design of the proposed new building¹.

Action point 7.1

Since the numbers requesting new activities are small, the best option might be to help people find activities outside the parish. There is little interchange of information of this type.

It is recommended that information on facilities in neighbouring areas be collated and drawn to the attention of villagers and that potential within Ladbroke be investigated.

Action point 7.2

The questionnaire invited people to express their willingness to organise or help with activities. The 14 positive responses will be passed on confidentially to appropriate contacts.

The Village Hall and Millennium Green

The Village Hall and Millennium Green are independent registered charities with separate constitutions and are clearly the most used non-commercial facilities in Ladbroke. Ladbroke Parish Council has supported both over many years and has stated that it will consider continuing support to these and other organisations in the village. Figure 23 shows the response of Ladbroke residents to the question of further support.



Quiz Night in Ladbroke Village Hall

Concerning the development of the village hall, the Ladbroke Village Hall Trustees state as follows: There is to be a new village hall built to replace the old timber building that has unfortunately now reached the end of its useful life. The new hall has been designed internally and externally with the involvement of the whole community taking into consideration the widest possible range of existing and new potential funding streams that will be needed to maintain the building for many years to come. Environmental considerations include a sustainable drainage system (SuDs) to recycle rain water plus the use of low-energy materials plus energy saving special glass. These have all been included in the design. The new building will sit in the same location as the existing hall and the external design will be complimentary to the surrounding properties. See Appendix B for further details.

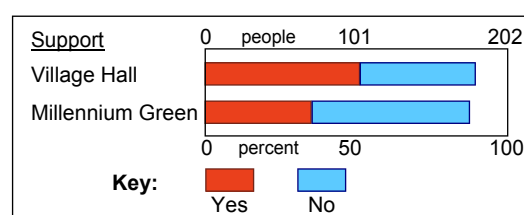


Figure 23 - Should the Parish Council increase its support for upkeep of the Village Hall and/or the Millennium Green? Residents of Ladbroke (total 202)

¹ The suggestions have been passed on to the Village Hall Committee.

8. Rights of Way

A number of public rights of way radiate from Ladbroke village. Almost a third of the respondents said that they know where the rights of way are and nearly everyone knows where some of them are (Figure 24).

The footpaths are used regularly and a quarter of the respondents said that they use them frequently (Figure 25).



The Jubilee Way by Ladbroke Church

The great majority of respondents said that some or all of the rights of way are well signposted and maintained (less than 10% of the respondents disagreed). Nonetheless the figures suggest that there is room for improvement in both signposting and maintenance (10 respondents commented that paths are not always reinstated after agricultural field operations).

People in 54 households said that they would be willing to help in keeping footpaths open (Figure 26). Those willing to help were encouraged to provide their contact details and these have been passed to the Footpaths Co-ordinator.

It is recommended that the Footpaths Co-ordinator be made aware of the findings relating to signposting and maintenance.

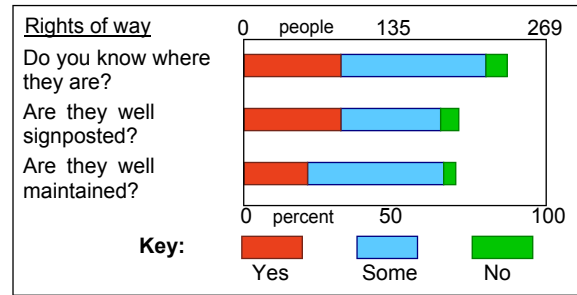


Figure 24 - Questions about the footpaths and bridleways.

All respondents in all parishes (total 269).

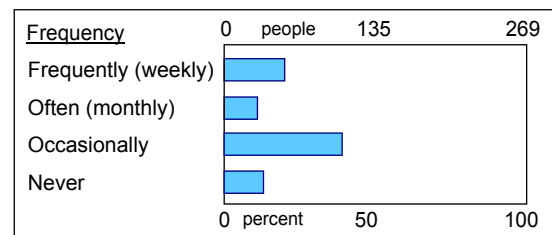


Figure 25 - Do you use the rights of way in the parish? If so, how often?

All respondents in all parishes (total 269)

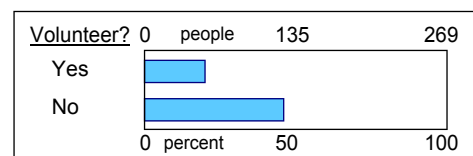


Figure 26 - Would anyone in your household be willing to help keep the rights of way open?

All respondents in all parishes (total 269)

Action point 8.1

9. Flooding Prevention

Ladbroke and its surroundings lie on thick and basically impermeable lias beds which are generally overlain by thin layers of permeable soil. Dissipation of water is limited to evaporation and draining into watercourses. The principal water course is Lot Brook which runs through the village and is an asset to the local environment. Evaporation, from the surface and by transpiration by trees and other vegetation, is very slow. Drainage to watercourses is either by slow percolation within the layers of upper soil or by much more rapid flow over the surface. Problems have occurred as a result of a combination of the soil becoming saturated by prolonged periods of wet weather and subsequent exceptionally intense rain exacerbated by debris and obstructive growth. In April 1998 and July 2007 substantial flooding affected Ladbroke. On each occasion there was deep internal flooding to a number of properties and flooding of roads, even stopping the traffic on the main Banbury to Coventry road. The effect on properties was particularly serious due to the age and construction of the affected buildings, some of which have listed status.

The District Council, acting as agent for the government, undertook significant maintenance and minor improvement to the main watercourse in 2008.

Stratford-upon-Avon District Council have commissioned two reports by consultants. Ladbroke Parish Council hold regular reviews which use a list of locations requiring attention, derived from the consultants' reports and locally established priorities. These locations include a number of drains and ditches and, most importantly, the main water course through Ladbroke. The brook receives run off from approximately 4.5 square kilometres of land before passing through Ladbroke village. On the two occasions mentioned above it failed to cope with the amount of water arriving. The consideration of the actions which should be taken is complex, needing to take account of recorded events, ownerships, technical assessment of flows and capacities, environmental and ecological impacts and the practicalities of costs and benefits.



Clearing Lot Brook after the floods of 2007

The 2007 flood occurred after the survey for the parish plan. After the flood the Parish Council invited all inhabitants of Ladbroke to an open meeting to discuss the issue, including what action should be taken. The meeting endorsed a list of proposals which was provided by the Parish Council and emphasised the urgency of implementation.

In past cases of flooding, villagers have provided voluntary help to those affected. It has been suggested that a volunteer task force be set up to respond in future flooding.

Recommendations.

Ladbroke Parish Council should continue its regular review of flood prevention, seeking implementation of its proposals by referring to the District and County Councils for action including the preparation of designs and obtaining of funding from government agencies as relevant and available.

Action
point
9.1

The Parish Council should provide information on flood defence arrangements, where they exist, and act as an advisory service to the public on flood prevention and consider setting up volunteer groups.

Action
point
9.2

Flood defence and water drainage regulations should be used to control development in areas vulnerable to flooding

Action
point
9.3

10. Sustainability and Environmental Factors

Recycling

The survey returns indicate that, whilst the large majority make an effort to recycle (over 80% use the black box collections and more than 60% use the green wheelie bins¹), there is a significant number who have some way to go (Figure 27). Part of the apparent shortfall may be due to the circumstances of individual households, especially issues such as garden waste and the composting of kitchen waste.

It is unlikely to be practicable to have an official recycling centre within the village, so other ideas are needed to increase the level of recycling to provide for present needs and to meet government targets that are likely to become ever more stringent. The primary initiatives are currently directed by the District and County Councils at their respective levels. At the local level, there have been events in Ladbroke Village Hall dealing with composting (garden and kitchen waste and cardboard).

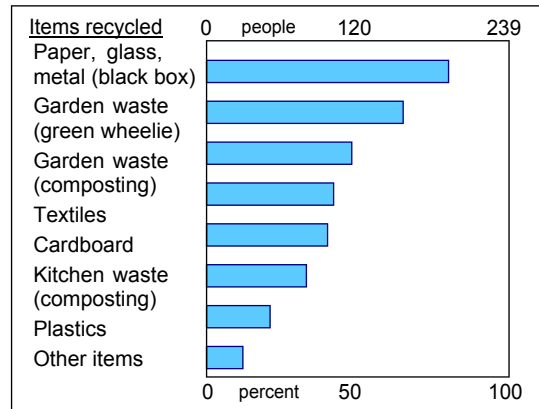


Figure 27 - Which items does your household recycle or pass on for recycling? Persons aged over 10 years in all parishes (total 239)

Water Conservation

More than half of the respondents said that they saved rainwater or used water from a well or stream to reduce their use of purified tap water (Figure 28). Against this, a similar number used hoses or sprinklers in their gardens. These results suggest that there may be scope for reducing water consumption in the area.

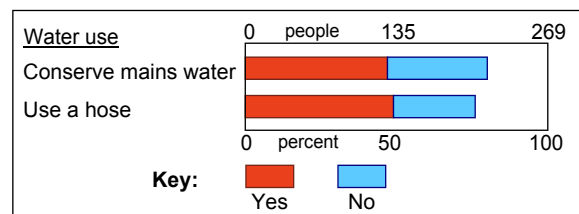


Figure 28 - Does your household conserve mains water by saving rainwater or using well or stream water for the garden? Does your household use a hose or sprinkler in the garden? All respondents in all parishes (total 269)

¹ At the time of the survey black boxes were provided for paper, glass and metals, and green wheelie bins for garden waste. Both were collected fortnightly. Since the survey, the district council have introduced a more comprehensive waste recycling scheme .

Energy Conservation

For energy conservation, the majority of households have loft insulation, as shown in Figure 29. Over half have double or secondary glazing. Only one third have cavity wall insulation, but older houses do not have cavity walls so the results do not tell us what further potential there is for this as an energy-conservation measure.

For energy saving, 37 respondents (14%) have condensing boilers, but numbers are expected to increase as households replace older failing systems. Solar panels are very much a minority measure but at present are not financially advantageous. Low energy light bulbs are becoming more popular.

It is recommended that the Parish Council invite a person (not necessarily a councillor) to act as a representative for sustainability matters.

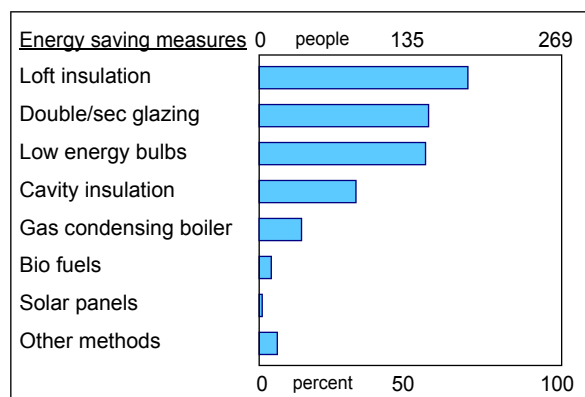
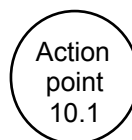


Figure 29 - Which energy saving methods do you use?

All respondents in all parishes (total 269)



11. Street Lighting

The survey found that there is no overall support amongst respondents in Ladbroke village for a change in the number of street lamps. There was almost total opposition to providing a suburban standard of lighting: 153 people (76% of Ladbroke residents aged over ten years) against such a level and 1 in favour. There was also opposition to even a small increase in provision; 53 people (26%) were in favour and 102 people (50%) were against. Those in favour were mainly in Bridge Lane and School Lane and amounted to 42% of the people living in that area (Table 6 on the next page). A minority of 23 (11%) wanted a reduction in street lighting, with 90 people (45%) against a reduction.

Those wanting more lighting included 10 who asked for additional lighting at the junction of Banbury Road and Bridge Lane. The problem there is not so much the number of lamps as their siting. The lamp a few metres north of the junction casts a shadow over the mouth of Bridge Lane.

There was rather more enthusiasm for reducing light spillage by fitting cut-off shields: 66 people (33%) were in favour and 31 (15%) were against. Support was strongest in the area of Windmill Lane west, Hedges Close and Chebsey Court. Alternative suggestions for reducing spillage include: replacing lanterns with suitable heads, changing the colour of lighting and the timing of the lights.

Recommendations:

Ladbroke Parish Council discuss possible solutions with affected property owners, seeking the advice of the County Council's Lighting Engineer if they deem action to be appropriate.

Action
point
11.1

Change street lighting to a high standard - as in suburban areas

Location	Agree		Neutral		Against		Total in area§
	no.	%	no.	%	no.	%	
Banbury Road & Southam Road	0	0%	4	6%	54	82%	66
Bridge Lane & School Lane	1	3%	0	0%	33	87%	38
Ladbroke Hall	0	0%	4	15%	17	65%	26
Windmill La (West), Hedges Cl, Chebsey Ct	0	0%	4	13%	23	74%	31
Church Road & Harbury Road	0	0%	0	0%	14	70%	20
Radbourne Lane & Windmill La (East)	0	0%	4	22%	12	67%	18
Other locations	0	0%	0	0%	0	0%	3
Totals	1	0%	16	8%	153	76%	202

A small increase in the number of lamps

Location	Agree		Neutral		Against		Total in area§
	no.	%*	no.	%*	no.	%*	
Banbury Road & Southam Road	13	20%	4	6%	42	64%	66
Bridge Lane & School Lane	16	42%	7	18%	14	37%	38
Ladbroke Hall	3	12%	9	35%	11	42%	26
Windmill La (West), Hedges Cl, Chebsey Ct	10	32%	3	10%	14	45%	31
Church Road & Harbury Road	7	35%	0	0%	10	50%	20
Radbourne Lane & Windmill La (East)	2	11%	2	11%	11	61%	18
Other locations	2	67%	0	0%	0	0%	3
Totals	53	26%	25	12%	102	50%	202

Reduce the number of lamps

Location	Agree		Neutral		Against		Total in area§
	no.	%*	no.	%*	no.	%*	
Banbury Road & Southam Road	6	9%	18	27%	34	52%	66
Bridge Lane & School Lane	5	13%	11	29%	17	45%	38
Ladbroke Hall	3	12%	7	27%	11	42%	26
Windmill La (West), Hedges Cl, Chebsey Ct	0	0%	9	29%	14	45%	31
Church Road & Harbury Road	0	0%	2	10%	12	60%	20
Radbourne Lane & Windmill La (East)	9	50%	2	11%	2	11%	18
Other locations	0	0%	0	0%	0	0%	3
Totals	23	11%	49	24%	90	45%	202

Reduce spillage by fitting cut-off shields to the lamps

Location	Agree		Neutral		Against		Total in area§
	no.	%*	no.	%*	no.	%*	
Banbury Road & Southam Road	26	39%	14	21%	14	21%	66
Bridge Lane & School Lane	4	11%	20	53%	9	24%	38
Ladbroke Hall	4	15%	17	65%	0	0%	26
Windmill La (West), Hedges Cl, Chebsey Ct	18	58%	4	13%	5	16%	31
Church Road & Harbury Road	6	30%	6	30%	2	10%	20
Radbourne Lane & Windmill La (East)	8	44%	4	22%	1	6%	18
Other locations	0	0%	0	0%	0	0%	3
Totals	66	33%	65	32%	31	15%	202

Table 6 - Street lighting preferences, by geographical area.

People in Ladbroke parish

* % of the people living in the area

§ The total number of respondents living in this area. It is not the sum of the columns to the left because not everyone responded to each question

12. Representation

Awareness of local issues

The survey asked if people felt that their representatives in local government were sufficiently aware of local concerns and issues. The county and district councils each have a single elected representative for the area whilst Ladbroke Parish Council has five councillors. Villagers are given the opportunity to speak to Ladbroke Parish Council at its meetings. It is to be expected that parish councils will be perceived as having the greatest apparent awareness, and that is indeed reflected in the results which are shown in Figure 30. A hundred percent is probably unattainable, even for parish councils, but the elected representatives might reflect on these figures to see if they can be improved.

When asked whether anyone in the household had been to Annual Parish Meetings, which are the most direct source of information on village development, only half had been more than once (Figure 31).

Suggestions for action by the Parish Council

Villagers were asked in an open question for opinions on the main tasks to be addressed by the parish. The responses, classified by type and listed in Table 7 on the next page, covered a very wide range of issues and none can be seen as dominant, nor do they indicate that major change is required. The most popular demands reflect the general feeling that the village should maintain its rural atmosphere whilst being well cared for. Road tidiness and improvements to roads and footways polled 24 each - just 10% of the total respondents.

Such a list reflects current circumstances. Had the survey been carried out after the 2007 floods, flooding might well have been raised as an issue.

In the period since the survey the Councils have taken action on a number of matters including the improvement of some road and footway surfaces.

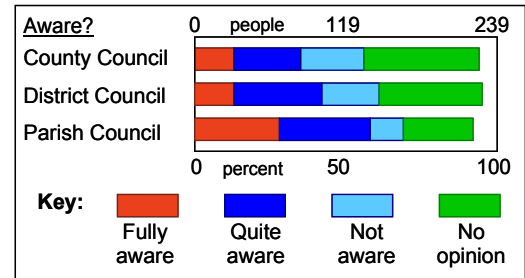


Figure 30 - Do you feel that your elected representatives in local government are sufficiently aware of local concerns and feelings?

Respondents aged more than 10 years, all parishes (total 239)

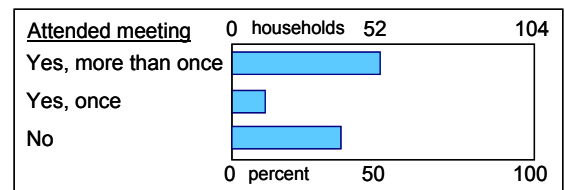


Figure 31 - Has anyone in your household ever attended the Annual Parish Meeting?

All households in all parishes (total 104)

It is recommended that the suggestions for action in Table 7 should be put to the Parish Council, so they may consider the identified issues in an appropriate manner, which may involve approaching other authorities or concerns.

Action
point
12.1

Task or issue	Ladbroke parish		Other parishes	
	People	%*	People	%*
Improve the condition of road and footway surfaces	16	9	8	15
Tidiness of roads (sweeping, litter collecting and grass cutting)	16	9	8	15
Conservation of the village, resisting major change	18	10	4	8
Support improvement to the Village Hall	15	8	4	8
Promote a footway/cycleway to Southam	13	7	0	0
Control the speed of traffic using the bypass	11	6	0	0
Some new street lighting	4	2	4	8
Tight control of unauthorised development	7	4	0	0
Continue as at present	6	3	0	0
Reduce light pollution from street lights	6	3	0	0
Control the speed of traffic within the village	6	3	0	0
Reduce the noise from the bypass	6	3	0	0
Seek better provision of public transport	6	3	0	0
Monitor the actions of the District and County Councils	5	3	0	0
Surface drainage and flood prevention	5	3	0	0
Car parking in Banbury Road	5	3	0	0
Support improvement to the Millennium Green	2	1	2	4
Keep the community tax precept low	3	2	0	0
Maintenance and signing of public rights of way	2	1	0	0
Other comments made by only one household	47	26	8	15

Table 7 - What are the main tasks or issues that you would like to see addressed by your Parish Council?

Respondents aged over 10 years

* percentages do not add up to 100 as respondents could make any number of suggestions or none.

13. Sources of information

The parish magazine, Harbury and Ladbroke News, was clearly the favourite source of information at the time of the survey, despite being a subscription publication. It was read by 178 respondents (66%) as shown in Figure 32. Half of the respondents check the parish notice board (and eight suggested that it be enlarged to take more notices¹). Other suggestions for improving the dissemination of news included a village events newsletter (14 people - 5%) and a village website (5 people - 2%).

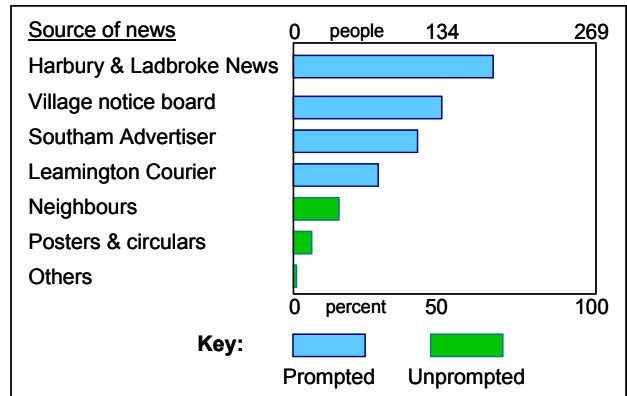


Figure 32 - Where do you get news and information about Ladbroke?
All people in all parishes (total 260)

Recommendations:

The Parish Council should consider ways of improving communication with villagers.

The Parish Council has already responded by introducing a newsletter and enews letter in 2007 and a village website, www.ladbroke-pc.gov.uk, in 2008.

Action point 13.1

The Parish Council should ensure that Village Annual Meetings are widely publicised.

Since the survey, every household has been leafleted in advance of the Village Annual Meeting.

Action point 13.2



Ladbroke Village Website - started in 2008

¹ The parish notice board was extended in 2009 to provide additional space for public use and a second noticeboard, by the Millennium Green, has been provided by Ladbroke Parish Council.

14. The Village and its Future Development

The District Local Plan Review 1996-2011 does not currently allow for additional housing or other development in Ladbroke¹. The questionnaire asked whether further development should be allowed. Of the 239 people aged more than ten years, 93 (39%) said that some form of development should be allowed and 126 (53%) that it should not, as shown in Figure 33; 20 did not respond.

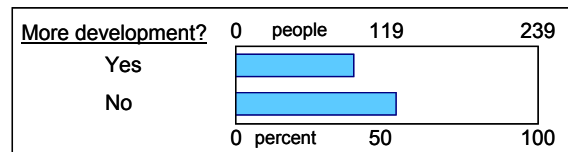


Figure 33 - Should further development in Ladbroke be allowed?
 Respondents aged more than 10 years in all parishes (total 239)

For the minority who felt that development should be allowed, there was a supplementary question about the type of development to be permitted. The questionnaire explained that “...the new Plan does allow for ‘exception’ housing schemes or community-based development where a need has been identified.” Table 8 shows the responses to the options presented, with a break down between Ladbroke and the other parishes. There was no overall majority for any particular option.

- Affordable housing. Within Ladbroke 50 (25%) were in favour. In the other parishes 12 (34%) were in favour.
- Other new housing: in Ladbroke, 30 (15%) were in favour, in other parishes 14 (40%).
- Business premises: 17 people (8%) in favour in Ladbroke but none in other parishes.
- Confine development to gardens and other land tied to existing properties: 29 (14%) were in favour in Ladbroke and 4 (11%) in the other parishes.

Option	Ladbroke parish		Other parishes		All parishes	
	People	Percent	People	Percent	People	Percent
Affordable housing	50	25%	12	34%	62	26%
Other new housing	30	15%	14	40%	44	18%
Business premises	17	8%	0	0%	17	7%
Confine to land tied to existing properties	29	14%	4	11%	33	14%
Total aged over 10 years	204		35		239	

Table 8. If additional development should be allowed, what type should it be?
 Respondents aged more than 10 years

In Chapter 3 of this report it is recommended that Ladbroke Parish Council consider whether a housing needs survey would be appropriate. A survey was subsequently carried out - See Appendix C.

It is recommended that the District Local Plan Review 1996-2011 should not be changed. When considering applications for 'exception' schemes, councils should take note that the majority of the respondents to the Parish Plan survey, 2006, did not support further development.

Action point 14.1

¹ Ladbroke is included in the “all other settlements” category in the Local Plan, Policy STR.1. There is a general policy of restraint on residential development. Exceptions might occur if development can be justified to meet a special local need in the context of Policy CTY.5.

15. The Conservation Area

A sketch map of the Ladbroke Conservation Area was printed in the questionnaire and villagers were asked whether it should be modified and, if so, how. The following results refer only to the 193 people aged over 10 years living in Ladbroke who answered the question (out of a total of 239 in the age group). The majority (117 persons out of the 193, 61%) were happy with the Conservation Area as it is. In contrast, 48 (25%) said it should be enlarged, of whom 15 commented that it should extend to include "all the land between the old main road and the bypass." Four people (2%) said the Conservation Area should be reduced while 24 (12%) were neutral or had no opinion. A geographical analysis of responses, illustrated in Figure 34, shows that the greatest appetite for enlarging the conservation area was in Windmill Lane, Radbourne Lane, Bridge Lane, School Lane and Ladbroke Road. There were majorities in favour of keeping the present boundaries from respondents in all areas except Radbourne

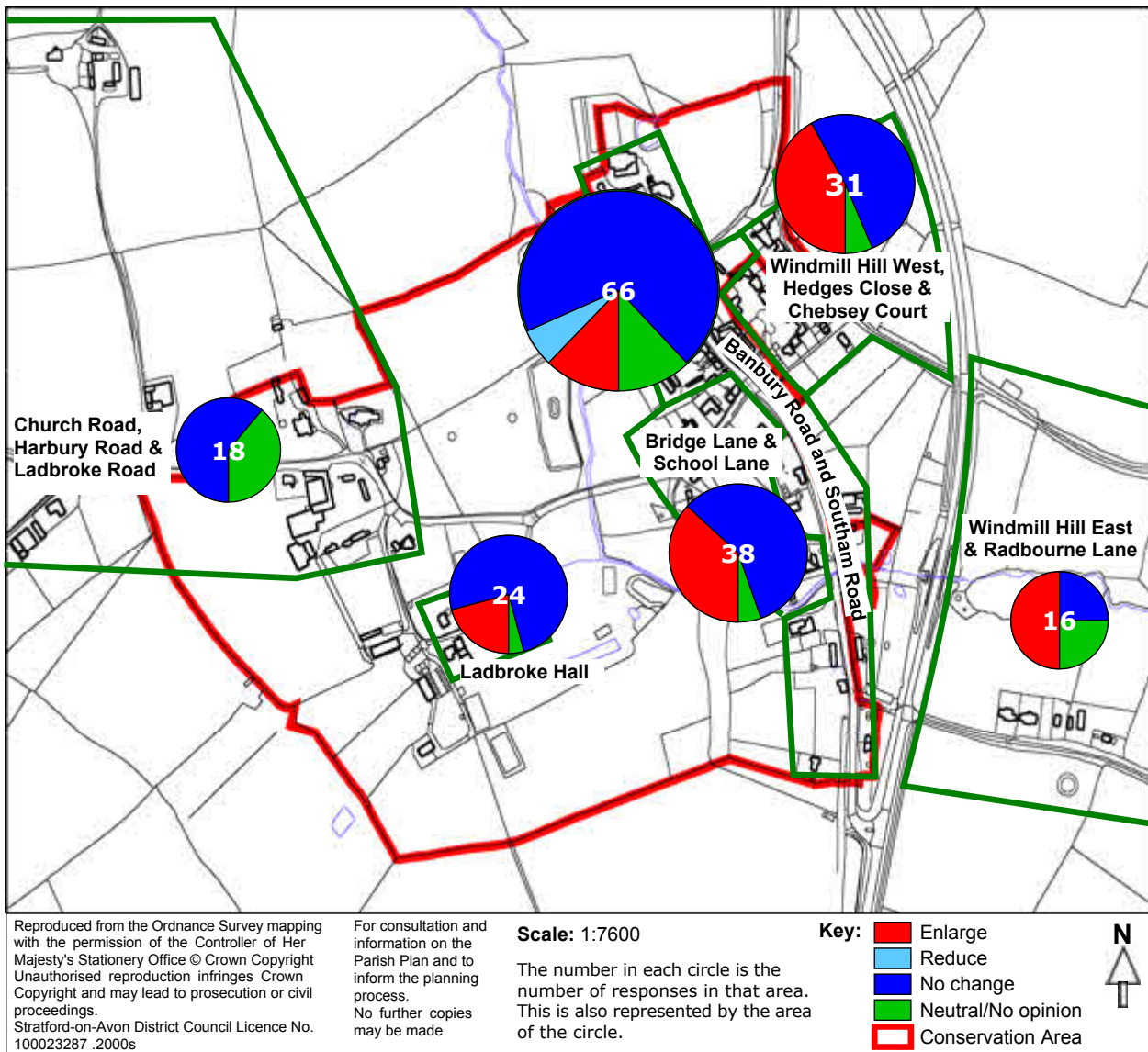


Figure 34 - Should the Conservation Area be modified, and if so, how?
Residents of Ladbroke aged over 10 years (193 replies out of a total of 239)

Lane, Windmill Lane East, and Ladbroke Road. The responses favouring a reduction in the Conservation Area all came from the Banbury Road/Southam Road area.

Recommendation:

The general preference is not to alter the Conservation Area.

Action point
15.1

Four aspects of the Conservation Area:



Attwood Cottage



Quince Cottage



Ladbroke Hall



Bridge Lane

16. Protection of the Village and the Rural Environment

The Rural Setting and Quality of Life

Ladbroke has remained a truly rural village. Not only does the countryside surround the village but open and treed areas run through it. As well as the visual attraction these form, they allow wildlife to thrive in the heart of the village. This characteristic is highly valued by its inhabitants, as shown by the full response in the household survey.

The questionnaire asked people to comment on what they most liked about the area. The responses were categorised according to type and the results are shown in Figure 35 (respondents were able to make more than one comment each).

The responses can be seen as overwhelming appreciation of the village as a rural community and the protection of the rural environment. Children of all ages in the children's and teenagers' surveys also commented on their liking for the rural environment and the younger ones especially enjoyed outdoor activities.

Similarly, in response to the final question in the survey questionnaire, asking for further comments relating to the area and its future, the majority opinion (which featured three times more often than any other) was that the nature of the village should be preserved

For most people the quality of life has changed little over the past five years: 35 people (13%) said that it had improved and 29 people (11%) said that it had declined (Figure 36). Respondents were invited to comment on their reply. The responses were varied and there were no contributing factors stated by more than ten people.

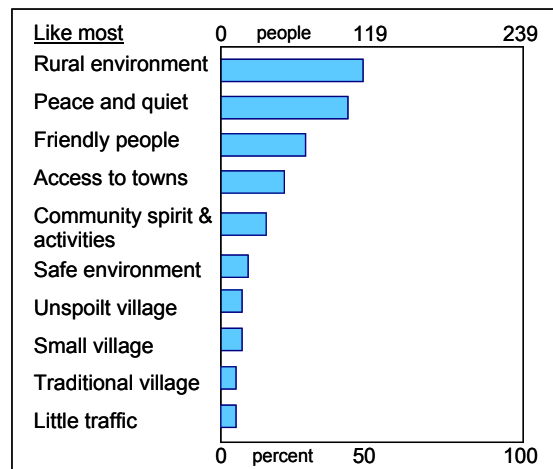


Figure 35 - What do you like most about this area?

Respondents aged more than ten years in all parishes. Responses given by more than 10 people (total 239).

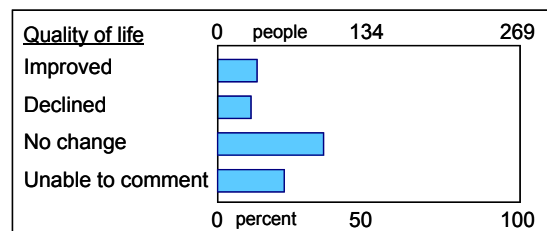


Figure 36 - How has the quality of life changed in the past 5 years?

All people in all parishes (total 269)

Buildings

A major characteristic of the area is the relationship between the history of the village and its buildings. Ladbroke was recorded in the Domesday Book over nine hundred years ago. It has much the same population today. Figure 37 shows the ages of the origins or first part of the construction of dwellings in Ladbroke as provided by respondents to the household survey. There is no one single dominant style or period of building. This confirms the impression of a village that has continued to evolve gently over a very long time.

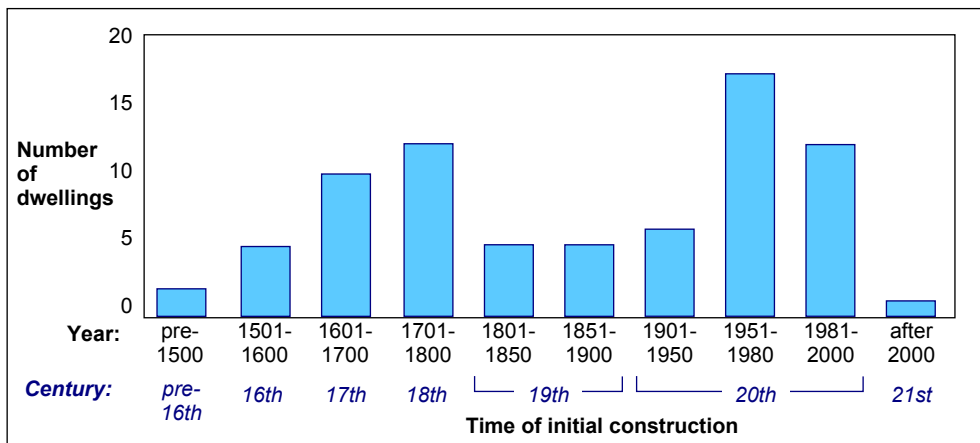


Figure 37 - Period of origin of dwellings
Ladbroke Parish only

Improvements Wanted

Respondents were invited to state which things they liked least or would most like to see improved (see Figure 38). The top concern was regular public transport (34 responses - 13%). The other concerns, held by 10 to 16 people each, relate to the Village Hall, the pub and the danger and noise from vehicles. These matters are dealt with in their respective chapters in this Plan and are not included in the recommendations in this chapter.

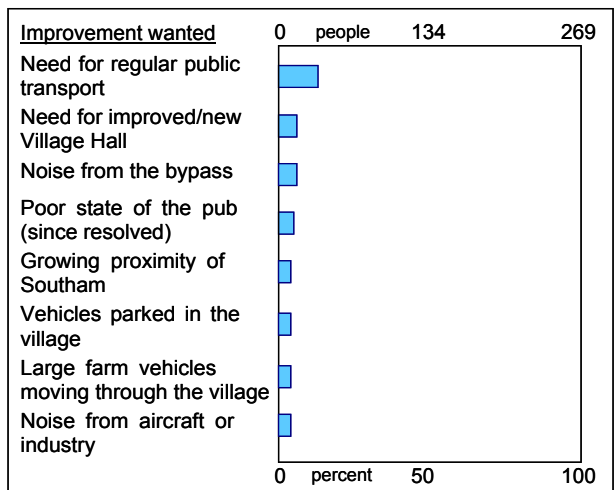
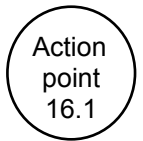


Figure 38 - What do you like least - or would you most like to see improved?
Responses given by more than 10 people in all parishes (total 269).

Recommendations:

The Parish Council should maintain vigilance with regard to trees protected by Tree Preservation Orders and by the Conservation Area. Removal of healthy trees which have a high public amenity value should be resisted except where they form a real nuisance or are dangerous. Consideration should be given to encouraging the planting of additional native trees on private land.



Ladbroke Parish Council should adopt an active policy on hedge, ditch and verge management, tree planting and habitat conservation



Recommendations for protection of the village and its rural surroundings which have been derived from public consultation are given in appendix D.

Appendix A. Youth Statement

As part of the consultation for the Ladbroke Parish Plan, separate surveys were carried out amongst children and teenagers living in all five parishes. The findings have been incorporated into the main report and are collated here. Questionnaires were designed specifically for the under-eleven age group and from the 11-17 age group. There were 39 children in all and 28 responded (with replies from 58% of the younger group and 85% of the older group). There were plenty of good quality replies with comments and suggestions.

The majority of the younger children went to St James' school in Southam and travelled by school bus; all of the others went to school in nearby towns and were taken by car. Most had been in the village since they were a year old and they all liked Ladbroke, valuing especially their friendships, the Millennium Green and the country environment. They were sociable and active, getting most of their enjoyment out of doors on their bikes or on the green. Few had any criticism of Ladbroke or had safety concerns but there were plenty of suggestions for improvements and changes; they want more play facilities and outdoor activities and, they said, a sweet shop. The answers did not seem to be related to the children's age or time spent living in the village.

The lesson for the Parish Plan is that children in the age group below eleven years relish the outdoors and there is a demand for more space, whether playground, playing field or for cycling. Such space would, of course, need to be safe for children. There is also that desire for a shop.

Most of the teenagers have lived in the area more than half their lives and six were born here. Their schools are spread in an arc to the north and west of Ladbroke (mainly in Warwick and Leamington) and most are taken to school by car. Four go by school bus; additional services to Leamington, Warwick, Kineton and Princethorpe would serve seven more.

The teenagers like spending time with their friends and many go to Leamington when possible. Although they like the rural setting and participate in a variety of out-door activities, few are involved in pastimes that are specifically rural.

The majority use the Millennium Green and would like to see more facilities installed for their age group, specifically more play equipment*. They use the Village Hall only occasionally and do not regard it as a major source of entertainment. Given that their indoor hobbies include drama, music-making and singing, and there is some demand for discos, table tennis and table football, there might be scope for more teenage activities. However, as one respondent pointed out, there are too few teenagers here to support events in the Hall.

Of all their requests for the improvement of the area, the most popular by far are a shop selling basic provisions and a bus service to Leamington Spa so that they can carry on their favourite activity: being with friends.

* Equipment for older children was subsequently installed on the Millennium Green.

Appendix B. Development of Ladbroke Village hall

As the Village Hall Trustees stated at the public meeting on 29th November 2005 the existing wooden building does not comply with the regulations relating to disability access. Designs were completed for an extension and new roof by W.Chapman architects and the plan was approved by Stratford District Council. Before the project could start it was important to understand if the existing wooden building could take the loading of the new roof. After investigation by local consultant David Allcott of Allcott Associates of Ladbroke. It was established that the current wooden building was built without foundations directly onto the clay sub soil. This was deemed as unacceptable for the additional loading of the roof improvements, plus the consultant suggested that the old wooden building could split away if the extension due to soil movement. The Trustees considered this problem and decided that the correct long term plan should be to build a brand new hall that sorted out all the problems in one go but only if the village wanted a new building ? A survey of public opinion was set up and actioned in March 2006. Here are the results:-

- 120 questionnaires were sent out. 71 replies were received.
- From the replies 37 said yes (52%) to a new village hall and 6 said no (8%). Remaining 28 had no comment (40%)
- 22 said the new hall should be the same size as the existing hall. 17 said we needed a slightly bigger hall. 32 had no comment.
- 34 want a single storey building 5 want a double storey building. 32 had no comment.
- 33 want a higher ceiling and 10 want the same as current. 28 had no comment.
- 24 want a separate room to hold meetings of 10 to 20 people. 14 wanted a room to hold 5 to 10 people, 2 wanted a bigger separate room. 31 had no comment.
- 22 said they would use the new hall more than the current building, 20 said they would use it about the same. 28 had no comment. Only 1 said they never used the hall at all anyway. No one said they would use the new hall less than in the past.

The Trustees took this information and formulated a design brief that was given to Malcolm Peters of Southam a local architect who designed our new village hall¹. The planning application was applied for in November 2008 which is still awaiting approval. Once approval is secured tender documents will go out to potential builders for quotation. Fund raising has already started by the Trustees and more funds are to be sort from other funding streams by Peter Baker.

¹ Approval has now been granted.

Potential activities recommended by the villagers that could be held in the new village hall are as follows:-

- Dance workshops.
- Keep fit classes.
- Short mat bowls with competitions.
- A bigger table tennis club with competitions with other teams.
- Indoor sports of all kinds.
- Dance bar and mirror for ballet.
- Yoga classes.
- Gym Club.
- Cinema club.
- Pool table and entertainment for teenagers. (supervised)
- Aerobic club.
- Children's club.
- Live music events.
- Amateur dramatics club.
- Touring repertory performances.
- Music recitals.
- Pantomimes.
- Art classes.
- Badminton club.
- Private hire.
- Parish Council meetings.
- Woman's Institute meetings.
- Bring and buy sales.
- Casino nights.
- Race nights.
- Theme nights.
- Darts competitions.
- Fund raising events
- Beaver Group
- Cub Pack
- Scout Pack
- Brownie and Guide Groups

The new hall will have the following areas or rooms.-

- Main dance floor.
- Meeting room for up to 20 people.
- Chair and table store.
- Equipment store.
- Stage.
- Dressing room to side of stage with toilet.

- Separate kitchen with serving hatch.
- Separate crockery and glass store.
- Boiler room.
- Cleaners cupboard.
- Disabled toilet.
- Ladies toilet.
- Gents toilet.
- Foyer area with coat hanging space.
- Outside covered area for smokers and barbeque set ups.
- Full stage lighting rig for dances and performances.
- Parking on new hard standing and disabled parking.
- Modern heating and lighting.

Peter Baker

On behalf of Ladbroke Village Hall Trustees

Signed by the Village Hall Trustees

Appendix C. Ladbroke Housing Needs Survey - June 2008

Summary of results

Approximately one hundred and fifteen housing needs survey forms were distributed and forty-seven were returned. This equates to a response rate of 41%, which is considered to be excellent for a survey of this type.

Two respondents expressed a need for alternative housing, though one of these was subsequently discounted. The remaining need which was identified is for:-

Rented accommodation from a housing association:-
1 X 2 bedroom unit (flat or house)

Introduction

This note contains the main findings of the Local Needs Housing Survey which was commissioned by Ladbroke Parish Council and undertaken in May 2008. The aim was to collect accurate information for Ladbroke Parish. This information can be used in a number of ways, but perhaps the most important is to help justify the need for a small scheme of affordable housing for people with a local connection. This type of scheme is referred to as a "Rural Exception" Scheme, because the development of new homes in rural areas is an exception to normal planning policy.

A survey form was designed with input from Ladbroke Parish Council and the Rural Housing Enabler for Warwickshire Rural Community Council. The basis for the form was a model document, previously used by many Local Housing Needs Surveys in parishes across Warwickshire. A copy of the survey form was delivered to every home in the Parish and additional copies were available for people not currently living in Ladbroke.

All households were requested to fill out part one of the survey form. The first section of Part 1 was designed to collect information of household composition and property tenure, type and size. The second section was an opportunity for comment on specific issues, in order to build up a profile of positive and negative aspects of life in the Parish. The final section asked whether any member of the household had left the Parish to find affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Only those households with or containing a specific housing need were asked to complete Part 2 of the survey form. This asked for respondents names and addresses and other sensitive information, e.g. financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a "freepost" envelope to the Rural Housing Enabler. Analysis of all the information provided took place in early June 2008.

Conclusions

There is a need for one new home in Ladbroke Parish for people with a local connection. Specifically this is:-

Rented accommodation from a housing association:-
1 X 2 bedroom unit (flat or house)

Recommendations

On the basis of the low level of housing need demonstrated by this Survey, no further action is demonstrated at the present time.

Although there is a need for a single new affordable home it would not be financially viable for a housing association to provide this.

It is recommended that a further Housing Needs Survey should be carried out in three years time to determine whether any additional needs have emerged by this time. With the significant number of children/ young adults in the Parish this is a distinct possibility.

Acknowledgements

Gratitude is expressed to all those who helped to distribute forms.

Note:- The full report analysis by Charles Barlow of Warwickshire Rural Community Council is available on the Ladbroke web page at www.ladbroke-pc.gov.uk

Appendix D. Public Consultation - Protection of the Village and the Rural Environment

All households were given invitations to an "open day" event in Ladbroke Village Hall on the 28th January 2007 to view survey results together with initial recommendations for addressing the issues of concern which had been identified. Sheets were handed to all attending, listing each of the issues and inviting comments either at that time or for later return.

No adverse comments were made on the proposals made for the protection of the village and the rural environment. The District Council subsequently asked for modification to items 1) and 7) of the proposals shown below in order to provide consistency with planning protocol. The amended result of public consultation, which may be considered a list of matters to be considered using a measure of discretion rather than absolute requirements, is now as follows:-

- 1) The Parish Council should maintain vigilance with regard to trees protected by the Tree Preservation Orders and by the Conservation Area. Removal of healthy trees which have a high public amenity value should be resisted except where they form a real nuisance or are dangerous.*
- 2) Consideration should be given to encouraging the planting of additional native trees on private land.*
- 3) Extensions to properties should not be detrimental to the rural nature of the village; plans should allow for "green" gaps between buildings to avoid the creation of continuous lines of properties unbroken by open or treed areas between buildings.*
- 4) Existing hedgerows should be preserved. New boundaries should not be marked by fences or walls but by new hedges.*
- 5) Ditches and ponds should not be filled in or drained but should be preserved.*
- 6) New access roads across fields that would fragment the countryside or reduce its area should be resisted except in case of exceptional need.*
- 7) The rural character of the countryside between Ladbroke and Southam should be maintained to preserve the separate identity of Ladbroke.*
- 8) The design of new buildings and alterations to existing buildings, including the detailing and the materials used, should be sympathetic to existing buildings and nearby properties. In some cases this may require the use of reclaimed materials. This does not preclude modern design and materials but requires they be used in sympathy with their surroundings.*

The Parish Council will ensure that all developments and improvements within the village comply with current legislation and policy where appropriate