



An eclectic environment that celebrates the creative use of local materials- red brick, timber framing, plain rosemary tiles and stonework- building that reflects and enhances a rural setting.

LUDDINGTON VILLAGE DESIGN STATEMENT 2018



River views southwest from the Luddington Road and eastwards upriver from the Lock.

Luddington Parish borders the river Avon, between Stratford upon Avon and the village of Welford on Avon. A largely rural area, with working farms, extensive agricultural land and commercial nurseries, it has three distinct areas of settlement: Luddington Village, the Luddington Road and Dodwell. (map 1)

This VDS covers the whole parish; it is hoped that it will help maintain and enhance its essential distinctiveness as a working agricultural parish and as a destination for leisure visitors, walkers and cyclists and river users. It has been produced by Luddington Parish with community volunteers.

Recommendations, enclosed, in the form of Design Principles have been identified through extensive community consultation, throughout 2015-2018, including parish wide questionnaires, six open work-shops and two final draft consultation community open days.



Open views across working agricultural land- south from Luddington village and north from the East Luddington Road identify a rural parish.

This document provides important guidance for anyone, including residents, developers, builders, architects and planners involved in any development proposal and may be used by the Local Planning Authority as a 'material consideration' to assist in the determination of future planning applications in Luddington Parish.

LUDDINGTON VILLAGE

LOCATION

Luddington Village sits about three miles south west from Stratford-upon-Avon on the north bank of the River Avon, a hamlet of 75 dwellings, surrounded by open farmland. It is accessed by an unclassified country road off the main Stratford to Evesham Road (B439), which follows the river from this eastern boundary of the parish, for about two miles, to the western end of the parish where it re-joins the B439 towards Welford on Avon; necessary through traffic is, therefore, minimal. Statutory and non-statutory wildlife sites and protected and notable species are recorded on map 1A.

SETTLEMENT EVOLUTION

Archaeological studies by Birmingham University in 1980 identified a Roman settlement close to Luddington village centre near to Sandfields Farm. Many Roman coins and artefacts have been discovered behind Boddington Farm and in the field between All Saints' Church and Avon View.

A north-south trackway ran between a village at Dodwell and the River Avon opposite Lower Milcote. A second track also ran down to the river where islands in the river formed a crossing. This route formed part of the Salt Way between Droitwich and Oxford via the Luddington ford crossing.

In the field behind Luddington Manor and The Old House are terraces which may be the remains of ancient vineyards. In more recent times, this and many of the fields around the current Parish were orchards, parts of which remain today.

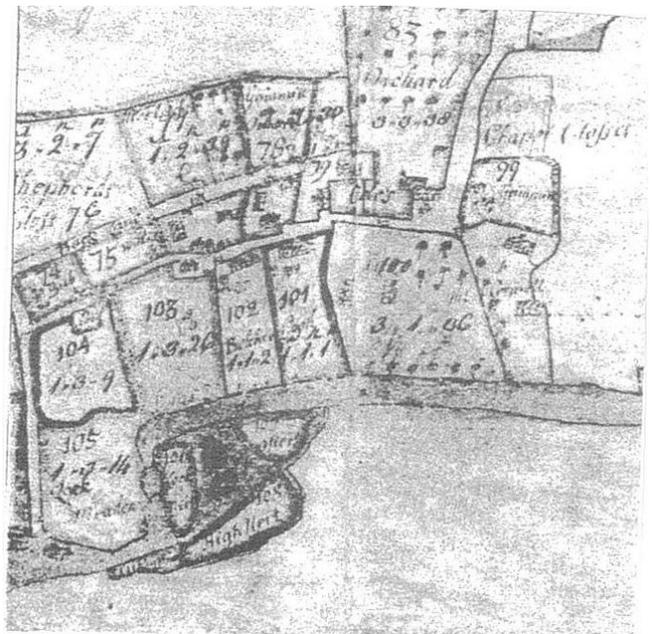
The Luddington name is of Saxon origin, meaning “Luda’s farmstead”.

Luddington village is identified in the Domesday Book as being a Manor of the Parish of Old Stratford and within the Barlickway Hundred. The Manor was for several centuries a holding of the Earls of Warwick. During the eighteenth and nineteenth centuries, the Manor was in the ownership of the Marquess of Hertford. A tithe map dated 1704 shows a small village of ten to fifteen cottages, a small chapel and a single roadway running due north out of the village along the line of the present public footpath from the village green.

The old forge is on the village Green. The original chapel on a site north of the old forge, was probably destroyed by fire in the eighteenth century. It was said to be the chapel in which the marriage of William Shakespeare and Anne Hathaway took place. The present church, All Saints’, was built by public subscription on land by the River Avon donated by the Marquis of Hertford in 1872.

By 1881, the population of the parish was about a hundred people. The 1884 OS map shows that there were about eighteen households in the village. There were several farms in the centre of the village: Luddington Manor, The Old House and Boddington were all farmhouses with attendant outbuildings. Outside the village to the west was Sandfields Farm.

The twentieth century saw a further expansion of the village and establishment of a Veterinary Investigation Centre (VIC) to the west of the village.



1704 map of Luddington (excerpt from Appendix A)

LANDSCAPE SETTING AND CHARACTER

Luddington village is an ancient settlement site; with a number of 16/17th century timber framed/ thatched cottages in the village centre. The village has an 'open aspect'; development is broken up by open spaces affording valued views across the parish, (maps 2 and 3). There has been modest expansion of the original village over the last eighty years; mostly individual builds; (1950-70s), towards the eastern end of the village, near the village hall (built 1953) or groups of 2-4 (1930s onwards) brick and tile buildings infilling land between 16th century timber-framed thatched and brick/tile cottages/ smallholdings (many originally belonged to Ragley Estate). Boddington Cottages, originally workers' homes for Boddington Farm, have sustainably evolved into private dwellings.

CONSERVATION AREA

The core of the designated Conservation Area is around the church, All Saints' (1872), which still holds weekly services as part of Stratford's Holy Trinity

Ministry and plays a vibrant role in the community.



The Luddington Conservation Area document (1991) also mentions 11 other buildings (Appendix 2), of ' local architectural and historic interest and of group value within the conservation area' Until last year, Boddington Farm was a working farm; sheep/horses grazing in fields along the road was a common sight. Agriculture is still important in Luddington with fields in the village centre actively used for sheep grazing by a local shepherd. A small 'Green', (still owned by the Ragley Estate), creates a focal point for the annual Christmas Eve 'Carols on the Green'. See map 2 for identified valued views from all around the village Green, to the best view of All Saints' west window as well as further south to Meon Hill and the Cotswolds.

Church Close is a 1960s development of 10, tucked off the Green. Now privately owned, they were originally built for the Veterinary Investigation Centre workers.



Luddington dwellings are a mixture of juxtaposed old and new, many of which have had varying uses and functions over the years. The eclectic informality of gradual historic development belies the essential rurality of the area which should be protected and preserved.

Individual rebuilds should be stylish and individual but enhance and maintain this rural feel.



The Conservation area continues to the western end, known as Luddington Lane, where there is access to the River Avon and Luddington Lock and Basin area, run by the Avon Navigation Trust. Once the Salt Way river crossing point and site of a unique circular lock, (built by Yarrington circa 1664), there is a modern lock (built by

ANT in 1974), enabling valuable through navigation of the river from Stratford to the river Severn, although, of course, the fordable river crossing is now lost.

Reinstating the pedestrian river crossing link to Weston on Avon, Welford and the Greenway is favoured by many locals.

KEY DESIGN PRINCIPLES for LUDDINGTON VILLAGE

- a) The Core Strategy does not identify Luddington as a Service Village and it is therefore classified, along with the parish as a whole as an 'Other Rural Location' in Policy CS.16 of the Core Strategy. As such, there is no expectation that the village should accommodate additional housing development. Development should accord with the principles set out in Policy AS.10 of the Core Strategy. Luddington VDS therefore defines **sustainable future development** as '**sensitive brown field site replacement or re-development of existing plots**':
- b) The current built environment boundaries should not be extended, irrespective of the environmental sustainability credentials of proposals
- c) Important open views across the village and valued green spaces and orchards within the built environment boundary (maps 2 and 3) as well as LWS's with protected and notable species sites (map 1A), should continue to be protected, valued and maintained.
- d) Intensification of existing residential garden land with new build housing will not be supported.
- e) Replacement homes and extensions to existing homes should respect and reflect the character of the settlement and neighbouring properties and contribute harmoniously to the rural streetscape.
- f) Individuality and originality of design is supported if it sensitively respects its site, location and the amenity of neighbouring properties (e.g. massing, volume and materials). Innovative detailing of traditional rural materials- rosemary tiles, red brick, stone, timber framing, timber windows and doors - is preferred over slate tiles, aluminium framing and plain rendered facades.
- g) Reflecting the rural character of the settlement, building should not be over 2.5 storeys high, see maps 2 and 3, Building Storey analyses.

- h) Existing open front gardens with low boundary walls and hedging/picket fencing and mature trees/planting should be preserved. Gravel drives are preferred over tarmac which has an urbanising effect largely incongruous with the rural character of Luddington.
- i) Existing off-road parking should be retained.
- j) Use of different materials, particularly within the village conservation area, from those existing, should be very carefully chosen to reflect the overall rural location and Historic England (formerly English Heritage) principles of protecting evidential, historical and aesthetic value in listed and ancient buildings (Appendix 2c, Conservation Principles, EH, pp 28-30). Timber framing, reclaimed red brick, thatch and clay tiles, blue lias stone and granite are preferred as principle materials, as these are more lasting. Renovation of listed buildings should also fulfil NPPF Conservation principles, (Appendix 2d, NPPF, 12, pp30-32).
- k) Energy efficient design of spaces and services and use of renewable 'green' energy (e.g. solar gain) is desirable.
- l) The village is a 'dark village', with no street lighting. External lighting to redevelopment should be PIR; security lighting responsive to movement only.
- m) Re-development of the Veterinary Investigation Site should be restrained to the existing built footprint. Other land on this site would be suitable to be developed for outdoor community activities.

INTERPRETING THE DESIGN PRINCIPLES

Luddington parish sits in the countryside; therefore extensions and replacement building should be, largely, in traditional materials of red tiles, red brick and/or stone with timber window framing and doors. Sustainable, energy efficient, contemporary styling and detailing in these materials is welcomed. All works should respect and respond to valued views into and across the village, see maps 2 and 3.

In the last 5 years, a number of homes have either been carefully renovated in these traditional materials, honestly remodeled and extended to reflect an existing valued style or completely re-built using traditional materials with creative and contemporary detailing. All have responded to and reflected the Key Design Statement Principles above. Character and individuality is encouraged. Modern detailing using traditional materials is preferred.



Careful renovation of two cottages in the Conservation area preserves their essential characters, enhances their individual identities and sustainably updates them as modern dwellings.



Honest reproduction: Avon View extended and refurbished in the style of Luddington Lodge, respecting its original history as the chauffer's cottage, subtly, and sustainably, adding to the quality of the streetscape; a country home but with open plan, contemporary interiors.



Creative reinterpretation of traditional materials. Heathcote is a contemporary, energy efficient timber-framed replacement dwelling (2015), sited largely on the original footprint so retaining the open front garden aspect of its neighbours, harmoniously but individually contributing to, and enhancing, the village streetscape.



Fairways is a stylish, completely contemporary, highly energy efficient, 2-storey replacement dwelling (built in 2014 before publication of this VDS). The very contemporary 'international' rather than 'English rural' design of Fairways has a coherent style and character all of its own. It sits on the edge of the village, outside the conservation area and the design does follow VDS Key Principles in that it sits largely on the original footprint, so respecting its neighbours, preserving an open frontage of Cotswold stone and lawn, providing ample off road parking and still preserving existing mature trees. The stylish timber front door and cladding help to soften the urban feel of render and aluminium.

Houses in Luddington are, largely, bounded by low hedges, picket fencing or local blue lias stone walls. The roads are bounded by indigenous farm hedging and /or post and rail fencing. These simple rural boundary characteristics contribute to the very open, natural rural landscape.



Valued views over open fields the centre of the village looking towards All Saints Church

Mature trees are featured all through the village and are valued; their density should not be reduced. Planting of replacement, preservation and proper maintenance of existing trees and hedges is very important, whether they be part of the domestic environment, the river area or farmland.



Continuing westwards out of the village, set back from the road and river, is a brownfield site of 3.55ha. (map 2). A Veterinary Investigation Centre from 1993 to 2014, it was originally opened as a Horticultural Research station in 1953. A number of original workers cottages nestle around the entrance, they are now in private ownership.



Beyond this is extensive agricultural land, including Sandfields Farm, a vegetable packing farm, growing salads and asparagus on-site, being part of Sandfields Farm Ltd. Here, Sandfields Farms Ltd houses approximately 500 seasonal workers in 480 fixed caravans between March and November. Just as one leaves the village, is Local Wildlife Site (LWS-LR, map1A), managed by local residents.

Leaving the village, going east, is Little Luddington Farm and half a mile of open farm land separating the village from the East Luddington Road settlement.



A key characteristic of the village is that it is separate from the linear development East Luddington Road settlement. Extension of either the village or the East Luddington Road, across this rural buffer zone would undermine the setting of Luddington Village and would read as a continuation of the town of Stratford upon Avon.

EAST LUDDINGTON ROAD SETTLEMENT

Location (map 3)

The East Luddington Road settlement extends along the Luddington Road from Little Luddington Farm up to the entrance to the Racecourse, beyond which is the Parish boundary (which extends up to the junction with the B439 Evesham Road). The settlement includes dwellings along Avon Bank Drive, Stannells Close and several smaller drives as well as the Paddock Nursery (which specialises in bedding plants and Christmas trees).

Settlement Evolution

The first 16 house in the settlement were built in the 1930s and were designed in the typical garden city style of the time. Most of these have been extended but 1 remains as it was originally built. A second phase of development came in the 1950s with the construction of the majority of houses along the road. Further development was completed in the 1960s with Stannells Close, Avon Meadow

and the bungalows at the beginning of the road by Shottery Brook.

Landscape Setting and Character

Dwellings consists of a mix of approximately 150 mid and late twentieth century housing, some in the 'garden city' style with long gardens to the front and rear. The majority sit on the river side of Luddington Road with open views across the river to the south and northwards.



Approximately 20 dwellings all built originally as bungalows, have gardens down to the river. A public footpath runs by the river, through the gardens and the fields between the settlement and Luddington village.

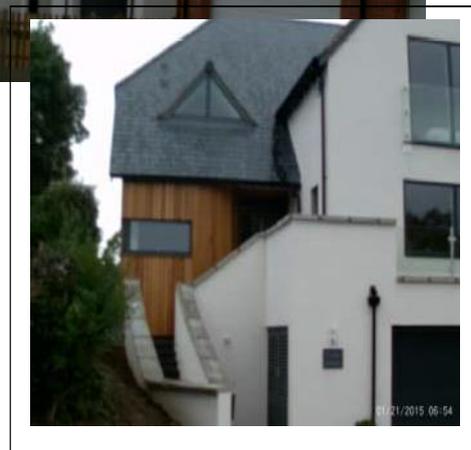
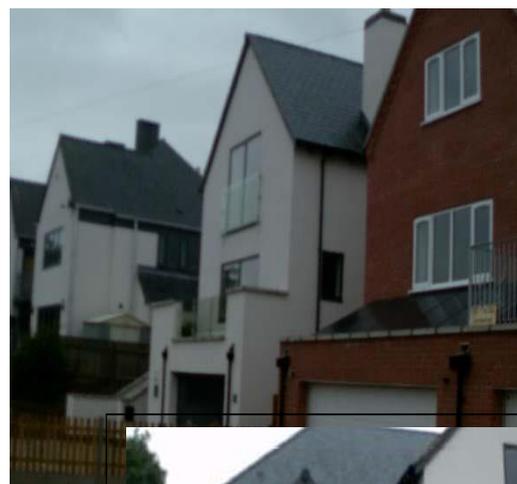
The majority of dwellings are detached and have garages and off-road parking. Most have plots exceeding a quarter of an acre. Along the river, several of the original bungalows are being replaced with two storey contemporary homes.

The Luddington Road, all through the settlement, has pavement on one side only. There is no street lighting.

Buildings and Housing

Houses are constructed of brick. Some have rough cast render with clay tile 44 degree roofs and some have outriggers and porches. Most have chimneys and there are a few with dormer windows on houses with chalet style roofs. The majority of properties have hedges at the front and some have low walls. The 1930's properties have their own wells.

2016 replacement builds, Cedar House and The old Workshop blend well into the street scape with a mixture of brick and render. Creative detailing adds delight and character to the streetscape



KEY PRINCIPLES - EAST LUDDINGTON ROAD

- a) The settlement's open views to Borden Hill and green spaces, which define its individual character, should be preserved (see map 3).
- b) Replacement and/or renovated dwellings that do not significantly impact upon the amenity of neighbouring properties will be supported.
- c) Curtilage and landscaping treatments should reflect their rural location and respect open views
- d) Public footpaths, including those through private residential gardens should be protected from development.
- e) The settlement does not have street lighting which contributes to its rural character. Development should not, therefore, significantly increase the overall quantum of lighting.
- f) Existing access roads to river properties should be retained
- g) The East Luddington Road settlement, with valued open views north to Borden Hill and south across the River Avon should be recognised as a transition from urban Stratford upon Avon to rural Luddington Village and development should respect this characteristic, including the potential for a cycle or footpath along the old railway, see maps 1 and 3.



Discreet 1950s bungalows on large plots leading down to the river in Avonbank are being replaced by larger 2-storey contemporary dwellings, which do not follow these VDS principles

VDS guidelines for large contemporary replacement dwellings in this more suburban setting- size, massing, volume and ridge height should respect neighbour's light and amenity. Large expanses of glazing should be managed for darkness hours to preserve the natural dark night environment.



EVESHAM ROAD DEVELOPMENT

Location (map 1)

To the north of the Parish, south from the busy B439 Evesham Road, are Dodwell Park, Dodwell trading centre and “Ambleside” care home, as well as a few private homes.

Settlement Evolution

Dodwell used to be a farming hamlet. The Dodwell name is of Saxon origin, meaning ‘Dodda’s well or spring’.

DODWELL PARK (map 1)

During the 1950s a caravan park was established. In the early 1960s Dodwell House was built; it included a shop and an office.

At the same time the site was increased in size to include approximately 60 residential homes in roads known as “The Park” and “The Circuit”.

In 1984 Dodwell Park was updated and it is now a mixed use site with residential and holiday occupation operating under a site license obtained from the Local Authority.

There are 114 residential homes for around 200 people sited along “Rose Crescent” and “Sunset Drive” as well as “The Park” and “The Circuit”. The total of homes is subject to variation as old properties are dismantled and new ones are erected. There are also facilities for around 100 campers/caravanners.



Landscape Setting and Character

Dodwell Park is surrounded by wide open rural views although access to the surrounding countryside is restricted by the B439 Evesham Road, lack of pavements or properly maintained verges and hedges, and footpaths with styles which elderly residents are unable to climb over. Park residences have open frontages with gardens; all

are accessible from the service roads in the Park.

Buildings and Housing

Park homes are single storey and the majority vary in size from 30 feet long and 20 feet wide up to 48 feet long and 22 feet wide.

There are 4 single units which are 30 feet long by 12 feet wide. All Homes have front/rear gardens, drives and paths and some have garages.

Park home plots vary in size. There are restrictions on the spacing between homes; there must be at least a 10 foot gap either side of homes, so that no two homes are closer than 20 feet to each other.

Homes vary in age and are usually replaced after 40 or 50 years.

DODWELL TRADING ESTATE

Dodwell Trading Estate (map 1), is in a separate site off the B439 near to Dodwell Park. It has a small number of units which include an Antiques centre and a kitchen and bathroom showroom. The public footpath from Dodwell to Luddington starts from the side of the Estate.

Across the B439, there is also access to another footpath which goes to Lower Binton, (map 4)

Buildings and Housing

Commercial units are semi agricultural/utilitarian in style to sit practically but sympathetically in the rural setting. A live/work unit has recently been given planning permission. Ridge heights should not exceed those existing.



Valued rural setting of Dodwell Park



Rural Wildlife

There are a number of badger sets adjacent to this busy road. Protection of these sites is important. Developers should check with Warwickshire Biological Services 01926 418060.

AMBLESIDE CARE HOME

In the past few years, several very large houses have been built along the B439 near Dodwell Park as well as “Ambleside”, which is a 60-bed privately owned residential care home, (map 1), again surrounded by open rural views.

Buildings and Housing

Ambleside presents a Post-Modern Georgian style of architecture, as do a number of very large new dwellings along the Evesham Road.



Bordon hill is a significant landmark at the east end of the Evesham Road and offers valued rural views across the parish, not only to residents living near the racecourse but other parishioners and visiting walkers and cyclists following the Luddington Road.

KEY PRINCIPLES - DODWELL PARK

- a) The settlement's open rural setting is valued by residents and should be preserved, (maps 2 and 3).
- b) Development should comply with site restrictions as set out in the Site License
- c) Replacement or renovated homes that respect the amenity of neighbouring properties will be supported.
- d) Park homes should be single storey and should reflect the style and finish with existing homes on the site.
- e) Open frontages should be maintained to all properties with allowance for front and back gardens.
- f) Development should have regard to the safety of permanent and temporary (holiday) residents while accessing and leaving the site and using local bus services

KEY PRINCIPLES- DODWELL TRADING ESTATE

- a) To maintain the rural character, ridge heights not to significantly exceed those of existing buildings
- b) Development should not significantly increase current levels of light and noise pollution.

KEY PRINCIPLES - EVESHAM ROAD RESIDENTIAL DEVELOPMENT

- a) Proposals should seek to maintain the distinction between the rurality of the Evesham Road development and the town of Stratford-upon-Avon
- b) New proposals should respond positively to the rural heritage of Luddington village and parish rather than copy the local vernacular.
- c) The area is characterised by generous plot sizes which should be reflected in new residential development, both market and affordable. Development should seek to retain green spaces and open public spaces.

NATURAL ENVIRONMENT AND LANDSCAPE

A key characteristic of the Parish is the extensive farmland. Several farms and nurseries are located in the Parish, including Sandfields Farm, Little Hill Farm, Little Luddington Farm, Dodwell Farm. Bordon Hill Nurseries, Paddock Nurseries.



The open character of Luddington village is another key characteristic, with buildings juxtaposed with agricultural and other green areas. This is enhanced by mature trees and hedges, (Appendix 2b).



The Parish boundary includes the north bank of the River Avon, a protected natural habitat, and the Luddington lock and basin area, (map 2), with its mature willows and quiet rural views. It is accessible from paths in the west of Luddington village. The lock and basin area is much used as an amenity.

In addition, Avon Navigation Trust wish to expose the original unique, round lock the area and create a Waterways Heritage Site here. The gardens of 'Westacre' in the Conservation Area, which lead down to the lock, were made a bird and nature sanctuary by previous owners, (map 1A).



A short section of river bank near the church has been left largely undisturbed for wildlife as an artificial otter holt; installed by volunteer residents. Map 1A shows all designated site boundaries of

statutory and non-statutory Local Wildlife Sites. Some are looked after by volunteers and are supported by local businesses.

The Luddington Road site (LWS-LR map 1A) has a pond area with yellow irises and goat willow and is home to a variety of protected species, including such amphibians as great crested newts, frogs and toads.

Fox and deer have been spotted and there are signs of harvest mice and hedgehogs. Summer migrant birds include willow warblers and chiffchaff, blackcaps and whitethroats and sizeable flocks of linnets. Winter visitors are fieldfare and redwing amongst the flocks of mixed

finches. There are many butterflies, including the white letter hairstreak, and moths.

Flora include black knapweed yellow rattle, red bartsia and lady's bedstraw and cowslips. Common and Soprano Pipistrelle and Noctula bats have also been recorded.



White Letter Hairstreak



Soprano pipistrelle Bat



Yellow Rattle



Red Bartsia

KEY PRINCIPLES - LANDSCAPE CHARACTER AREAS

- a) Open views to built and natural landmarks, within the parish, which give Luddington Village and the rest of the Parish its special individual characteristics should be preserved,(maps 2 and 3).
- b) The mature and wooded aspect of the Luddington Village is valued and its density should not be reduced, (Appendix 2b).
- c) Luddington village residents value the existing Conservation Area and the Lock and basin area, particularly since this is likely to become a Waterways Heritage Site, as it is a locally important heritage asset, (map 2).
- d) The planting, preservation and proper maintenance of existing trees and hedges is very important, whether they be part of the domestic environment, the river area or farmland.
- e) Any development, activity or landscaping of the Lock and basin area should respect the setting of the adjoining Conservation Area. Development should take into account the needs and wishes of village residents as well as of boat users. Any development should be sensitive to landscaping and wildlife and should maintain and protect existing trees. Where the removal of existing trees is unavoidable, replacement planting of native tree species in the vicinity will be supported and encouraged
- f) The rich planting character in the bird and nature sanctuary in the gardens of Westacre should be protected as should other Local Wild Sites and sites of protected and notable species across the parish.
(maps 1,1A). Further notes on these sites can be found on Luddington Parish Council website www.luddington.org/parish_council/

Bordon Hill Nursery, Luddington Road nursery, sheep farming and arable farming characterise Luddington Parish landscape along the River Avon valley, offering opportunities for rural leisure walking, cycling and boating.



SOCIAL AND ECONOMIC ACTIVITY

Social Activity

Luddington village life centres around All Saints' Church and the Village Hall (which now has disabled access and facilities). Indoor activities in the Hall include art and dancing. There is a committed contingent of the WI in the village and events are organised by the Village Hall Committee for enjoyment of the whole Parish, together with private parties and annual events such as the Summer Village Fete, Flower Show and Carols on the Green on Christmas Eve. There is a swing on the Village Green for use by children of all ages! The village and wider parish residents, would benefit from a designated public open space as all community outdoor activities currently take place on private land. The road, footpaths and the river offer valuable leisure uses; including boating, canoeing, fishing, cycling, running and walking in peaceful surroundings. The Luddington Road is frequently used as part of the route for cycle races and each year it is part of the Stratford marathon route; it is a valuable amenity for the wider community and should be protected from any increased commuter/commercial traffic.



The Luddington lock and basin area is a stopping-off point for local residents and visiting walkers as well as for river craft and is also used as a marina. The area and seasonal passage of canal and other craft passing through and mooring at the lock are managed by Avon Navigation Trust (ANT)

Dodwell Park home residents have a strong sense of community and its rural setting, close to the amenities of Stratford, ensure its enduring popularity and desirability.

Dodwell Farm, on the north side of the B439 Evesham Road has 6 Motor and 6 Auto Cross meetings on weekends between April and October each year on part of its land. The Autocross meeting in June is a national event. Kids Autocross events also take place 6 times a year on Bordon Hill.

Economic Activity

Farming is still the main activity within the Parish (map 1). A self-employed shepherd and his young family have recently moved into the village, renting fields adjacent to the church for his flock.

Sandfields Farm, a vegetable packing farm, growing salads and asparagus on-site, is a significant operation. It is part of Sandfields Farm Ltd., (map 1). Each year, between March and November, approximately 500 seasonal workers are housed in 480 fixed caravans at the Farm by Sandfields Farm Ltd. There are 2 nurseries – Bordon Hill Nurseries off the B439 Evesham Road and Paddock Nurseries off the Luddington Road, (map 1). There is a shop at the Dodwell Park Home Estate, but this is only open between 8am and 9.30am.

There are several business at Dodwell Trading Estate including an Antiques and Interiors Centre, Stratford Kitchens and Bathrooms Centre and a joinery, (map 1).

There is a care home at Ambleside off the B439 Evesham Road, (map 1).

KEY PRINCIPLES - SOCIAL AND ECONOMIC ACTIVITY

- a) Luddington village would benefit from further dedicated outdoor recreational community spaces to supplement the village Green, map 2
- b) Existing amenity areas should be maintained for community use.
- c) The relative safety of Luddington Road for use by walkers, runners, and cyclists should be preserved, maps 2 and 3.
- d) The area is principally agricultural with a few small trading outlets; this should be preserved.



Future redevelopment of Boddington Farm, the domestic gardens and working farm, offers an opportunity for extra recreational land to be made available for the parish



Agricultural and horticultural land north of the Luddington Road should be protected.

ROADWAYS AND FOOTPATHS

B439 Evesham Road

The B439 is not a trunk road and has a speed limit of 50mph.

There are bus stops either side of the road outside Dodwell Park and Ambleside Care Home but there is no pull-off area for the buses. Entrances to Dodwell Park and Ambleside Care Home are not protected by traffic lights or speed humps.



Residents at Dodwell Park have long running concerns about excessive speeding on this road and about traffic ignoring ineffective existing double white lines and red lined areas; they have difficulty in crossing the road to reach the bus stop for buses to Stratford and some residents wishing to go into Stratford are now taking the bus to

Bidford and then catching the bus back to Stratford, rather than risking crossing the road to the bus stop there!

Their concerns have increased over the last few years, as more lorries and commercial vehicles have been using the road to save the extra fuel they would otherwise use by going on the proper A46 Alcester trunk road.

The placement of bus stops for Ambleside care home present the same urgent safety issues as for Dodwell Park.

Luddington Road

Whilst the loop road through Luddington village carries vehicular traffic, it is light and mostly specific to residences. Lorries and farm vehicles entering and exiting Sandfields Farm are restricted from passing through the village to prevent structural damage to ancient listed buildings, which, sitting directly on the road side, have suffered severe damage in the past. The road is also used and valued by walkers, runners and cyclists of all ages for leisure purposes. This low impact, multi-functional use should be protected.

The road through Luddington village is 30mph and residents would welcome a reduced speed limit of 20mph to support sympathetic traffic calming measures through the Conservation area. The built up parts of Luddington Road would benefit from a lower speed limit than the current 40mph.

Footpaths (map 4)

Several footpaths go across agricultural fields with extensive views across the surrounding Parish countryside. One footpath (SD19), crosses an old Victorian railway bridge (over a disused railway line route). Another follows the north bank of the river through the Avon Valley area between Luddington village and the Racecourse, (SD21). Pedestrians would also benefit from paths inset along adjoining fields to protect them from 40mph traffic and buses (3).

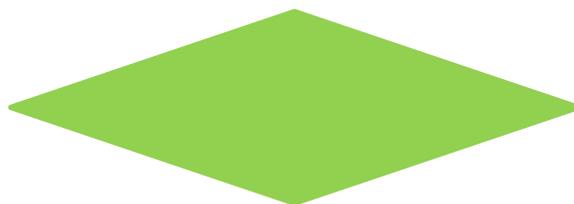
Because of the numbers of walkers and cyclists, including families and children on this loop, which has areas of reduced visibility due to bends in the road, a reduced speed limit would be welcomed.

There is a need for a footpath from the top of Luddington Lane to Welford to avoid having to walk along the dangerous verges of the busy and fast B439. This could follow the route of the old railway and would create a pedestrian/cycle link to Welford, (extension of SD18) Weston and the Greenway now that it is no longer possible to cross the river in Luddington.

The parish would encourage the opening of the former railway north of the village, running from Stratford upon Avon to Welford, to create a shared cycle/ footway. This would give an alternative route to the B439, as well as a safe and pleasant walk/cycle way from the village to Stratford upon Avon. Public footpaths (to Dodwell and along the river) are well used and an important feature of the village. There is scope for more footpaths and leisure walks away from main roads eg (4) . Many parishioners would like to see a footbridge crossing built to reinstate the pedestrian river crossing link to Weston on Avon, Welford and the Greenway.

KEY PRINCIPLES - ROADWAYS AND FOOTPATHS

- a) Road and traffic safety measures on the B439 Evesham Road are urgently required for Dodwell Park residents and campers/caravanners as well as for Ambleside care home residents.
- b) Restricting traffic on the Luddington loop road to local access only use should be considered in order to preserve the quiet, rural environment and to protect the safety of leisure users of the road. Sympathetic traffic calming measures are planned for 2017 with WCC Highways. Further support from SDC Heritage to protect ancient listed buildings is being sought with regard to the installation of a reduced speed limit to 20mph through the Conservation area.
- c) Developments along the Avon should facilitate and enhance and wherever possible, extend, the use of riverside footpaths. Extension of footpath (not pavement) networks wherever possible would avoid pedestrians having to use narrow paths or walk along roads alongside traffic. This would also encourage social interaction.
- d) Grass verges and greens should be protected from damage caused by vehicles.
- e) WCC Highways should maintain grass verges and hedges, particularly along the 40mph stretch of the Luddington Road, where there is no pavement, to protect pedestrians right of way.
- f) In the event of the building of the South West Relief Road, past the racecourse, consideration should be given to restricting traffic access to Luddington and the Luddington Road so that the road does not become a rat run for drivers wishing to avoid queues on the B439. A separate access, off the Evesham Road and separate from the SWRR and any roundabouts/ junctions leading directly on/off it would be preferable.



Acknowledgements

This VDS could not have been produced without the valued contributions of many parishioners; individual historical knowledge, professional expertise and social commitment to the greater good have all played their part.

Sincere and grateful thanks go, from the Parish Council to all who gave their free time in gathering, collating and researching information and historical data for this document.

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Valued views south from the lock across open working farmland. Many residents would like the Conservation Area extended to include the lock and basin.

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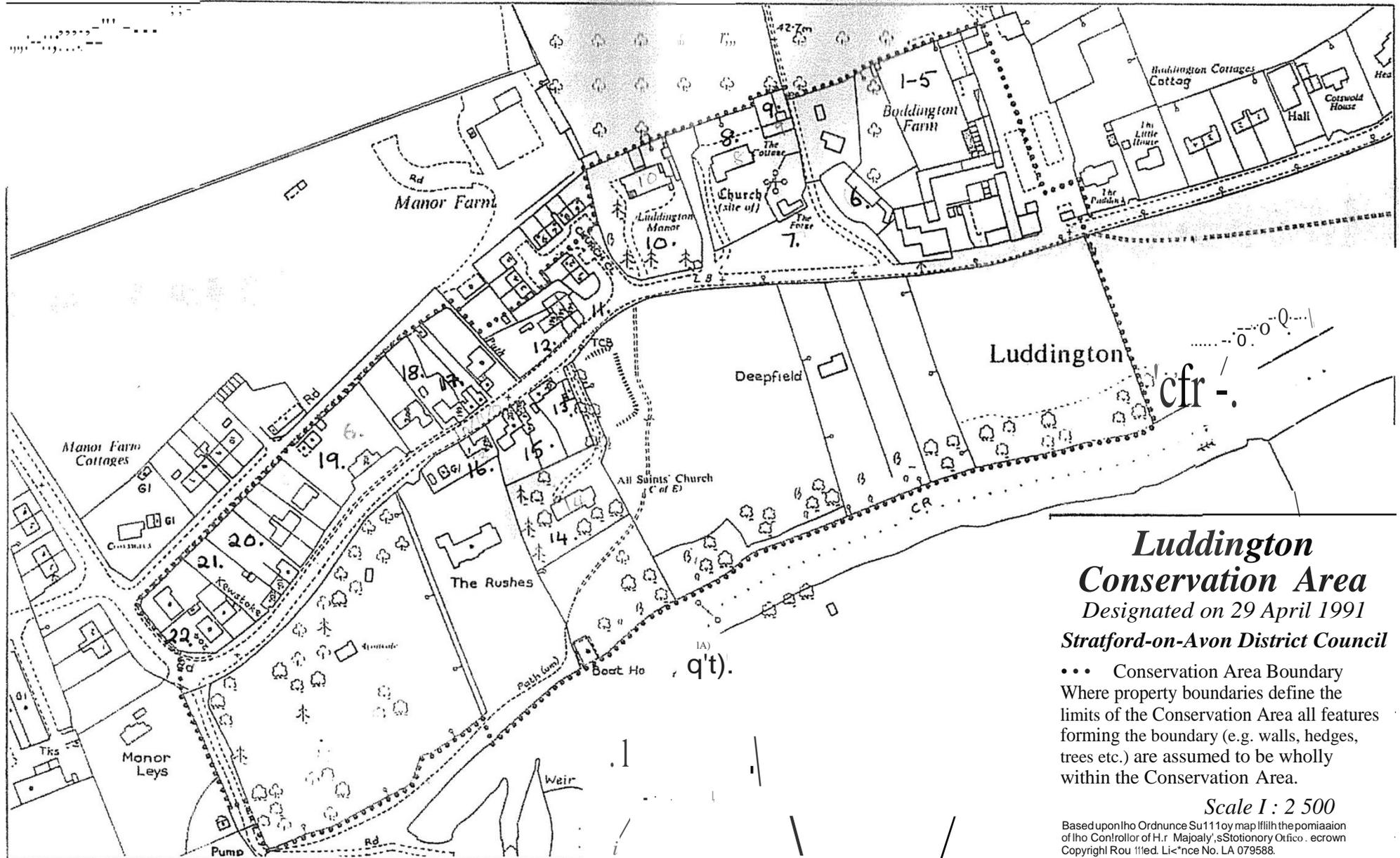
App. 1. LVDS.

1704 Map of Luddington

(Editor's note: This fascinating document, entitled "A map of the Lordship of Luddington in the County of Warwick. Being part Parcell of the Estate of Rt. Hon. Francis L. Conway Barron of Ragley- November 1704", was first copied from the All Saints Church pamphlet, shared with us, by Roger Dopson. Unfortunately, the quality of reproduction was not good enough to interpret much detail. However, John Luchford established that the original was held at the Warwickshire County Record Office and he visited it in order to obtain the copies used in this section.)



App. 2 (a). LVDS.

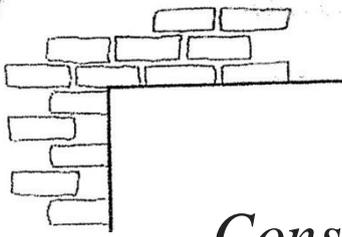


**Luddington
Conservation Area**
Designated on 29 April 1991
Stratford-on-Avon District Council

••• Conservation Area Boundary
Where property boundaries define the limits of the Conservation Area all features forming the boundary (e.g. walls, hedges, trees etc.) are assumed to be wholly within the Conservation Area.

Scale 1 : 2 500

Based upon the Ordnance Survey 1:10,000 map of the area
of the Stratford-on-Avon District Council. Crown
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Conservation Area References



Buildings (* Listed) (See Appendix A)

1. artshed at Boddington Fann
2. Wagonshed at Boddington Fann
- 3.* Boddington Fann .
4. Stable Range at Boddington Rum
- 4A. Stable Range north of Boddington Fann
5. Stable and Hayloft at Boddington Farm
- 6.* hiltched Cottage
7. The Forge
- 8.* The Cottage
9. The Barn
- 10.* Luddington Manor
- 11.* 194 / 195 Luddington
12. 196 Main Street
- 13.* **200 Main Street**
- 14.* All Saints Church
15. 207 / 208 Main Street
- 16.* Ye Old Cottage, 206 Main Street
- 17.* 197 / **198** / 199 Main Street
18. Garage to Cottage, 199 Main Street
19. 'V tage', 201 Main Street
- 20.* 202 Main Street
and
- 21.* 203 Main Street
22. 204 / 205 Main Street

Landscape - Individual Features (See Appendix B)

Tree Group

Group A

Small group of lime, beech and cypress.

Group B

Group of lombardy poplar and rowan.

Group C

Garden of 'Avonvale' contains cedar, ash, yew, lime, horse chesnut, maple, poplar, beech and willow.

Group D

Consists of fairly small trees in a riverside swathe from alder to more ornamental species.

Group E

River bank poplars and typical river valley vegetation.

Landscape Features

F.

From the south across the river.

G.

Palisade fencing around 'Avonvale'.

H.

196 Main Street from the west.

J.

The lime walk to the Church.

K.

The gateway to Luddington Manor with a fine yew on the corner.

L.

Stone wall and capping at Boddington Fann.

M.

Village Green forming a centre to the village.

N.

The River Avon forming the southern boundary to the Conservation Area.

App. 2(c).

p28-30 HISTORIC ENGLAND (ENGLISH HERITAGE) CONSERVATION PRINCIPLES

Evidential value

Evidential value derives from the potential of a place to yield evidence about past human activity.

Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These remains are part of a record of the past that begins with traces of early humans and continues to be created and destroyed. Their evidential value is proportionate to their potential to contribute to people's understanding of the past.

In the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past. Age is therefore a strong indicator of relative evidential value, but is not paramount, since the material record is the primary source of evidence about poorly-documented aspects of any period. Geology, landforms, species and habitats similarly have value as sources of information about the evolution of the planet and life upon it.

Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.

Historical value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*.

The idea of *illustrating* aspects of history or prehistory – the perception of a place as a link between past and present people – is different from purely evidential value. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. An historic building that is one of many similar examples may provide little unique evidence about the past, although each illustrates the intentions of its creators equally well. However, their distribution, like that of planned landscapes, may be of considerable evidential value, as well as demonstrating, for instance, the distinctiveness of regions and aspects of their social organisation.

Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation. The concept is similarly applicable to the natural heritage values of a place, for example geological strata visible in an exposure, the survival of veteran trees, or the observable interdependence of species in a particular habitat. Illustrative value is often described in relation to the subject illustrated, for example, a structural system or a machine might be said to have 'technological value'.

Association with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical accounts of events with the place where they happened - provided, of course, that the place still retains some semblance of its appearance at the time. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value.

Many buildings and landscapes are associated with the development of other aspects of cultural heritage, such as literature, art, music or film. Recognition of such associative values tends in turn to inform people's responses to these places. Associative value also attaches to places closely connected with the work of people who have made important discoveries or advances in thought about the natural world.

The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.

The use and appropriate management of a place for its original purpose, for example as a place of recreation or worship, or; like a watermill, as a machine, illustrates the relationship between design and function, and so may make a major contribution to its historical values. If so, cessation of that activity will diminish those values and, in the case of some specialised landscapes and buildings, may essentially destroy them. Conversely, abandonment, as of, for example, a medieval village site, may illustrate important historical events!

Aesthetic value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

Aesthetic values can be the result of the conscious *design* of a place, including a historic endeavour. Equally, they can be the seemingly *fortuitous* outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects - for example, where the qualities of an already attractive landscape have been reinforced by architecture - while others may inspire awe or fear: Aesthetic values tend to be specific to a time and cultural context, but appreciation of them is not culturally exclusive.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may extend to an intellectual programme governing the design (for example, a building as an expression of the Holy Trinity), and the choice or influence of sources from which it was derived. It may be attributed to a known patron, architect, designer; gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.

- 4 Sustaining design value tends to depend on appropriate stewardship to maintain the integrity of a designed concept, be it landscape, architecture, or structure.

It can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman. The value of the artwork is proportionate to the extent that it remains the actual product of the artist's hand. While the difference between design and 'artistic' value can be clear-cut, for example statues on pedestals (artistic value) in a formal garden (design value), it is often far less so, as with repetitive ornament on a medieval building.

App. 2(d). LVDS. p30-32 NPPF.

12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,²⁹ including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- e the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

²⁹ The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to planning and decision taking.

131. In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- the nature of the heritage asset prevents all reasonable uses of the site;
 - and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use.
134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.³⁰ However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

12. Promoting the sustainable use of minerals

142. Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.
143. In preparing Local Plans, local planning authorities should:

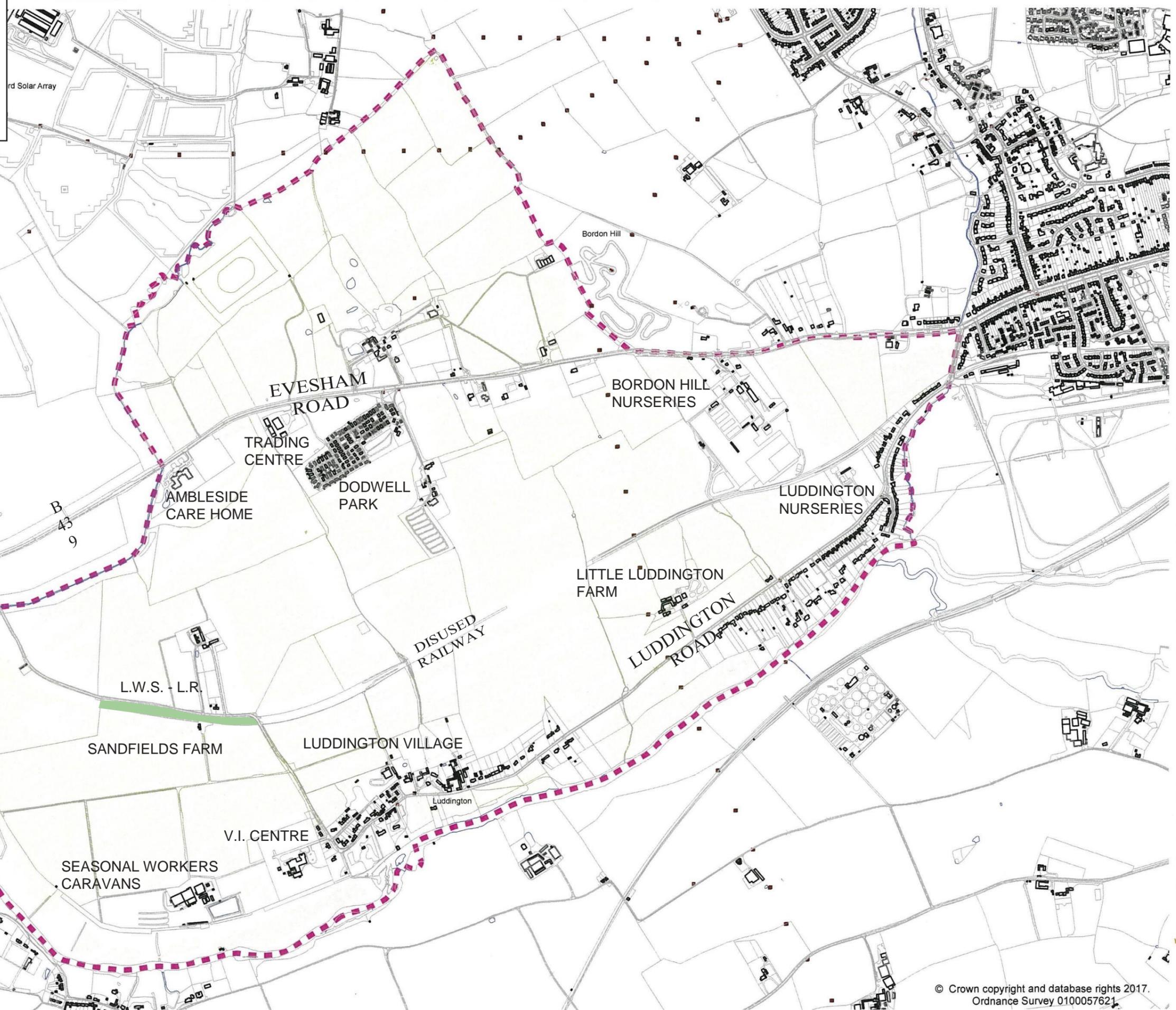
³⁰ Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository.

MAP 1 LVDS LEGEND

Parish Boundary



Local Wildlife Site- Luddington Road



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Ordnance Survey 0100057621

Luddington Parish



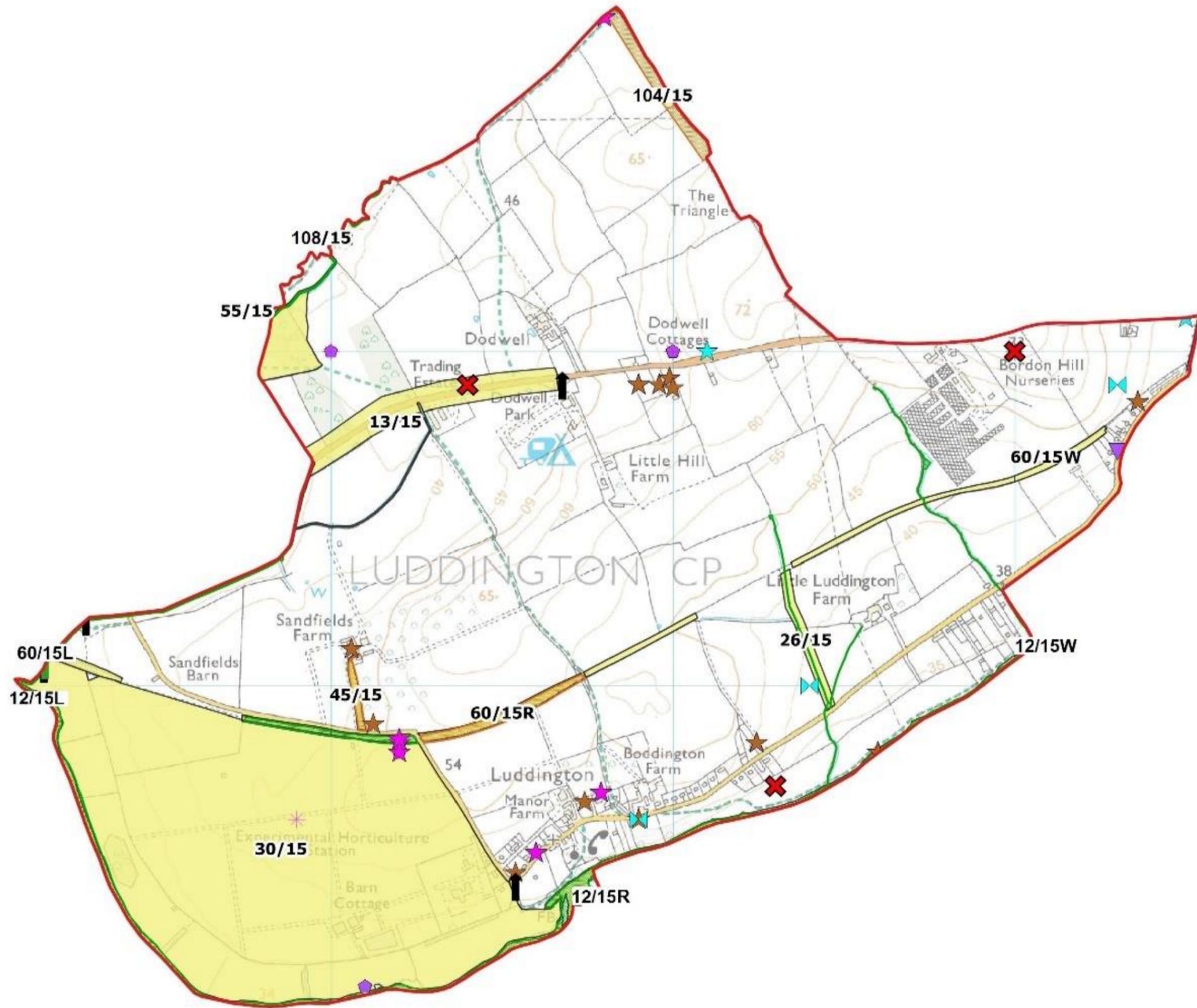
WARWICKSHIRE BIOLOGICAL RECORDS CENTRE

Data search - Luddington Parish

- ★ Bat
- ★ Reptiles and Amphibians
- ★ Barn Owl
- ◆ WhiteClawedCrayfish
- Water vole
- Dormouse
- Otter
- ▼ Notable mammals
- ↑ Black Poplar
- ↑ VeteranTree
- Invertebrates
- ✳ Rare plants
- ✂ Birds
- ✕ Schedule 9 Species

- Ecosites
- Local Wildlife Sites (LWS)
 - deferred
 - destroyed
 - LWS
 - potential site
 - rejected

Warwickshire Biological Records Centre,
 Ecological Services, Warwickshire
 County Council, Warwick CV34 4SS Tel:
 01926 418060



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MAP 2 LEGEND

Parish Boundary



Conservation Area



Listed Buildings*



* NB All are 2/2½ storey in height.
(All Saints Church being similar
in height although a single
storey large open space.)

2/2½ Storey Homes



Single Storey Homes



3 Storey Homes



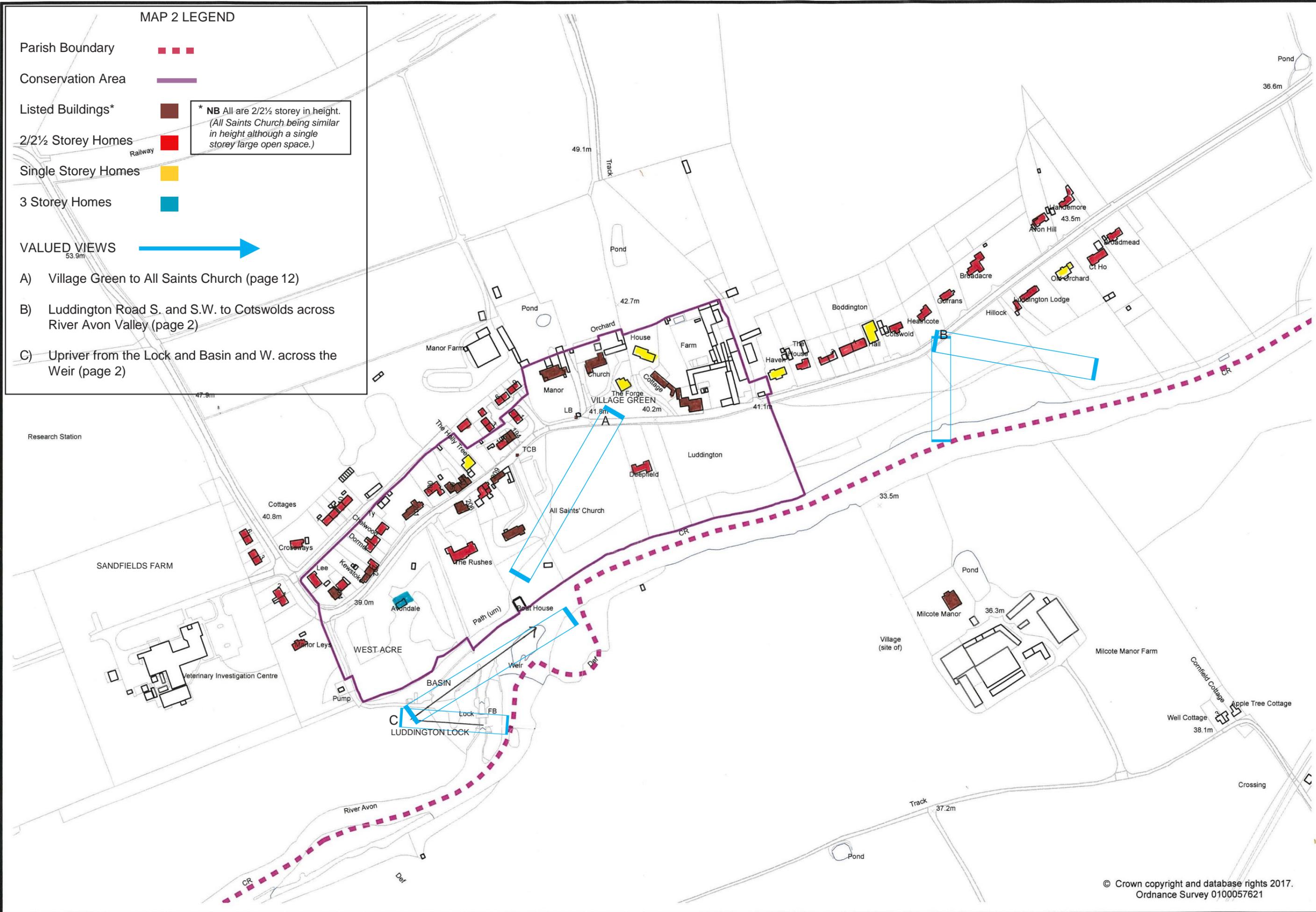
VALUED VIEWS



A) Village Green to All Saints Church (page 12)

B) Luddington Road S. and S.W. to Cotswolds across
River Avon Valley (page 2)

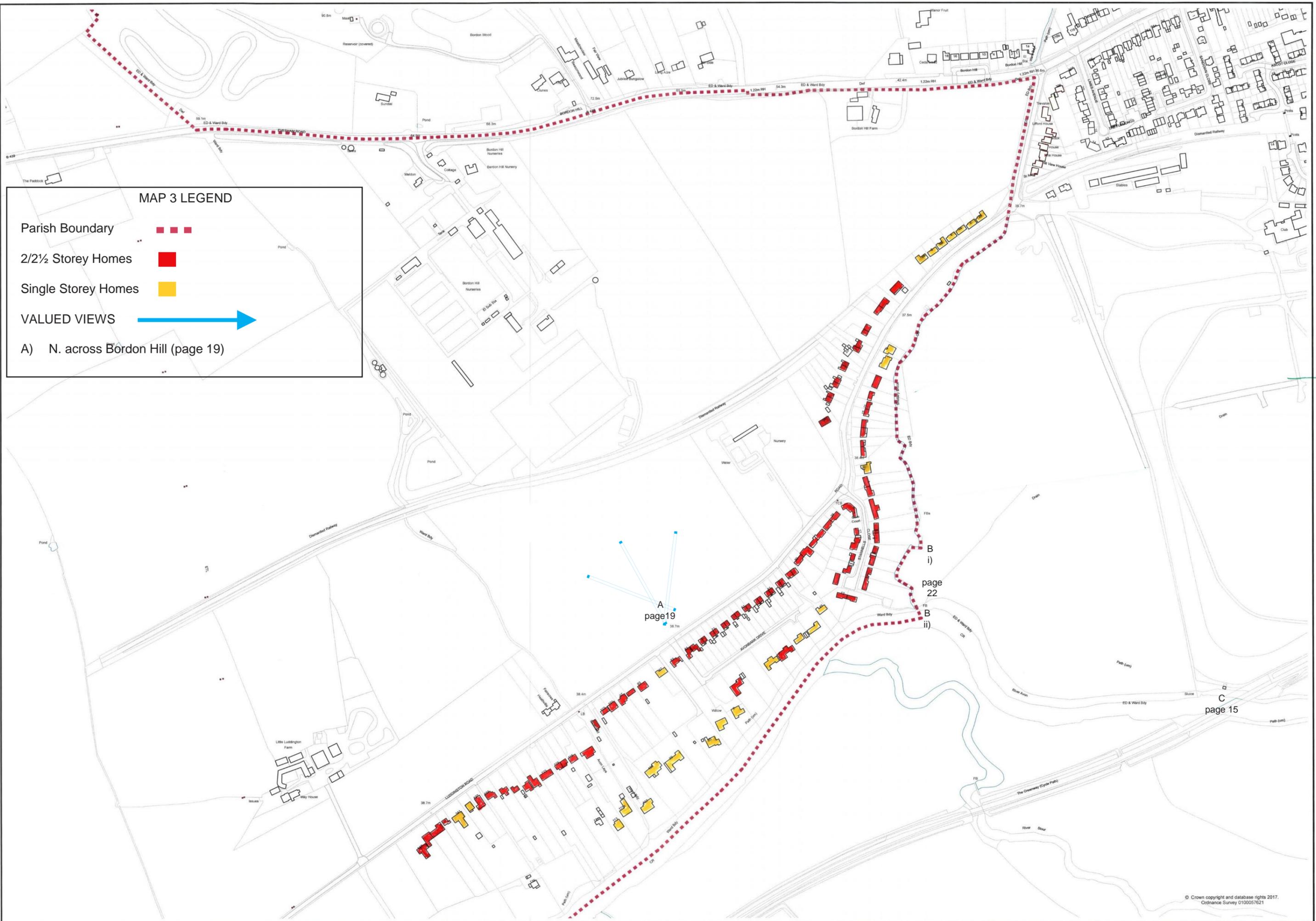
C) Upriver from the Lock and Basin and W. across the
Weir (page 2)



Luddington Village

MAP 3 LEGEND

- Parish Boundary
- 2/2½ Storey Homes
- Single Storey Homes
- VALUED VIEWS
- A) N. across Bordon Hill (page 19)



N.B. Information changes and may go out of date quickly

Information based on image of 1998 Definitive Map.
Legal queries should be referred to the the Rights of Way team

MAP 4 LVDS FOOTPATHS LEGEND

SD19 - North-South footpath from Luddington to Dodwell (page 28)

SD21 - West-East footpath along north Avon bank from Luddington to the racecourse (page 28)

Proposed footpath 3 - inset along fields adjoining the Luddington Road (page 28)

Proposed footpath 4 - re-opening the old railway line (page 28)

Proposed footpath 5 - extending SD18, creating a cycle/ walk link between Welford and Weston and top of Luddington Road, avoiding the A46 (page 28)

