

# A Parish Plan for Warmington & Arlescote



March 2018

Parish Plan Survey findings

Action Plan

Village Design Statement

Housing Needs Survey December 2016

Ver: Final dated 29.03.2018

***Heritage*** noun

*Valued objects and qualities such as historic buildings and cultural traditions that have been passed down from previous generations:*

*[as modifier]: denoting or relating to things of special architectural, historical, or natural value:*

***Genius loci*** noun

*The prevailing character or atmosphere of a place.*

***Legacy*** noun

*As well as identifying what needs to happen in order to maintain or enhance the quality of life for those who live in Warmington and Arlescote, this parish plan, through its Village Design Statement, seeks to preserve our heritage, protect the genius loci and at the same time provide a lasting legacy for future generations*

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# 1 Background to the Plan

## 1.1 What is a Parish Plan?

A Parish Plan looks at all the issues, both socio-economic and environmental, which are seen as important to the community. It is a blue-print for the future and gives everyone in the community the opportunity to influence the development of their surroundings.

This Report of Survey and Parish Plan for Warmington and Arlescote is supported by the Parish Council (PC) and will, it is hoped, ultimately be adopted by Stratford-on-Avon DC (SDC). Its purpose, therefore, is to provide a guide for making sound decisions in line with the needs and wishes of the community. It is potentially very important for the future of the village.

The PC has sought to involve the community and the various Community groups – all of whom have a stake in what is eventually proposed.

Two survey questionnaires were circulated as the first stage of identifying issues and gauging opinion; the first in 2010 and the second in 2012. These were hand delivered to each household and subsequently collected by a member of the PC after about two weeks. The reports produced from those questionnaires have informed this next stage of the process and the resulting actions are included in the Action Plan for the Parish Plan. We are exploring issues with residents to identify those who will help to take projects forward.

## 1.2 Why do we need a Parish Plan?

- Parish Councillors need to know about community wants and needs.
- A Parish Plan helps to quantify and qualify those wants and needs.
- It enables local people to shape the future of their village and influence local change – local solutions to local problems.
- Parish Plans help in gaining support for projects from funding organisations as they provide evidence of need.
- Everyone has an opportunity to contribute, not just those who are the most self confident, and gives the whole community a stronger voice.
- Parish Plans help service providers to plan how to deliver services better.
- The process reinvigorates local democracy by stimulating interest in local affairs creating a stronger and more cohesive community and building community spirit
- A Parish Plan presents an opportunity for communities to become more sustainable

## 2 Collecting the Data

### 2.1 Socio-economic Data

Data from the 2011 Census provides a reference picture for the whole population against which the results of the survey can be compared. Warmington and Arlescote sit within the Burton Dassett Super Output Area for statistical data (SOA). The Warwickshire Observatory Quality of Life Report 2011/12 shows that this SOA is one of the top ten per cent most deprived areas of the country in respect of barriers to housing and services. (Actual rank 900/32482 = 2.7%)

Population	2011 census	2 <sup>nd</sup> Parish Plans survey*
All ages	304	239
Children 0-4	15	12
Children 5-9	13	14
Children 10-14	13	ns
Adults 65-74	41	36
Adults 75-84	30	24
Adults 85+	7	5
<u>Households</u>		
Households (size)	130 (2.3)	110 (2.2)
With dependent children	28	
With person with long term illness or disability	26	
HRP retired	33	
65+ single person h/h	12	
One person h/h	29	
<u>Housing</u>		
Dwellings	138	103
Owner occupied	110	90
Owned outright	62	
Privately rented	15	9
With 4 + bedrooms	71	65
<u>Working Life</u>		
Economically active (16-74)	225	123 (16+)
Work f/t	93	64
Work p/t	26	24
Self employed	40	31
Work from home	26	15
Available cars and vans	281`	106**

\*The survey is based on a return of about 86% whereas the census aims to cover 100%

\*\* This erroneously gives the number of households with access to a car –NOT the number of vehicles available as had been intended

HRP = household reference person

## 2.2 The First Survey

A Parish Meeting was held in May 2010 at which the project to draw up a Parish Plan was first launched. The report from this first survey was published in October 2011. The response rate was only 60% and it was felt that the issues identified were not sufficient to form the basis for a Parish Plan

## 2.3 The Second Survey

The second survey was held in 2012 and was designed to look in more detail at the issues raised the first time round and also to see if there were new issues arising. A small grant towards the cost of the work had been awarded and this was spent on analysis of the returns and a subsequent commentary – in the main to ensure the anonymity of respondents. 128 questionnaires were distributed and 110 collected. The issues picked from the second survey are given below and included in the Action Plan.

- **Broadband.** Extremely low speeds were felt to be a significant issue in the parish. 40% of those surveyed said they would definitely be able and prepared to work from home during some of the week if very high speed broadband were to be made available in the Parish (c/w 61% of population who are economically active)
- **Protect and enhance the environment.** 19% cited noise reduction, 18% stated preservation of historic features, and 15% said improved public transport.
- **Children's playground** 82% of respondents believed there was a need for a children's playground in Warmington village.
- **Traffic speed** 74% of those surveyed feel that traffic speeds are too high in Warmington village. 64% think they are too high in Arlescote (87% of the Arlescote residents think they are too high). 53% think traffic speeds are too high on the B4100 past Warmington and 68% felt they were too high in Mollington Lane.
- 77% of those surveyed consider **M40 traffic noise** to be a problem.
- 64% of respondents would be in favour of some **limited new housing**.
- 48% have issues with **poor mobile phone signal**.
- 63% felt the condition of the roads, particularly **potholes**, to be a significant problem.

A second look at the survey and supporting Census data revealed other issues for consideration:

- The Census tells us that we have 78 people (25%) over 65 - 37 of those are over 75. Some of those may be on their own, some have no internet, some don't drive. 26 households have a person with a long-term illness or disability. A further survey could discover ways in which to give support to those people.
- Only 65% of people said they had access to Broadband at home. As access to information and services is more and more dependent on the internet and both Warmington and Arlescote are already classed as deprived in relation to access to housing and services this is something that demands further investigation. Broadband speed is included as an action point, however, connection to broadband services is an individual choice.
- 73% of people said that they would have liked to receive a welcome pack on moving to the village.
- The original website is no longer in use. A new website to keep people better informed would be of enormous benefit to residents and would support the work of the PC and encourage community cohesion. The Parish Council has now set up a new website to publish its documents and provide facilities for other organisations in the parish, such as the Village Hall and the Church. The new website is at [www.warmingtonparish.co.uk](http://www.warmingtonparish.co.uk) and it can also be reached at [www.arlescoteparish.co.uk](http://www.arlescoteparish.co.uk)
- Only two households said that somebody from the household had moved away in order to find suitable housing but this may have overlooked cases where the whole household had moved away, for instance growing families or older people whose needs could not be met in the village

A look at the services and facilities available to residents revealed some further issues:

- In common with many rural churches, St Michael's has an ageing and decreasing congregation and shares ministry with five other churches in the Edge Hill Benefice. It has serious maintenance needs that may demand input from the whole community  
*"The primary purpose of churches is and should remain the worship of Almighty God, to be houses of prayer. But that can and needs to be sensitively combined with service to the community. The imaginative adaptation of church buildings for community use in many areas is breathing new life into them"* REPORT OF THE CHURCH BUILDINGS REVIEW GROUP.  
 It is likely that there will be a role for the Parish Council to work with the community and PCC in supporting work to raise funds for the repairs to the church and this has been included as an action point.
- Access to services is poor – post office, doctor, dentist, general store, pharmacy - all require access to a car as there is no public transport except for one bus a week. Students of all ages depend on school buses and access to any after-school clubs or societies or extra- curricular activities is therefore limited by the availability of parental support. Those without access to a car are at a particular disadvantage.



- The Village Hall (VH) provides a focus for the community and is the meeting place for many village activities. That it should continue to thrive and grow in a way that best serves the community is fundamental to village life and the PC will continue to support the VH committee where possible.

Some individual comments also provided useful suggestions for consideration:

- Employ a parish workman – roadman/lengthsman to tend common areas
- Community shop/post office/coffee shop
- Red phone box for Arlescote
- Notice board and bench for Arlescote
- Post box with larger aperture for Arlescote
- Wild flowers on Greens
- Duck house for ducks on Warmington pond
- Restrict noisy events particularly late at night
- Maintain footpaths
- Need to engage village organisations and facilities
- Provision of parking

## 2.4 The Housing Needs Survey

Alongside the first survey the PC commissioned the Rural Housing Enabler of the Warwickshire Rural Community Council to carry out a Housing Needs Survey (HNS) in May 2011. The survey was designed to collect data on the need for affordable homes – it was not, therefore, a true picture of housing need which may have included other needs such as small homes and bungalows for purchase. The vast majority of homes in the village are owner occupied and many of those with possible housing needs would have wished to buy their home rather than rent. The response rate was 39% - deemed acceptable but considered as low by the PC,. The survey uncovered one person in need of an affordable home. Of the 18 written comments only one was definitely against more homes – two felt that there was no room and all the others were largely in favour of a limited range of well-designed homes suitable for families, for older people and for those just starting out.

Before the Parish Plan could be considered for adoption by the District Council they required that the HNS be brought up-to-date. A second HNS was therefore commissioned in December 2016. This time the Parish Council arranged delivery to and collection from each household and the response rate was much higher at 59.3%. 61% of respondents felt that the villages lack services and 35.9% felt that there is a lack of housing.

The second HNS survey did not identify anyone in need of an affordable home but did identify a claimed need for four new homes in Warmington and Arlescote parish for households with a local connection, as detailed below:

### **Owner occupier**

- 3 x 1 bed bungalow

- 1 x 4 bed bungalow

The full HNS report dated December 2016 is included as an Appendix to this Parish Plan and can also be viewed on the Parish Council website at [www.warmingtonparish.co.uk](http://www.warmingtonparish.co.uk)

## 2.5 Parish and Environmental Appraisal

The Parish Appraisal – takes a holistic view of the parish looking at the landform, the history and archaeology, the English Heritage record of listed buildings, the Historic Environment Record (HER), a possible Biodiversity Action Plan (BAP), village organisations and special features. Please see Appendix 5.

## 3. Review of Issues

### 3.1 Broadband

The Government has pledged considerable sums in order to ensure that super-fast broadband can be accessed by 95% of the population. Work to accomplish this is well advanced and Warmington and Arlescote should be better served by summer 2016. The Parish Council will continue to monitor the situation and would hope to ensure that both Warmington and Arlescote benefit from improved broadband speeds. **See Action 1.4**  
Note: As at March 2017 Warmington has had a green cabinet installed on Village Road and the broadband speed is much improved. Arlescote has also been connected to a green cabinet but this is situated at Edgehill, and relies on a copper connection of some 2.7 miles. As a result broadband speeds here are still very low and there are no immediate plans to improve this situation.

### 3.2 Protect and enhance the environment

#### Conservation of the environment and specific historic features

A small group met to look at the ways in which the environment and special features of the Parish could be conserved. The scope of this task is very wide and has been taken to include, for example: - **footpaths** – tracks, roadways; **boundaries** – hedges, ditches, walls, milestones; **landscape** – geology, topography, land use including ridge and furrow; **biodiversity** – flora, fauna, green corridors, grass and woodland maintenance; **buildings** – design, materials; **archaeology**- discover, protect, share; **water** – conserve, protect, utilise. The many aspects of this sector offer numerous opportunities for villagers to get involved and share their particular passions and concerns. So far, the Village Design Statement has evolved from the work of this group and further areas for investigation are planned. Initial meetings have looked at footpaths and at some aspects of the natural environment.

**See Action 3.1- 3.3**

### 3.3 Footpaths

Footpaths are an important aspect of village life, no longer an essential route for travel and communication but now an opportunity to follow a healthy lifestyle, connect with our natural surroundings and maybe provide tourist interest. The eventual aim would be to safeguard our footpaths by ensuring they are shown on the definitive map, draw up a maintenance and improvement plan so that they remain safe and accessible and then define and publish some circular walks within or close by the parish. Both the Ramblers and Warwickshire County Council offer help and guidance with volunteer maintenance of these important resources. **See Action 3.3, 3.4, 4.1**

### 3.4 Children's playground

#### Presentation by village children to the Parish Meeting

A group of children made an excellent presentation to the Parish Meeting. According to the figures presented there were, at the time, about 36 children under the age of 13 living in the villages, a further 22 visiting grandchildren and an additional 12 teenagers. The issue raised was the lack of a safe place to play. Two potential sites were identified; the Trust Site and the Green. The Green is regarded as a 'play park' by virtue of the fact that it has a pond, a seat and a set of goalposts. However, the goal posts are unstable and in need of refurbishment, the sheep wash is considered dangerous and the road bisecting the Green is an accident waiting to happen.

What is needed is a safe facility, discretely visible to adults, which engenders imaginative play. Hollow trunks, stepping stones of tree trunks, landscaping - it doesn't have to be expensive, it doesn't need to look out of place. Maybe there could be something for the little ones – somewhere to have a picnic – a safety barrier to prevent children and cars colliding. The suggestion was that a group of parents should form a working group to explore the planning and legal issues, the design, the location, the necessary funding and, of course the on-going support of the Parish Council. A small sum of money is held in Trust for the benefit of children in the parish and could be used towards the cost of a play facility. **See Action 6.2**

### 3.5 Traffic speed/road safety

A meeting to consider the proposals for improving the safety of our roads was held in the Village Hall in October 2014. Officers from County Highways attended in order to offer advice. A resumé of the proposals and the response is given in **Appendix 2**. Briefly, it was agreed that triangular road markings to encourage slower traffic at the bottom of the Green in Warmington could be introduced and Please Drive Slowly signs could also be supplied where there was sufficient verge width. Both have now been completed. Since this first report from County Highways some additional funding has been obtained and improvements to the Church Hill/B4100 junction have been completed.

There is no WCC funding currently available for any action in Arlescote. Funding, therefore, would need to come from outside sources or through the Parish Council. In the case of the speed limit, this would be around £10,000, for the other measures something in the order of £3000 would be necessary. The conclusion from this work, therefore, is that little can be done as there is very little funding available. However, where funding is the only obstacle it might still be possible to undertake some of the work if the community were willing to raise the money themselves. **See Actions 2.1 2.3 2.4**

### 3.6 Traffic Noise – M40

Traffic noise M40. 75% of respondents considered that the noise was a problem. The PC commissioned and paid for a noise survey to see what effect a bund would have on the noise level. The advice delivered was that a land bund would have very little impact on deadening the noise pollution from the M40. The PC has been successful in pressing the Highways Agency to re-surface our section of the M40 with low-noise tarmac. The resulting lowering of the noise level has not been noticeable. The PC also undertook a survey to gauge resident opinion toward the building of a possible bund. The result was mixed with those most affected by the M40 noise most against the resulting traffic movements whilst the bund was being created. With resident opinion so divided the issue remains under consideration. Planning permission would be required for any bund. **See Action 2.2**

### 3.7 New Housing

For some years there has been a presumption against new housing within the parish although a very small number of houses or barn conversions have been allowed. The newly adopted Core Strategy provides a much stronger legal basis for the presumption against new housing within the parish unless there is a clear need identified by a local community in a Parish Plan. Almost two thirds of residents wished to see a range of new properties in the parish – including a limited number of well-designed houses suitable for families, for older people and for those just starting out. Any proposals, however, would have to be considered against the overall context of the Core Strategy and have to demonstrate clear need. **See Action 5.1**

### 3.8 Mobile phone signal

Almost half complained about poor mobile reception. The Ofcom coverage checker (<http://www.ofcom.org.uk/mobile-coverage>) shows that we have reasonable coverage for all network providers although those living in ironstone houses may struggle. It would seem that there is little we can do to improve matters although recently one provider, EE, have indicated that there might be a way in which 3G and even 4G coverage could be improved - however this particular suggestion would benefit EE users only. **See Action 1.5**

### 3.9 Condition of the roads

At the time of the survey the severe winters had caused serious damage that had yet to be repaired. This situation has largely been resolved. **See Action 2.3**

## 4 The Final Parish Plan

The most important aspect of this process has been consultation with residents in order to ensure that the final document is actually one that reflects what the residents want and need.

Some of the initial key issues are now under consideration, some have been overtaken by events and others, such as the playground are yet to be investigated.

A parish meeting was held on 3<sup>rd</sup> May 2016 to enable residents to express their views. The draft was unanimously approved by all present.

The Parish Plan provides an insight into the needs and wishes of residents at the time that the relevant surveys were undertaken. To ensure that the Parish Plan remains relevant, future surveys will be carried out to identify whether needs have changed or new ones have emerged.

## 5 The Village Design Statement (VDS)

A Village Design Statement describes the distinctive characteristics of the locality, and provides **design** guidance to influence future development and improve the physical qualities of the area. It looks at the way houses have been built, the design and use of traditional materials, how trees and hedges contribute to the street scene and how the village sits within the landscape; also the way in which boundaries, surfaces, scale and proportion are all important to the overall character of the parish and its Conservation Area status. It aims to encourage good design that respects our heritage.

### 5.1 What this means for Warmington and Arlescote

The Village Design Statement for Warmington and Arlescote recognises the importance of caring for what are very special villages, and the responsibility that we have to preserve and enhance them for future generations. It sets out to establish the principles that will allow us to protect the special character of the parish and what is important to those who live here. This includes the conservation and enhancement of our unique built environment, its setting and heritage.

Our older buildings are valuable, not just for their contribution to the street scene but also for what they tell us about the past. Be they large or small, they tell us much about how people lived, and can be useful records of construction methods and materials. They bear witness to the artistry and craftsmanship of those who built them and many are works of art in their own right.

### 5.2 Appraisal

#### Roofs

Many of the larger houses in Warmington were, at one time, roofed with limestone slates from Stonesfield, while others, especially smaller cottages, were thatched, and those that were later given slate roofs still show the evidence of earlier thatch. Straw suitable for thatching became less abundant as agriculture became more mechanised and the nearby canals, and later railways, meant that Welsh slate could be transported to the Midlands and used to replace the more local thatch. Slate could be laid at a lower pitch and many houses at a time of population growth had their roofline uplifted to create more living space within the attic with many gable ends still showing the scars. Some houses have dormer windows but in the main the roof slope is plain and only the gable end has a window. Gable ends show a variety of treatments depending on the age of the building and the roofing material: a simple mortar verge between slate and stone; purlins that overshoot the gable end together with a plain barge board; a coped gable as a stop-end to the thatch with corbel stones at the base or a gently rounded thatch that overshoots and protects the wall.

## Walls

The majority of houses in the parish are built of local ferruginous limestone with the status of the building reflected in the method of construction - from finely dressed ashlar where the mortar hardly shows through to un-coursed rubble with wide irregular mortar. One or two houses and many chimneys and chimney bases are built from local red bricks – possibly made in Arlescote.

## Windows

Windows are easily changed and have always been subject to function, fashion and changes in available technology. Taken individually windows clearly provide a snapshot in the life of the building but taken as a whole the windows in the village provide a fascinating timeline from early wrought iron with small leaded panes right through to modern uPVC. Many houses – even quite small homes - had mullioned windows and label moulds with steel or iron casements. Many of these were later replaced with timber or steel windows as fashions changed or in order to let in more light.

Windows are hugely important to the character and appearance of a building and can provide many clues to the history of the dwelling. Changing the windows alters, forever, the character of the building and loses essential historic evidence.

From an environmental and aesthetic perspective it is extremely worrying to see the increasing use of uPVC windows and doors throughout the village as this loss of traditional materials might threaten our Conservation Area status.

The Parish Council strongly supports the restriction on uPVC windows which applies to all listed buildings in the village. To allow any deviation from this rule would set a very dangerous precedent

## Lintels

Where there are no mullions it is usual to find timber lintels although a number of houses have stone lintels with keystones. One or two cottages, as a result of earlier unsympathetic modernisation have harsh concrete lintels.

## Doors

Many of the older, larger, houses have four centred stone arched doorways typical of the Tudor period. Smaller homes tend to have simple rectangular doorways with simple timber doors. Porches seem to be a later addition except in the case of thatched cottages where thatched canopies are commonly found.

## Boundaries

The most usual form of traditional boundary in the village is a dry stone wall with either vertical capstones or horizontal coping stones. Some walls have their top surfaces parged to encourage water to run off. One in particular has coping stones of old limestone slates.

Iron railings were largely lost to the war effort except for one or two fine examples on the Green. In a couple of places the County Council installed traditional estate fences as a way of ensuring good visibility on corners. Sadly some have now been lost thus reducing visibility and road safety.

Trees and hedges throughout the village add to the setting of houses and frame the views both within and beyond the settlement. There are, however, some areas where trees and hedges now require intervention in the interest of safety and amenity.

## Footways and road edges

Many of the footways in Warmington are random stone paving edged with blue limestone. Paths across the Green are of flagstones. Where repair has been necessary some have sadly been replaced by featureless tarmac; less lovely to look at but probably safer to walk on.

Verges in the villages generally slope naturally down to the road with no kerbstone to create a hard edge. Damage, therefore, from passing traffic is a recurring problem. Some verges have had stones placed on them to prevent vehicles leaving the road. Although this has the desired effect it makes mowing the verge more difficult and it is illegal to do this where the verge is part of the highway. Other methods of preventing damage should be sought.

## Trees

Trees contribute a great deal to the character and appearance of the village and are afforded a level of legal protection. There are, however, no trees within the villages that are subject to a tree preservation order (TPO) although there is a small stand of mixed deciduous trees behind houses in School Lane that are subject to a group TPO



## Fields

The parish is fortunate to be surrounded by areas of ridge and furrow surviving from the 18<sup>th</sup> Century Inclosure Acts. In many places these are now disappearing as fields are ploughed so those that survive here are even more valuable as historic evidence. Every effort should be made to preserve these features.

### 5.3 Planning Guidance

New buildings and repairs or alterations to existing vernacular buildings within the Conservation Area must always acknowledge and take a lead from the existing, with regard to setting, materials, design, scale, proportion and location with respect to surrounding buildings.

### 5.4 Images of Warmington

#### The Old Post Office and Shop



The position of the old shop front is just visible on the left from the patch of newer stonework. The original barn facing the Green and infill were used to create one home with a modern central door replacing one of the windows. The combination of local stone, red brick chimneys and a slate roof are typical of many houses in the village.

#### Sunny Cottage

The very low simple plank doorway and the label mould over the central stone mullioned window are evidence of the age of this building. Part of a range of buildings, the one to the left is dated 1651 and the thatched cruck barn to the right is believed to be 1500. In many of the cottages, including perhaps this one, it is now possible to see where stone mullions were removed and replaced with larger windows – presumably after 1845 when glass was no longer taxed.



## Boundaries and footways

Before being lost to the war effort, many of the largerhouses had railings – the simple post and rail outside Sunny Cottage replaces lost railings - others had simple stone walls



**Railings at Cambray House** – one of the few where railings survived.

The examples of walls overleaf are from the Manor House where gaps between the stones provide homes for plants and small mammals – and from the corner

of Chapel Street where a more modern wall has kept the rustic feel but has close mortared joints.

**Boundary walls at the Manor and Carpenters Cottage** topped with traditional ‘cock and hen’ stones



Paths of broken slabs with edges of blue limestone setts were once common throughout the village. In places the slabs have been replaced by tarmac.



Parking and traffic movement caused damage to the verge and road edge. In some places the limestone setts become dislodged by passing traffic



### **Thimble Cottage**

This end of Thimble Cottage is a modern extension and illustrates well how new buildings can, and should, blend in with the old. A red brick chapel stood on this site until the 1960s



### **School Lane**

Although there are some newer houses at each end, this middle section of the lane demonstrates very clearly the charm and unique character of houses that have had sympathetic care over the years.



**The Thatched Cottage on Mollington Lane**

Mid C18. Regular coursed ironstone. Thatched roof; old brick ridge and left end stacks. 3-unit plan. 2 storeys; 3-window range.

4-panelled door between first and second bays has thatched hood. Old 2-light casements with glazing bars. Painted wood lintels. (British Listed Buildings)

**5.5 Images of Arlescote**



**Arlescote House**

A Grade II\* 17th Century property, enlarged in 1685 and 1710 and constructed of Horton Stone. Features include Stone Mullion Windows, some sash windows with hooded moulds and a carved stone entrance (1888). The boundary features three stone pavilions with

ogee roofs (the accompanying photograph shows a lovely example complete with stained glass window). These pavilions and some of the walls are also Grade II listed.



During the Civil War Battle of Edge Hill, 1642, the two sons of King Charles I (Prince of Wales and the Prince of York) both stayed at the house with their tutor.



### **Holly Tree Cottage & The Cottage**

Pair of cottages constructed c1790 of Hornton Stone displaying stone mullion and metal casement windows with feature arched doorways. Both cottages have experienced elements of sympathetic conversion and extension over the years.



### **Pond Farm**

A Grade II listed farmhouse, principally 17th Century with later additions. Constructed of local Hornton stone with a tiled roof. Many period features including open fireplaces, exposed ceiling beams and flag stone floor. Modern addition of a striking glass extension on the kitchen. Supplied by an Eco friendly Biomass boiler fitted in 2015.



### **Primrose Hill Farm**

Grade II listed farmhouse dating from the late 17th / early 18th Century with an addition made to the western elevation in Victorian times. A substantial part of the original farm courtyard remains intact. Shown after a sympathetic refurbishment which included replacing uPVC windows with wooden framed “heritage” double glazing.

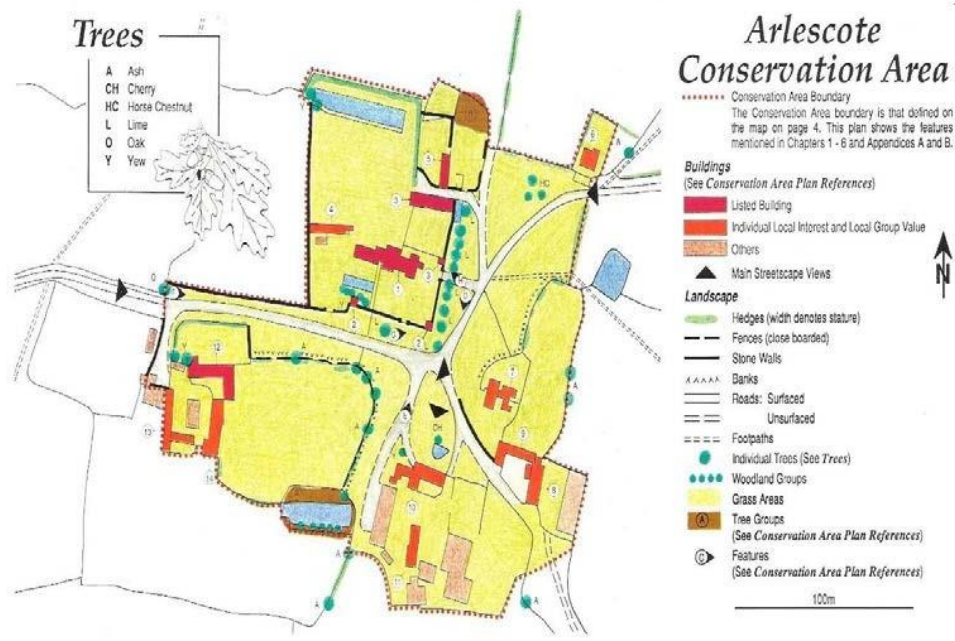
## 5.6 The Conservation Areas

Conservation Area status places particular responsibilities on those who live or work in the area covered. It is the protection of the special architectural or historic interest of the area as a whole that is intended, rather than specific buildings. For example, the layout of boundaries, roads, vistas and viewpoints, trees and green features, street furniture and surfaces, the characteristic building materials of the area and the mix of different uses are all be taken into account. It is the role of the listed building process to protect individual buildings, although it is common for many listed buildings to also be located within designated Conservation Areas where those individual buildings make a contribution to the special architectural or historic character of the area.

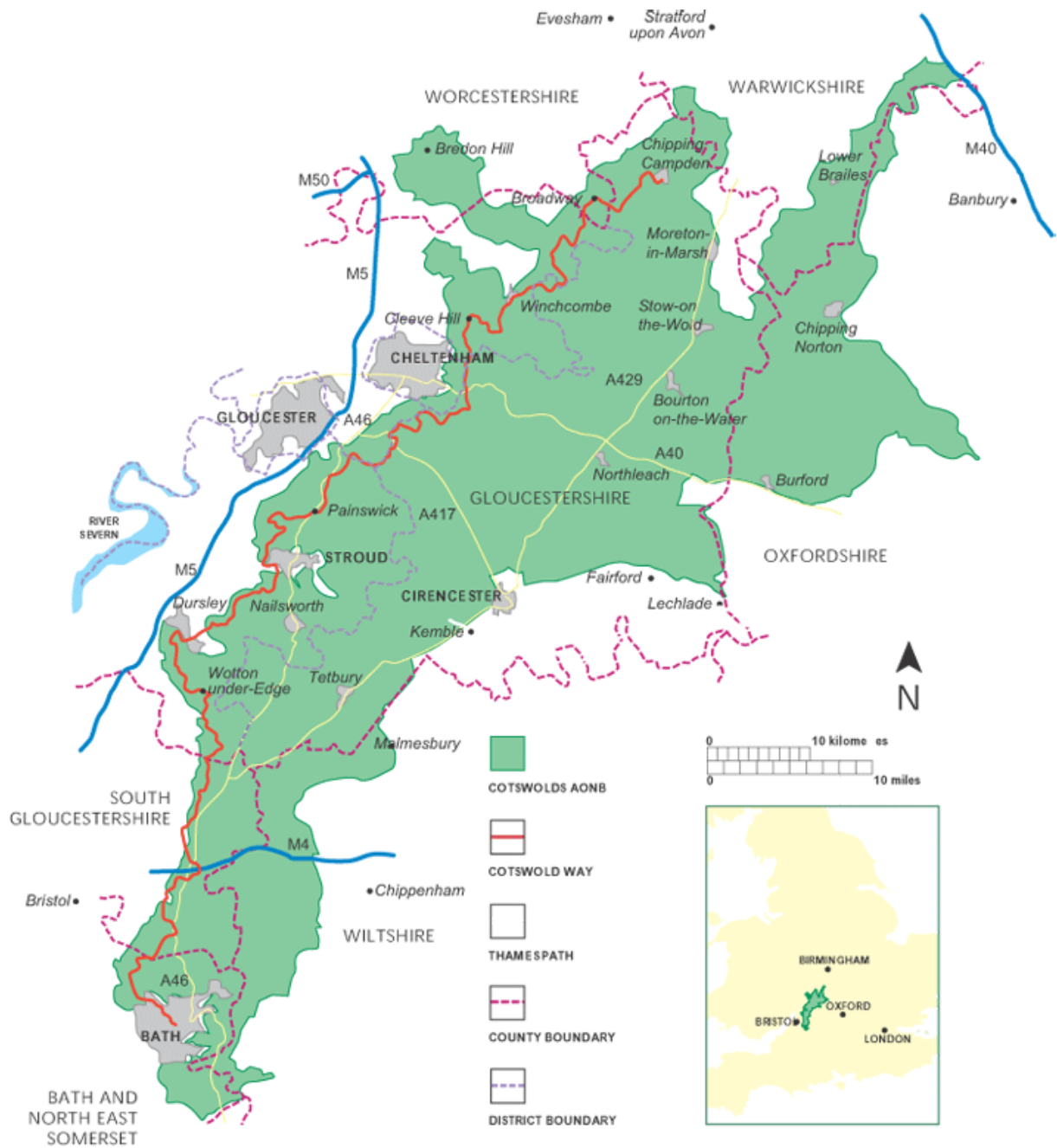
There are additional planning controls over certain works carried out within the Conservation Area. For example, demolition within Conservation Areas requires consent. The designation does not preclude development from taking place, but does require that developments preserve or enhance the historic character of the area, for example by ensuring that newly constructed buildings are of a high quality design. Conservation Area status also removes some permitted development rights that apply in undesignated areas.

### Conservation Area Maps





## 5.7 The Cotswolds AONB



Warmington and Arlescote sit at the very north eastern extreme of the AONB bounded by the Special Landscape Area known as the Ironstone Hills Fringe.



## 5.8 Managing the landscape

The 2012 study for SDC by White Consultants carried the following management recommendations for our area

- Conserve the historic pattern of large hedged fields and manage hedgerows to enhance primary hedge-lines.
- Conserve the diversity of unimproved grassland on steep hillsides through regular grazing.
- Conserve all remaining ridge and furrow landscapes.
- Enhance tree cover with woodland planting on rising ground.
- Conserve parkland and its features, restoring where possible.
- Conserve the remote and tranquil character of the landscape by limiting new development.
- Conserve settlement character by restricting development to that which reflects the vernacular style, scale, pattern and materials.

Guidelines from a study undertaken by WCC in 1987 (see Appendix 5, under “Landscape”) further urged management that would:

- Enhance the unity of landscape by restoring traditional land use patterns
- Protect and enhance the internal open space and irregular outline of village settlements
- Conserve the character by retaining existing features and local patterns
- Conserve sites of historic significance

The Cotswolds AONB gives the following guidance on road verges

- Parish councils should review their verge management policies to ensure they are in line with their statutory duty to conserve and enhance the AONB.
- Consideration should be given to identifying road verges of exceptional wildlife interest for special management as ‘Protected Road Verges’, following the practice already adopted by a number of highway authorities in the AONB.
- For all routes vegetation should be cut regularly in front of signs and where necessary to maintain visibility splays for drivers.
- For all main routes, and for those minor routes where pedestrian safety is an issue, a one metre swathe adjoining the carriageway should be cut regularly by the responsible authority: this should be extended to two metres where cycle or horse riding safety is also an issue.
- Elsewhere on minor roads the cutting of roadside vegetation should not commence before the end of July, subject to prevailing weather and local conditions.

- Verges on minor roads will usually need to be cut only once and at most twice a year. More frequent cutting should be avoided as this can be detrimental to biodiversity and give a suburban appearance to the landscape.
- It is particularly important that cut vegetation should be removed and composted offsite wherever possible, as this will result in more wildflower-rich verges.
- The last cut of the year should be full width to the base of the hedge or wall.
- Care should be taken to avoid damage to historic features such as milestones which may be difficult to see in tall herbage.
- Invasive and injurious plant species should be identified and eradicated before they have a chance to spread.
- Scrub and young trees should be removed from locations where they are encroaching on species-rich verges or where important views are being lost. Scrub cutting should take place between September and mid-February to avoid the bird breeding season.
- Where ditches occur, these should be regularly excavated and the spoil removed offsite to prevent the nutrient enrichment of verges.
- Litter should be removed prior to cutting.

## Appendix 1 Warmington and Arlescote Action Plan 2017

Theme	Project	Why	Who	How	Priority	status
<b>1 communication</b>						
1.1	Welcome pack	In order to provide information, to help assimilate new villagers and to encourage new people to join in village life	PC and volunteers	A working group to produce a pack based on comments in the survey	High	In progress
1.2	Website	In order to provide news, information and links	PC , webmaster	Website to be commissioned. Webmaster to be appointed	High	Grant awarded £500 and new website commissioned
1.3	Newsletter	In order to keep people better informed – to foster social cohesion	Webmaster, volunteers from village groups	Probably via the website	Medium	Not yet in place
1.4	Improve broadband speeds	Broadband speeds are currently extremely low and have been the subject of much complaint	PC, WCC CSWBroadband	The PC is keeping watch on progress with the initiative to improve broadband speeds	Medium	Warmington now has full fibre connection but Arlescote does not yet.
1.5	Improve mobile phone reception	Issue picked up via the survey	PC and mobile providers	Currently under consideration	Low	Awaiting developments From interested parties

Theme	Project	Why	Who	How	Priority	status
<b>2 Roads and Traffic</b>						
2.1	Reduce traffic speed and Improve road safety	Traffic speeds are felt to be too high in Warmington and Arlescote  Also picked up in Survey 1	Two small working groups were formed, one for each location. WCC Highways Warwickshire Police	Issues identified and solutions proposed.	High	Where possible proposals have been completed. This is an ongoing issue.
2.2	Reduce noise from the M40	The Parish Council commissioned a report on the potential for noise reduction and then carried out a survey of residents to gauge support for noise reduction works	Acoustic consultants Chairman and Vice Chairman of the Parish Council  Land owner Residents	A series of village meetings was held to discuss the various issues. All Warmington residents were invited to take part	Medium	A survey to residents was undertaken. The results were not clear cut. The M40 has been resurfaced but there has been no noticeable improvement. Project now pending action by the land owner
2.3	Repair potholes	In order to improve road safety An ongoing problem the solution to which is dependent on County Council funds.	PC, WCC Highways	A nominated Cllr liaises with WCC	Medium	Major re-surfacing work in School Lane, Middle Street & Mollington Lane has been completed
2.4	Parking provision	To ease congestion, protect verges, improve road safety	PC WCC	PC to liaise with WCC	Medium	Not yet in place

Theme	Project	Why	Who	How	Priority	status
<b>3 Environment</b>						
3.1	<p><b>Tree survey</b></p> <p>Inordertoidentify:- Trees in danger of failure, trees subject to disease, trees that contribute to the street scene and have sufficient amenity value to warrant a Tree Preservation Order.</p> <p>Hedges that pose a threat of nuisance, hedges that, because of age or habitat, should be protected.</p>	<p>Trees and other green spaces are an essential element of the village setting. Trees soften and frame and provide a backdrop.</p> <p>Hedges define, provide habitat and contribute to green corridors</p>	Consultant arborist	To be appointed	Medium	Not yet in place
3.2	Maintain and enhance <b>green spaces</b> and <b>green corridors</b> for amenity and biodiversity	The Greens, the ponds and verges are key to the character of the parish	PC, volunteers, paid lengthsman?	Project plan tba	Medium	Not yet in place
3.3	Identify, record, inspect and	To ensure footpaths are both safe, accessible, well signed and secure under CRoW Act 2000	Volunteers in partnership with WCC , Ramblers	To join WCC scheme Agree project plan	Medium	Started – report of condition and future maintenance to be undertaken

	maintain footpaths.					
3.4	Devise and publish circular walks	For health, comradeship, tourism.	PC, volunteers	By consultation with residents	Medium	Not yet in place
3.5	Engage with WCC to assist with survey of Local Wildlife Sites	to add to the county database and offer opportunities for partnership, education and community cohesion	Partnership with WCC and all-age project	A group to be set up	Medium	Not yet in place

Theme	Project	Why	Who	How	Priority	status
<b>4 Heritage</b>						
4.1	<b>Parish Survey</b> To identify record and describe those heritage features which contribute to the character of the parish	As an initial step in drawing up a work plan to maintain, conserve and restore. To ensure that all features are included in the HER where appropriate	Volunteers Warmington Heritage Group Parish Council Stratford District Council County Council Museum	A group to be set up	Medium	Some features already listed- assessment of condition and future maintenance to be undertaken
4.2	Funding for Church fabric	The Grade I church has some serious problems with both the roof and a retaining wall to the B4100	PCC in consultation with residents	The PC has pledged £1500 for repairs to the wall	High	Work has not yet started but fund raising is well under way.
4.3	Church as heart of the community	To better use this facility	PCC in consultation with residents	Consultation	Medium	Not yet underway

Theme	Project	Why	Who	How	Priority	status
<b>5 Housing</b>						
5.1	Survey to gauge need and identify possible locations	The Parish Plan survey pointed to an unmet need for certain types of housing	PC in consultation with residents and WRCC	Consultation	Medium	Not yet underway

Theme	Project	Why	Who	How	Priority	status
<b>6 Community</b>						
6.1	Good Neighbour Scheme	A high proportion of residents are elderly and may need support	volunteers	Group to be established and remit agreed	Medium	Not yet in place
6.2	Children's Playground	A need was identified in the survey and children themselves have campaigned for such provision	PC and Volunteers in consultation with residents and parents of potential users The PC will obtain legal advice where necessary	A working group to be formed to agree remit and present a fully costed proposal to the Parish Council for consideration	High	In progress
6.3	Emergency Plan – maintain and update	To uphold the safety of residents	PC	Regular review, consultation with residents & outside agencies	High	Plan in place. Requires regular review

Outstanding concerns from the first survey (2012) are included in the current 2017 Action Plan





## Appendix 2 Road safety proposals

### **Village Road to the Junction with B4100**

Following the resurfacing of Village Road during 2013/14, apply a broken white centre line from the junction to School Lane to encourage drivers to keep left on a blind bend

### **Village Road and Mollington Lane**

At the bottom of The Green, on the approaches to the bend from each direction, apply white triangular lines at the side of the road to encourage traffic to slow as the road narrows.

The bottom of The Green is also the pick-up and set-down point for school buses twice per day during term time.

### **Junction of Church Hill and B4100**

Apply hatched white lines to the nearside surface of the B4100 in order to make the junction safer allowing vehicles to turn out and also to improve safety on the B4100 by curbing excessive vehicle speed at the point where the road narrows and bends sharply at the top of the hill where standing vehicles often wait to turn right along Camp Lane. This work has now been completed

### **School Lane**

In order to make the junction between School Lane and the B4100 safer, make School Lane one way only for 20 yards from the junction with the B4100 in favour of vehicles moving down the hill (Wady's Bank to B4100).

### **Church Hill, School Lane and Mollington Lane/Village Road**

Reduce speed restriction from 30 to 20 mph

### **The Green**

Traffic calming to reduce traffic speed

### **Mollington Lane**

Countdown markers to the 30mph sign

### **General**

Signs at all village entrances **“Warmington – please drive slowly”**

### **Arlescote Road Safety Issues**

Situation in Arlescote:-

- 2 accident black-spots and no speed limit!
- 7 footpaths converge on the road
- Road is itself a Walkers' route (Centenary Way)
- Road is designated as a cycle route “suitable for beginners”
- A number of children under 5 years old who want to walk in the hamlet and play on the Green
- 4 properties in the hamlet have horses and local stables regularly ride through on exercise

A number of incidents involving vehicles and horses have occurred over the years involving trauma to the animals and (fortunately) minor injuries to riders

Walkers and cyclists using the road are often forced to take evasive action from cars and vans speeding through the hamlet and walkers have been struck by vehicles on more than one occasion

Install signs at either end of the D6417 stating “**Single Track road with passing places**”.

Formalise those passing places which have been created by traffic driving off the road.

Install village signs “**Arlescote – please drive slowly**” at either end of the main part of the hamlet, To the West of Pond Farm and to the East of Gate Cottage there are two “**duck**” signs. Change these for “**horses**” signs and move the one adjacent to the telephone kiosk to the western village sign above

Reintroduce **gates** on the D6417. There were originally 5 along the road

Make a **no overtaking zone** on the B4100 either side of the junction with the D6417 (Avon Dasset crossroads)

Suitable signage to warn of the dangers near Brickyard House (blind summit, narrow road, concealed entrances etc.) and give **priority to traffic heading east** up the hill

Introduce a **speed limit** along the entire length of the D6417. Preferably 40mph but certainly no higher than the 50mph currently in force on the B4086. A further speed reduction should be introduced through the main part of the hamlet; 30mph or less.

### Warmington Road Safety Issues

Request	Narrative	Possible ?	Action (by who)
Apply centre lines on Village Road	If the carriageway is less than 5.5m wide, then centre lines are not recommended.	No	-
The bottom of The Green	Application of triangular road markings to encourage slower traffic on both approaches	Yes	Traffic and Road Safety. Now completed
School lane section of one-way	Difficult to achieve due to lack of suitable turning space.	No	
Apply hatched lines to the nearside of the B4100 to improve the turn out onto the main road	This has been looked at previously, by engineers. It continues to be an issue for the village. To be thoroughly investigated	Potentially	Now completed
Speed restriction to 20mph	Road signs and road markings would lead to urbanisation of the village. 20mph limits are not enforceable by the police.	No	-
Traffic calming on the Green	For physical traffic calming to be introduced there is a need for street lighting to be installed.	No	-
Countdown markers on Mollington Lane	These are no longer permitted.	No	-
Warmington – Please Drive Slowly signs	Where there is sufficient verge width to install these signs it will be possible.	Yes	Traffic and Road Safety. Now completed

To summarise:

Traffic and Road Safety have sufficient funding to introduce the road markings at the bottom of The Green in Warmington, and provide the new gateway signs as requested, wherever possible.

Work on the Church Hill/B4100 junction has now been completed and a 50 mph speed limit has been approved for the B4100.

The suggestion that we could ban the left turn out of School Lane would require additional funding. The amount available to Warmington is limited, and introducing a banning order would require a legal process, consultation and some additional engineering works at the junction and signs etc. There are insufficient funds available to achieve this.

We will look to replace the missing sign (unsuitable for heavy vehicles) at the top of Church Hill, if the legal order is in place to support it.

## Arlescote Requests

Request	Narrative	Possible ?
Introduce solid white lines on B4100 at the Avon Dasset junction	Solid white lines are only permissible where there is restricted forward visibility, it is not therefore possible to introduce a system of solid lines at this point.	No
Additional signs near Brickyard House	A driver should be driving at a speed suitable for the prevailing conditions. Putting in additional signs will only introduce a potential strike hazard.	No
Lower speed limit on D6417 and reduce to 30mph through the hamlet	Technically feasible to reduce the speed limit to 50mph but there is no funding available. The numerous signs needed for a 30mph limit would urbanise the area. Extensive consultation needed	Yes – but no funding. Cost estimated at £10,000
Concerns over road accidents on D6417 and in the hamlet	There have been no recorded injury accidents on the D6417 since 2000. There have also been no recorded injury accidents in the hamlet for many years.	No action necessary
Signs and passing places on D6417 'single track road'	Unnecessary as there have been no accidents and on rural roads there is little traffic and a give and take arrangement is acceptable (evidence disputed)	No action necessary
Village signs 'Arlescote – please drive slowly'	Possible – if funding is available	Estimated costs £3000
Replace Duck warning signs with Horse Warning signs	Horse warning signs are only installed in limited places usually associated with a riding stables or similar. In a rural location such as Arlescote it is reasonable for motorists to expect horses to be ridden on the road, and drivers should already be taking care	No action. Could remove the duck signs if funding is available
Reintroduce gates along the road	In the case of Arlescote, nothing of serious anti-social nature is taking place, and a gating order would not be suitable.	No action

To summarise:

It is not possible to provide passing places along the D6417 as this would require additional expenditure in the form of signs and reshaping the road. There is no funding available.

It is interesting that the WCC records for accidents in Arlescote and the situation as perceived by residents is so very different.

Record of the meetings held between Warmington and Arlescote Parish Council and officers from Warwickshire County Highways 2014

## Appendix 3 Current Planning Policy embracing the parish

All decisions by the Local Planning Authority in determining planning applications are taken with reference to the Core Strategy and to the National Planning Policy Framework. An extract from the *Adopted Core Strategy Stratford on Avon DC 2016* where it may relate to Warmington and Arlescote is given below:

### **6.12 Countryside and Villages**

#### **Strategic Objective**

*(1) The rural character of the District will have been maintained and enhanced. The Green Belt and countryside of the District will have been protected from inappropriate development.*

#### **Policy AS.10**

#### **Countryside and Villages**

*In order to help maintain balanced rural communities and a strong rural economy, provision will be made for a wide range of activities and development in rural parts of the District.*

*All proposals will be subject to a thorough assessment to make sure their scale, nature and location are appropriate, including the need to:*

- minimise impact on the character of the local landscape, communities and environmental features;*
- minimise impact on the occupiers and users of existing properties in the area;*
- avoid a level of increase in traffic on rural roads that would be harmful to the local area;*
- make provision for sustainable forms of transport wherever appropriate and justified;*
- prioritise the re-use of brownfield land and existing buildings; and*
- avoid development on best and most versatile agricultural land.*

*The following forms of development and uses in the countryside are acceptable in principle:*

#### **Community**

*(a) Small-scale schemes for housing, employment or community facilities to meet a need identified by a local community in a Parish Plan, Neighbourhood Plan or other form of local evidence, on land within or adjacent to a village.*

#### **Residential**

*(b) Small-scale housing schemes, including the redevelopment of buildings, within the Built-Up Area Boundary of a Local Service Village (where defined), or otherwise within the physical confines, in accordance with Policy CS.15 Distribution of Development and Policy CS.16 Housing Development.*

*(c) Conversion to a residential use of a building within the physical confines of a village.*

*(d) Conversion to a residential use of a redundant or disused building in open countryside, constructed of brick or stone, that is listed or of local historic, architectural or other merit. In such cases, residential should be the only viable use and the building should be capable of conversion in a manner that is appropriate to its character and setting.*

*(e) A dwelling that forms part of the conversion of a building in open countryside where it is ancillary to a business and is necessary to ensure the efficient and secure operation of the business.*

*(f) A replacement dwelling subject to its scale and design not causing inappropriate harm to the character of the area or to neighbouring properties.*

*(g) Redevelopment of a bad neighbour site for residential development where the current use has been the cause of prolonged environmental conflict.*

*(h) A small-scale expansion of an existing mobile or park home site where this would secure benefits to its function and appearance.*

*(i) A permanent dwelling for occupation by a person engaged in an agricultural operation or other form of use that can only reasonably be carried out in the countryside, subject to a functional need being established.*

*(j) A new single dwelling in open countryside which is of exceptional quality and design and makes a positive contribution to the character of the local area.*

### ***Business***

*(k) Conversion of a building for business purposes subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years.*

*(l) Redevelopment at a similar scale of an existing building for business purposes, excluding holiday lets, where this would result in a more effective use of the site.*

*(m) Small-scale expansion of an existing group of buildings for business uses, excluding holiday lets, where the site is readily accessible by means of transport other than the private car.*

*(n) An extension to a business in its established location, particularly if it would be unreasonable to expect the business to relocate in order to expand.*

*(o) A building or structure related to agriculture, horticulture and forestry where it is required for such purposes.*

*(p) Farm-based business activities, including farm shops selling locally sourced produce that would help to diversify and support the viability of agricultural operations.*

*(q) New and extended garden centres and nurseries.*

***(r)*** *Equine and equestrian-related activities, wherever practicable using existing buildings and structures.*

### ***Tourism and Leisure***

*(s) Small-scale tourism, visitor accommodation and leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services.*

*(t) Purpose-built visitor accommodation that is directly associated with and related to the scale and nature of an existing use.*

*(u) A small-scale expansion of an existing holiday caravan/chalet site where this would secure benefits to its function and appearance.*

*(v) Golf courses, golf driving ranges and ancillary facilities.*

*Tourism and leisure-related schemes will also be assessed against the provisions of Policy CS.24.*

*All other types of development or activity in the countryside, unless covered by a specific policy in the Core Strategy, will need to be fully justified, offer significant benefits to the local area and not be contrary to the overall development strategy for the District.*

*For proposals relating to sites within the Green Belt or the Cotswolds Area of Outstanding Natural Beauty, the specific provisions of Policy CS.10 and Policy CS.11 respectively will be taken fully into account.*

## Appendix 4 Further information on Children's playground

There is some confusion over whether or not the Green could provide a play area under current law and this had led to a less than satisfactory analysis of the survey question. There is sometimes concern that the provision of equipment for one group of residents would be seen as interfering with the rights of others to enjoy the Green. A document 'The Town and Village Green Project' has been published by DEFRA that looked, inter alia, at the location of play areas on village greens. Over half the Parish Councils interviewed indicated that they provided additional facilities on the greens, the most common being playground facilities. In addition, some sort of recreational facilities were provided on greens by approximately two-fifths of the Councils interviewed. Playground facilities for younger children were the main type of recreational facilities mentioned. It would seem, therefore, that a precedent has been set.

The law in relation to Village Greens is often seen as vague however, the Legal Topic Notes published by NALC (National Association of Local Councils) go some way to address the problem. LTN56 advises that the provision of small works and facilities for recreation is permitted development and therefore does not require Planning Permission. Under existing legislation the erection of buildings or equipment on a green is unlawful except where it is done 'with a view to the better enjoyment of the green. Clearly, then, the provision of play equipment in order to assist local people to indulge in lawful sports and pastimes comes within the exception and might therefore be permissible.

However, legal advice obtained by the Parish Council has identified a number of issues that could render the Green area unsuitable. Siting the playground on the Trust Site is much simpler. It would still require planning consent, but given that the land is held in trust for the express purpose of the benefit of the parish, the only objection could be on planning grounds; likely to be less contentious than on the Green. There would be no issue, other than planning, in placing safety fencing and indeed the main access to the site could be through the Village Hall car park. Other than the planning requirement there would be no legal issue in permanently siting play equipment on the Trust Site.



Playpark in  
Warmington 2012-1

(A copy of this presentation is available upon request)



## Appendix 5 Parish Appraisal

This document takes a holistic view of the parish, looking, inter alia, at the landform, the history and archaeology, the English Heritage record of listed buildings, the HER (Historic Environment Record), a possible BAP (Biodiversity Action Plan), village organisations and special features.

### Contents

- **History of the parish**
- **The genius loci**     *Consult the Genius of the Place in all (Alexander Pope)*
- **The built environment**
- **Conservation Area status**
- **Village features**
- **The landscape**
- **Cotswold AONB**
- **Archaeology**
- **Historic Environment Record (HER)**
- **The natural environment - biodiversity**
- **Transport and employment**
- **Village organisations and amenities**
- **Bibliography**
- **Acknowledgements**
- **Listed buildings**
- **Extract from the HER**

## **Some History of the parish**

Warmington and Arlescote together form a small parish of about 120 houses just five miles north of Banbury. Like many villages in the 'Cotswold fringe' it has a long history of occupation as demonstrated by recent finds of a hoard of Roman coins and a bronze-age beaker. The village is situated near the Iron-age Hill-fort of Nadbury Camp and several Saxon burials have been discovered nearby. Soon after the Norman Conquest, the Manor of Warmington was given by Robert de Beaumont, the Earl of Warwick to the Abbey of Préaux in Normandy together with "5 hides in Orlavscoth" (now Arlescote). A small priory was founded by Henry de Newburgh in the reign of Henry I - more or less where Court Close now stands. Although the Priory has long gone its influence lives on in the architecture of the parish church (Grade I) and perhaps in the planned layout of the village around a large Green complete with pond and sheep-wash.

The parish includes the hamlet of Arlescote which in the main was always part of the Manor of Warmington. Arlescote House was owned and built by the same person who owned Warmington Manor. It was the principal property in the hamlet and included two farms, both originally known as Home Farm. The Warmington Manorial Court records show that Arlescote was subservient to Warmington and paid chief rents to the Manorial Court. At one time there was a chapel in Arlescote, reportedly behind the current Home Farm, but all trace and records seem to have disappeared.

A smaller holding of 3 hides in Arlescote was withheld from Préaux and passed in time to the monks at Stoneleigh and now forms Primrose Hill Farm, which lies to the west of Arlescote House

In 1642 the villages found themselves caught up in the battle of Edgehill and Captain Alexander Gourdin, a Royalist who was killed in the battle, lies in the churchyard. The two young princes, Charles and James, are reported to have stayed at Arlescote House with their tutor William Harvey (first to describe the circulation of the blood in detail) the night before the battle.

## **The Genius Loci**

The Parish of Warmington and Arlescote lies in the Feldon, a predominantly rural, agricultural open landscape, crossed by numerous small rivers and tributaries.

The name Feldon refers to the old English term *feld* meaning 'open cleared land' and expresses the contrast, in medieval times, with the more wooded Arden area to the north-west. The area is framed by the steep limestone escarpment of the Cotswolds and is just within the Cotswolds Area of Outstanding Natural Beauty. The landscape is strongly influenced by post-medieval enclosures of former strip fields and there is still much evidence of ridge and furrow.

## **The built environment**

Warmington, according to Pevsner, is a show village of Warwickshire. Built largely of local ironstone and nestled on the slope of Edgehill it is just inside the Cotswolds Area of Outstanding Natural Beauty (AoNB) and is a truly lovely place to live. Many of the buildings are listed. Both Warmington and Arlescote are conservation areas. Whilst owning our homes, we are, never the less, merely guardians of the heritage left to us by previous generations and have a responsibility to leave a suitable legacy for those who follow. Sadly, there has been, up to now, no Village Design Statement\* for Warmington and this is something now included within the Parish Plan as a way of ensuring that the village retains its essential character for years to come. Historic England tells us that there is widespread evidence that the character of many conservation areas is being gradually eroded by small scale changes such as replacement plastic windows. The Parish Council is keen to ensure that our Parish retains the features that have earned its conservation area status. A full list of our listed buildings is found at the end of this document.

*\*A Village Design Statement (VDS) is a community prepared document, which gives guidance to developers and individuals to encourage good design of the type that will enhance and protect the individual character of the locality, without preventing future growth. A VDS relates to the physical design and layout of a settlement and may be adopted by the local planning authority as supplementary planning guidance.*

## **Trees**

The law requires that anyone proposing to cut down or carry out any work on trees above a certain size in a conservation area must give the Council six weeks' notice of their intentions. Work may only be undertaken either when permission has been given or the six weeks has expired. Penalties: For cutting down or destroying a tree, a fine of up to £20,000 can be imposed – and the landowner is also required to replace the tree that was removed. For less serious offences, the penalty is a fine of up to £2,500. (Source - Stratford on Avon DC)

## **Village features**

*Have nothing in your houses that you do not know to be useful, or believe to be beautiful (William Morris)*

The village has many features which contribute to its charm and which, therefore, should be renovated, conserved or afforded protection. Some are listed below –

Many of these features are an essential element of the street scene and therefore contribute to the overall value of the Conservation Area. In some cases their loss would diminish forever the attraction of the village

## **St Michael's Church**

This grade 1 church was started in the C12<sup>th</sup> and stands proud above the village.

## **Graveyard**

The graveyard contains many listed headstones – some with fine carving, including one to Captain Alexander Gourdin who died at the battle of Edgehill in 1642; 12 troopers are also buried there. There are also iron railings around the churchyard boundary and graveyard plots, particularly the Harrison Memorials under the East Window

## **Wells, Pumps and Drinking Trough**

The Ordnance Survey map of the 1880s marks at least 16 wells in Warmington village and at least ten pumps. One or two houses still have their wells or pumps

**Wells** In public places: In Keys Lane, used by the wheelwright in the 1920s, and St Anne's Well, Arlescote (a well for travellers on an ancient carriage road) – both high priority for attention.

**Drinking trough** – horse trough in School Lane and a much smaller basin in Chapel Street

## **Milk Stand**

The old milk stand outside The Grange was certainly in use until the mid 1970s with milk churns collected by lorry. The buildings were then used as a milking parlour.

## **Grass Triangle at Junction of Mollington Road and Village Road**

Small triangles of grass such as this were once a common feature of Warwickshire villages. Warmington had at least two others in the 1880s.

## **Sheep-wash**

The sheep-wash by the village pond in Warmington is one of a small number identified by the AONB and subsequently awarded funding for restoration.

## **The Green and pond**

The Village Greens and their ponds in both sections of the parish are fundamental to the nucleated settlement pattern of the villages and play a major part in their unique charm.

## **Milestones**

The B4100 was turnpiked around 1730 and at least one milestone – near the garage – can still be seen.

## **Beeboles**

Before the advent of modern hives bees were kept in woven straw skeps placed in specially constructed alcoves or beeboles. Beeboles in the garden area behind cottages on Church Hill are a rare survival and are recorded on the National Beebole Register.

## **Mullion Windows**

Some older homes in the villages still have stone mullion windows with wrought iron casements dating from before 1700. In some homes it is evident that mullions have been cut out and replaced by larger windows presumably once the glass tax was repealed in 1845

## **Privies**

There are good examples at Grove Farm and Agdon House. Earth closets were common throughout the village before mains drainage and mains water arrived in the mid 20<sup>th</sup> C

## **Industrial Archaeology**

Warmington sits on the very edge of the area where iron stone has long since been extracted. The remains of the Edgehill Light Railway are a significant feature

## **Flagstone footpaths**

Many of the footpaths in the village are of broken flagstones edged with blue limestone setts

## **The Trust Site**

The old site of the WWI Village Hut was given to the village in trust for their use

## **The landscape**

*England's rural landscape is one of the jewels of our national heritage. It is too easily overlooked when we concentrate on individual buildings or archaeological monuments, and its historic dimension can be too easily missed if landscape is admired as beautiful scenery. (English Heritage)*

Landscape characterisation looks at the essential qualities and character of the area. It looks at the way history, archaeology, geology and agriculture have all contributed to its present structure. In recognising the historic character of a landscape we begin the process of protecting it for future generations to enjoy.

*Example: Ridge and furrow earthworks, the corrugated fields produced by medieval cultivation that were once a familiar sight across many parts of England, are now a rare archaeological resource and becoming more so as each year passes – Hall, D (2001) Turning the plough – loss of a landscape legacy*



*NCC&EH The motocross track at Arlescote, Warwickshire.*

*Extract from 27351\_03717-NOV-2011. ©English Heritage.*

“The countryside is our great communal masterpiece...the result of hundreds of years of... human interactions with the land...if we like the way it looks, we should keep on working at it” - Andrew Motion – sometime President, CPRE

An assessment of the Warwickshire landscape around Warmington undertaken in 1987 by the WCC describes the area around Warmington as the Plateau Redlands and Edgehill- a rich agricultural landscape of red soil and small ironstone villages. Flat table land incised by steep sided river valleys, steep wooded slopes along the marlstone escarpment, small nucleated villages built largely of the local ironstone and unimproved grassland and scrub on the steep valley sides.

### **Archaeology**

The finding of flint tools shows that the high ground above Warmington has been used since the Mesolithic hunter gatherer period (6,000-4,000BC). Agricultural use of the land may have continued throughout the bronze age (2,000 BC to 700 BC) although evidence for this is sketchy and not supported by pollen samples. Signs of fortification of the Spur above Warmington and the finding of a Neolithic burial chamber may point to a rather different use of the land then and during the iron age (700 BC to 45 AD) and be linked to the iron-age fort at Nadbury on Camp Lane just a kilometre away. Evidence of Roman occupation (AD45 – AD410), including a sizable hoard of Roman coins and a shrine hard by the burial chamber, have been found and hint at a continuing special use of the area.

What happened in the early medieval period (AD410 – 1050) following the Romans is difficult to trace. Although some Saxon objects have been recovered from the area, there is little evidence for farming or habitation although Anglo-Saxon burials were found recently on the border with Ratley. By the later medieval period we can assume that the Roman fields had been swept away by the reorganisation of the manor's lands into several huge fields divided into strips shared out amongst the villagers. Hints of ploughed-out ridge and furrow, typical of midlands open field systems, have been found on the high ground and are a common feature in the valley below.

## Historic Environment Record (HER)

Historic Environment Records or HERs provide comprehensive information and evidence about the historic environment in a particular area. They are an essential source of information for managing, caring for and understanding the historic environment. Maintained by local planning authorities, they are used for planning and development control as well as for public benefit and educational use. HERs can provide communities with a greater understanding of their local area and are an important resource, for example, in creating interpretation panels. The HER for Warwickshire covers all prehistoric and historic periods and all types of archaeological sites.

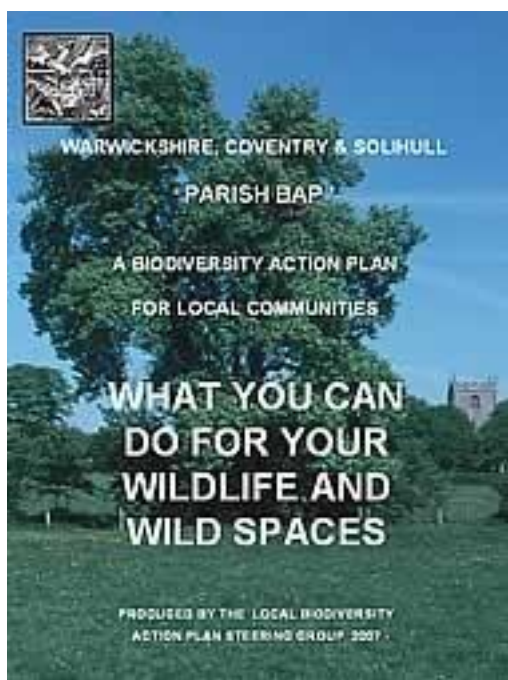
Warwickshire County Council Historic Environment Record (HER) team invites parishes to submit data on what it considers important aspects – for example; buildings, earthworks, monuments, sites of special interest (historic or scientific), hard and soft landscaping, archaeology and land use.

This is the sort of thing that should be included in the Parish Plan for it is these very special aspects of the parish that should be accorded some protection through the planning system. The Warmington Heritage Group has indicated some interest in pursuing both this and a landscape study but would need help and support - particularly in creating a photographic record. An extract from the HER for Warmington is included at the end of this document. **See Action 4.1**

## The natural environment -Biodiversity

*The UK Biodiversity Action Plan recognised that biodiversity is ultimately lost or conserved at the local level. It also recognised that achieving the Plan's goal of conserving and enhancing biodiversity would require a partnership approach. Nowhere is this more important than at the local level. Why should we conserve biodiversity? Because our economy and lifestyles depend upon it (Natural England)*

*Warwickshire, Coventry & Solihull's **Parish BAP** (PDF - 812KB) is the first of its kind to be produced in the country - a **Biodiversity Action Plan (BAP)** for local communities.*



*“Local action, however small, is vital to the protection and enhancement of our wildlife and wild spaces. I hope the Parish BAP project will inspire people to take action to improve their local environment and explore the nature living in their patch”. Parish Plan Group leader said: We found the plan to be extremely good; full of ideas. It is a comprehensively written and well constructed document which, as I read it, posed questions related to our village which thankfully were then answered..”*

Part of the Parish Plan team have met with officers from Warwickshire County Council to explore what data exists at parish level. We discovered that a number of Ecosites – or areas of specific interest and characterisation, exist within the Parish. There is currently little updated information on these Ecosites so any additional information that we could provide would be invaluable to add to baseline records. There are also a number of Local Wildlife Sites (LWS) and potential Local Wildlife Sites (pLWS) for which additional information is required. There is also a need for records of any protected or endangered species such as water voles, dormice, barn owls etc. **See Action 3.5**

### **Transport and Employment**

The village has no public transport except for a bus once a week.

Employment opportunities within the Parish are limited

### **Local Organisations, Businesses and Amenities**

Avon Cars

Carpenters farm Shop

Farrier Carl Wain

Fir Tree Caravan Park

Fir Tree Falconry

Holiday s/c lets Grove Farm

Holiday s/c lets Hillside Cottage

Home Farm Happy Hogs

LBW Communications

Live Wire Books

Pest and Nest pest control

Piles Agricultural Engineers

Primrose Hill Farm Boutique B&B

Springfield House 4\* Silver B&B

TH Boler Prestige Car Sales

The Falcon at Warmington

The Little Orchard Company

The National Herb Centre

The Plough Inn

Warmington Allotment Society

Warmington Garage

Warmington Gardening Club

Warmington Heritage Group

Warmington Hill Garage

Warmington Village Hall

Wynnstay, Banbury Farm and General Supplies



**Listed Buildings in Warmington & Arlescote**  
**All grade II unless otherwise given**

The Church of St Michael    **Grade I**

2 Headstones 12m South East of South East Corner of Chancel  
2 Headstones 20m South East of South East Corner of Chancel  
2 Headstones against churchyard wall 4m south of south west corner  
2 Headstones 4m East of South East Corner of Chancel  
2 Headstones 8m South of South Aisle  
Chest Tomb 1.5m South of South Chancel  
Chest Tomb 3.5m South of Chancel  
Chest Tomb 3.5m South of South East Corner of Chancel  
15 Headstones South of South Porch of Church  
3 Headstones 11.5m South of South Aisle  
9 Headstones East of South Porch  
Headstone 10m South of South East Corner of Chancel  
Headstone 11m South East of South East Corner of Chancel  
Headstone 11m South of South East Corner of South Aisle  
Headstone 12m South of South East Corner of Chancel  
Headstone 12m South South East of South East Corner of Chancel  
Headstone 14m South of South Aisle  
Headstone 19m South of Chancel  
Headstone 20m South of Eastern Window  
Headstone 21m South East of South East Corner of South Porch  
Headstone 21m South of Eastern Window of South Aisle  
Headstone 23m South of South East Corner of South Aisle  
Headstone 23m South South East of South East Corner of South Porch  
Headstone 26m South of South East Corner of South Aisle  
Headstone 30m South of South East Corner of Chancel  
Headstone 6m South of South East Corner of South Porch  
Headstone 20m South East of South East Corner of Chancel  
11 Headstones 6m South of South East Corner of South Aisle  
3 Headstones 1.5m East of South Aisle  
5 Headstones 2m East of Chancel

2 and 3, the Green    (Pond Cottage, the Cottage on the Green)

3-5, Church Hill (Gardeners Cottage, The Old Bakery)

5, School Lane (Thatchend)

Agdon House

Braggins House

Cambray House

Carpenters Cottage

Central Garden Wall and Gatepier at the Old Rectory

Clefs Ivy Dene (little Dene and Ivy Dene)

Cottage to Right of the Thatched Cottage, Mollington Lane (Bachelors Cottage)

Farm building Approximately 16 Metres North of Grove Farmhouse

Field Barn and Attached Cow House (Walnut Barn)

Fir Tree Farm Farm Building

Fir Tree House

Gourdon  
Greenways  
Grove Farmhouse and Attached Walls  
Harbages Farmhouse and Attached Walls  
Holly Cottage  
K6 Telephone Kiosk  
Left Garden Wall and Gatepier at the Old Rectory  
Right Garden Wall and Gatepier at the Old Rectory  
Springfield House  
Sunny Cottage and Attached Barn  
The Court House  
The Dene  
The Homestead (Judd House)  
The Old Rectory  
The Plough Public House  
The Thatched Cottage  
Thimble Cottage  
Underedge  
Village Pond Kerb  
Wall Approximately 10 Metres West of Harbages Farmhouse  
Wall to Left of the Manor House  
Wall to Right of the Manor House  
Westering  
Woodbine Cottage (Lantern Cottage)  
Yew Tree Cottage  
The Manor House **Grade II\***

Arlescote House **Grade II\***

Garden Pavilion, Attached Garden Walls, Gatepier and Stable Block at Arlescote House  
Right Garden Pavilion, Attached Garden Walls, Railings and Gatepiers at Arlescote House  
Left Garden Pavilion, Attached Garden Walls, Railings and Gatepier at Arlescote House

Pond Farm, approximately 100 Metres South West of Arlescote House

Barn Approximately 50 Metres North of Arlescote House

Primrose Hill Farmhouse

## Historic Environment Record for Warmington & Arlescote -extract

Twenty-nine fields of ridge and furrow. Identified from NMP data and modern air photos.

One field of ridge and furrow. Identified from NMP data and modern air photos.

Lots of fields of ridge and furrow. Identified from NMP data and modern air photos.

Three of fields of ridge and furrow. Identified from NMP data and modern air photos.

Three of fields of ridge and furrow. Identified from NMP data and modern air photos.

A structure of possible Medieval construction was uncovered during archaeological observation at Hill Cottage in January 2011.

A possible fishpond, of Medieval date, was recorded during archaeological observation at Hill Cottage in 2011.

Small allotment enclosures. Site now developed. (not found on map)

The Site of a hoard discovered by a metal detectorist in 2008 of 1,146 denarii in a pot. Subsequent investigation by Warmington Heritage Group has recorded that the hoard was buried in a pit within the walls of a polygonal/circular stone building, with other possible votive deposits recorded in the vicinity. Excavation is ongoing.

Arlescote House, a listed building of Post Medieval date. The House is built of stone and has a walled forecourt and pavilions.

Three Post Medieval garden pavilions or summerhouses are all that remain of a formal garden at Arlescote House.

The possible extent of the Medieval settlement at Warmington, as suggested by documentary evidence.

The possible extent of the Medieval settlement of Arlescote based on documentary and archaeological evidence.

A sheep dip of unknown date. It is an L-shaped brick and stone structure and is situated adjacent to the village green at Warmington.

Numerous finds of Roman roof tile and pottery were found during field-walking of a ploughed field immediately south of the church in Warmington. Geophysical Survey confirmed the presence of Prehistoric and Romano-British features. These buildings were part excavated in 2008.

A possible Bronze Age ring ditch visible on air photos. It is located 370m NE of Warmington.

Cropmark of an undated ditch or possibly a trackway visible on air photos. Located 310m SW of Warmington Church

A medium sized sub rectangular enclosure of possible Iron Age or Roman date and two smaller adjacent enclosures were recorded from Cropmark evidence on air photos. Located 200m SW of Warmington Church.

An undated linear feature visible as Cropmark and mapped from air photos. Now built-over.

A possible Bronze Age or Iron Age polygonal enclosure mapped from air photos. It is located 390m SSW of Manor Farm.

Several enclosures are visible as cropmarks on aerial photographs. They are of probable last prehistoric date and are situated 800m north east of Warmington.

Find-spot - during archaeological work various finds dating to the Imperial period and the 20th century were found in School Lane, Warmington.

Arlescote house grounds, the remains of elaborate and extensive formal gardens created in the Post Medieval period. The gardens included gazebos, two artificial mounds, a fishpond and a skittle alley. Recommended for inclusion on Local List by Lovie.

A toll road, where travellers had to pay a toll to use the route. The road was built during the Post Medieval period. It runs from Warmington to Birmingham via Warwick.

A mound, visible as an earthwork. It probably dates to the Imperial period. The mound is situated 800m north east of Warmington.

The Church of St Michael which was originally built during the Medieval period. It was largely restored during the Imperial period. The Church is situated on Church Hill, Warmington.

The site of Warmington Priory, a religious house dating to the Medieval period. Archaeological work uncovered building foundations. The site is 100m north east of St Michael's Church.

Documentary evidence suggests the site of a windmill of the post mill type. It was built in the Post Medieval period, and dismantled in 1910/11. Its location was 300m west of Church Hill.

The site of a Medieval deserted settlement. A hollow way and ridge and furrow cultivation are visible as earthworks. This might be the deserted settlement of Warmington 'Old Town'. The site is located on the north west edge of Warmington.

The possible site of a Medieval deserted settlement. The site is located 100m south of the Church at Warmington. It is suggested by Documentary evidence but no earthworks are visible in this area.

A non-conformist Wesleyan Chapel built in the Imperial period, and dated 1811. The attached 18th century vestry may have been the original preaching house. It is located in Chapel Street, Warmington.

Find-spot - a scatter of Roman pottery was found 400m south of Warmington.

Medieval/Post Medieval ridge and furrow cultivation in Warmington Parish. The remains are visible on aerial photographs. In some areas of the parish the remains survive as earthworks.

Three sides of an enclosure are visible as a cropmark on aerial photographs. The enclosure is of unknown date. It is located 500m north of Warmington.

For more detail and to view the record go to

<http://heritage.warwickshire.gov.uk/archaeology/historic-environment-record/>

## Bibliography

### Background papers used in the preparation of this document

CENSUS 2011

CoreStandardsfor Parish Plans (Herefordshire)

Core Strategy SDC 2016

Housing Needs Survey WRCC 2011

IMD (2010) indices of multiple deprivation DCIG

Managing roadside verges - a brief guide for parish councils - Cotswolds Conservation Board

NALC Legal Topic Note 56 (village greens)

Village Design Statements PREPARATION GUIDELINES West Dorset District Council

What makes a good Parish Plan? The Countryside Agency, 2004

WRCC guidance

## Further Reading

Group	Title	Author	Publisher	Date	Notes, Comments
Banbury	Shoemaker's Window	Herbert, George	Gulliver Press, Banbury	1979(3rdEd)	'Recollections of Banbury before the Railway Age'
Banbury	Victorian Banbury	Trinder, Barrie	Phillimore & Co Ltd	2005 (p/bk)	1st ed hardback, 1985
Banbury	William Potts' 'History of Banbury' (1958)	Clark, Edward Thomas (Ted)	Gulliver Press, Banbury	1978	2ndEd, revised and expanded by Ted Clark. 3 <sup>rd</sup> revised impression of 2 <sup>nd</sup> Ed – 1 <sup>st</sup> ed 1958
Banbury	Old Banbury	Brinkworth, E.R.C.	Banbury Historical Society	1973	
Banbury	Tradition & Change	Stacey, Margaret	Oxford University Press	1960	a (sociological) Study of Banbury
Banbury	Power, Persistence and Change	Stacey, Margaret	Routledge & Kegan Paul	1975	Second Study of Banbury
Banbury	From Banbury Cake to a Bushel of Sweetmeats	Davis, Barry & Little, Brian	Robert Boyd, Witney	2011	Historic Advertising in Banbury
Banbury	Memories of Banbury	Lester, Marjory	Lester, Marjory	1986	Paintings by the Author
Banbury	Banbury, A Century of Change	Little, Brian	Breedon Books	2005	Published in association with the Banbury Guardian
Banbury	Banbury in Old Picture Postcards	Clark, Edward Thomas (Ted)	European Library, Netherlands	1982(3rdEd)	reprint of 1982 1st Ed
Banbury	Banbury, A History	Little, Brian	Phillimore & Co Ltd	2003	
Banbury	Banbury through Time	Cameron, Jacqueline	Amberley Publishing	2011	
Banbury	Banbury, a History & Celebration	Tempest, Emily & Kendall, Ben Townsend, Simon &	Frith Book Company	2004	
Banbury	Banbury Past, through Artists' Eyes	Gibson, Jeremy	Banbury Historical Society	2007	
Banbury	Banbury Spencer & the Dorothea Allen Mystery	Woodward, Alfred	Braywood Publishing, Tredington	2007	
Banbury	Banbury Past and Present	Graham, Malcolm & Waters, Laurence	Budding Books, Stroud	2991(2ndEd)	
Banbury	Banbury, History & Guide	Clark, Edward Thomas (Ted)	Alan Sutton, Stroud	1992	
Banbury	Turnpike Roads to Banbury	Al an Rosevear	Banbury Historical Society	2010	Warmington a node for northern roads
Civil War	Famous Battles of the Midlands	Warner, Philip	Fontana Collins	1976	1st ed Osprey Press 1973: 'British Battlefields: The Midlands'
Civil War	The Oxfordshire Area in the Civil War	Carter, Andrew & Stevenson, John	BBC Radio Oxford	197?	
Local	Rambles Round the Edge Hills	Miller, George	Roundwood Press, Kineton	1967(3rdEd)	Originally published 1896, Second edition 1900
Local	Geology of the Country around Banbury and Edge Hill	Edmonds, Poole, and Wilson	HMSO	1965	part of Geological Survey of Great Britain
Local	Warmington Remembered	Stranks, Connie	Fir tree Press, Warmington	1990	
Local	Traditional Domestic Architecture in the Banbury Region	Wood-Jones, Raymond.B	Manchester University Press	1963	
Local	John Loveday of Caversham 1711-1789	Markham, Sarah	Michael Russel (Publishing) Ltd	1984	
Warwicks	Short History of Warwickshire and Birmingham	Bird, Vivian	Batsford	1977	
Warwicks	Warwickshire	Bird, Vivian	Batsford	1973	
Warwicks	History, People and Places in Warwickshire	Parsons, Harold	Spurbooks	1975	

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**Housing Needs Survey Report  
for  
Warmington and Arlescote  
Parish Council**

**December 2016**

**Analysis by Sarah Brooke-Taylor  
Rural Housing Enabler, WRCC**





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**D: Property search**

## 1. Introduction

Warmington and Arlescote Parish Council commissioned a local Housing Needs Survey which was distributed in October with a deadline return of 12<sup>th</sup> November 2016.

The aim of the survey was to collect local housing needs information within and relating to Warmington and Arlescote parish.

The survey form was a standard document used in parishes across Stratford district and a copy was hand-delivered to every home in the parish. Additional copies were available for people not currently living in Warmington and Arlescote parish but with a strong local connection. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size, and gives residents an opportunity to comment on the perceived lack of facilities and housing in the parish. It also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet locally identified housing needs.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were returned to the Rural Housing Enabler and analysis of the information provided took place in December 2016.

## 2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council recently adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,

- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a ‘Section 106 Agreement’, which limits occupation of the homes, including any local market homes, to people with a defined local connection.

‘Affordable housing’ is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent on the remaining share. A ‘shared owner’ can usually increase their share of the property.

### **3. Results – Contextual Information**

140 Housing Needs Survey forms were distributed and 83 completed forms were returned, equating to a response rate of 59.29%. This level of response is considered to be an excellent achievement for a survey of this type because people generally respond for one of three reasons:

1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

For the purposes of this report the term “respondent” refers to an individual survey form.

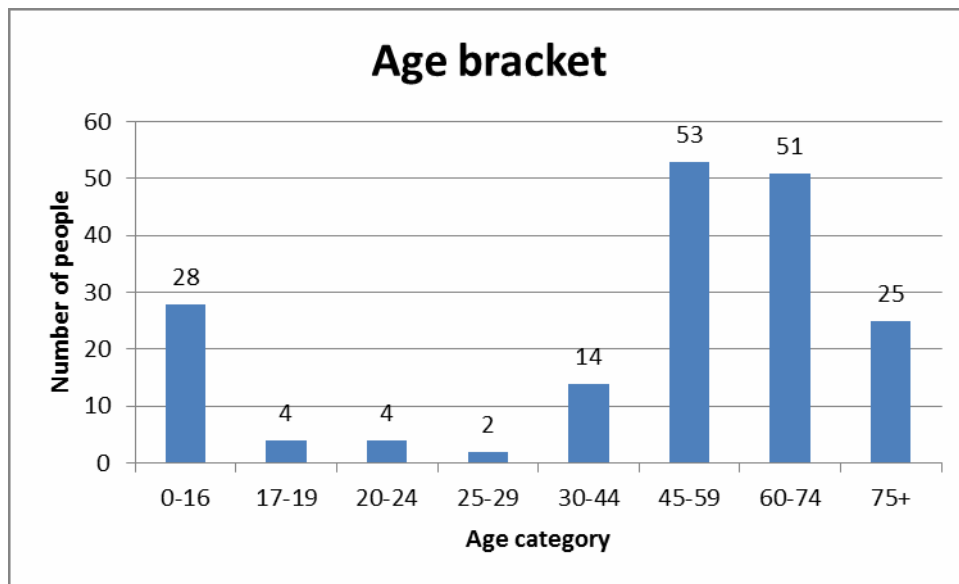
#### **Q1: Your household**

This question asked respondents to “specify the number of people in your household that fall into each age category”.

##### **i) Age bracket**

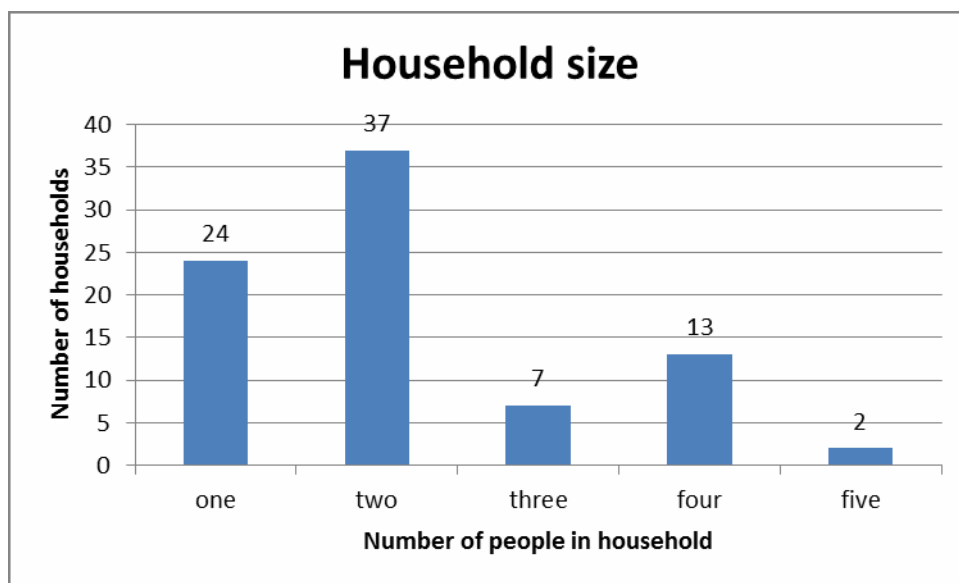
There were 83 responses to this question and the following chart shows the age profile of 181 people.

The chart shows an ageing population, with 129 of the 181 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20-24 years and 25–29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



## ii) Household size

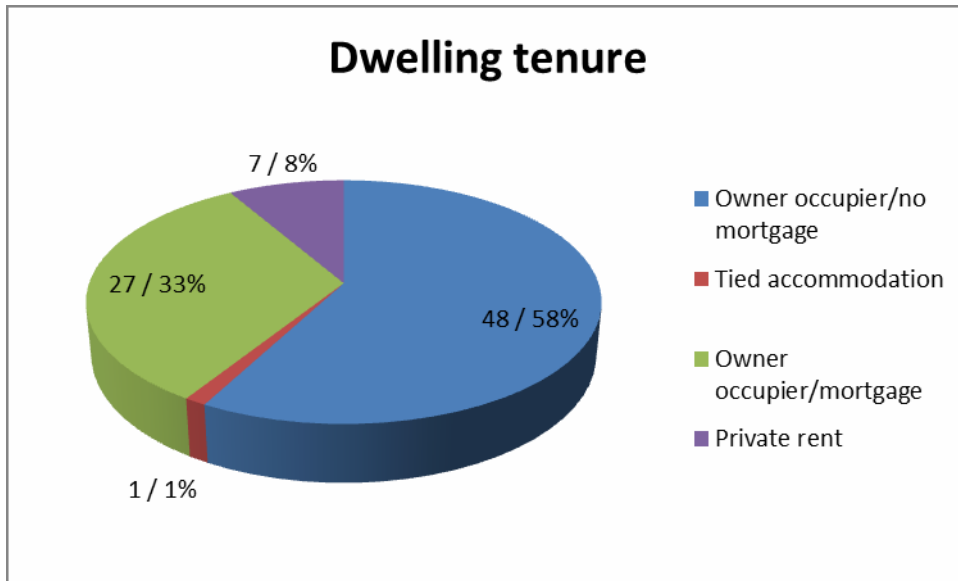
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.18 persons per dwelling, being very similar to the 2011 Census figure of 2.33 people (303 usual residents in households divided by 130 dwellings).



## Q2: Your current housing circumstances

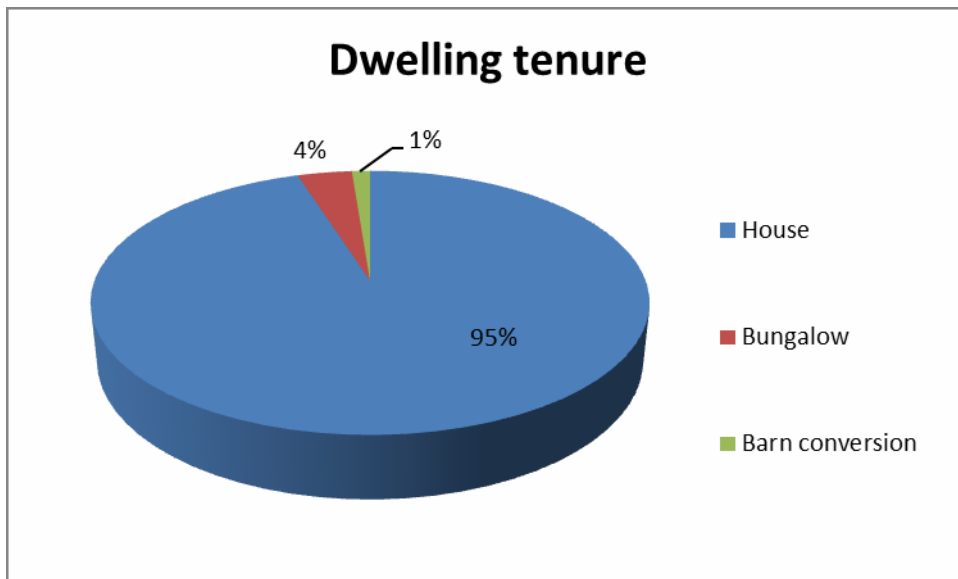
### iii) Dwelling tenure

The following chart shows the dwelling tenure profile for the 83 survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 91% of the total.



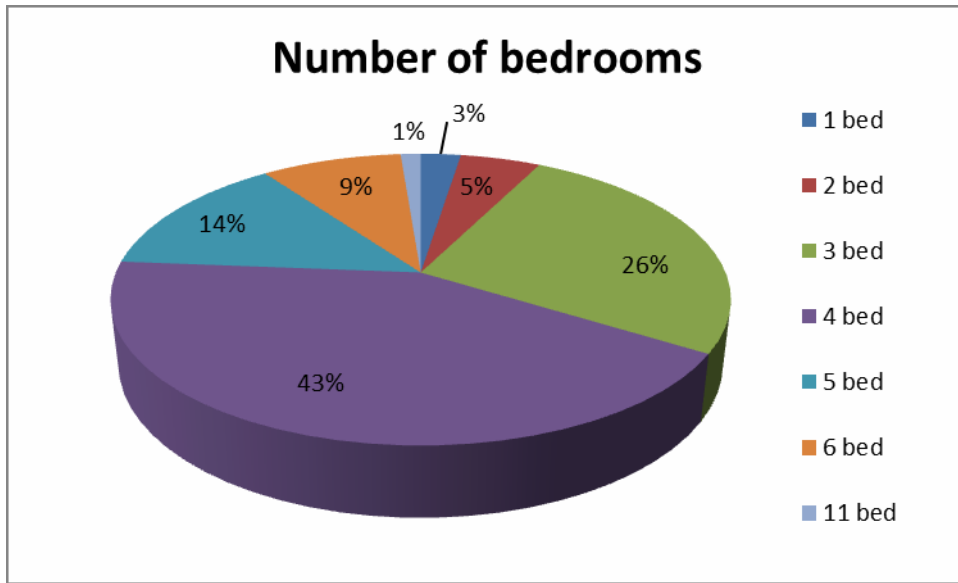
**iv) Dwelling type**

80 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor.



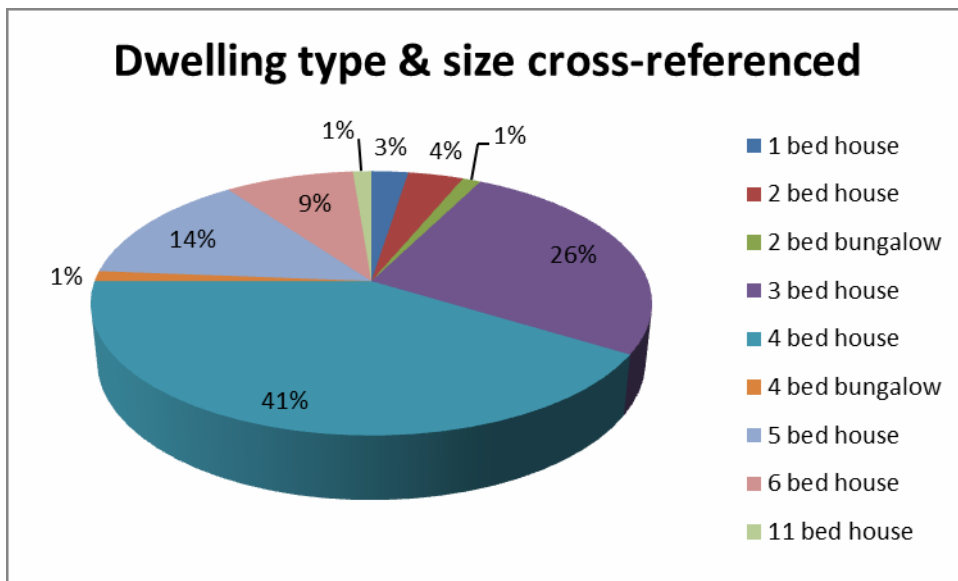
**v) Number of bedrooms**

The following chart shows the sizes of homes that 80 of the survey respondents live in. Given the Census 2011 average household size of 2.33 people this chart indicates that the majority of homes across the parish are under-occupied.



**vi) Dwelling type and size cross-referenced**

Cross-referencing the data from 4.iv and 4.vii provides a combined profile of dwelling type and size. 4 bed houses represent the largest group at 30% and 19% of dwellings have 2 bedrooms or less.



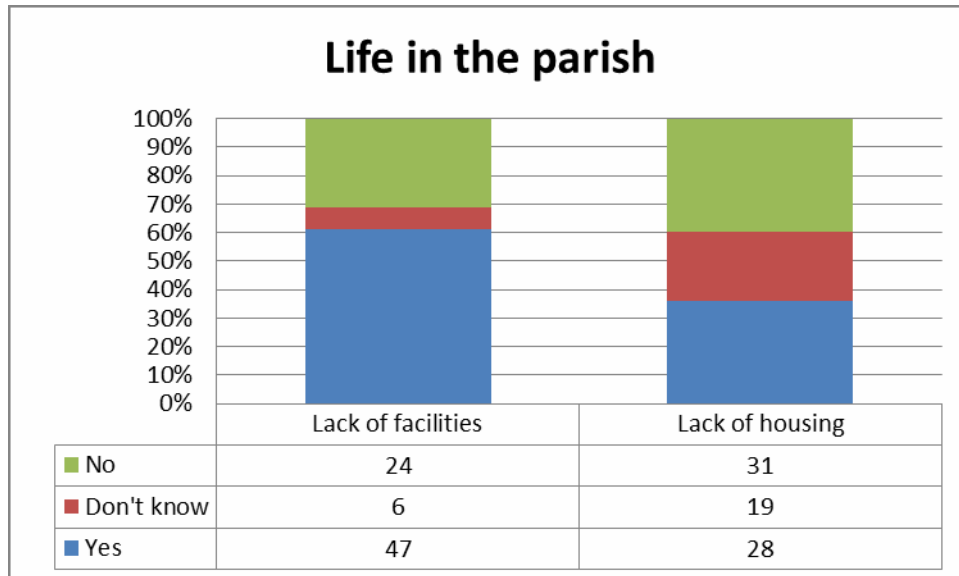
**vii) Work from home**

Respondents were asked “does anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” Of the 31 respondents who indicated that they predominantly work from home 21 indicated that they occupy or need dedicated work space. Two respondents indicated that they occupy or need dedicated work space without predominantly working from home.

**Q3: Life in the parish**

**viii) Lack of facilities and lack of housing**

Survey respondents were asked about the perceived lack of facilities (77 respondents) and lack of housing (78 respondents) within the parish.



The majority of respondents feel that the parish lacks facilities, and just a few respondents more feel there is not a lack of housing than do.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing, and these comments are reproduced whole and verbatim below.

**ix) Lack of facilities comments:**

- Playground/Park
- Bus service. Yes, many, eg, no local doctor/dentist practices. If you don't have a car, what do you do?
- Shop, post office, bank, Gp surgery, public transport
- Of course we lack facilities, but shops and buses would not be financially justifiable - kids' playground possibly
- Shop. Medical practice, school, regular bus service
- Playground
- Village Shop, Regular bus service
- Children's playground x2
- Shop, pub, basic wifi provision
- Convenience store
- Shop, post office, bank or card machine, decent bus service, vet, school
- Public transport - frequent services
- A decent broadband & phone line connection
- A shop/post office
- Shop accessible on route, bus service, toilets in church, home deliveries from farm shop
- Fibre optic broadband
- Shop School
- Playground, suitable broadband, village shop, school, doctors
- General store? This depends upon future nation trends in purchasing
- Shop/Post Office
- Bus service
- More frequent bus service, shop, Post Office
- Youth clinic
- Bus service (mini)

- An adequate daily bus service. A general store including newspapers, deliveries from smiths depends on somebody taking it on
- Highspeed broadband, gritting & snow clearance, mains drainage, gas supply, public transport
- No public transport
- Post office facility/banking
- Village shop
- Children's recreational, adults recreational
- Regular bus service, Post Office - could be mobile
- Low cost houses, bungalows, warden controlled old folks developments
- Playground for children
- Childrens play area x2
- More public transport
- Post Office/Shop
- Bus service, village store, proper pavements
- Bus transport (currently one only on a Thursday)
- Shop x4
- Post Office, Bus
- A regular bus service to Banbury/Stratford
- Childrens play ground, tennis court

**x) Lack of housing comments:**

- For seniors who want to down size
- Suitable for elderly to downsize & live independently
- Our housing needs are met but feels likely
- For elderly
- Smaller, 1 or 2 bedroom properties
- Bungalows for elderly affordable - encourage younger people starter homes/council houses
- Housing for the elderly, housing for young local couples
- Affordable, smaller housing
- Bungalows for elderly
- Something like sheltered housing or similar small properties for aged locals
- possibly some starter homes/elderly
- 2 + 3 bedroom house? No "starter" homes
- Small retirement homes
- Affordable housing for single or young couples as well as for elderly residents
- Smaller more affordable houses
- Affordable, ie. Shared ownership of sub £200k
- Affordable housing x3
- Smaller properties
- Starter homes
- Affordable housing and smaller properties
- Housing for the older residents
- Reasonable priced housing
- Affordable starter homes to allow younger people to remain/settle here
- Low cost/starter for young and sheltered for the old...
- Small houses for young and elderly
- Housing for older people



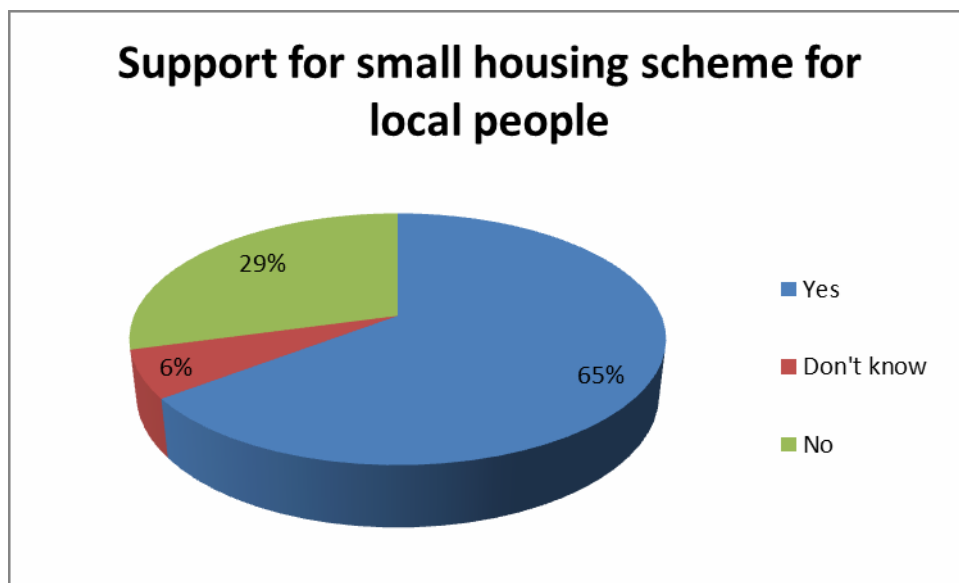
- Small units for young couples + the elderly
- Social housing

**xi) Outward migration from the parish**

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. 7 respondents stated this had happened in their household.

**xii) Support for housing scheme**

This chart shows the 82 responses to the question “Would you be in favour of small housing scheme being built in the parish based on the needs of LOCAL people”. At 65% the majority of respondents are in favour.



**viii) Additional comments**

Respondents were able to provide additional comments at the end of Part 1 including locations that may be suitable for housing. These comments have been replicated at Appendix B.

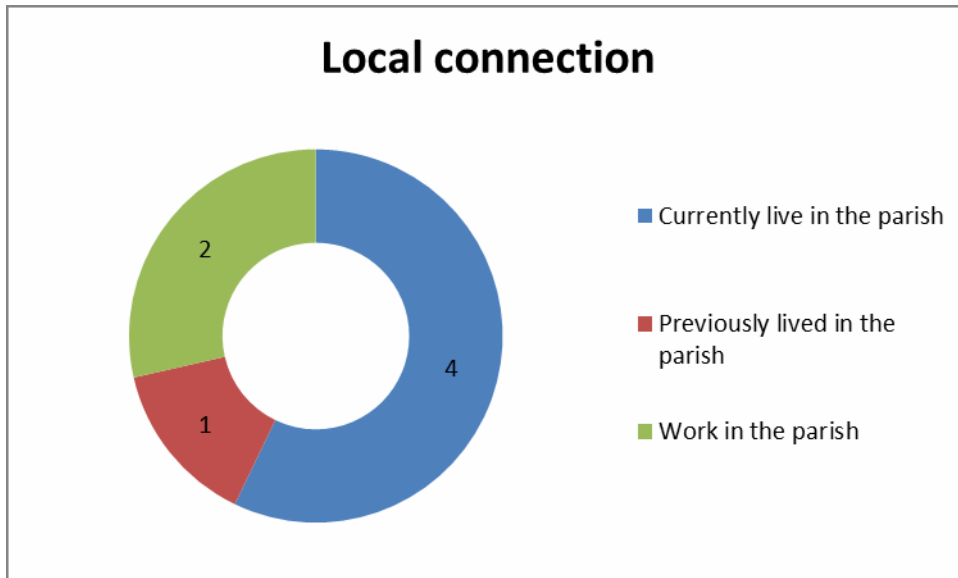
**4. Results – Housing Need Information**

Of the 83 responses to the survey, 5 individuals or households completed all or part of Part 2. Of these 5 responses 1 did not provide contact details or express a specific need for alternative housing. Section 4 therefore provides a breakdown of information from the remaining 4 respondents and a full breakdown of the needs can be seen at Appendix C to this report.

Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

**i) Local connection**

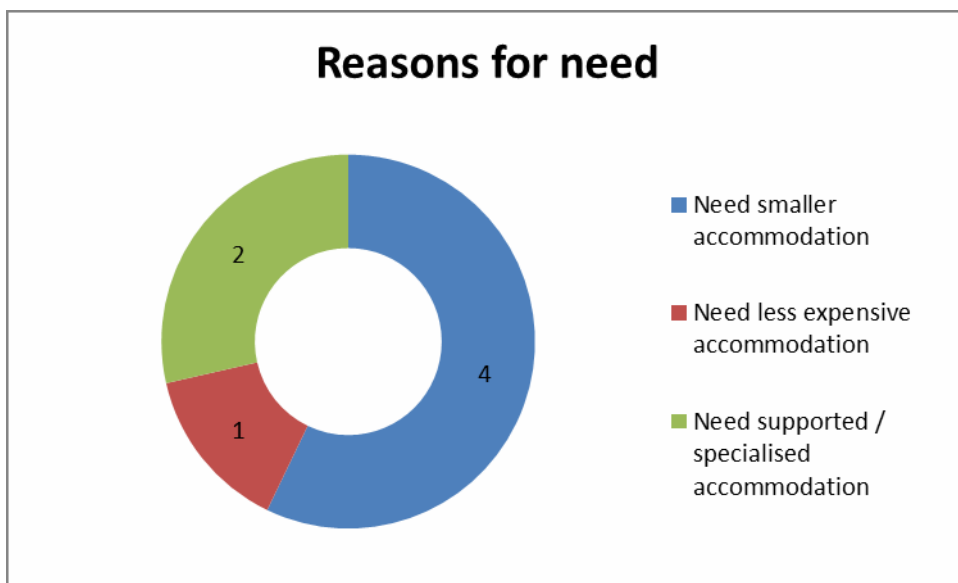
The following chart shows the types of local connection that the 4 respondents have. Respondents were able to indicate more than one type of local connection.



If a local needs scheme is developed by the community as a result of the information contained within this survey report it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.

**ii) Reasons for housing need**

Respondents were asked why they needed alternative housing and the following chart shows the reasons for the housing needs. Respondents were able to indicate more than one reason for need.



**iii) Housing waiting list**

None of the respondents indicated that they are currently registered on the District Council’s housing waiting list, known as Home Choice Plus.

**iv) Work from home**

One of the 4 respondents indicated a need to have space in order to work from home.

## **5. Determination of Specific Housing Need**

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

## **6. Conclusion**

The survey identifies a need for four new homes in Warmington and Arlescote parish for households with a local connection, as detailed below:

### **Owner occupier**

- 3 x 1 bed bungalow
- 1 x 4 bed bungalow

## **7. Acknowledgements**

Gratitude is expressed to all those who delivered the survey forms across the parish.

## **8. Contact Information**

Mrs Kirsty Buttle - Clerk to Warmington & Arlescote Parish Council  
Tel: 01295 275372  
Email: [clerkwa@outlook.com](mailto:clerkwa@outlook.com)  
Web: <http://warmingtonandarlescotepc.walc.org.uk>

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler  
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF  
Tel: 01789 842182  
Email: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)  
Web: [www.ruralwarwickshire.org.uk](http://www.ruralwarwickshire.org.uk)

## Appendix A1 – Survey letter

### Warmington and Arlescote Parish Council Housing Needs Survey

October 2016

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

As you may remember we first carried out a survey in May 2011 to assess whether or not this is a problem in our parish. We need to update that information, to establish any changes and to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. We need your help and ask all households to complete a survey form.

- People who are not in need of housing are requested to complete part 1 only.
- People who are in need of housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. **All information you give will be treated in strict confidence and the Parish Council will not see individual replies.** The analysis will be carried out independently by WRCC and it will retain all survey forms.

When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

**Do you know of people with a local connection to the parish who would like to live here?** If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk) so that a survey form can be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative in the parish.

Please complete the attached form and place it in the envelope provided, sealing it securely. **The envelope will be collected by a member of the Parish Council on or before 12<sup>th</sup> November and will be returned unopened to WRCC.**

Thank you for your help in conducting this survey.

Yours sincerely

Mark Burstall



Chairman, Warmington & Arlescote Parish Council

**Appendix A2 – Survey form**

**Housing Needs Survey for Warmington and Arlescote parish**

**Part 1**

**Q1: Your household**

Please specify the number of people in your household that fall into each age category

0-16 yrs	17-19 yrs	20-24 yrs	25-29 yrs	<input type="text"/>
30-44 yrs	45-59 yrs	60-74 yrs	75+ yrs	<input type="text"/>

**Q2: Your current housing circumstances (please tick)**

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House type (please tick)

House	Bungalow	Flat / maisonette	Park / mobile home	<input type="checkbox"/>
Other	(please specify)			

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No  
 If so, do they occupy or need dedicated work space? Yes / No

**Q3: Life in the parish (please tick)**

	Yes	No	Don't know
Does the parish lack any facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what facilities?			
Does the parish lack any housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would you be in favour of a small housing schemes being built in the parish based on the needs of LOCAL people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional comments, including possible locations that you feel may be suitable for housing

**Part 2 – to be completed only if your household, or anyone in it, has a housing need.**

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

**Q4: Details of all household members seeking housing and contact details**

Title	Surname	First name	Relationship to you	Age
			<i>Person completing survey form</i>	

Your contact details	
Name	
Address	
Telephone number	
Email address	

**Q5: Your current housing** (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House	Bungalow	Flat / maisonette	Park / mobile home	<input type="checkbox"/>
Other	(please specify)			

Number of bedrooms

**Q6: Local connection**

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>	(eg parent, sibling, child)	
Born in the parish?	<input type="checkbox"/>		

**Q7: Why do you/your household need alternative housing?** (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

**Q8: Housing waiting list** (please tick)

Are you on the District Council's housing waiting list? Yes  No

You should go on this list if you are seeking a housing association property. Details are on the back page.

**Q9: Type of housing required** (please tick)

Housing association rent	<input type="checkbox"/>	Owner occupier	<input type="checkbox"/>
Housing association shared ownership (part rent, part buy)	<input type="checkbox"/>	Private rent	<input type="checkbox"/>

Housing type (please tick)

House  Bungalow  Flat/maisonette

Number of bedrooms

Do you require space in order to work from home? Yes  No

**Q10: Financial information**

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

**Please place the survey form in the attached envelope and seal it securely. It will be collected by a member of the Parish Council on or before 12<sup>th</sup> November and returned unopened to WRCC.**

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

**Any properties that may be identified as a result of this survey can only be let or sold to people with a strong local connection, as listed at Q6.**

Housing association dwellings are either available to rent at a low (subsidised) rent or on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. Local market homes are properties that are available to purchase by people with a local connection.

**Stratford-on-Avon District Council's housing waiting list.**

Tenants for housing association properties (either rent or shared ownership) are drawn from the local housing waiting list. Application forms are available by telephoning 01789 260861, by emailing housingadviceteam@stratford-dc.gov.uk or at [www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk).



## Appendix B – Additional comments

At the end of Part 1 respondents were able to provide additional comments including suggestions of possible locations for new housing. These comments are reproduced below. Comments that would identify a household or individual have been removed.

- Village is suitable only for people with own transport and ability to shop, bank etc online. Otherwise day-to-day life would be impossible.
- Concern would be that the economics of providing housing for local people would necessitate provision as part of a larger private housing scheme, which there is no suitable location for in the village.
- Poor broadband speed is a major issue.
- Warmington is a conservation area & designated A.O.N.B & therefore is not suitable for new housing developments.
- Where in village? - Farm land, conservation village? No local jobs, no school, 1 bus a week, no shops. This is what you expect when you live in a small community it was our choice.
- There is so much housing being built within a 7 mile radius of this Parish in every direction, I can't think that any more is needed.
- S.O.A.D.C. planning dept is an incompetent joke, Warwickshire Police are, in general, gormless, spineless, morally bankrupt, self opinionated and self-important. Together, they have failed to prevent travellers who now inhabit this area taking all pride and pleasure I once enjoyed living here. [comment removed] It's a disgrace.
- People mostly live here because they like it there is little need for anyone to live here, people who do need to but don't live here are not respondents to this survey.
- We don't feel any development would be appropriate here given there is not the school, pub, shop facilities nearby. Other villages have infrastructure that would suit small scale development. Arlescote certainly doesn't.
- We feel that no development in the village is needed. Development is taking place all around us. Banbury, Leamington, Lighthorne, leave small villages without facilities, as they are. We are a pretty village let's keep in that way.
- The only location that might be suitable is on the left side of the road past the sewage works.
- Mollington Lane adjacent to Rectory Farm.
- New housing development underway at present other side of 'Dukes Meadow' road on the edge of Banbury. Other housing schemes are underway on various edges of Banbury meeting the needs of more housing.
- Small scale schemes are good but should include a mix of properties. Larger family market housing does bring benefits to the parish just as much as smaller, affordable housing. Therefore schemes should have a mix of scale/tenure.
- If suitable broadband not made available in Arlescote this could be a reason to need to seek alternative suitable housing either elsewhere in the parish or sadly outside the parish
- Mollington Lane would offer suitable housing location. The village needs a younger population to move in to remain sustainable. Houses for first time buyers are pretty rare.
- Any area of open land within the confines of the village.
- Somewhere flat.
- Near to mini bus service.
- If the village doesn't grow a bit it will stagnate. Small growth is good. Gently does it!

- There already is a parking issue in parts of the village. With careful planning in fill of land off School Lane backing onto B4100. With realignment of School Lane. A new development possibly on land opposite the church and camp site. There is a lack of houses for the elderly. Could the sewage system cope with new houses. Development of houses on Mollington Lane. Spread of cars travelling through the village.
- Any land adjacent to the current village footprint regardless of 'status' (AONB etc). Excess 50 units required.
- Young families, the elderly. The village would be a viable location if there were a regular bus service.
- Land on the left hand side of the Mollington Road on leaving the village would seem a good site for affordable housing for lower income families.
- Infill only, small areas of infills and when demand is evident.
- The above facilities may be ideal, but they will never happen as the bulk of the community will object and anyway there are few suitable locations.
- Land between Warwick Road & the village.
- Land behind the houses at the bottom of school lane fronting the main road B1400?. Two [comment removed] of my children [comment removed] have had to buy shared ownership houses in Lighthorne Heath as there are no affordable houses in these highly sought after villages.
- ~~everas~~ elderly residents have had to leave their homes in recent years as they became unsuitable - we are desperately in need of housing for the elderly.
- Village Road, Warwick Road End.
- Something like a 50% increase in the population of the village would make the provision of essential services more viable. Land to the north of village road/Mollington lane would be suitable.
- Brown field site (redundant farm) and adjoining allotment (could be re-sited).
- My husband's mother - like several others of her age - have moved away to find more suitable housing. The loss of the village shop post office, the bus to Banbury & the lack of single storey homes makes life for the elderly impossible once driving is no longer an option.
- Infilling within village rather than big new estate.
- For the young people of the village ideal location, the orchard next to the Green in Arlescote.

## Appendix C – Breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
48	Yes	Three adults	Need smaller accommodation, need supported or specialised accommodation	Mobility issues	Owner occupier	4 bed bungalow
49	Yes	One adult	Need smaller accommodation	No	Owner occupier	1 bed bungalow
53	Yes	One adult	Need smaller accommodation, less expensive home, supported or specialised accommodation	No	Owner occupier	1 bed bungalow
73	Yes	One adult	Need smaller accommodation	No	Owner occupier	1 bed bungalow

## Appendix D – Property search

Property search December 2016 - Warmington and Arlescote excluding properties requiring renovation.

At the time of the property search there appeared to be no properties for sale so the table below shows properties sold within the past two years.

Sold	Street	Settlement	No of beds	Type	Price £
Jul-16	The Green	Warmington	4	house	460,000
Jul-16	Court Close	Warmington	3	house	274,500
Jul-16	The Green	Warmington		house	230,000
Feb-16	The Green	Warmington		house	333,000
Feb-16	Church Lane	Warmington	4	house	680,000
Jan-16	Church Hill	Warmington	3	house	554,000
Dec-15	Grove Farm Barns	Warmington	4	house	410,000
Aug-15	Hill Farm	Warmington	3	house	495,000
Aug-15	The Green	Warmington		house	750,000
Aug-15	The Green	Warmington	5	house	1,226,500
Feb-15	Church Hill	Warmington	3	house	425,000
Jan-15	The Green	Warmington	4	house	628,500
Oct-15	Arlescote Manor Barn	Arlescote	5	house	1,050,000

Type	Average £
3 bed house	437,125
4 bed house	544,625
5 bed house	1,138,250