



*Our Village*  
*Our Future*

# Ilmington

Neighbourhood Plan

2011 - 2031

**Made Version**

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## 1. INTRODUCTION

- 1.1 The Ilmington Neighbourhood Development Plan (The Plan) has been developed on behalf of Ilmington Parish Council by a group of Ilmington residents who volunteered to participate in the Neighbourhood Plan Steering Group.
- 1.2 It sets out a vision and policies that have been formulated after extensive evidence gathering and analysis between 2015 and 2018. This included a Neighbourhood Area-wide household survey, consultation workshops, independent planning assessments, public meetings and extensive research into existing documentation.
- 1.3 This Plan is based on the community's views. The Neighbourhood Area-wide survey, itself, had an exceptionally high return of 60% of households. It identifies what facilities and services the people of the Parish of Ilmington want to be improved and how they believe the character of the Parish should be preserved. It recognises that the Parish has to keep developing as it has over the last 40 years but that this should be in a managed and controlled way.
- 1.4 The Plan will be an important and influential document for Stratford-on-Avon District Council, developers and Ilmington residents alike, and will ensure that the village and Parish continues to develop in a manner which best meets the wishes and aspirations of all interested parties.

## 2. THE ROLE OF THE NEIGHBOURHOOD DEVELOPMENT PLAN

- 2.1 Neighbourhood development plans are part of the land use planning process, established under the Localism Act 2011. Their aim is to give local people more say in the future of where they live.
- 2.2 The Ilmington Neighbourhood Plan has been through two stages of consultation, examination by an independent examiner and a parish referendum which was held on 6th May 2021. Having been endorsed by the community at referendum and ‘made’ by Stratford-on-Avon District Council, the Plan has become part of the statutory development plan for the local area, sitting alongside the Stratford-on-Avon District Core Strategy(2016) 2011 - 2031 (the Core Strategy). Planning applications for development in the Neighbourhood Area must now be determined in accordance with the approved Neighbourhood Development Plan<sup>1</sup>, unless material considerations indicate otherwise.
- 2.3 The Plan gives residents a say in how the Neighbourhood Area should evolve up to 2031 and in planning and development over that period. Without it, the local community would have had less influence over any development which takes place within the Neighbourhood Area. The Plan:
- Sets out where new homes and other developments may be built
  - Influences the type and design of development
  - Identifies and protects important local assets and green spaces
  - Helps identify the facilities and services essential to our growing community
- 2.4 The Plan is in general conformity with the Core Strategy (2016) and follows its strategic policies.
- 2.5 The Core Strategy states that the 10 villages such as Ilmington (known as Category 3 Local Service Villages within the Core Strategy) should accommodate approximately 450 new houses of which no more than around 13% should be provided in any individual settlement. As at 1<sup>st</sup> January 2020, 24 dwellings have been built or received planning permission in the Neighbourhood Area.
- 2.6 Stratford-on-Avon District Council must be able to demonstrate a sufficient 5 year housing land supply. If this cannot be demonstrated, i.e. that sufficient houses are not being built, then relevant policies in the Core Strategy and the Neighbourhood Plan will be deemed ‘out-of-date’ and under the provisions of the National Planning Policy Framework 2019 paragraph 11, the presumption in favour of sustainable development would apply.
- 2.7 A parish with a ‘made’ Neighbourhood Development Plan which plans positively towards development puts itself in a stronger position in dealing with speculative development which could otherwise be difficult to resist if it did not have a Neighbourhood Development Plan.
- 2.8 The exact number of houses allocated in the Neighbourhood Development Plan will depend on how many can be accommodated in a sustainable way having regard to

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<sup>1</sup> Planning and Compulsory Purchase Act 2004 (Section 38 (6))

environmental constraints.

- 2.9 The Core Strategy is subject to a cyclical review (usually every 5 years). It is therefore important to ensure that a review of the Neighbourhood Development Plan takes place at similar intervals. This will also ensure that the Plan is up-to-date with national planning policy.
- 2.10 The Plan is designed to allow the village to develop through thoughtful and sympathetic housing growth and development whilst contributing to the District's housing target and meeting the housing needs of the community. It also aims to achieve a key balance between conserving Ilmington's many qualities such as valued landscapes and its heritage, and securing the necessary infrastructure needed to support development in the Neighbourhood Area.
- 2.11 The whole Parish of Ilmington has been formally designated as the Neighbourhood Area through an application to, and approval from, Stratford-on-Avon District Council (see Figure 1).

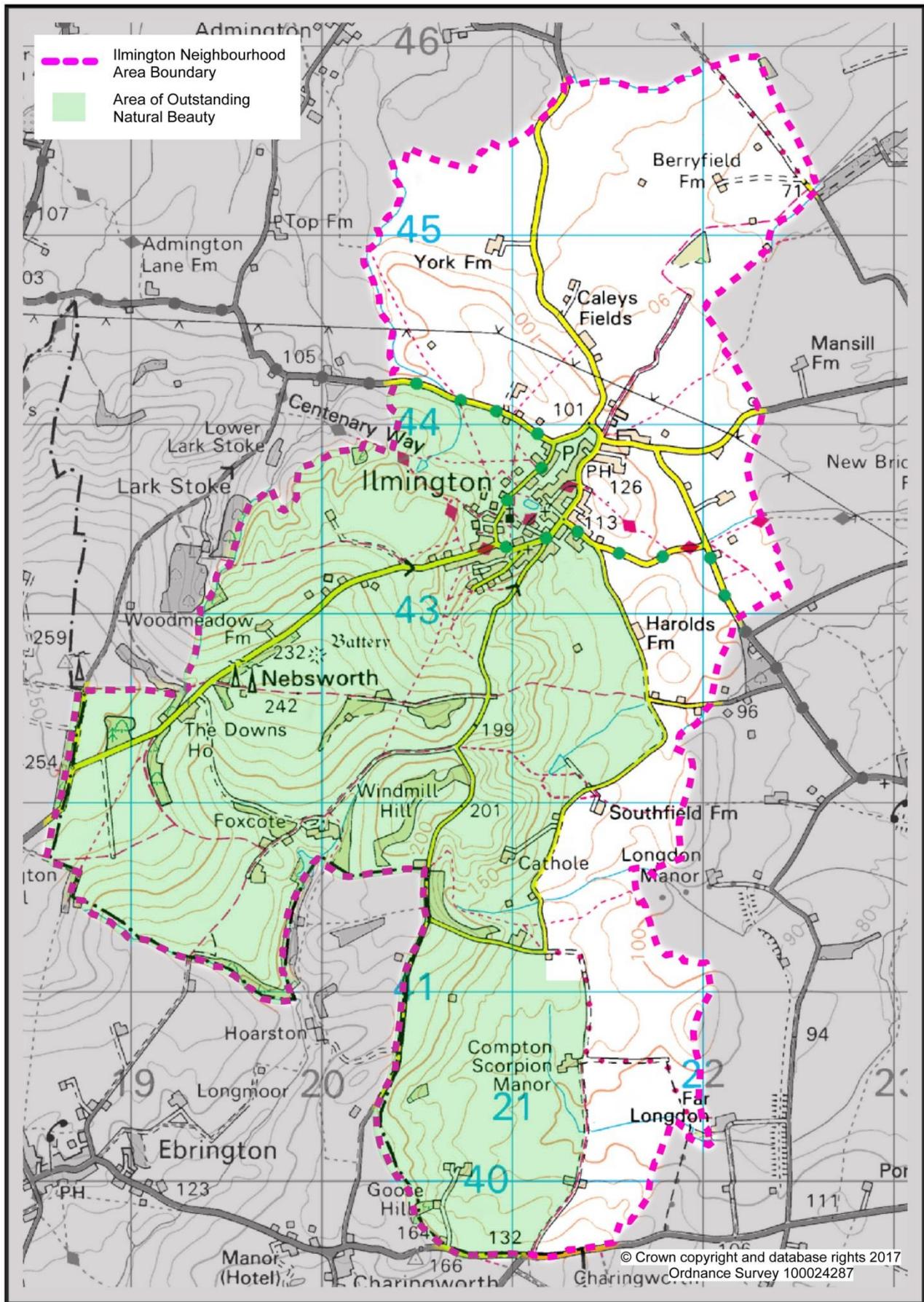


Figure 1: Ilmington Neighbourhood Area

## 3. THE VILLAGE AND PARISH OF ILMINGTON



*Panoramic view across the village from Ilmington Community Shop*

### 3.1 Ilmington Parish

- 3.1.1. Ilmington is the only substantive settlement in the Neighbourhood Area. It is a north-Cotswold fringe village that nestles at the foot of the Ilmington Downs which form a horseshoe shaped bowl that open northwards into the flatter Warwickshire Feldon (Feld is an old English term meaning 'open cleared land'). The Parish is a gateway to the Cotswolds from the north.
- 3.1.2. The absence of large scale development or major traffic routes combined with many long-distance views creates a sense of tranquility across the Neighbourhood Area, including in the Area of Outstanding Natural Beauty.
- 3.1.3. The Neighbourhood Area is crossed by many footpaths, including the long-distance Centenary Way. These are widely used and enjoyed by the many local and visiting walkers and cyclists who value the Neighbourhood Area's scenic beauty and valued landscapes.

### 3.2 History

- 3.2.1. The historic importance of the village of Ilmington is recognised by Stratford-on-Avon District Council which considers the core area to be one of historic high sensitivity.<sup>2</sup> Most development proposed within this area requires an archaeological survey before planning decisions are made.

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<sup>2</sup> Historic Environment Assessment of Local Service Villages, Stratford-on-Avon District 2012, AOC Project No: 32127. Section 4.16 HEA 16: Ilmington

3.2.2. The settlement of Ilmington has ancient roots. A survey<sup>3</sup> in 2014 identified evidence of a late Iron Age farmstead on Windmill Hill, in addition to other evidence of occupation into the Roman period (Figure 2).

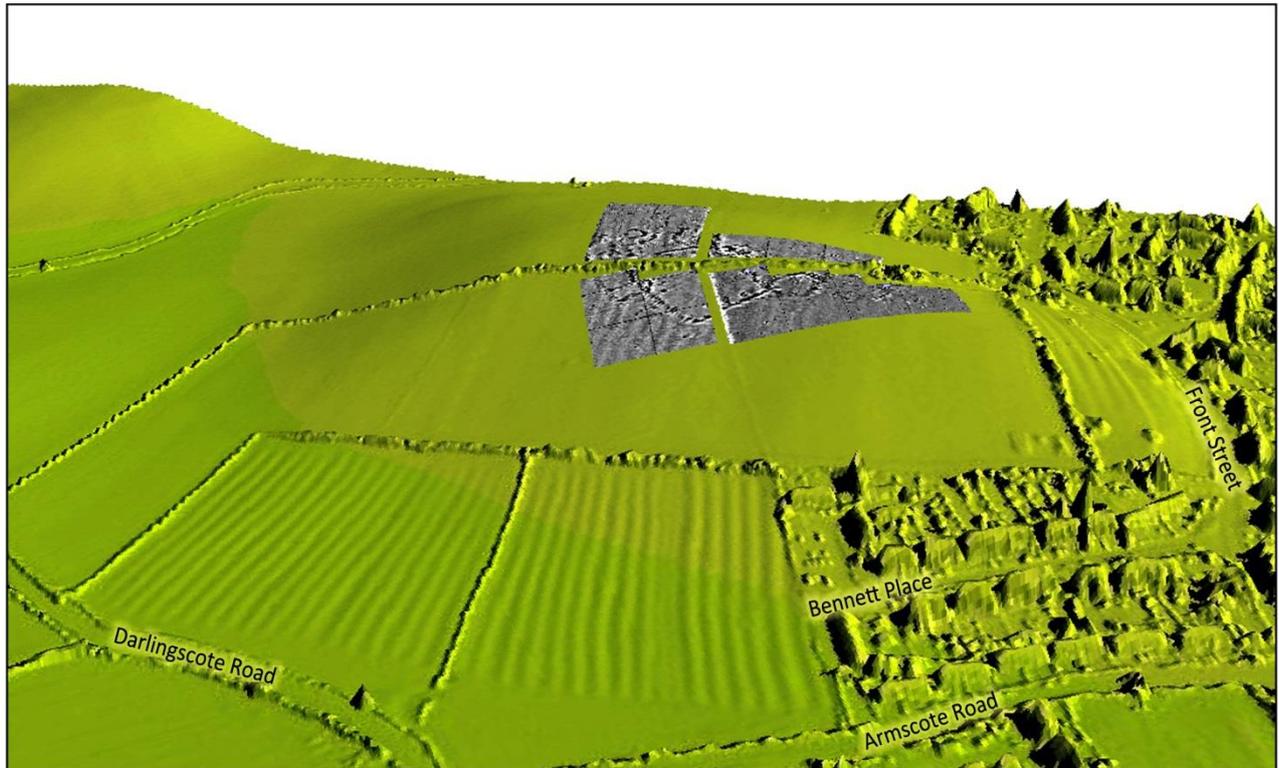


FIGURE 5: LIDAR DSM, SHOWING TOPOGRAPHIC LOCATION OF SITE. Geophysical Survey data overlain on LiDAR DSM (ASCII and JPG data from Geomatics Group). Viewed from W, 1.8x vertical exaggeration.

*Figure 2: LiDAR image showing the position of an Iron Age Farmstead on Windmill Hill*<sup>4</sup>

3.2.3. The Parish of Ilmington is an irregular elongated shape stretching from the Feldon in the north to Compton Scorpion in the south. It follows ancient bounds first recorded in the Anglo Saxon charters of the adjoining parishes of Tredington, Blackwell and Far Longdon.

3.2.4. The centre of Ilmington village was originally an Anglo-Saxon farming settlement and is recorded in the Domesday Survey of 1086 as having a manor with three ploughs and a church with a priest.

3.2.5. The medieval core of Ilmington is centred on Middle, Back and Front Streets. Houses and farms fronted onto Middle Street with rectilinear plot divisions running to Back and Front Street: these plots were burgages (land granted in return for services or for a rent). Middle Meadow (see Figure 3) is the last surviving intact burgage plot.

<sup>3</sup> Ref: Fluxgate Gradiometer Survey, Rear of Washbrook Place, Ilmington Geophysical Survey Report (NGR: SP 2152 4352), Giles Carey with Brian Meredith 2014

<sup>4</sup> Ref: Fluxgate Gradiometer Survey, Rear of Washbrook Place, Ilmington Geophysical Survey Report (NGR: SP 2152 4352), Giles Carey with Brian Meredith 2014



result of the wool trade) with some substantial stone houses built such as the Manor, Crab Mill and the Dower House.

3.2.9. Groups of more modest cottages in the Cotswold vernacular style were also constructed and the older farmhouses rebuilt in stone. In the 19<sup>th</sup> Century, the population had “a rapid increase up to 1861 after which there was a dramatic fall so that by 1910 the community was little more than half the size that it was in 1861.”<sup>8</sup>

3.2.10. The 20<sup>th</sup> Century saw expansion with the provision of the village hall, the present infant and junior school, sports facilities at the playing fields and post-World War 2 social housing: the latter extending the village beyond its core to the north and east.

3.2.11. Well over half the Neighbourhood Area, and most of Ilmington village, apart from the 20<sup>th</sup> Century expansion, is within the Cotswolds Area of Outstanding Natural Beauty (see Figure 1). Outside the village, the Neighbourhood Area is sparsely developed and populated, and retains a distinctive historic rural character. The community is actively engaged in landscape conservation and improvement in the Neighbourhood Area, with recent activity including:

- Work by volunteer Cotswold Wardens with local farmers and villagers to repair stone walls, plant trees and hedges and maintain footpaths including installing accessible gates and bridges over streams.
- The Parish Council and others planting oak trees to commemorate the millennium and to restore the Parish tree scape to address the severe impact of Dutch elm disease 40 years ago.
- The Foxcote estate planting some 50,000 trees, restoring miles of traditional hedgerows, creating insect friendly field side verges, and renovating traditional farm buildings<sup>9</sup>.

### 3.3 Ilmington Today

3.3.1. The 2011 Census<sup>10</sup> identified a Parish population of 712. Consistent with the fact that there has been significant development since the Census, the 2016 population estimates<sup>11</sup> suggest a population of around 740 with an estimated age distribution in 2016 shown in Figure 4 below:

3.3.2. Ilmington is a vibrant and active village that is a social hub for the Neighbourhood Area and surrounding villages with many active clubs and organized activities such as art and yoga classes, a Wednesday Club for senior citizens, cinema and sports clubs, 20:20 and Defibrillator groups and a Horticultural Society. As the sole significantly sized settlement in the Neighbourhood Area, Ilmington also provides a wide range of amenities that include many footpaths and cycling routes, substantial playing fields, a village hall, school, shop and café, two pubs, St Mary’s Church, several significant and valued green spaces, and a mobile library.

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<sup>8</sup> Ibbotson and Gardiner, A Cotswold Village: Ilmington 4000BC to the present.1995 p 227 – 230

<sup>9</sup> Ilmington Parish Plan 2006, p.5

<sup>10</sup> Office for National Statistics 2011

<sup>11</sup> Office for National Statistics: Population estimates for UK, England and Wales, Scotland and Northern Ireland: mid 2016 published 22<sup>nd</sup> June 2017

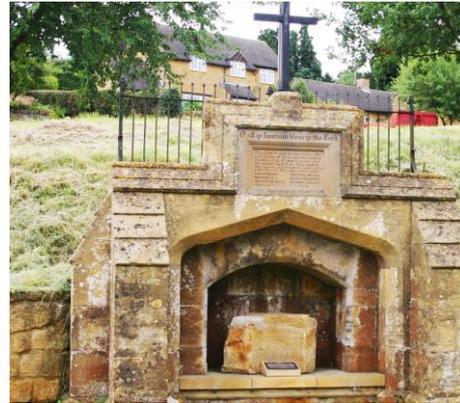
Age Band	%
0-9 Years	9.6%
10-19 Years	8.8%
20-29 Years	6.8%
30-39 Years	7.2%
40-49 Years	9.9%
50-59 Years	19.1%
60-69 Years	15.9%
70-79 Years	13.9%
80+ Years	8.8%

*Figure 4: Age Distribution of Ilmington*

## 4. VILLAGE CHARACTER APPRAISAL

### Ilmington Parish Settlement Pattern and Character

4.1. The village of Ilmington has a unique character derived from the landscape setting, the variety of building materials and styles, a wealth of heritage assets, the mosaic of buildings, open areas and an intimate network of footpaths and lanes lined with low drystone walls and low hedges that thread through the village. The surrounding hills provide a dramatic backdrop and there are many vistas into, out of and across the village.



*The Fountain, Upper Green*

4.2. Ilmington is of considerable architectural and historic interest with 40 of the 61 listed buildings in the Neighbourhood Area sited in the village. St Mary's Church has Grade I status, the Manor and 'Stonecrop' have Grade II\* status with the remainder being Grade II. In addition to listed buildings, heritage assets include: distinctive features, such as the war memorial, the monument to the arrival of fresh drinking water, the fountainheads, the replica stocks, gates and gate piers. These contribute to the historic interest, architectural richness and sense of place that help to define Ilmington's special character.

4.3. This special character was recognised by the designation of the Ilmington Conservation Area (CA) in 1969 (adjusted in 1995) which covers most of the village apart from areas of post-war housing, (see Figure 13).

4.4. The remaining 21 listed buildings in the Neighbourhood Area are outside Ilmington village, including Foxcote House, which is listed at Grade II\* and a fine example of a country house set in parkland with woodland, drives and a lake.



*Foxcote House*

4.5. The village has inherited a distinctive character of contrasts with open spaces between the dispersed pattern of larger houses set within grounds such as Crab Mill, the Dower House and the Manor, and short terraces and clusters of smaller dwellings.

4.6. St Mary's Church is a focal point and prominent in views from higher ground from outside and within the village. At the heart of the village are the historic open spaces of Berry Orchard, the medieval fishponds area and the remnant orchards adjacent to the church.

4.7. Areas of countryside reach into the village creating green fingers that contribute to its rural character and provide long distance views. These areas together with the upper and lower greens, extensive road side grass verges, and swathes of green garden land such as that between Middle and Back Street (for example along Whitehouse Lane) contribute considerably to a unique open weave character (a loose arrangement of built form and open spaces).

4.8. Until the 1970's, Ilmington was essentially a farming community supported by essential services, with farm houses and buildings situated within the settlement. Only two working farms remain within the village. Many former farm buildings within the conservation area have been converted to residential use, but with the essential layout of the farmsteads intact (for example the former Burlingham Farm between Front and Middle Street).



*View to St Mary's Church and hills across the Upper Green from the Community Shop*

4.9. Beyond this, post 1950s development has largely left the layout of the core settlement intact, with most development sited at the northern and eastern end of the village, for example, Wilkins Way off Armscote Road. This is a mix of social and market housing that emerged from needs identified in the 2006 Ilmington Parish Plan. It incorporates traditional building styles and materials in a green setting and is a sympathetic addition to the village.

4.10. A landscape sensitivity study<sup>12</sup> of Core Strategy local service villages was prepared for Stratford-on-Avon District Council in 2012. This concluded that almost all the areas surrounding the Ilmington conservation area were highly sensitive to housing development.<sup>13</sup>

4.11. The character of the village is valued by residents as evidenced by community workshop results<sup>14</sup> and the 2017 Ilmington Neighbourhood Plan Survey<sup>15</sup>. The survey recorded that 86% of respondents valued the diversity of building style, materials and details. 98% want to preserve the overall quality of the environment, the character and scale of Ilmington village and the pattern and layout of buildings, paths and open spaces. 97% want existing trees and orchards protected.

4.12. The most common building material for older buildings is marlstone most of which was quarried from Ilmington Down. When the local quarries were worked out, stone

<sup>12</sup> The Stratford-on-Avon District Council Landscape Sensitivity Appraisal by White Consulting 2012

<sup>13</sup> Historic Environment Assessment of Local Service Villages, Stratford-on-Avon District 2012, AOC Project No: 32127. Section 4.16 HEA 16: Ilmington

<sup>14</sup> Held on 9<sup>th</sup> & 12<sup>th</sup> March 2017: see Analysis INP 20170212

<sup>15</sup> Ilmington Neighbourhood Plan Survey Results June 2017 Final Report: Prepared by Performance, Consultation & Insight Unit Stratford-on-Avon District Council March 2017.

came from other Cotswold and Hornton quarries with ironstone becoming the principal building material.

4.13. Generally coursed rubble stone with dressed quoins, parapets and eaves courses were used for buildings and roughly squared stone for walling, including drystone walls. There are some good examples of fine dressed stonework, such as mullioned windows with drip lintels, chimney stacks and door surrounds.

4.14. Multi-red brick was also introduced in the 19<sup>th</sup> Century with some dwellings completely built in brick such as those along Front Street. Some older stone buildings had brick facades or extensions added. At the same time, welsh blue slate and clay roof tiles were replacing thatch and Cotswold stone slates.

4.15. A major change in architectural style occurred in the second half of the 20<sup>th</sup> Century where new infill houses were allowed to use concrete roof tiles, various colours of brick and windows of untraditional proportion and style. The introduction of the Conservation Area stimulated efforts to promote the use of local stone and characteristic proportions with detailing more in keeping with the village character.



*Mullion Windows on Hobdays,  
an 18th Century house on Front Street*

4.16. The former Roman Catholic Church of St Philips on Upper Green was sensitively converted and extended to house a community owned shop and café in 2015. This fine 19<sup>th</sup> Century building has been given a new lease of life in the heart of the community.



*Ilmington Community Shop and Café*

## 5. VISION

The vision of this Neighbourhood Plan is:

- a. Ilmington Parish continuing to be a desirable place to live, and thriving with a strong sense of community and a prosperous local economy.
- b. The village of Ilmington remaining an attractive and tranquil rural settlement set in beautiful Cotswold countryside with its special open-weave mosaic of green spaces and built area preserved.
- c. New developments focussed around the village of Ilmington. They will reflect and/or complement the village's distinctive and historic character in terms of high quality design by echoing the scale, layout, grain and mix of materials that contribute to that character.
- d. The village retaining a good mix of housing and community uses.
- e. The landscape setting of the Neighbourhood Area preserved and protected as well as the views into, out of and within the village.
- f. Development underpinned by essential improvements in basic infrastructure services including drainage and sewerage.
- g. The natural environment and community services valued and sustained.

All this together will ensure that the delightful and unique attributes of Ilmington will be handed on to and enjoyed by future generations.

This vision sets a strategic context for the Ilmington Neighbourhood Development Plan.



*View from Foxcote Hill across the village of Ilmington*

## 6. POLICIES FOR ILMINGTON

### 6.1 Future Housing and Growth



*Wilkins Way*

#### STRATEGIC OBJECTIVE:

To provide sustainable housing growth which conserves and enhances the special character of the Neighbourhood Area and the village.

#### POLICY HG.1: Housing Allocations

The following sites as shown on Figure 5 are allocated for residential development:

HG.1.1 Site 1 (1.25ha): Land at Mabel's Farm for approximately 20 dwellings.

HG.1.2 Site 2 (0.2ha): Land off Featherbed Lane for approximately 3 dwellings.

HG.1.3 Site 3 (0.33ha): Land north of Armscote Road for approximately 3 dwellings.

#### POLICY HG.2: Strategic Reserve Site

Site 1a (0.5ha): Land at Mabel's Farm is reserved for future housing allocation for approximately 8 dwellings to be released only if there is an identified shortfall in housing delivery in order to maintain a 5-year supply of housing land in Stratford-on-Avon District.

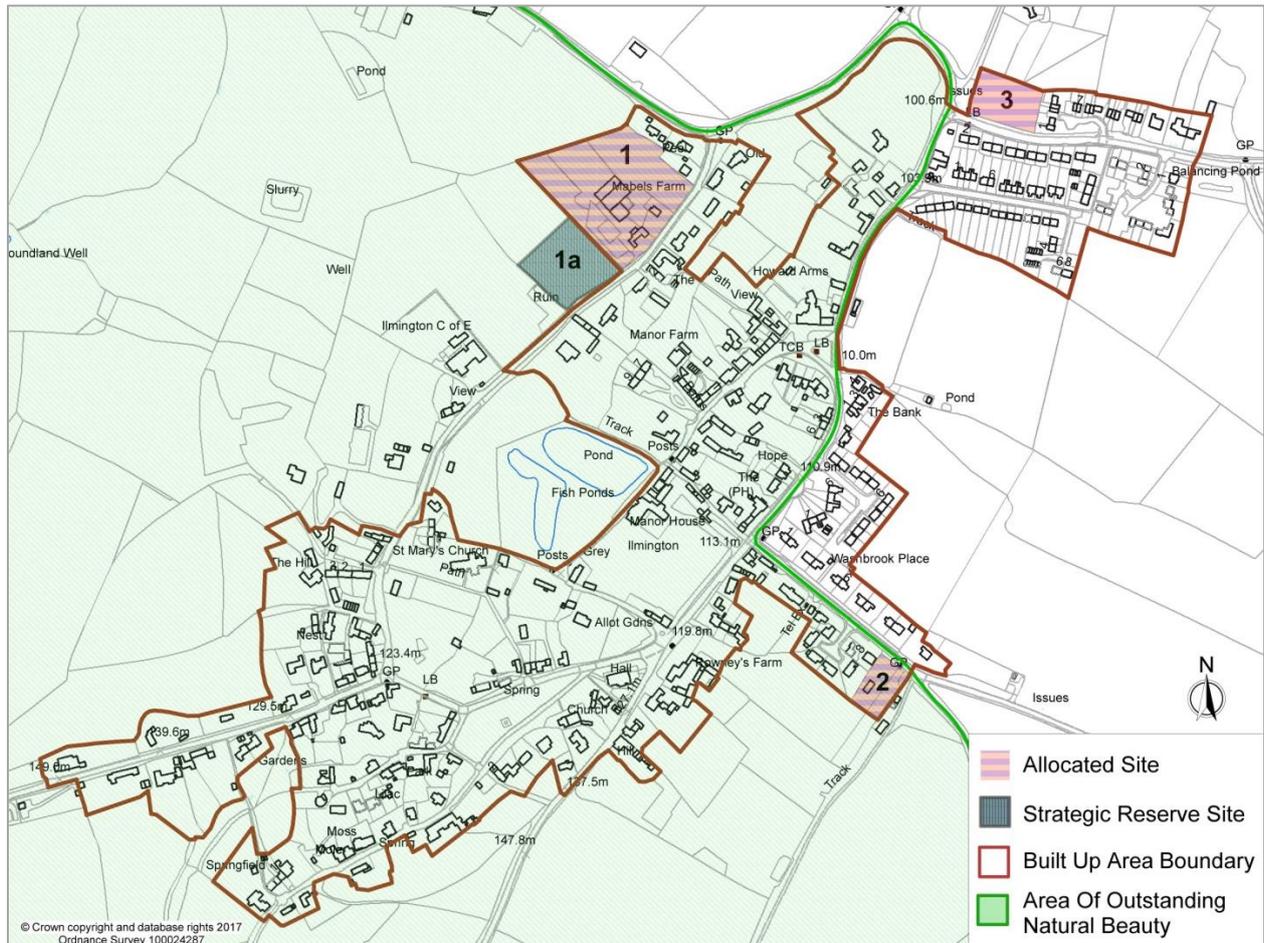


Figure 5: Site Allocation & Strategic Reserve Site Map

## Explanation

- 6.1.1. A call for sites was issued by the Parish Council in January and August 2017 to give all land holders and potential developers an opportunity to bring forward sites in the Neighbourhood Area for assessment through the Neighbourhood Plan process. 25 sites were offered for assessment.
- 6.1.2. No constraints were placed on the call other than that it was for three or more dwellings and that there would be a transparent assessment process. Owners and developers were invited to suggest the number of dwellings envisaged, although this invitation was entirely without prejudice to the outcome of the Plan process.
- 6.1.3. A detailed site by site analysis is available<sup>16</sup>.
- 6.1.4. The assessment of the sites put forward were based on the following:
- 6.1.4.1. A site-by-site analysis by the Neighbourhood Development Plan Steering Group's Working Group applying locally established criteria assembled from evidence gathering and community consultation.
  - 6.1.4.2. A site by site assessment by independent consultants, Avon Planning Services Ltd, commissioned by the Steering Group and conducted in February and November 2017.

<sup>16</sup> Ilmington Neighbourhood Plan Working Group: Report on Call for Sites October 2017

- 6.1.4.3. The results of four workshops open to all parishioners, two held in March 2017 (80 attendees) and two in September 2017 (40 attendees). Attendees were asked to rate and comment on each site.
  - 6.1.4.4. The Stratford-on-Avon District Council Landscape Sensitivity Appraisal (Figure 6)
  - 6.1.4.5. Any sites judged to have potential for no more than 2 dwellings were not included in the assessment, as these should be dealt with through the normal planning process, subject to the application of relevant policies in this document including Policy DP.1 Design Principles and the Design Guide in Section 7.
- 6.1.5. All allocations were assessed as part of the SEA Environmental Report which concluded: “Assessment of the NDP following consideration of mitigation proposed within the Plan did not identify any negative residual (or post mitigation) effects on the cultural heritage, landscape or water and flooding SEA objectives. All residual effects were considered to be negligible or positive.”<sup>17</sup>

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<sup>17</sup> SEA Environmental Report, paragraph 7.5.1, p.69

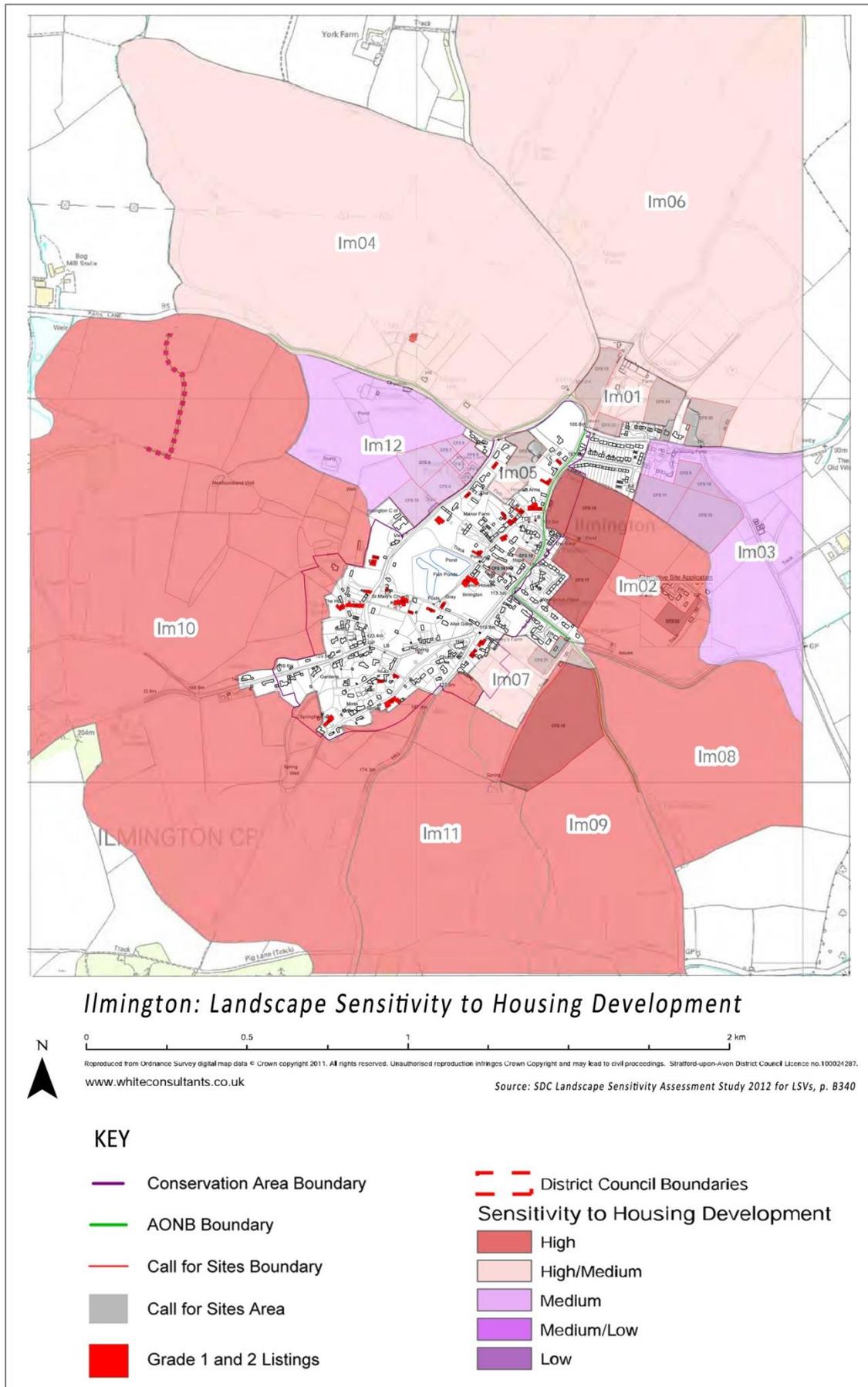


Figure 6: The Stratford-on-Avon District Council Landscape Sensitivity Appraisal (2012)

## POLICY HG.3: Site 1

Development of Site 1 should make a positive contribution to the character of the village. In addition to Policy DP.1 Design Principles and Design Guide in Section 7 and the other policies within this Plan, the development should also:

- HG.3.1 Reflect the traditional built pattern of small groups of houses and avoid an estate style development;
- HG.3.2 The design should respect and reflect heritage assets and will be expected to conserve and where possible, enhance the character of the setting of both Mabel's Farmhouse and Ilmington Conservation Area.
- HG.3.3 Achieve effective highways access to avoid additional congestion in Back Street;
- HG.3.4 Avoid increasing congestion on Back Street by providing all parking for dwellings and visitor parking on-site;
- HG.3.5 Include green space and reflect the balance between built and green areas in order to respect the 'open weave' character of Ilmington;
- HG.3.6 Retain and preserve the hedgerows and veteran trees along Back Street and within the development, wherever possible, which contribute positively to the character and appearance of the area;
- HG.3.7 Provide footpath access from Back Street to the playing fields and assist in connecting the site to the village's network of footpaths;
- HG.3.8 To ensure hard surfaces are finished in Cotswold chippings, bonded gravel or other suitable permeable material. Tarmac should be avoided;
- HG.3.9 Incorporate 35% affordable housing on-site; and
- HG.3.10 Where possible, move the current overhead electricity supply underground.

## Explanation

6.1.6. The 2017 Ilmington Neighbourhood Plan Parish Survey<sup>18</sup> showed that 98% agreed or strongly agreed that the current density of development, and the character and scale of the village should be preserved, particularly in the Conservation Area (Q 15). 97% agreed or strongly agreed that the pattern and layout of buildings, paths and open spaces in Ilmington should be conserved (Q15). 95% felt that new development should be in keeping with the character of the Parish and village. 94% felt that it should also reflect the village's open character (Q23). Figure 7 shows responses to the relevant survey questions.

6.1.7. The SEA Environmental Report cites that any adverse impacts on the landscape or cultural heritage for development on Mabel's Farm would be mitigated to some extent by policies in this Plan:

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<sup>18</sup> Ilmington Neighbourhood Plan Survey Results June 2017 Final Report: Prepared by Performance, Consultation & Insight Unit, Stratford-on-Avon District Council March 2017.

‘This policy and the Design Principles [Policy DP.1] in Section 7 of the NDP will help to ensure that the setting of these historic assets is protected.’<sup>19</sup>

‘These policies and the Design Principles in Section 7 [Policy DP.1] of the NDP will help to ensure that the local landscape character and the character of the AONB are protected.... These policies will safeguard key views from and towards Ilmington sensitive receptors (such as PRoWs users, residents and users of the AONB).’<sup>20</sup>

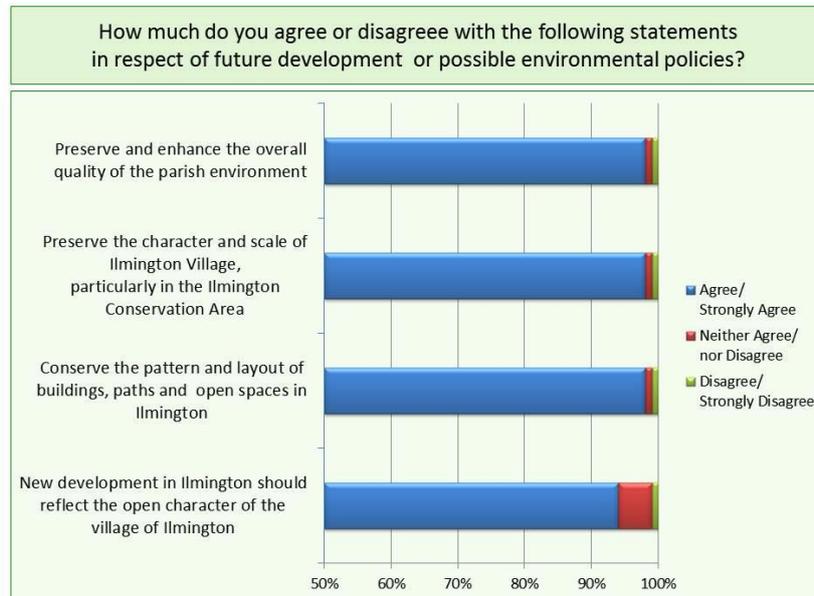


Figure 7: Ilmington Neighbourhood Plan Survey 2017 responses (Q15 and 23)

6.1.8. There are some specific factors that led to this proposal.

6.1.9. This is the largest proposed site allocation in the Plan. A significant proportion of attendees at the March 2017 workshops preferred development on land at Mabel's Farm over the alternatives<sup>21</sup> brought forward through the call for sites and the site assessment process also consistently supported development at Mabel's Farm in comparison to most other sites.



Mabel's Farm

<sup>19</sup> SEA Environmental Report, Table 7.1, p.63

<sup>20</sup> SEA Environmental Report, Table 7.2 p.65

<sup>21</sup> March 2017 consultation workshops: See Analysis INP 20170212

- 6.1.10. Mabel’s Farm clearly emerged as the most suitable location for future development on the basis of public consultation, an independent planning consultant assessment, the SDC Landscape Sensitivity Study and the Steering Group’s own assessment.<sup>22</sup>
- 6.1.11. The 2017 Ilmington Neighbourhood Development Plan Survey (Q25) asked residents for their preferences in terms of the form of future new development and identified that residents preferred small clusters rather than larger single developments. Research<sup>23</sup> suggests that a layout and design can be achieved that would satisfy this preference.
- 6.1.12. A number of considerations emerged that favour the site as one of those proposed for allocation, including that:
- 6.1.12.1. The site is already partly developed (as a farmstead in agricultural use)
  - 6.1.12.2. A high-quality development has the potential to enhance the appearance of the Cotswolds Area of Outstanding Natural Beauty in this location and the setting of the adjacent conservation area.
  - 6.1.12.3. Stratford-on-Avon District Council Conservation Area Review 1995 identified parts of Mabel’s Farm as an “eyesore” which detracts from the character and appearance of the Cotswolds Area of Outstanding Natural Beauty (AONB). This was reinforced in the results of the workshops and the Landscape Sensitivity Survey (2012)<sup>24</sup> that indicated that this was an area within the AONB that could be improved.
  - 6.1.12.4. The site is located close to village facilities and amenities, particularly the primary school and the playing fields which will mean any development can be well connected and integrated with the village and should reduce trips by car to access those facilities.
  - 6.1.12.5. In line with Section B, CS.18 of the SDC Core Strategy, a development of approximately 20 houses on Site 1 should provide 7 affordable homes on site. This would not be the case for a scheme of less than 11 houses.
  - 6.1.12.6. In the housing needs section of the 2017 Ilmington Survey, it was identified that, (Section 3 and Q41 comments), 7 affordable dwellings would be required. Site 1 would meet that identified need.
  - 6.1.12.7. The site has reasonably level routes to the village centre and playing field and, therefore, may be well suited to persons with mobility-related disabilities. This is relevant to Ilmington which has an older demographic<sup>25</sup>.

6.1.13. A Strategic Reserve Site (Site 1a) for 8 dwellings is proposed on part of the Mabel’s Farm

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<sup>22</sup> March 2017 consultation workshops: See Analysis INP 20170212

A site by site assessment by independent consultants, Avon Planning Services Ltd

Ilmington Neighbourhood Plan Working Group: Report on Call for Sites October 2017

Stratford-on-Avon District Council Landscape Sensitivity Appraisal for Local Service Villages 2012

<sup>23</sup> Indicative masterplan submitted by Warwickshire County Council (2017)

<sup>24</sup> Stratford-on-Avon District Council Landscape Sensitivity Appraisal for Local Service Villages 2012, p. B376

<sup>25</sup> SDC Core Strategy(2016) CS.19d

holding adjacent to site 1. This site will only be released in circumstances where the District Council is unable to demonstrate a 5 year supply of housing land, in accordance with the NPPF (2019). Any development on Site 1a must be a high quality development which integrates with development at Site 1 and complies with all relevant policies in this Plan.

- 6.1.14. The reserve site at Site 1a emerged as the next most suitable location for future development on the basis of public consultation, an independent planning consultant assessment, the SDC Landscape Sensitivity Study and the Steering Group's own assessment.<sup>26</sup>
- 6.1.15. The rationale behind the inclusion of a strategic reserve site is that if the District Council cannot demonstrate a 5 year supply of housing land the village becomes vulnerable to speculative development in unsuitable locations as a result of the operation of the 'presumption in favour of sustainable development' contained in the NPPF (2019).
- 6.1.16. By indicating the preferred location of further development in these circumstances it demonstrates a positive approach which improves the prospects of resisting inappropriate development. Development of site 1a would share many of the benefits with the development of Site 1 (i.e. a location close to village amenities which would integrate well) and it is not considered that the AONB would be harmed provided a high quality development was brought forward in accordance with all relevant policies in this Plan.
- 6.1.17. In accordance with Warwickshire County Council's current policy of sustaining their tenanted small holdings, Mabel's Farm could be re-located within the immediate local area<sup>27</sup>.
- 6.1.18. Warwickshire County Council's 'County Farms and Small Holdings Strategy 2015-2025'<sup>28</sup> includes a policy of replacing land sold for development. The Strategy also includes a policy of considering the construction of modern buildings to replace traditional buildings that have potential to be redeveloped and disposed of. The policy notes that there are a number of farm buildings across the Estate that require substantial refurbishment and are uneconomic to repair for farming purposes but may have future development potential. As part of its consultation response on the Pre-submission Plan, Warwickshire County Council has provided details of a potential site for development of replacement Mabel's Farm buildings within the Neighbourhood Area (See Figure 8).<sup>29</sup>

## Community Infrastructure Levy (CIL)

- 6.1.19. A development at Site 1 of Mabel's Farm of this size should attract a significant amount of Community Infrastructure Levy a proportion of which will go directly to the Neighbourhood Area. CIL is a planning charge on developments used to help deliver

<sup>26</sup> March 2017 consultation workshops: See Analysis INP 20170212

A site by site assessment by independent consultants, Avon Planning Services Ltd

Ilmington Neighbourhood Plan Working Group: Report on Call for Sites October 2017

Stratford-on-Avon District Council Landscape Sensitivity Appraisal for Local Service Villages 2012

<sup>27</sup> Warwickshire County Council 'County Farms and Small Holdings Strategy 2015-2025', Policy Statement, Section 7.0, para 7.7 – 7.9 <https://apps.warwickshire.gov.uk/api/documents/WCCC-1003-26>

<sup>28</sup> Ibid

<sup>29</sup> Plan showing possible relocation site for Mabel's Farm submitted by Warwickshire County Council (2017)

infrastructure support in the Neighbourhood Area. Depending on the amount of funds made available from the CIL for the benefit of the Neighbourhood Area, this would be administered and/or allocated by the Parish Council in consultation with the community. Out of the parish-wide survey 2017, some projects were suggested. The Parish Council will wish to reviews these when the funds become available.

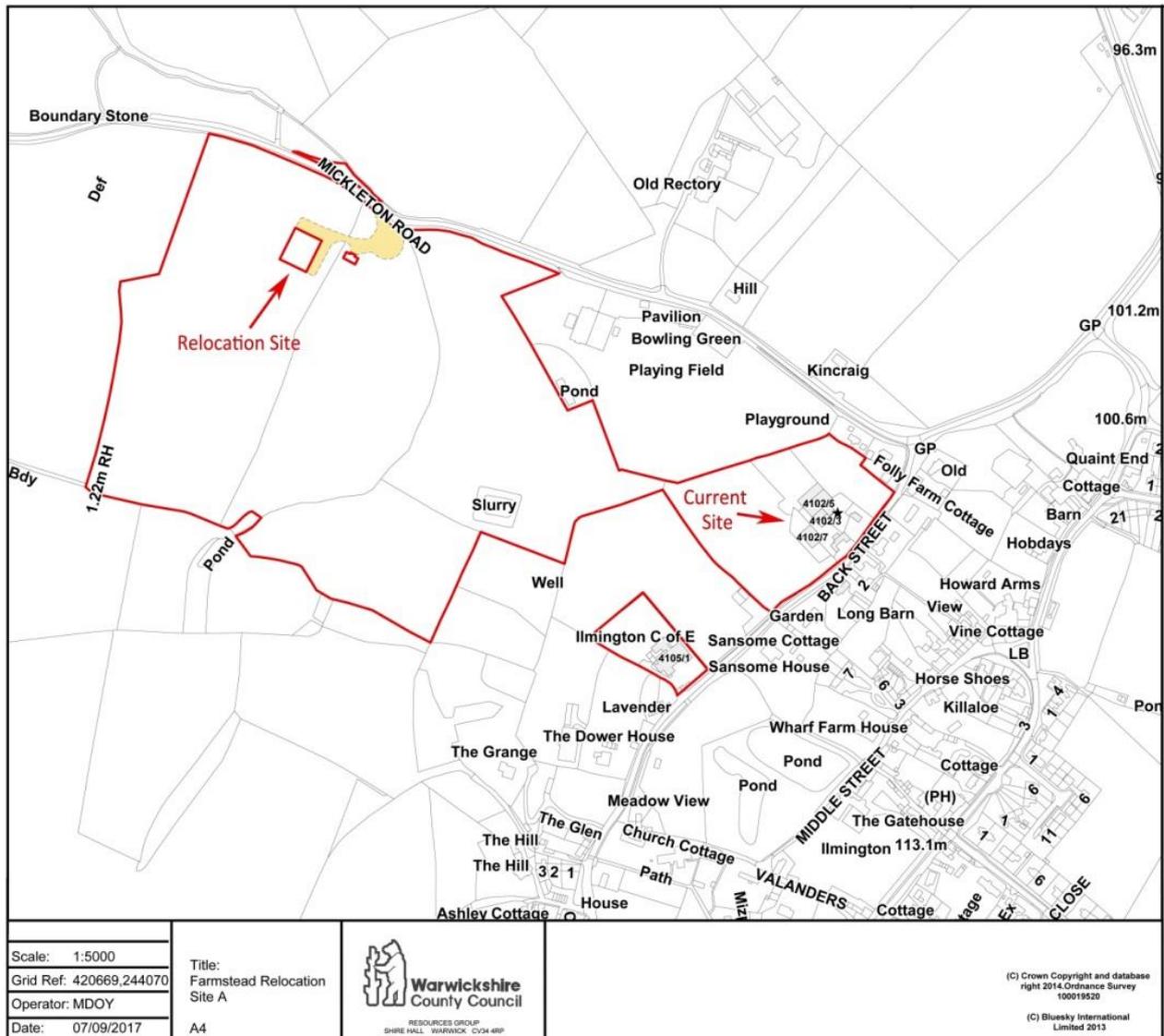


Figure 8: Relocation Site of Mabel's Farmstead

## 6.2 Development Criteria

### STRATEGIC OBJECTIVE:

To ensure that future development in the Neighbourhood Area reflects and enhances the distinctive qualities that make the Neighbourhood Area and village of Ilmington a special place to live, work or visit.

### POLICY DC.1: Built-up Area Boundary

Proposals for new dwellings within the built-up area boundary, as defined in Figure 9 will be supported.

All areas outside the built-up area boundary are classed as countryside. New dwellings within the countryside should be strictly controlled and limited to Rural Exception Sites<sup>30</sup>, replacement dwellings and dwellings that are essential for rural workers, development that would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets, the re-use of redundant or disused buildings which enhances immediate setting, the subdivision of an existing dwelling, or a new dwelling, the design of which is of exceptional quality.

## Explanation

6.2.1. Ilmington village is the single settlement within a rural parish. The purpose of the Built-up Area Boundary is to distinguish between the extents of the built environment of the village where certain forms of development are appropriate and the surrounding countryside, where protection and enhancement are of utmost importance. Defining the Ilmington Built-up-Area Boundary applies Government advice and the SDC Core Strategy (2016) to:

- Define areas within which planning permission will normally be granted for new development, subject to other planning policies;
- Support the best use of existing and future services within the village; and
- Preserve the setting of the village by protecting the surrounding countryside from inappropriate development

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<sup>30</sup> A Rural Exception Site is defined as: Small sites, in or adjoining the village, “used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.” ([www.planningportal.co.uk/directory\\_record/489/rural\\_exception\\_site](http://www.planningportal.co.uk/directory_record/489/rural_exception_site))

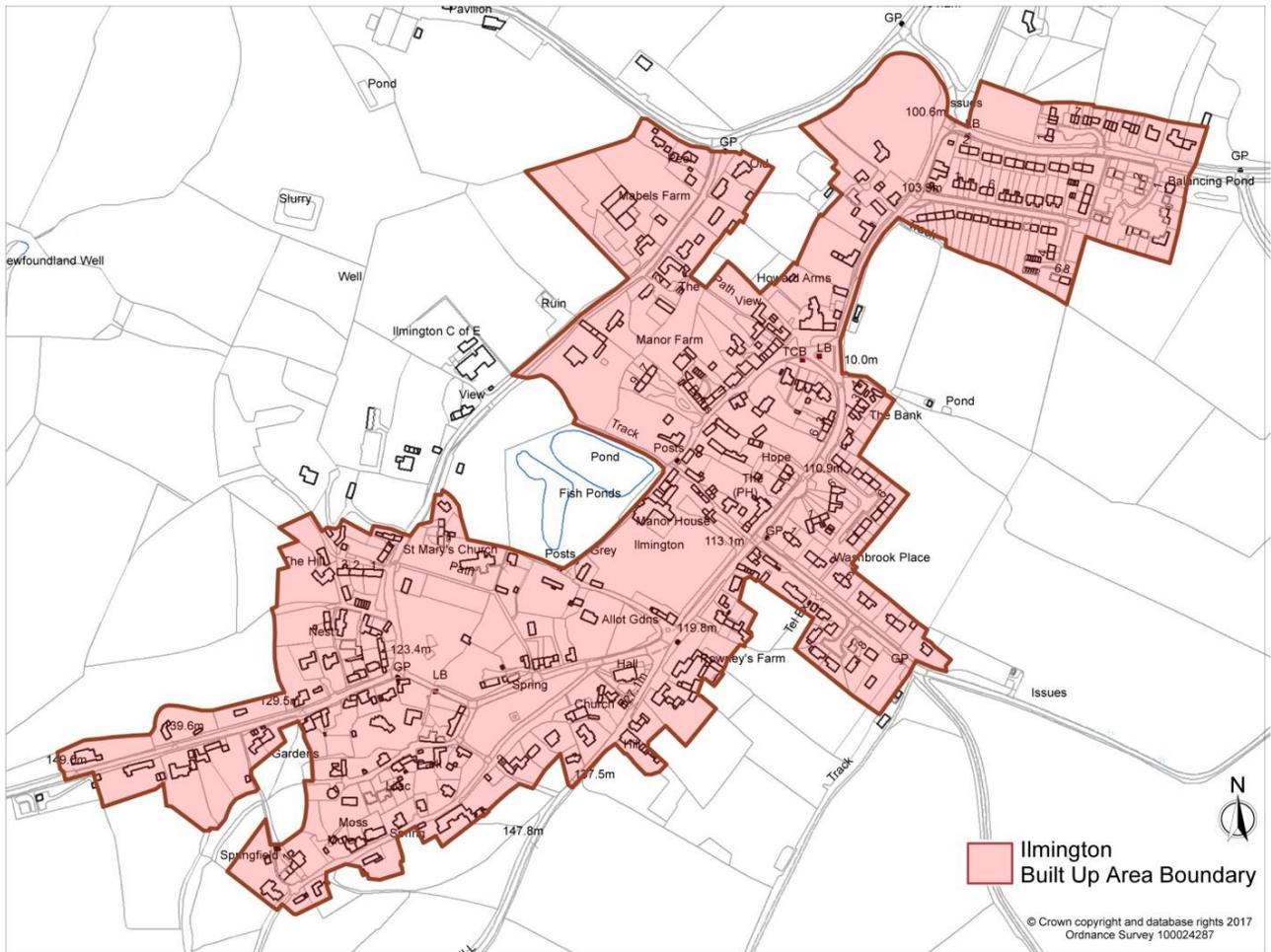


Figure 9: Ilmington Village Built-up Area Boundary

## POLICY DC.2: Infill within the Built-up Area Boundary

Limited infilling within the Built-up Area Boundary will be supported where development:

- DC.2.1 Contributes positively to the character of the village.
- DC.2.2 Is modest and in proportion to the size of the site and designed to respect the context and amenity of neighbouring properties as well as the wider village.
- DC.2.3 Provides a suitable and safe means of access and egress to the highway
- DC.2.4 Provides parking provision within its curtilage.

## Explanation

6.2.2. Respondents to the Neighbourhood Plan Survey strongly agreed that future development should reflect the open character of village and preserve and enhance the Ilmington conservation area<sup>31</sup>. Unless infilling within the village is carefully managed, there is a risk that its valued open character will be eroded.

<sup>31</sup> Ilmington Neighbourhood Development Plan Survey 2017 Q23

## POLICY DC.3: Pedestrian Access to Amenities

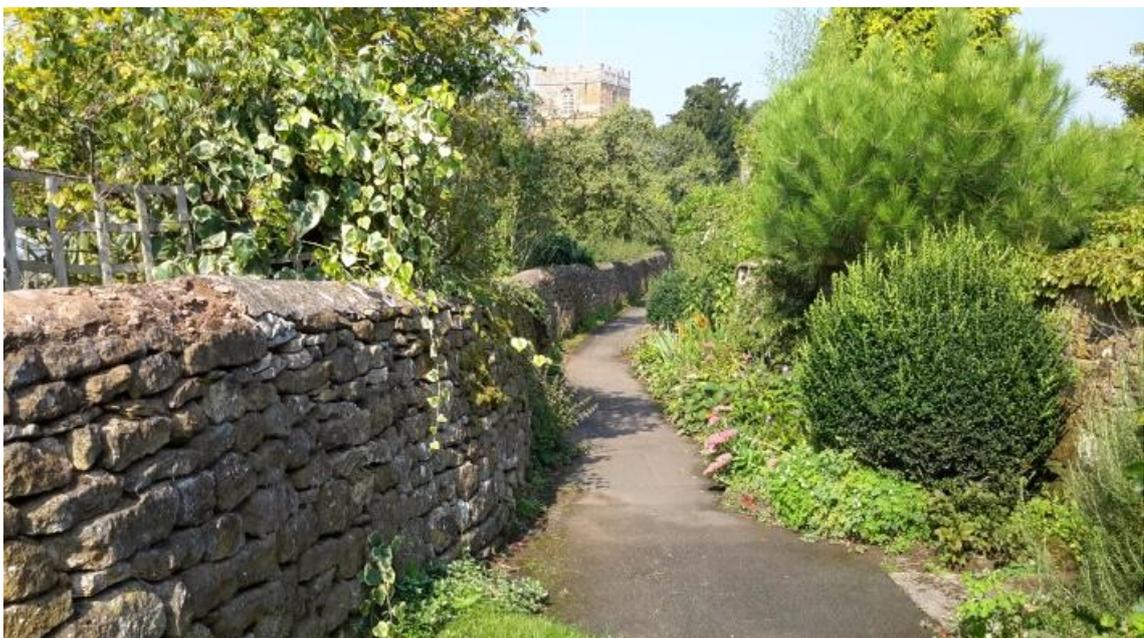
Where possible, new housing should be designed to ensure that it connects safely to the village's amenities and its existing pavement network within the village of Ilmington.



*White House Lane*

### Explanation

- 6.2.3. Ilmington's is criss-crossed by a network of footpaths that weave through the village and provides safe pedestrian access to amenities, open spaces and the countryside. (see Figure 10)
- 6.2.4. This encourages walking and helps to reduce the use of motor vehicles for short journeys within the village as a contribution to sustainability.



*Peggy's Lane*

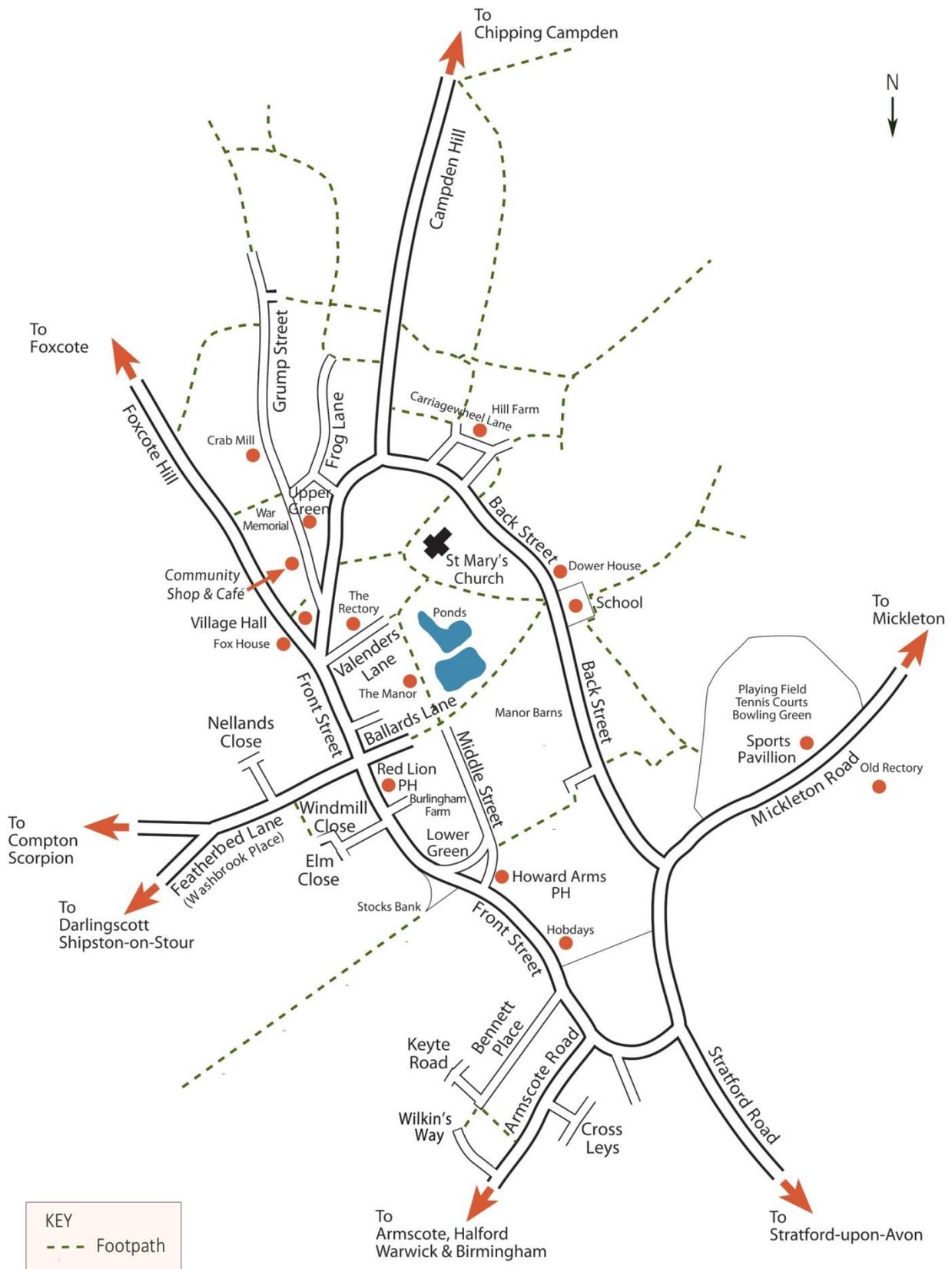


Figure 10: Ilmington Village Map showing network of footpaths

This map is on display in the Lower Green noticeboard and is widely used by local residents and visitors.

## POLICY DC.4: Valued Landscapes, Vistas and Skylines

Development proposals impacting on landscape setting must demonstrate how they are appropriate to, and integrate with, the character of the landscape setting whilst conserving, and where appropriate, enhancing the character of the landscape.

Development proposals should ensure that they respect all valued landscapes, as shown in Figure 11, as well as important vistas and skylines, particularly where they relate to heritage assets, rising land, village approaches and settlement boundaries.



*View from Foxcote Hill across the village of Ilmington*

### Explanation

- 6.2.5. The village is set at the base of an amphitheatre of hills with the Cotswold Escarpment highly visible. This setting, and the village balance of open green spaces and built areas offer many and varied views of this beautiful landscape setting. These valued landscapes, vistas and skylines are one of the Neighbourhood Area's defining special characteristics.
- 6.2.6. The majority of Ilmington village's Valued Landscapes lie within the Cotswolds Area of Outstanding Natural Beauty and Conservation Area (see Figure 13).
- 6.2.7. Views of the village's valued landscapes can be found looking:
- **From rising land into, across, and beyond the village:** The amphitheatre of hills surrounding the village stretches from the east to the south and west. This undeveloped, open rising land enables far-reaching panoramic views into the village and beyond.

- **Toward rising land, orchards, green spaces and open countryside from within the village:** Views to valued landscapes from within, out of and through the village exist as a consequence of its open character. Particularly valued are views toward rising land and special heritage assets such as St Mary's Church. The village's open layout provides many glimpses of the surrounding hills, and countryside, and special heritage assets can often be seen between houses and along footpaths.

6.2.8. Ilmington's numerous open spaces, hills and natural landscapes have a positive impact on the quality of life, and sense of personal well-being of residents and the many visitors alike<sup>32</sup>.

6.2.9. 80% of respondents to the Ilmington Neighbourhood Development Plan Survey 2017 valued the village's open green spaces and open weave layout (Q15).

6.2.10. Figure 11 (Map of Valued Landscapes) and the photographic references in Appendix 2 show key Valued Landscapes, how they can be seen from well used public footpaths and public highways and how they provide settings for important conservation area and Heritage Assets. They are:

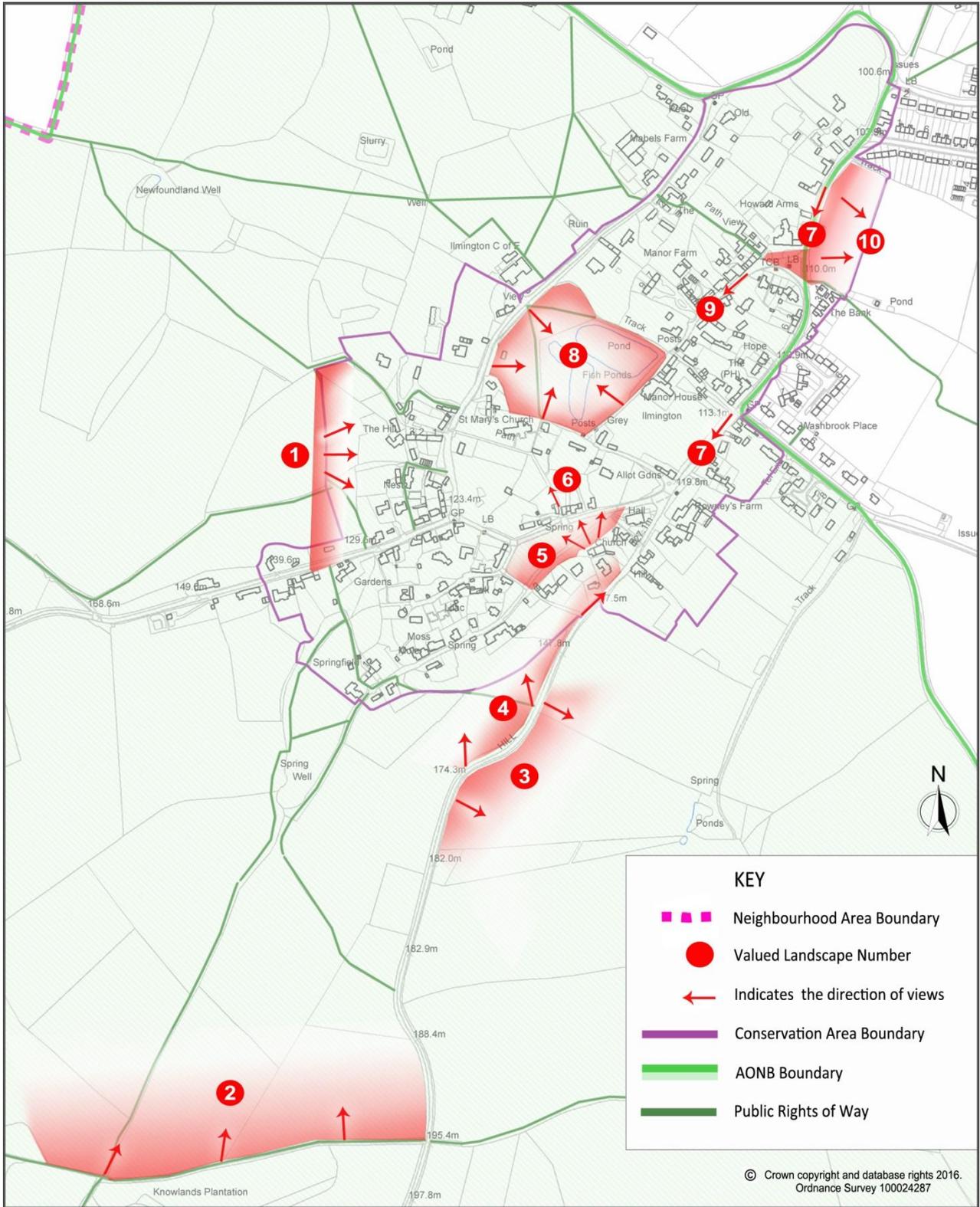
1. **Rising land to the west of the village:** this undeveloped rising land stretches from Hill Field / Nut Bank and Payne's Piece to the built area of Campden Hill and forms part of the amphitheatre of hills that is the natural setting of the village. The many footpaths that criss-cross it allow visitors and walkers (looking east) to enjoy panoramic views of the whole village and St Mary's Church.
2. **Rising land to the south of the village:** looking North and Northwest from Pig Lane, panoramic views of the village are across the original quarry from which Ilmington housing stone was obtained and beyond to Stratford upon Avon and across the Vale of Evesham.
3. **Rising land off Foxcote Hill (looking east / southeast):** the top of Foxcote Hill affords panoramic, far-reaching views toward Darlingscote and Blackwell, beyond to historically important Edgehill (over 10 miles away) and to the Feldon and Coventry (over 25 miles away).
4. **Rising land off Foxcote Hill (looking north / northwest/ west):** like all the undeveloped rising land surrounding the village to the south, the views from Foxcote Hill afford panoramic views that are part of Ilmington's distinctive character, including views of the village, St Mary's Church, Stratford-upon-Avon and the Malvern Hills.
5. **Upper Green:** there is intervisibility between the southeastern side of Upper Green toward Hill Field, Payne's Piece and Campden Hill which contributes to the open nature of the village. Panoramic views from the Community shop extend across most of the village and take in special heritage features such as St Mary's Church and the Front Street allotments.
6. **Peggy's Lane with views to St Mary's Church:** on north side of the lane is Clifford Orchard and to south are low walled open gardens and a brook. These create a natural frame to one of Ilmington's most prized heritage assets, the Grade I listed, St

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<sup>32</sup> Cotswold Conservation Board 'Tranquillity and Dark Sky Position Statement' 2010, pp. 2 & 3

Mary's Church.

7. **Front Street toward Rising Land:** looking south to the escarpment, the village on either side of Front Street provides a frame for the highly valued amphitheatre of hills beyond bringing a sense of the surrounding natural landscape into the village.
8. **Berry Orchard:** the site is highly regarded for its natural beauty, medieval fishponds, wildlife, tranquillity and important open views. It is extensively used by parishioners, dog walkers and ramblers. The site forms part of Ilmington's open weave mosaic pattern and setting of Grade II listed buildings (Ilmington Manor, Grey Cottage, The Bevingtons and Wharf Farm) in Middle Street and St Mary's Church.
9. **Middle Street toward Rising Land:** looking south to the escarpment, the medieval positioned houses on either side of Middle Street provides a sense of intimacy and a frame for the highly valued amphitheatre of hills beyond bringing a sense of the surrounding natural landscape into the village.
10. **From the Lower Green to Kyte Hill:** this open, undeveloped and imposing rising land lies to the west of Front Street and provides a strong contribution to local character, setting and distinctiveness due to its natural beauty. Additionally, there are unrestricted views from the public footpath (Warwickshire Centenary Way) alongside Kyte Hill as well as commanding views over Ilmington from which forms part of the setting of the village and Grade II listed buildings on Front Street (Hobdays, Hobdays Barn and The Stable Barn).



*Figure 11: Valued Landscapes of Ilmington Village  
(See Appendix 2 for photographic examples of each valued landscape/view)*

## POLICY DC.5: Environmental Sustainability

Development should, where possible and appropriate, incorporate the recycling of grey water and captured rainwater, and integration with SuDS systems.

Renewable energy development requiring planning permission will be supported, subject to it conserving heritage assets in a manner appropriate to their significance; and to it conserving and enhancing the AONB.

Resource efficient design, including the use of local materials, energy efficient technologies and sustainable construction techniques, will be supported. All development in the Neighbourhood Area should respect local character and residential amenity.

### Explanation

6.2.11. 75% of respondents to the Ilmington Survey (Q23) agreed that new housing should use renewable energy and green approaches to resource use, e.g. water.

6.2.12. In encouraging sustainable technologies and approaches, it is important that siting and operation minimise noise or visual impact to protect neighbours' amenity, so far as is practical and economic.

## POLICY DC.6: Local Parking Standards and Traffic Management

All new dwellings shall ensure by design that:

- DC.6.1 Provision for the parking of motor vehicles, including garages and carports, at a ratio of one space per bedroom, is available within the curtilage of the development.
- DC.6.2 Within the curtilage of developments of 5 dwellings or more, visitor parking should be provided at an additional 10% of total parking provision rounded up to the nearest whole number: i.e. a development of 6 dwellings that totals 18 bedrooms should provide 2 additional visitor parking spaces. Visitor parking is defined as a space that is unallocated to a house that visitors or the general public can use.
- DC.6.3 Parking areas should be carefully designed and discretely sited to avoid detracting from the village street scene. They should not be visually dominant or disruptive to residential amenity.
- DC.6.4 Cycle storage facilities should be provided within the curtilage of each dwelling and the provision of electric vehicle charging points will be supported.

### Explanation

6.2.13. The NPPF 2019 (paragraph 105) makes it clear that in setting local parking standards policies should take into account the accessibility of the development, its type, mix and use, local car ownership levels and the availability of public transport. The SDC Development Requirements SPD does this on a district wide basis and is applicable in some areas but a locally identified need means that a different non-strategic parking allocation policy is required. In paragraph 21 of the NPPF it states that these non-strategic policies

can be “more appropriately dealt with through neighbourhood plans.”

6.2.14. In the Ilmington Neighbourhood Plan Survey it was identified that 64% (Q13) of responding households owned two or more motor vehicles (see Figure 12) with 23% (Q14) parking these vehicles on the road. That means that of the 398 motor vehicles reported in the survey, 92 of those are not parked on premises but on public roads. 73% of respondents agreed that car parking on pavements and verges was a problem with 91% agreeing that there should more provision for car parking in any new development (Q31).

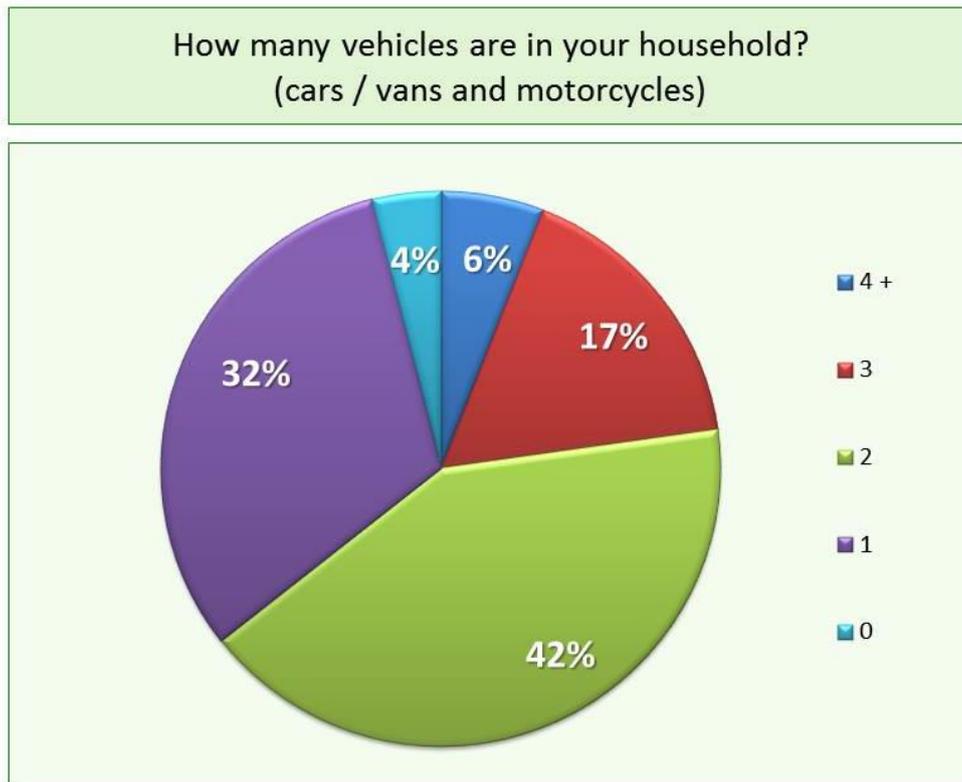


Figure 12: Number of vehicles per household

6.2.15. Ilmington has limited public transport links. The bus service only runs six days a week and does not operate at times that would enable travel during normal working hours. A large percentage of these buses facilitate travel during school terms only. Ilmington has no train station. The nearest is in Moreton-in-Marsh 8.3 miles away. There is no direct bus service and the connecting bus only runs three times a week. The Ilmington Neighbourhood Plan Survey showed that 89% of respondents never used public transport for travel to employment and 91% (Q9) never using it for travel to education.



Parking on Bennett Place

6.2.16. Much of the housing stock within the village of Ilmington was constructed in the era before motor vehicles and provision for their parking became necessary. This has led to the present parking

congestion on several of Ilmington’s roads. Because of Ilmington’s rural nature and the existence of several local large farms, this congestion can lead to a conflict between large farm vehicles, tractors and combine harvesters, with parked private cars.

6.2.17. Policy DC.6 seeks to ensure that any new development does not increase this existing problem and helps to promote a safe community<sup>33</sup> and a place that is “safe, secure and attractive-which minimises the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.”<sup>34</sup>



*Traffic congestion, parking and associated verge damage on Back Street*

<sup>33</sup> NPPF (2018), Section 8

<sup>34</sup> NPPF(2018), para 110c

## 6.3 Heritage Assets

### STRATEGIC OBJECTIVE:

To protect and conserve the heritage assets that shaped the present character of the Neighbourhood Area and village so that they can be enjoyed for future generations.

### Policy HA.1: Heritage Assets

Development should conserve heritage assets in a manner appropriate to their significance. The enhancement of heritage assets will be supported.

## Explanation

6.2.18. Ilmington has a wealth of heritage assets, which are outlined in Section 4.

6.2.19. The majority of Ilmington village lies within a conservation area (See Figure 13) and is also situated in an area of High Archaeological Sensitivity<sup>35</sup> (see Figure 14). Within the Neighbourhood Area there are 61 listed buildings with 37 being in the village itself<sup>36</sup>. The Warwickshire Historic Environment Record lists 106 records of heritage assets and finds<sup>37</sup> that includes examples of Ridge and Furrow within the Neighbourhood Area. This historic agricultural landscape is becoming increasingly rare with 73% of all visible ridge and furrow being levelled between the 1940s and 2007.<sup>38</sup>



*The Bevingtons*

6.2.20. This policy endeavours to ensure that these assets and any found in the future are conserved and enhanced for the benefit of future generations notwithstanding the balancing exercise which must be carried out to weigh the degree of harm and the significance of the heritage asset affected against any public benefit.

<sup>35</sup> Historic Environment Assessment of Local Service Villages, Stratford-on-Avon District 2012, Section 4.16 .9

<sup>36</sup> See Figure 2 of this document (p. 10)

<sup>37</sup> Warwickshire Historic Environmental Record (WHER) at [timetrail.warwickshire.gov.uk](http://timetrail.warwickshire.gov.uk)

<sup>38</sup> SE Warwickshire and Cotswolds HLS Target Areas, A Report for NMP 2013, Priest and Dickson, p57

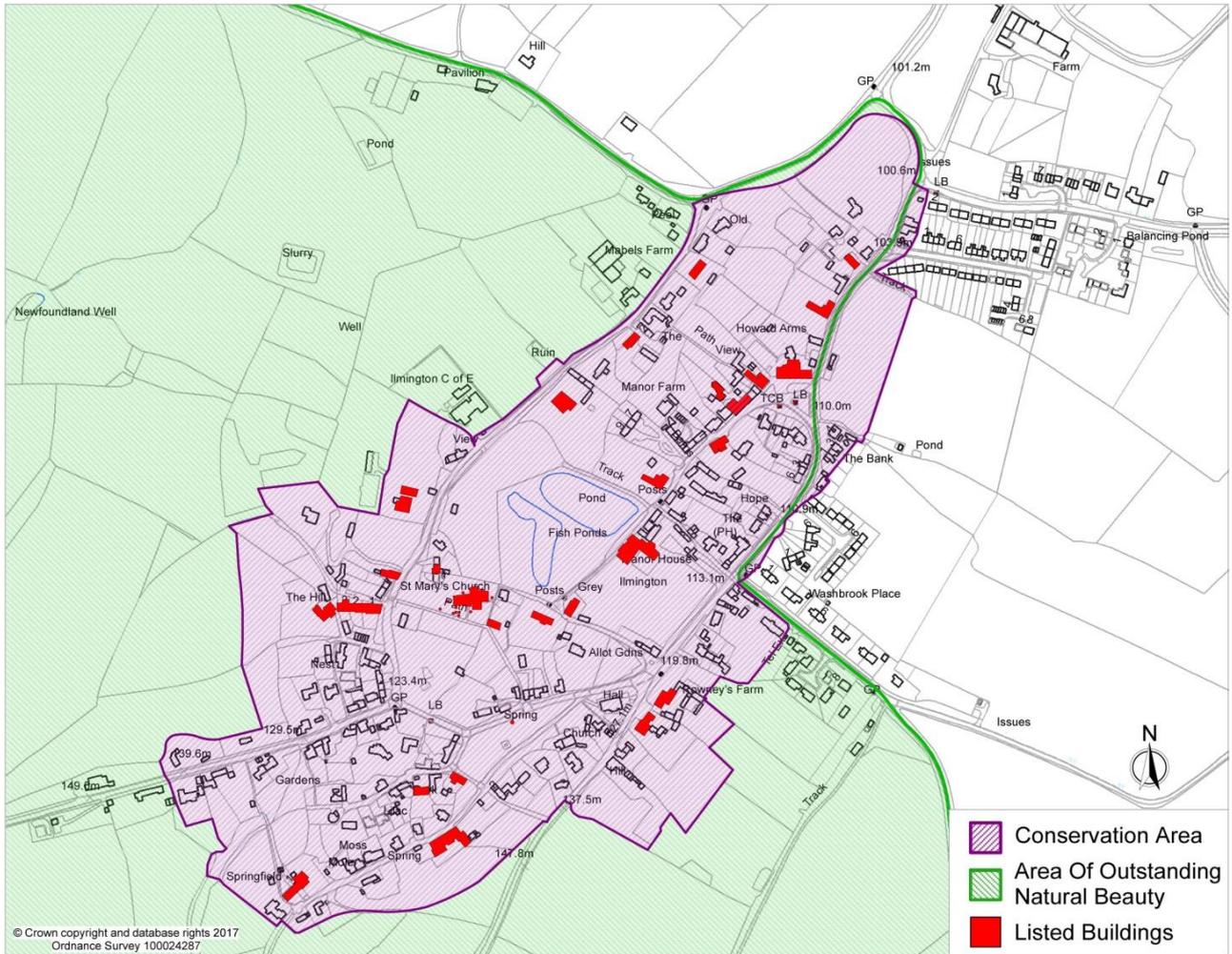


Figure 13: Ilmington Village Conservation Area

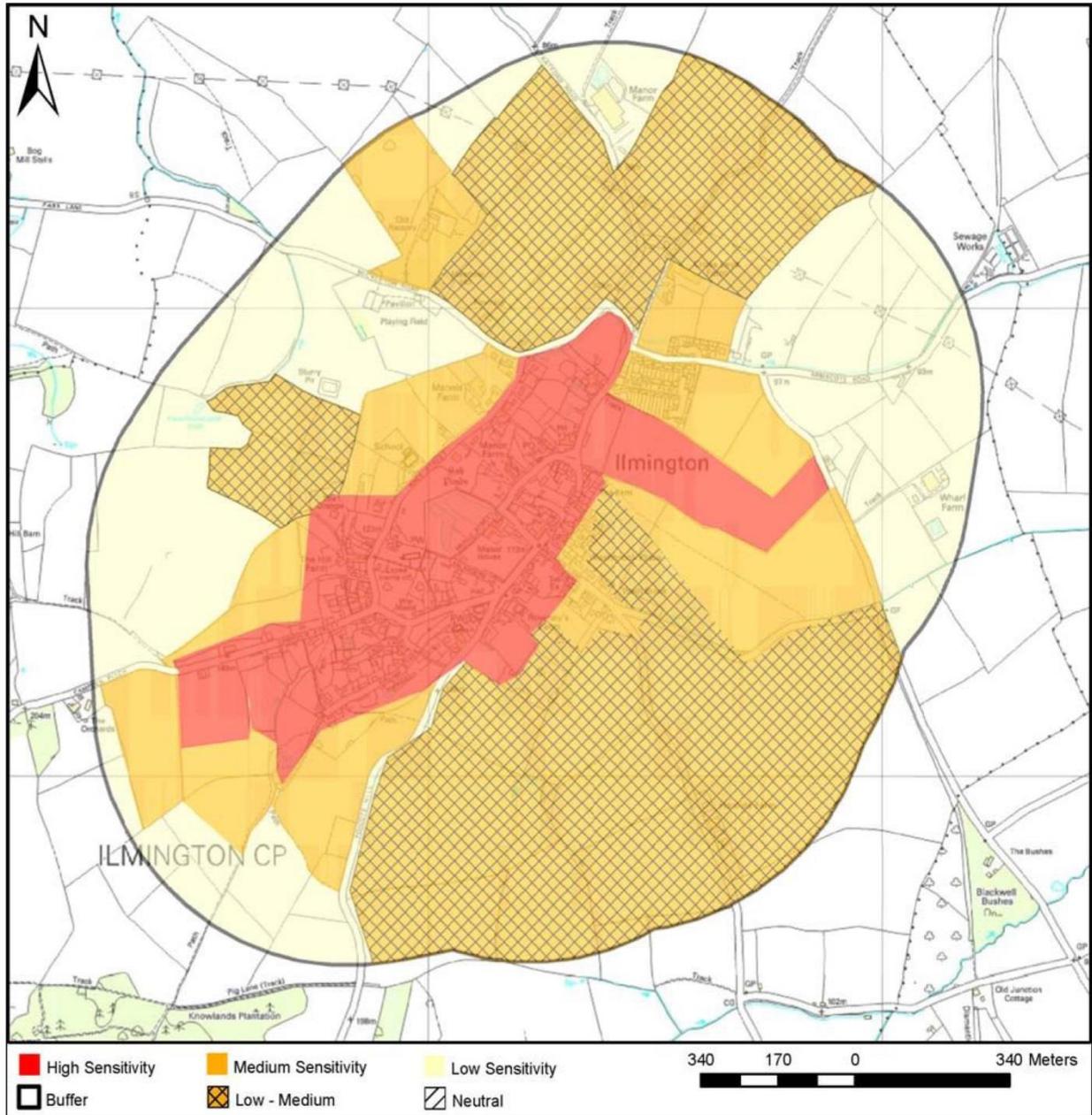


Figure 14: Ilmington Historic Environment Assessment Archaeological Sensitivity Map<sup>39</sup>

<sup>39</sup> Historic Environment Assessment of Local Service Villages, Stratford-on-Avon District 2012, Fig.16.4, p117

## 6.4 Local Green Spaces

### STRATEGIC OBJECTIVE:

To ensure that all current and future residents of Ilmington have green and open spaces of a suitable quality and quantity to appreciate and enjoy.

### POLICY LGS.1: Local Green Spaces

This Plan designates the following areas of Local Green Space as defined on Figure 15 and subsequent plans, at the following locations in the village of Ilmington:

- LGS 1: Ilmington Playing Fields and playground, Mickleton Road
- LGS 2: Kyte Hill / Windmill Hill (Western Portion adjoining Front Street Only)
- LGS 3: Middle Meadow Garden, Front Street/Middle Street
- LGS 4: Berry Orchard / Fish Ponds (Between Back Street and Middle Street)
- LGS 5: Field on Back St (between Dower House and the two cottages: Mary's Cottage and The Glen)
- LGS 6: Clifford's Orchard (bordering Back Street, Front Street and Peggy's Lane)
- LGS 7: Allotments, Valenders Lane
- LGS 8: Land south east of Grump Street and Crab Mill Cottage
- LGS 9: Land and Balancing Pond at Wilkins Way
- LGS 10: Clifford's Allotments, Campden Hill

The management of development within areas of Local Green Space will be consistent with that for development within Green Belts.

### Explanation

6.2.21. These areas have been demonstrated to be of significance to the local community through the independent assessments, Ilmington Neighbourhood Plan workshops and survey analyses. The importance of Local Green Spaces is reflected by the fact that 185 (85%) respondents to the Ilmington Neighbourhood Plan Survey left 732 comments on their preference for protected green spaces within Ilmington village. (See Appendix 3 for descriptions and photographic examples of each Local Green Space.)

6.2.22. These designated spaces include existing sports play and recreational spaces, remnant orchards, open spaces and rising land that form defining features that characterise the village's mix of houses, footpaths and open mosaic. Most are either traversed by public rights of way or adjoin them, and are prominent from them.

6.2.23. The majority of the sites designated are in the Area of Outstanding Natural Beauty and conservation area (See Figure 13,). Additionally, LGS 4, LGS 5, LGS 6 and LGS 7 are noted as important views in the 1996 Conservation Area Review report as well as research for the 1996 Ilmington Parish Plan.

6.2.24. The protection of these areas will contribute to the protection of the local landscape character and also the setting of cultural heritage assets. Minor positive effects on the

cultural heritage and landscape objectives are expected as a result of this policy.’ SEA, paragraph 6.16.1

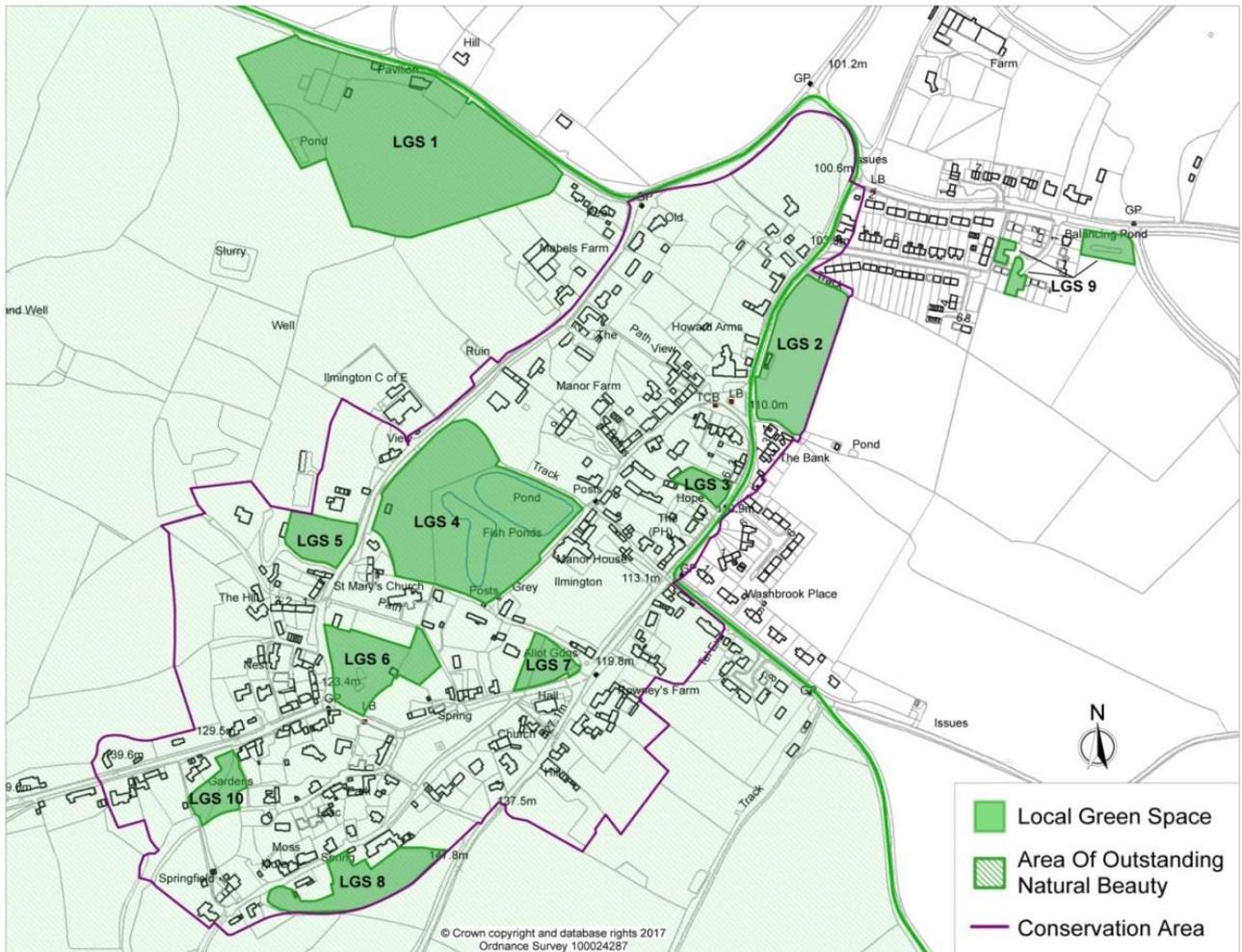


Figure 15: Location of Green Spaces Designated as Local Green Space  
 (See Appendix 3 for descriptions and photographic examples of each Local Green Space)

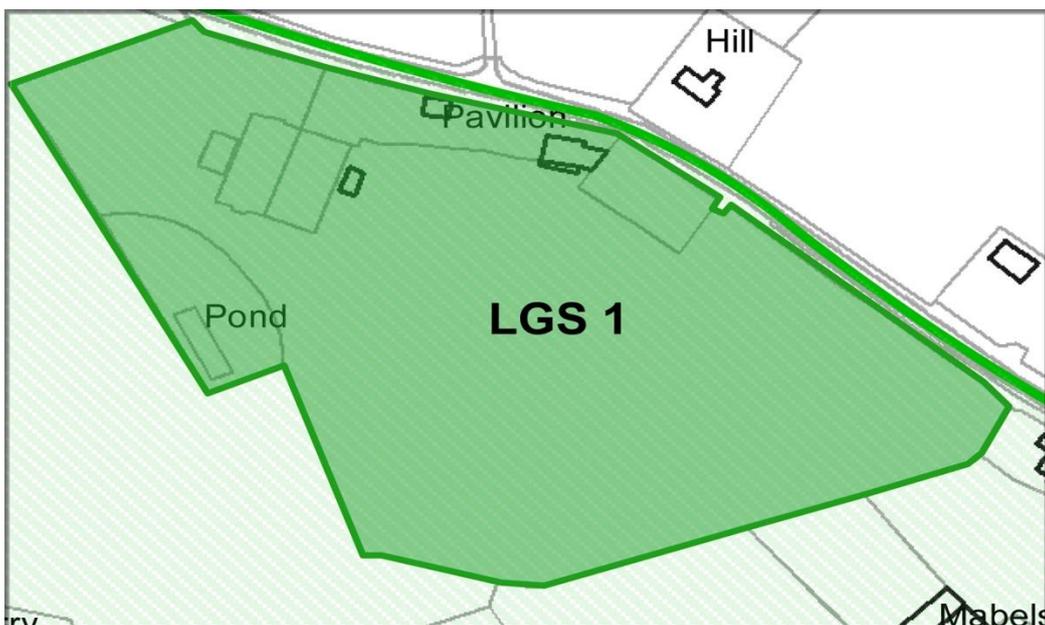


Figure 15a: LGS 1 Plan

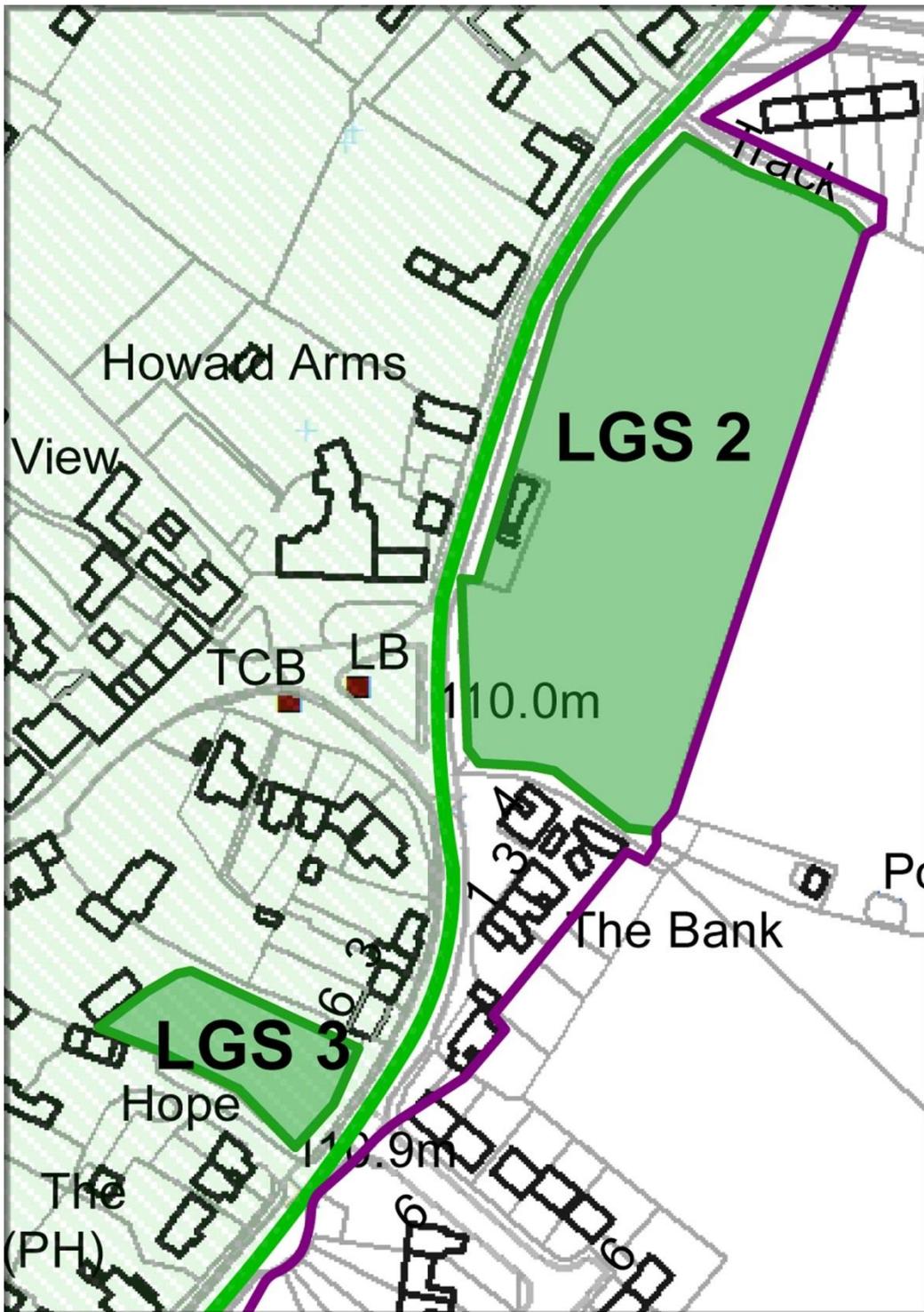


Figure 15b: LGS 2 & LGS 3 Plans

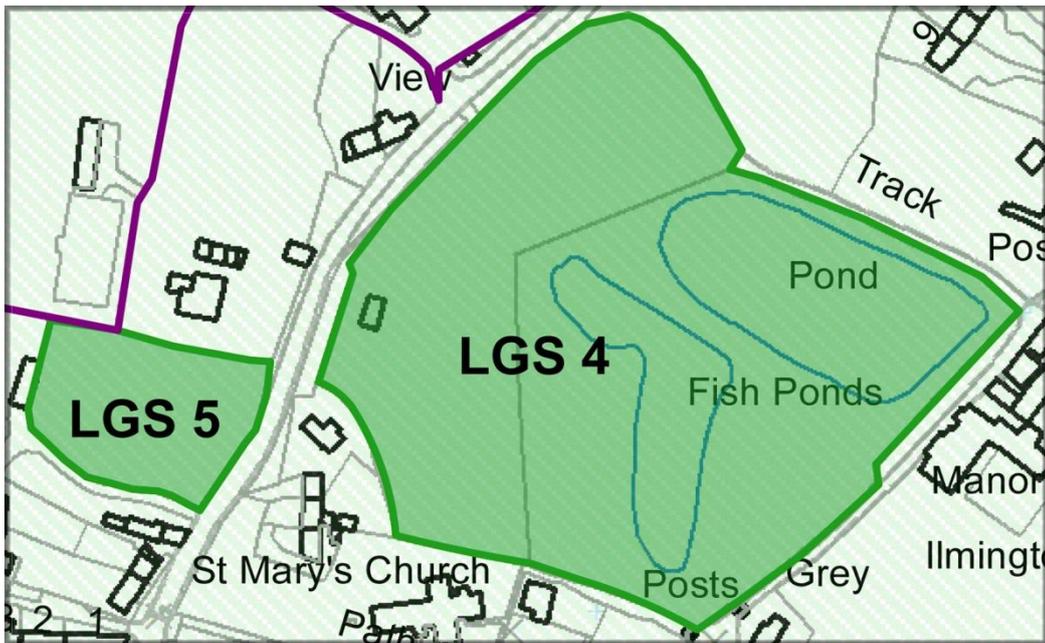


Figure 15c: LGS 4 & LGS 5 Plans

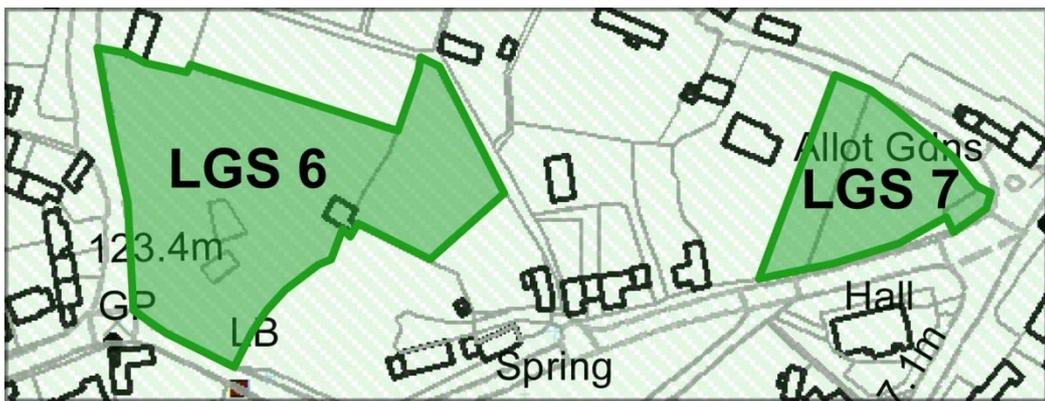


Figure 15d: LGS 6 & LGS 7 Plans

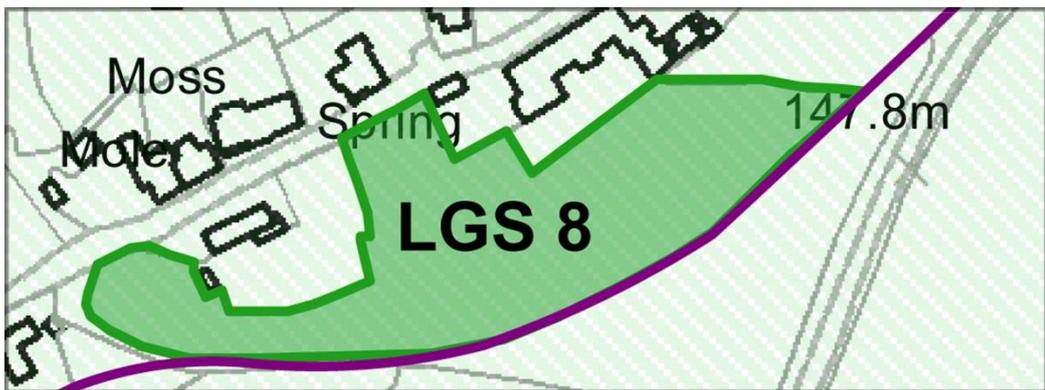


Figure 15e: LGS 8 Plan

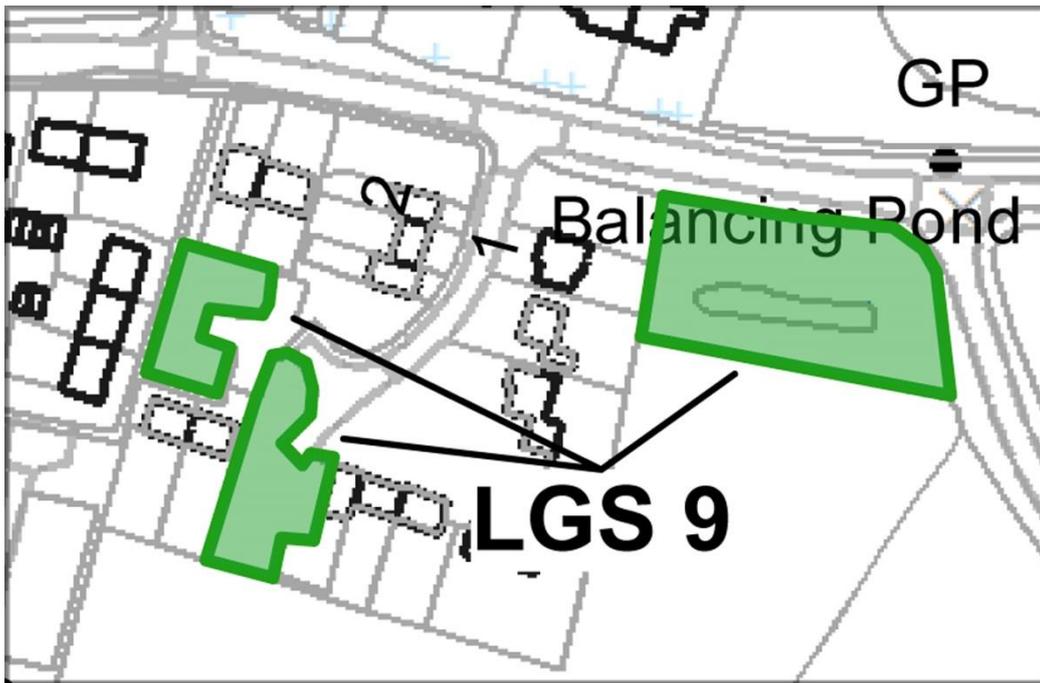


Figure 15f: LGS 9 Plan



Figure 15g: LGS 10 Plan



*Playground at Ilmington Playing Field*



*Kyte Hill*



*Wilkins Way*

## 6.5 Infrastructure

### STRATEGIC OBJECTIVES:

- To maintain, and where practicable, to improve the ability of the existing infrastructure to meet community needs and mitigate the adverse effects of inadequate existing infrastructure.
- To provide adequate capacity to support future planned development.

### POLICY INF.1: Flooding

#### Pluvial (surface water from rainfall) and Fluvial (from rivers) Flood Risk

- INF.1.1 Proposals will only be supported if they satisfactorily identify and address the risk of fluvial and pluvial flooding, do not increase the risk of flooding, and where existing flood risks are identified, are supported by a site specific flood risk assessment.
- INF.1.2 Appropriate Sustainable Drainage Systems (SuDS) will be proportionally incorporated in all scales of development to accord with Core Strategy (2016) policy CS.4 and designed to control run-off generated on-site to the greenfield run-off rate ( $Q_{bar}^{40}$ ) for all return periods up to and including the 1 in 100 years plus climate change critical storm event criteria.
- INF.1.3 SuDS features must be located outside areas of identified flood risk.
- INF.1.4 Proposals on sites crossed by a watercourse must include a site specific flood risk assessment that includes modelling of the watercourse with SuDS features located outside areas of risk.
- INF.1.5 SuDS should allow for 'urban creep'.
- INF.1.6 Infiltration and above ground SuDS attenuation, such as swales, ponds and other water-based ecological systems, should be used.
- INF.1.7 Where mitigation measures involve cut off ditches, balancing ponds and or similar, proposals should demonstrate the means by which these shall be maintained to ensure their satisfactory performance in perpetuity.
- INF.1.8 Proposals should include opening up any existing culverts for greater amenity and biodiversity benefits where practicable.
- INF.1.9 Proposals including new culverts should minimize the length of such.

<sup>40</sup>  $Q_{bar}$  is the pre development greenfield site run off rate for any proposed development as defined in the Environment Agency / Defra document "Preliminary Rainfall Runoff Management for Development (W5-074/A/TR/1)"

## POLICY INF.2: Foul Water Drainage Mitigation

- INF.2.1 Development requiring foul drainage must demonstrate adequate means of foul drainage and evidence submitted to demonstrate sufficient capacity exists within the system to drain and process sewage during and subsequent to episodes of heavy rainfall.
- INF.2.2 Suitable techniques for “domestic grey water recycling” should be adopted where it will reduce the volume of “buffer” storage required above.
- INF.2.3 Developers shall ensure that foul and surface water from new development and redevelopment are kept separate. Where sites which are currently connected to combined sewers are redeveloped, the opportunity to disconnect surface water and highway drainage from combined sewers shall be taken.

### Explanation<sup>41</sup>

- 6.5.1. Because the village is located at the base of an amphitheatre of Jurassic limestone hills and that most of the village and surrounding areas sit on an impermeable clay substrate, surface water flooding is a recurring problem during prolonged periods of heavy rain. This history of localised flooding events in and around the village, coupled with evidence that climate change – and the accompanying increased expectation of extreme weather events – mean that this is a concern for the village. 50% of respondents to the survey (Q 32) felt that flooding was a problem and 75% felt that sewers and drainage could suffer due to further development (Q33).
- 6.5.2. A recent Met Office report says “... emerging evidence that, over the UK, daily heavy rain events may be more frequent. What in the 1960s and 1970s might have been a 1 in every 125 days event is now more likely to be a 1 in every 85 days event. This supports other evidence that UK rainfall is increasing in intensity”<sup>42</sup>. This would exacerbate the existing problem.
- 6.5.3. There are particular conditions in Ilmington that explain the need for policies both for pluvial and fluvial flood risk management and foul water drainage.

### Pluvial and Fluvial Flood Risk

- 6.5.4. Because the village is surrounded on three sides by hills, rainfall and ground water typically drain into the village and then to the north, mainly by way of a stream that runs through the village from south-east to north-west.

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<sup>41</sup> Ilmington Neighbourhood Development Plan: Infrastructure September 2017

<sup>42</sup> Met Office & Centre for Ecology and Hydrology: “The Recent Storms and Floods in the UK”, Feb. 2014

6.5.5. Post 2007 flood alleviation measures appear to have improved matters in the centre of the village. However, the northern part of the village continues to experience periodic and significant flooding, for example, at the junction of Mickleton Road, Armscote Road and Front Street. The latest episode occurred in March 2018 (see Figure 16). See Figure 17 for extent of Ilmington village's surface water flood risk.



Figure 16: Flooding 2018

6.5.6. Additionally, there are numerous water bodies such as ponds, streams and underground springs within and around Ilmington that exacerbate these instances of surface water flooding. Heavy rainfall places the village's conduit for run off and excess groundwater under pressure.

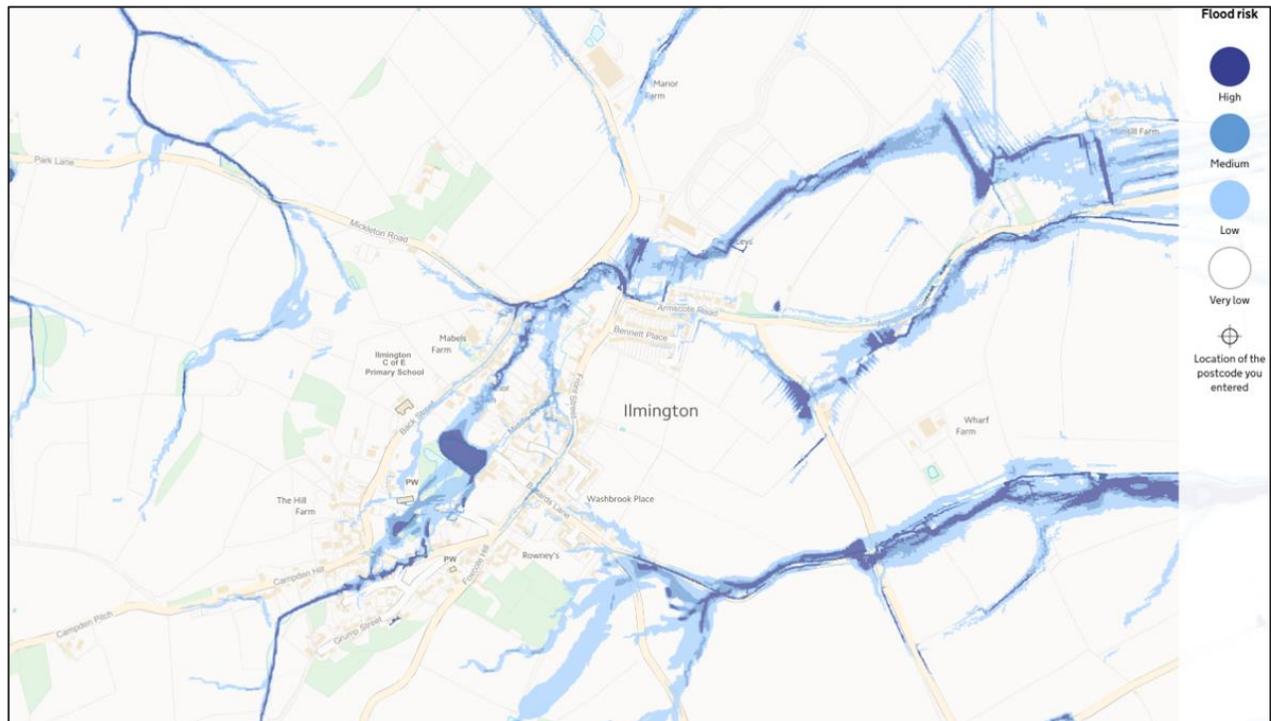


Figure 17: Surface Water Flood Risk in Ilmington<sup>43</sup>

6.5.7. This Policy will ensure that new development will not increase flood risk and where practicable increase the period before rainfall enters existing water courses on new developments.

<sup>43</sup> Environment Agency Long Term Flood Risk Information website: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastings=421384&northings=243842&address=100071244246>

<sup>54</sup> Ilmington Sewer Flood Alleviation Scheme, Progress Update Report for Ilmington Parish Council by Severn Trent Water Ltd on 25<sup>th</sup> November 2009

## Foul Water Drainage

- 6.5.8. The village's foul drainage system drains from south to north with a dedicated Waste Water Treatment Works located close to its north eastern corner. Much of the system is old and designed to drain foul water only. Historically (and prior to more recent changes in Building Regulations) a significant number of properties have roof and garden/driveway drainage connected to the sewer, increasing flow into the sewer.<sup>44</sup> As this is historic, it is not viable to separate them retrospectively but the legacy is problematic<sup>45</sup>. Correspondence between Severn Trent Water and Ilmington Parish Council show that, Severn Trent Water Ltd advised the Parish Council that the foul water drainage capacity in Ilmington was inadequate in 2011<sup>46</sup>.
- 6.5.9. Following heavy rainfall, the combined flows at times exceed the system's capacity and result in outbreaks of foul water from the system<sup>47</sup>. Modifications to reduce highways and land drainage have helped to reduce the problem, but the inadequate capacity of the system and its inability to deal with periods of heavy rainfall remain a major issue, something acknowledged by Severn Trent Water Ltd in 2011 and amplified in a 2013 report commissioned by Stratford-on-Avon District Council<sup>48</sup>.
- 6.5.10. Severn Trent Water Ltd have subsequently advised that mitigation measures are sufficient to date<sup>49</sup> and that upgrades to foul sewerage can be deferred to the next investment period starting in 2020 unless sewer flooding risk is seen to increase or is likely to be put at increased risk through proposed development<sup>50</sup>.
- 6.5.11. Since 2011, there have been 21 planning permissions for residential development without steps to address the inadequate foul water drainage capacity. Any further development should not increase pressure on an already challenged system and new development should not be at risk from flooding – or worse – foul drainage backing up into new or existing dwellings.
- 6.5.12. Stratford-on-Avon District Council, Warwickshire County Council, North Warwickshire Borough Council and Rugby Borough Council: Strategic Flood Risk Assessment Historic Sewer Flooding Record is shown in Figure 18, with a relatively high number of occurrences in and around Ilmington.

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<sup>45</sup> Email dated 22 September 2009 from Severn Trent Water Ltd to Ilmington Parish Council Clerk

<sup>46</sup> Email 30/06/2011 from Severn Trent Water Ltd to Ilmington Parish Council Clerk

<sup>47</sup> See regular correspondence between Ilmington Parish Council and Severn Trent Water Ltd 2000-2012

<sup>48</sup> Water Cycle Study Update Final report by URS Sept 2012, P7

<sup>49</sup> Severn Trent Water letter dated 16 October 2013 to Ilmington Parish Council Clerk

<sup>50</sup> Email dated 24 August 2017 from Simon Parkinson, Senior Solution Engineer, Severn Trent Water to Ilmington Parish Council Clerk



*Images of flooding on the corner of Armscote Road and Front Street  
Including image of flood water coming up through a manhole cover*

*The top photo was taken in June 2016. The bottom two photos were taken in March 2018.*

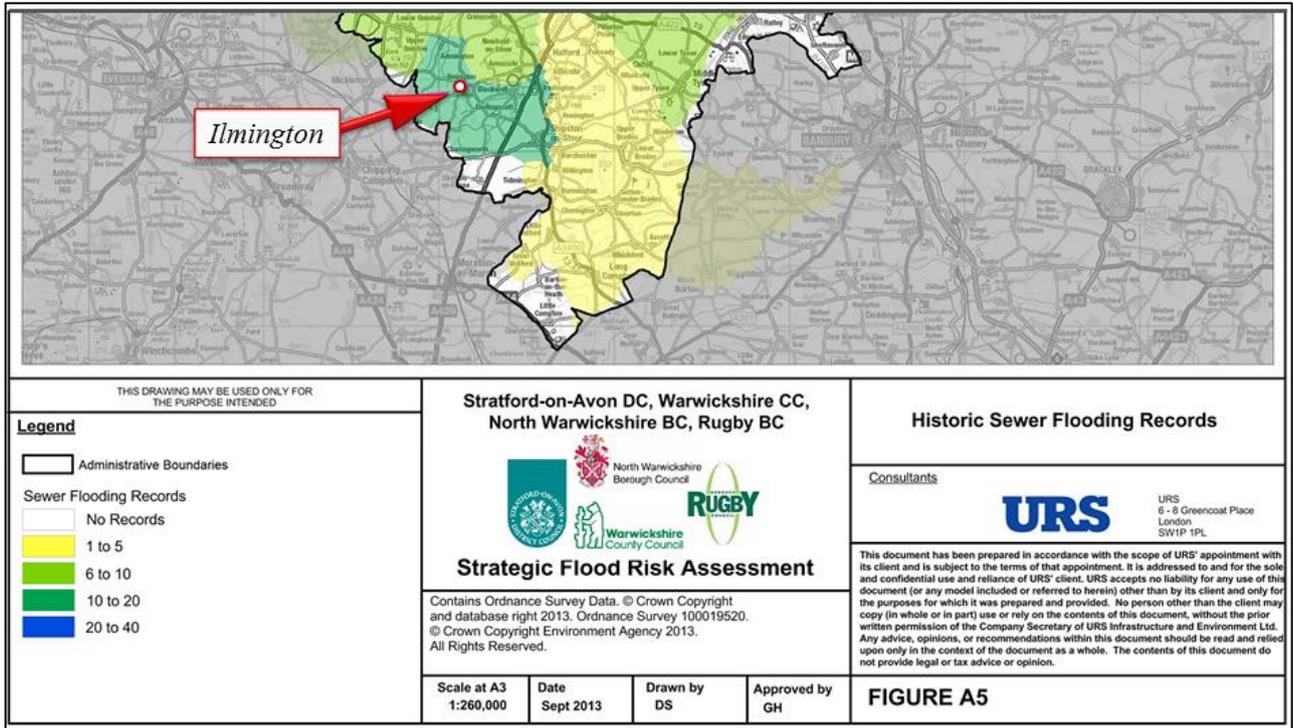


Figure 18: Historic Sewer Flooding Record Map

## 6.6 NATURAL ENVIRONMENT

### STRATEGIC OBJECTIVES:

As a contribution to a sustainable local natural environment, development should conserve and where appropriate, enhance:

- The natural environment and countryside in the Neighbourhood Area, including natural aquatic habitats, open green spaces, woodland, veteran trees, hedgerows and trees
- The tranquility and dark skies that are a characteristic of the Neighbourhood Area

### Policy NE.1: Biodiversity, Wildlife and Habitat Conservation and Protection

- NE.1.1 Existing ecological networks should be retained and new ecological habitats and networks will be supported.
- NE.1.2 The improvement of landscape quality, scenic beauty and tranquility will be supported.

### Explanation

- 6.6.1. Ilmington is a rural settlement whose surrounding countryside comes into the village. The habitat of the surrounding area of the settlement is variable and includes a mix of remnant agriculturally ‘semi-improved’ neutral grassland, scattered scrub, arable land and improved grassland with linear scrub hedge boundaries.
- 6.6.2. Despite agricultural improvement, areas within and around the village support a rich diversity of wildlife. Various areas are identified as having either high or moderate distinctiveness meaning that they have ecological sensitivities<sup>51</sup>, including remaining semi-improved neutral grassland, broad-leaved plantations, allotments and orchards.
- 6.6.3. Ilmington has areas of semi-improved grassland including some of which are identified as potential local wildlife sites.<sup>52</sup> Semi-improved grassland has declined across England primarily to agricultural intensification, and to a lesser extent development, with an accompanying fragmentation that increases the risk of local species extinction in small remnant areas<sup>53</sup>. These areas retain a relatively species rich flora and can support many birds and insects<sup>54</sup>.
- 6.6.4. In particular, Humpty Dumpty to the south of the village of Ilmington (also known as the

<sup>51</sup> Stratford-on-Avon District Council Ecological and Geological Study of Local Service Village (2012), Ilmington: Item 6, Appendix 17, pp.221-235

<sup>52</sup> Stratford-on-Avon District Council Ecological and Geological Study of Local Service Village(2012), Ilmington: Item 6, Appendix 17, pp.225

<sup>53</sup> Warwickshire Wildlife Trust, Action for Wildlife, Warwickshire, Coventry and Solihull Local Biodiversity Action Plan: Lowland Neutral Grassland: Draft Revised Plan May 2017, p.5

<sup>54</sup> Warwickshire Wildlife Trust, Action for Wildlife, Warwickshire, Coventry and Solihull Local Biodiversity Action Plan: Lowland Neutral Grassland: Draft Revised Plan May 2017, p.1

Dairy Ground) is a significant tract of semi- improved neutral grassland on rising land. A number of protected species can be found including “small heath butterfly, large-leaved lime, badger and brown hare plus bat species including Common and Soprano Pipistrelle, Brown Long-eared, Lieslers, Noctule, Whiskered and Brandt’s bats recorded in the settlement area. In the wider area there is grass snake and the additional rare plant records of common spike-rush and corn buttercup (See Figure 19), Ilmington Biodiversity Audit map.”<sup>55</sup>



*View from Foxcote Hill*

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<sup>55</sup> Stratford-on-Avon District Council Ecological and Geological Study of Local Service Village(2012), Ilmington: Item 6, Appendix 17, p223

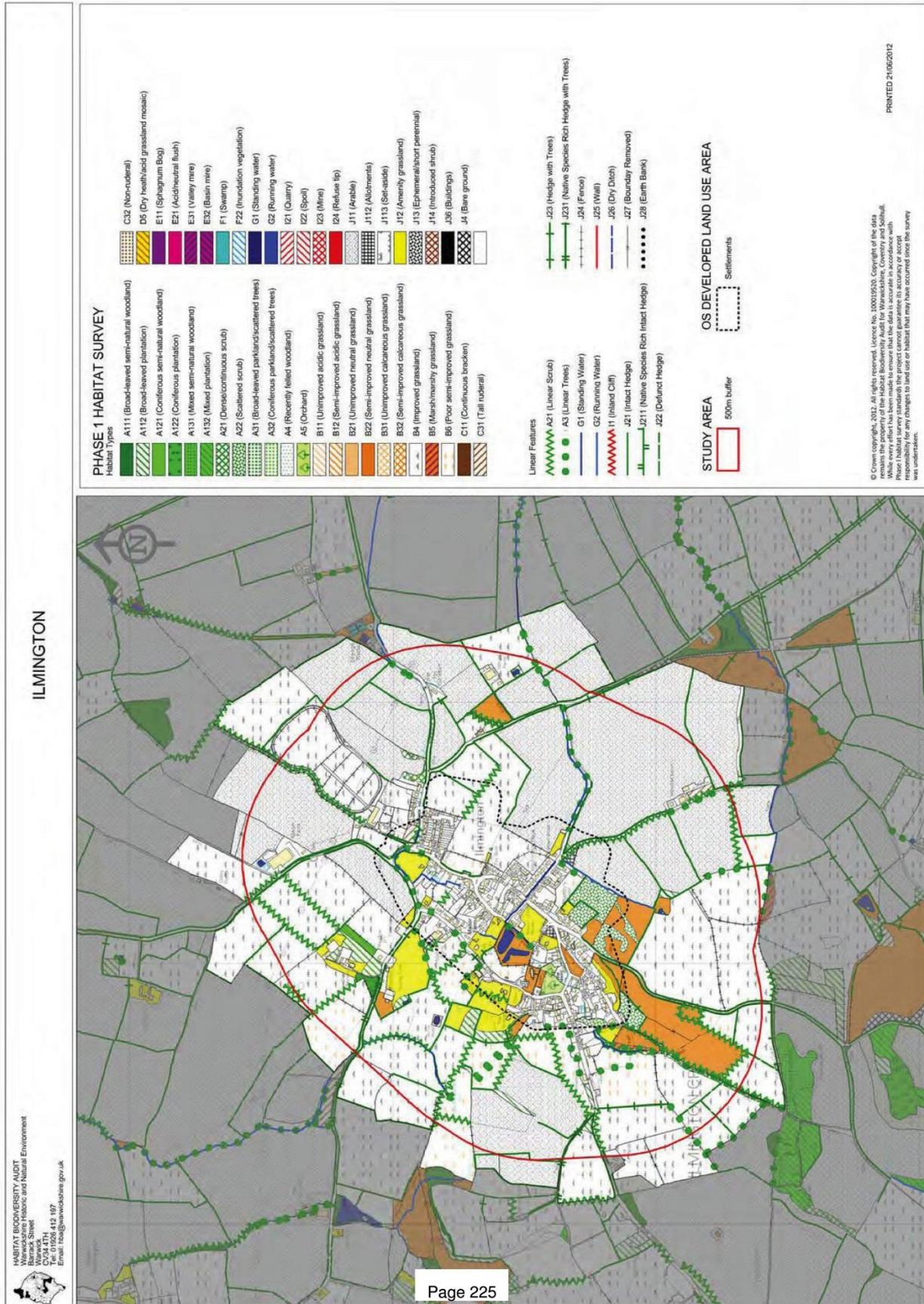


Figure 19: Ilmington Biodiversity Audit Map

Stratford-on-Avon District Council Ecological and Geological Study of Local Service Village (2012),  
Ilmington: Item 6, Appendix 17, pp.225

## Policy NE.2: Aquatic Habitats

- NE.2.1 Where possible, developments that include and / or are adjacent to existing aquatic habitats (such as attenuation ponds, springs, ditches or streams) should be designed in such a way as to enhance the natural environment by encouraging biodiversity.
- NE.2.2 Proposals which have an adverse impact on aquatic habitats will not be supported.



*The Ponds, Berry Orchard*

## Explanation

- 6.6.5. There are numerous bodies of water such as ponds, streams, underground springs and ditches within the Neighbourhood Area and the geological boundary. One major stream that runs south through the core of village is called Middle Brook. Other streams are unnamed such as those running through Washbrook Place, Compton Scorpion and by Old Junction Cottage on Compton Scorpion Lane.
- 6.6.6. The ponds and streams of Ilmington provide a haven for wildlife and encourage biodiversity. They provide important homes for amphibians, reptiles, insects, mammals and birds.
- 6.6.7. Each spring, frogs and toads cross Ilmington to breed in village ponds and water bodies, many are run over by cars as they do so.
- 6.6.8. Ponds and streams in and around Ilmington village include: (See Figure 20: Pond & Stream Location Map)
- **Newfoundland Well:** The site of Newfoundland Well dates to the Post Medieval

period. It is located 800m west of Ilmington. A modern dam has been raised and the well is now within the boundary of a small pond<sup>56</sup>.

- **Slurry Pond** lies to the NE of Newfoundland Well surrounded by bramble and willow herb
- **The Pond at the back of Ilmington Playing Fields** is often used by Ilmington’s C of E Primary School for their nature studies.
- **The Fish Ponds:** They are described in the SDC Ecological and Geographical Study as: “Two large mature ponds surrounded by semi-improved grassland with nearby church yard and small fields grazed by sheep in centre of the village... The pond edges are particularly rich in marginal and emergent species....”<sup>57</sup> Herons, geese and other wading birds are commonly seen at the Fish Ponds.
- **Middle Brook stream:** This stream runs along Middle Street and through the village south to north.
- **The Ponds, Windmill Hill**
- **The Balancing Pond, Wilkins Way**
- **The Sheep Wash Reservoir along Featherbed Lane across from Washbrook Place**
- **Wedgcock and Charity Land Springs to the south of the village**

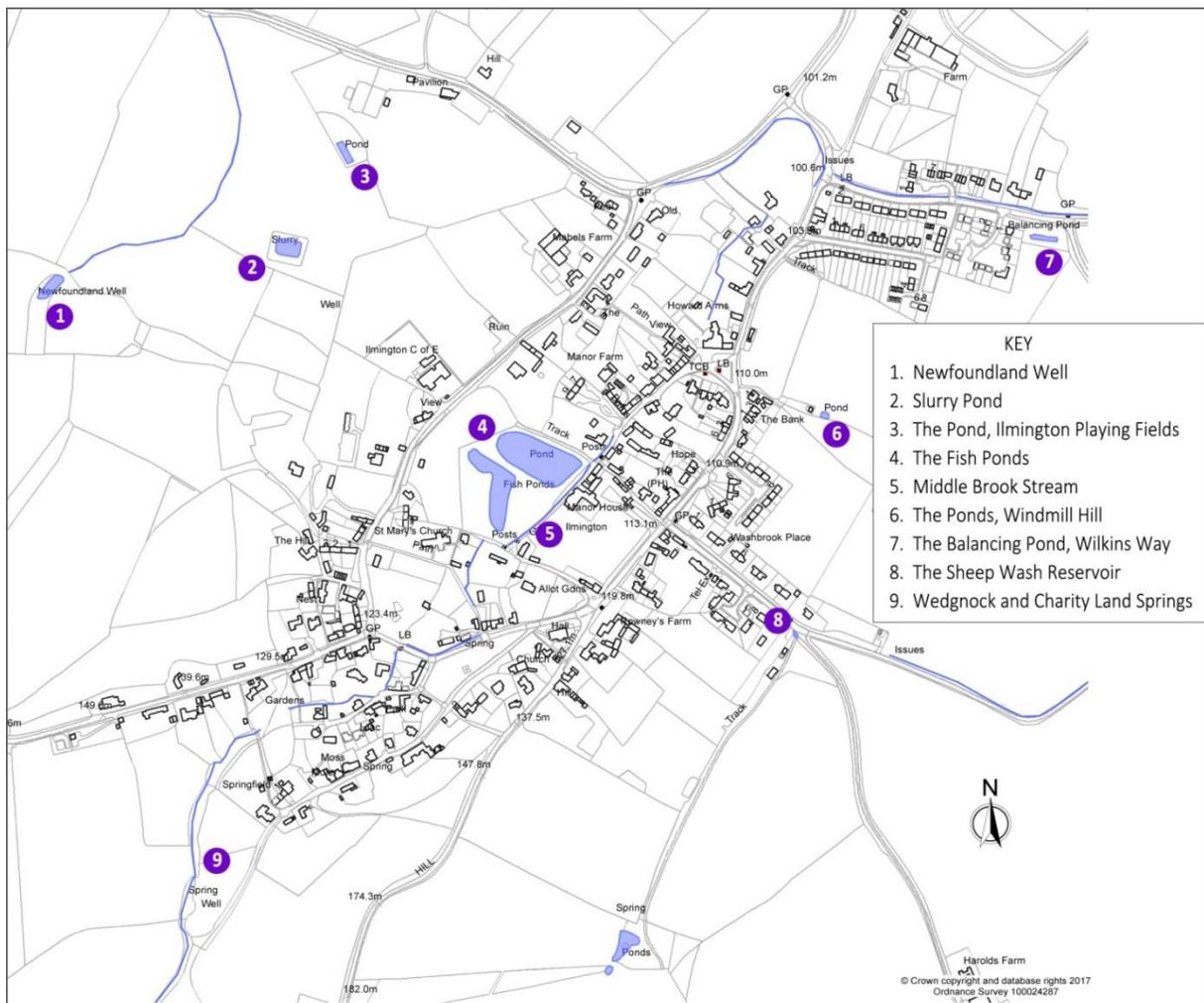


Figure 20: Pond & Stream Location Map

<sup>56</sup> Source: [www.ourwarwickshire.org.uk/content/catalogue\\_her/newfoundland-well-ilmington](http://www.ourwarwickshire.org.uk/content/catalogue_her/newfoundland-well-ilmington)

<sup>57</sup> Stratford-on-Avon District Council Ecological & Geological Study, p.227

## Policy NE.3: Boundary Treatments and Landscaping

Development should conserve mature hedgerows. Where hedgerow removal is necessary and unavoidable, new native hedgerow replacements should be provided as an integral part of the development.

The planting and maintenance of features, such as native species trees, hedgerows and grassy margins, to provide connectivity and shelter for ground-dwelling and other wildlife, will be supported as will the provision of hedgehog holes at the base of solid boundary treatments.

## Explanation

### Boundaries

- 6.6.9. Traditional low hedges, hedgerows and dry-stone walls are characteristic boundaries of fields and residences throughout the Neighbourhood Area.
- 6.6.10. Along with gardens, hedges provide important habitat, food, shelter and breeding sites for wildlife and are important for our overall ecosystem. Hedges “facilitate movement through the landscape for a wide range of organisms”, including flying insects<sup>58</sup>. Gardens provide a habitat for many small mammals and invertebrates which travel between them in search of food and mates.
- 6.6.11. Solid fencing and stone walls can prevent birds, small mammals and invertebrates from moving freely between gardens forcing them onto road where they are in danger of being hit by moving vehicles. This can be overcome if new developments include wildlife corridors in boundary treatments which would help support, encourage and sustain biodiversity and ecological networks as noted in Section 7, the Design Guide, para 6.8.3.

### Landscaping

- 6.6.12. New developments can mean a loss of habitat for many species, some, like the Britain’s hedgehog, are in severe decline and are now listed as endangered.
- 6.6.13. Tree planting is important in providing screening and as a home for wildlife in new developments. The variety of trees within the village adds considerably to the local character and wildlife habitat. “Wildlife, both flora and fauna, is diverse. Oak, ash, beech, sycamore, horse chestnut, lime and willow trees thrive.”<sup>59</sup>
- 6.6.14. Respondents to the Ilmington Neighbourhood Development Plan Survey were resistant to non-native hedging, trees and conifers when asked: “Should more trees be planted?” (Q.21), 80% of households said ‘yes’. The question triggered many comments, 46% of which expressed a preference for broadleaf or indigenous species; particularly Oak, Birch, Beech, fruit trees and Elm. Negative comments focused on not planting of Leylandii (23%) or other large conifers (22%). This is broadly in line with the responses and recommendations found in the Ilmington Parish Plan 2006, p.21

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<sup>58</sup> Hedgelinek.org

<sup>59</sup> Ilmington Parish Plan 2006, p.5



*Horse Chestnut Tree on Lower Green*

## Policy NE.4: Allotments and Orchards

Development that would result in the loss or partial loss of orchards or remnant orchards will not be supported.

Development that would result in the loss or partial loss of allotments should demonstrate that any loss would be replaced by equivalent or better replacement in terms of quantity and quality in a suitable location.

## Explanation

6.6.15. Ilmington Village is home to many remnant orchards which provide an important habitat to a wide variety of small mammals, insects and invertebrates. (see Figure 19)

6.6.16. The resistance to development proposals which result in the loss of orchards, remnant orchards and allotments reflects their importance to Ilmington's residents (see 6.6.4), historical character (see Figures 21 and 22) and sustainability both now and for future generations.

6.6.17. Ilmington Parish Plan (2006) "The heart of Ilmington, inside the Front Street/Back Street perimeter and protected from through traffic, is our most important environmental asset. Small orchards shelter wildlife and biodiversity and help create the village's green character."<sup>60</sup>

<sup>60</sup> Ilmington Parish Plan 2006 p17

- 6.6.18. This remains the case: 97% of respondents to the question “should orchards and trees be protected”, answered ‘yes’.<sup>61</sup>
- 6.6.19. Orchards, and more particularly apple orchards, are a defining historical characteristic of Ilmington Village. This is exemplified by the Apple Map in St Mary’s Church and the children’s Apple Walk in 2007. The 1922 map they used, Figure 21, shows the amount of orchard lost since then when compared to Figure 22.
- 6.6.20. Even though the orchards have mainly laid unused with their crop being utilised for individual use, recently cider making has returned to the village with the Grumpy Frog hand crafted cider company producing both cider and apple Brandy from Ilmington apples. The enterprise is based in the village.
- 6.6.21. Remnant orchards are also important. Some of Ilmington’s remnant orchards contain unusual local varieties, which without protection will be lost, many of which are noted on the 1922 Ilmington Orchard Map (Figure 21). They provide habitats and environments that can support endangered species such as the Noble Chafer beetle. ‘This rare beetle is associated with traditional orchards where it is dependent on old, decaying wood within live trees especially cherry, plum and apple.... These sites are vulnerable to removal or clearance, particularly if the trees are reaching the end of their productive life.’<sup>62</sup>

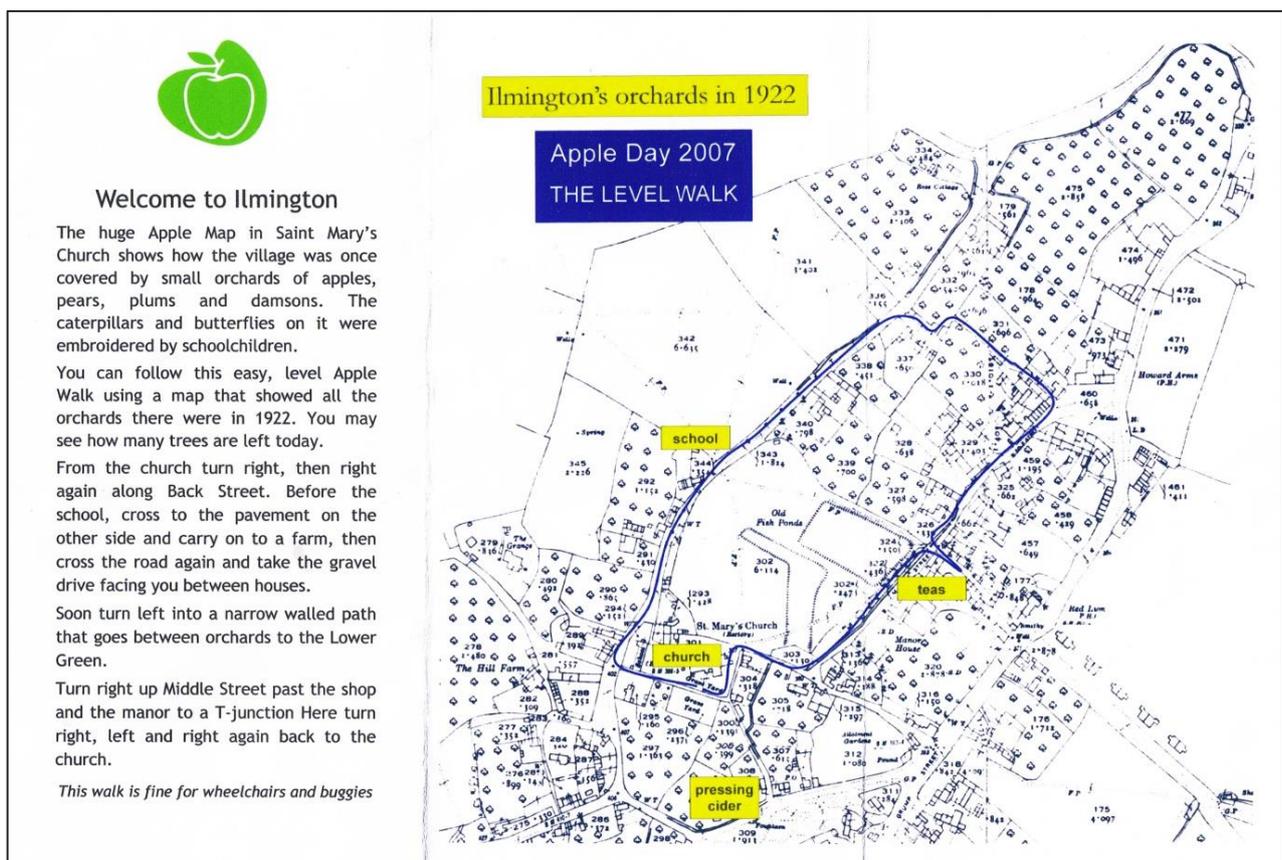
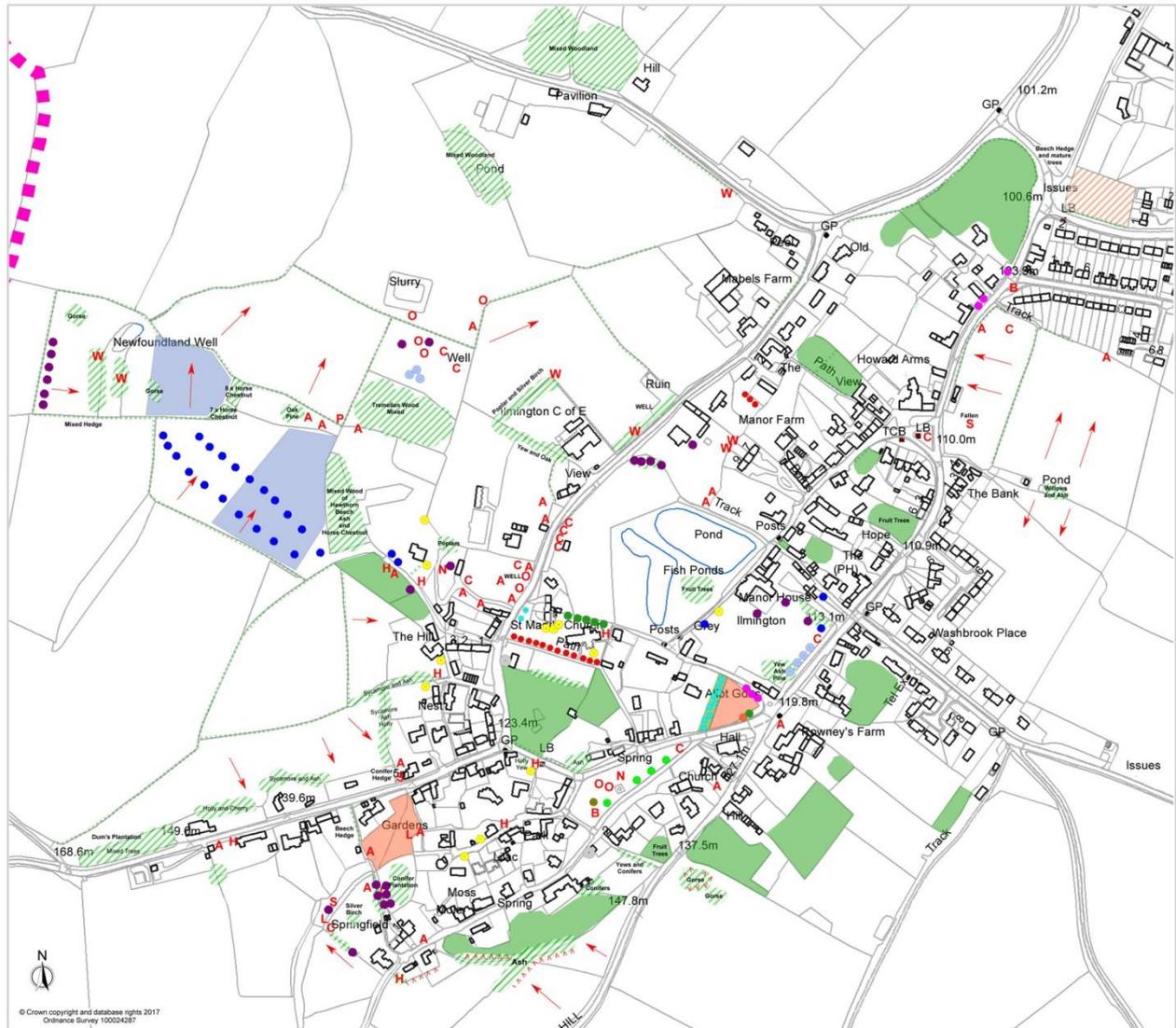


Figure 21: 1922 Ilmington Orchard Map used for 2007 Apple Day Walk

<sup>61</sup> Ilmington Neighbourhood Development Plan Survey 2017 Q20

<sup>62</sup> People’s Trust for Endangered Species, <https://ptes.org.noble-chafer-beetles/>



**ILMINGTON VILLAGE LANDSCAPE SURVEY**

This map is a general overview and is not an exhaustive survey. It's intention is to give an indication of the types and distribution of more significant flora and habitats within the village of Ilmington.

This survey was conducted by members of the Ilmington Neighbourhood Development Plan Steering Group (2017).



Figure 22: Landscape Survey Map showing Remnant Orchards and Allotments 2017

6.6.22. The Woodland Trust report that “Providing habitat for pollinators and for insects and birds that can help with pest management are two potentially key functions for non-

cropping trees in orchards. In both cases, much of the value of trees comes from the habitat complexity or heterogeneity they can provide; in terms of physical structure, microclimates, substrates to feed on, and diversification of the timing over which resources are provided in the year. It is difficult and costly to replicate this comprehensively through direct or artificial means; which is why ‘semi-natural’ habitats can be so important – a living system to support a living system.”<sup>63</sup>

6.6.23. Allotments are part of the rural tradition and an important community facility. Demand for them is growing steadily. They make a valuable contribution to biodiversity, sustainability and healthy lifestyles, represent years of public and individual investment, and are worthy of protection.<sup>64</sup>

## Policy NE.5: Tranquillity

All new development will be expected to respect the tranquillity of the Neighbourhood Area. Any development which results in excessive noise or detriment to the tranquillity of the environment will not be supported.



*View from Campden Hill across the Vale of Evesham*

## Explanation

6.6.24. “Tranquillity can be defined as a state of calm and quietude associated with peace”<sup>65</sup> and is identified as a ‘special quality’ of the Cotswolds AONB.

6.6.25. Those parts of the Neighbourhood Area that are in the Cotswolds Area of Outstanding

<sup>63</sup> Woodland Trust, Trees in Orchards 2013

<sup>64</sup> SDC Core Strategy(2016) Section 3, 3.6.6

<sup>65</sup> Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023, Chapter 3 ‘Portrait of the Cotswolds AONB’ p.20

Natural Beauty are defined as a “tranquil area”<sup>66</sup>. The importance of this was reflected in the Ilmington Neighbourhood Plan Survey 2017 with 98% of respondents answered that it was ‘very important’ or ‘quite important’ to “have tranquility and low noise levels in the Parish?”<sup>67</sup>

6.6.26. The Government Rural White Paper published in 2000 identified that “there will always be sources of noise in the countryside, and many of these - such as noise from harvesting and livestock - are themselves representative of activities which have long been central to the rural way of life. But protecting the countryside from further intrusion of noise is not a luxury. It is about preserving and promoting a feature that is genuinely valued by residents and visitors alike. Noise can also disturb the breeding of vulnerable species, and thereby undermine biodiversity.”<sup>68</sup>

6.6.27. Outcome 6 of the Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023 is that the tranquillity of the Cotswolds AONB “will have been conserved and enhanced, with fewer areas being affected by noise pollution and other aural and visual disturbance”<sup>69</sup>. Policy CE4.1 of the Management Plan states that “proposals that are likely to impact on the tranquillity of the Cotswolds AONB should have regard to this tranquillity, by seeking to i) avoid and ii) minimise noise pollution and other aural and visual disturbance.”<sup>70</sup>

6.6.28. The Cotswolds Area of Outstanding Natural Beauty Management Plan notes that: “Research undertaken by CPRE has identified a growing loss of tranquil areas in England, down from 75% of England in the 1960s to around 50% in 2007. Although the Cotswolds AONB has a relatively high level of tranquillity, the AONB is being increasingly affected by unwanted, man-made noise and by activity arising from developments. For example, the increasing demand for air transport is leading to expansion of controlled air space over the AONB. Additionally, the use of drones, both commercially and privately, is likely to increase, further reducing levels of tranquillity.”<sup>71</sup>

6.6.29. An opinion poll commissioned by the Campaign to Protect Rural England (CPRE) in 2006 showed that people valued tranquility the highest as a quality of the countryside above fresh air, scenery and nature.<sup>72</sup>

6.6.30. Several academic studies have shown that tranquility helps the economy, is good for our health and reduces stress.<sup>73</sup>

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<sup>66</sup> SDC Core Strategy(2016) CS.11

<sup>67</sup> 2017 Ilmington Neighbourhood Development Plan Survey Q22

<sup>68</sup> Our Countryside: The Future-A Fair Deal for Rural England (DEFRA 2000) 9.4.2. / Source Cotswolds Conservation Board Position Statement: Tranquility and Dark Skies: 2010, p2

<sup>69</sup> Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023, p.45

<sup>70</sup> Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023, p.45

<sup>71</sup> Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023, p.45

<sup>72</sup> Yougov Poll October 2006 / Source Cotswolds Conservation Board Position Statement: Tranquility and Dark Skies: 2010, p.2

<sup>73</sup> Cotswolds Conservation Board Position Statement, Tranquility and Dark Skies, p3

## Policy NE.6: Dark Skies

NE.6.1 Development must respect the Neighbourhood Area's dark skies.

NE.6.2 Development should aim to minimise light pollution by avoiding obtrusive external property lighting.

### Explanation

6.6.31. The Neighbourhood Area is predominantly in a dark sky region<sup>74</sup> (Figure 23) and has no street lights something strongly valued by parishioners. When asked whether a dark, star lit sky at night was important to them, 95% of respondents to the survey said 'yes'. The same percentage felt that street lighting should be restricted<sup>75</sup>.

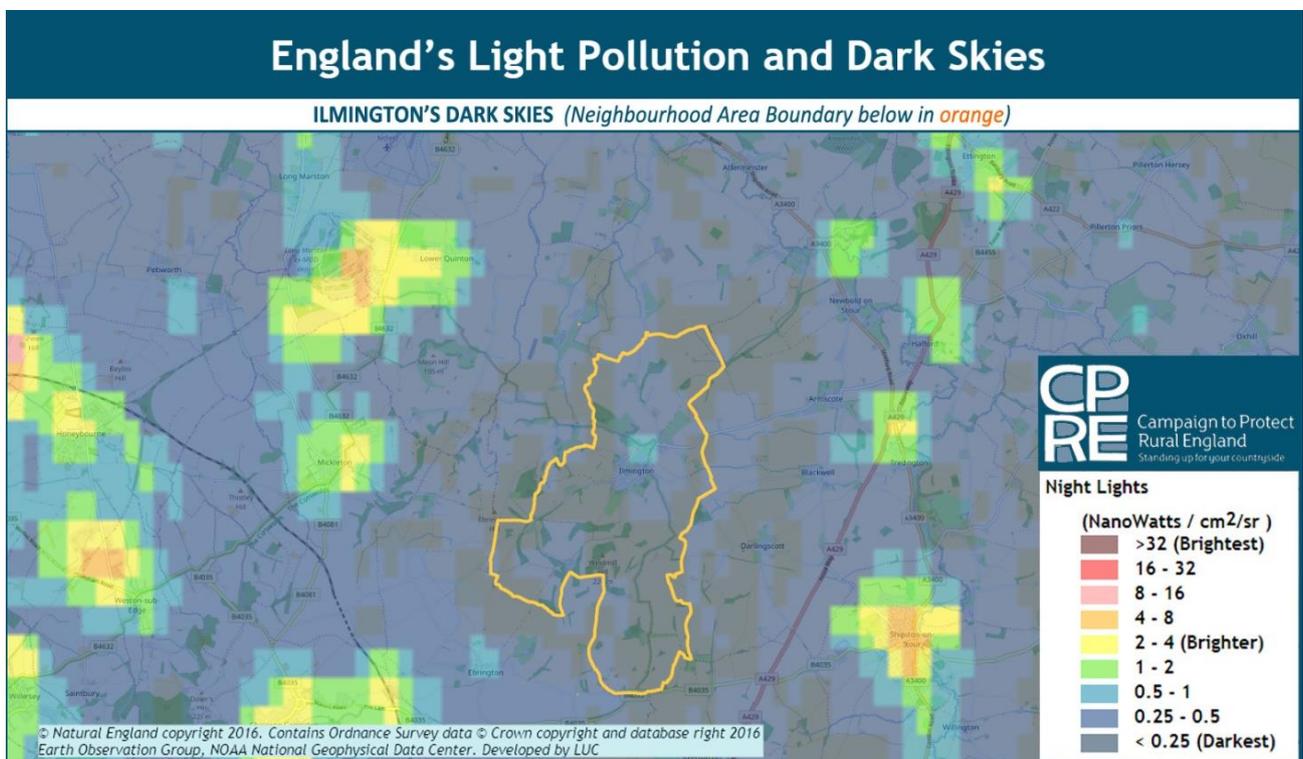


Figure 23: CPRE Dark Sky Map showing the Neighbourhood Area

6.6.32. The impact of light pollution on nocturnal wildlife is widely documented. From moths and beetles to amphibians, the effect of nighttime light pollution is harmful and disruptive and can affect pollination and reproduction<sup>76 77 78</sup>.

<sup>74</sup> Campaign to Protect Rural England website: <http://nightblight.cpre.org.uk/maps/> Map: © Natural England 2016. Contains Ordnance Survey data © Crown copyright and database right 2016, Earth Observation Group, NOAA National Geophysical Data Center.

<sup>75</sup> Ilmington Neighbourhood Plan Survey 2017 Q19 and Q19a

<sup>76</sup> European Commission's Science for Environment Policy: Moth Behaviour Disrupted by Street Lighting, May Affect Pollination, Issue 471, 23 Sept 2016, p.1

<sup>77</sup> [www.exeter.ac.uk/news/featurednews/title\\_568286\\_en.html](http://www.exeter.ac.uk/news/featurednews/title_568286_en.html)

<sup>78</sup> International Dark Sky Association website: [www.darksky.org/light-pollution/wildlife/](http://www.darksky.org/light-pollution/wildlife/)

6.6.33. The Defra Report of 2000 stated that: “Light pollution of the night sky is an increasing intrusion into the countryside at night, and it is an issue that we want all rural local authorities to take into account in their planning and other decisions. Local planning authorities have powers, for instance, to control many external lighting installations.”<sup>79</sup>

6.6.34. The Parish Council will seek to encourage applicants to assess whether developments could take place without external lighting.

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<sup>79</sup> Our Countryside: The Future-A Fair Deal for Rural England (DEFRA 2000) 9.4.4. / Source Cotswolds Conservation Board Position Statement: Tranquility and Dark Skies: 2010, p2

## 6.7 Economy, Tourism and Local Amenities

### STRATEGIC OBJECTIVE:

To sustain and, subject to being consistent with the policies of this Plan, support the development of the diverse local economy and employment opportunities that exist in the Neighbourhood Area, including opportunities for home working.

To sustain and enhance the amenities in the Neighbourhood Area to foster its vibrant community, making it an attractive place for local people and visitors alike.

### POLICY ETA.1: Encouraging Local Employment

The growth and expansion of existing businesses and the creation of new businesses will be supported, subject to it being demonstrated that any such development respects local character, residential amenity and highway safety.

### POLICY ETA.2: Home-Working and Internet Connectivity

Development of new dwellings should:

- Incorporate cabling or suitable ducting to support high speed broadband;
- Encourage the provision of space to support home-working, with flexible space adaptable to a home office

### POLICY ETA.3: Rural Tourism

Proposals for new and improved leisure and tourism based services and facilities within the Neighbourhood Area, including bed and breakfast, will be supported, providing that they have regard to local character, residential amenity and highway safety.

## Explanation

6.6.35. Economic activity and employment across the Neighbourhood Area is varied and substantial for a community of this size. The survey revealed that there are 45 businesses which are based within the Neighbourhood Area and 61 people indicated that they predominantly work from home. These cover a wide variety of sectors<sup>80</sup>. (See Figure 24)

6.6.36. These businesses include two pubs (one offering accommodation) and a community owned shop and café (which has 2.2 full time employees and also offers young people employment experience). A 'micro' level to the local economy exists with some businesses being mutually supportive. For example, the community shop sells local products sourced within the Neighbourhood Area, including cider and apple brandy made in the village, greetings cards created by local artists and bird seed sourced from a

<sup>80</sup> Ilmington Neighbourhood Plan Survey 2017 (Q6)

village supplier.

FIGURE 24: Which sector best describes your business activity?	Number
Consultancy	14
Farming / Horticulture	7
Building Trade	6
Arts & Crafts	6
Tourism / Leisure	5
Food / Catering	3
Retail	2
Manufacturing	1
IT / Business Services	1
Other	13

*Figure 24: Businesses Recorded from the Ilmington Neighbourhood Plan Survey 2017*

6.6.37. The survey asked all households (as opposed to businesses) about business and employment needs in the Parish with responses as follows:

- 47% felt there should be an improvement in, or the need to develop, tourism in the Parish.
- 64% felt there was a need to encourage more local jobs.
- 56% wanted more local business to be encouraged in the Parish.

6.6.38. 36 business-only respondents in the survey felt that poor broadband or mobile phone reception was a difficulty.

6.6.39. Connectivity to efficient telecommunications is therefore an important issue for the Neighbourhood Area, including access to high speed broadband. Having a significant number of businesses and home-workers based in the Parish—reduces outward commuting and unnecessary private car journeys and hence promotes sustainability. It helps to sustain both a balanced age structure in the community and stimulates the growth of the local economy.

## Policy ETA.4: Sustaining Local Amenities

ETA.4.1 The loss of existing community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that the facility is no longer in active use and has little prospect of being brought back into another community use.

ETA.4.2 Proposals which enhance and improve existing community facilities will be supported.

### Explanation

6.6.40. As the sole significantly sized settlement in the Neighbourhood Area, Ilmington is an unspoilt Cotswold village with attractive views, hills and footpaths that is also a popular destination for tourists, cyclists, walkers and dog walkers.

6.6.41. In a rural Parish of approximately 740 people, the extent of amenities and organised activities is substantial, and they are used by people in other local communities outside of the Parish. Neighbourhood Area amenities and organised activities are described in more detail in Figure 25 but include two successful public houses, a popular community shop and café, playing field, playground and village hall.

6.6.42. Parishioners place a high value on these amenities and of the contribution that they make to the quality of village life<sup>81</sup>. For example, the Survey showed frequency of use for some key services and amenities with 28% of respondents said they use the sports facility at least once a month and 30% use the playground facilities at least once a month (Q35). Asked which green spaces should be protected, almost 59% of respondents named the playing fields. In the workshop consultation that followed, 97% felt it was an important green space for the village.<sup>82</sup>

6.6.43. Ilmington C of E Primary School is one of the major amenities in the village and the school has advised that it has been over-subscribed for the past four years<sup>83</sup>. 13% of the respondents to the Neighbourhood Plan Survey (Q34) felt that more primary school places within the Parish were needed. Comments such as “If the village expands, then more places at the school will be required” and “The schools serves 6 parishes, all under development pressure so some increase in capacity desirable” were voiced.<sup>84</sup>

Further housing development (either in the Neighbourhood Area, or in surrounding Parishes) is likely to increase demand for places. The impact of this should be reviewed to ensure that adequate places are available for Ilmington children of primary school age.

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<sup>81</sup> Analysis of responses to initial Ilmington Neighbourhood Plan ‘mini survey’ August / September 2016

<sup>82</sup> Ilmington Neighbourhood Development Plan Report: Ilmington Amenities, June 2017

<sup>83</sup> Correspondence with the Administrator Ilmington Church of England Primary School, June 2017

<sup>84</sup> Correspondence with the Administrator Ilmington Church of England Primary School, June 2017

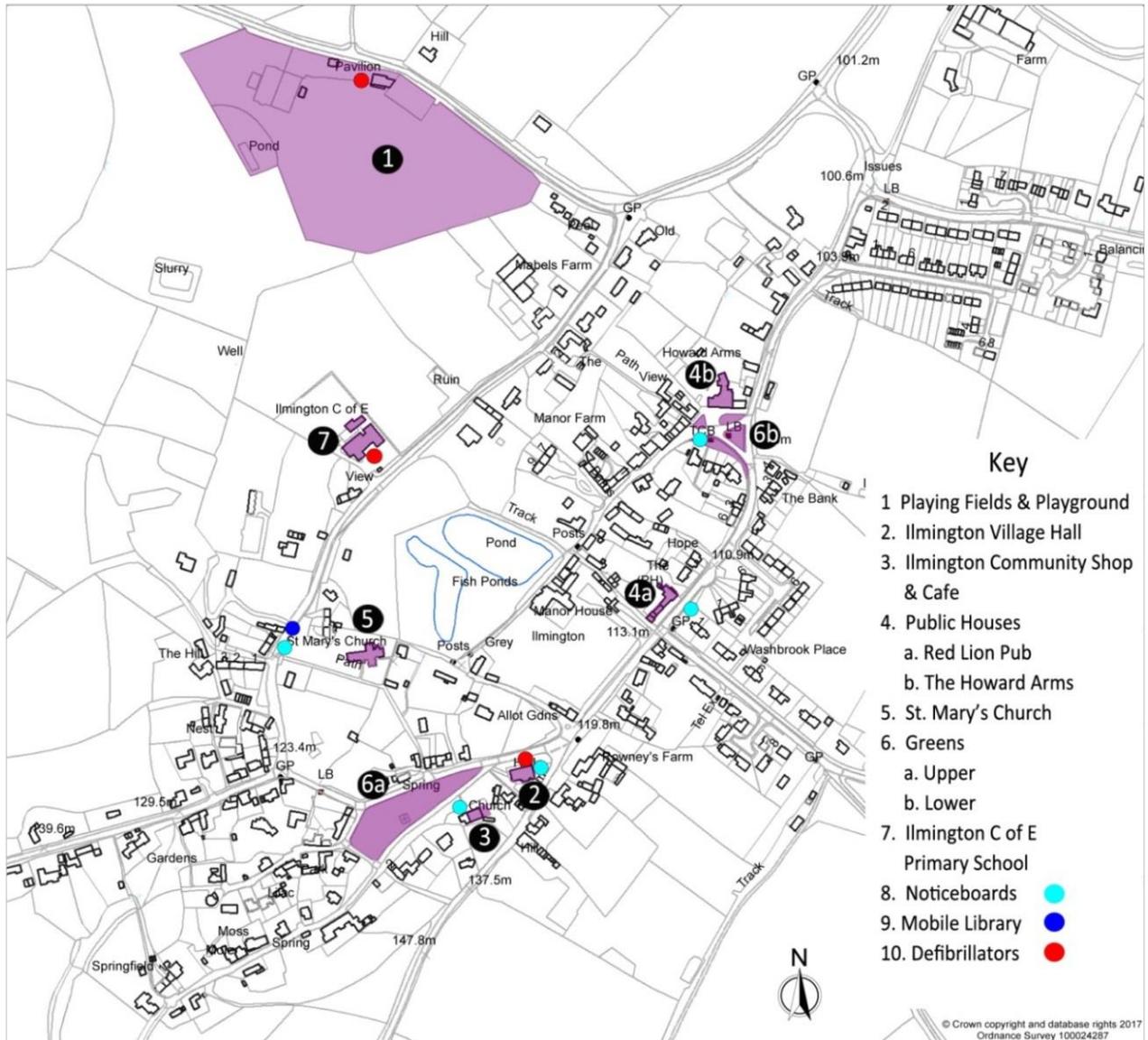


Figure 25: Community Asset Map

## Policy ETA.5: Safe Walking and Cycling

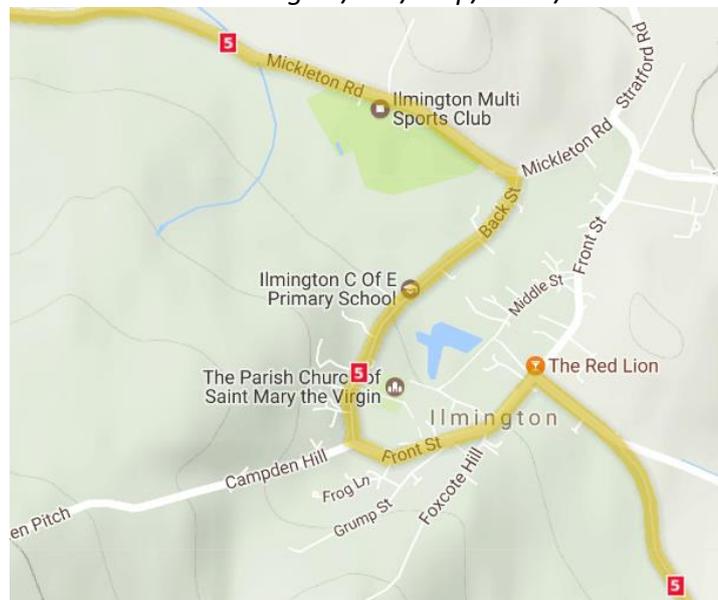
Development should provide for safe access to existing walking and/or cycling routes. The improvement of existing and/or the provision of new walking and/or cycling opportunities will be supported. Development which harms existing walking and/or cycling routes will not be supported.

### Explanation

6.6.44. The village of Ilmington is noted for the numerous footpaths that criss-cross the village. With the help of Cotswold Warden volunteers, these have been actively maintained.

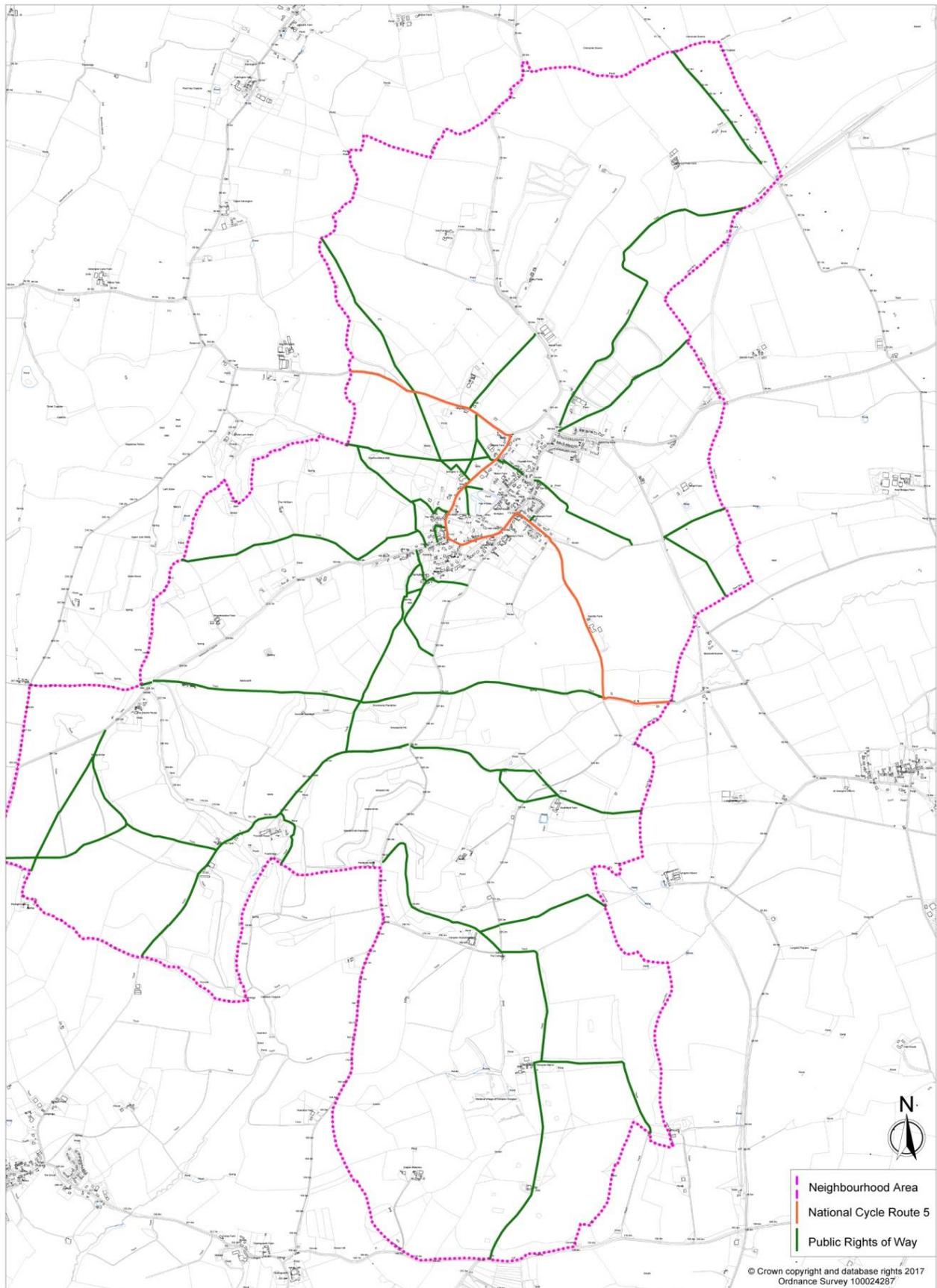
6.6.45. Many of these paths lead to the wider countryside found in the Neighbourhood Area and beyond which are enjoyed by ramblers, dog walkers and runners: “To the south many paths rise on limestone grassland to the Foxcote estate, Ilmington Downs and beyond into Gloucestershire.”<sup>85</sup> The Warwickshire’s Centenary Way traverses the village. “There are 38 public rights of way in the Neighbourhood Area: 29 are designated footpaths (for walking) and nine are bridleways (for horses and pedal cycles). See Figures 26 and 27.

Figure 26: National Cycle Network Route 5:  
[www.sustrans.org.uk/ncn/map/route/route-5](http://www.sustrans.org.uk/ncn/map/route/route-5)



6.6.46. Because of the height of the surrounding hills, many cycling clubs use the National Cycle Network Route 5, Figure 26. Throughout the year both cycling and race events are organised to go through the village into surrounding countryside. In 2016, alone, the Aviva Women’s Cycle Tour, the Tour d’Ilmington Charity Race (by the Heart of England Cycling Club), the Women’s Warwickshire Race and Tempo Events Winter Series all came through the village. In 2018, the OVO Energy Tour of Britain cycle event passed through Ilmington as well.

<sup>85</sup> Ilmington Parish Plan, 2006 p.18



*Figure 27: Footpath and Cycle Route Map*

## 7. Design and Layout

### STRATEGIC OBJECTIVE:

This policy seeks to ensure that new developments respect and enhance the traditional character of Ilmington village and Neighbourhood Area that is so highly valued by the community.

### POLICY DP.1: DESIGN PRINCIPLES

All new development must be of high quality design. It should respect and enhance the rural character and local distinctiveness of Ilmington, having regard to the Ilmington Design Guide.

Whilst innovative design will be supported, all new development should appear sympathetic to its surroundings, making use of local building materials and reflecting local building styles.

Development should take account of security by design measures, such that crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

### Explanation

- 7.1.1. Policy DP.1 Design Principles and the Design Guide were informed by numerous consultation workshops, extensive steering group assessments and research, Ilmington Parish Plan 2006 and national and local planning policies. A number of areas were considered in the formation of the Design Policy and Design Guide. These included; design details and materials, built form, appearance and layout, scale and local character, and landscaping.
- 7.1.2. Ilmington village has a unique and distinctive rural character which is partly due to its medieval layout. There is a tradition within Ilmington of farmhouses and farm buildings having been converted to residential use. These created the small clusters around a courtyard that are often found in Ilmington today. (Examples of these layouts can be found in Appendices 1f and 1g: Building Detail Examples, Layout).
- 7.1.3. The desire to capture and enhance the existing character of the village, conservation area and the Neighbourhood Area as a whole for future development was reflected in the 2017 Ilmington Survey. For example, when asked whether “New development should be in keeping with the character of the parish and village of Ilmington”, 95% agreed or strongly agreed. When asked whether “New development in Ilmington should reflect the open character of the village of Ilmington”, 94% agreed or strongly agreed.
- 7.1.4. At the District-wide level, good design is further supported by the adopted Stratford-on-Avon Development Requirements SPD (Supplementary Planning Document) (2019) which provides additional guidance on the interpretation and implementation of policies.

# DESIGN GUIDE

## The Purpose of this Guide

The aim of this guide is to improve the quality and value of a proposal, give greater certainty in the planning process, and provide a coordinated, consensus driven approach to new development within the Neighbourhood Area.

This guide does not assert rigid rules about development, rather it aims to assist decision making from the outset of any development process in Ilmington. This illustrated guide provides advice about certain aspects of a development and clarifies what constitutes 'good' design.

The guide has been drawn up side by side with the Neighbourhood Plan, with the intention of ensuring that the Ilmington vernacular and distinctiveness will be enhanced in the future and not diluted. A series of workshops with the inhabitants of Ilmington have identified the priorities and quality aspirations which are reflected in this guide.

Ilmington Parish Council encourages applicants to have regard to the following design principles.

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# 1. NEW DEVELOPMENTS

## 1.1. Design and Layout

- 1.1.1. The layout of new groups of housing should respect the village tradition. For example, short terraces, clusters or mews arrangement would be more appropriate than conventional estate layouts which are more suited to suburban or urban areas. See Appendices 1f and 1g for traditional and new development cluster examples.
- 1.1.2. New buildings should reflect the local context in materials, design and layout.
- 1.1.3. New development proposals should, where applicable, allow for the retention of open space between buildings to retain balance and to protect existing views within the village of Ilmington and out into the open countryside.
- 1.1.4. New developments should be fully accessible and inclusive by having regard to and meeting Part M of national Building Regulations<sup>86</sup>.



*Dower House, Back Street*



*View from Upper Green along Front Street*



*Wilkins Way*



*Lower Green*

## 1.2. Energy Efficiency

- 1.2.1. 'Eco-housing'<sup>87</sup> should reflect the local context in materials, style and layout.

<sup>86</sup> Access to and use of buildings: Approved Document M

<https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

<sup>87</sup> Definition of Eco-Housing: An Eco-house (or eco-home) is an environmentally low-impact home designed and built using materials and technology that reduces its carbon footprint and lowers its energy needs.

## 2. DETAILS AND MATERIALS (See Appendix 1a-e for photographic examples)

Joinery within the conservation area must be of a traditional design and proportional to the property, especially on the front elevation.

### 2.1. Materials

- 2.1.1. The predominant building material is ironstone although there is some multi-tonal red brick particularly in 19<sup>th</sup> Century buildings.
- 2.1.2. The local tradition is for stone buildings to be built in coursed, squared or random rubble with variation in the course depth and with quoins of larger stones.
- 2.1.3. New buildings should be predominantly in ironstone, though some dwellings or parts of dwellings can be in brick.
- 2.1.4. Brick should be local multi-tonal red.
- 2.1.5. Houses should be in dressed and not reconstituted stone.
- 2.1.6. Pointing should be flush and mortar unobtrusive.
- 2.1.7. Extensions and conversions of brick buildings should use materials that match the original.
- 2.1.8. Timber, where used as a cladding material, should be used sparingly and the cladding should be horizontal.

### 2.2. Roofs and Chimneys

- 2.2.1. Ilmington has a varied roofline and traditional roofs are steeply pitched with chimneys at the gable ends.
- 2.2.2. Roofing materials are mainly stone, slate or clay tiles with some thatch.
- 2.2.3. New roofs should reflect the local tradition in pitch, variety and detail, including construction details such as stone parapets or brick corbelling below the eaves. A variety of roof heights will be encouraged.
- 2.2.4. Chimneys will be preferred as an element of new designs, with variety encouraged on larger developments.
- 2.2.5. Roofing materials should be thatch, slate, stone or high-quality reproduction stone slates, plain clay tiles or concrete tiles of suitable pattern.
- 2.2.6. Red or pink tiles are not in the local tradition and their use should be discouraged.
- 2.2.7. Roofs of residential dwellings should be in the range of 45 to 55 degree pitch, depending on the type of covering to be used.

### 2.3. Doors, Windows and Roof Lights

- 2.3.1. Dormers and roof lights should not dominate and dormers should be designed to reflect local styles and proportions.

- 2.3.2. Windows and doors in new developments, older buildings and extensions should reflect the local styles and proportions found in the conservation area as well as local details such as arched lintels.
- 2.3.3. Traditional sustainable materials or sympathetic modern equivalents should be used in replacement doors and windows in older dwellings. Original design details should be replicated as far as possible in alterations, repairs and extensions.

## 2.4. Exterior Lighting

External lighting installations on new developments, extensions and conversions should be in line with the following recommendations and follow the basic guidance that the exterior lighting luminance level and period of illumination should be the minimum necessary producing the minimum spill beyond the property boundary:

- 2.4.1. Lighting fixtures should be modern full cut-off, energy efficient lights, fitted with shields where light intrusion is a possibility.
- 2.4.2. Exterior lighting should be of a Colour Temperature of 3000°K or below, for example warm white to minimise the impact on nocturnal wildlife<sup>88</sup>.
- 2.4.3. Lighting fixtures should be fitted with automatic controls, such as motion sensors or timers that allow the illumination period to be set to the minimum necessary to allow the light to fulfil its function.
- 2.4.4. The nightly exterior illumination of dwellings for extended periods will be strongly discouraged.
- 2.4.5. Exterior lights should be of the minimum luminosity required to fulfil their function.
- 2.4.6. Lighting scheme designs should demonstrate the intention of minimising the stray light into nearby premises, the surrounding countryside and the night sky.

## 3. EXTENSIONS AND CONVERSIONS

### 3.1. Scale and Design

- 3.1.1. Extensions should be subservient to the main building and reflect its character, scale and style and where appropriate the immediate street scene and neighbouring properties' vernacular.
- 3.1.2. Extension should not be disproportionate to the original building and size of the site and should be subordinate to the original.
- 3.1.3. Conversions should respect the character of the original building including distinctive features. Facades should be altered as little as possible.

### 3.2. Materials

- 3.2.1. Stonework and brick work should be matched with the original in style and

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<sup>88</sup> Lighting Guidelines, Commission for Dark Skies, [www.britastro.org/dark-skies](http://www.britastro.org/dark-skies)

colour.

- 3.2.2. Stained or natural timber should be used sparingly and clad horizontally as part of detailing.
- 3.2.3. Stained or natural timber may be used for agricultural conversions and ancillary buildings such as shed and car ports and should be clad horizontally.

### 3.3. Agricultural Buildings

New agricultural buildings should be designed and sited to respect the character of the area and blend into the landscape or be screened with appropriate trees and or shrubbery.

## 4. ROADS & HIGHWAYS

- 4.1. In consultation with Warwickshire County Council Highways, flexible approaches to highway engineering and the use of material to reflect the rural character of the Neighbourhood Area will be encouraged.
- 4.2. In line with Policy INF1.1, permeable materials should be incorporated.

## 5. FOOTPATHS AND PAVEMENTS

- 5.1. Pavements within new developments should be constructed in the local tradition i.e. granite kerbs with a tarmac surface. This is the preferred option elsewhere in Ilmington village, in consultation with Warwickshire County Council Highways.
- 5.2. Repairs should use durable materials.
- 5.3. Treatment to the edges of verges or open areas to prevent vehicle damage should use traditional materials appropriate to the setting.
- 5.4. Replacement kissing gates within the village should preferably be in wood.
- 5.5. Large areas of hard surfacing should be avoided
- 5.6. New developments should incorporate extensions to the existing footpath network

## 6. BOUNDARIES & LANDSCAPE

- 6.1. Boundary treatments and landscaping contribute to the character of the village. There is a tradition of low stone walls and boundaries that allow views across the village and to valued landscapes.
- 6.2. Where culverts are required, stone headwalls should be incorporated, if only as a facade.
- 6.3. Riparian owners are encouraged to contribute to enhancing the stream and its surroundings and to ensure the watercourse can convey flow.

- 6.4. Boundary and surface treatment in new developments should be rural in character and hard paving avoided to help prevent drainage run off.
- 6.5. Landscape plans should be included in development proposals where appropriate with details of boundary treatments and landscaping accompanying planning applications for new development.
- 6.6. Open views should be created or maintained.

## 6.7. Trees

- 6.7.1. Tree planting of native species is encouraged and new woodland should avoid species such as laurel, which are not appropriate to the Cotswolds.
- 6.7.2. Planting of vigorous conifers, such as leylandii, are not appropriate.
- 6.7.3. The planting of trees and hedges is welcome but care should be taken not to obscure valued views.
- 6.7.4. New development should avoid encroaching on the root protection zone of mature or established trees or require lopping to a degree that would materially hinder the future growth of the tree.

## 6.8. Walls, Hedges and Fencing

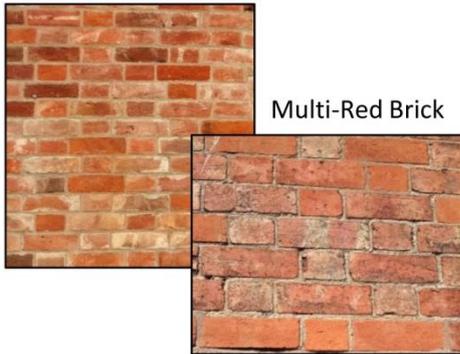
- 6.8.1. Boundary treatments should reflect village traditions and characteristic styles and comprise:
  - a. Low walling of Cotswold stone or exceptionally, multi-tonal red brick
  - b. Fencing of typically rural styles such as hurdler, chestnut, wrought iron, post and rail rather than sub-urban styles such as feather panels, steel and larchlap.
  - c. Newly planted hedges of native species that are characteristic to Ilmington such as hornbeam, hawthorn, blackthorn and beech. Non-native conifers such as leylandii are not appropriate.
- 6.8.2. Stone walls should be repaired in traditional style.
- 6.8.3. Newly created fencing and walls should have small openings at the base where gardens adjoin to enable small mammals to pass through.
- 6.8.4. Established hedgerows should be preserved unless there are exceptional reasons justifying their removal.

## 7. HERITAGE FEATURES AND SIGNAGE

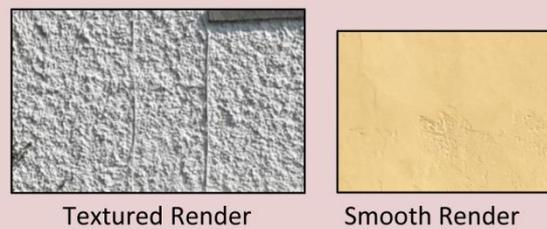
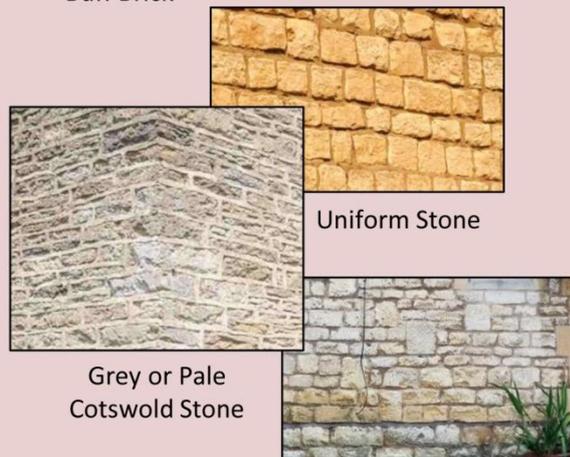
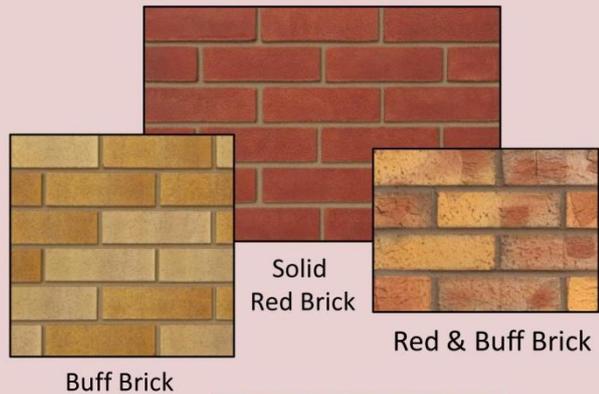
- 7.1. Heritage details and artifacts such as the old fingerposts, gate piers, wellheads and monuments should be preserved and restored.
- 7.2. Signs should be kept to a minimum but new signs, monuments or street furniture should be well designed and located to avoid clutter and an urban effect.

## APPENDIX 1a: Ilmington's Character - Building Detail Examples BUILDING MATERIALS

### Characteristic



### Uncharacteristic



# APPENDIX 1b: Ilmington's Character - Building Detail Examples BOUNDARIES

## Characteristic Walls and Fences

### Walls



Low multi-red brick wall



Occasionally high ironstone wall

### Pointed Stone Walls:



Low ironstone wall - flat top

### Low Dry Stone Walls:



Cap Stone Top



Rounded Top



Stone Tile Roof

### Fences



Post and rail



Chestnut



Picket



Weatherboard



Wrought iron

### Uncharacteristic Fence Panels

Featherboard



Fence panels above wall



## APPENDIX 1c: Ilmington's Character - Building Detail Examples BOUNDARIES

### Characteristic Gates



Picket



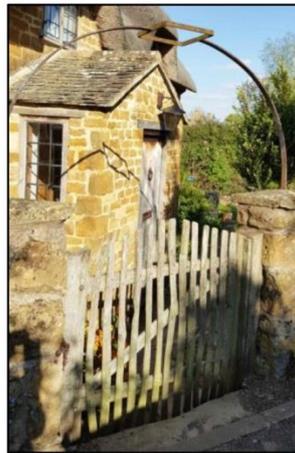
Wood & wrought iron



Painted picket & wrought iron bar



Stained wood



Hurdle & wrought iron bar



Coronation Wooden  
Footpath Gate



Tall ornate wrought iron



5-bar gate



Metal field gate

APPENDIX 1d:  
Ilmington's Character - Building Detail Examples  
ROOFS

Shape, Chimneys and Tiles

Characteristic



Stone roof and chimney



Ironstone clad chimney but with uncharacteristic interlocking clay tile roof



High pitch with brown clay tiles



Brick Corbelling



Welsh Slate



Manor stone verge capping on parapets



Thatched and brick chimney



High pitch with chimney at the end(s)

Uncharacteristic



Artificial Slate



Machined red clay tiles



Shallow roof with hipped structure



Rendered or painted breeze block chimneys

## APPENDIX 1e: Ilmington's Character - Building Detail Examples WINDOWS

### Characteristic Windows



Stone & timberlintels  
(some with stone tile sill)



Brick & stone arches above windows – some stone sill



Sash



Stone Mullion



Square bay

APPENDIX 1f:  
Ilmington's Character - Building Detail Examples  
LAYOUT

**Traditional housing clusters in Ilmington**



Marnor Barns, Middle St



Hobdays Barn, Front St



Burlingham Farm, Front St



Lower Green

APPENDIX 1g:  
Ilmington's Character - Building Detail Examples  
**LAYOUT**

**Traditional housing clusters in Ilmington**



Hill Farm Barns, Back St



Mabel's Farmhouse Cluster, Back St

**Small Terraces**



Manor Barns, Middle St

**New Development**



Wilkin's Way

## APPENDIX 2: Valued Landscapes and Associated Views



1. From Hill Field above Hill Farmhouse looking east



2. From Pig Lane looking north



3. From Foxcote towards Blackwell and Edgehill



4. From Foxcote Hill looking northwest across the village



4. From Foxcote Hill looking north



5. Across Upper Green from Community Shop



6. Toward St Mary's Church down Peggy's Lane



7. Along Front St looking South toward Foxcote Hill



8. Berry Orchard from Church Path



8. Berry Orchard from Middle Street



9. From Lower Green looking up Middle Street



10. From Lower Green and Front Street to Kyte Hill

## APPENDIX 3: Local Green Spaces

### OVERVIEW

Most of the sites listed below are in the AONB/Conservation Area and are noted in important views as identified in the 1996 Conservation Area Review report as well as the research done for the 1997 Ilmington Parish Plan and by the Heritage & Built-Up Environment Ilmington Neighbourhood Plan Sub-Group. Additionally, most of these sites are either remnant orchards, large gardens, rising land/hills or public spaces (such as playing fields). They add to the open mosaic and views that characterise the village of a mix of houses, footpaths as well as open spaces and views.



#### 1. Ilmington Playing Fields & Playground

The special qualities of the site include its recreational value for community events, sports, playground and the annual village show. It's unrestricted ease of public access for formal and informal recreational use including dog walking and the annual village show.

The site sits in the AONB and is demonstrably special to the local community as evidenced by the high score in March 2017 community workshop consultation and important views noted by Parish Plan research. The site is locally significant because it is well used and valued by the local community as a formal area of open space.

#### 2. Kyte Hill / Windmill Hill



The special qualities of the site, in particular the western parcel of land adjoining Front Street and the conservation area, include its visual amenity, historic value and archaeological

importance. There is Geophysical Survey evidence of an Iron Age Farmstead and the site is in the process of being registered with the Historic Environments Records.

The site provides a strong contribution to local character and distinctiveness due to its natural beauty. There are also unrestricted views from the public footpath (Warwickshire Centenary Way). There are commanding views over Ilmington from the site which is in itself imposing with rising land over the setting of the village and Grade II listed buildings in Front Street (Hobdays, Hobdays Barn and The Stable Barn).

The site is locally significant because it is highly appreciated and valued by the local community as an undeveloped tranquil area of open land rising above the village and which makes a strong contribution to the local character and the village's setting.

### 3. Middle Meadow Garden, Front St/Middle St



The site sits within the conservation area and AONB and forms the setting of the Grade II listed Middle Meadow. The site represents part of Ilmington’s open weave layout with remnant orchard trees in the eastern portion.

The special and unique qualities of the site include its open contribution to the centre of the village and more importantly its historic link to one of the last remaining Burgage plots in the village. A Burgage plot is a medieval land used to describe a house on a long and narrow plot of land. The development or sub-division of Burgage plots to address population growth over the last century has led to a rapid decline in this historic settlement pattern.

Important views into the site were noted by the Heritage Sub-Group for its natural beauty and local historic character and value.

### 4. Berry Orchard / Fish Ponds (Between Back Street and Middle Street)



The site sits within the conservation area and AONB. The special qualities of the site include its recreational value along public access routes which are extensively used by parishioners, dog walkers and ramblers and consequently the site provides recreational value

and an area of tranquillity and attractive scenery for villagers to enjoy. It is also used for grazing sheep for part of the year and occasional community events.

The site is highly regarded for its natural beauty, wildlife and important natural and open views. There are views through the site to Kite Hill on Front Street (a valued feature of Ilmington noted by Parishioners in the NDP March workshop community consultation).

The site forms part of Ilmington’s open weave mosaic pattern and setting of Grade II listed buildings (Ilmington Manor and Wharf Farm) in Middle Street. The site has historic significance as an important open space which contributes to the setting of the listed church, the conservation area and the character of Ilmington and Middle Street in particular. Archaeologically, the site is important because it is the site of the original manor and the L-shaped medieval fish ponds. The remnants of the moat lie underneath the ponds. (HER Ref: MWA5305 & MWA2705).

The site is demonstrably special and of local importance to the community as evidenced by the high score in March workshop community consultation.

**5. Field on Back St (between Dower House and the two cottages: Mary's Cottage and The Glen)**



The site sits within the conservation area and AONB. Its special qualities of the site include its important open setting between Grade II listed buildings and its strong contribution to the village's open weave character and distinctiveness due to its natural beauty.

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

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

**6. Clifford Orchard (bordering Back St and Peggy's Lane)**



The special qualities of the site include its important open setting between Grade II and Grade I listed buildings, including the Grade I listed, St. Mary's Church. It contributes strongly to local character, the conservation area and AONB. It is distinctive due to its natural beauty as the last remaining orchard in the village's built area. Small orchards shelter wildlife and biodiversity and help create the village's green character'. Old orchard trees also provide an ideal habitat for the Nobel

Chafer which is a protected species. The importance of the site is noted in 1996 Conservation Area Review and Parish Plan.

The site is locally significant because it is highly appreciated and valued by the local community as an undeveloped tranquil area of open land close to the heart of the village and which contributes to its green setting and respects its open weave layout. Its importance to the community is evidenced by it scoring highly in the March workshop consultation.

**7. Combined Area Front Street:**

***The Pound, the Allotments and the Remnant Orchard between the Rectory and the Allotments***



The special qualities of the site include its important open setting within the conservation area and AONB. It contributes strongly to local character and distinctiveness due to its natural beauty. The site is part of Ilmington's historic heritage, 'The Pound' being in use prior to 1680. The allotments and

orchards are part of Ilmington’s rural tradition, sustainability and biodiversity as demonstrated in our annual Horticultural Show. Old orchard trees provide an ideal habitat for the Nobel Chafer which is a protected species. The site is locally significant because it is highly appreciated and valued by the local community as an undeveloped tranquil area of open land in the heart of the village and which contributes to its green setting and respects its open weave layout.

### 8. Land SE of Grump St behind Crab Mill & Crab Mill Cottage



The site sits within the conservation area and AONB. The special qualities of the site include its important open setting within the conservation area and its strong contribution to local character and distinctiveness due to its natural beauty and setting for wildlife. The site also forms part of the setting and character of Crab Mill, a Grade II listed building. The portion of the site adjacent to Crab Mill’s grounds has had planning permission refused in 2016 (App No: 16/00006/FUL) and dismissed on appeal in 1997

(Ref: T/APP/J3720/ A/96/272456/P9)

The character of Grump Street is a mix of open and built areas. This side of the street has dwellings separated by large open areas and it is this quality that gives the street its distinctiveness. It is in a prominent position at the base of the Cotswold Scarp.

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

### 9. Wilkins Way Greens and Balancing Pond



The special qualities of the site include its important open setting within the Wilkins Way development and its contribution to local character and distinctiveness due to its open aspect and views to Kyte Hill.

It is important that new development in the village is designed and laid out to contribute to the overall character of the village. This includes maintaining pockets

of open land within and on the edge of the village. As such, it preserves and extends the mix of open green spaces and built-up area, adding to the village’s green infrastructure.



It also provides a safe and informal place for young children to play within the development and promotes a healthy community. There are no LEAPS, LAPS or NEAPS in close proximity and no easy access to the playing fields from the site.

Additionally, the pond contributes to the local biodiversity. The site is locally significant because it is highly appreciated and valued by the local community as an undeveloped area of open land within the new development.

### **10. Clifford Allotments (*just beyond the end of Frog Lane*)**



The special qualities of the site include its important recreational use as community allotments, its high amenity value being adjacent to two significant public footpaths and its contribution to local character and distinctiveness due to its open aspect.

The site is locally significant because it is highly appreciated and valued by the local community as a community allotment garden for its contribution to sustainability and which adds to the village's green setting. as undeveloped tranquil area of open land

## APPENDIX 4: Projects

### Community Infrastructure Levy Funds

Where possible, Community Infrastructure Levy funds could be used to improve access to these designations to ensure a suitable quantity and quality of recreational and amenity space is available for the Neighbourhood Area.

### Natural Environment

Projects suggested in evidence gathering include:

- To avoid unnecessary killing of frogs and toads when migrating during their breeding season, install discreet temporary signage around the village alerting and asking parishioners and visitors to take care when driving around the village, including on private drives.
- The restoration of The Sheep Wash Reservoir on Featherbed Lane which is an example of local social history.

## APPENDIX 5: Reference Documents

### Policies HG.1: Housing Allocations and HG.2: Strategic Reserve Site

- National Planning Policy Framework (2019): Paragraphs 9, 11, 13, 14, 28, 29, 59, 60, 65, 73, 119, 122
- Stratford-on-Avon District Council (SDC) Core Strategy (2016): Policies CS.11, 15, 16, C18,
- The Stratford-on-Avon District Council Landscape Sensitivity Appraisal<sup>89</sup> (p.B342 – 378)
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7

### Policy HG.3: Site 1

- National Planning Policy Framework (2019): Paragraphs 9, 11, 28, 29, 34, 59-61, 62b, 77-79a, 83a & b, 84, 91, 92, 98, 124-128,, 172
- Warwickshire County Farms and Smallholdings: Strategy 2015 – 2025, Policies 7.3, 7.4, 7.7
- SDC Core Strategy(2016): Policies CS.4b, CS.5, CS.8, CS.9, CS.15d, CS16, CS.26, AS.10
- Stratford-on-Avon District Council Conservation Area Review 1995: p.14
- Design Guide: Stratford Design Guide - Actual and visual density 1.5.1, p.4
- The Stratford-on-Avon District Council Landscape Sensitivity Appraisal<sup>90</sup> (p.B342 – 378)
- Built-up Area Boundary Stratford-on-Avon District Council informal planning guidance
- Ilmington Parish Plan 2006: Design Statement (p.21 -25)
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7

### Policy DC.1: Built-up Area Boundary

- National Planning Policy Framework (2019): Paragraphs 11, 79a, c & e
- SDC Core Strategy (2016): Policy AS10 criterion (i) of Development in the Countryside
- Stratford-on-Avon District Council Strategic Environmental Assessment
- Built-up-Area Boundary Stratford-on-Avon District Council: Informal planning guidance
- Built-up-Area Boundary Assessment INP010517

### Policy DC.2: Infill within the Built-up Area Boundary

- National Planning Policy Framework (2019): Paragraphs 9, 28, 91, 105, 108b, 122d, 124-128
- Ilmington Neighbourhood Development Plan Survey 2017
- SDC Core Strategy (2016): Policies CS.9, CS.15, CS.26, AS.

### Policy DC.3: Pedestrian Access to Amenities

- National Planning Policy Framework (2019): Paragraphs 91, 96, 98, 102c, 104d, 108a & b,

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<sup>89</sup> Stratford-on-Avon District Council Landscape Sensitivity Appraisal for Local Service Villages 2012

<sup>90</sup> Stratford-on-Avon District Council Landscape Sensitivity Appraisal for Local Service Villages 2012

110a & c

- Ilmington Neighbourhood Development Plan Survey 2017
- SDC Core Strategy (2016): Policies CS.2, CS.9, CS.26.b.5

#### **Policy DC.4: Valued Landscapes, Vistas and Skylines**

- National Planning Policy Framework (2019): Paragraphs 8c, 170a & b, 172, 174, 175, 177
- SDC Core Strategy (2016) Policies CS.5, CS.6, CS.7, CS.9, CS.15
- Stratford-on-Avon District Council Conservation Area Review 1995
- Cotswold Conservation Board 'Tranquility and Dark Sky Position Statement' 2010
- Neighbourhood Development Plan Survey (2017): (Q15).
- Ilmington Neighbourhood Development Plan Report: Natural Environment Appraisal, July 2017
- Neighbourhood Development Plan Consultation Workshops 2016
- Ilmington Parish Plan Design Statement 2006: Ilmington Parish Plan, p.22
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7

#### **Policy DC.5: Environmental Sustainability**

- National Planning Policy Framework (2019): Paragraphs 8c, 131, 148, 149, 150b, 151, 154a
- SDC Core Strategy(2016): Strategic Objective 5, Policies CS.2, CS.3, CS.9
- Warwickshire County Council Flood Risk & Drainage Standing Advice as revised in August 2017
- Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023: Policy CC7
- Cotswold Conservation Board Position Statement: Renewable Energy 2014
- Ilmington Neighbourhood Plan Survey 2107: Q23
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7

#### **Policy DC.6: Local Parking Standards and Traffic Management**

- National Planning Policy Framework (2019): Paragraph 29, 30, 77, 102, 105, 108, 110c
- SDC Core Strategy(2016) Policies: CS.9b, CS.26
- SDC Development Requirements SPD
- Ilmington Neighbourhood Plan Survey: Q14 and 31
- Manual for Streets 2: Wider Application of the Principles: The Chartered Institution of Highways and Transportation, September 2010

#### **Policy HA.1: Heritage Assets**

- National Planning Policy Framework (2019): Paragraphs 7, 184, 185c, 189, 190, 193--198
- SDC Core Strategy (2016): Policies CS.5, CS.8, CS.9, AS.10

- Warwickshire Historic Environmental Record (WHER) at [timetrail.warwickshire.gov.uk](http://timetrail.warwickshire.gov.uk)
- Historic Environment Assessment of Local Service Villages, SDC 2012: Section 4.16.
- South East Warwickshire and Cotswolds Higher Level Stewardship Target Areas: A Report for the National Mapping Programme 2013, Priest and Dickson
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7

### Policy LGS.1: Local Green Spaces

- National Planning Policy Framework (2019): Paragraphs 99-101
- National Planning Practice Guidance: Open space, sports and recreation, public rights of way and local green space.
- SDC Core Strategy (2016): Policies CS.5, CS.6, CS.9, CS.25
- SDC Conservation Area Review: Ilmington 1995
- Cotswolds District Council: Green Space Tool Kit
- Ilmington Neighbourhood Plan Workshop Green Space Analysis: IMP 030417
- Ilmington Neighbourhood Plan Survey: Comments (Q17)
- Ilmington Neighbourhood Plan Green Space Survey Analysis: IMP 040317
- Ilmington Parish Plan 2006
- Local Green Space Selection for Independent Assessment: IMP 150317
- Independent Assessment by Avon Planning Services
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7

### Policies INF.1: Flooding and INF.2: Foul Water Drainage Mitigation

- National Planning Policy Framework (2019): Paragraphs 8c, 20b & d, 26, 29, 148-150, 155, 156, 163, 165<sup>91</sup>
- Guidance: Flood risk and coastal change, Paragraph: 080 Reference ID: 7-080-20150323, Revision date: 23 03 2015 ([www.gov.uk/guidance/flood-risk-and-coastal-change](http://www.gov.uk/guidance/flood-risk-and-coastal-change))
- Environment Agency<sup>92</sup>: Paragraph 8 page vi.
- Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems, Department for Environment, Food & Rural Affairs March 2015
- Warwickshire County Council Flood Risk & Drainage Standing Advice as revised in August 2017 pages 6 – 13 Sections 3.0, 4.0, 5.0, 6.0, 7.0 & 16 – 18 Sections 10 & 11
- SDC Core Strategy(2016): Policies CS.2, CS.4, CS.7, CS.9
- Stratford-on-Avon District Council, Warwickshire County Council, North Warwickshire Borough Council & Rugby Borough Council: Strategic Flood Risk Assessment<sup>93</sup> Historic Sewer Flooding Record Map at Annex A5 (Figure 18).
- Ilmington Neighbourhood Development Plan Survey 2017

<sup>91</sup> For example, see Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems, Department for Environment, Food & Rural Affairs March 2015

<sup>92</sup> Environment Agency Report SC30219: 2015

<sup>93</sup> URS 2013 Figure A5 Map: Historic Sewer Flooding Records

- Ilmington Neighbourhood Development Plan: Infrastructure September 2017
- Correspondence between Severn Trent Water and Ilmington Parish Council: 2001 to 2017
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7

### Policy NE.1: Biodiversity, Wildlife and Habitat Conservation and Protection

- The National Planning Policy Framework (2019): Paragraphs 8c, 170, 172, 174, 175, 177
- Section 40: Natural Environment and Rural Communities Act 2006.
- Biodiversity 2020, A strategy for England's wildlife and ecosystem services: DEFRA Ref PB13583
- SDC Core Strategy (2016): Policies CS.5, CS.6, CS.7
- Stratford-on-Avon District Council Ecological and Geological Study of Local Service Village (2012), Ilmington
- Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023, Policy CE7
- Ilmington Neighbourhood Development Plan Survey 2017: results Q15, Q20, Q21, Q22
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7

### Policy NE.2: Aquatic Habitats

- National Planning Policy Framework (2019): Paragraphs 8c, 170, 172, 174, 175, 177
- SDC Core Strategy (2016): Policies CS.5, CS.6, CS.7
- Stratford-on-Avon District Council Ecological and Geological Study of Local Service Village, Ilmington: Item 6 Appendix 17, Pond Connectivity Map p.235
- [www.ourwarwickshire.org.uk/content/catalogue\\_her/newfoundland-well-ilmington](http://www.ourwarwickshire.org.uk/content/catalogue_her/newfoundland-well-ilmington)
- Research papers by Dr Brian Meredith: A desk-based study of the historical settlement pattern of Ilmington (May 2009 / Arch 2010) and A Report on Artifacts and Iron Age and Romano-British site on Ebrington Hill
- [www.wildlifetrusts.org/wildlife/habitats/freshwater/ponds](http://www.wildlifetrusts.org/wildlife/habitats/freshwater/ponds)
- Frog Life website: [www.froglife.org/info-advice/frogs-and-toads-behaviour/](http://www.froglife.org/info-advice/frogs-and-toads-behaviour/)

### Policy NE.3: Boundary Treatments and Landscaping

- National Planning Policy Framework (2019): Paragraphs 8c, 20, 124-127, 170d, 171, 172, 174, 177
- [www.gov.uk/guidance/natural-environment](http://www.gov.uk/guidance/natural-environment)
- Natural Environment and Rural Communities Act 2006, Section 40
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (Paragraph: 017 Reference ID: 8-017-20140306)
- SDC Core Strategy (2016): Policies CS.5, CS.6, CS.9
- Stratford-on-Avon District Council Conservation Area Reviews, Ilmington 1995: pp.11, 60, 61
- Ilmington Parish Plan 2006, p.21 – bold emphasis, p.50

- Ilmington Neighbourhood Development Plan Survey 2017: Q21 and parishioner comments
- Ilmington Neighbourhood Development Plan Report: Natural Environment Appraisal, July 2017
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7
- British Hedgehog Preservation Society: [www.britishhedgehogs.org.uk/faq/](http://www.britishhedgehogs.org.uk/faq/)

#### Policy NE.4: Allotments and Orchards

- National Planning Policy Framework (2019): Paragraphs 91c, 92a & b, 96, 170, 174
- DEFRA: Making Space for Nature 2010
- Warwickshire County Council: Biodiversity Strategy
- SDC Core Strategy(2016) Policies: CS.2, CS.7, CS.25
- Natural England and Rural Communities Acts 2006: Ch1 p2 2.1, p14 40.1 and 40.3
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7

#### Policy NE.5: Tranquillity

- National Planning Policy Framework (2019): Paragraphs 8c, 170e, 180
- SDC Core Strategy: Policies CS.9, CS.11, AS.10
- Cotswolds Conservation Board Position Statement: Tranquillity and Dark Skies 2010
- Cotswolds AONB Management Plan 2018-2023, Policy CE4
- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7
- Campaign to Protect Rural England: Saving Tranquil Places

#### Policy NE.6: Dark Skies

- National Planning Policy Framework (2019): Paragraphs 8c, 180c
- SDC Core Strategy(2016): Policies CS.4, CS.9, CS.11, AS.11,
- DEFRA/CPRE/CfDS/ILP: Getting Light Right 2013
- Cotswolds Conservation Board Position Statement (2010): Tranquillity and Dark Skies Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023, Policy CE5
- Cotswolds Conservation Board Position Statement: Development in the setting of the Area of Outstanding Natural Beauty, final bullet p.5
- Ilmington Neighbourhood Area Survey 2017: Q19 and Q19a
- CfDS Lighting Guidelines: [www.britastro.org/dark-skies/pdfs/](http://www.britastro.org/dark-skies/pdfs/)
- CfDS1703\_E5\_Good\_Lighting\_Guide.pdf

#### Policies ETA.1: Encouraging Local Employment, ETA.2: Home-working and Internet Connectivity and ETA.3: Rural Tourism

- National Planning Policy Framework (2019): Paragraph 8a, 83
- SDC Core Strategy(2016): Policies CS.7, CS.9, CS.22, CS.24, CS.26, AS.10
- Neighbourhood Development Plan Survey 2017: Q5 - 7, 36, 42-50

#### Policy ETA.4: Sustaining Local Amenities

- National Planning Policy Framework (2019): Paragraphs 7, 8b, 91a & c, 92, 96, 97
- UK Planning Portal glossary: [www.planningportal.co.uk/directory\\_record/101/amenity/category/7/glossary\\_of\\_planning\\_terms](http://www.planningportal.co.uk/directory_record/101/amenity/category/7/glossary_of_planning_terms)
- Cotswold Information website: [www.cotswolds.info/places/ilmington.shtml](http://www.cotswolds.info/places/ilmington.shtml)
- Ilmington Neighbourhood Development Plan Survey 2017
- Ilmington Neighbourhood Development Plan Report: Ilmington Amenities, June 2017
- Analysis of responses to initial Ilmington Neighbourhood Plan ‘mini survey’: August / September 2016
- Ilmington Neighbourhood Plan Consultation Workshops: September 2016
- Ilmington Parish Plan, 2006
- Administrator Correspondence, Ilmington C of E Primary School: June 2017
- Survey of Playing Field User Groups on behalf of Ilmington Parish Council: 2015
- Apple Walk Flyer 2007

#### Policy ETA.5: Safe Walking and Cycling

- National Planning Policy Framework (2019): Paragraphs 91a, 98, 102c, 104d, 110a
- Ilmington Neighbourhood Development Plan Report: Ilmington Amenities, June 2017
- Survey of Playing Field User Groups on behalf of Ilmington Parish Council, 2015
- Ilmington Parish Plan 2006, p.18
- Tempo Events website: [www.tempoevents.co.uk/](http://www.tempoevents.co.uk/)
- National Cycle Network Route 5: [www.sustrans.org.uk/ncn/map/route/route-5](http://www.sustrans.org.uk/ncn/map/route/route-5)

#### Policy DP.1: Design Principles

- National Planning Policy Framework (2019): Paragraphs 28, 29, 110b, 122d & e, 124-127, 130, 170a
- SDC Core Strategy(2016): Policies CS.8, CS.9 and CS.11
- Stratford-on-Avon District Council Conservation Area Review 1995: p.14
- Design Guide: Stratford Design Guide - Actual and visual density 1.5.1, p.4
- Cotswolds Conservation Board Position Statement (2010): Tranquillity and Dark Skies
- Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023 Chapter 3 ‘Portrait of the Cotswolds AONB’ p. 19
- Cotswolds Conservation Board Position Statement: Development in the setting of the Area of Outstanding Natural Beauty, final bullet p.5
- Ilmington Neighbourhood Area Survey 2017
- Analysis of responses to initial Ilmington Neighbourhood Plan ‘mini survey’: August / September 2016
- Ilmington Neighbourhood Plan Consultation Workshops: September 2016
- Ilmington Parish Plan 2006: Design Statement (p.21 -25)

- Strategic Environmental Assessment (SEA) of the Ilmington Neighbourhood Development Plan, Environmental Report, January 2019, Lepus Consulting for Stratford-on-Avon District Council, Section 7
- CfDS Lighting Guidelines: [www.britastro.org/dark-skies/pdfs/](http://www.britastro.org/dark-skies/pdfs/)
- CfDS1703\_E5\_Good\_Lighting\_Guide.pdf
- Street Design for All, An update of national advice and good practice, Colin Davis (2014)



