

# Hampton Lucy Neighbourhood Plan

2011 - 2031

## Pre-Submission Consultation



Hampton Lucy Church, The Boars Head and Conservation Area in Church Street

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# 1. Introduction

- 1.1. This Neighbourhood Plan ('the Plan') aims to make the Parish of Hampton Lucy an even better place than it is now for the benefit of its residents, visitors and future generations. It covers the period up to 2031, consistent with Stratford on Avon District Council's Core Strategy, and will be reviewed every five years. Hampton Lucy Parish Council (the 'Council') is promoting the Plan for the benefit of its residents following the work of a steering group, the 'Neighbourhood Plan Group' until 2020 when it was taken in-house by the Council.
- 1.2. Neighbourhood Plans were introduced under the Localism Act 2011. This became law in April 2012 with the aim of giving local people more say in the future of where they live. Local plans are the key to delivering sustainable development reflecting the vision and aspirations of local communities. The law requires planning decisions to be made in accordance with such development plans unless material considerations indicate otherwise. Once endorsed by a successful local referendum the Plan will be used by Stratford-on-Avon District Council (SDC) in determining planning applications within the Parish of Hampton Lucy ('the Neighbourhood Area') and will become part of the statutory Development Plan alongside SDC's Core Strategy ('Core Strategy').
- 1.3. For Hampton Lucy, this is an opportunity for people living in the village to decide how the village should evolve in the years up to 2031. The Plan contains the 'Vision' for the future of development in Hampton Lucy established through consultation with the local community. It also sets out clear planning policies to realise this Vision taking into account the results of the Hampton Lucy Parish Neighbourhood Plan Survey ('the Residents' Survey') undertaken in October 2016, following consultation with the residents in a public meeting in September 2019 on SDC's proposals for its reserve Site Allocation Plan ('SAP'), and a further public meeting about the proposed South Warwickshire Plan ('SWLP') SAP in June 2022 together with a 'Housing Needs Survey' (the 'Housing Needs Survey') undertaken in November 2021. In respect of the Residents' Survey, 212 households received questionnaires, with 249 distributed overall with 158 returned by parishioners, (the 'Residents'), being a 63% response rate.
- 1.4. This Plan is in general conformity with the strategic direction of the Core Strategy 2011 to 2031 adopted on 11 July 2016. Policies within this Plan will allow the village to develop through steady but sustainable growth, meeting the housing needs of the community while at the same time protecting valued and important open countryside, rural landscapes and the numerous and unique listed buildings and historic settlement sites within the Neighbourhood Area along with those in neighbouring parishes. It also considers the infrastructure needed to support such growth.
- 1.5. A Neighbourhood Plan must have appropriate regard to the National Planning Policy Framework 2012 as last updated in 2021 (NPPF) and related National Planning Practice Guidance (NPPG). The Plan will demonstrate how the sustainability objectives of the Government are implemented through local policies. The Plan outcomes must fall within the

constraints of the Core Strategy and the obligations it places upon us. The Stratford-on-Avon District Design Guide also provides essential guidance along with the evidence base supporting Core Strategy. On 6 October 2014, SDC recognised Hampton Lucy Parish Council as an appropriate 'qualifying body' to submit a Neighbourhood Plan. It also approved the Neighbourhood Area the Plan will cover. The boundary of the Neighbourhood Area is the same as that of the Parish boundary of Hampton Lucy as shown within the dotted pink line on the following plan in Figure 1 below.

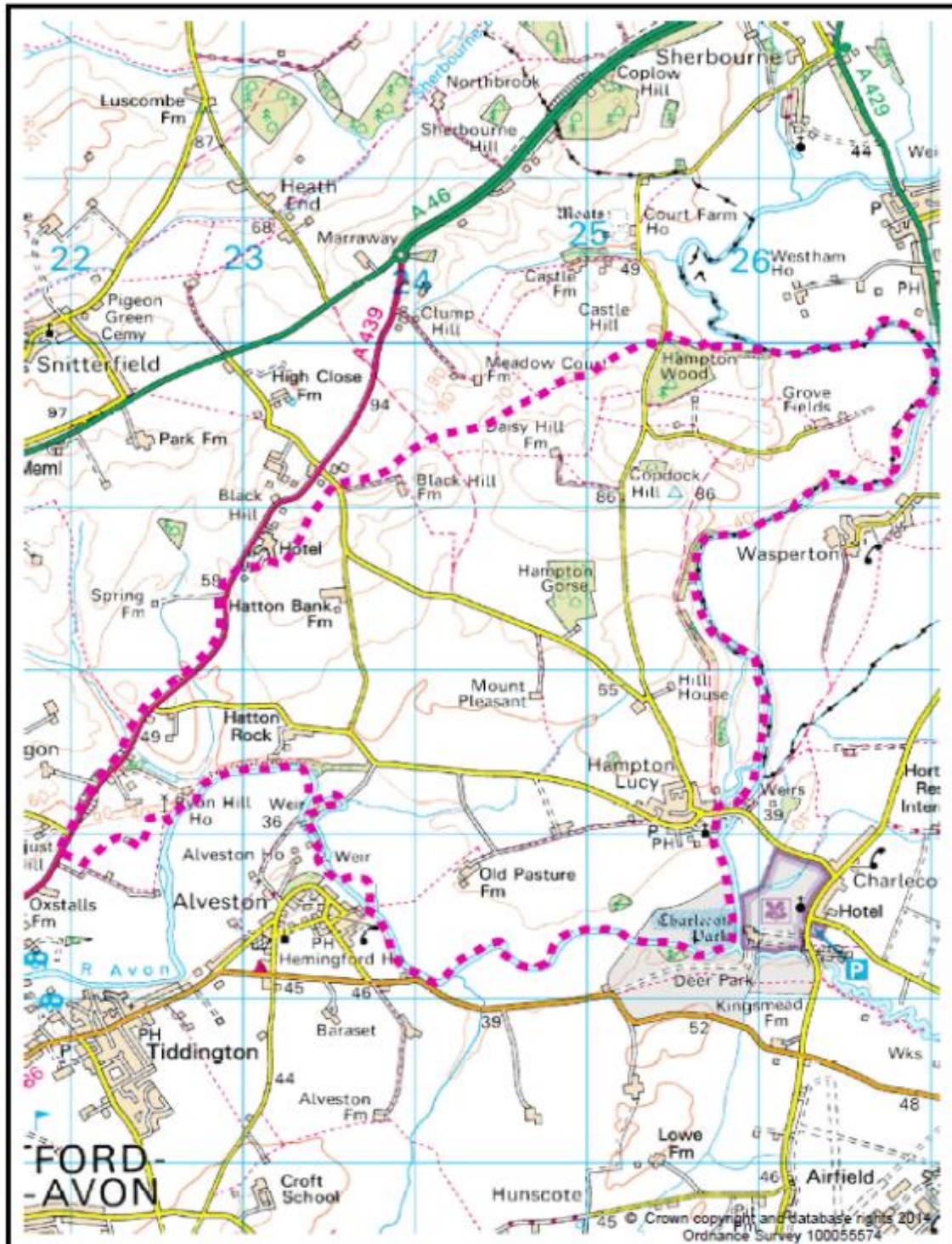


Figure 1 – Neighbourhood Area

## 2. A History of Hampton Lucy Parish

### 2.1 THE LOCAL HISTORY OF HAMPTON LUCY

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



Swans and cygnets swimming up to Avonford.



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

In 1549 the Bishop of Worcester sold the manor, with its associated lands, in Hampton to John Dudley, Duke of Northumberland. A few years later, the accession to the throne of Queen Mary and her determination to re-introduce Roman Catholicism to England led to the persecution of Protestant subjects, including Dudley, who was executed in 1555. On 12<sup>th</sup> June 1557 Queen

Mary granted the lease of the manor to Thomas Lucy of Charlecote and the manor has subsequently remained in the Lucy estate and the village became known as Hampton Lucy.

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

2.1.6 A number of timbered cottages were built in the village in the 17<sup>th</sup> Century, notably a row of cottages in Snitterfield Street (demolished in the 1960s) as are frequently pictured in old photographs of the village. The thatched cottages in Church Street probably date from this period, as does the original schoolhouse, built in 1636, and the rectory.



An inventory of the Lucy estate in 1712 lists a number of cottages and messuages (small houses), the Red Lion Inn (proprietor Edward Lawrence) and Hampton Mill. Lands “in the common field” and in Cow Close (situated directly south of the village) are also mentioned.

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

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

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

2.1.10 Much building work took place in Hampton Lucy in the 1820s and 1830s. The two major landmarks of Hampton Lucy, the church and the iron bridge, date from this time. St. Peter’s Church was rebuilt in 1826 on the site of the medieval church, funded by Rev. John Lucy and designed by Thomas Rickman, the East end of the church being subsequently remodelled by Sir Gilbert Scott in 1858. Besides Scott, several artists from the Arts and Crafts movement

contributed to parts of the church – the ironwork, the woodcarvings and the tiles designed by Putin. The iron bridge was constructed by Horseley Ironworks in Shropshire, and was paid for by Rev. John Lucy in 1829, replacing ‘a ford and wooden causeway for foot passengers’. At about this time the houses in Church Street near the church were built, with the cottages in Snitterfield Street being refurbished by George Lucy.

- 2.1.11 The village remained much the same in layout throughout the early 20<sup>th</sup> Century. Wellesbourne airfield was used during the Second World War. The crash of a fully laden bomber into Scar Bank during the war resulted in a large explosion, blowing out most of the Church’s windows.

The fragments of glass were collected by hand by villagers and the windows were rebuilt after the war. After 1945 some properties in the village were sold by the Lucy estate to local landowners resulting in the building of new houses from 1950 onwards and the demolition of the old cottages in Snitterfield Street took place between 1960 and 1970.

- 2.1.12 There were two notable Hampton Lucy residents, Charles Maries, a famous 19th century botanist who attended the then grammar school in Hampton Lucy (see Appendix 3), and Sir Ian Wilmut, who was born in the village and pioneered the first cloned animal, Dolly the sheep.

## **2.2 SCHEDULED ANCIENT SETTLEMENTS**

- 2.2.1 The Neighbourhood Area is the siting of some ancient settlements at and around Hatton Rock.

- 2.2.2 Linear features are visible at Hatton Rock identified as crop marks on aerial photographs (see below) confirmed as an Anglo-Saxon settlement, possibly a palace, with two phases of buildings likely to be a large royal estate gradually diminishing in size by the 8<sup>th</sup> Century. Each of the two phases comprised a group of rectangular buildings of timber and an L shaped ditch or timber alignment. In each group there are three separate buildings in a line. (Hirst and Rahtz, 1973:160-77).

The further excavation of either of these sites may provide evidence of settlements of national importance. One of the settlements at Hatton Rock was originally ‘excavated’, by means of a narrow pipe trench, in three days, with frozen ground and, on the third day, snow. However, this was enough to provide some vitally important information. Anglo-Saxon pottery was recovered, and the site would appear to be in a relatively good state of preservation. The excavators suggested that the site had at least two possible phases. The likelihood that one of the buildings was a church, associated with Roman brick and possibly Roman building stone, was mooted. (Hirst and Rahtz 1973;169). Hatton Rock has the potential to provide needed evidence for the creation of, and function of, palace sites in this area, as well as providing rare information about the earliest churches in the Midlands, and crucial information on the relationships between elites, Christianity, pre-existing landscapes, and the local society.

- 2.2.3 Further excavation of selected sites of national significance, such as at Hatton Rock, could throw light on the relationship between royal villas, production sites and early estates. Three



of the likely sites are listed as Scheduled Monuments, with two being classified as 'Heritage at Risk' – (see Figure 2).

Linear features are visible as crop marks on aerial photographs. Subsequent excavation and radiocarbon dating have confirmed that this is an Anglo-Saxon settlement, possibly a palace, dating to the Migration period. It is situated 500m North-East of Boscobel.



An Anglo-Saxon settlement visible as a cropmark northeast of Boscobel

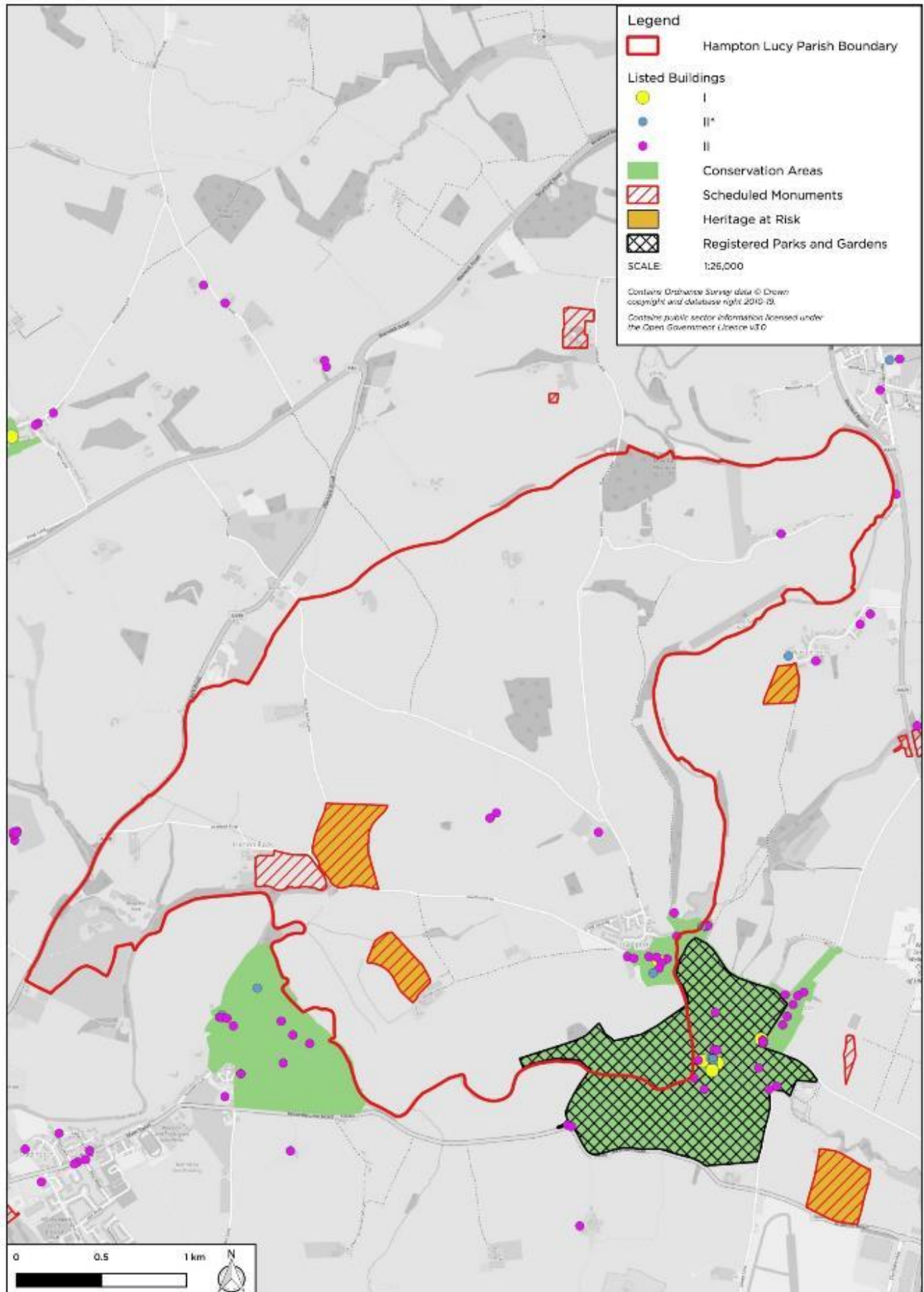
### 2.3 HERITAGE ASSETS AND THE HAMPTON LUCY CONSERVATION AREA

The Neighbourhood Area is located in a unique river valley bounded on one side by the River Avon and, due to its topography, is overlooked from all adjoining and surrounding parishes within the setting of sixty-seven Listed Building and structures, a Registered Park and Garden and Scheduled Monuments, as shown in Figure 2.

The most important of these are the National Trust Grade 1 Charlecote House and Grade II\* Charlecote Park both clearly visible from most parts of the Neighbourhood Area and beyond. It is one of the ten most visited National Trust properties in the Midlands with over 250,000 visitors in 2019.

For the purpose of this Plan the definition of heritage assets ('Heritage Assets') includes Listed Buildings and structures, Listed Parks and Gardens and Scheduled Ancient Monuments in the Neighbourhood Area and in adjoining parishes. Hampton Lucy's conservation area ('the Conservation Area') and neighbouring conservation areas are shown in Figure 2 below which definition will include any further assets that are listed after the date of this Plan. The policies in this Plan recognise the need for consideration of preservation and the need for all to be custodians of the Heritage Assets for this and future generations.

Figure 2: Plan showing Heritage Assets



### 3. Vision for Hampton Lucy

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

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

## 4. Built Environment

### Strategic Objective

*Any new development to be designed to preserve and enhance the character of the Neighbourhood Area, to protect the designated Heritage Assets and their settings and the settings of the River Avon and neighbouring parishes over which there are Valued Landscapes (as defined in Policy NE2.)*

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

### Policy BE1 – Heritage Assets and Conservation Areas

Proposals for developments that cause harm to the special architectural or historical interest of designated Heritage Assets and their settings or fails to preserve or enhance the character or appearance of the designated Heritage Assets will not be supported unless it can be shown that the public benefits would outweigh the harm.

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

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

Developments within, adjacent to and within the siting of Heritage Assets will be strictly controlled.

### Explanation

Paragraph 189 of the NPPF makes it clear that the Heritage Assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

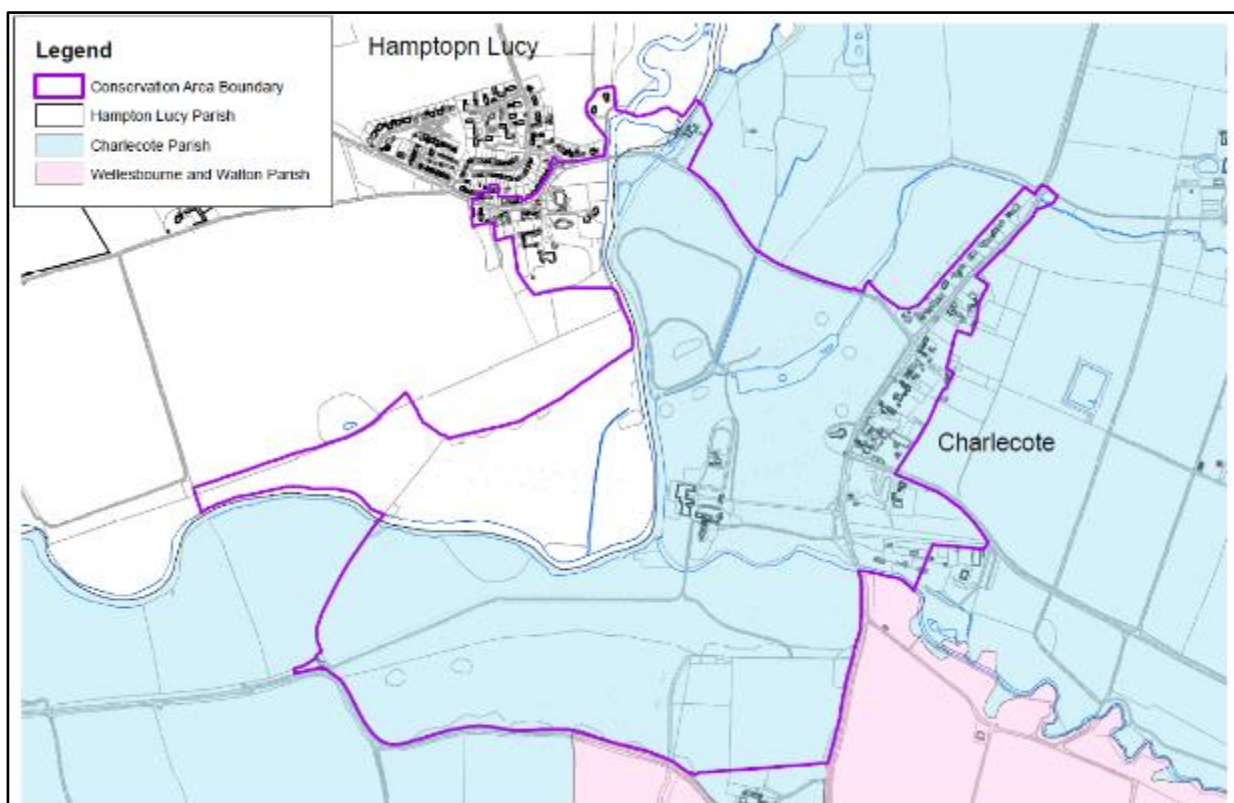
The effect of a development on the character and setting of listed buildings is a particular material consideration in determining planning applications. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings or their settings. Consistent with the NPPF and CS.8 of the Core Strategy any harm to Heritage Assets needs to be weighed in the planning balance against any

identifiable public benefit. Conservation of such assets must be given a greater weight in the balance. This Policy likewise protects and preserves such Heritage Assets.

There are seventeen Listed Buildings (one shared with Charlecote Parish, being Charlecote Mill), Scheduled Monuments and part of Charlecote Park (shared with Charlecote Parish) within the Neighbourhood Area. Full details of these are listed with some photographs in Appendix 1.

Whilst all Listed Building and Listed Assets are important, two have special significance. Charlecote Mill is one of the ten remaining oldest working water mills in the country while the iron bridge over the River Avon is the second oldest bridge in the country to be made from iron.

Figure 3 shows both the Hampton Lucy and Charlecote Conservation Areas edged in purple.



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

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

**Relevant NPPF and Core Strategy policies:**

Paragraphs 189 to 208 NPPF

CS.8 of the Core Strategy

## Policy BE2 – Conversion of Rural Buildings

Conversion of buildings and reuse of redundant and disused buildings of substantial and traditional construction in the Countryside (as defined in Policy H1), including the conversion and adaptation of existing agricultural buildings that form part of a farm diversification scheme where the main agricultural function of the farm is maintained, will be supported, subject to these buildings not being needed to house agricultural workers, and creating:

- a) permanent residential accommodation;
- b) permanent business and employment space;
- c) residential tourist accommodation and tourism facilities; and/or
- d) working from home accommodation.

Development proposals will be supported only where all of the following requirements are met:

- a) Safe and convenient access arrangements to the site exist or can be created;
- b) Sufficient off-street car parking can be provided to ensure that highway safety is maintained;
- c) A survey conducted by an independent appropriately qualified professional has been carried out and submitted with the planning application, demonstrating that protected species and their habitats will not be harmed during building works or result in long term adverse impacts;
- d) There will be no harmful impact on the visual and landscape amenity of the area, particularly to the Valued Landscapes and Heritage Assets;
- e) It does not cause unacceptable harm to existing ecological networks and their associated biodiversity.

### Explanation

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

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

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

**Relevant NPPF and Core Strategy policies:**

Paragraphs 64, 80 and 85 NPPF  
CS. 15 and 20 of the Core Strategy

**Policy BE3 – Lighting and Skyline Protection**

- a) Lighting in new developments should be kept to a minimum whilst having regard to highway safety, in order to preserve the rural character of the Hampton Lucy village and the Neighbourhood Area. Amenity lighting should be kept to a minimum.
- b) Proposed lighting should be designed and sited to help reduce light pollution and contribute to dark skies and development that would result in excessive light pollution will not be supported.

**Explanation**

The NPPF para 185(c) states by encouraging good design, planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. A street lighting scheme should be designed to minimise light pollution and should be kept to a minimum so as not to exacerbate light pollution, the design of which could provide for individual security lighting providing it is downward facing, does not impact on neighbouring properties and is time limited, thereby reducing the potential for light pollution.

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

**Relevant NPPF and Core Strategy policies:**

Paragraphs 185(c) NPPF  
CS 5 of the Core Strategy

## Policy BE4 – Agricultural Land and Land Management

Development of the best and most versatile agricultural land (defined as grades 1, 2 and 3a in the Agricultural Land Use Classification) will normally be resisted unless it can be demonstrated that significant development of best quality agricultural land is necessary and that no other land of poorer agricultural quality is available.

Developments that assist in keeping soil on the land, match nutrients and crops to soil needs and keep livestock, fertilisers and manures out of water will be supported.

### Explanation

Paragraph 174(a) NPPF ensures protection against the loss of the best and most versatile agricultural land from significant development and to ensure good governance in land use. This is particularly important as the Neighbourhood Area is predominately agricultural and has been so for centuries, forming an important part of its rural character and setting as well as being an important resource for food production. The majority of the agricultural land in the Neighbourhood Area is of the highest quality within grades 1, 2 and 3a with Old Pastures Farm growing vegetables, Hatton Bank Farm, cereals, and Daisy Hill Farm providing cereals and meat.

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

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

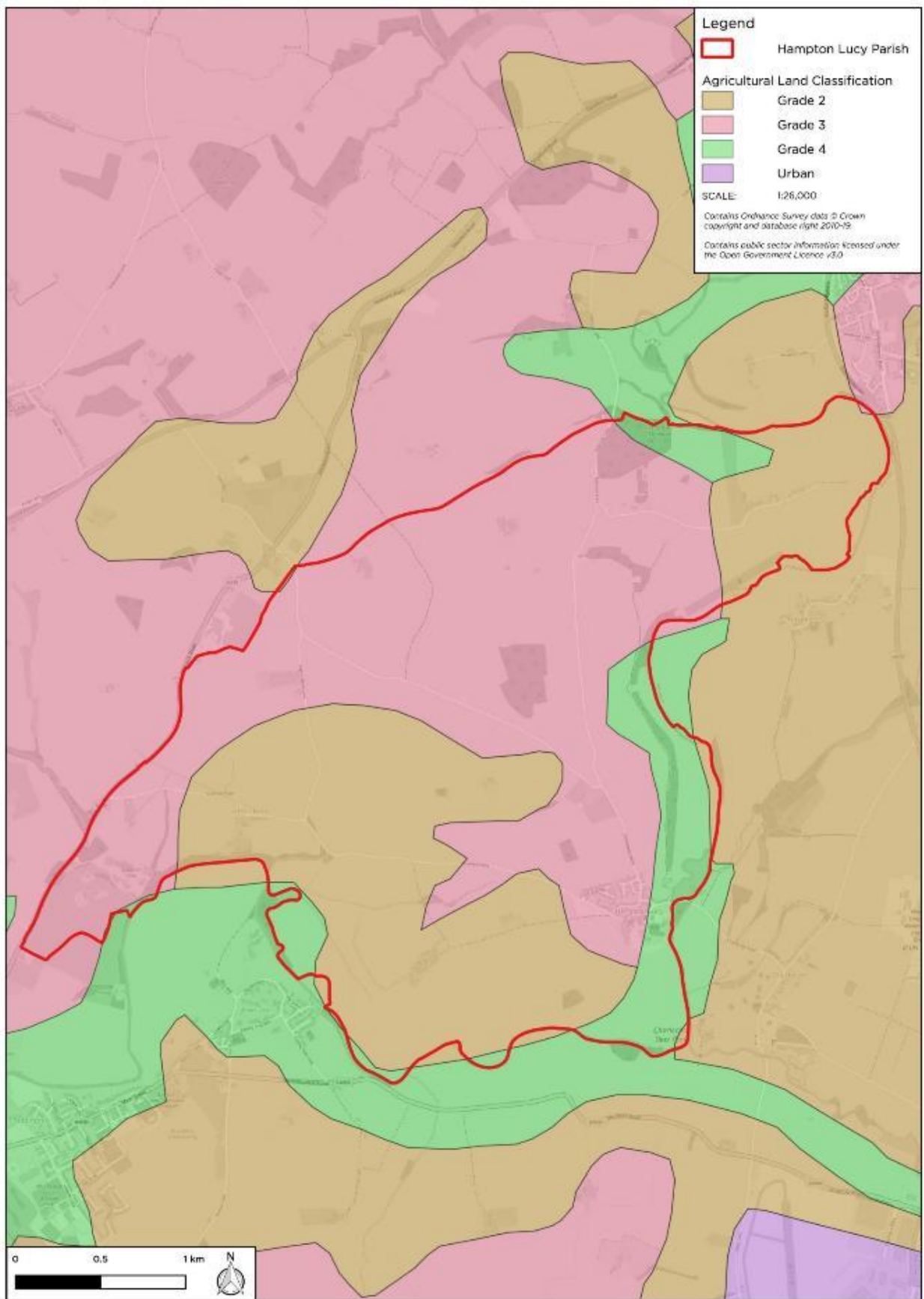
Figure 4 below gives the Agricultural Land Classification for the Neighbourhood Area, which shows the majority of the agricultural land in the Neighbourhood Area to be Grade 2 and Grade 3. The Policy will serve to protect the soil, biodiversity and the rural landscape for generations to come.

### Relevant NPPF and Core Strategy policies

Paragraph 174(a) NPPF

CS 8 and AS10 of the Core Strategy





**Figure 4: Agricultural Land Classification Areas**

## 5. Housing

### Strategic Objective

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

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

### Policy H1 – Village Boundary

The boundary of Hampton Lucy village ('The Village Boundary') is shown in Figure 5. New housing developments within the Village Boundary will be supported in principle, subject to them being in accordance with other policies in this plan.

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

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

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

### Explanation

Future housing development within the Neighbourhood Area should ideally provide for a consistent supply of new housing where possible to meet local demand. The Village Boundary has been defined using the same criteria as SDC in assessing Site Allocation Plans ('SAP') in the search for sites to provide for future housing in its district.

The Core Strategy identified Hampton Lucy as a Category 4 Local Service Village (LSV) because of the limited facilities in the village based on whether it has a school, shop and a frequent bus service. A Category 4 LSV was expected to provide no more than an increase of around 8% housing in the Neighbourhood Area from 2011 to 2031 equating to 32 additional homes, 25 of which have already been built at the Spinney. The requirement for seven additional homes is not prescriptive – if there

are no sites available acceptable to SDC or promoted by landowners then there can be no expectation additional homes can be built.

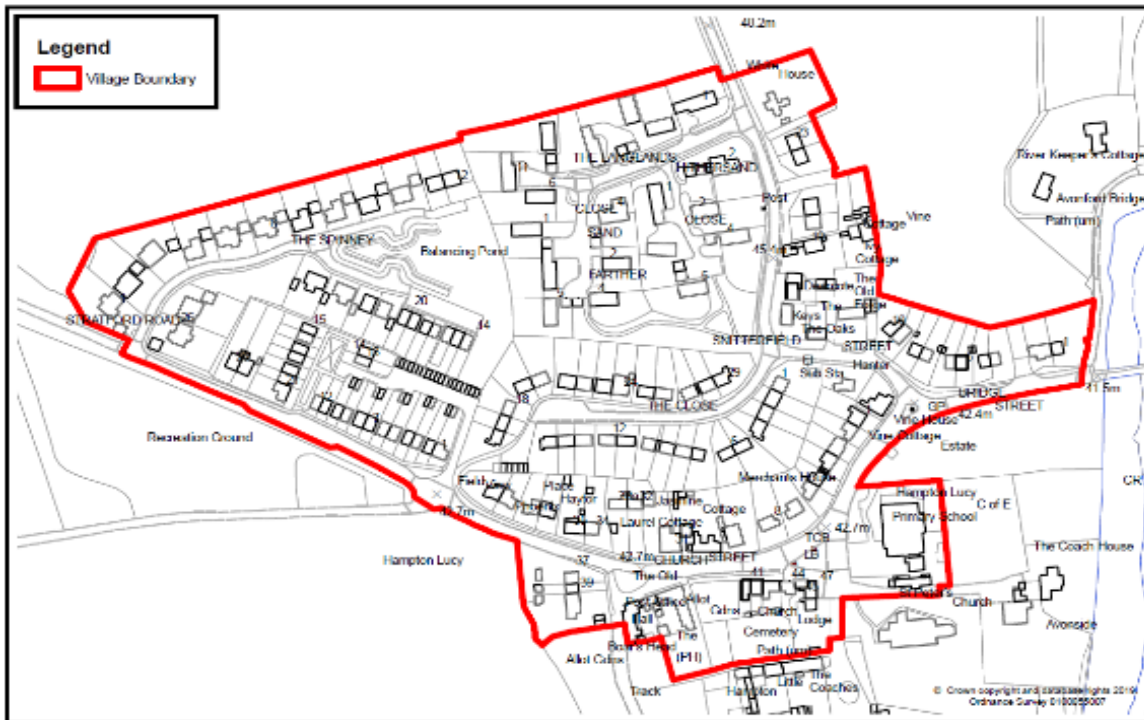
The Resident's Survey listed eleven potential development sites (Sites A to K) as possible locations for future housing, both within and adjacent to the Village Boundary upon which respondents commented. All sites were subject to a site appraisal from a planning consultant commissioned by the Council, each of which are available on the Hampton Lucy website. Only one site, Site A, is within the Village Boundary.

Of the eleven sites, six were graded as having very low, low or limited potential for development. Four have medium potential and the one site (Site A) with high potential is used as allotments, a resource the respondents have stated is important to them to remain as such with any development of this site being contrary to Paragraph (92c) of the NPPF which promotes healthy living. The four sites with medium potential of housing development are adjacent to the Village Boundary being Sites D, E, F and G (land adjacent to the Spinney) in the Residents' Survey.

In accordance with Policy CS.16 of the Core Strategy SDC produced its SAP in 2019 where it identified suitable reserve housing sites following a call for suitable sites from landowners over its whole district to have the capacity to deliver up to 20% of its total housing requirement to 2031 with further versions in October 2020 and the June 2022 Preferred Options, the latter having a longer development period up to 2050. Of the eleven sites only one site has now been identified as a suitable reserve housing site in the Neighbourhood Area being HAMP.A (the East of Snitterfield Street), (Sites I, J, K in the Residents' Survey) with the medium assessed Sites D, E, F and G not accepted by SDC as suitable reserve housing sites,

**Relevant NPPF and Core Strategy policies:**

Paragraphs 80(e) NPPF  
CS.15 and 16 and AS.10



**Figure 5:  
Village  
Boundary**

## Policy H2 – Local Need Housing Schemes

Small scale housing schemes sites adjacent to the Village Boundary will be supported where all the following criteria are satisfied:

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

## Explanation

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

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

Dwellings provided through such schemes will contribute to the overall housing requirement for the district of SDC. Local need in the Neighbourhood Area can be evidenced by the results of Housing Need Surveys from time to time and from information from individuals and families who register for a home in the Neighbourhood Area through the SDC's Choice Based Lettings Register.

The Council is not promoting any sites at this stage because it considers either none of the eleven sites referred to in the Residents' Survey are suitable and/or may not be compliant with other Policies in this Plan.

The Council considers the sites I, J and K at the rear of Snitterfield Street (referred to above in the Explanation to Policy HE1), the only identified Reserve Site being considered under the June 2022 SAP by SDC, are not viable development sites because of issues with topography, access, its elevated position on the edge of the Village Boundary, and adverse impacts on biodiversity and on the Conservation Area and the designated Heritage Assets.

The Council accepts there may be no suitable sites for housing within the Village Boundary, on adjacent sites or within the Neighbourhood Area. However, the Council would remain open to consider sites for a 'Local Needs Housing Scheme' within or adjacent to the Village Boundary. Having identified such site, or sites, it would consider working with a suitable partner housing association (a 'Registered Provider') to secure delivery of such a scheme. Alternatively, in appropriate circumstances, it would also consider supporting delivery via a suitably constituted community-led organisation on the basis that planning permission for such schemes would be submitted for a full planning permission rather than an outline permission and that such schemes would be designed with early consultation with the Council.

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

Housing association rented property:

- 4 x 1 bed maisonette
- 1 x 1 bed bungalow
- 1 x 2 bed house

Owner occupier:

- 1 x 2 bed bungalow

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

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

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

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

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

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

**Relevant NPPF and Core Strategy policies:**

Paragraphs 78 - 80 NPPF

CS.15 (G) of the Core Strategy

## Policy H3 – Housing Design

The following design principles will be applied to all relevant developments within the Neighbourhood Area:

- a) Infill developments must follow established building lines and be designed to ensure that space between buildings is not significantly reduced, avoiding a terracing effect;
- b) A density and layout which reflects established local character and settlement pattern and a mass and footprint which is proportionate to the size of the plot;
- c) A high-quality landscape-led layout which takes account of the setting and landscape in which the site is located;
- d) New dwellings should generally be of a simple and traditional design reflecting the mix of styles of existing properties within the Neighbourhood Area;
- e) A variety of roof heights will be encouraged to avoid terracing;
- f) The mixing of styles or historical references in the same building should be avoided but the use of locally distinctive architectural features and styles will be encouraged;
- g) Use of a high quality palette of external materials which have regard to the surrounding rural location, and which are sympathetic with adjacent properties;
- h) The use of slate, plain clay tiles and thatch for roofs in the village will be supported on new developments;
- i) Chimneys will be encouraged as a traditional design feature found in the village;
- j) Joinery must be of a traditional design and proportional to the property, especially on the front elevation. Where appropriate, lintels should be incorporated as functional and decorative architectural features. U.P.V.C windows and doors will not be supported within the conservation area;
- k) Where dormer windows are proposed, in both new developments and extensions to existing properties, they should be appropriately proportioned in the context of the host building and as unobtrusive as possible;
- l) Areas of hard surfacing should be permeable; and
- m) Compliance with local development and climate change requirements of SDC as it may adopt within its planning strategy from time to time.

Under Paragraph 134 of the NPPF poor design that fails to take opportunities for improving the character and quality of an area will not be supported.

### Explanation

Paragraph 128 and 130 of the NPPF sets out the criteria for the quality of development that will be expected and the Stratford District Design Guide 5.4.7 and 5.4.8 are reflected in the Policy above, and the Core Strategy. It is, however, proper to seek to promote or reinforce local distinctiveness, and design policies should concentrate on guiding the overall scale, density, massing, height, landscape,

layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

**Relevant NPPF and Core Strategy policies:**

Paragraphs 126 -136 NPPF

CS.9 of the Core Strategy

**Policy H4 – Use of Garden Land**

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

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

**Explanation**

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

This Policy will address such unsympathetic developments being developed.

**Relevant NPPF and Core Strategy policies:**

Paragraphs 124 and 125 NPPF

CS6 of the Core Strategy



## 6. Natural Environment

### Strategic Objective

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

#### Policy NE1 - Local Green Space Designations

This Plan designates the following areas of 'Local Green Space' as defined on Figure 6 below at the following locations:

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

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

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



Hampton Lucy - Proposed Local Green Space

**Figure 6: Local Green Space Designations**

**Explanation**

In accordance with paragraphs 99 and 101-102 of the NPPF local communities are encouraged to include robustly justified Local Green Spaces within their neighbourhood plans, where this designation does not prevent identified development needs being met and the Neighbourhood Development Plan Residential Survey supports the Designated Green Spaces.

Local Green Space which is of particular importance to local communities because of its beauty, historic significance, recreational value (including as playing fields), tranquillity or richness of its wildlife will be designated for special protection. All of the designated Local Green Spaces comply with these requirements with none representing large tracts of land and all are well related to the local community. Assessments of the proposed Local Green Spaces can be found on the Hampton Lucy website.

**Relevant NPPF and Core Strategy policies:**

- Paragraphs 99 and 101 - 102 NPPF
- CS.7 of the Core Strategy

## Policy NE2 – Valued Landscapes

Developments must demonstrate how they are appropriate to, integrate with and conserve and enhance the character of and protect skylines, landscape views, including the Arden Special Landscape Area and the settings of Heritage Assets all defined in this Policy as ‘Valued Landscapes’, the most significant of which are indicated in in Figure 7 and shown in the photographs below.

Developments will not be supported unless:

- a) They comply with Policy CS5.5 and CS12 of the Core Strategy; and
- b) They contribute to protecting and enhancing our natural, built and historic environment (Paragraph 8 of the NPPF).

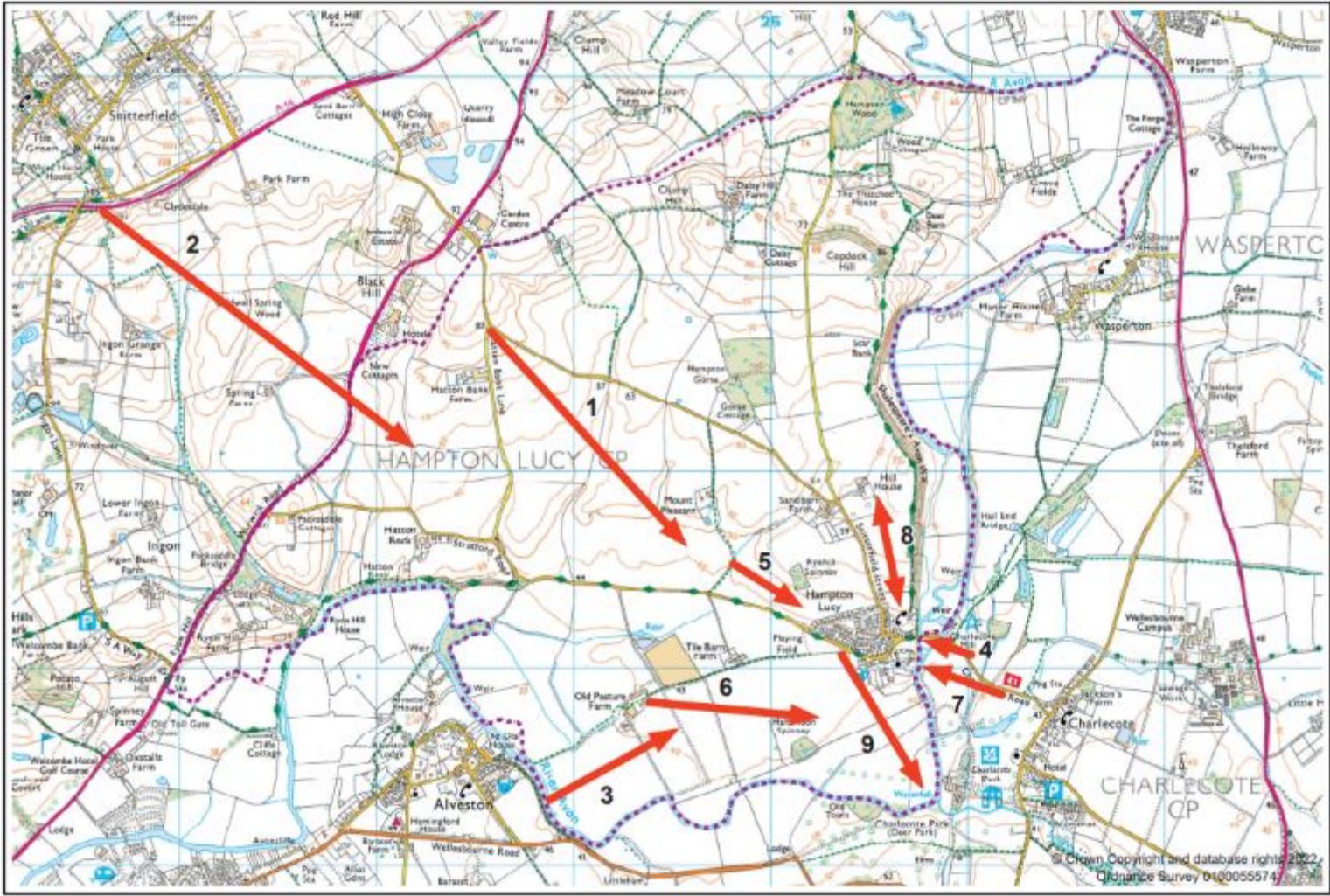
### Explanation

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

The Valued Landscapes contribute to the attraction of the many long-distance footpaths passing through the Neighbourhood Area, providing vantage points from which to admire the scenery and enjoy settings of the Heritage Assets important for residents and tourists visiting the area and the River Avon.

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

In response to a planning application in 2015 (SDA application number 15/13650/FUL) for a development nestled in farmland in the low-lying river valley adjacent to the River Avon and between Hatton Rock, the application was refused on appeal with the Planning Inspectorate citing CS.5 and AS.10 of the SDC Core Strategy as the planning reasons for refusal being the impairment such development would cause to the visual aspects of the Parish and to Heritage Assets.



Hampton Lucy Valued Views

Figure 7: Valued Landscapes

## The Valued Landscapes

### View 1

The view over the valley towards the village from the top of Hatton Bank Lane at the junction, commonly known as the 'Crooked Oak'



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### View 2

The views from the Snitterfield Memorial over the river valley towards Charlecote Park and House and the village and church.



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### View 3

From Swiffen Bank in Alveston across the River Avon over the Neighbourhood Area.

Hampton Lucy Church is in the background.



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### View 4

View from Charlecote Mill across to the village showing the iron bridge



## View 5

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



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## View 5 (another view)

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



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## View 6

From the public footpath adjacent to Mount Pleasant over the farmland towards the River Avon and to the village and Charlecote Park beyond



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## View 6 (another view)

From the public footpath adjacent to Mount Pleasant over the farmland towards the River Avon and to the village and Charlecote Park beyond



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## View 7

Hampton Lucy Church from Charlecote Road – a sea of buttercup flowers.



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### View 8

Green space alongside Scar Bank bridlepath and the track leading to Avonford Cottage



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### View 9

View from track by Village Hall over to Charlecote House, sheep grazing in the grounds of Hampton Lucy House



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### Relevant NPPF and Core Strategy policies:

Paragraphs 174 – 176 NPPF

CS5, CS12 and AS10 of the Core Strategy

## Policy NE3 - Nature Conservation and Biodiversity

Development proposals capable of causing unacceptable harm to, and do not provide a net gain, in biodiversity and ecological networks in the Neighbourhood Area (where this is possible), will not be supported including listed habitats that are Local Wide Life Sites under the Natural Environment and Rural Communities Act 2006 (NERC).

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

All new development will be expected to demonstrate a high level of sensitive landscaping and native tree/hedge planting where possible. All development must preserve existing veteran trees and hedges as, over the years, these have developed niches for new species of plants and animals and, therefore, have high biodiversity (see Appendix 2).

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

### Explanation

The majority of the Neighbourhood Area is agricultural supporting a wide diversity of wildlife, flowers and fauna. Details are set out in Appendix 2 and we direct special attention to the following.

Within the Neighbourhood Area are River Avon Local Wildlife Sites, these habitats being listed as one of 'principal' importance under s41 of the Natural Environment and Rural Communities (NERC) Act 2006 and as shown in Figure 8. S40 of the NERC states that local planning authorities must consider these habitats in their decision making because of their duty to conserve biodiversity.

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

Two areas of ancient woodland are as shown hatched green on Figure 8, the Northernmost area being part of the protected Arden Special Landscape Area incorporating Hampton Wood. Hampton Wood is also the site of an apiary established by the Stratford and District Bee Keeping Association (SBKA) which provides help and training to new members.





Photo: Hampton Wood

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

An unusual and special feature in Hampton Lucy Village is the 'Charles' Maries' Trail' being the shrubs planted in tribute to a former Hampton Lucy resident, known as the 'Plant Hunter', who introduced plants to this country from China, Japan and Formosa with those commercially available planted in a trail that can be followed in the Village. A newsletter giving details is in Appendix 3.

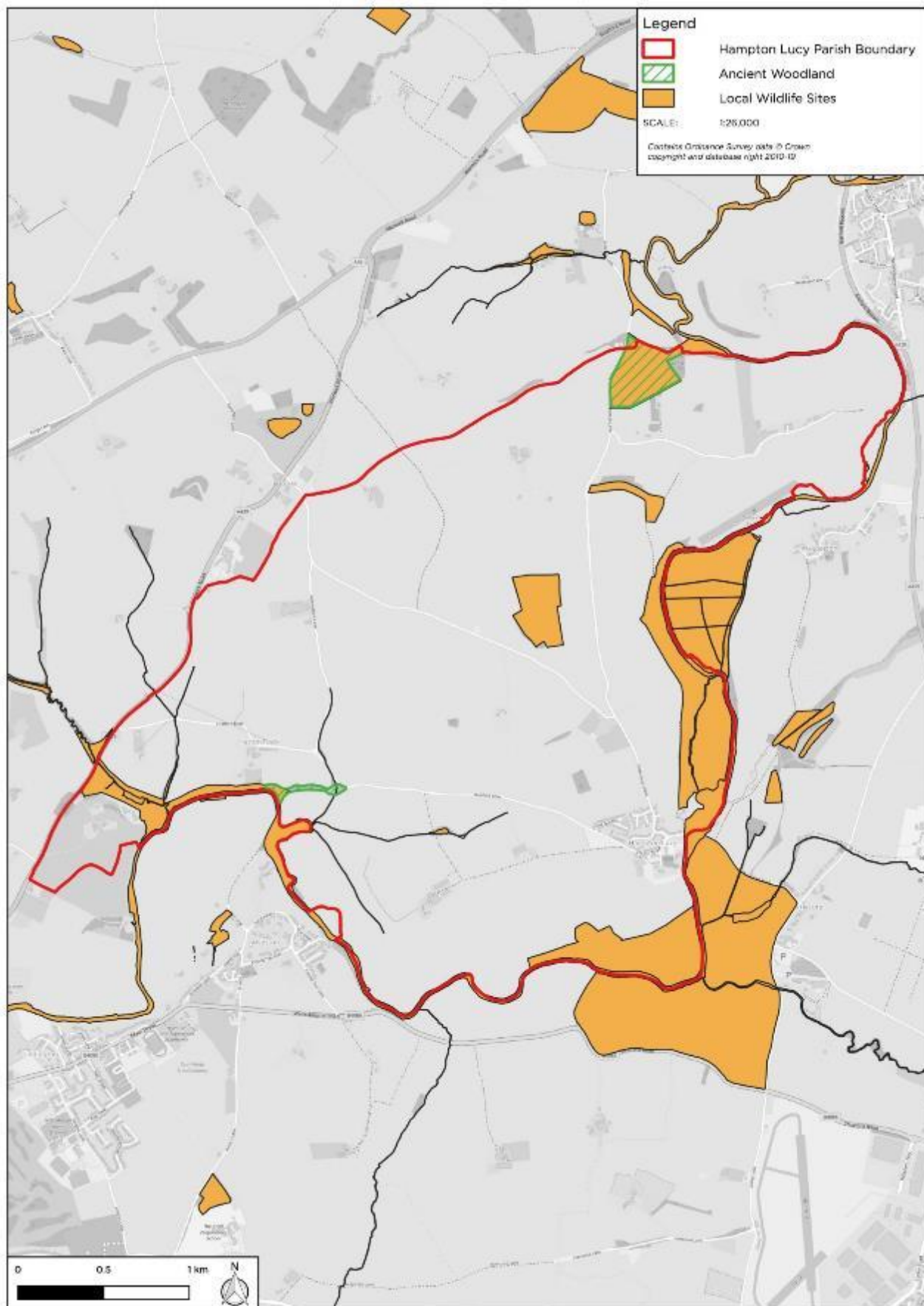
The Council has supported Projects including the initiative GREAT pioneered by a resident to plant more trees and a landowner gives a fine example of preserving and promoting wildlife and biodiversity including a total of 53 hectares set out for wild bird mix, skylark bird nesting, overwintered stubble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

Paragraphs 17 and 175 of the NPPF recognises that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity and this Policy supports this through the promotion of the maintenance and enhancement of important landscape features such as the River Avon, ponds, brooks, meadows, woods, trees and hedgerows, all being contributors to reducing atmospheric CO2 and helping to combat climate change.

**Relevant NPPF and Core Strategy policies:**

Paragraphs 131, 174 - 182 NPPF

CS.6 of the Core Strategy



**Figure 8. Nature Reserves and Local Wildlife Sites**

## Policy NE4 – Flood Risk

Development will not be supported if:

- a) They are in flood zones 2 and 3 or are otherwise assessed by the Environment Agency as being at high or medium risk of surface water flooding unless falling within paragraphs 159 to 169 of the NPPF;
- b) They are not demonstrably neutral or beneficial to the capacity of these flood zones;
- c) The risk to flooding to existing properties and in the Neighbourhood Area is increased;
- d) They do not comply with paragraph 161 of the NPPF (meeting the challenge of climate change, flooding and coastal change) setting out the criteria to be met on sites where flooding has occurred, or may occur;
- e) Under Paragraph 162 of the NPPF, it cannot be demonstrated that an effort has been made to steer developments to areas of lower flood risk where possible;
- f) They will not provide that water bodies will have reached a good status or potential status in accordance with the Water Framework Directive;
- g) They do not maintain or restore the floodplain.

The Neighbourhood Area sits within the valley of the River Avon, with the village located alongside the River Avon. Significant areas of the Neighbourhood Area are designated as being at high (zone 3) or medium (zone 2) risk of fluvial flooding from the river as shown in Figure 9.

There are also areas within the village and throughout the parish that are designated as being of high or medium risk of surface water (pluvial) flooding as shown in Figure 10.

The Neighbourhood Area has flooded at regular intervals over the last few decades and most recently in 2016, 2019 and early 2020. The photograph below shows the impact of flooding with the view from the road from Charlecote leading to the village centre.

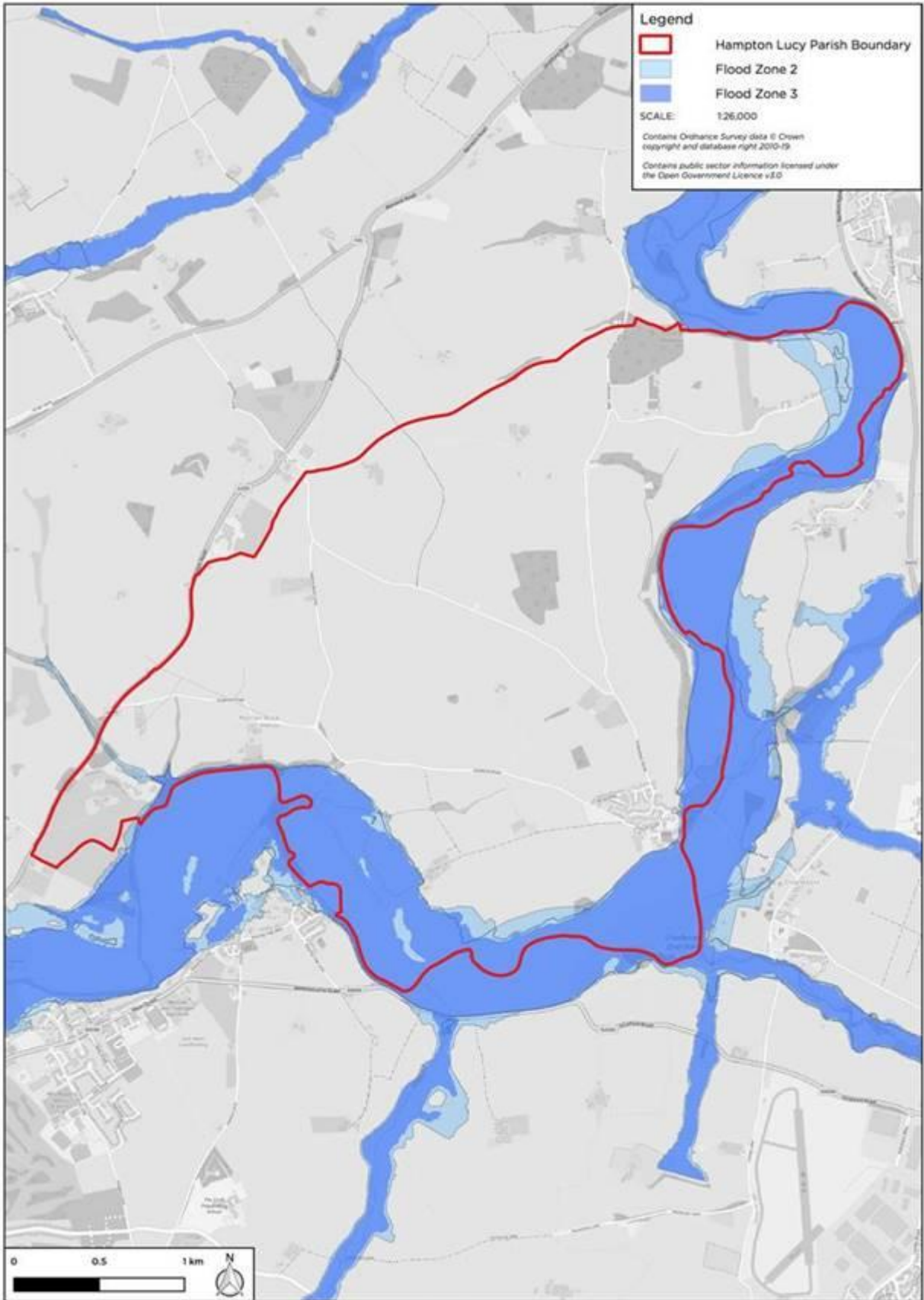
In the Resident's Survey 58% of the respondents required greater flood protection.

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

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

Paragraphs 152 - 169 NPPF

CS.4 of the Core Strategy



**Figure 9: Fluvial Flooding Map**



**Figure 10: Pluvial Flooding Map**

## Policy NE5 - The River Avon

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

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

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

## Explanation

Approximately 50% of the boundary of the Neighbourhood Area is defined by the course of the River Avon, making it a dominant and important feature of the Neighbourhood Area and one that is unique.

Many of the Listed Buildings and those within adjoining parishes have frontages to the River Avon, with the Charlecote Mill reliant on the River Avon for its future business activity.

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



Photograph of the riverbank looking towards the village of Hampton Lucy



Single-track iron bridge over the river Avon (see p

**Relevant NPPF and Core Strategy policies:**

Paragraphs 174, 179, 180 and 182 NPPF

CS.8 of the Core Strategy

## 7. Local Community, Health and Wellbeing

### Strategic Objective

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

#### Policy LCHW1 - Allotments and Growing Spaces

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

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

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

### Explanation

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

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

### Relevant NPPF and Core Strategy policies:

Paragraph 92 NPPF

CS. 6, and 25 of the Core Strategy

## Policy LCHW2 – Local Facilities

The loss of existing community facilities being the primary school, church, public house, the Parish field, village hall and the children's playground 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 use.

Such facilities should be protected from inappropriate forms of development, which may cause harm either directly or indirectly through new development or change of use. Any proposals which result in the loss of, or harm to, an existing community facility will be expected to demonstrate how that loss is mitigated, through betterment or replacement.

Proposals enhancing and improving existing community facilities will be supported. New community facilities will be supported.

### Explanation

Existing community facilities play an important role in maintaining a strong and vibrant community keeping the Village and Neighbourhood Area alive. They should be supported, utilised and new facilities encouraged.

The George V playing field is well used by children of all ages and is a meeting place for parents. The Parish Field is regularly used for village community events including the annual jazz picnic and over the last two years, a village festival.

Community venues such as play and leisure facilities, the mobile library and the village hall offer activities for a variety of age groups, promoting both physical and mental well-being. They play an important role in bringing the community together and help to alleviate social isolation.

Of the residents who answered the question in the Residents' Survey as to what clubs and events they would like to see in the church and village hall, 92% said they would welcome retention of existing and further events and clubs with comments from some Residents that the village hall should be enhanced and improved as a community facility.

### Relevant NPPF and Core Strategy policies:

Paragraphs 92 and 93 NPPF

CS.25 of the Core Strategy



## Policy LCHW3 - Promoting Walking and Cycling

Where necessary, development must demonstrate how walking and cycling opportunities have been prioritised and connection made to existing routes.

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

Proposals which either adversely affect existing walking and cycling routes; the safety of walkers and cyclists and the natural environment in which they are set, unless satisfactorily mitigated or enhanced, or which fail to provide for attractive and well-designed walking and cycling networks will not be supported.

### Explanation

The Neighbourhood Area has a wealth of public rights of way in the form of footpaths, bridleways and permitted footpaths, all of which are shown in green in Figure 11 and enjoyed by numerous walkers, ramblers and cyclists. In particular, the Shakespeare's Avon Way is an ancient path with 88% of the respondents to the Resident's Survey saying it was the most important to them.

Route 41 of the National Cycle Path runs through the Neighbourhood Area on the route shown in Figure 12.

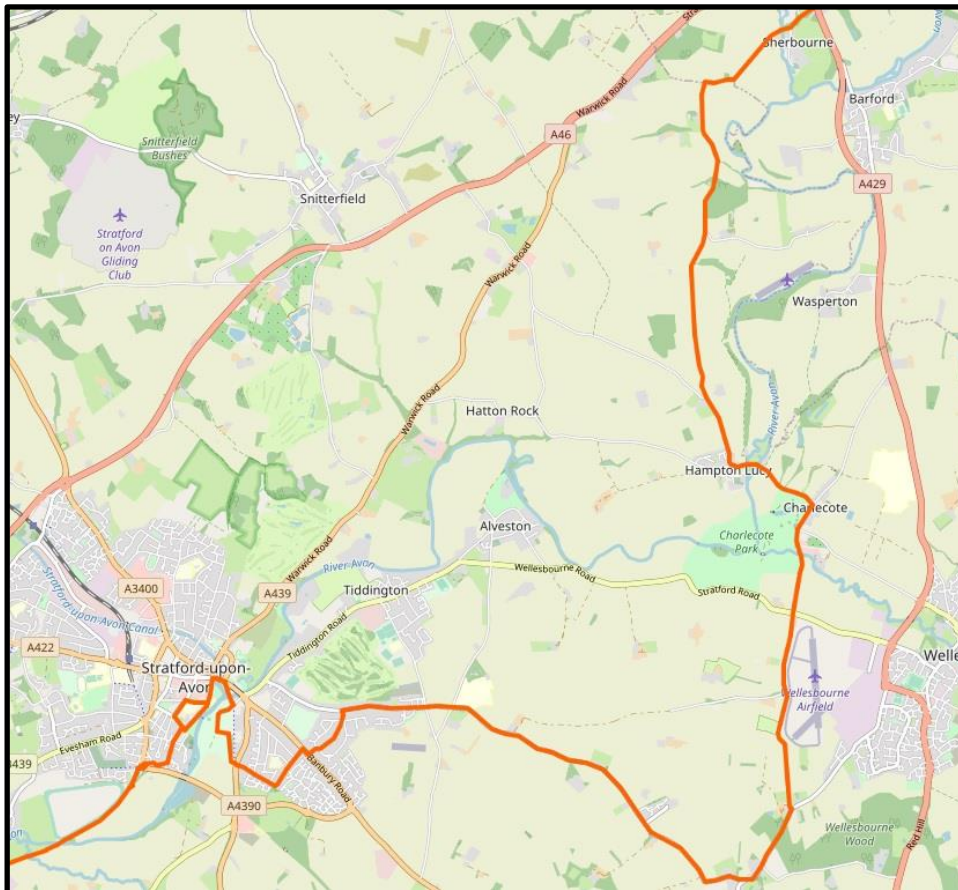
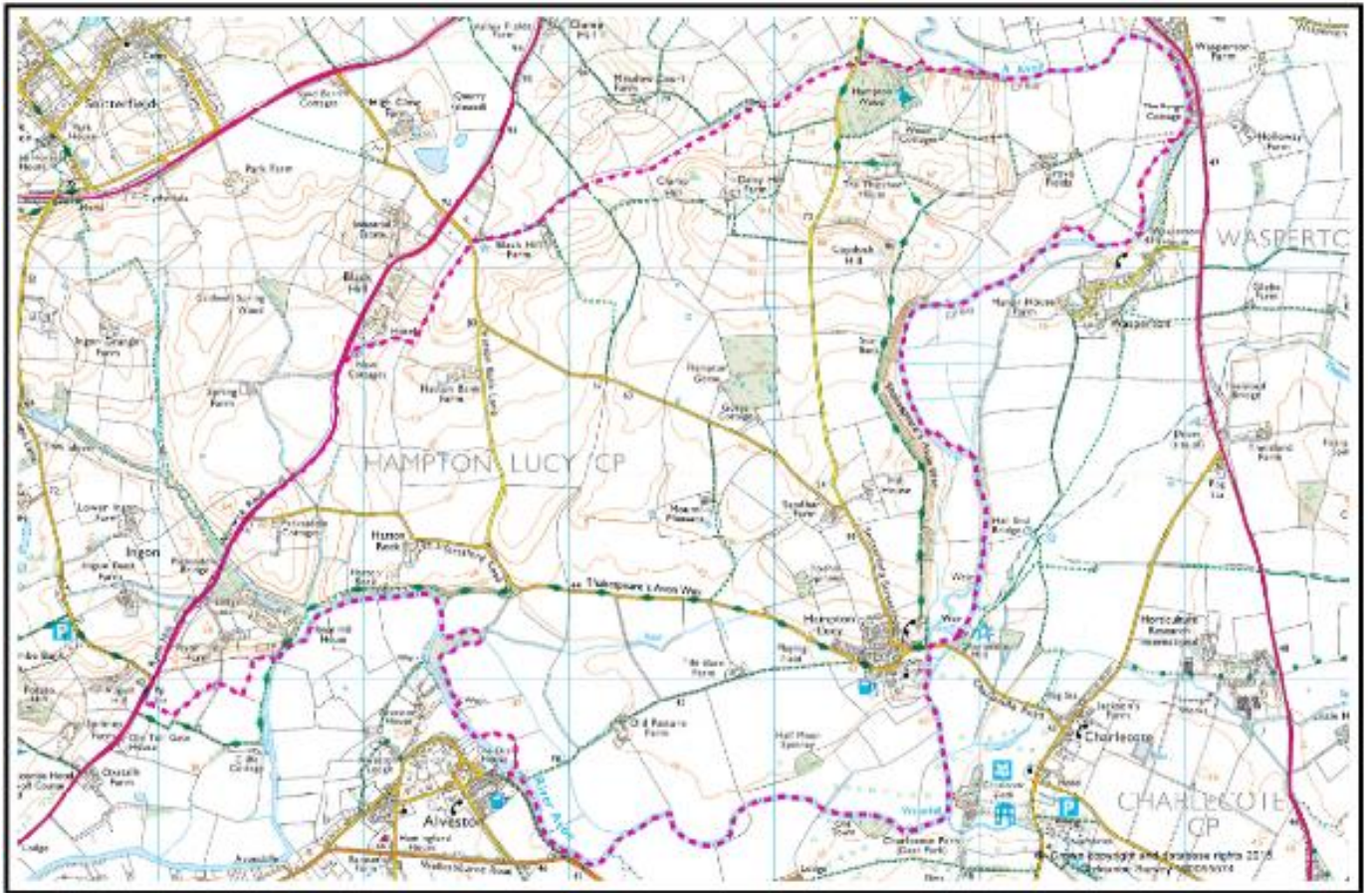
When asked in the Resident's Survey what new facilities are needed in the Neighbourhood Area, 55% of respondents said they would like 'safe cycle paths' and 85% of respondents to the Neighbourhood Survey said it was a priority to have all public rights of way and bridleways protected.

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

### Relevant NPPF and Core Strategy policies:

Paragraphs 92, 100, 106(d) NPPF

CS.25 of the Core Strategy



**Figure 12: National Cycle Way (41) shown in red**

## Policy LCHW4 – Promoting New Employment Opportunities

The development of new employment opportunities will be supported within the Neighbourhood Area providing that they do not have:

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

### Explanation

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

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

Hatton Rock Business Park is a group of office buildings converted from former farm buildings. Adjacent to them are larger warehouses and storage facilities. All units within these business concerns let easily but with business users and residents reporting issues with parking and traffic congestion caused by HGVs on the narrow Stratford Road and Hatton Bank Lane.

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

### Relevant NPPF and Core Strategy policies:

Paragraphs 81 – 85 NPPF

CS.112 of the Core Strategy

## 8. Infrastructure

### Strategic Objectives

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

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

Development will be supported as long as it does not result in an unacceptable impact on highway safety, or the residual cumulative impacts on the road network.

There is a fragile road and bridge network serving the Neighbourhood Area, with one half of the Parish being bounded by the River Avon. Of the three roads serving the Neighbourhood Area, Hatton Bank Lane has 500 metres of single-track road without a passing bay and the Stratford Road is a single-track minor road with limited passing opportunities. The third access, Snitterfield Road, is connected to the B429 Warwick Road, which is an accident blackspot due to poor siting visibility.



The Grade II listed cast-iron bridge over the River Avon carries the road running between Hampton Lucy and Charlecote, the main pedestrian route to the bus service to Stratford-upon-Avon and Leamington Spa/Warwick also running through Charlecote. It is also one of the busiest vehicle routes in and out of the village and is subject to a 7.5-ton weight limit.

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

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

#### Relevant NPPF and Core Strategy policies:

Paragraphs 104 -106 NPPF

26 of the Core Strategy

## Policy IN2 - Parking

All new dwellings shall ensure by design that:

- a) Provision for the parking of motor vehicles, including carports, (excluding garages), at a ratio of 2 spaces per bedroom for up to three-bedroom houses and 3 spaces for houses up to four bedrooms and over, is available within the curtilage of the individual dwelling;
- b) 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;
- c) 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;
- d) Appropriate cycle storage facilities should be provided within the curtilage of each dwelling in accordance with the SDC Development Requirements Supplementary Planning Document (SPD);
- e) Electric Vehicle Charging Points should be provided in accordance with the SDC Development Requirements SPD.

### Explanation

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

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

### Relevant NPPF and Core Strategy policies:

Paragraphs 107 and 108 NPPF

CS.26 of the Core Strategy

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

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

### Explanation

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





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

### Relevant NPPF and Core Strategy policies:

Paragraph 114 NPPF






CS.26 of the Core Strategy



# Appendix 1 – Listed Buildings and Monuments

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

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



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

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

Heritage Category: Scheduling:

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

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

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

## Appendix 2 - Biodiversity in Hampton Lucy

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

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

Biodiversity has produced the genetic diversity that has allowed the development of crops, livestock, fisheries and forests.

### High Biodiversity

Areas of high biodiversity will include:

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

### Low Biodiversity

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

### High Biodiversity in Hampton Lucy Parish

Areas of high biodiversity in Hampton Lucy Parish are:

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

- Hatton Rock (OS 234575)
- Ryehill Spinney (OS 252574)\*
- Scar bank (OS 257586)
- The River Avon and its banks (OS 2557 and 2558)
- Grove Fields (OS 254594) – The northern verge and bank towards Grove Fields from Sherbourne Lane is of high diversity and holds a whole colony of Field Garlic, found in only three other locations in Warwickshire. Field Garlic is a nationally vulnerable plant (WCC habitat biodiversity audit).

\* Not accessible by public or permissive footpaths

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

### **Hampton Lucy Spinney (OS 253573)**

This used to be the old allotments. In 2005, a variety of native trees were planted.

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



By 2016, the spinney was well-established and many other plant species had begun to flourish together with associated animal life. The photographs show blue comfrey (*Symphytum officinale*) now flourishing in the damp conditions of part of the spinney and shows how well established the spinney is.

The only 'management' of the spinney is to maintain just one path through for access. This has allowed other species to become established over the years.



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

Recent surveys in 2017 and 2018 showed plant species such as Yarrow, Nettles, Cleavers, Fat Hen, various grasses, Dandelions, Docks, Thistles, Brambles, Elder, Bindweed, Comfrey, Cow Parsley and various other Umbelliferae. There were also moths such as Cinnabars, Silver 'Y's or Skippers and butterflies such as Orange Tips, Speckled Woods, Meadow Browns, Common Blues, Large Whites, Small Whites, Green Veined Whites, Gatekeepers, Red Admirals and

Tortoiseshells. In addition, there were Damselflies, Dragonflies, Flies, Beetles, Shield bugs, Hoverflies, Leaf miners, Bees and Spiders.

### **Hampton Wood and Meadow (OS 255598)**

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



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

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

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

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

### **Low Biodiversity in Hampton Lucy**

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

### **Grapevine Environmental Action Group (GREAT)**

This group was set up in 2021 and given a £50 grant by the Parish Council. They have already set up bird boxes in one of the allotments by the river and have cleared a path for access. The group also encouraged others to leave areas of grass unmown in May to encourage the growth of other plant species.

In March 2022, the group planted over 300 trees of native species at the bottom of the King George V playing field and also next to the spinney nature reserve. This small piece of land bordering the spinney was kindly given by Valefresco, a local farming business, to encourage an increase in biodiversity.

## Appendix 3 - The Charles Maries Trail

Explained in newsletter below:

### THE LIFE AND TIMES OF CHARLES MARIES

Ken Cockshull



#### Charles Maries

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

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

#### The Early Years

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

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

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

### **The Plant Hunter**

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

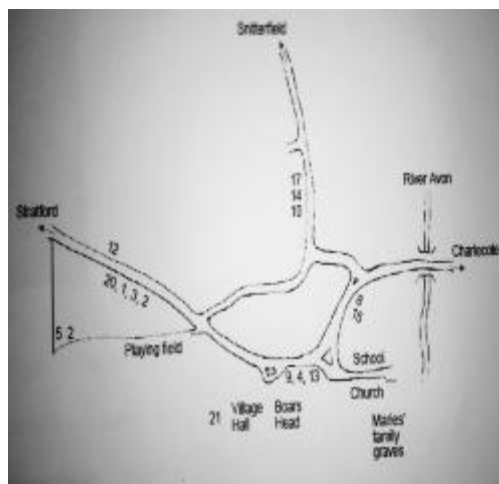
### **In Later Years**

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

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

## The Charles Maries Trail

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



Ken Cockshull (September 2015)

1. *Acer carpinifolium* - Hornbeam Maple
2. *Acer davidii* 'George Forrest'
3. *Acer rufinerve*
4. *Actinidia kolomikta*



8. *Fraxinus mariesii* - Manna As





10. *Hydangea macrophylla* 'Mariesii Perfect



**Misnamed**

5. *Aesculus turbinata* - Japanese Horsechestnut

**Not on public display**

- a) *Chimonobambusa quadrangularis*
- b) *Musa basjoo* - Japanese banana
- c) *Platycodon grandiflorus* 'Mariesii' - Balloon Flower
- e) *Quercus acuta*

**Failed to establish**

6. *Caryopteris x clandonensis* 'Heavenly Blue'

7. *Enkianthus campanulatus*

11. *Iris ensata* (aka *Iris kaempferi*)

16. *Styrax obassia*

18. *Alangium platanifolium*

**Yet to be acquired**

*Alnus hirsuta*, *Primula obconica*, *Lilium speciosum* var. *gloriosoides*

15. *Clerodendrum trichotomum*



17. *Hamamelis mollis* 'Coombe Wood'



20. *Elaeagnus macrophylla*

21. *Rodgersia podophylla*

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**Sue Main**

**Carol Matthews** Parish Council Vice Chair (2017 – present)

**Chris Schroeder** Parish Council Chair (2015 – 2019)

**Louisa Slator** (Stratford District Council)

**Jackie Williams**