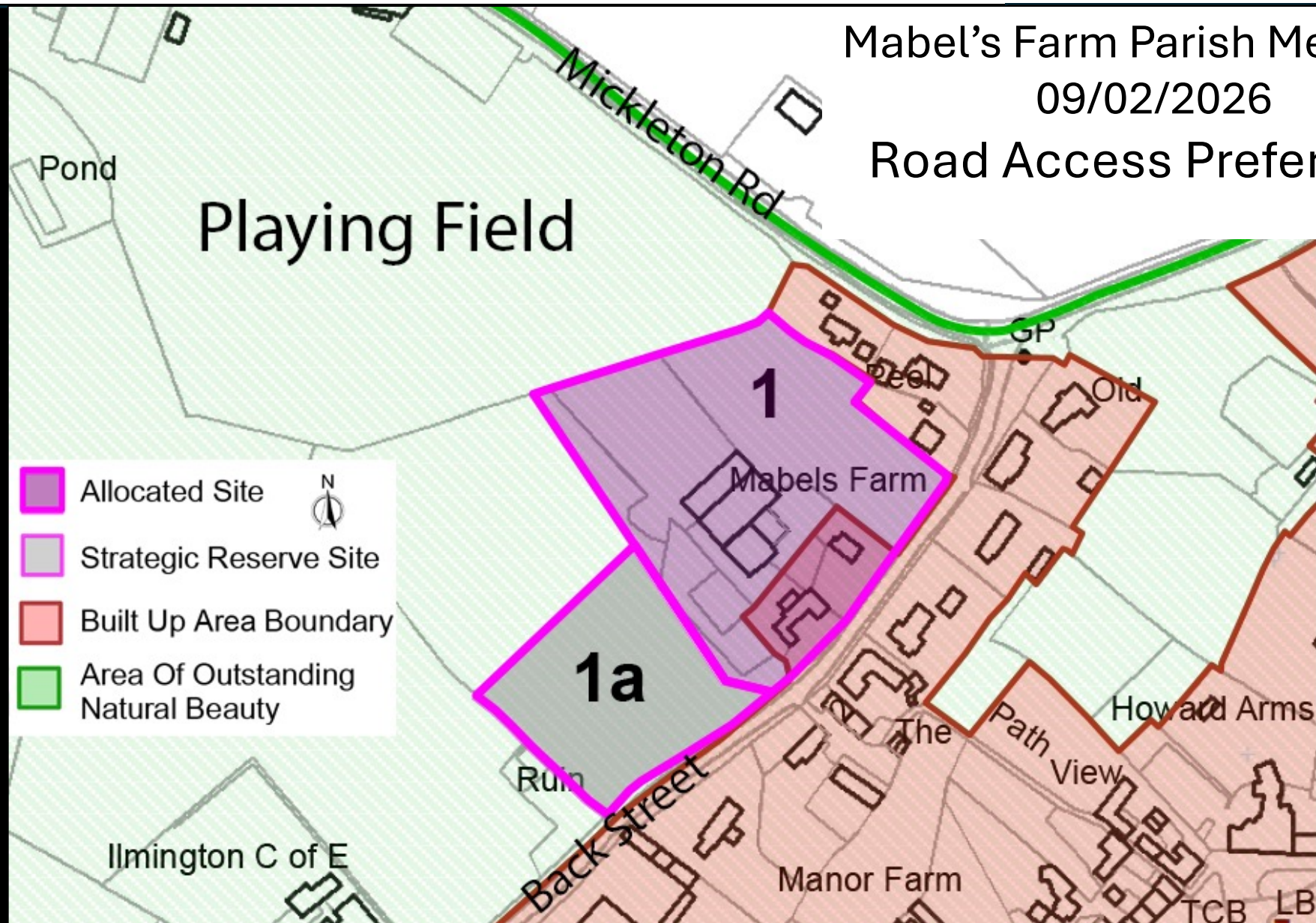


Mabel's Farm Parish Meeting 1  
09/02/2026  
Road Access Preference



- Allocated Site
- Strategic Reserve Site
- Built Up Area Boundary
- Area Of Outstanding Natural Beauty

# Mabel's Farm Parish Meeting 1

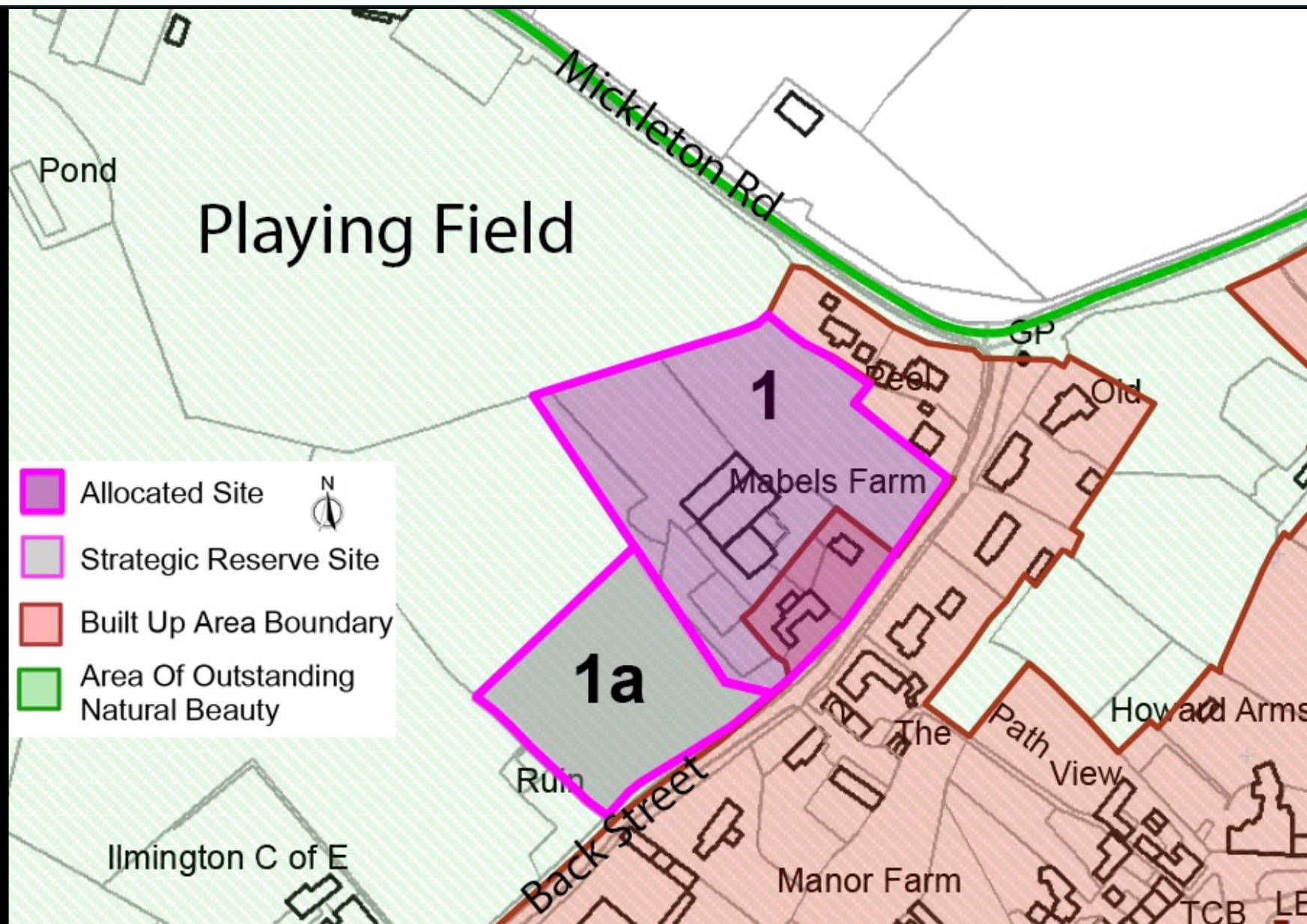
09/02/2026

Road Access Preference

# Stakeholders

- Current Ilmington Residents
- Future residents of Mabel's Farm
- Ilmington Parish Council (IPC)
- Ilmington School PTA
- Warwickshire County Council (WCC) – the landowners
- Warwickshire Property and Development Group (WPDG)
  - A development company wholly owned by WCC
- Deeley Group – delivery partners (builders) contracted by WPDG
- Stratford District Council (SDC) – responsible for planning permission

- Mabel's Farm Working group - Overall Aim
  - To advise the Parish Council on plans put forward by Warwickshire Property and Development Group (WPDG) and their contractor(s), currently Deeley Group, and to support the Parish Council in any necessary engagement with Warwickshire County Council as landowners.
- Current Objective
  - To find out what the village thinks about different road access routes to the site
  - Future meetings will address other design features of the development



# Clarification-1

- The Mabel's Farm site will be developed
  - Allocation ~ 20 houses
  - It was an agreed development site in the Ilmington Neighbourhood Development plan overwhelming supported by the the village
- The adjoining reserve site will probably be developed
  - Allocation ~ 8 houses
  - Stratford District Council is expected to need to change its five-year housing plan which will mean reserve sites can be developed

We want the best overall outcome for all stakeholders in a timely manner

## Clarification - 2

- Actual development is likely to be more than 20+8
  - Maybe 30-35 dwellings
  - 2021 census, 334 dwellings
  - Number of dwellings is not the subject of today's meeting
- There will be community infrastructure levy money for the village
  - Tens of thousands of pounds
  - What to spend it on is a future problem

# Development partner appointed to deliver new homes in Ilmington

A new partnership has been formed to deliver around 25 new homes in a Warwickshire village.

Warwickshire Property & Development Group (WPDG) has appointed Coventry-based Deeley Group, after a formal tender process, to bring forward the residential scheme at Mabels Farm in Ilmington.

Deeley Group will be working with WPDG to prepare a full planning application to submit to Stratford-on-Avon District Council, with early engagement already taking place with Ilmington Parish Council.

The proposed site has been allocated for homes in the Ilmington Neighbourhood Plan and will include a mix of house types and tenures, with the aim of providing homes for growing families and downsizers to stay in the area.

The scheme will include 35 per cent affordable homes along with improved access to the village centre and adjacent play area.



Share on



*‘The proposed site ... will include a mix of house types and tenures, with the aim of providing homes for growing families and downsizers to stay in the area.’*

*‘The scheme will include 35 per cent affordable homes along with improved access to the village centre and adjacent play area.’*

# Update on progress

1. Detailed planning permission has been granted for a new farmstead to be built along Mickleton Road - beyond the playing field area
2. WDPG have consulted with the Parish Council about the proposal
3. WDPG submitted a pre-application proposal to SDC planning for access to the site being from Mickleton Road
4. The planning department did not like this idea
5. MFWG, WDPG, & Deeleys met with planning department to discuss further. (*Thank you Manuela Perteghella*)
6. More evidence needed to support Mickleton Road access

# What do we want to know from the village?

- Is there a strong preference for access to be from Mickleton Road?
- There are pros and cons to both access routes.
- If there is a strong preference in the village for Mickleton Road, we will go back to SDC & WPDG and work for this outcome

# Back Street against

- Narrow road, essentially single track on school days & other peak times
- Already challenging at school run times
- New residents' cars and service vehicles will make this worse
- Increased road safety risk for pedestrians
- Increased risk of damage to verges & pavements
- Visibility splays may be challenging
- Urbanising effect on character and distinctiveness of Back Street
  - Directly adjacent to the conservation area
- Promotes driving in village over walking & cycling

**Traffic Congestion along the length of Back Street away from the school but opposite Mabel's Farm itself.**  
Demonstrated by verge damage not just during school drop-off & pick-up times where cars are parked.



Whitehouse Lane  
Entrance looking  
North

Photos taken 14 Jan 2026



Whitehouse Lane Entrance  
Looking South toward School



Mabel's Entrance  
looking North

Visibility splays on Back Street impeded left & right by the bend in the road



# Limited Visibility Splay on Back Street from Mabel's Farm Existing Entrance

Looking North



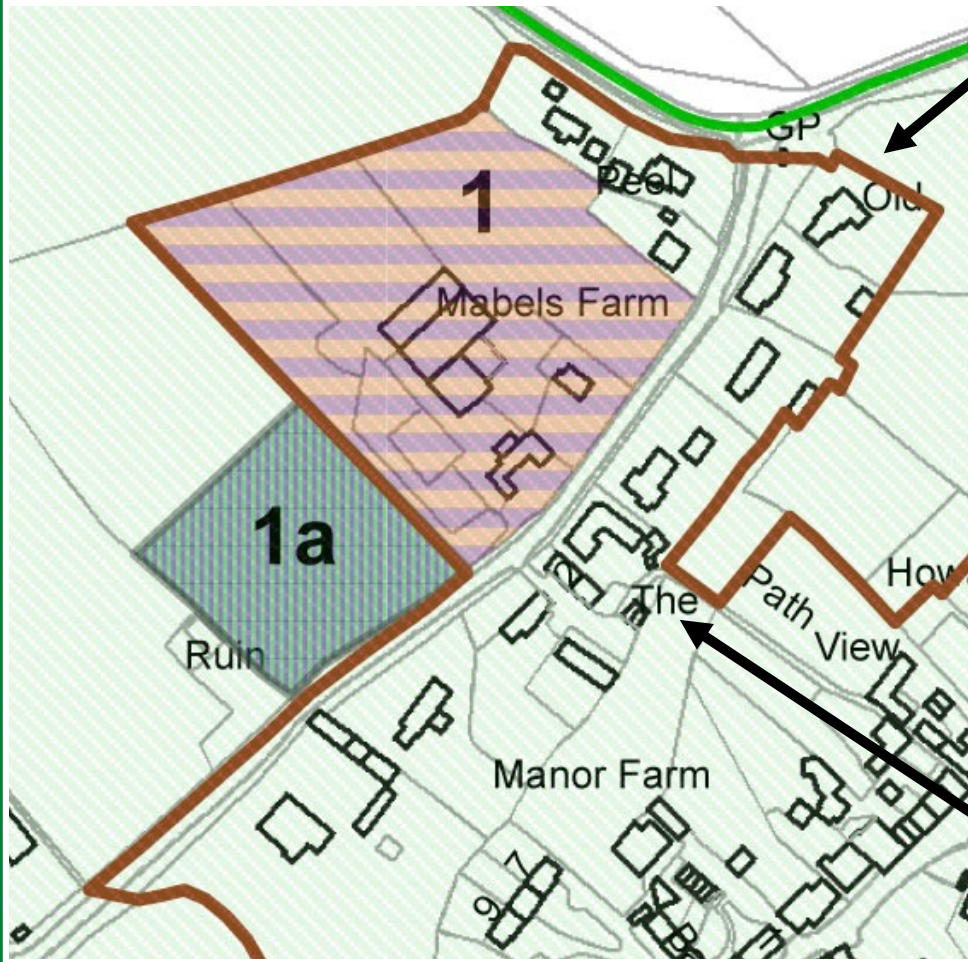
Looking South



## Back Street for

- Traffic speeds are already low reducing road safety risk
- New development could be in keeping with 'ribbon development' nature of Back Street
- Measures to ensure a left turn out of development, and additional parking, could reduce impact on school area
- Substantially fewer approvals needed for changes in land use
  - Work will be done sooner & more capacity to work on other design features & mitigation of impact

# Back Street Character



Ribbon Development on Back Street  
– a line of houses along the road



- Allocated Site
- Strategic Reserve Site
- Built Up Area Boundary
- Area Of Outstanding Natural Beauty

Small courtyard of 3 to 4 dwellings

# Mickleton Road for

- No additional traffic on Back Street
- Good visibility splays
- Wider road with little parking in the area
- A good through road for commuters
- Links new development into the network of footpaths through the village
- Potential for village to gain more public open space

Good visibility plays on Mickleton Road left and right





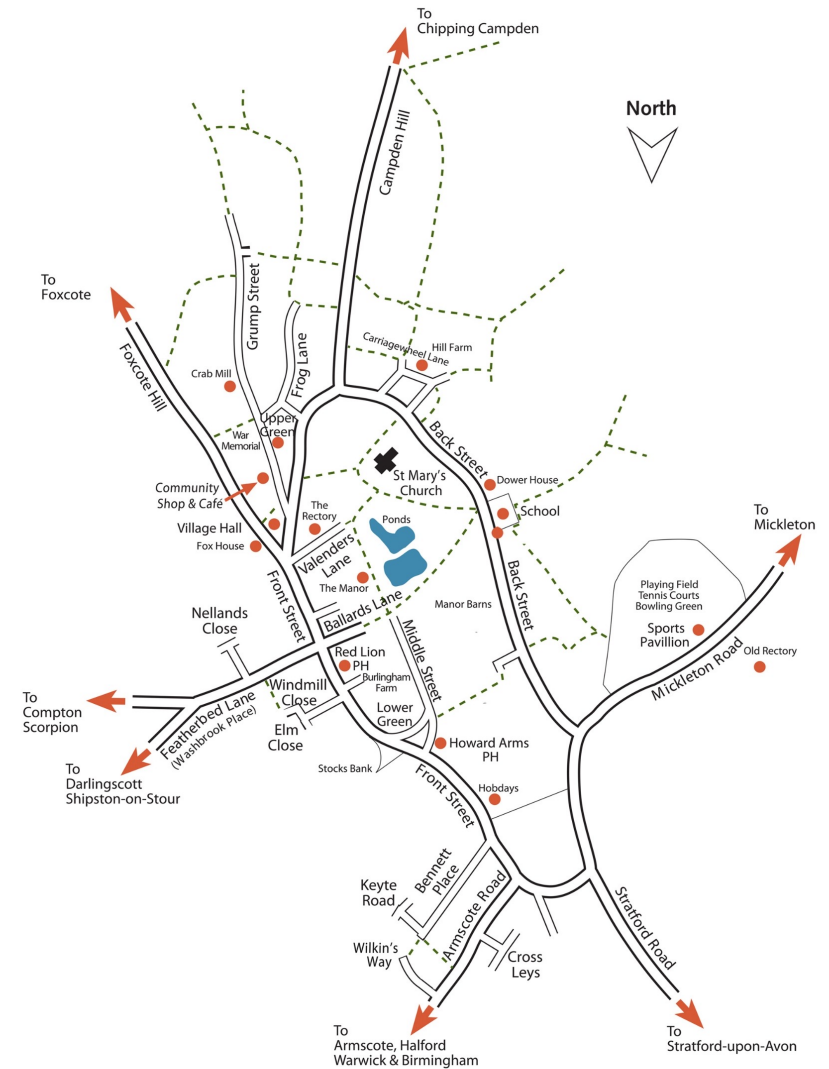
Clear Visibility Splays from  
proposed Mickleton Road Entrance  
Looking West



Clear Visibility Splays from  
proposed Mickleton Road Entrance  
Looking East

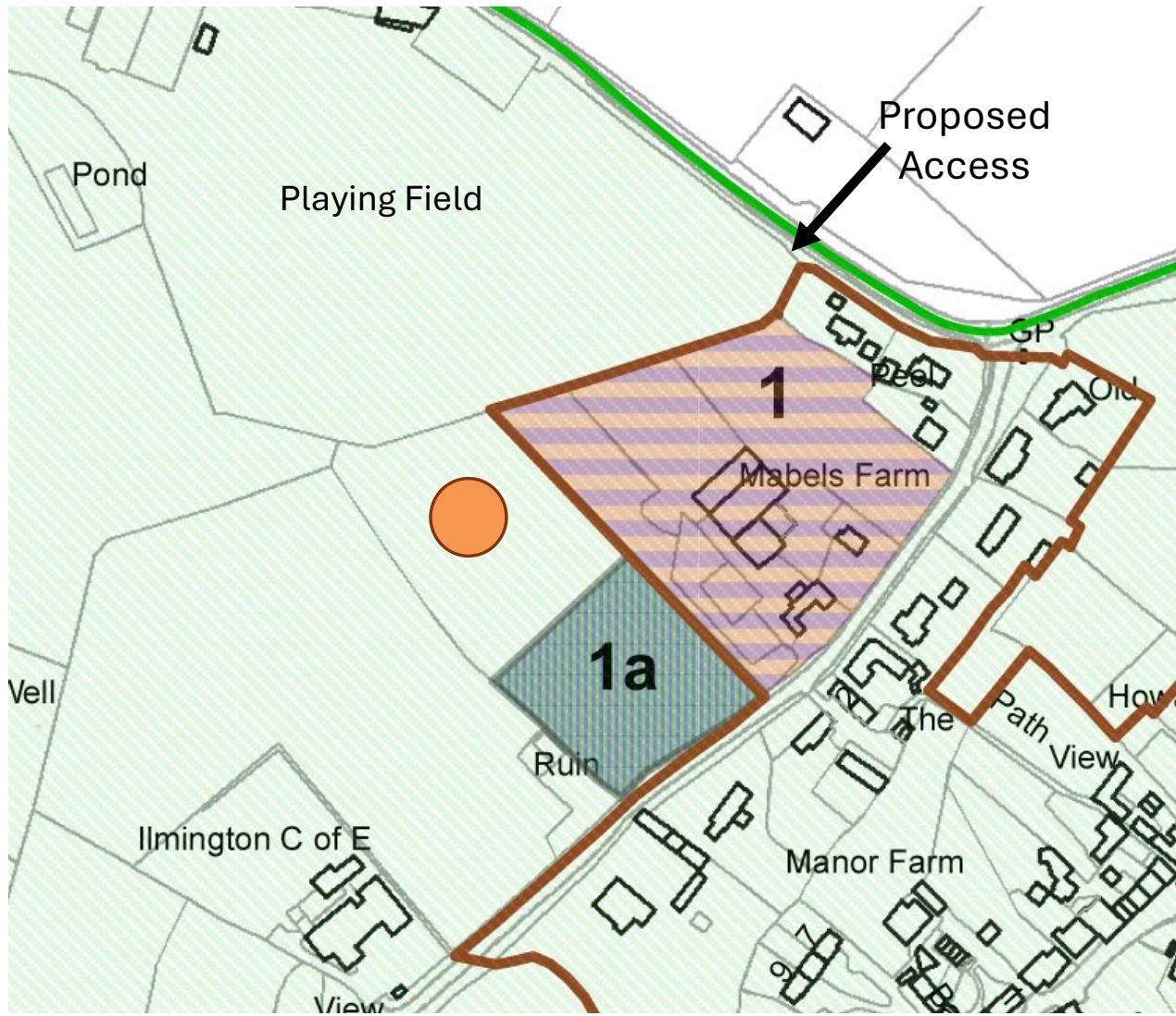
# Pedestrian access

- One of Ilmington's defining features are the footpaths that criss-cross the village between properties
- This could be replicated within & out of the development to connect with Back Street & Whitehouse Lane



# Mickleton Road against

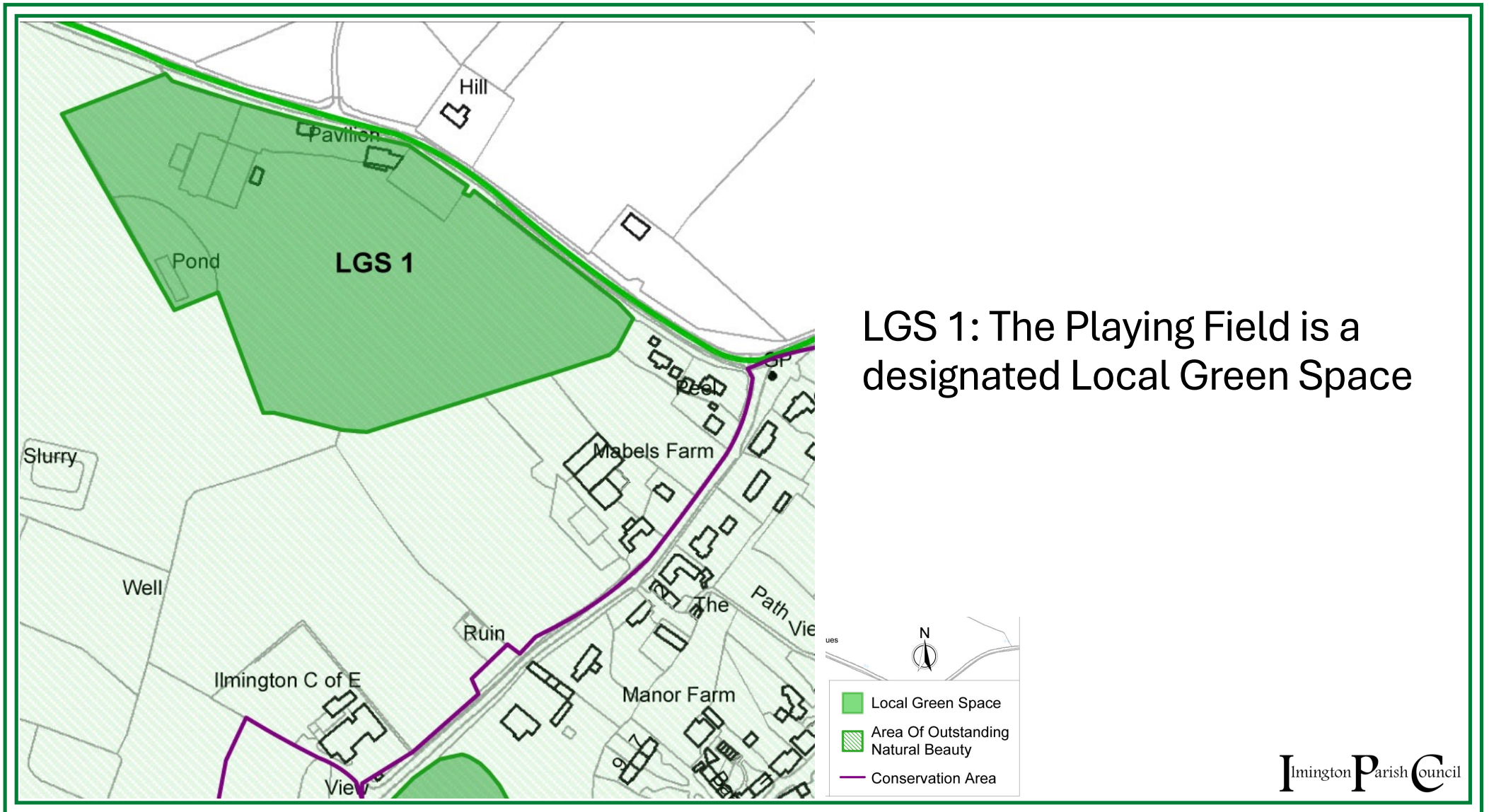
- Loss of public open space
- New road is outside built-up area & development site agreed in Ilmington Neighbourhood Development Plan
- Faster traffic – safety risk for drivers
- Loss of hedgerows & trees – ancient hedgerow & senescent pear trees at boundary of development site
- Damage to the country lane appearance of Mickleton Road
- Proximity to play area
- Access road not overlooked or lit. Risk for pedestrians
- Additional Road substantial extra cost for developer – less to spend elsewhere



A proportion of land above the reserve site would form the land swap



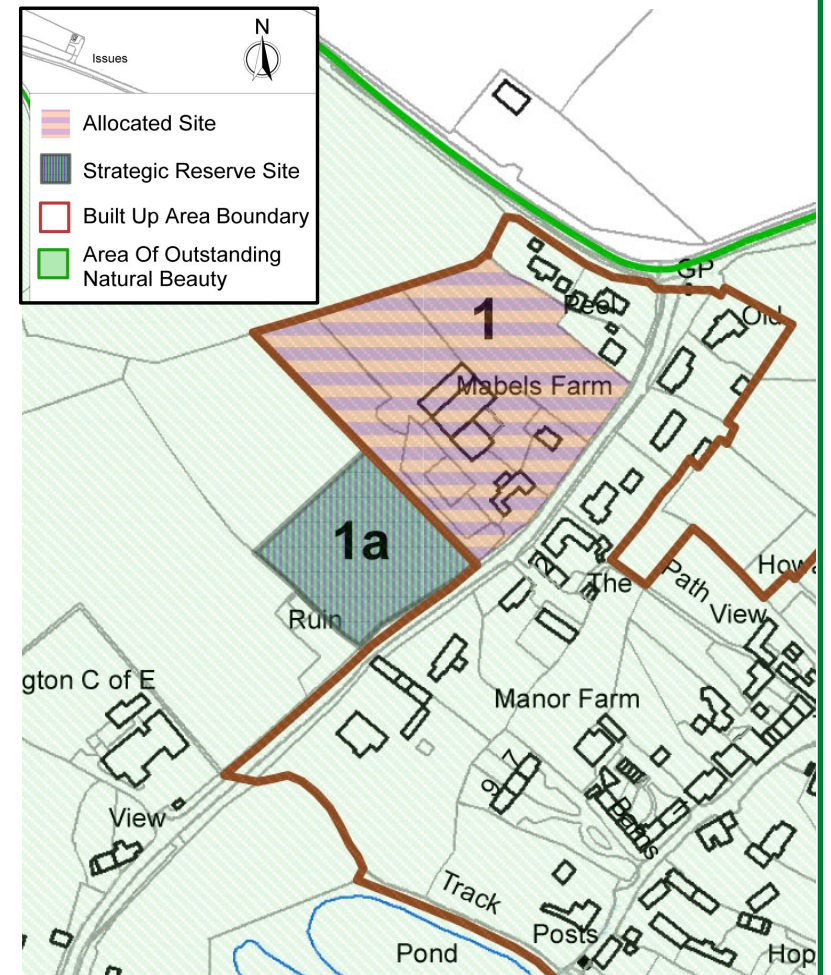
-  Allocated Site
-  Strategic Reserve Site
-  Built Up Area Boundary
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LGS 1: The Playing Field is a designated Local Green Space

# Built-up Area Boundary

- The access road would be on the boundary of the built-up area
- There is strict and limited criteria to justify building outside the built-up area boundary
- Robust evidence would need to be gathered and presented to justify it.





Access point to playing field.  
Ancient Hedgerow & Senescent pear trees ± Noble Chafer Beetle

# Mickleton Road mitigation

- Public open space loss around 30M x10M
  - Much larger space available as land swap – net gain public open space
- Loss of habitat
  - Substantial planting of new trees and hedging possible using land swap area
- Playground area
  - Some equipment may need moving. Fencing needed along road
- Safety of access road
  - Suitable low level downlighters will improve safety & houses positioned to overlook

# Mickleton Road challenges

- WCC highways have no objection to either access road
- WCC need to agree to include land behind the reserve site in overall vision – and change of use from farmland will need to be agreed
- WCC have a covenant on the playing field site
- Agreement needed to include access road in the built-up area of the village
- The overall plan needs to make sense to the developers
  - Financial viability & risk management

# Next steps

## 1. Village Survey

- Delivered within 48 hours
- Numbered to avoid duplicate submission – anonymous
- Return to shop by 13.00 on Sunday 22nd

## 2. If Mickleton Road preferred

- Commission traffic study to model impact of alternative access routes
- Negotiate with SDC, WCC, & developers

## 3. If Mickleton Road not preferred, we will work for best design using Back Street access

# Questions