

# **Notes from Public Meeting**

**9<sup>th</sup> February 2026**

## **Ilmington Village Hall**

### **Mabels Farm Access**

The meeting was well attended by residents with standing room only in the Village Hall. Councillor Plyming introduced the meeting, explaining its aim was to give residents information about the two possible access points for the Mabels Farm development and to seek the views of the village to inform negotiations with the developers and planners.

He explained that a simple survey would be delivered to each household following the meeting, asking which of which of the two access options they prefer with an opportunity to add any comments or suggestions.

**Completed forms should be placed in the Parish Council post box in the Community shop by 1pm on Sunday 22<sup>nd</sup> February.**

Councillor Plyming explained that the key stakeholders include: Warwickshire County Council (WCC) as the landowner, Stratford on Avon District Council (SDC) as the local planning authority, Warwickshire Property & Development Group (WPDG) which is wholly owned by WCC as the property developer, Deeley Group as their development partner, Ilmington Parish Council, and Ilmington residents.

Ilmington Parish Council has formed the Mabels Farm Working Group (MFWG) to advise the Parish Council on plans put forward by WPDG and their development partners, currently Deeley Group, and to support the Parish Council in any necessary engagement with Warwickshire County Council as landowners. Councillor Plyming invited any residents interested in joining the working group to contact him.

Councillor Underwood explained the basic layout of the development. The Mabels Farm site had been allocated for housing development in the Ilmington Neighbourhood Plan, which included 20 houses with an allowance for eight more houses on the adjacent reserve site. As Stratford District Council

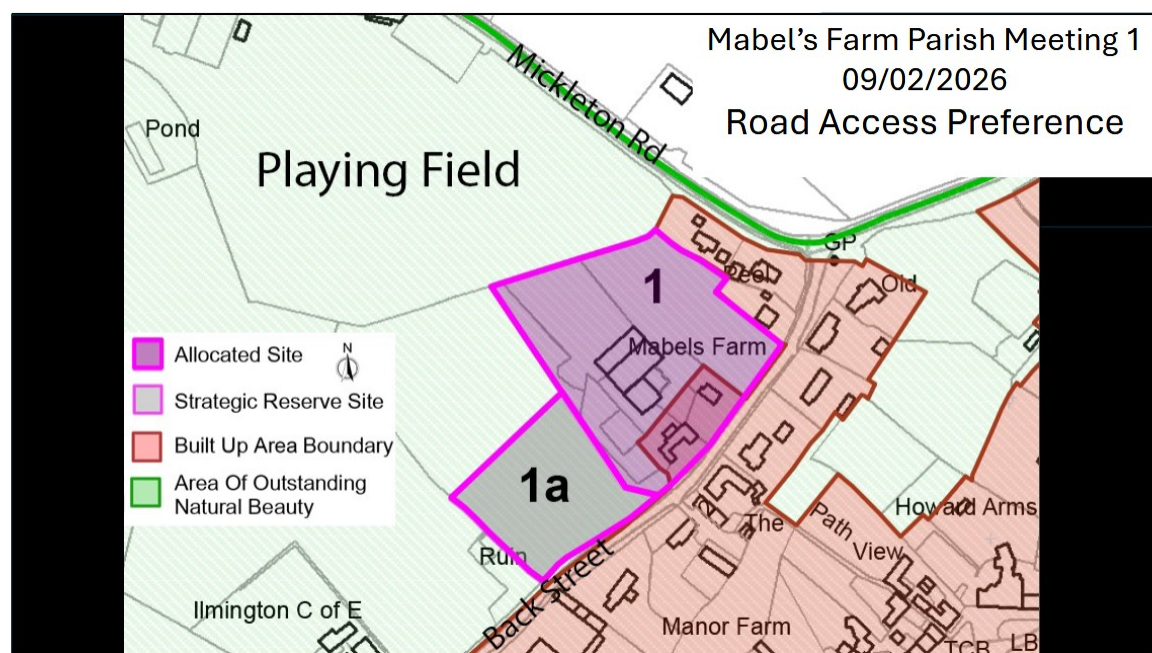
cannot currently demonstrate a 5-year housing land supply, it is possible that the reserve site may be developed at the same time as the main site.

WPDG had submitted a request for pre-application planning advice to the local planning authority with plans showing a proposed access road off Mickleton Road. In their advice the planning department indicated they would be likely to reject this proposal on multiple planning grounds, and stated their preference was for access to the site from Back Street.

With support from our district councillor and our MP, Ilmington Parish Council secured a meeting with planning officers and WPDG. SDC planning were not persuaded by the arguments for the Mickleton Road access. They did, however, indicate that they might re-consider if there was good evidence to support the case for access from Mickleton Road.

Before further exploring the possibility of using the Mickleton Road access point, and seeking supporting evidence, the Parish Council would like to understand the views of the village on the two potential options. This meeting was the first step in that process and will be followed by a questionnaire distributed to every household in the village.

Councillor Underwood, then explained the pros and cons of each potential access road (click image to view presentation).



## Summary of comments and questions from the floor

### Specific questions

Q Was an access route identified in the Ilmington Neighbourhood Plan?  
Was access from Mickleton Road not considered at that time?

A The assumption at the time was that access would be off Back Street. However, the Neighbourhood Plan does state that developments should not exacerbate an existing problem, so this should be taken into account.

Q How will the survey results be interpreted, is a simple majority required?

A This will depend on response level and the answers provided. If only a small majority of respondents favour access from Mickleton Road this may be taken as ambivalence and the Parish Council would then work to facilitate the best result for Back Street.

Q What are the respective timelines for each option?

A Planning permission for development using Back Street access could be submitted in the next few months with a likely building start early in 2027. Any plan to use the Mickleton Road access may cause delay in the start of the development but it is not possible to say how long a delay.

Q Where is the boundary of the Conservation Area?

A The boundary of the Conservation Area runs along Back Street. Mabels Farm lies outside the Conservation Area.

Q Do WCC Highways have a view on the suitability of each option?

A WCC Highways has not expressed concerns about either entrance. If the survey response is strongly in favour of using the Mickleton Road access point, the Parish Council may consider commissioning a traffic report to model the likely impact.

### Comments relating to Back Street option

Several people expressed concern about the increased traffic on Back Street if this option were taken. It was suggested that up to 100 additional traffic movements a day could occur. This would significantly exacerbate existing and serious problems with traffic congestion on Back Street including damage to

the verges. Of particular concern was the increased risk of injury from vehicles to children outside the school at drop off and pick up times. Parents need to drive their children to school as many come from outside the village. It was noted that the School Governors were stakeholders whose primary concern was the children's safety. It was suggested that if the Back Street option were chosen then mitigating measures would need to be put in place and agreed by the developers. Suggestions included, having a one-way system, providing off street parking for the school and widening the road. It was pointed out that road widening would involve purchasing land from the front gardens of existing houses which may not be possible. The options for mitigating risks and improving Back Street congestion could be discussed with the developers.

### Comments relating to the Mickleton Road option

Several people expressed concern about the need to give up an area of the playing field in order to create the access from Mickleton Road. It was noted that the playing field is subject to a covenant held by WCC. Loss of part of the playing field and reorganisation of the play equipment was seen as detrimental for the wellbeing of the many children who use it and for future children. There was also a historical significance of the children's play area. It was noted that the proposed access area includes land drains, a water meter and a walnut tree all of which would need to be removed or relocated. While additional land would be secured in exchange for the playing field land lost there was concern that this would not be as good as the current playing field land.

An access road off Mickleton Road would involve extending the built-up area boundary. It was noted that developments since the Neighbourhood Plan had already changed the village boundary so this may not be a problem. However, it was also noted that the playing field area is designated local green space with similar protection to green belt. This means it may be difficult to change its use and include the road in the built-up area. These issues would all need to be fully taken into account should the Mickleton Road option be preferred.

Some concern was expressed that if the Mickleton Road option was taken it could set a precedent for future expansion of the village boundary. This option would also not address any of the current problems experienced with traffic congestion on Back Street.

It was noted that for the Mickleton Road option the access road would become a county council-maintained road and would therefore need to meet county

council standards. This would increase cost for the developers and may only be viable if the reserve site was also used.

Whichever option is chosen it was noted that the development will increase traffic considerably on this side of the village and perhaps reconfiguration of the road junctions here should be considered.

### Closing remarks

Question time ended. Councillor Plyming thanked everyone for coming and reminded everyone to complete and return the forms.

He also asked that anyone who wished to volunteer to be a member of the Mabels Farm Working Group to contact himself or another councillor.

Finally he noted that there was a current vacancy for a parish councillor and encouraged anyone interested in applying to get in touch.