

## **Mabel's Farm – Items to discuss with developer**

### **Number/Type of dwellings**

Ilmington Neighbourhood Plan (INP) adopted by SDC states – approx. 20 dwellings for the site – Policy HG1.1

<https://www.stratford.gov.uk/doc/210571/name/Appendix%201%20Ilmington%20Made%20Neighbourhood%20Plan.pdf>

SDC land supply assessment assumes 20, a greater density will make difficult to achieve other policies such as number of parking spaces / village payout etc. The planning examiner agreed to the density in the questioning and approval of the INP.

Requirement for 35% affordable, the Dec 2023 Ilmington housing survey commissioned by the PC required the following types of houses – this includes 5 'social houses'

#### **4. Conclusion**

After analysing the responses it has been determined that eight households with a local connection to Ilmington parish have a requirement for an alternative home, as shown below.

##### Housing association rent

- 1 x 1 bed maisonette\*
- 1 x 1 bed bungalow\*
- 1 x 2 bed bungalow

##### Housing association shared ownership

- 1 x 2 bed house at 40% share
- 1 x 3 bed house at 35% share

##### Owner occupier

- 1 x 2 bed house
- 1 x 3 bed house
- 1 x 3 bed bungalow

<https://ilmington-pc.gov.uk/news/ilmington-housing-needs-survey-published/>

Will the development include the dwellings required above ?

Who will be the social housing partner, prefer WRHA ( as per Wilkins Way ) not Orbit !

Will dwellings have garages ? they shouldn't be counted as part of parking provision as too small for most cars and become storage

### **Layout and parking**

Will the layout reflect the village tradition of housing clusters, short terraces and 'mews' type development. See INP appendix 1f and 1.1 of the Design Guide.

Ilmington Neighbourhood Plan (INP) requires one space per bedroom plus visitor parking . This is due to significant local congestion and was accepted by the examiner

Will there be pavements on both side of the access and internal roads ? Pavements do encourage on street parking , so ideally kept to a minimum

On making INP , Independent Examiner asked questions of PC

<https://www.stratford.gov.uk/doc/208779/name/lPC%20Response%20to%20Examiners%20NDP%20Questions.pdf>

***It might be argued that the proposed standards appear “excessive” (taking account of part C of Core Strategy Policy CS.26). Please could you point me to evidence to demonstrate that this is not the case (other than the Questionnaire)?***

• *The community survey had a substantial (>60%) response from the village and represents a substantive body of evidence on the views of the village population and those who experience the challenge of congestion and as such it is material. DC7 is specifically designed to avoid congestion in Back Street.*

• *Young adults of driving age are ‘living at home’ with parents much longer than ever before due to affordability issues. Young adults invariably have their own cars. It is quite common for a 4 bedroom house to be occupied by 4 adults who have access to their own cars. Arising from the survey, 25% of households have 3 or more cars and approximately 65% of households have 2 or more cars. 65% of households have 3 or more bedrooms.*

• *Refer to images of overcrowded parking in Bennett Place on page 43 of the Plan. Bennett Place is a good example of where many young adults are still living at home with their parents. Please refer to the list of comments in the NDP Consultation Survey within the Consultation Statement, pages 108 – 113.*

• *Parking standards are not a strategic issue and therefore the NDP is perfectly entitled to apply a local standard (see NPPF para 105). The parking standards proposed are not excessive in a village with virtually no public transport options and high car ownership.*

The parking requirement was accepted as policy DC6

Tandem parking should be avoided ,as experience shows residents park on the road

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

All new dwellings shall ensure by design that:

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

How will design and layout achieve requirements of policy HG3 ?

## POLICY HG.3: Site 1

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

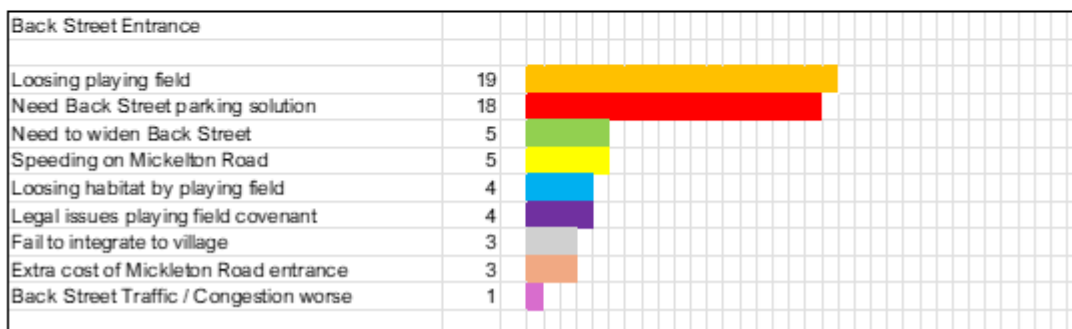
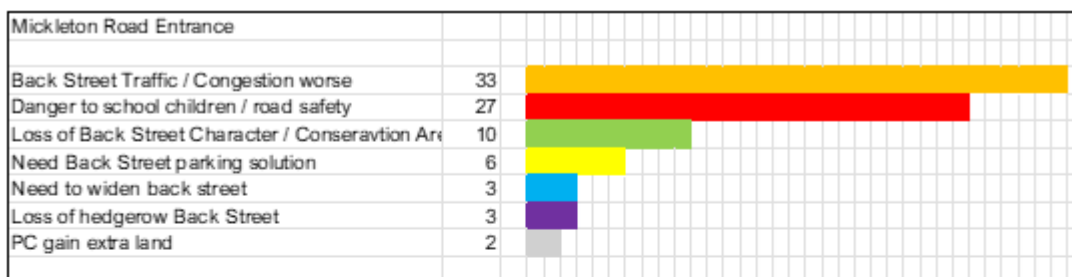
- HG.3.1 Reflect the traditional built pattern of small groups of houses and avoid an estate style development;
- HG.3.2 The design should respect and reflect heritage assets and will be expected to conserve and where possible, enhance the character of the setting of both Mabel's Farmhouse and Ilmington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

## Road Access to site

What access is assumed, recent Ilmington survey preferred Mickleton Road ?

### Results

- 350 Surveys issued (334 households appear in 2021 census)
- 140 returned (40 %) – 267 persons represented
- Preference for entrance –
  - 90 Mickleton Road (64.3 %) – 172 persons represented (64.4%)
  - 44 Back Street (31.4 %) - 86 persons represented (32.2%)
  - 6 No Preference (4.3%) – 9 persons represented (3.4%)



### If Mickleton Road

What is offer to compensate for loss of play area ?

How many trees will need removal ?

Will all access roads be adopted by WCC ?

How will you stop parking on road to use play area ?

Will it be gated as per Moreton in Marsh ?

Will you sort legals?

If required will you pay form moving any affected play equipment / memorials ?

### If Back Street

How will you mitigate congestion / parking issues?

Will you have visual splays ?

Will you widen the road ?

Will you consider providing off street parking for school staff?

Will you consider a left turn only for exiting?

### **Reserve site**

Can it be brought forward at the same time ?

Access via main site needs to be planned in the layout even if not developed at this stage

### **Footpath access**

There will need to be access from the site to Back Street, the playing field, through the site and with existing footpaths.

## **POLICY DC.3: Pedestrian Access to Amenities**

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

### **Environmental aspects**

Will the dwellings have heat pumps and solar panels ? Batteries ?

Will the dwellings have grey water recycling as per INP policy DC 5 ?

Will all houses be fitted with fibre broadband and elec vehicle charging?

Will all houses have cycle storage if no garage ?

Will any houses have chimneys ? , wood burners ?

What EPC will be targeted / achieved ?

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

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

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

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

## **Conservation Area / AONB**

How will Conservation Area be protected and enhanced on Back Street ?

Will trees hedgerows on site be retained ? to preserve character.

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

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

## **Drainage and Flooding**

The site is very low in the village and neighbouring site are prone to flooding , how will the development manage drainage. See INP policies

Will a full drainage survey be undertaken ? Will neighbours be consulted as they have knowledge

Will the surface water , highways water and foul water all be separate systems ? As per Wilkins Way to manage floodingd

Will there be an attenuation pond to present neighbour flooding ? In Particular Orchard House , Corner cottage and Old Police House.

How will you manage discharge into brook as Crossleys corners floods now ?

Will all driveways be permeable ?

Will access roads all have drainage ?

Attenuation pond should not be counted as public open space (POS)

Will the attenuation pond be adopted by SDC ?

## POLICY INF.1: Flooding

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

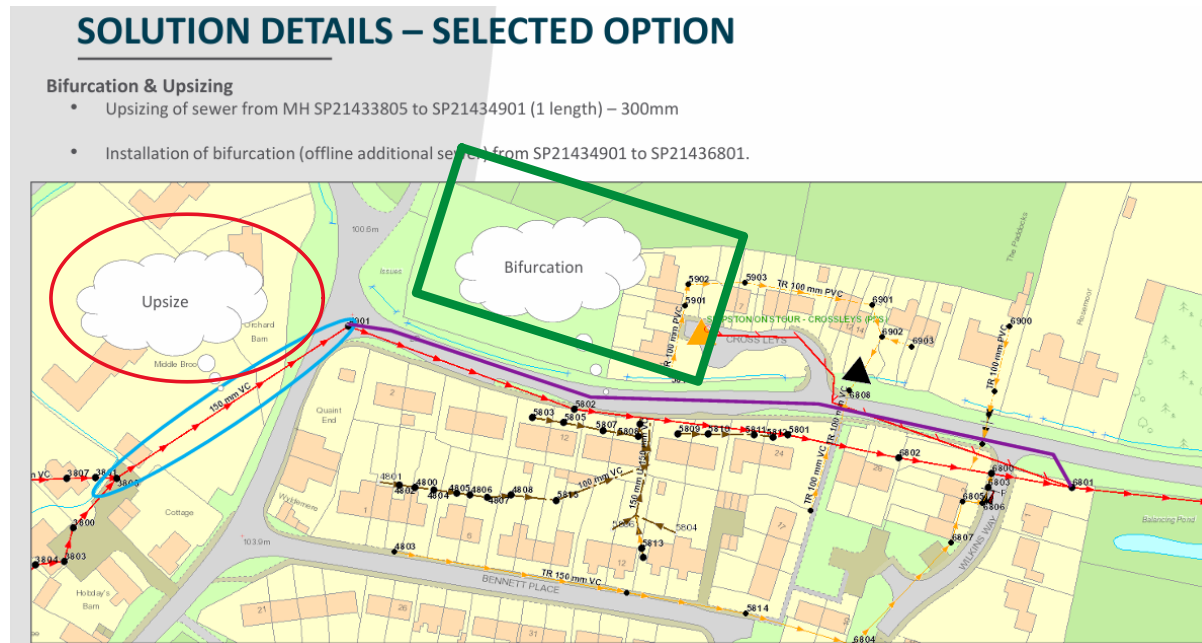
- INF.1.1 Proposals will only be supported if they satisfactorily identify and address the risk of fluvial and pluvial flooding, do not increase the risk of flooding, and where existing flood risks are identified, are supported by a site specific flood risk assessment.
- INF.1.2 Appropriate Sustainable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

## POLICY INF.2: Foul Water Drainage Mitigation

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

## Sewers

STW have spent £1m upgrading the sewer from 150mm to 300mm along Armscote Road ( green on map ), but not upgraded the Back Street connection from Hobdays to Crossleys ( red on map). They have confirmed to the Ilmington lead Steve Routly this is required to support Mabels Farm development.



Green section completed , red section requires upgrade !

## Landscaping

What are the plans for the development ?

Ilmington aims to be a wildlife friendly village and the new development should make an important contribution.

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

NE.1.1 Existing ecological networks should be retained and new ecological habitats and networks will be supported.

NE.1.2 The improvement of landscape quality, scenic beauty and tranquility will be supported.

What plans do you have for conserving and planting hedgerows ?

What plans do you have for planting and maintaining trees ?

Will you plant native trees?

Will you be providing hedgehog holes at the base of sold boundaries as set out in INP Policy NE.3 on Boundary Treatments and Landscaping?

Swifts are in steep decline so will you install swift bricks?

Will the developers manage and replace planting for 5 years

Will the site be fully adopted by SDC or require a management charge ?

## **Boundary Treatments**

How do you plan to finish boundaries , between houses , frontages and existing neighbours ? Hedges , fences , stones wall ?

The Back Street hedge is the border on the conservation area !

Will there be any owner covenants about owner planting , removal etc ?

See also INP Design Guide 6.8 on Walls, Hedges and Fencing.

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

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

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

## **Dark Skies**

Ilmington has no streetlights and the development must not have any . All dwellings must have no up lighters and low level minimal exterior lighting.

### **Policy NE.6: Dark Skies**

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

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

## **Materials**

Will materials adhere to the INP design principles = See pages 74 -80 in Neighbourhood plan

What are the planned exterior finishes ? Cotswold Stone ? Neighbours are in conservation area with listed buildings !

Will there be any walls , fences etc on front gardens ?

What colour will be hardware , doors windows ?

## **POLICY DP.1: DESIGN PRINCIPLES**

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

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

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