

**Bishop's Tachbrook
Neighbourhood Plan
Aims and Issues Statement**

Introduction

Bishop's Tachbrook is a rural community of 1050 homes and 2680 people. It has a long history that has been well researched by the current inhabitants, who have published a book and DVD about the parish.

In post war decades, the core village area was rapidly expanded and in retrospect unsympathetically so.

The community is relatively affluent but with pockets of deprivation, and benefits from its own highly valued primary school, Church, Sports and Social Club, surgery and a convenience store, the continuing success of which are considered vital for the cohesion of community life.

This version of the Neighbourhood Plan is an Aims and Issues Statement, to articulate the general aspirations of the Bishop's Tachbrook Parish community so that they can be taken into consideration in the emerging local plan for Warwick District.

Vision

This parish should be "Fantastic to live in, whatever your age".

What this means

- Everyone – children, families & older citizens – has a future in Bishop's Tachbrook with homes to suit their needs.
- Community – deeply cohesive and welcoming - with happy residents who are proud of what it offers new residents and visitors.
- Balanced – all age groups are important – with activities and opportunities to enhance lifestyles.
- Sustainable – the facilities that we have in the parish are valued. We will plan to positively enhance them and to develop other community resources to create a sustainable future for all residents.
- **Rural** – we value our rural environment and heritage. We preserve this by ensuring that our community is not subsumed into the urban areas as they expand. We need a high level of access into the countryside to improve our quality of life.

Consultation

Our community will be encouraged to participate in the production of the Neighbourhood Plan. A consultation programme will be prepared to ensure that all residents will get the opportunity to engage with the evolving plan to help shape the final proposals prior to the adoption processes.

Neighbourhood Plan Key Objectives

1. The over-riding objective of this Neighbourhood Plan is to provide the blueprint for the development of the Parish over the next 15 years to 2028. It will balance the strategic requirements of the district with the local needs and aspiration of our neighbourhood.
2. To define land use and specifically, provide a housing development plan that will ensure new homes can be built to meet current needs. The Plan will provide for a housing stock that allows individuals and families to grow within the parish. It is a key community objective to support family ties and long term friendships in accordance with our Vision Statement
3. To describe our aspiration for a peaceful, vibrant community as:
 - a better range of local amenities,
 - a historic village heart, preserved but enhanced, to ensure that this community focal point is attractive, vibrant and valued
 - good access both to the wider countryside as well as the towns, with improved pedestrian access and imaginative use of the Green Wedge in the Local Plan
 - a thriving primary school supported by and engaging with parish residents
 - by supporting local businesses, provide an increasing number of local employment opportunities

Conservation

In line with Chapter 12 of the National Planning Policy Framework, our Neighbourhood Plan will set out a vision and policies to preserve and enhance the Conservation Area - but the emphasis in future will be on "Enhancement".

The intention is to concentrate our efforts on that part of the Conservation Area that forms the heart of the village - from the Old School at the bottom of Church Hill through the Village Green to the bend in Mallory Road. The centre piece is the Grade 1 listed St Chads Church on its prominent raised site; in addition this central zone contains six Grade 2 listed dwellings.

This zone has suffered greatly from road re-engineering dating from the 60s and 70s and from the increasing volume and speed of traffic. This has had the effect of splitting the village community in two.

Conservation Objectives

1. Improve the centre of the Conservation Area to feel and look special so that local people will want to spend time there.
2. Complete the Safer Route to School and enable people of all ages to cross the road safely and unhurried;
3. Discourage through traffic;
4. Sympathetically delineate parking around the shop and church;
5. Upgrade/tidy up necessary street furniture;
6. Add new facilities. that encourage a wider use of the Conservation Area for community activities and events
7. Encourage the sympathetic management of home and retail premises to enhance the visual quality of the Conservation area

But above all we are aiming for a significant visual enhancement at the heart of our community. We will work with WDC's Conservation Architects to design an attractive village centre that also mitigates the impact of vehicles in favour of people on foot.

Health Services

Our community has access to two Medical Centres - The Croft Medical Centre on Mallory Road in the heart of the village, and Warwick Gates Family Health Centre located just outside the parish boundary on the new Warwick Gates estate.

The Croft MC is a satellite of a large practice based in nearby Sydenham which means patients can be referred on there for a wide range of treatments. The Croft MC has about 1400 patients on list and also offers an on-site pharmacy dispensing service. This is a highly valued service, especially for the elderly and those without cars. The WGFHC has 6500 patients and while not deliberately expanding is able to take on more patients from Bishops Tachbrook.

Warwick Hospital is about 15/20 minutes away by car on a good day and an hour by bus.

There are no specialist care facilities for the elderly in the parish. Consideration will be given as part of the development of this plan to the improved provision of Aged Care facilities and sheltered housing schemes that enable residents to remain living in Bishop's Tachbrook.

Assets of Community Value

Assets of Community value within the Parish of Bishop's Tachbrook are being identified according to the criteria in part 5 chapter 3 of the Localism Act 2011: i.e. buildings and land that further the social well-being and interests of the local community. Where the community decides to nominate assets which enable and enhance cultural, recreational, social and sport activity, for all age groups in the Parish, those nominations will be put forward as part of the neighbourhood planning process.

Assets of Community Value Objective.

To maintain, protect and develop existing assets and identify new assets that will benefit the community in the future.

Community Safety

In response to the Parish Plan Survey of 2011, although community safety and policing was very important to most residents, they overwhelmingly felt that the parish is a safe place. As the parish develops over the duration of this plan, it will build upon this foundation, ensuring that it remains a place where people of all ages and lifestyles can thrive and feel safe.

We will achieve this goal by working closely with officers and experts during the Plan's development and implementation. This will come into play in matters such as fair policing and Neighbourhood Watch, where police service resources are enhanced by residents caring for each other; road safety, where the targeting of traffic management techniques is guided by local knowledge; and housing, where development is planned in order to facilitate an environment that encourages a feeling of safety and community spirit.

Community Safety Objectives

1. Ensure that the design of new development discourages criminal behaviour.
2. Maintain a close working relationship with local police officers.

Leisure & Community Well Being

This plan recognizes that:

- Over 40% of the current population of the Parish are over 65 or under 20 years old (2011 census)
- A large number of residents towards the southern boundaries of the Parish suffer noise pollution from the M40 motorway.
- The rural character of the Parish is shaped by the expanse of agricultural land that surrounds the village area on all sides and the to the southern and western fringes to the development of Warwick Gates, but is also affected by the close proximity to county towns, which brings benefits and disadvantages.

Leisure and community Well Being Objectives

1. To enhance community cohesion the Parish will develop and maintain facilities for recreation and community activities for all ages providing for sport and recreation, adult education, clubs and societies, family and group gatherings as well as to attract outside service providers to deliver such things as mobile clinics and libraries, a post office, charities and special interest groups within the Parish depending on needs identified by the community.
2. Work with local authorities and government agencies to deliver a solution to the noise pollution suffered by large sections of the community.

Transport and Traffic Management

The Parish is served by local bus services but these are limited, typically no better than an hourly service with the last bus at around 7pm. Residents rely quite heavily on their cars to get to work and as their main mode of transport. The cycle way that was built in 2008, connecting the Village area to Warwick Gates and then onwards to Leamington and Warwick has been successful. But access to other local destinations except by car is difficult and relatively dangerous for vulnerable road users.

Oakley Wood Road and Mallory Rd, in the Village area and Othello Avenue in Warwick Gates, all suffer from high volumes of commuter traffic, often traveling at excessive speeds. Anecdotally the recent installation of three Vehicles Activated Speed signs has marginally reduced the traffic speed, but this is an issue that is far from being solved.

Objectives for Transport and Traffic Management

1. Transport
Ensure there is a suitable range of cost effective transport options for local people. Complete the safer route to school for children, by providing designated crossing points on Mallory Road. Make the rural areas to the south of the parish easier for all to safely access.
2. Traffic Management
Work with the County Council to develop further traffic management schemes to make the residential roads in the parish safer.

Local Business, Employment and Broadband

This community recognizes the benefits of strong local business both for the jobs they can provide local people and, in some cases, for the services they can provide.

Local jobs for local people mean less commuting, saving individuals the cost of travel and increasing the leisure time that they have available. Young people can find it difficult to find their first job where they can develop workplace skills. This community believes that if it can support local business to grow, then in turn those businesses will provide more jobs for local people and will provide some of the positions for school leavers moving into the workplace for the first time.

There are a large number of businesses with the parish of Bishop's Tachbrook in sectors from farming to leisure and from engineering to the Guide Dogs for the Blind National Breeding Centre. It is anticipated that some of these businesses may need to expand in the future.

High speed broadband is still unavailable to significant parts of the parish. This disadvantages those businesses affected and also those that wish to improve work life balance and reduce carbon emissions by working from home. Access to high speed broadband is seen as a priority to ensure local businesses thrive.

Where some or all of these objectives can be met in a significant way, the Parish Council will support proportionate expansion of local business, providing this can be achieved without harm to or loss of significant areas of green land, nor to the detriment of the quality of life of individuals and where it can be shown these developments will lead to local jobs for local people without significantly harming other features of the parish.

Objectives for Local Businesses Employment and Broadband

1. Create local jobs (for residents in the Parish)
2. Reduce travelling to work
3. Improve local services available to residents
4. Work to ensure that high speed broadband is available to all

Housing

A housing need survey was undertaken by the Parish Council in August 2009, which found that there is a definable local demand for some additional housing. Between 2001 & 2011 the number of over 65's increased from 311 to 414 and therefore there needs to be consideration given as to how this group can be best provided for in the future.

In order to meet the objectives in other sections of this document - such as the Vision and its commitment to a 'self-sufficient' parish, or the Key Objective regarding the enduring and thriving range of local amenities, it may be found necessary to provide a small quantity of additional market housing.

In the village area of the parish, the types of housing accommodation may not be the balance needed as too many may be smaller homes. The 2001 census recorded that 22.22% of the households were 1 or 2 bedroom (3 to 4 rooms), 28.81% were 3 bedroom (5 rooms), 18.62% had 6 rooms and some of these will be 3-bed and others 4-bed. 30.35% have 7 or more rooms and are assumed to be at least 4 bedrooms. It may mean that growing families wishing to move to a larger property have to move away from the village.

Where new housing is developed, good design is important to the character of the built environment. Policies based on chapter 7 of the National Planning Policy Framework will be worked out to help deliver high quality outcomes.

Objectives for Housing

1. Meet the requirements of the housing need survey
2. Provide housing suited to an aging population
3. Provide a variety of housing sizes and tenures to meet the Vision and needs of the local population
4. To ensure that new housing is well designed and respects its local setting
5. Select sites carefully ensuring that the local impact on the rural area is minimalized and that urban areas do not encroach into the rural areas.

Education

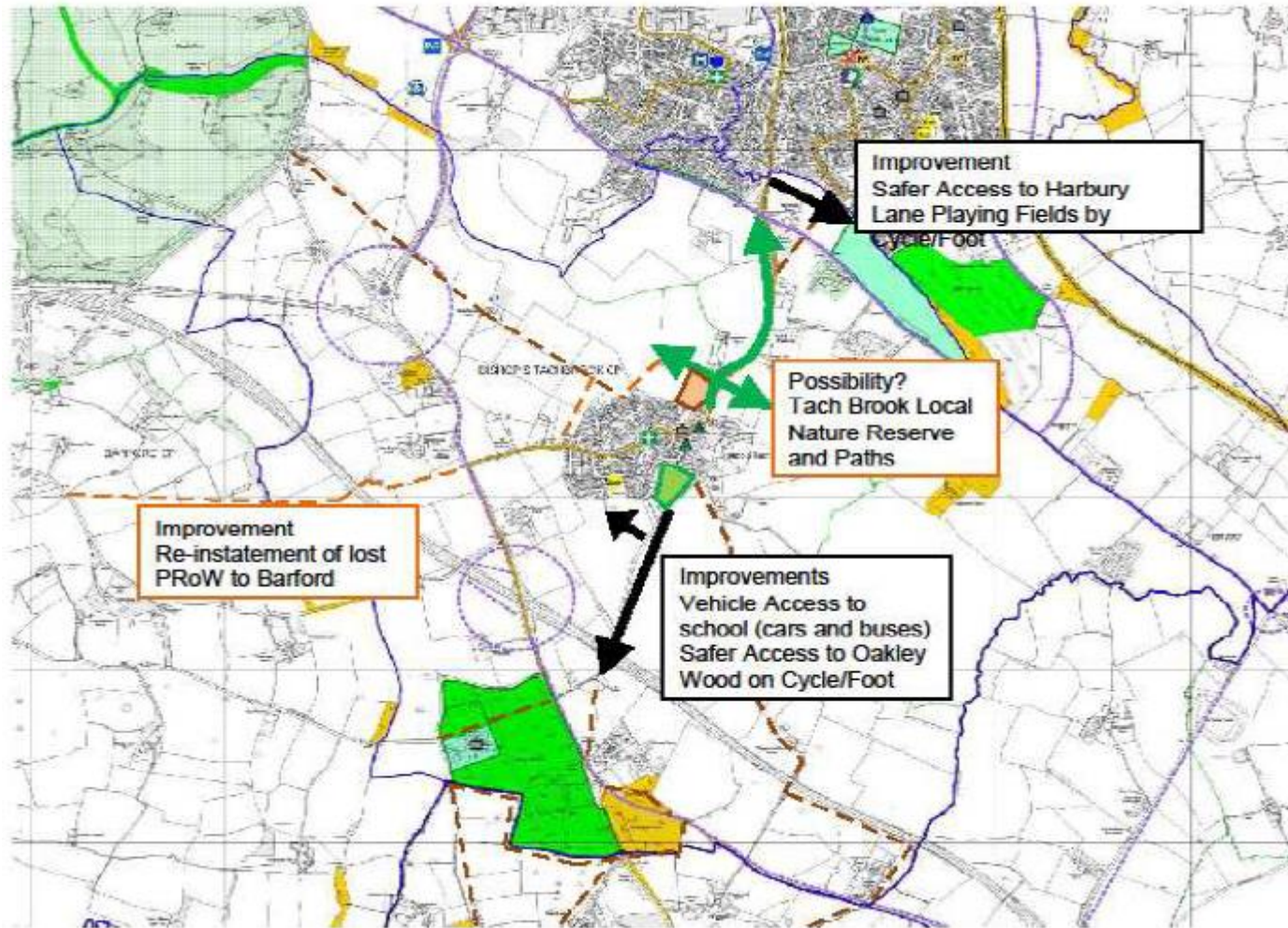
Develop policies that actively support a thriving local primary school and more locally available education opportunities for all.

Green Spaces, Green Corridors and the Environment

Objectives for main Green Space and the Environment

- Protect valued landscapes by planning positively for the creation, protection, and enhancement of the rural nature of the Parish.
- Preventing urban sprawl into the countryside and the merging of the village with Leamington, Warwick Gates and Whitnash.
- Identify for special protection, green areas of particular importance to the Local community, including agricultural land, and designating these areas as Local Green Space.
- Establish clear policies to minimise the effect of any development on the rural environment, protect and enhance wildlife habitats and retain key landscape features, views and footpaths essential for social and recreational use.
- Establish locations that are suitable for the development of woodland to contribute to the governments Carbon Dioxide Emissions Reduction Programme and develop initiatives to promote acceptable ways to produce renewable energy.
- Identify the quality of land within the parish to ensure that high quality land is not used for any development so that agricultural flexibility is not compromised.
- Include policies to support energy efficiency improvements to existing buildings and the provision of non-carbon heating systems.
- Protect existing woodland, open space, sports & recreational buildings and land, including playing fields and allotments from built development.
- Generate initiatives to improve the attractiveness of the parish by enhancing parts that could benefit by reducing unacceptable levels of land, air, water or noise pollution and improving the visual quality of those locations.

Appendix A – Access, Green Corridors and Important Green Spaces



Appendix B – Some Options for Location of Small Housing Schemes

