

BISHOP'S TACHBROOK PARISH COUNCIL

NEIGHBOURHOOD PLAN



CONSULTATION STATEMENT

DECEMBER 2014

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1 INTRODUCTION AND BACKGROUND

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)1 which defines a “consultation statement” as *a document which –*
(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
(b) explains how they were consulted;
(c) summarises the main issues and concerns raised by the persons consulted; and
(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.2 Bishop’s Tachbrook Neighbourhood Development Plan has been prepared in response to The Localism Act 2011, which gives Parish Councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan. Neighbourhood Plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 At the 20th October 2011 meeting of Bishop’s Tachbrook Parish Council, Minutes 9(vi) & 9(vii), the emerging policy on Neighbourhood Planning was considered and agreed would be part of the Parish Open Meeting with the community. The Parish Council’s response to the consultation on the National Planning Policy Framework was approved and due to concerns, it was agreed to discuss those concerns with our MP Chris White. Two meetings were held with him in the first week of January 2012 following which the Parish Council’s submission to the DCLG NPPF consultation was finalised and submitted. The NPPF was brought into force in March 2012 and some of the concerns of the Parish council appeared to have been addressed.

2 THE AIMS & ISSUES STATEMENT

- 2.1 To prepare for the Parish Open Meeting, the Parish Council convened a series of informal ‘away day’ meetings to determine what the Aims and Issues of a Neighbourhood Plan could be for the parish and whether there was any benefit to the parish to prepare a Neighbourhood Plan. These took place on six Saturday morning meetings during January and February 2012 from which an Aims & Issues Statement 1st draft was prepared.
- 2.2 The final version of the Aims & Issues Statement was produced in January 2013 and adopted by the Parish Council at its meeting on the 21st February 2013 minute 7(xii) as a basis for subsequent work. (See Appendix NP4).

It was considered important to set out a vision for the Neighbourhood plan that would direct and test the plan as it developed. Key directing attributes of the Plan were set.

- a) **Bishop’ Tachbrook is a special place to live in, retaining a village feel and having a strong sense of community spirit. Our vision is to retain this status by protecting our environment and community, whilst seeking to encourage change which will enhance the appeal of the area as well as its sustainability**

b) Vision This parish should be “Fantastic to live in, whatever your age”.

c) 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.

2.3 Key Objectives

The Aims & Issues Document sets out an initial assessment of the Key objectives of the plan. The intention is to align the plan period to the Draft Warwick District Local Plan which is 1st April 2011 to 31st March 2029. This is the period of this Neighbourhood Plan except that the start date will be the date of the referendum if approved.

In summary the key objectives are

2.3.1 To balance the strategic requirements of the district with local needs and the aspirations of our neighbourhood.

2.3.2 To provide homes for both local need and strategic objectively assessed need in a location or locations that preserve our rural natural environment and heritage, providing homes of a range of household sizes and tenures including some provision for older people, keeping development to a small scale, of high quality reflecting the character and distinctiveness of the area.

2.3.3 To preserve and enhance the Conservation Area ensuring that the historic village heart of the community is an attractive, vibrant and valued focal point: to complete the safer route to school and cycle route.

2.3.4 To improve the range of local amenities.

- 2.3.5 To ensure that any development is sustainable in environmental, social and economic terms**
- 2.3.6 To protect, enhance and give greater access to the natural environment of the parish, including its landscape, geological assets, archaeological sites and wildlife habitats. To designate Local Green spaces, plant new woodland & reduce CO₂ emissions.**
- 2.3.7 To ensure a thriving primary school supported by, and engaging with, parish residents. (Parish Plan with NP connections)**
- 2.3.8 To support local businesses, increasing the opportunity for local employment.**
- 2.3.9 To identify Assets of Community Value to enhance cultural, recreational, social and sporting activity supporting Leisure and community well-being.**
- 2.3.10 To identify and resolve Transport and Traffic issues.**

- 2.4 One of the subjects that arose in these initial meetings was that of provision of downsizing options for the elderly. In Harbury village, the Warwickshire Rural Community Council had been involved with care in the community for the elderly. Since the 'away day' meetings were held in some offices in Harbury, a talk on the Harbury project was arranged to see how they had gone about a scheme to produce 30 self-contained units on a small number of sites in that village. Entitled 'Harbury, the village with a Vision', it provides downsizing opportunities for local people to stay in their homes for as long as possible with a mix of dwelling size and tenure.
- 2.5 On the 11th January 2012, the Parish Council advised the Chief Executive of Warwick District Council of its intention to develop a Neighbourhood Plan and at the Parish Council Meeting of 15th March 2012, Cllr. Caborn confirmed that Bishops Tachbrook, as the first Neighbourhood Plan application in the District, had been selected by the District Council to take part in a Neighbourhood Plan pilot scheme and would be given assistance.

- 2.6 Following the Parish Council meeting of the 21st February 2013 (paragraph 3 refers), steps were taken to both formally launch the Neighbourhood Plan and commence the consideration of the matters to be included. When the Parish Council was preparing a Parish Plan in the mid 2000's an Action Group was set up to carry out detailed work. The members of that Action Group were reconvened to help the planning of a launch event and from April 10th 2013 regular meetings began on a weekly basis to consider sections of the plan.
- 2.7 By the 26th March 2012 the National Planning Policy Framework had been published that confirmed to the Parish Council the importance of the reasons for preparing a Neighbourhood Plan. On the 6th April the Neighbourhood Planning Regulations 2012 came into force.

3 COMMUNITY CONSULTATION BEGINS

- 3.1 The legislation was now in place. On the 20th April 2012, Cllrs Brooke & Bullen had an introductory meeting with Dave Barber, Warwick District Council Development Policy Manager, to begin to explore the objectives and processes and the relationship of the Neighbourhood Plan with the local plan. Minutes of this meeting are in Appendix C1.
- 3.2 The Neighbourhood Planning Regulations 2012 clarified the way that applications for Neighbourhood Area Status should be applied for. At a meeting of Parish Council Meeting on April 19th 2012 it was decided to apply to Warwick District Council for Neighbourhood Area Status. A meeting was held with the District Council Planning Policy Manager on the 20th April that discussed some of the detail that the process would require. On the 26th April 2012 a formal application was made to Warwick District Council for the designation of the Neighbourhood Area. Bishop's Tachbrook was the first parish in the District to apply.

Warwick District published Notices on the Parish Council Notice boards, in the Leamington Courier on July 20th 2012 and in the August 2012 edition of the Parish Magazine which is distributed free of charge to all households in the Parish during the last week of July. In addition, stakeholders and interested parties were notified via e-mail. The closing date for comments was the 31st August 2012 after a 6 week consultation period. After receipt of representations, the Executive Committee of the District Council on the 10th October 2012

considered the application by Bishop's Tachbrook Parish Council. Two consultation responses objected to the proposed area, both from landowner or developer interests. Barwood objected to the land at the Asps being included and A C Lloyd objected to Grove Farm being included in the Neighbourhood Plan area. Having considered alternative options to the parish boundary being the Neighbourhood area, the Executive Committee approved the designation of the parish boundary as the Neighbourhood Area. Executive Committee Minutes of the 10th October 2012 item 11C are attached as appendix NP1.

- 3.3 On the 28th April, Consultation with the community began at the Annual Parish Meeting. A leaflet (reproduced on the right) had been delivered to every home in the parish advertising the meeting and in particular the Neighbourhood Plan Development with the strapline "You said. We listened." The meeting was attended by Parish Councillors and members of the public. Cllr Bullen gave a presentation on the Neighbourhood Plan process, the detail of which is in Appendix C2. There was considerable interest generated in the benefits of preparing a Neighbourhood Plan. A few years before, a Parish Plan had been prepared which was about day to day issues in the parish. This was an initiative of the Parish Council with some residents who formed the Bishops Tachbrook Action Committee. This group was partially reactivated to begin engaging the community in the development of the Neighbourhood Plan.



4 WARWICK DISTRICT COUNCIL LOCAL PLAN AND THE NEIGHBOURHOOD PLAN ALIGNMENT

- 4.1 In April 2012, Warwick District Council was considering the next stage of its post-2011 local plan. In May 2012, Warwick District Council published a Local Plan Preferred Options Consultation. The Parish Council had significant concerns and comments about its content and its effect on the Parish. Other towns and parishes in the District were also concerned about the effect on the whole area south of the towns. This affected progress on the Neighbourhood Plan because it has to be in general conformity with the strategic policies of the local plan and until that was known the Neighbourhood Plan could not complete. It was known that other early Neighbourhood Plans had been rejected at examination for this reason. However work continued on the Neighbourhood Plan Aims & Issues Statement and the final draft was ready by the 9th May 2012 but due to the progress of the local plan it was not completed until January 2013.
- 4.2 Warwick District Council Local Plan 1996 – 2011 was adopted in 2007 after a public Inquiry in 2006, the Inspectors report for which stated that land south of Harbury Lane and east of Europa Way should not be considered for development either in the medium or long term. With the publication of the National Planning Policy Framework it became clear that this plan, since it was adopted after 2004, was still up to date for relevant policies according to the degree of consistency with the Framework.

The significant disquiet across the district about the Preferred Options proposals led to a reconsideration of some of the draft proposals and in June 2013 the Revised Development Strategy was published for consultation. This removed development west of Europa Way and South of Gallows Hill but reinstated it on Lower Heathcote and Grove Farms. Neither of the two solutions is compliant with the NPPF due to loss of best and most versatile land, protection of the Natural Environment and use of brownfield in preference to greenfield. However, it was not until the Planning Practice Guidance had been published on 6th March 2014, that it became clear that Neighbourhood Plans, which, when brought into force to become part of the development plan for that neighbourhood area, can be developed before or at the same time as the local planning authority is producing its Local Plan. (PPG 12-013)

- 4.3 Thus, the Neighbourhood Plan can be developed and adopted whilst the Warwick District Council Local Plan is still emerging. For this purpose, the Neighbourhood Plan needs to be in general conformity with the 2007 Local plan and the National Planning Policy

Framework. But for strategic policies, if the Neighbourhood Plan is not in general conformity with the 2011 – 2029 Warwick District Council Local Plan, when it is eventually adopted, then the Neighbourhood Plan may need early review, because PPG41-009 says

A draft Neighbourhood Plan must be in general conformity with the strategic policies of the development plan in force (2007 plan) if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan (2011-29 plan) although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a Neighbourhood Plan is tested.

Where a Neighbourhood Plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- *the emerging Neighbourhood Plan*
- *the emerging Local Plan*
- *the adopted development plan*

with appropriate regard to national policy and guidance.

The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft Neighbourhood Plan has the greatest chance of success at independent examination.

The local planning authority should work with the qualifying body to produce complementary Neighbourhood and Local Plans. It is important to minimise any conflicts between policies in the Neighbourhood Plan and those in the emerging Local Plan. This is because [section 38\(5\) of the Planning and Compulsory Purchase Act 2004](#) requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the development plan.”

There are still matters that the Parish Council considers that the Draft Local Plan includes that do not meet the sustainability requirements of the National Planning Policy Framework, in particular as to Warwick District Council selection of sites policies which do not comply with their own strategic spatial strategy.

So the question arises, if the Neighbourhood Plan policies cannot comply with both the existing and the emerging local plans, can the Neighbourhood Plan include policies complying with the existing local plan with an alternative included should the emerging local plan as drafted eventually be approved at Inspection?

5 SUSTAINABILITY APPRAISAL STEP 1

- 5.1 By 9th May 2012 the final draft Aims & Issues Statement was ready. (ref para 3.1). This had identified the Vision, the problem areas identified in the parish and the effect on the parish of the District wide as well as the Housing Market Area assessment of objectively assessed housing need. The community had been informed of the opportunities that a Neighbourhood Plan could offer by the Parish Meeting and short articles in the Parish Magazine. A copy of the Draft Aims & Issues Statement was sent to Dave Barber, Warwick District Council on 9th May 2012.
- 5.2 The Parish Magazine is published monthly by the Parish Council and is hand delivered by volunteers freely to every residence in the parish. Is it supported by voluntary donations and limited local business advertising and is a very effective tool in keeping the community up to date with activities available and life in the parish. It carries news of all the voluntary groups such as the History group, the youth groups (brownies etc), Parish Council news, church news and events. Its effectiveness can be measured by the large community attendances to events that occur throughout the year. In addition, Parish Council minutes, agendas and important communications are posted on the two Parish Council notice boards, one located on the front wall of the shop and the other near the bus stop on Othello Drive in Warwick Gates.

- 5.3 Until the beginning of 2014 the Parish had a very simple website with very limited content and limited use by enquirers. The Parish Council then decided to invest in a new website that is now capable of holding a lot more information but because there are a relatively high number of non-computer users, mainly older people, it is of help but still not the main communication tool in the parish.
- 5.4 Through the rest of 2012 there was a lot of controversy about the local plan proposals and in July 2012 the Parish Council submitted a very detailed response to the District Council criticising the level of housing being proposed and the sites identified for development as it did not seem to take into account the 2011 census population and demographics or the new National Planning Policy Framework. Initial consultations with the district about the population level of growth that was sensible for the District did not result in any progress. Trend based calculations based on the 2011 census result that started to become available in July 2012 indicated to the Parish Council that 10,100 new dwellings was much more than was needed to provide for the trend-based population projection. At that time the local plan considerations were centred on Warwick District, but when Coventry had their draft Local Plan rejected by the Examiner, because of Duty to Cooperate requirements, it became necessary to consider the whole of the housing market area. So the Local Plan went back into the melting pot.
- 4.5 During the autumn of 2012, whilst the Local Plan was being reconsidered at District Level the Parish Council focussed on two main activities – working with the District Council on the village housing options and settlement boundary work as it affected Bishop’s Tachbrook and getting together the evidence base which the Neighbourhood Plan would have to take into account.
- 4.6 One of the major criticisms of the Revised Development Strategy of the District Council was the resultant concentration of housing needed on greenfields to the south of the 3 towns. This was said to be due to the fact that, broadly, 80% of the District is in green belt, 10% is urban in four towns and the remaining 10% is open countryside to the south of the District. The District Council, during the 1996 to 2011 plan, had an annual housing growth target of 526 dwellings per annum which at the end of that plan had overshot its original target by 620 dwellings despite operating a moratorium during the last four years of the programme to slow it down. That activity used up many of the regeneration opportunities in the towns and so it was concluded that the easiest way to get another growth set was to expand southwards. But proper consideration of the implications of that approach on all the infrastructure necessary to support it had not been addressed, nor was it possible to envisage how it could be physically accommodated without causing considerable damage to
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existing towns, particularly of Warwick, but also Leamington. The District Council was asked to consider a better distribution of the dwellings said to be needed, partly by investigating the potential for enlargement of villages in the District.

- 4.7 The District Council recruited a planning officer, Stephen Hay, to carry out this investigation and the Parish Council used this opportunity to see what might be possible within this village and how it could help the Neighbourhood Plan process and solve problems identified in the village. Mr. Hay also acted as the District Council link officer with the Neighbourhood Plan. The first meeting took place on the 9th November 2012 to explore the Neighbourhood Plan process and for him to be brought up to date with the position in the parish, particularly the Aims & Issues Statement. The agenda for that meeting was - Overview of the Neighbourhood Plan area; Village envelope and conservation area implications; Relationship of settlements within the parish and community development; The value of the countryside and rural area policies to defend against unacceptable development; How much new housing is really needed? ; Aims and Issues Statement; The development of options; Financing the Neighbourhood Plan Process and Any other business. Notes of the meeting are attached as Appendix C3.

Following that first meeting, further work was done on the Aims & Issues Statement in consultation with some members of the community leading to a final version of the document in January 2013.

Other meetings took place with Mr. Hay on 23rd November 2012, 7th December 2012 (walk around the parish viewing possible sites for housing), 4th January 2013 (finalizing the Aims and Issues), 15th February 2013 (further discussions on housing and Aims and Issues), 1st May 2013 (Publication by Stephen Hay of Parish Council briefing note), 17th May 2013, 27th September 2013. The Village Housing Options and Settlement Boundaries Consultation was published in November 2013 and approved by Warwick District Council Executive committee in March 2014.

- 4.8 Through this period, data was being collected about the parish that would be used in providing the evidence on which the Neighbourhood Plan would be based. In brief, Data sources were 2001 and 2011 census population, employment, households, etc for Bishops Tachbrook, Warwick District, West Midlands and England with output area data for Bishop's Tachbrook to identify parts of the parish; Land availability and SHLAA assessment; conservation area boundary; SHLAA sites around the Parish; gas pipeline consultation; relevant legislation; NPPF; population analyses; housing data and needs surveys; business and employment; education; Agriculture,

greenspace and footpaths; assets of community Value; Global CO₂ levels; Health; Roads and transport; parking standards; Landscape assessments; Conservation, listed buildings, historic parks, archaeological data; ecological data. The Data file index is at Appendix C6.

- 4.9 Having achieved a final draft of the Aims & Issues Document it was time to get the community actively involved in agreeing whether the Aims and Issues were relevant to them and test the ways that the problems and opportunities could be addressed.

5 ENGAGING THE COMMUNITY WITH THE NEIGHBOURHOOD PLAN

- 5.1 The most important stage of community engagement is at the beginning and should happen before work commences on the plan. The purpose is to identify key issues and themes to inform the plan. It can include consultation on the draft vision and aims and can also be workshop events or discussions to examine specific matters that are locally important. On-going community engagement should be designed to provide information needed to develop the detail of the Neighbourhood Plan.

It will often be necessary to include awareness-raising, education and training in consultation activities because this informs participants about the reasons for the plan and the sorts of things it can achieve. It needs to be an open process, identifying and welcoming new members of the neighbourhood to participate in an initial planning workshop or drop-in event. But above all it is necessary to generate enthusiasm for a subject that is normally a long way away from peoples day to day lives and they would really rather someone else did. A big launch of the Neighbourhood Plan was needed.

- 5.2 There were several opportunities centred around the school in the early summer that might have both given a reasonable size audience and time to include something other than the original activity, but the best opportunity for the launch was the Church Fete on the 8th June that was already arranged on the village green in the centre of the village. This would guarantee a big turnout due to all the other attractions including the Tachbrook Time trials, a sort of soap Box Derby for youngsters and their parents and stalls run by special interest groups such as the WI and History group. It also gave time to plan the best way of actively involving people in the

Neighbourhood Plan. An article was put into the June 2013 Parish Magazine to advertise the chance to get involved (see Appendix C9 paragraph 9.1)

Urban Vision Enterprise CIC were asked to help us with the event. They suggested a range of activities to help people engage with the plan, and suggested that we should consider

- *The consultation and awareness raising event for the Saturday in June for the Neighbourhood Plan is an element of a wider community festival that you are already organising. This will maximize on the opportunity for engagement with new and existing audiences locally.*
 - *At the event as part of the Neighbourhood Plan commitment you will need a gazebo where I propose I can co-ordinate and facilitate the following activities:*
 - ***Placecheck Exhibition and 'Urban Exploration' tours:*** *This is a method of community engagement that is a simple idea in that much of what needs to be known about a place can be seen and understood by looking at it, or is in the heads of the people who live, work or play there. Placecheck is the simplest, quickest way of finding out what the place and its people can tell us, and starting the process of making change happen. you can find out more at: <http://www.placecheck.info/> We can have an 'urban exploration' as part of this (walk around) which is great for involving a variety of audiences getting them to think about what is good, bad and what they would change. After these walks they can then record their results or thoughts on the three placecheck display boards. This will gradually build throughout the day and give us a greater sense of some key issues, concerns or positive elements.*
 - ***Critical Questions:*** *As part of the exhibition boards taken from your previous consultation evidence we will produce 3 or 4 'critical questions' or themes for comments. These are normally posed as a question and then a thermometer picture below, with the coloured sticky dots people gauge where they feel it is appropriate for their response to the question, between 'not important' and 'important'. These are good visual indicators and are easy to engage with.*
 - ***Questionnaire and Plan:*** *If you can acquire a nice large plan of the area we will ask people to complete a questionnaire and locate where they live marking it with a star. This plan can then be re-used at following events building up a good idea of coverage or identifying areas where you may want to undertake a targeted response.*
 - ***Interest and engagement:*** *Getting people involved is really critical I could design a postcard project where young people can design an A5 postcard of what they think the area will look like in 2025. This will help to identify the aspirations or understand the perceptions of*
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the area from a young audience. These will be displayed on the day and a winner chosen with a small prize, this will help to encourage participants.



- 5.3 The event was extremely successful. There was a large turnout to the fete, families from across the parish enjoyed a very sunny day out. There was plenty to keep the children occupied with village games, exhibitions and displays as well as refreshments and the 'Hunt for Chad'. The village green is next to the church of St. Chad. Our mascot for the event was Chad the Tachbrook Terrier (see right) formed from the boundary of the parish and some key places on the map. The game was to follow a series of clues around the village which, when successfully completed, won a Chad T-shirt.
- 5.4 Involving children in the consultation process we thought was important, since any changes we decided upon would affect their future. With the co-operation of the school, a short talk about the Neighbourhood Plan was given to the whole school at a morning assembly and then each child was invited to show on a place check card what they liked about the village and what they would like to see in the village. They could draw their ideas or write them down. Every child in the school (186) produced a well presented card with some imaginative ideas including a sweet shop and a swimming pool. They had engaged with the plan. The cards are available for inspection. They were displayed in the tents at the fete which got parents and children into the tent to see 'their' card but then got people interested in the other Neighbourhood Plan activities that were going on. A petition objecting to the huge amount of housing proposed in a small area between the towns and Tachbrook got 139 signatures in 180 minutes.
- 5.5 So there was a steady flow of people from the parish through the Neighbourhood Plan tent. They had activities as well with questions around the wallboards to spark their thinking and where they could place their vote using coloured sticky discs. 200 people voted on the boards in about 5 hours.



On the Village green



The Neighbourhood Plan tent with a winner of Chad T-shirt

We wanted feedback on a whole range of issues

• What people liked about living in the Parish • The number and type of housing we require • What land should be made available for housing • How to protect our distinctive rural way of life from becoming urban sprawl • Whether we need better sports and recreation facilities • Adult education provision • Improving road safety • Maintaining household security and avoiding crime • Helping the elderly • Having a focal point for the centre of the village • Creating jobs and improving business facilities • Creating a more sustainable, green way of life •

Plus anything else people wished to comment on

All the responses and the place check sheets have been retained and a summary document was produced some of which is extracted here. See Appendix C4 for a link to the feedback document.

5.8 Key messages were

- Overwhelming support for maintaining the Green space between Harbury Lane and Bishops Tachbrook village – 98% of respondents rating this of very high or high importance; (185 out of 189)
- A clear majority (61%) in favour of up to 14 houses, but 38.5% would accept between 100 and 150 houses;
- People liked the sense of community and village life and would like to see the sense of community be strengthened even further
- Wanted more greening of the village
- Better access to footpaths into the countryside
- 49% thought sport and recreation facilities were average, ranging up to very good.

The evidence gathered from this event formed a cornerstone for the preparation of the Neighbourhood Plan.

6 DEVELOPERS AND LAND AVAILABILITY

6.1 During 2010/11/12 Warwick District Council invited landowners to put forward land that they could make available for development in a Strategic Housing Land availability Assessment.(SHLAA)

Map 3 in the Neighbourhood Plan Submission version shows that almost every parcel of land around the settlement boundary south of Warwick, Leamington and Whitnash had been offered for development. All of the land is in rural area and the majority is in agricultural use. It is a common situation that the current owners are at or nearing retirement age in farming and find it to their advantage to explore the potential of planning gain by selling their agricultural holdings for housing said to be needed. It is not surprising therefore to

find that because only 10% of Warwick District land can be identified for any development outside urban and greenbelt areas, the value of land, by change of use classification, can command a higher price.

- 6.2 From a national viewpoint, however, the land is designated agricultural for the important crops produced on which the urban areas rely. As the existing farmers get to retirement, as in every other trade or profession, their resources, in this case land, should be made available to the next generation of farmers at the going rate for agricultural land. If additional land for housing is needed after an objective assessment based on properly established need, not vague projections of what may be necessary or the financial convenience of the temporary owners, then it is for the planning system to identify the right locations at the right time for the right reason to allow that development to take place. That is what leads to sustainable plan-led development and is the purpose of the National Planning Policy Framework and the Localism Act.
- 6.3 The Parish Council was made aware by a number of land owners of land that they could make available and for which they were to seek planning permission for residential use. The approach was rarely made by the land owner but by an agent whose sole interest was to obtain planning permission for residential use. This is hardly surprising and is probably the wrong place to start.

This required the Parish Council to ensure that they treated all such applications in a fair and unbiased manner and to safeguard probity by treating all such applications in exactly the same way without fear or favour. Almost all applications were for outline planning which by and large was to establish whether the conditions existed to require change of use to residential in the area of land in which they had an interest.

The policy adopted by the Parish Council, as a two way consultation process was to arrange for a 1 hour interview on a Saturday morning, when enough Parish Councillors could be asked to assemble in which the developer/owner could describe the land in question and their thoughts as to the appropriateness of the site in question for residential use. Then the Parish Council Chairman gave a standard presentation on the Neighbourhood Planning Process and the method by which needs would be identified, the ways options would be considered and the way the best answer for the village would be included in the Neighbourhood Plan. The powerpoint presentation given is in Appendix C5.

6.4 The developer consultation meetings.

Three Saturday morning meetings were arranged as convenient to attendees and the state of their development consideration.

To demonstrate the level of consultation with developers, these meetings are briefly described together with a short note of the subsequent outcome of the sites involved.

6.4.1 The first was on 15/12/2012 held at the Sports & Social Club on the Meadow in Bishop's Tachbrook.

6.4.1a Session 1 at 9.15am was with Greg Mitchell (Framptons) and Alistair Clark from AC Lloyd regarding proposals at Grove Farm. At the time of that meeting, in Warwick District Council's preferred options consultation Grove Farm was not a preferred option site, since the District Council, as well as the Towns of Warwick, Whitnash and the Parish of Bishop's Tachbrook all considered that it was important that the land south of Harbury Lane, being part of the Tach Brook valley and a substantial part of the coalescence buffer between the towns and Bishop's Tachbrook village, should be retained as rural for agricultural purposes.

Subsequently, the site was included in the Revised Development Strategy of the District Council, against the objections of the affected towns and parish as well as against the recommendation of the Planning Inspector at the Public Inquiry on the local plan adopted in 2007 and an outline planning application was made for 200 dwellings. It was refused by Warwick District Council but the developer made a second identical application and lodged an appeal on the first application. The second application was granted and the appeal was withdrawn.

6.4.1b Session 2 at 11.15am was with Andrew Martin (Andrew Martin Planning Ltd) and Nigel Wilson (Property Director, Thomas Bates and Son Ltd) regarding Woodside Farm. At the time of the meeting, this site had been included in Warwick District Council's preferred options consultation. However, the towns and parish that had a direct interest in the site, thought, for the same reasons as Grove Farm, that it should remain rural.

Subsequently, the developer made an outline planning application for 280 dwellings. It was refused by Warwick District Council but the developer made a revised second application which was granted.

Minutes of the meeting are available if required. Please Quote C:\Users\Ray Bullen\Documents\Parish Council\Neighbourhood Planning\presentation to developersdec 12.aspx_files\NP developers present Dec 12 v2.doc

6.4.1c Pegasus (Gallaghers) had requested a meeting with the Parish Council and had been invited to attend this meeting but did not respond.

6.4.2 The 2nd developer meeting was held on 2/3/2013 at the same venue at 10.15am with Barwoods Securities, acting for Brian Lewis of Hill Farm, Banbury Road. Jamie Gibbins & Errol Mews for Barwoods and Brian Lewis (owner) attended. Proposals for the use of 18 acres of land South of Mallory Road consisting of 2 fields, each of which could accommodate 100 dwellings. Minutes are available -please quote. C:\Users\RayBullen\Documents\Parishcouncil\Neighbourhoodplanning\presentationtodevelopersdec12.aspx_files\NEIGHBOURHOOD PLAN Meeting with Landowners-2.doc

At the time of the meeting, the site was not included in the 2007 Local Plan being outside the village envelope and in rural area; nor the Preferred Options of May 2012; nor in the subsequent Revised Development Strategy of June 2013.

It was considered in both the District Council Village Housing Options and the Neighbourhood Plan housing review but was not taken forward into either the draft Warwick District Council Local Plan or the draft Neighbourhood Plan for reasons given in the Neighbourhood Plan submission Section 5.5 Parameters for Suitability.

Subsequently however, Barwoods applied for outline planning. It was refused by Warwick District Council. The developer made an appeal that was dismissed by the Inspector after a 4 day Inquiry, because there would be serious harm to the character of the area, harm to the setting of the listed building and the totality of the harmful impacts significantly and demonstrably outweigh the benefits of the scheme. In the context of the 'The Framework' as a whole, the proposal would perform poorly against the environmental dimensions to sustainable development. (Appeal ref APP/T3725/A/14/2216200 4 November 2014). See Appendix NP9.

It seems strange that after all the plan-led effort of the government in setting a comprehensive framework for development, the local authority in coming to the correct decision, that a developer with a large vested interest can simply ask for a Public Inquiry lasting 4 days at a cost not only to himself but also the exchequer in providing the Inspection process, the local authority in officer time and their legal costs that is raised from the Council Tax and then the Parish Council with both a huge amount of 'free' time (Councillors and others) and their legal costs to ensure the right decision is carried through, all of which is not charged to the appellant but born by the

tax system, when a simple assessment of all the presented facts could have saved the taxpayer tens of thousands of pounds. The Inspectorate could quickly establish from the documents and site assessment whether the case was simple or needed to hinge on more complex matters when a more detailed assessment would be necessary which the Inspectorate thought might justify a Public Inquiry to determine. At the very least, if the appeal is dismissed, then the appellant ought to pay some if not all of the costs of the event. That might reduce the more spurious appeals.

6.4.3 The 3rd developer meeting was held on 14/9/2013 at the same venue.

6.4.3a Session 1 at 9.15am was with Gary Stephens (Marrons) and David Joseph (Bloors) who set out proposals for land south of the Primary School and north west of Oakley Wood Road.

Subsequently, after consideration of all the options by Warwick District and this Parish Council, this site was included for development in the Village Housing Options & Settlement Boundary Consultation, as discharging the strategic policy obligation in the publication draft Local Plan for 150 dwellings in Bishops Tachbrook on top of any other strategic sites to meet Warwick District Council need within the parish. An outline planning application was made and granted on 22nd August 2014.

6.4.3b Session 2 at 10.15am was attended by Arthur Bell (Green Energy UK) regarding a 4.4MW Solar Park on land at Brickyard Farm covering 16ha of rural land on south side of the Tachbrook Valley. Because of the visibility of the site from across the Tach Brook Valley and the harmful effect on the natural environment and valued landscapes, the Parish Council objected to the use of this site and sought to suggest a less visible site because it is keen to actively reduce Carbon Dioxide emissions. At the time, Planning Practice Guidance on the need to find suitable sites that did not harm the natural environment had not been published, so the application was granted permission. The result is as anticipated by the Parish Council. Because of this, a Climate Change policy is being included in the Neighbourhood Plan. Since the date this Solar Park was granted, another solar park has been granted on land off of Banbury Road, supported by the Parish Council in a location that is not overlooked and cannot be seen from any direction but produces 4.1 MW of Solar Power.

6.4.3c Session 3 at 11.15am. Ken Gorman, KPG Design Associates presented proposals on Gilks land opposite The Leopard, for 10 dwellings on agricultural land outside the village boundary and in the setting of the conservation area. It does not meet any of the rural area policies nor Warwick District Council strategic objectives for the avoidance of coalescence between settlements. A planning application has now been received and is yet to be decided.

Minutes of the meeting are available. C:\Users\Ray Bullen\Documents\Parish Council\Neighbourhood Planning\presentation to developersdec 12.aspx_files\Dev meeting 14 Sept 13-1.doc

6.4.4 In addition, Parish Councillors attended the Planning Forum on 18th November 2013 at Leamington Town Hall when Barwoods presented their plans for the development of the Land south of Mallory Road (6.4.2 above) also for the development of Asps farm for 900 dwellings and associated infrastructure on land between Banbury Road and Europa Way that is within the Bishop's Tachbrook Parish and Neighbourhood Plan boundary. The Asps development was refused by Warwick District Council for the same reasons as Land South of Mallory Road and is now the subject of an appeal by the developer. When developers present their wares at 'consultation' events, they are not consulting at all, they are selling. This is a developer led planning process not a plan-led process.

7 ESTABLISHING BISHOP'S TACHBROOK'S HOUSING NEED.

7.1 Following the adoption of the Warwick District local Plan in 2007, the Regional Spatial Strategy began to promote housing policies that would affect Warwick District.

In 2009, to establish the local housing need for Bishop's Tachbrook Parish, the Parish Council commissioned an independent Housing Need Survey through Warwickshire Rural Community Council. This showed that the level of housing required to meet local need was for 14 homes, of which 9 would be for rent, 1 shared ownership and 4 to buy. All 1,050 homes in the parish were invited to respond and

a high level of response was received at 45% or 470 replies to establish future housing need that residents thought they or their family might require to enable them to stay in the village (for full survey see Appendix NP2). It was a thorough survey requiring those who thought their family had an unmet housing need in Bishop's Tachbrook, to provide more detail. In addition all respondents were asked to answer questions on life in the parish and to provide additional comments. Although intended to focus on housing issues the comments related to a range of subjects.

Due to the post 2011 housing reassessment in the Housing Market Area, the Parish Council considered it necessary to repeat the Housing Need Survey through Warwickshire Rural Community Council. The survey was invited at the end of 2013 and reported in January 2014 and shows that level of need remains about the same at 16 homes but with a change to the tenure so that 11 market homes and 4 affordable homes are required. Local housing need assessment is consistent over time. The survey also invited comments on life in the parish and the level of housing needed. Approximately 1,020 Housing Needs Survey forms were distributed across Bishop's Tachbrook parish and 234 forms were returned. This equates to a response rate of 23%, a rate considered to be good for a survey of this type. The full report is included at Appendix NP3 and Publicity promoting the Survey is in Appendix C9 paragraph 9.2

7.2 This table is taken from Appendix B of the 2014 Survey report. It gives a flavour of the concerns, likes and dislikes of residents forming the background to work on the Neighbourhood Plan in 82 comments.

Respondents were invited to provide additional comments. Although intended to focus on housing issues the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.
<input type="checkbox"/> I strongly support the improvement of changing facilities/all weather pitches & could possibly provide assistance if necessary.
<input type="checkbox"/> Takeaway shop.
<input type="checkbox"/> Would be nice to see empty shops filled & perhaps rates need to be reduced.
<input type="checkbox"/> I have two children (both under 6) and would support the provision of play equipment on St Chads green as it is quite a long walk to the meadow from my home with the children and I don't think that it is appropriate to use my car for this journey.
<input type="checkbox"/> We do not need a new community centre. Just refurbish the sports and social club!
<input type="checkbox"/> Better & safer crossing points are needed at Mallory Rd for school children to safely walk to school (or cycle). Parking around the school/whole of Kingsley Road needs addressing & planning.

<input type="checkbox"/> All above are only relevant to the village itself and are irrelevant to the rest of the Parish. It is a nonsense that Warwick gates is included in this
<input type="checkbox"/> A direct bus route Warwick.
<input type="checkbox"/> Most of the above concern Bishop's Tachbrook villagers, rather than Warwick gates residents. Our main concern is the very high level of houses proposed to this area south of Leamington.
<input type="checkbox"/> To much speeding traffic on Mallory Rd, in rush hour, people use village as a short cut.
<input type="checkbox"/> We are strongly opposed to any further building of houses in Bishops Tachbrook, especially 'affordable' housing. We moved to the village because we wanted to live in a quiet, rural location with a mixture of older and younger neighbours. We work extremely hard to afford our mortgage and don't think 'affordable' housing is necessary. The house prices are reasonable and hard-working professionals (like us) are able to afford to live here. People who invest in their homes stay longer and get more involved in village life which is a very important aspect of living here.
<input type="checkbox"/> Not sure village needs enlarging with 12,000 houses being built just a gypsy camp away.
<input type="checkbox"/> Seems to be an increasing volume of through traffic.
<input type="checkbox"/> I moved to the village so I wasn't surrounded by housing estates and always had a view of the countryside. More housing (too much) will spoil this and the increase in people and cars/traffic will be intolerable - its bad enough now! I shall move out of the village if I end up living on an "estate".
<input type="checkbox"/> Would also like to see improved parking in residential roads.
<input type="checkbox"/> Extension of cycleway to Oakley Wood - only if cyclists could be made to use it. At present about 20% of cyclists travelling between the Leopard and Harbury Lane use the cycle path, the remainder use the road. Construction of community centre - not needed!
If you are adding houses to the village of Bishop's Tachbrook, have a long hard look at the type of properties already existing to ensure you keep a good balance (ie. Terraced/semi detached and detached). In my opinion the village was spoilt in the 1960's and 1970's by the design of the 'estates' that were added, just about everything was terraced and semi's in the style of that era. Add homes with a bit of character and reasonable gardens. Also - get a large roundabout put in on the Banbury Road/village T junction.
<input type="checkbox"/> The proposed church hall would be a waste of resources and would create a much greater parking problem whilst not supplying any particular need.
<input type="checkbox"/> Parking on St Chads Road could do with improvement as it is getting hap-hazard and turning it into a single file road.
<input type="checkbox"/> This survey has obvious difficulties in that the Parish is split between B.T. and Warwick Gates and the status/needs are quite different. Being in W.G. I can't really comment on the above amenities + those in B.T. Won't appreciate the growing parking problems in W.G. for instance. I wonder how useful it really is?
<input type="checkbox"/> Generally I have no opinion on the suggested amenities, but as a cyclist I can see no use in a cycle road to Oakley Wood. What can you do at the end of it? On the other hand upgrading the footpaths through Oakley Woods as a cyclepath, allowing access to Wasperton Lane would be beautiful as would a cycle route from the village to the top of Hareway Lane avoiding the Banbury Road.
<input type="checkbox"/> Poor water pressure and broadband. Warwick Gates has had a bad effect on this village re water supply, school parking. Destroying rustic charm.
<input type="checkbox"/> Make more of green next to Church Lees, enhance to make it a proper centre of the village - flowerbeds, sculpture, memorial.
<input type="checkbox"/> Make the Green opposite Church Lees the focal centre of the village. Could construct garden add sculpture or pond to it, make a proper heart of the village.
<input type="checkbox"/> All the above would benefit some section of our community and therefore the community needs to support them as a whole. It is up to the Parish Council and others to prioritise.

<input type="checkbox"/> Believe a survey should be conducted to answer what kind of 'age related' properties/accommodation would attract elderly home owners to sell-up and buy/rent the newly provisioned homes/accommodation - freeing up MANY properties under utilised. Include single professional needs. If any additional properties are to be built, tell us what size/style of property (ie high (level) specification apartments), which you'd happily sell-up your current 3/4/5 bedroom home, to move to the newly built 'high spec' property of your choice. The objective is to free-up properties, if possible, where couples and single adults whose children have left home, or have lost their spouse and would ideally 'downsize', if only suitable properties were/are available.
<input type="checkbox"/> Parking is a nightmare and nothing else should be built without provision for 2 cars per household. Buses are infrequent and expensive. Oakley Wood Rd needs speed cameras!
<input type="checkbox"/> Shops could look smarter and upgraded, unoccupied shop on end of row an eyesore!!
<input type="checkbox"/> No more development. Do not spoil a lovely village.
<input type="checkbox"/> Please do not start meddling with our roads!!!
<input type="checkbox"/> St Chad's community centre is neither required or wanted by the village population, permission should be given to use the village centre as a construction site. Permission to build this time should be revoked.
We live on Warwick Gates so do not feel part of Bishop's Tachbrook Parish as we are remote from Bishop's Tachbrook as the improvements to parish facilities are not relevant & useful to us
<input type="checkbox"/> Any extension to the village needs to be accompanied with a big improvement to the water supply, an enlargement to the school and traffic calming especially on the south side of Mallory Road , from the Banbury Road. I am sure any extension to the village will be taken up by Gaydon employees and not people from the village families.
<input type="checkbox"/> Waste bin by bench on Mallory Rd. Extra parking on Mallory Rd.
<input type="checkbox"/> Only very small scale building of homes in village areas.
<input type="checkbox"/> The village should contribute to satisfy the growing need for housing but it needs to be of a scale to allow a village environment (+community identity) to be retained.
<input type="checkbox"/> Bishop's Tachbrook is a pleasant safe village to live in. It has a good community feel and people move here to get away from towns. People do understand that a few new houses need to be built for both sale & rental. We do not however need our conservation village swamped.
<input type="checkbox"/> The village needs a small amount of properties to be built which are affordable for 1st time buyers or single people. An elderly (possibly Warden controlled) building is also required for people to purchase to free up more houses in the village. It would also apply to rental properties + free up rented/council accommodation for single people. Local village people should be given priority for council/rented accommodation instead of non-locals!
<input type="checkbox"/> Community centre yes. Church centre no.
<input type="checkbox"/> Is St Chad's green a safe place for young children to play? Any equipment would need to be in keeping with the Conservation Area. Would the grass area on St Chads Road not be safer?
<input type="checkbox"/> Pedestrian crossing from village green to near shop.
<input type="checkbox"/> 1) Market & social retirement homes are needed so retired couples do not have to leave village to downsize. 2) Traffic calming measures for Mallory Rd and Church Hill.
<input type="checkbox"/> All footpaths, alley ways etc to be upgraded for wheelchair users and push chairs, prams.

<input type="checkbox"/> I find that traffic by the Church is too fast. Crossing the road from the church side requires a degree of caution with the blind bend hiding oncoming traffic.
<input type="checkbox"/> I don't believe any new housing is needed within the Parish and that all the farm land should be left for farming, not housing.
<input type="checkbox"/> Speed of traffic through village particularly St Chads is just an accident waiting to happen. No parking for church events forces cars onto neighbouring roads. Have never used the social club/community centre. Evidence of drug use/dealing round church.
<input type="checkbox"/> We would welcome any measures to slow down traffic entering the village.
<input type="checkbox"/> Extension of cycle way/footpath to Oakley wood. More traffic calming/slowing measures required on Mallory road.
<input type="checkbox"/> New layout for parking in Kingsley Road as school bus and bigger traffic has better access. Lighting to sports and social club.
<input type="checkbox"/> Safer access onto Banbury Road from Malory Road during rush hour.
<input type="checkbox"/> The current area suffers greatly from a lack of amenities and infrastructure. There are far too many people in the area relying on a lack of amenities. Traffic levels are also unacceptable in the area due to too many people and many routes being 'rat runs' for Warwick, Leam and the M40.
<input type="checkbox"/> A community centre is not needed as there is perfect space in the Sports & Social Club. And if space is needed there is a perfect double fronted shop where the newsagents used to be in Wychwood Close.
<input type="checkbox"/> I feel that we need to keep village shape to help keep character & village life.
<input type="checkbox"/> Village could do with improvements to the junction of Mallory rd/Banbury Rd so that access and exit is safer. Bus service is poor or non-existent at times when people may want to travel to work, or evenings when they may wish to travel to Warwick or Leamington.
<input type="checkbox"/> Take grass verges out of Kingsley Rd & widen it for school bus + parking.
<input type="checkbox"/> Infrastructure ie. Roads, rail, most of Warwick, Leamington and surrounding areas already suffer from peak times grid lock, before any more housing is considered, the roads need to be in place before NOT AFTER the build! If so many new houses are required, why not look at a total new village/town and make sure it is a place where roads & rail are easily accessed.
<input type="checkbox"/> The village has improved quality greatly over the last 30 years. It should not be ruined by further large scale housing or gypsy sites.
<input type="checkbox"/> A footpath along Oakley Wood Road from B4100 to village.
<input type="checkbox"/> Bishop's Tachbrook has retained its village quality and not become a sprawling development, let's leave it like that.
<input type="checkbox"/> Community centre should be community owned and run, not church based.
<input type="checkbox"/> Traffic reduction/speed control is a priority, stop people using the village as a shortcut, the proposed St. Chad's centre is the best way forward for a community centre and should be fully supported/speeded up.
<input type="checkbox"/> More use should be made of the sports + social club facilities, or extend them, rather than build a hall adjacent to the church. Parking facilities are inadequate in the village centre to support the proposed Church hall.
<input type="checkbox"/> Any improvements to speeding traffic travelling along Oakley Wood Road and Mallory Road would aide the school run. Crossing these roads are very dangerous currently.
<input type="checkbox"/> Increased traffic, lack of parking and lack of school places is already an issue in this area. If more houses are allowed, the resultant increase in the population is only going to cause more problems.

<input type="checkbox"/> Lollipop man/lady reinstated @ Mallory Rd crossing. Urgent need for improved traffic calming measures through village. Pavement needs widening along Mallory Rd. Play areas @ Meadow needs new equipment for older children and fencing around it due to dog fouling - I do not let my children onto the Meadows because of this issue.
<input type="checkbox"/> We need a community centre that will be available for all residents of all ages. It needs to be at the centre of the village as it is easily accessible.
<input type="checkbox"/> I have a big concern regarding number of new houses expected to be approved by Warwick District Council and where children will go to school. We are on Warwick Gates so edge of catchment and I am concerned we will be pushed out of the community if new houses are built.
<input type="checkbox"/> I wanted to answer 'No' above not 'Not Applicable' because I think it is very applicable & relevant that no one has had to leave the Parish.
<input type="checkbox"/> Road layout is ample. There are no issues re parking/traffic speed etc.
<input type="checkbox"/> Would support additional houses if built to support locals needs and not if built just for profit of big out of town building contractors.
<input type="checkbox"/> Day/evening educational + social opportunities.
<input type="checkbox"/> Poor roadside parking makes driving round the village quite dangerous ie. Cars parked near the top of the hill in Mallory Rd. Double yellow lines in strategic areas would help to stop this and also keep parked cars on one side of certain roads as cars parked on either side of many roads make them almost impassable at times.
<input type="checkbox"/> Community centre should be @ sports & social club on the Meadow. Good existing spot and enough room to extend building without any consequences to surrounding properties.
<input type="checkbox"/> The church centre will provide a centre for community to use. It would be great to have footpaths around the parish sign posted well so that we could use them . The footpaths over fields etc.
<input type="checkbox"/> If the Parish Council seeks to expand the village with more housing they will have a negative effect on:- the community spirit, traffic problems will occur, safety will be compromised, domestic services will be stretched beyond the level of acceptable. We will also fight against the building of the St Chads centre, this is purely just for profitable gains within the church and the community as a whole would be better served looking at how best to use the sports and social club to better effect. The church and Parish Council should be ashamed!!
<input type="checkbox"/> In a perfect world we would do all of the above. The priority should be facilities for teenagers.
<input type="checkbox"/> The Mallory Rd/Banbury Road junction needs urgent attention. There needs to be some sort of traffic control installed. Too many speeding motorists on Banbury Rd & too many accidents on that junction.
<input type="checkbox"/> We need better access to the landscape around the parish. Footpaths to the east of the village are non-existent.
<input type="checkbox"/> Can something be done with the brook to make it a feature of the village? Ie. Widen it/landscape/introduce a wide path along it's edge with borders + connect the path to other footpaths. (A bit like the paths at Warwick gates).
<input type="checkbox"/> Toilet facilities needed on meadow - payable if necessary. Outdoor gym at Meadow would be great for all ages.
<input type="checkbox"/> Thousands of more homes in our parish will make it a very different place to live. Personally this will be a negative factor and I will move to a quieter & less populated location nearby. I really enjoy the current balance of semi-rural living in a close but quiet community, it has been my choice to live here the past 11 years and my desire is that it stays this way.

7.3 HOUSING OPTIONS CONSIDERED.

- 7.3.1 In parallel with the work being done by the Village Housing Officer, the Parish Council commissioned an independent report on the options for site selection from Urban Vision enterprise CIC to help guide the option selection process. Through FSL Consulting, Urban vision examined 16 potential sites. 4 were outside the Village Envelope and 12 were within it. Their report was issued in January 2014 and it's purpose was to provide an assessment of the viability, suitability and deliverability of each site to be of assistance when considering the relationship of each site to the village as a whole and the extent to which each site met the parameters in paragraph 5.5.1. For the full report see Appendix NP5.
- 7.3.2 For each of the 16 sites, the report set out a description of the site and its context in relation to the existing village, site constraints, potential site capacity, potential for homes for older people and the possibilities of regeneration improvements to the village at the same time. The sites considered were as follows and the summary Table indicated whether the site was suitable for development and if so what potential capacity was.

Sites outside the settlement boundary	Developable (Y/N)	Capacity
1) Land to the south of the school	Y	75
2) Land off Seven Acre Close	Y(in part)	10
3) Land to the West of Holt Avenue	N	0
4) Tollgate house	Y	12
Village Infill sites		
5) Ryefields Gap site	N	0

6) Penfold Close Garage site	Y	3
7) Farm Walk Garage Site	Y	3
8) St. Chads Road Garage Site	N	0
9) St. Chads Road Open Space	Y	6
10) Wychwood Close Shops	Y	5
11) Mallory Road Gap site	Y	2
12) Commander close Garage site	Y	8
13) BMX Track/Allotments Relocation	Y	25
14) Fields opposite the Leopard Public House	N	0
15) Land to the north of Croft Close	N	0
16) Land off Savages close	N	0
	TOTAL	149

7.3.3 From this list it was clear that the sites considered not developable met with the agreement of the Parish Council and the community residents that participated in the Neighbourhood Plan working groups. In addition, when the whole community was engaged in the process at events to give people the chance to make their views known, there was total agreement.

For site 3, it was found that it did not meet the parameters for development in the Neighbourhood plan Submission Statement paragraph 5.5.1 a), b)points 1 & 2, c), d), e), f), h), or j). Overall it was in a designated rural area, outside the village boundary, it did not meet the NPPF109 protecting and enhancing valued landscapes, NPPF 129 concerning the protection of the setting of the adjacent Grade II listed barn at Hill Farm house (ref 16/94) and the serious harm that development of this site would cause to the character and appearance of the locality, including the effect on the rural road from the Banbury Road together with the material loss of the buffer between the village and the major road networks to the west and that the location of this site in relation to the village would mean that its connection to the facilities and life of the village would at best be tenuous and it would not be a sustainable development in environmental or social terms. Subsequently, a planning application for 125 properties on this site was submitted and refused by the District Council. An appeal made by the applicant was dismissed on 4th November 2014 on the basis that the proposal would perform poorly against the environmental dimension to sustainable development. See Appendix NP9 Appeal Decision APP/T37252/A/14/2216200.

For site 5) Ryefields Gap, this is a site constrained by its shape, small size and relationship to adjacent bungalows to make it impractical

For site 8) St. Chads Road Garages, this is a set of garages, which are well used and take vehicles from street parking in St. Chads Road. This road nevertheless experiences full street parking so displacement from these garages would not be practical. The site is constrained between the adjacent housing and more houses would be difficult to access and provide parking for. It therefore would create more problems than it would solve and is unlikely to be of interest for any development. However, the condition of the garages is of concern being typical of garage blocks in Warwick District which are nearing the end of their useful life and the site should be an action activity for the Parish Council as set out in paragraph 5.1.2.

For sites 14) & 15), these are in rural area, are part of the setting to the conservation area, are an essential part of the coalescence buffer between the village and urban area of Whitnash and development would be contrary to Warwick District local plan Strategic policy DS4 (d), in part are subject to flooding at the Tach Brook, are outside the village envelope and at the 2006 Public inquiry into the current local plan an objection by the owner of the site who wanted it to be scheduled for residential use was rejected by the Inspector

for these and other reasons. They also are part of the overall valued landscaped area of the Tach Brook Valley that the community would not consider to be the right place for development. Although these sites were not considered suitable for housing development, they may provide an opportunity for a community led local green space initiative that would retain and enhance the agricultural or rural nature of this part of the village. This may be an action activity for the Parish Council as set out in paragraph 5.1.2.

For site 16), it is part of the setting to the Grade II listed Old Manor House (ref 16/118) circa 1558, and is part of the Local list of Historic Gardens. It is outside the village envelope and is in rural area. The site was considered unsuitable for development.

None of these sites were assigned any housing contribution to the Strategic requirement for Bishop's Tachbrook.

- 7.3.4 In November 2013, Warwick District Council's Village Housing Options and Settlement Boundaries Consultation was published. It confirms the level of consultation between the Parish Council and the District Council on page 38 where it describes Key Housing Issues – *The Parish_Council is actively involved in developing a Neighbourhood plan for the Parish. Some key housing issues include tackling some of the distortions in the village housing stock and ensuring that any new development is well integrated into a comprehensive vision for the village. This may include a focus around regenerating or enhancing facilities near the sports ground and providing a better access to the primary school.*

Under Sites Review, it discounted 12 of the 15 sites mainly due to scale, landscape impact and coalescence issues. Of the 3 remaining, the site south of the School (Site 1 in paragraph 5.6.2) became the preferred option due to its potential regenerative impact on the village and potential improvements for accessing the primary school. It also became known that it was capable of taking more than the 75 originally listed in the Urban Vision report and could provide the 150 dwellings required by the strategic policy of the district. The Parish Council also found that the remaining sites in the list overall did not provide any additional contribution to the regeneration parameters.

7.3.5 For site 2), Land off Seven Acre Close, it was found that it did not meet the parameters for development in the Neighbourhood plan Submission Statement paragraph 5.5.1 a), b) point 3, c), d), e), f), g), h), or j). Overall the site is outside the village boundary, in rural area, in the essential buffer to the west side of the village from the major roads network so had a substantial negative effect on the environment as it did not meet NPPF109 to protect and enhance valued landscapes in a similar way to site 3, but to a greater extent. This was because the site is on the north side of Mallory Road and has a more direct relationship with the landscape of the Tach Brook Valley. Housing would be prominent on the skyline from views within and across the Tach Brook Valley from a northerly location and views from the Mallory Road across the valley would be lost.

The view of the Parish Council and that of the community at consultation events was that this site was not the right place for housing and the case that might be made that it was necessary to do so because we could not meet the strategic requirement otherwise, was no longer true. In addition, this location is further away from the few facilities that the village has, would increase the number of children that would need to use the Kingsley Road access to the Primary School and would increase the number of vehicles using Mallory Road through the centre of the village. This would be the same, even if it were used for only a limited number of 10 dwellings. Subsequently, an outline planning application was submitted for 25 dwellings with the stated intent to increase the number to 50 on the remainder of the site in due course. This application was refused by the District Council but became the subject of an appeal. However, following the dismissal of the appeal on site 3, the appeal on this site was withdrawn.

It is also the view of the Parish Council and the community at consultation events, that a better use of this site for the village would be as community recreational use which is lacking at this end of the village as suggested in the Urban Vision report and in paragraphs 10.7.2d and 10.8.1g in the submission document. Because of this and the fact that use of the open site by villagers for over 20 years to access the valley Rights of Way and permissive footpaths, that the site has an established community value and that it should be designated as an Asset of Community Value for a positive community recreational green space. This is compliant with NPPF73, 74 & 75.

7.3.6 For site 4) at Tollgate House, this site has outline planning permission for 6 homes on a previously developed site adjacent to the National Breeding Centre of the Guide Dogs for the blind. New enlarged premises for that centre were recently completed and the

original dwellings and offices on this site are surplus to requirements and in poor condition. The Urban Vision report identified that the site could take up to 12 dwellings of a high-end bespoke nature and development of this site could provide valuable resources to support the implementation of the Neighbourhood Plan.

Any development of this site would have to be to the standard of NPPF55 as a small new settlement

- by enhancing the immediate setting of the location, and
- be set well back from the Banbury Road and retain and enhance the landscaping between the road and any new housing to shield it from view from the road, and
- be of exceptional design quality, helping to raise standards of design more generally in rural areas, reflecting the highest standards in architecture, and
- be sensitive to the defining characteristics of the surrounding area of Oakley Wood, the adjacent Breeding Centre and Tollgate Turkey Farm.

7.3.7 Sites 6) and 7) Penfold Close and Farm Walk Garage sites are sets of garages, which are fairly well used and take some vehicles from street parking. The sites are small and more houses would be difficult to insert and provide parking for. Using these sites for housing therefore would create more problems than it would solve and would be detrimental to the amenity of existing housing. These sites are considered unsuitable for development.

7.3.8 Site 9), St. Chad's Road open space is a site owned and maintained by the Parish Council. Urban Vision found that the site could provide for a development of 5 to 6 2-storey homes. However, the space is an important part of the recreational area available to surrounding dwellings and was provided for that purpose. Since recreational space on this side of the village is very limited and this site is valued by the residents and that the housing need identified by the housing need survey of 16 properties has already been found on site 1, the

Parish Council and community consider that the open space should be designated as Local Green Space as set out in NPPF76 and be subject to protection as that designation implies.

- 7.3.9 Site 10) Wychwood Close Shops. When the first post war expansion of the village took place and Warwick District Council built some 70 Council houses, a small retail provision consisting of 3 shops with 3 maisonettes over was built in the centre of the village. The shops were a newsagents, general store and butchers. In recent years, because of the spread of supermarkets and proximity of the towns combined with the car increasing mobility, the shops lost viability. Today only one shop, the general store, remains open and that is only just viable.

At the same time, the centre of the village has little to attract people to it so it became one of the objectives in the Aims and issues Statement to find a way of improving the centre in some way where people could meet and enjoy an enhanced central space. However, there is little available land on which to do this. A large part of the central area is road space with a main road with traffic issues for pedestrians. The area called the village green provides a pleasant grassed area that contributes, with the 17thC timber framed cottages on the south side of Mallory Road, to a relatively tranquil and valued but empty space. The natural footfall to the shops is very low and except on event days when the green is used for large gatherings (Church Fete etc) it is mainly used to walk to the post box or bus stop. The shops and flats building is on a largish site and could provide the largest opportunity for improving the centre. It is just outside the conservation area but is not a building worthy of being in or close to the conservation area. If a public realm review of the village centre found a way of reorganising the few opportunities available, it may mean that as well as the retail offer being improved the 3 flats might be replaced with a larger number but this is no means certain.

- 7.3.10 Site 11) Land west of 71, Mallory Road. This is an undeveloped plot between 71 and 75 Mallory Road. The owner is not currently known for consultation purposes. The site is considered suitable for residential development with either a detached larger house or a pair of semi-detached. For the purposes of the Neighbourhood Plan its land use will be allocated as residential.

7.3.11 Site 12) Commander Close Garage Site. This is a Garage court at the rear of properties in Commander Close. They are of the same construction as the garages at sites 6,7 and 8 and owned by Warwick District Council. There are about 28 garages on both sides of an access road and they back onto the car park of the Sports & Social Club. By today's standards they are small and are nearing the end of their useful life. The Urban Vision report considered possible regeneration incorporating some of the large gardens to the houses in Commander Close. The conclusion was that a site that could be developed would be difficult to assemble and would have to be done as part of a larger proposal such as the 150 dwelling development on the land south of the school. In the best circumstances it would only produce 4 new dwellings. The garages that back onto the Sports & Social Club car park are poor and if the pedestrian link from the new housing to the Meadow, Social Club and village is to be successful then some treatment to the backs of the garages and fences to the gardens should be considered to improve the quality of this elderly development. It was concluded that this is probably not a realistic housing site but improvement to the Meadow side of the garage block boundary should form part of the considerations for the pedestrian link to the village by the developer of the land south of the school.

7.3.12 Site 13) BMX Track/ allotments relocation. This is land in the ownership of the Parish Council. It is part of the open space provided by the Meadow and allotments and is currently outside the village boundary in rural area. Due to the development of the land south of the Primary School, it is necessary to amend the village boundary around the new development.

Part of the new development will need to be additional allotments to provide for the new dwellings. The Parish Council is also considering whether relocation of allotments around the village may be of benefit to allotment holders to reduce walking distances between home and allotment. To the southwest of the new development, construction is restricted because there is an underground main gas distribution pipeline with a 310m width exclusion zone either side of the main. This can be used for planting and sporting activity but not anything involving excavations such as housing. It would be possible to relocate the BMX track to this location together with some of the allotments and might lead to providing a site on which a community-led housing scheme on a long low-cost land lease scheme could be arranged for local people for self-build or contractor built homes that can be afforded as ownership or rental from the Parish Council.

There are clearly many elements to resolve before any site is assembled, but to allow it to happen if the elements do fall into place, the Parish Council considers that at this moment in the Neighbourhood Plan, the village boundary should also take in the site of the allotments and BMX track. This would leave the Meadow recreational space in rural area and subject to rural area policies.

7.3.13 The net result of possible housing provision was concluded to be

Site1 – 150; site 4 - 12; site 11 - 2; site 13 – 25, a maximum of 189. Outline Planning approval has already been given for 156 of these.

8 SUSTAINABILITY APPRAISAL STEP 2

8.1 Community Profile See Neighbourhood Plan Submission Statement Chapter 6

8.2 Existing infrastructure audit and designations.

The village is considered by the District Council to have infrastructure that makes it a sustainable village. An audit of the infrastructure should therefore be undertaken to verify this statement and if additional development takes place, whether it is still sustainable.

8.2a Employment

The Neighbourhood Plan Submission statement details the employment characteristics of the population in Chapter 6.4, and the businesses in the parish in 6.5.

In summary,

- 1) there is a very low level of unemployment,

- 2) apart from those that work from home (9%) there is a very low amount of employment in the parish,
- 3) only 81 people(6%) have a travel to work distance of less than 2km
- 4) the largest group (39%) travel between 2 and 5km to work and the remainder (46%) travel more than 5km.

The village is largely dormitory and not dependent on employment within the parish. It consequently means that there is high level of car ownership in the parish of 1.629 vehicles per household compared with 1.347 in Warwick District, 1.202 in West Midlands and 1.165 in England. From the CO₂ vehicle emissions aspect, the parish is less sustainable than elsewhere because 81% get to work by car, compared with 70% in the District, 71% in West Midlands and 63% in England.

8.2b Public Health

There is a surgery in the village with a pharmacy attached. It is a part of the Croft Medical Centre that has other surgeries in the area with additional facilities. The village surgery is only open on half days. Dental provision is in the towns and the hospital is in Warwick. There is no direct bus service to the hospital which makes early morning appointments difficult for people whose only means of transport is the bus.

8.2c Education

Bishops Tachbrook C of E Primary School in Kingsley Road is an Ofsted Rated Good School (2014). It is a 1 form entry and is full. There is also a pre-school nursery for children aged 2³/₄ plus. There is a school bus service to bring children in from the other main part of the parish, Warwick Gates. Secondary Schools are in the main towns.

8.2d Religion

St. Chad's Church (C12th) is in the centre of the village and is described in detail elsewhere. There is no Church Hall or car park. It has a graveyard that has been extended northwards that is still open. There is a vicarage in Mallory Road. Oakley Wood provides a crematorium for Warwickshire.

8.2e Community.

The village does not have a village hall. There are plans to build a combined Village Hall and Church Hall in part of the graveyard to be operated by a Trust as St. Chad's Centre. It is just fully financed and its siting is controversial which is evidenced in some of the policy questionnaire responses .

There is a Sports and Social Club on the Meadow that provides Club facilities for members as bars, darts and snooker rooms. It has had difficulties surviving in the recent past but that seems to be improving. It does need an injection of resources to bring it up to date and more attractive. It would benefit from additional sports facilities. It currently provides changing rooms for the playing field, which is large enough for a senior football pitch that is used for some league matches

There is also a 5 aside porous pitch, fenced and floodlit which is fairly well-used. Storage for games equipment is substandard in a HORSAS hut that is nearing the end of its useful life.

The meadow also contains children's play equipment, some for younger children in a fenced safe area, and an open area for older children. This was provided and is maintained by the Parish Council.

On the south side of the Meadow there is a BMX cycle track built in the last 5 or so years and beyond that there is a 26 plot allotment area.

8.2f Sport and Open space

The amount of open space in the village would seem to be about half of the District Council Standard. Chapter 10 paras 10.8.1f & g of the Submission Statement identifies a need for more open space and in a different part of the village to even out the provision of facilities. The Neighbourhood Plan suggests a potential site for this purpose but it will be for the Parish Council to progress its implementation, with conditions on developments that may finance its implementation.

8.2g Shops and eating outlets

The only Public House in the village is the Leopard on Oakley Wood Road. Since the 1980's it has had several upgrades and been extended. It concentrates on quality restaurant facilities with bars to match. It has a large car park and many outdoor tables so that patrons can enjoy their meal in countryside surroundings. It is in part of the Conservation area as the original cottages that are now part of the pub are 17th C as is Eden Cottage. Both are Grade II listed. By contrast with many such establishments, it appears to be thriving.

When the first tranche of post war housing was built a row of 3 or 4 shops was built in Wychwood Close, with 3 maisonettes over. It has a large rear parking area for delivery vehicles. Over the years the shops have closed. The only one left is the general store which is very small so cannot stock adequately to be sustainable with the competition and proximity of the supermarkets. It may be the only opportunity to find ways of improving the attractiveness of the village centre, a central objective of the Neighbourhood Plan but a financial problem will need to be resolved perhaps in conjunction with the St. Chads Centre.

The shops are on the edge of, but outside the conservation area. The solution to improving the centre of the village should include both slowing the traffic down within the conservation area, removing the negative visual aspects of the shop and increasing the facilities in the centre to make it more attractive.

9 CONSULTATIONS WITH URBAN VISION CIC

- 9.1 2012 brought in a lot of new planning concepts through the National Planning Policy Framework, the Localism Act and the Neighbourhood Planning Regulations. For professional planners it presented a problem because it meant that a new approach was needed to break the preserve of specialists that had assumed control of communities rather than involving them. The New Planning Policy Framework was intended to change that, so said Greg Clark the Minister for Planning in the Foreword to the Framework. In many ways the professional planner has found it harder to change gear than for communities to welcome and take on an influential planning role to shape the places where they live.

At the same time it was clear that if communities were going to step up to the plate to take on this role, in an area of expertise that 'they' decided communities had to put up with, those involved in Neighbourhood Planning from the community would have a lot of complex legislation, opinion and argument to come to terms with. A number of planning practices offered to provide help to communities so the Parish Council sent representatives to a number of presentations by practices to learn about the new approach and to judge which practice may be best suited to assist them.

- 9.2 Locality is the UK's leading network of community-led organisations with experience of working with over 300 community groups by 2012 when Neighbourhood Planning began. They have been involved with government in developing the Neighbourhood Planning initiative and had produced the nationally recognised guide to Neighbourhood Planning that set out the detail of preparing a Neighbourhood Plan. The author of the Roadmap guide published by Locality was Dave Chetwyn who is the Managing Director of Urban Vision Enterprise CIC. He had extensive experience with the Design Council, CABE, Civic Voice, the National Planning Forum and Historic Towns Forum.

Of the options open to the Parish Council, working with Urban Vision seemed the most advantageous. Apart from planning legislation, the main areas of concern to the Parish Council were engaging the community in the process so that they would recognise the plan as

one that they had had a part in preparing, training interested members of the community in the disciplines of the exercise and then working out the policies that might be appropriate in our circumstances and guiding on the way they could be written to be effective.

- 9.3 On 24th February 2013, we asked Urban Vision if they were able to help us organise a launch of the Neighbourhood Plan at the Church Fete to start to engage the whole community in shaping where they live. Hannah Barter, part of the Urban Vision Team, attended a meeting to get to understand the area and talk about the sort of activities that have been successful at similar events. She joined us on the day at the Church Fete and joined the team talking to the community about all the planning issues that were important to them. As a result the event at the Church Fete was very successful and people freely gave their deep held views about the planning issues as set out in Chapter 5 of this Statement. Much of the success was due to the ideas, enthusiasm and experience of the Urban Vision team and the event gave us a lot of material to begin the Neighbourhood Plan in earnest.
- 9.4 A group of community volunteers then attended a training evening on October 2nd 2013 to develop their understanding of the Neighbourhood Plan Process. Hannah Barter went through the Road map guide and also covered the subjects in these slides.

Neighbourhood-Level Evidence

Economic

Business surveys
Vacancy / floorspace survey
Available sites survey
Land values

Infrastructure

Transport linkage

Social/Community

Housing needs survey
Housing condition survey
Audit of community facilities
Building for Life Assessment

Environmental

Place-check

Stakeholder engagement
(statutory undertakers, schools, etc.)
Transport capacity analysis
Traffic / pedestrian flow surveys

Heritage audit
Conservation Area Appraisals
Local Lists
Urban Design Analysis
Open space survey & analysis

Developing Vision and Aims

What is the area's USP?

What will help to build on this?

Strengths, weaknesses, opportunities, threats

How can strengths and opportunities be exploited?

How can the area deal with weaknesses and threats?

What issues have been identified?

Where do you want to be in 10 years?

The Training Session in progress.

This was a very useful start to the development process and there were some lively discussions particularly around the issue of the planning threats that we are facing.

But over and above that, it gave a strong impetus to the team to progress the plan that had been treading water a bit whilst the District Council considered what its strategic plan might be.

- 9.5 A further session with Urban Vision was held on 20th November starting in the afternoon with visiting all the potential sites in the housing report from Urban Vision to hear the planning arguments for and against each site (see Chapter 5.6 of the Neighbourhood Plan Submission Statement) as part of the process of assessing the options. This was followed by an evening session, the Topics being 1) Neighbourhood Plan programme 2) Scope, themes and content of Neighbourhood Plan based on our aims and issues document and 3) a discussion on Housing policies. This included the just published Village Housing and Settlement Boundaries Consultation that raised the requirement for Bishop's Tachbrook from 100 to 150. We had previously thought that the number on the preferred site 1 should have been limited to 75 and this was the number used in the Urban Vision Housing Options Report in Submission Statement 5.6.2 item 1), because of the limited size of the land to the south of the school, giving the opportunity to see what the implications of sites around the village might be.



- 9.6 When the implications of this were thought through, it was decided to have a further community engagement event to get reactions to the options. A New Year Resolution party was held on January 18th 2014 as part of the on-going community consultation (more detail in Chapter 10.3). Urban Vision helped plan and carry out the event with Hannah Barter running one of the displays. Her view of the day is best given from her e-mail report of the 29th January 2014 -

“It was great to see everyone again at the Neighbourhood Plan party and I think a great tribute to all your efforts in including the community. Wine and pizza and plenty to talk about, I certainly was kept busy with people visiting.

In summary the display I had put together was using the evidence I had been sent from you for the housing brief setting out what the aspirations were and what the housing report should look at. I also used Dave Proudlove's Housing Report but without the last 3 'infill sites' which have now been completed and a detailed display using images from Ray of the 3 major sites.

Thinking on my feet there was no real chance to run the selection workshop I had planned so therefore I did not want to waste the great opportunity and discussions I was having. Impromptu I began to ask people to place dots on their preferred site. Overwhelmingly it was Site 1, some showed interest in site 2 but no interest was shown in site 3 particularly due to issues of raised ground levels, over looking and most critically the issue of flooding and worsening the existing situation.

Predominately people acknowledged the need and importance for new housing over time and welcomed the opportunity to discuss how this might happen. I explained that the housing need survey would inform the type of housing to be considered and those who took part saw how the jigsaw was fitting together. People did express concern that they had participated in consultation on site 3 led by the developers in the autumn but nothing meaningful had come from it so this was refreshing.

Critically the community also kept identifying what a great asset that the school was and the importance of enabling future growth of the school and the need to address the highways issues.

The plan now is, following this evenings Neighbourhood Plan steering group meeting, to maintain momentum as this is critical and we have e-mailed Sean this morning with some dates for you to discuss for a Neighbourhood Plan Policy workshop to establish exactly what

the aims of the policies are so Dave Chetwyn can structure them accordingly, starting with Housing, Conservation and Community Assets.”

- 9.7 The Urban Vision Final Housing Options report was received on 31st January 2014. This is Appendix NP5 in the Submission Statement.
- 9.8 On Wednesday 12th March 2014 Urban Vision ran a Policy Mapping Workshop. Dave Chetwyn and Hannah Barter led the session which started at 11-00 am and finished at about 3-30pm. The workshop covered

1.0 Introduction and Actions:

1.1 Case Notes/ Background:

- *April 23rd Submission Draft of LP (Revised Development Strategy)*
- *Current statutory plan 2007*
- *Use existing 2007 plan and use NPPF to meet the basic conditions.*
- *12,852 New homes in draft LP, with 150 allocated for BT.*
- *DJC provided overview of Neighbourhood Plan process.*
- *Provided advice on the independent examination including examples from the Norland (Kensington and Chelsea LPA) Plan as a case study and example of an examiners report.*

1.2 Actions:

- *Meeting with LPA to determine housing figures and direction of core strategy.*
- *DCJ to indicate basic conditions on page 38 of roadmap guide provide further guidance on the basic conditions relating to the local plan.*
- *DCJ to contact Tracey Darke, Head of Development Services at LPA. Tracey.darke@warwickdc.gov.uk (meeting ASAP to clarify the exact position on emerging documents)*
- *DCJ to send e-mail to QB on meeting details, date, etc with Tracey Darke. QB have requested the meeting as a matter of urgency.*
- *DCJ to check phasing housing policy and ways to address that.*

1.3 Policy Mapping:

- *A Neighbourhood Plan is a tool for development management and is the basis for determining planning applications. Therefore policies need to have a clear requirement what the policy means and what its test is.*
- *Plain English, the clearer the better, think about who will use the document and who will interpret it (elected members, community, planning officers, developers). ‘Should or must’ think about the wording, clear and binding with explanatory text that provides detail.*
- *Aims for the plan, details about you and the vision for the area use the evidence base to demonstrate the elements. Not a mechanical process.*
- *Evidence base is the background document, in the plan itself include brief sections on community engagement and evidence base to demonstrate the rigorous process but the detail can be in a background document (Keith’s Document).*
- *Neighbourhood Plan should be concise and easy to identify the policies, explanatory text and summary at the start then the policies.*

1.4 Public Consultation (6 Weeks) Documents to Produce:

1. *Main aims and what your key policies are set out in an accessible A4 folded leaflet.*
2. *Policy and site allocations (Neighbourhood Plan) document*
3. *Action plan/vision for the area (Keith’s current document)*
4. *Evidence Base*

2.0 Policy Mapping:

2.1 Policy Mapping, Housing:

- *Site allocations, include site allocations and constraint sites (e.g: “new housing development will be allowed on these sites.....”).*
- *Housing Standards, opportunity to look at Building for Life 12*
- *Housing mix of affordable homes, low cost/value etc...*
- *Policy 1 is the growth policy, where you do and don’t want to see development taking place.*

- *Policy on phasing is difficult, DCLG think this is tricky. A way to address this is to say that a site only becomes available dependent on infrastructure. DCJ to check phasing and ways to address that.*
- *Policy 3 needs advice from housing officer, housing need survey informs this section and policy 4. (no point in repeating the 40% text this could be part of Keith's document).*
- *Policy 5, looking at the sustainability of new houses, cycle storage, pedestrian convenience, footpath routes from new development, integrated into existing network within the village and linking to community facilities. (this is linked to policy 6, which can be more about integration).*
- *Policy 6 in part can be delivered through site allocations. You could also give thought to how Section 106 could be used to support upgrading of pedestrian links.*
- *It is difficult to write policy on self-build, you can encourage this through Neighbourhood Plan policy, if its land the Parish Council own to be developed then you can be specific.*
- *Housing for older people. Design policies might be a way of introducing this looking at a range.*
- *Policy 7 on flooding, compare with what's in the emerging local plan.*
- *Policy 8 is a design policy.*

2.2 Policy Mapping, Rural Areas (possibly part of housing section):

- *Look at the rural policies in the emerging local plan and existing in the 2007 Local Plan.*
- *Village envelope, Tachbrook Valley, as per Ray's drawing.*

2.3 Policy Mapping, Conservation Area:

- *Policy 9 is a Highways Act element.*
- *Policy Example: 'new development have comply with(set the standards)'*
- *Policy 10 is more of an enhancement project however, you can write a policy here to develop active frontages or discuss boundary treatments, or the nature of space that you are aiming to create.*
- *Can include a specific retail policy.*

- *Identify the village centre on a village plan*

2.4 Policy Mapping, Community Assets:

- *Have a policy that lists the community assets. (potential assets can be listed in Keith's document)*
- *General policy for community Assets.*
- *Policy that identifies the site and the shops for mixed use development including residential.*

2.5 Policy Mapping, Leisure and Wellbeing:

- *In terms of improving public transport services now you need to speak to travel companies, LPA etc... however, you can develop a policy that requests a green travel plan for all new development.*
- *Policy 15 can integrate with design policies.*
- *Generic element of policy to take advantage of new opportunities whilst also protecting existing footpath routes.*
- *Policy Example: 'Development proposals should not block or interfere with existing footpaths (name of footpath here)'*

2.6 Policy Mapping, Transport:

- *Green Travel plans as part of new development requirements.*
- *In the planning policy section you can have a policy that says new development should look at traffic calming outside of the area as part of a section 106 but it will need to be appropriate to the scale of planned development in the proposal.*
- *Aspiration for highways improvements should be included in Keith's document.*

2.7 Policy Mapping, Business:

- *May want to write into the housing policies that you would look favorable at live work.*
- *Rural enterprise projects, site allocations.*
- *Agriculture, translating policies, HB to send Matt details on LEADER 2015 programme about creating local jobs in agriculture and food production.*
- *Develop a policy that looks favorably at generating employment in agricultural business. Generally support diversity in the rural economy.*
- *Skills shortage in rural and agricultural business, can be included in Keith's document.*

- 9.9 In June 2014 Urban Vision were asked to draft a policies document to cover the matters that had been in the previous work and which would then be used by the Parish Council to consult with the community and build into a submission statement. Further details needed were sent to Urban Vision in mid-July and the draft policies were received on the 3rd September 2014. These were used in the Pre-submission Consultation that began on 24th September and concluded on the 5th November 2014.
- 9.10 An application was made to the Community Development Foundation for a grant from the 'Supporting Communities in Neighbourhood Planning' fund that CDF were administering on behalf of the DCLG & Locality. Two applications were made to meet costs arising from the early and later part of the Plan and the total received was the maximum grant of £7,000.

10 COMMUNITY ON-GOING CONSULTATIONS

- 10.1 The preparation for the launch of the Neighbourhood Plan was the catalyst for the setting up of a regular Wednesday evening meeting for community participants in the Neighbourhood Plan. This was not an appointed body, but a regular slot when any resident in the village could join the group to contribute to the making of the plan. It was just a 2 hour session at the Sports & Social Club to start with and operated from 10th April 2013. The meeting dates can be seen on the Neighbourhood Plan Preparation Chronology in Appendix C12. Throughout the plan preparation period, the attendees varied, with a core of four or five who have attended most of the sessions. The group became known as the Development Group as a working title. A lot of the work was discussion and exploring ideas, sometimes in a structured way but others deliberately in an exploratory way.

Each meeting was devoted to a single topic, but the sessions began with getting up to date with the Planning Framework, the localism Act and similar legislation that governed the way that any policy must be structured.

A large part of the first few sessions leading up to the launch of the Neighbourhood Plan at the Church Fête in June 2013 was planning the structure of the day, preparing ideas and materials for the displays, arranging for the postcard exercise with the children at the school, the photographic competition to get people out and about taking photos of the special places in the parish.

- 10.2 With the feedback from the Launch day and the weekly development group sessions, by October 2013 we were getting to the point where we should be thinking about the policies to implement the plan that we had more or less arrived at and also how we should test the options that we had come up with on the community. Two training sessions were organised with Urban Vision on October 2nd and 20th November (see paragraphs 9.4 & 9.5). From there, it was decided that the next step was another consultation event.
- 10.3 The New Year Resolution party took place on the 18th January 2014 in the school hall at the Bishop's Tachbrook C of E Primary School. The assembly team started preparing the boards in the morning and they were moved into the hall after 12-15 ready for the start of the drop in at 1-30. The display boards were set down the centre of the hall forming 3 bays either side each with a table for materials. Each bay covered an aspect of the plan and a one of the regular attendees of the development group was assigned to each bay. They were to talk informally to visitors about that topic, answer questions, receive ideas and generally help people to formulate responses to the policy Questionnaire. Some alternative entertainment was laid on for children so that parents could be free for a while.

The displays covered

- The aims and issues of the plan
- The housing needs survey
- Housing Land options
- Housing design in rural and greenbelt areas
- The conservation area and history of the village

- Assets of Community Value
- Health provision
- Traffic & Transport
- Leisure and well-being facilities

The full report is attached at Appendix C10. The main results were

1. On housing land options most people declined to support any of the 3 main sites, because they did not want any new houses to be added to the village. Of those that did vote, 13 selected site 1, - Land south of the School - this became the option that the village housing option took forward. No one voted for either of the other 2 sites - 7 acre Close or west of Holt Avenue.
2. On housing in rural and green areas, people were asked what they thought the most important matters were when designing new developments. In order of voting numbers, they selected – Public transport, car parking, facilities and services, site influences such as topography, landscape, wildlife, orientation and microclimates – creating well defined streets and spaces – character. Getting very few votes, so least important, were connections, public and private spaces, housing mix, low vehicle speed streets, external storage. Easy to find your way round got no votes.
3. Suggestions put forward that got a positive response were yes to - shop development with a focus on local needs – traffic calming – bulbs & bench – keep green village core area. Negative response to an infant play area in the village centre and narrowing roads.
4. On Assets of Community Value, there did not seem to be any dissention on those that had been suggested and were actual. Extra assets that came forward were a nursing home, care for the elderly, post Office, Internet Café, Coop in a row of 3 shops, a

path outside the Meadow that could be used as a cycle/running track. How could we make better use of our assets? Another access to the school, footpath signs with formal walking route defined, promote the Leopard, more walks along the Tach Brook.

5. On Primary Health Care most thought it was good but would like the surgery and pharmacy open full time, difficult to get to Warwick Hospital, nursing home none (closest is Shipston on Stour).
6. Traffic & Transport produced a range of issues – parking on grass verges, Kingsley Road and parking, parking for St. Chads Centre and the Church, parking on corners, what to do with Mallory Road. Under difficult journeys, getting on to Banbury Road and peak time flows on Mallory road were cited. Local road hazards were identified and improvements to bus services were suggested. Many of these matters are not Neighbourhood Plan issues but are relevant for the Parish Council to do list.
7. The public were asked to prioritise suggestions made for Leisure and well-being facilities, better footpaths and a footpath to Oakley Wood was the most popular choice followed in order by better shops, a bakery, café, something for teenagers, nature reserve, circuit training apparatus and improved play area. Additional suggestions made included a community Farm, Better facilities at the Sports & Social club including a rebuild to be used by everyone, swimming pool and over 50's yoga among them.

10.4 The main message coming from this event was that the initial ideas for the Neighbourhood Plan were more or less on target. It gave the green light for the Neighbourhood Plan to be developed. As a result, the group produced a first consultation draft of a plan based on the Vision and objectives with policies that may achieve them. This produced the Consultation Draft February 2014 (see appendix 11). This was also in advance of both the Village Housing Options and Settlement Boundary Consultation and the April 2014 Local Plan. It was however, an easy to read illustrated document and gave a broad brush indication of the policy documents that were to follow. For this reason, as an explanatory document it was attached to the subsequent policies document for the pre-submission consultation in September 2014. Everyone understood it except planners who pointed out the differences with the August draft. It achieved the objective of getting intelligent comments and ideas from the community and a shared vision for the future.

- 10.5 On 12th March 2014 Urban Vision ran a Policy Mapping Workshop as is described in paragraph 9.8. On 13th March the final meeting with Stephen Hay was held at Riverside House when we received the outcome of the Village Housing Options & Settlement Boundary Consultation. This set the Strategic Requirement of the District Council for Bishop's Tachbrook at 150 homes on the land south of the Primary School and this required a change in the direction that the Neighbourhood Plan was going, against the communities wishes. It had been the intention to limit the site south of the school to 75 with a number of other small sites to bring it up to near the 150, but within the small print was a clause that permitted phasing of sites in phases of 50 in each 5 year period. This seemed a reasonable compromise as all work in one place at least eased the construction period in the existing village. Subsequently, for similar reasons of construction disturbance, if 150 were needed then it would be better to get them all completed in one phase and where the village would notice the construction the least. This would also ensure that other benefits to the village could be obtained due to the single location.
- 10.6 So in June 2014 Urban Vision were asked to produce a draft set of policies on that basis. These were received at the beginning of September and we were ready to carry out the Pre-submission Consultation with the community within the Neighbourhood area.

11 THE PRE-SUBMISSION CONSULTATION

- 11.1 The Neighbourhood Planning (General) Regulations 2012, Part 5, Neighbourhood Development Plans sets out the process for submission of the plan.

Pre-submission consultation and publicity

14. Before submitting a plan proposal to the local planning authority, a qualifying body must—

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—

The qualifying body for this Neighbourhood Plan is the Bishop's Tachbrook Parish Council. The normal way of informing people about any proposal is to place all the information on the two Parish Council noticeboards.

In addition, the monthly Parish Magazine is distributed free of charge to every household in the parish by an organised team of volunteers. The next issue was to be circulated during the week beginning the 21st September. We find that this is better than a newspaper notice as many households do not take the local paper and this way we know that all households have had a copy, hand delivered. The Parish Magazine is funded by voluntary contributions and some local business advertising. It is part of the cohesive community strategy and keeps residents informed of all the parish events as well as including articles of local interest.

- 11.2 A report was made to the next meeting of the Parish Council on the 18th September 2014. To coordinate with the Parish Council Meeting date and the publication date of the Parish Magazine, the Parish Council was recommended to publicise the pre-submission consultation as from 24th September 2014, to run for 6 weeks terminating on 5th November 2014. An extract of the minute is-

MINUTES OF AN ORDINARY MEETING OF BISHOPS TACHBROOK PARISH COUNCIL HELD AT BISHOP'S TACHBROOK PRIMARY SCHOOL ON 18TH SEPTEMBER 2014 AT 7.30PM

PRESENT: Councillors: S. Deely (Chairman) (from 7.45pm), L. Balzaretti, R. Bullen, A. Day, C. Gabbitas, A. Harrison, G. Leeke, County Councillor L. Caborn. and 15 members of the public.

8. Planning Matters

(i) Neighbourhood Plan update

Cllr. Bullen updated the meeting on progress with the Neighbourhood Plan. Urban Vision have prepared and delivered a draft set of policies covering housing, employment, rural environment, local assets of community value, the historic environment, leisure and well-being and transport and traffic management. A map of the parish has also been prepared showing the land use of all parts of the parish that will be the plan that leads future development in the plan period.

9. To adopt the draft Neighbourhood Plan prior to the final round of consultations

The Clerk confirmed that the draft Neighbourhood Plan had been circulated to councillors prior to the meeting. Cllr. Bullen explained the process and answered questions on the plan. He said that the Policy Document and map will form the basis of the Neighbourhood Plan together with a consultation statement, a statement of compliance with paragraph 8 of Schedule 4B to the 1990 Act. Cllr. Day proposed that we agree to proceed to the pre-submission consultation and publicity stage, seconded and carried unanimously. Councillors further agreed that the pre-consultation period will start on Wednesday, 24th September for 6 weeks terminating on 5th November after which the plan will be submitted to the local authority which will then publicise the details of the plan for a further 6 weeks and after which the authority will arrange for examination of the plan as to process.

The meeting further agreed unanimously to adopt the draft policy and map and to make arrangements for the community consultation event to commence publicity of the plan. Councillors agreed the public consultation will take place on Saturday, 11th October from 1.30pm in the School Hall.

ACTION: The Clerk to arrange for the magazine to be informed of these dates and to reserve the school hall for the 11th October. Cllrs. Bullen and Leeke to arrange for the website to be updated and the noticeboards.

Councillors agreed to meet on 12th October at 12pm to review the comments made at the public consultation event.

- 11.3 On the 24th September a Public Notice in the form shown in Appendix C8 was placed on both Parish Council notice boards, one in the village on Mallory road by the shop and the other on Othello Avenue in Warwick Gates.

The documents issued as the pre-submission consultation consisted of a Map showing the draft land use plan, A consultation draft Neighbourhood Plan dated February 2014 giving the situation of the plan at that time in an illustrated format in the manner that the electorate could comprehend, to which was added a Draft Policy Section dated August 2014. See Appendices C11a,b &c.

The Maps showing the proposals were posted on the notice boards and arrangements made for obtaining a copy of the proposed policies. Of the copies provided, at the end of the consultation period a few copies were left. The notice also gave details of the October 11th consultation event at the Primary School Hall.

- 11.4 2 forms of representation were made available with submission details. One was a 2 sided form intended for single policy representations (see Appendix C for a blank copy) and the other which included all the policies in the Questionnaire format. All forms of representation would be considered whether on a form or not. Copies of the draft plan policies were available from, in one case the adjacent shop and the other a phone number of a local councillor close to that Parish Council noticeboard.
- 11.5 this provided all the detail required by Regulation 14 a) (i), (ii), (iii) & (iv).
- 11.6 In addition, the public notice was published on the Bishops Tachbrook Website on the 23rd September at 15:52pm.
- 11.7 An extra piece of information that should be recorded is that the Parish Council meeting of the 18th September occurred during an appeal hearing on the refusal of an application for 125 homes, promoted by Barwoods, on site 3 referred to in the Village Housing Options & Settlement Boundaries Consultation. The Inquiry took 4 days from 16th to 19th September. The Inspector wanted to know the position on the Neighbourhood Plan and was informed on the 19th September, of the decision made by the Parish Council on the previous evening. Details of the pre-submission timetable commencing on the 24th September and terminating on the 5th November 2014 were given to the Inspector and also to the appellant's Counsel. The appellant was Barwood Securities. The Inspector published the Decision on November 4th 2014 and the appeal was dismissed.
- As this was a public meeting, with members of the public present, it might be said that this was the commencement of the publicity period, as Regulation 14(a) (iv) says *the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised*. However, the Parish Council agreed that the 6 week period should not commence until September 24th to allow time for proper notifications to be arranged.
- 11.8 With regard to Regulation 14 (b), Statutory consultees, these are reported in chapter 13.
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- 11.9 With regard to Regulation 14 (c), a copy of the proposals for a Neighbourhood Plan was sent to Warwick District Council. The district Council also made representations on the plan. They were received by the due date and are addressed in chapter 14.
- 11.10 All known businesses within the parish were also circulated with the notice by hand delivery. This included each of the 25 farms, and the list of businesses from the National Non-Domestic Rate listings. See Chapter 12. For farms, this was in addition to the Parish Magazine that would have been delivered to the farmhouse.
- 11.11 On October 3rd an e-mail was received from the planning practice acting for Barwoods Securities claiming that they were unable to see details of the draft Neighbourhood Plan on the Parish Council Website and the time period should be extended and that termination date should be amended to November 13th. This was strange because the details they were seeking had been handed to the appellant at the appeal on 19th September, so would not have needed to wait until the website could be seen. In any event, the claim was not correct. Records of e-mails and website uploading show that the initial notice was published on the website on the 23rd September with details of where the plans and policies document could be inspected. This is recorded in an e-mail to Cllr Bullen from the Chairman of the Parish Council dated 23/9/14 at 15:52. The wording from it was used by Cllr. Bullen to create the notice for the Parish Council noticeboard in a word document that was created on 24th September 2014 at 01:30hrs and placed on the noticeboard later that day. At that point it confirms that the notice was on the website, since it was used to take the wording directly from it to create the notice for the noticeboards. It is possible that when the complainant tried to use the website, he might not have been able to see it either because he did not go in through the Parish Council gate or because it was temporarily unavailable because the site was being updated but other than that it was properly posted and used. However, it also needs to be said that this is an additional facility and not the main or normal way of giving notices or publicising events. Although some people in the parish occasionally refer to the website, a large number of people, particularly the elderly do not have computer access. Once publicised on the noticeboard, in a village, word very quickly gets round as people talk to each other. That is why we use the Parish Council noticeboards and the Parish Magazine as our main communication media.

A draft response to this complaint was passed to Neil Pearce of Avon Planning Services, the consultancy that advises WALC (Warwickshire and West Midlands Association of Local Councils) on Planning Matters, to check that the response was correct. The e-mail trail can be found in Appendix C7 and he advised that the response was very detailed and accurate and would not suggest any

changes. The response was sent to the complainant and confirmed the termination date of November 5th. It turned out that all the Planning Practices returned their responses before the due date. Two responses from the public did come in after the date but have been taken account of in the assessment in chapter 16. Some of the Statutory Consultees also came in after the date but have been fully considered.

12 CONSULTATION WITH BUSINESSES WITH PREMISES IN THE AREA

12.1 The Neighbourhood Area is rural. Its main business function is Agriculture. There are 25 farms in the area with various ownerships, tenures, specialisms and sizes. Knowledge of land ownerships and business interests is difficult to come by other than word of mouth which is not always reliable. The occupiers of the premises are included in the Parish Magazine and leaflet drop hand delivery arrangements, and this is the best way of notifying the occupiers at least of the Neighbourhood Plan consultation process. For the pre-submission consultation, all 25 farms had a pre-submission consultation notice hand delivered informing them of the access arrangements to the draft Plan. Those farms were –

Barford Woods, Asps Farm, Park Farm, Spinney Farm, Red House Farm, Lower Heathcote Farm, New House Farm, Brickyard Farm, Oakley Wood Farm, Tachbrook Hill Farm, Hill Farm, Park Barn Farm, Grove farm, Woodside Farm, Brookside Farm, Chapel Hill Farm, Wyslade Farm, Middle Farm, Tollgate Farm, Wiggerland Wood Farm, Squab Hall Farm, Lowdown Farm, Highdown Farm, Barnwell Farm, Harbury Lane, Hogbrook Farm.

12.2 To find all the businesses with premises in the area, Warwick District Council provided a list of premises subject to National Non-Domestic Rates, extracted by post codes in the Neighbourhood Area.

SCHOOL AND PREMISES, BISHOPS TACHBROOK CE PRIMARY, KINGSLEY ROAD
 SPORTS & SOCIAL CLUB AND PREMISES, OFF KINGSLEY ROAD
 CREMATORIUM AND PREMISES, OAKLEY WOOD, BANBURY ROAD
 PUBLIC HOUSE AND PREMISES THE LEOPARD INN 10 OAKLEY WOOD ROAD
 SHOP AND PREMISES, 18 WYCHWOOD CLOSE, Void : SHOP AND PREMISES, 19 WYCHWOOD CLOSE, Void:
 SHOP AND PREMISES, 20 WYCHWOOD CLOSE.
 STUDIO AND PREMISES, HIGHDOWN FARM, HARBURY LANE
 STORE AND PREMISES, SQUAB HALL FARM, HARBURY LANE
 CLUB AND PREMISES, MODEL RAILWAY CLUB, SQUAB HALL FARM Void
 STORE AND PREMISES, T I EVANS & SONS, SQUAB HALL FARM, HARBURY LANE
 STORAGE CONTAINERS AND PREMISES, SQUAB HALL FARM, HARBURY LANE
 WAREHOUSE & PREMISES, SQUAB HALL FARM, HARBURY LANE
 HOTEL AND PREMISES, MALLORY COURT, HARBURY LANE
 GARAGE AND PREMISES, BROOKSIDE FARM, OAKLEY WOOD ROAD
 WORKSHOP AND PREMISES, STUDIO WORKSHOP, LOWDOWN FARM, OAKLEY WOOD ROAD
 GUIDE DOGS FOR THE BLIND, BREEDING CENTRE, BANBURY ROAD

All, except the void premises, had a pre-submission consultation notice hand delivered informing them of the access arrangements to the draft Plan at the same time as the farms.

- 12.3 During the development of the Neighbourhood Plan the Primary School has been actively involved by making their premises available to the Parish Council for consultation events and Neighbourhood Plan weekly meetings for the community. The children were given the opportunity to contribute their ideas on what they like about the village and what they would like to see provided, by using the postcards provided to sketch and describe their ideas after a talk by a member of the Neighbourhood Plan team. 186 cards were received - one from each of the children at school on the day, just before the Church Fete as described in paragraph 5.4. The Headteacher and Governors were also involved in discussions about the effect of any development on the school.

- 12.4 When the village was enlarged after the war, the then traditional short run of 3 shops was built at the centre of the village. One old cottage was converted to a post office, which has since closed. 2 of the 3 shops have also closed. There remains one small convenience store which is struggling, but vital for some residents. Part of the plan is to find ways of improving the village centre to increase footfall and the retail offer. The proprietor has been involved to an extent in thinking about how things might improve and was one of the locations that people could get copies of the pre-submission documents from.
- 12.5 The Sports & Social Club on the Meadow has also been in difficulties. Discussions with the club have sought to find ways of improving the facilities and these form the basis of policy BTLWB2. See Appendix C14.8 1 & C14.8 2 for confirmation of discussions with the club and representation suggesting revisions to the Leisure & well-being policies including sports facilities.
- 12.6 The Crematorium located at Oakley Wood is a facility for the District and beyond and has its own agenda for improvement. Oakley Wood itself, an Ancient Woodland, was recently bought by Warwick County Council with the encouragement of the Parish Council. The Neighbourhood Plan includes new public footpaths to get better pedestrian access to the facility.
- 12.7 All the other businesses listed are in private hands and no representations have been made from them.
- 12.8 There is a wording in Regulation 14 that is ambiguous. “*of people who live, work or **carry on business** in the neighbourhood area—*”. Someone who carries on business in an area in the context of people who live, work or carry on business **must** mean that they exist in the area as a person or as a place of work or a premise in the area from which they operate as a business.

Some planner/developers seem to think that this also means that because they carry on business in the area, but from outside the area that they should have been informed. But apart from the few that were of we do not know all those who have a similar interest. But this would not seem to be in the spirit of the Localism Act or the Neighbourhood Planning Regulations, nor the NPPF, the purpose of which is defined in NPPF 183 – Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes can use Neighbourhood Planning to - Set planning policies through Neighbourhood Plans to determine decisions on planning applications; and NPPF 184 Neighbourhood Planning

provides a powerful set of tools for local people to ensure that they get the right types of development for their community. It has to be aligned with strategic needs and priorities of the wider local area and in general conformity with the strategic policies of the Local Plan.

So, if “carry on business in the neighbourhood area” does mean planners/developers that provide a service to someone in the area, then that must also mean anyone who provides any service or commodity to someone in the area also carries on business in the area, from the supplier of Oxo cubes to the local shop to the provider of holidays to the far east. If that were the case, then the list of companies from whom representations should be sought would be endless and indeterminate. Not only would that be impossible, but it would negate the whole point of the Act, to enable people to shape the place where they live.

The Neighbourhood Plan has to reflect the strategic policies but outside such strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area. Once conformity is demonstrated and brought into force, the Neighbourhood Plan takes precedence over the non-strategic policies in the local plan. (NPPF 185).

Planners/developers that claim to have an interest in a piece of land, may have that interest for any number of reasons. It is not unusual for the interest to be a pecuniary interest. Almost all parcels of land have others than their owners that have an interest in the land such as a mortgagor. Compiling a list of those interests to consult them is not practical, nor right as that would confuse the ability of the community to properly plan their local area to solve the problems that need to be addressed if any development is to be sustainable and successful.

If an owner of a property takes on the services of an advisor, then the owner can make representations in the light of that advice, but the advisor should not make that representation directly as it does not necessarily represent the view that the owner might otherwise make. All land, through planning decisions up till now will have a function and that affects the value of the land. A different land use will alter the ‘value’ of that piece of land. So trying to change the allowed use of land to something of a higher value is the vested interest that negates the plan-led process which is particularly difficult when the owner of the site is not in occupation of the land. This is particularly acute when the land values are high, not because of rarity, but because of financial security in a period of financial crises.

During this pre-submission consultation four planner/developers have submitted representations on behalf of land owners and these have been considered, but all of them, to a greater or lesser extent, are diametrically opposed to the view of the community and their raised expectation to be able to shape where they live.

- 12.9 **Marron Planning** on behalf of Bloor Homes (the land owner is not mentioned) congratulates the Parish Council and Neighbourhood Plan Group on the progress made in preparing a Neighbourhood Plan for the village. They have not had a problem with the documentation issued recognising that the February 2014 consultation draft sets out the long term vision and strategic objectives for the village for the next 15 years, which, they say, is entirely appropriate and clearly important to carry through in to the final plan. They support the provision of a framework for the development of the village over this period providing certainty for residents, as well as enabling the village to identify longer term goals, such as redeveloping the Wychwood Close shops.

The site of interest to Bloor Homes is the preferred site on land south of the school for 150 homes. This has already been given outline planning approval. The specific policies in the Neighbourhood Plan will apply to the detail application to ensure a successful outcome to Bloor's development and the village as a whole.

The rest of the submission (which can be found in Appendix 14.11) goes on to make the case for making provision for enlarging that site by a further 100 homes when and if it is seen to be necessary at some time in the future and a sketch is provided to suggest how that may occur.

For this Neighbourhood Plan, this is not considered appropriate, as it is beyond the well-established view of the community in representations received from them that any more development is not necessary to support local need. Many just about accept the strategic need as something they can do nothing about and which ought not to be taking place, but that any more is beyond acceptability. If the Localism Act is to remain credible then great weight should be attached to maintaining a cohesive community.

There are also far too many unknowns about the future to make any commitments beyond that already approved. Demand is just as likely to go down as well as up. For example, Warwick District ONS mid-2013 population estimate fell by 178, despite 900 new homes having been completed. The range of housing policies in the final plan BTH1 to BTH4 includes specific requirements for the current development (BTH1), policy for any development outside the settlement boundary (BTH2), housing Tenure Mix (BTH3) and the design

of any new development (BTH4). It will also need to comply with BTCC1. If in the future the settlement boundary is further extended, then these policies will still be valid by that single action, but to decide anything at this stage would be prejudicial to any possible future need. Regard must also be had to

- the location of the major gas distributor main and its exclusion zone of 300m either side of the main that will limit development further south as well as
- the visual effect on the environment of the open countryside in this area plus
- the proximity of the M40 and the substantial noise impact on housing the closer it gets to the motorway.
- Bishop's Tachbrook is a dormitory village with a high car dependency. This is not environmentally sustainable in the sense of the NPPF.

It is not therefore proposed to make any changes to the final plan for these reasons.

12.10a **Pegasus Group** on behalf of Gallagher Estates Limited have submitted a representation concerning Lower Heathcote Farm, (which can be found in Appendix 14.12) south of Harbury Lane. This was a site, together with Grove Farm to the east of it, that in the 2007 Local Plan Public Inquiry in 2006, was considered by the Inspector, examining objections to that Local Plan, to be firmly in rural area and protected by rural area policies that were strong enough to prevent the land south of Harbury Lane being built on. Despite the strong objections from the present applicants at that time, the Inspector went further and said that the land south of Harbury Lane should not only be protected by Rural Area Policies, but not be considered for "*development either in the medium or longer term.*" That Local Plan is up to date (NPPF 215) providing it is consistent with the Framework (which Bishop's Tachbrook considers that it is) and the 2011-2029 Publication draft is not yet in place.

- b) When the Neighbourhood Area was designated as the Parish boundary containment in 2012, Lower Heathcote Farm was not in the parish boundary area as it is in Warwick South. However, in 2014 the District Council commenced a Governance Boundary Review and one of the changes being considered was the move of Lower Heathcote Farm into Bishop's Tachbrook, extending the boundary that currently takes in Grove Farm and Warwick Gates, west to the Europa Way roundabout so that Heathcote Park, the former sewage

works and Lower Heathcote Farm would be in an extended Bishop's Tachbrook Boundary. On February 2nd 2015, it was confirmed that from 1st April 2015, that boundary change will be effective.

At the time that the draft map of the plan was drawn, dated 24 September 2014, the additional area was shown, but rather than with a boundary in a red line for the original parish boundary, the potential area was drawn with an orange boundary with the key showing it as a future boundary revision. Because of that it was necessary for the Parish to decide how this new area would be treated in the Neighbourhood Plan if it was to be extended and this was therefore shown on the plan used for consultation purposes. This was particularly important because the land, currently divided by a town/parish boundary, in every other sense is all part of the Tach Brook Valley south of Harbury Lane.

- c) In 2014, planning permission was granted for 785 houses plus infrastructure and this was also shown on the plan. But this was for a part of the area allocated in the Draft Local Plan for housing on Lower Heathcote, the former sewage works and Grove Farm. The Parish Council was determined to seek to change the District Council policy because ONS projection population numbers fell by almost 30% as the Parish had predicted it would as set out in paragraph 12.11.2 a) (v)(b)(iii) page 68. Other urban locations for housing were coming forward both at local Plan level and at Windfall level, so the need to take open countryside with the best and most versatile agricultural land being lost was neither necessary nor compliant with the NPPF. Until there is robust evidence available to show that this is the only way that the Objectively Assessed Need can be met, it should be notbe included in a strategic plan

As well as that, the Tach Brook Valley is a very important local landscape feature that is not immediately obvious from a plan. It has to be walked to be appreciated in its 3 dimensional form of undulating landscape. The north side of the Brook is probably more important than the south side as it has more variation in levels. As stated in paragraph 12.10a, the Inspector at the 2006 Public Inquiry into objections to the 1996 -2011 Local plan had said in his decision that this land should not be considered for development in either the medium or long term.

- d) The Local residents who are going to have to live with this huge influx of cars and people on roads that at peak times are already severely overloaded, with lengthy delays due to traffic volumes are extremely concerned. Warwickshire County Council had been asked to advise on mitigation measures to relieve the effect of the additional traffic. A range of measures said to be in the order of cost of £39,000,000 were proposed. However, it is thought that the County Council are currently saying that those measures will not be effective. Local people are not just extremely concerned, they are very angry about it.
- e) In order to progress the Neighbourhood Plan, it is necessary to continue with the current Neighbourhood area based on the current parish boundary. To do this, the extended area of Lower Heathcote will be taken from the Neighbourhood Plan map for Bishop's Tachbrook and only show the plan at its original Neighbourhood Area.

If, after April 1st, the boundary change has occurred, a separate review of the plan may be the best way of enlarging the Neighbourhood Area to include the additional area into the Neighbourhood Plan. Alternatively, Warwick South may wish to include similar requirements in their Neighbourhood Plan.

12.11 **Framptons on behalf of A. C. Lloyd** raise 6 objections to the Draft Neighbourhood Plan. Their representation can be found in Appendix 14.14.

- a) the status of the pre-submission consultation
- b) policy H1: location of new housing
- c) policy H2 Bishops Tachbrook settlement Boundary
- d) policy H4 Design of New Housing Development

- e) policy RE2; Protection of Land
- f) policy LACV1: Protection of local Assets of Community Value and policy Map

12.11.1 Before considering these objections, it is necessary to refer to parts of this consultation Statement and the Submission Statement.

1a In paragraph 1.4.4 of the Submission Statement, the procedure adopted for applications for Neighbourhood Area Status is described. After all the relevant public notices and receipt of representations, the Executive Committee of the District Council on the 10th October 2012 considered the application by Bishop's Tachbrook Parish Council. Two consultation responses objected to the proposed area, both from landowner or developer interests. A C Lloyd objected to Grove Farm being included in the Neighbourhood Plan area.

The report to the Executive Committee is included in Appendix NP1 to the Submission Statement. In paragraph 3.2 of that report the committee were informed that *"being a Parish Council they are the only relevant body that can apply in their parish. Their application included the following statement explaining why the area is considered as appropriate to be a neighbourhood area:*

'That, in considering the development of the Neighbourhood Plan for the plan period of 15 years, recognising both the rural nature and the needs of the populated parts of the parish, it is essential to balance demand on all parts of the locality so that the most appropriate development plan is produced for the whole of the parish.'

Paragraphs 3.4 to 3.6 dealt with the two objections. The objection *"from A C Lloyd Homes Ltd and Midlands Land Portfolio Ltd, was for land at Grove Farm and the former sewage works, south of Harbury Lane, which is only identified in the Local Plan as a potentially suitable development option."* *"3.6 The objections from A C Lloyd Homes and Midlands Land Portfolio Ltd repeat some of the same arguments put forward by Barwood above, stating that there are unresolved objections to the Local Plan in particular for the area of land they are concerned with. In addition, they consider the application statement from Bishop's Tachbrook Parish Council, outlined above, to be inconsistent with an appropriate strategy for the District. All those undertaking Neighbourhood Plans should be cognisant of the hierarchy of planning documents as outlined above."*

The option to omit the two sites from the Neighbourhood Area was included on the Map in appendix 3 of the report, but this was considered *“inappropriate as it would leave certain areas without any possible Neighbourhood Plan Area as the Parish Council is the only relevant body able to undertake a Neighbourhood Plan.”*

The Recommendation *“2.1 That Executive designates the Neighbourhood Area as submitted by Bishop’s Tachbrook Parish Council, attached as appendix 1 having regard to the representations made.”* was carried.

- 1b Chapter 6 of this Consultation Statement describes the approach taken by the Parish Council to consulting with developers and those with land interests in the Parish. 6.3 demonstrates the extent of land availability so far as land owners are concerned and the need to treat all of them the same and fairly. It describes the series of meetings with developers that wanted to tell us of the land that they had available for development.

A meeting with A C Lloyd was held on 15th December 2012 (Paragraph 6.4.1a refers) regarding proposals at Grove Farm. At the time of that meeting, Grove Farm was not a preferred option site in Warwick District Council’s preferred options consultation. The District Council, as well as the Towns of Warwick, Whitnash and the Parish of Bishop’s Tachbrook all considered that it was important that the land south of Harbury Lane, being part of the Tach Brook valley and a substantial part of the coalescence buffer between the towns and Bishop’ Tachbrook village, should be retained as rural for agricultural purposes.

Subsequently, the site was included in the Revised Development Strategy of the District Council, against the objections of the affected towns and parish as well as the recommendation of the Planning Inspector at the Public Inquiry on the local plan adopted in 2007. His clear decision in respect of an objection to that local plan by A C Lloyd was that the land was well protected by the Rural Area Policies in the 2007 Local Plan, to the extent that it was not the function of Areas of Restraint to give an added layer of protection to open countryside where appropriate policies already exist to control development. In paragraph 14.3.13 of the Warwick District Local plan

1996-2011 Inquiry Inspectors Report, the Inspector says *“I do not believe that this locality required additional protection through expansion of the existing AoR or designation of a further AoR. In my opinion, Harbury Lane represents a strong defensive boundary and the rural area policies of the Plan provide a sound basis for resisting inappropriate development in the countryside.”*

In the interview with A C Lloyd, their representatives described the land available and their thoughts as to the appropriateness of the site in question for residential use. Then the Parish Council Chairman gave a standard presentation on the Neighbourhood Planning Process and the method by which needs would be identified, the ways options would be considered and the best answer for the village included in the Neighbourhood Plan.

12.11.2 Considering the objections.

- a) the status of the pre-submission consultation
- i) Paragraph 1.5 of the response to the public consultation claims that the draft plan has been inadequately consulted on or publicised. This criticism is not accepted. From the foregoing chapters, it is clear that the Neighbourhood Plan is a vehicle that **enables the community** direct power to **develop a shared vision for their neighbourhood** and deliver **sustainable** development **they need**.(NPPF183). The problem that we have as a rural community adjacent to towns is that developers with land options want to build anywhere for financial reasons and this is diametrically opposed to the community view upon which this will be unleashed. The community has accepted that strategic development may have to be accommodated, but do not want to see their cohesive community and rural setting damaged by mass building everywhere. If the NPPF intention is that any development has to be plan-led, then the plan will identify the best locations for specific land uses in relation to each other in a sustainable way across the three dimensions. Once it is known that a site can be made available by the owner if it should be designated for a function, then that is all that it is necessary to know in terms of land-use. It inevitably means that choices made will be a disappointment for those not chosen.

This Neighbourhood Plan Consultation Statement sets out the way that the Community, Statutory Consultees, the Local Planning Authority and the development industry have been consulted. But pressure from developers should not deny the community from shaping their environment in the way that the NPPF intends.

- ii) Framptons also seems to confuse Regulation 14 and 15 and appear to be of the view that the plan has to be at the stage of regulation 15 before Regulation 14 activity can commence.

To be clear, the Bishop's Tachbrook Pre-Submission consultation is described as a draft. It invited representations from those that live, work and carry on (a?) business in the area. This has been addressed in paragraph 12.8. As a draft its aim was to be understandable to the community and invite representations, from which a final plan would be written. In that context, the statement by Frampton *"the regulations provide a minimum requirement of who should be consulted at pre-submission stage and no evidence has been published to demonstrate this has been met."* is confused. Regulation 14 sets out the consultees for the pre-submission consultation and the result of that is included in the list of matters that should be submitted to comply with Regulation 15. In particular, 15(2) defines the Consultation Statement as a document that contains details of who, how and what has been considered and where relevant addressed. This Consultation Statement is the document that will be published as part of the proposed plan submitted to the Local Planning Authority that meets Regulation 15(2).

- iii) Framptons then say that the Parish Council has not consulted with A C Lloyd during the development of the plan. Paragraph 12.11.1b shows that the Parish Council were fully aware of the intentions of A C Lloyd from the interview with the Parish Council in December 2012 and kept abreast of the development through the local plan evolution. A C Lloyd mounted consultations for the public on their proposals. These were displays that informed the public of the schemes that were to go to planning committee. That is not consultation with the public, it is telling them what they are going to get. The leaflets distributed to advertise the consultation gave all the detail necessary to see, that, the principle of development that Frampton wished to proceed with, remained the same if not more than, as December 2012. If the developer had listened to the community and taken notice of it, then their scheme would not be proceeding. But that is an unlikely expectation.

- iv) In Framptons representation, there are numerous references to the Planning Practice Guidance to substantiate points they are making. This was not published until the 6th March 2014, by which time two Neighbourhood Plan Engaging the Community events had been held, on the 8th June 2013 and the 18th January 2014, with a lot of work in between to formulate the plan for the parish culminating with the preparation of the consultation draft of February 2014. This was all done having full regard to the Neighbourhood Planning Regulations and the NPPF in particular. In addition, the “Neighbourhood Plans Roadmap Guide” published by Locality (www.locality.org.uk) was used for training community participants and formulating the Neighbourhood Plan programme. As a plain English guide to the process it was an essential tool in making the project something that the community could grasp and positively contribute to.
- v) A reference is made by Frampton to PPG41-049 that says

Before the formal pre-submission consultation takes place a qualifying body should be satisfied that it has a complete draft Neighbourhood Plan or Order. It is not appropriate to consult on individual policies for example. Where options have been considered as part of the Neighbourhood Planning process earlier engagement should be used to narrow and refine options. The document that is consulted on at the pre-submission stage should contain only the preferred approach.

This is precisely what was done. As has been shown in earlier chapters, the process of narrowing and refining options took place from April 2012 to February 2014 and then, after the Warwick District Council village housing & Settlement Boundaries consultation, a further iteration that led to the draft policies document of August 2014. The document that was consulted on at pre-submission stage only contained the preferred approach, the coloured section being the plain English version from which the draft policies were written. The Neighbourhood Plan Submission Statement has taken into account all the responses made in relation to the NPPF and the options open to the community to shape the place where they live. These are detailed in Chapters 13 to 17 of this Consultation Statement.

NPPF41-050 also requires that *“A qualifying body must publicise the draft Neighbourhood Plan or Order for at least six weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan. The consultation bodies are set out in [Schedule 1](#) to the Regulations.”* This was done and the results can be found in Chapter 13.

- vi) Where Frampton got the idea from that the plan has not been discussed with the local planning authority is not known. Chapters 3, 4 & 5 show how working with District and County Council Officers has been an integral part of the process. It has included planners and the link officer Stephen Hay, Housing Officers, & Conservation Architect in the District plus Highways, Landscape, Archaeological and Ecological officers from the County council. There have been regular planning forums that included the Local Plan development at one of which we engaged with planners in a debate on the 5 year housing land supply formulation.
- vii) Frampton also raise the key Basic Conditions. Meeting these is clearly important, but it is not a matter for the pre-submission consultation on the plan itself. The conditions are matters that the Parish Council is working to, and covers EU & UK conditions that plans have to meet as well as compliance with and due regard of the NPPF. A Basic Condition Statement is part of the Neighbourhood Planning submission in which Table 1 of Chapter 2 paragraph 2.1 sets out the NPPF core planning principles and details the regard that the Bishop’s Tachbrook Neighbourhood Plan has to that guidance. The following paragraphs 2.2 to 2.3 include the historic and natural environments.

Paragraph 2.4 addresses the achievement of sustainable development leading to, in 2.4.6 to Table 14 in Chapter 9 of the Neighbourhood Plan Submission Statement where each policy is related to the relevant NPPF policies, the 2007 Local Plan and the 2001-29 Draft Local Plan.

- b) policy H1: location of new housing
 - i) The respondent’s objection submits that Policy H1, Location of New Housing does not meet the basic tests or policy guidance. There then follows a somewhat confused analysis of the situation, demonstrating a narrow view of housing need and basic planning methods.

It seems to want to ignore a plan-led planning system, preferring a developer-led planning system. The former might be considered to be balanced and controlled whilst the latter chaotic and non-democratic, commercially driven for financial benefit.

- ii) The Parish Council asserts that the process that has been undertaken is fully and properly compliant with the NPPF and would ensure **sustainable** development. Referring to NPPF14, Frampton seems to think it means a Lands End to John O’Groats Policy, whereas it is intended to meet development needs, that is, Objectively Assessed Needs, unless adverse impacts of doing so would outweigh the benefits when assessed against the policies in the Framework taken as a whole or where specific policies in the Framework indicate development should be restricted. This does not mean development at any price. Weight must be given to the Framework and the plan policies. If the Objectively Assessed Need has been met by the Strategic Policies of the emerging Local Plan, then protecting areas that are otherwise vulnerable to applications for sites that are not plan-led is a very important and relevant policy.
- iii) For the reasons set out in various parts of the Neighbourhood Plan Submission, the draft policies consulted on have been modified to take account of relevant points to clarify and strengthen, where in particular, statutory consultees have advised. Where policies are open to too wide an interpretation, to shape the area in which this community lives, these have been defined more exactly to prevent misinterpretation. It is even more important in terms of community cohesion that the electorate can depend on a planning system that does not allow a never ending change of priorities. What was good in 2007 should still be good less than 10 years later. If that is not the case, what is the point of having a 20 year plan?

Population numbers can go down, as well as up. ONS population estimates for Warwick District for the year ending mid-2013 found a population fall of 178 as compared with a projected increase of 349 using the mid-2012 population projection and 1,001 less than the mid-2013 projection using the mid-2011 population projection on which the 12,860 dwelling increase is based.

- iv) In the consultation response document Frampton criticises Policy H1 as identifying one site for housing and then says that that was the site allocated in the Local plan. That is precisely the point. The policy was that Bishop’s Tachbrook village would have a strategic requirement of 150 and in the Village Housing options document preferred site 1 (see the Submission Statement 5.4) and the

Neighbourhood Plan process, having examined all the options within the village and the design parameters for the village (see the Submission Statement 5.5) found agreement between the District and Parish Council on the best location for that requirement.

- v) Frampton then advocates sites that A C Lloyd have an interest in and which the Parish Council have considered in full within the community consultation process.
- v) (a) Land at Seven Acre Close has been considered for between 10 to up to 50 homes. This is addressed in paragraph 5.4 of the Neighbourhood Plan Submission Statement and was rejected by the District Council, the Parish Council and the community. The preferred site 1 south of the school was found to be a better location that at the same time improved the village as a whole.

However, in considering the infrastructure of the village for the enlarged village it was also found that the community has only got half of the open space requirement that it needs (see 10.8.1f of the Submission Statement) and that the site at Seven Acre Close might be a suitable site to make up that deficit. A planning application from A C Lloyd for 25 homes on the site was refused by the District Council, but the applicant has lodged an Appeal.

- v)(b) A 2nd phase at Grove Farm and on the former sewage works is part of the current draft local plan. It was not the case in the 2012 consultation as the land was part of the rural area of Warwick District. However, the communities of Bishops Tachbrook, Whitnash, Warwick Gates, Heathcote Park and Warwick Town all consider that this development should not happen. It does not meet an objectively assessed need and the deleterious effect on the valued landscapes (shown elsewhere in this documentation) of the Tachbrook Valley are such that the exceptions in NPPF14 are strongly brought into play.

Paragraphs 2.15 and 2.16 of Framptons document illustrate that the District Plan for the area south of Harbury Lane is the subject of a master plan *“being undertaken jointly by the Council and landowners/developers, taking on-board strategic considerations in emerging policy DS15 and paragraph 2.68”* It is noted that this is being done without the inclusion of the Parish Council or community, contrary to NPPF 150 – *“Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities”* and NPPF155 – *“ Early and meaningful engagement and collaboration with neighbourhoods, local organisations and*

businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any Neighbourhood Plans that have been made. (2.15).

Frampton's paragraph 2.16 describes the Country Park as "being provided between the new southern edge of the built up area and the Tach Brook to form a permanent wildlife and recreational corridor".

These two quotes show how inappropriate the 'Country Park' is. First there is no suggestion that the communities of the towns and parishes will be involved in the development proposals for the area. 'They' will tell us what we will get. Where does it say that in the NPPF? The 'Country Park' is a corridor, but it does not make a country park. It is too narrow and on a fairly steep incline down to the brook, as the photographs on pages 30, 32, 33 & 72 of the Submission Statement show – too steep to farm, see the crop marks, so probably too steep to play on as it falls to a fast flowing 750mm deep watercourse with a vertical embankment and a 2m drop to the water. Health & Safety Issues need consideration. We know that the Brook has otters & water vole but as a wildlife corridor with concentrated human activity, the wildlife that is there now will disappear. In addition, the Environment Agency are concerned about its poor water quality now. It is hardly likely to improve if housing is within 150m of the brook. In reality, it is currently just a piece of land on which housebuilding is not appropriate. It will only work as a country park if it takes in the whole area up to the housing that has been given planning permission to date. This is what the Neighbourhood Plan Map shows that it either remains rural – agricultural with brookstray walks or a real Country Park of adequate proportions to include woodland sequestration for the houses being built in phase 1 to meet BTCC1.

If Grove farm phase 2 does not take place, there will be no effect on the strategic housing policy. The reason for that is that

- i. The housing requirement of DS11 is a total of 1,505 on land south of Harbury Lane, comprising 320 at Grove Farm plus 1,185 at Lower Heathcote. Add the former sewage farm at 215, supposedly on brown field land but now is very definitely back to greenfield and the total is 1,720.

- ii. Currently approvals, have been given of 200 on Grove Farm + 785 on Lower Heathcote = 985 are granted then there is a shortfall of 735. However, in paragraph 14.4.7 (5) of this consultation statement, it is noted that 635 new dwellings are not yet accounted for in the local plan sites by not appearing in the DS7 or DS11, as they are approved by delegated powers or are permitted developments that only need building regulations approval. Recently, an employment site at OPUS has been included by relocating the employment elsewhere and using that site for 100 houses. That covers the smaller number of houses in this location and is more acceptable from a sustainability viewpoint as they are in urban area with less travel miles to work potential.
 - iii. The strategic requirement of the District Council has already been met without any more development south of Harbury Lane. The additional 550 homes being proposed on land within the proposed Neighbourhood Plan Area of Coalescence Protection is not part of the District Council's Strategic site allocation, at least 215 of them are not, and the remainder have already been provided elsewhere. This is a matter that will be for the Inquiry on the draft plan to decide but since the Neighbourhood Plan has to be tested against the existing 2007 Local Plan and this area is subject to rural area policies, this proposal is speculative. For Warwick District it is all more than the Objectively Assessed Need. Figure 6 of the G L Hearn 2012-based SNPP shows that Warwick Housing Need of 718 based on 2011-based projections reduced to 564 dwellings per annum 10,152 compared with 12,860. The pretext for continuing with a number that is higher than required for Local Need is to allow for Coventry to expand, but Coventry has not yet said that it cannot manage its housing need within its own boundary and if and when it does then it would want housing to be close to its boundary, not 17 miles away. The resultant damage to agriculture, the natural environment, traffic congestion and so on this proposal is not sustainable within the NPPF definition and means that the Parish Council has no option but to inform the Inquiry of the reasons why it considers that the Draft Local Plan is unsound.
- c) policy H2; Bishops Tachbrook settlement Boundary

The respondent objects to the settlement boundary as a principle. It is a principle that has been in place since at least 1983 and gives a measure of security to the residents as well as protection the rural area of the parish. It is supported by both the District Council and all the community consultations that have taken place.

It does not restrict future growth, only where that growth takes place. Given that Bishops Tachbrook is already providing strategic sites for 630 dwellings in a parish that at the 2011 census had 1021 dwellings that is an increase of 61.7% we cannot be seen to be restricting growth. It is also essential to protect agricultural land for the reasons set out in 10.3.2 of the Submission Statement.

The respondent also objects to open market housing not being permitted outside the settlement boundary. The community consultation response showed that most people objected to any housing outside the settlement boundary, but the NPPF requires the provision as set out in BTH2 but due to the matters set out in paragraph 10.2.3k of the Submission Statement, housing on rural exceptions sites for affordable housing must comply with BTH2 2a. The consultation process has resulted in an amendment to BTH2 to say *“Housing development proposals outside that Settlement Boundary will only be permitted in locations that are*

- 1. strategic sites in the Warwick District Council Local plan 2011-2029; or*
- 2. not in the Area of Coalescence Protection north of the village (see 10.2.3a) and only if it can be demonstrated that a) the development is for affordable housing in perpetuity or b) essential rural worker’s dwellings or c) a new isolated home in the countryside d) a replacement dwelling”*

The respondent then adds that there may be a need to identify additional housing sites to meet the District’s needs. From the population data becoming available, trends indicate that projections may continue to fall as described in 12.11.3.b(iii) above. There is provision for a review on a 5 year basis. If that should show that there is an objectively assessed need due to changing circumstances then the Parish Council will identify, with the community the possible locations in relation to the parish as a whole where any further housing could be sited.

d) Policy H4: Design of New Housing Development

Frampton objects to an independent design review for developments of more than 10 dwellings. The NPPF is strong on there being a wide choice of high quality homes and requiring good design. This is because the current methods of procurement do not reach that

standard. In particular in a village community where any developments will be small it is even more important that high design standards are achieved. Given that a one off house has to be of an outstanding design quality, small groups should take this seriously and it is the small developments that may be less than good. But judgment can be subjective so to avoid unacceptable differences of opinion either way, the design review is now required for 8 dwellings and over and the independent review panel is to be agreed before the review is undertaken. See Policy BTH4.

e) Policy RE2; Protection of Land

Frampton objects to RE2 saying it is akin to an area of restraint and does not accord with local or national policy.

The community does not agree. The NPPF185 clearly says that outside these strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area. Once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the local plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a Neighbourhood Plan is in preparation. This is national policy.

So the Neighbourhood Plan needs to define the meaning of general phrases. DS4 (d) takes account of distributing housing development across the district in a manner that avoids coalescence of settlements. Defining distances between settlements across the District is not practical as it depends on a range of factors that will be different in different places. Hence it is for the Neighbourhood Plan to define what that means in its location. This has led to the definition of an Area Of Coalescence Protection as described in paragraph 10.2.3a, shown on Map 8 and embodied in policies BTH2, BTE1B, BTRE2B in the Neighbourhood Plan Submission Statement.

f) Policy LACV1: Protection of local Assets of Community Value and policy Map

The Neighbourhood Planning process has identified that

- The amount of open space available to the increased village size is about half that required to meet Warwick District Councils open space standard and
- The Seven Acre Close site is vacant and unused by the owner. It was being used by the public, when it was unfenced until recently, to get access to the footpaths beyond, has had a planning application for development for housing refused by the District Council and is in the right place of the right size and environmentally should be kept as open space. It would make an ideal space to be used for recreational purposes for the north west side of the village.

On October 9th 2014, during the pre-submission consultation period, the planning application became the subject of an appeal. If it is dismissed then it could become the recreational space that is needed. If the appeal is upheld then the opportunity would be most certainly lost.

The site is in Table 17 under paragraph 10.7.2d of the Submission Statement as an Asset of Community Value due to its potential community value. An application to the District Council has not yet been made and will be dependent clearly now on the result of the Appeal. It has also been included as a Local Green Space LGS17 because of its natural environment value as part of the Tach Brook Valley.

12.12 How Planning on behalf of Barwood Development Securities Ltd submitted 2 documents.

- A An opinion by Jeremy Cahill QC in the matter of consultation by Bishop's Tachbrook Parish Council
- B How Planning document that can be found at Appendix C14.13 makes representations on
 - a. General Observations on the Draft Policies Section;
 - b. Draft Housing Policies;

c. Other matters;

d. Changes required;

Before considering these objections, it is necessary to refer to parts of this Consultation Statement and the Submission Statement.

12.12.1a In paragraph 1.4.4 of the Submission Statement, the procedure adopted for applications for Neighbourhood Area Status is described. After all the relevant public notices and receipt of representations, the Executive Committee of the District Council on the 10th October 2012 considered the application by Bishop's Tachbrook Parish Council. Two consultation responses objected to the proposed area, both from landowner or developer interests. The first, from Barwood, recommended omitting the area known as 'South of Gallows Hill/West of Europa Way' that is identified in the Local Plan Preferred Options as a development site. Appendix 3 to the report shows the area to be the area known as The Asps.

The report to the Executive Committee is included in Appendix NP1 to the Submission Statement. In paragraph 3.2 of that report the committee were informed that *"being a Parish Council they are the only relevant body that can apply in their parish. Their application included the following statement explaining why the area is considered as appropriate to be a neighbourhood area:*

'That, in considering the development of the Neighbourhood Plan for the plan period of 15 years, recognising both the rural nature and the needs of the populated parts of the parish, it is essential to balance demand on all parts of the locality so that the most appropriate development plan is produced for the whole of the parish.'

Paragraph 3.5 dealt with the objection by Barwood.

"Dealing with the comments by each objector in turn, Barwood states that the site at Gallows Hill and the Asps is land required to meet the whole district and not a matter for the Neighbourhood Plan. However, it is considered that whilst there are areas currently identified for development to meet the District's needs this should not preclude a Neighbourhood Plan having any influence at all over

an area that is still yet to be allocated in an adopted plan. All proposed neighbourhood areas should be aware that they have to be in alignment, and subservient to the strategic elements of the Local Plan. Barwood rightly point out the example of the unsuccessful Dawlish Neighbourhood Plan examination where the Local Plan for the area had yet to be determined being one of the principle reasons for the Neighbourhood Plan being found unsound.

The option to omit the two sites from the Neighbourhood Area was included on the Map in appendix 3 of the report, but this was considered *“inappropriate as it would leave certain areas without any possible Neighbourhood Plan Area as the Parish Council is the only relevant body able to undertake a Neighbourhood Plan.”*

The Recommendation *“2.1 That Executive designates the Neighbourhood Area as submitted by Bishop’s Tachbrook Parish Council, attached as appendix 1 having regard to the representations made.”* was carried.

12.12.1b Chapter 6 of this Consultation Statement describes the approach taken by the Parish Council to consulting with developers and those with land interests in the Parish. 6.3 demonstrates the extent of land availability so far as land owners are concerned and the need to treat all of them the same and fairly. It describes the series of meetings with developers that wanted to tell us of the land that they had available for development.

A meeting with Barwood Securities Ltd was held on 2nd March 2013 (Paragraph 6.4.2 refers) regarding proposals for Land South of Mallory Road. At that time, this proposal for Bishop’s Tachbrook was unexpected, not in any strategy and in rural area. Points made by Councillors, taken from the minutes were that - the site is distant from key village amenities, like the club, shop etc: needed to enhance community provision; motorway noise; Housing Need Survey indicated 14 new dwellings required - so 100 would be disproportionate and not welcomed by village community; phase over 15 years to allow integration of new comers and avoid swamping school; Building south of the village is more acceptable than building on land between the village and Harbury Lane.

As shown elsewhere in this Statement, an outline application was made, refused and went to appeal and was dismissed. The counsel representing Barwood was Jeremy Cahill. The same pattern is occurring on the Asps.

Development of the Asps and Gallows Hill was not raised by Barwood at 2nd March 2013 meeting, even though that site was part of the Preferred Options Consultation of May 2012 for which the consultation closed at the end of August. That was followed by a Revised Development Strategy published on 13th May 2013 with a consultation that ran from 14th June to 29th July. This removed the site of the Asps for development due to public concern about the historical and heritage settings of Warwick Castle and Castle Park, relocating it on land south of Harbury Lane. This was equally unpopular with the public. The Towns of Warwick, Whitnash and the Parish of Bishop's Tachbrook all considered that it was important that the land east of Europa Way and south of Harbury Lane, being part of the Tach Brook valley and a substantial part of the coalescence buffer between the towns and Bishop's Tachbrook village, should be retained as rural for agricultural purposes, whilst the Asps and land south of Gallows Hill, is an integral part of the setting of the nationally important heritage asset, Warwick Castle and its Grade 1 Historic Garden of Castle Park which is of international importance. Warwick Castle is a central key point for local business and is part of the Merlin chain of attractions, so is a very significant component of the local economy that would not be helped by inappropriate development.

On 27th February 2014 Barwood made a planning application for 900 dwellings and associated infrastructure. No approach was made by Barwood to the Parish Council for a further meeting, but Barwood were given the opportunity to present to the District Council Planning Forum, on 18th November 2013. The Planning Forum is run by Warwick District Council planning Department to give District, Town and Parish Councillors an opportunity to discuss planning issues with officers. Two Parish Councillors were at that Forum where the proposals got a cool reception. The application was refused by delegated powers on 30th May 2014. An appeal was lodged by Barwood. The Appeal hearing is 14th April 2015 for 8 days. The counsel representing Barwood is Jeremy Cahill.

12.12A Opinion by Jeremy Cahill

- a) An extensive 55 page document dated 4th November 2014 was received, the tone of which was to question the legality of the pre-submission consultation for the Neighbourhood Plan. It is full of presumptions and confused legal arguments, selectively quoting regulations, Framework clauses and Planning Practice Guidance and numerous parts of a range of cases that may or may not be relevant to the situation, attempting to disrupt the progress of the plan. It is difficult to find the questions in the document to answer in a logical manner but there is a Summary Conclusion that will be presumed to be the essence of the opinion.

- b) the first point concerns the requirement of regulation 14 pre-submission consultation and how that is required to be done and whether the process adopted by Bishop's Tachbrook Parish Council is lawful and that it was insufficient to pass to the point that an application under Regulation 15 can be made. This seems to be a matter that will be determined by, first the District Council who will, we are informed, check that the plan conforms to all legal requirements, and then the Examiner who will determine whether the plan has been prepared through all the correct processes and then determine whether it is fit for referendum.

Chapter 11 details the pre-submission consultation process adopted by the Parish Council. This is a Neighbourhood Plan that has first and foremost to be at a level that can be understood by all the community so that its intentions are clear to them and then to the planning officers that will be using the plan for the next 15 years to control development within the Parish. The pre-submission consultation has to be a complete draft including all the intentions of the plan and upon which comments, support, objections or other representations can be made. But it also has to be presented in a way that will engage people so that is "not another survey" to ensure that it receives the attention it deserves and encourages people to think that they do matter and to help them make constructive comments.

The Opinion attempts to utilise strings of Planning Practice Guidance in a variety of matters. It seems to overlook that the PPG was only issued on 6th March 2014 and the majority of the plan preparation and assessment was done well before then. Relating to the chronology of the plan, this was a fortnight or so after Barwood submitted their planning application for the Asps. It also seems to forget that the Parish Council is a group of volunteers that have been elected by their community to represent them in a range of community governance matters. They freely give of their time and resources to improve and resolve problems that the community bring to their attention for a period of 4 years at a time. We do not have offices or staff, except for the part time Parish Clerk. The expectation of planners and lawyers as to what is possible in that context has to be proportionate.

It seems to the Parish Council, that that was the whole intention of the National Planning Policy Framework as set out in NPPF 183 to 185. It is also clear that the Framework is a significant component in the Governments agenda to provide **sustainable** development across environmental, social and economic dimensions **simultaneously**. It is not just development at any cost, it must be a balanced approach. It has to be plan led and controlled in a responsible way following the spirit of the Framework.

- c) the second point seems to be founded on the erroneous conclusion that there has not been any contact between the Parish and District Council. From the detail attached to this Consultation Statement, from October 2011 when Neighbourhood Planning and Localism were still but a dream, the Parish Council has been fully engaged with the District Council at both officer and member level. The Chronology in Appendix C12 lists most of the meetings and events that have taken place, but in addition to that, regular reports have been made to the monthly Parish Council meetings that are open to the public. Every agenda for the Parish Council meetings has an agenda item for matters that are the responsibility of the County Council. The County Councillor who covers Bishop's Tachbrook attends almost every meeting to report on all County matters that concern the Parish. He is also the District Councillor that is leading the local plan process so has a keen interest in the progress of the Neighbourhood Plan. The District Councillor for this Parish is also a Parish Councillor who reports on District Council matters to the Parish Council. That does not get us any particular benefits, in fact the reverse happens as they are careful to declare an interest where that is required, but it does mean that we are fully aware of developments as they happen.

At officer level, on the Neighbourhood Plan, the first meeting that was held with the Planning Policy Manager on 20th April 2012 is noted in the Chronology and the minutes are attached as Appendix C1. Thereafter a new officer was taken on by the District as a link person for the parishes that wanted to prepare a Neighbourhood Plan as well as carry out a Village Housing options investigation. The minutes of the 1st meeting in November 2012 are attached in Appendix C3. Further detail on this officer contact can be found at paragraph 4.7. Mr. Hay completed his contract with the District in about April 2014. After this, the link officer became Sally Jones but by this time the work was mostly done so she did not really get into the project. She then retired in December 2014 and since then the Planning Policy Manager has taken her place. Meetings with him on the position with the Neighbourhood Plan took place on the 19th November and 31st December 2014. In addition, there have been a number of meetings with Mr. Barber on local plan issues as well as the problem of the 5 year housing land supply. In Chapter 3, reference is made to the dilemma regarding the land south of Harbury Lane and the Tach Brook Valley arising from the Local Plan.

Other officers have helped with the provision of plans of the parish for displays at the community events and on which the Neighbourhood Plan map is drawn and also in dealing with the original application by the Parish for Neighbourhood Area Status.

At a County Council level, we commissioned a Landscape study of the whole parish, (see Appendix NP8), the County Ecological officer and the heritage officers both provided data for the evidence file.

d) the third point refers to identified major defects and warns of judicial review if they are not addressed. In paragraphs 78, reference is made to 5 flaws.

(i) the draft policies section is not a complete draft Neighbourhood Plan within the scope of regulation 14 (a)(i), (b) & (c).

This is incorrect. The draft policies section included an introduction including a reference to the basic conditions. The format for each subject describes the strategic objectives of the plan and for each policy gives a context and rationale, strategic basis and how the policy will be applied. As a draft plan it was sufficient for everyone else to understand the intent and make intelligent comments or objections or improvements that have been incorporated in to the final plan. This fits with the regulation 14(a)(i) requirement of details of the proposals for a Neighbourhood Plan.

14 (b) to be done at the same time as the publicity of the plan is consultation with Statutory undertakers as set out in Schedule 1 of the Act and this was done as shown in chapter 13. 14(c) was also to be done at the same time and the documents were sent to the District Council.

It is then argued that is not complete because the complete evidence base and consultation work were not with the draft policies. The complete evidence is 2 lever arch files thick of dense information. An index is provided at Appendix C6 - somewhat impractical for any person in the community or even business to handle. Not all of it was used of course but the whole was available to provide most data found to be needed. This formed the basis of the various chapters in the submission documents.

(ii) The consultation has been inclusive. The opinions of the respondents are well known as they have had the opportunity at meetings with Parish Councillors (chapter 6) to describe their intentions, they have made planning applications and had them refused, and made 2 appeals. At the present, one has been dismissed and the second will be heard in April. The intentions of

Barwood are clear but their views are diametrically opposed to those of the community who now have the right to set planning policies through the Neighbourhood Plan providing those do not conflict with national or local strategic policies. We have been careful to treat all landowners equally, including considering Barwoods representations.

Para89 implies that Barwood were refused notification. Mr Cahill may have forgotten that at the appeal on land south of Mallory Road, on the Friday morning 19th September, the Inspector was informed of the Parish Council decision the evening before, to commence the pre-submission consultation on the 24th September terminating on November 5th . Indeed, that was the only notification that the Inspector got of the dates as the inquiry terminated that afternoon. The appeal decision was published on November 4th a day before the end of the Consultation Period. Mr Cahill received a copy of the same papers signed by the chairman of the Parish Council that were given to the Inspector on the 19th September.

- (iii) Statutory Consultation Bodies; as in (i) above this is done at the same time as the pre-submission consultation. Para 90 says there is no record of this being undertaken. The record he seeks is part of this Consultation Statement in chapter 13. Some very helpful information and advice came from these sources and have been incorporated into the Neighbourhood Plan.
- (iv) Strategic Environmental Assessment : Screening opinion. Mr Cahill seems to set great store by this technical sounding requirement. In fact it is quite simple within Neighbourhood Plans in a simple environment, that is, without complications of industry or hazards and the like. The requirements were checked against Schedule 1 of the Environmental Assessment of Plans & Programmes Regulations 2004 at an early stage and from the plan envisaged there was negligible likelihood of it being necessary. Nevertheless a screening opinion was sought from the District Council who having checked with all the undertakers found that a full SEA would not be necessary. The Screening Opinion is attached at Appendix C12 and is dated November 5th 2014.
- (v) Barwoods claim, on the basis of a remark by the District Council's advocate at the appeal inquiry that "*Warwick District Council is aware that Bishop's Tachbrook have commenced work but was not sure how far they have progressed in terms of options or*

proposals.....” indicates a grave breakdown of communications between the Parish Council and the Local Planning Authority. However, as was stated in the Parish Council’s proof of evidence and under cross examination by Mr. Cahill, the Parameters for option selection were deliberately described, as they were very material to that appeal and the fact that this was done in conjunction with the Councils Neighbourhood Plan representative Stephen Hay. All that the quoted remark indicated was that District Councils advocate was not aware of it, nor would he be expected to be as he was not involved with it. By this time, of course, Stephen Hay had left the employ of the Council.

Throughout this Consultation Statement and the Submission Statement will be found many references to working with the District.

- e) the fourth point is somewhat obscure and refers to possible outcomes from other judicial reviews.
- f) the last point gives Mr. Cahill’s opinion that the plan is at an early fragmentary stage. He is entitled to an opinion. So is the Parish Council and we believe that we have produced a fair and equitable plan taking into account all the representations received, the NPPF taken as a whole and the philosophy of plan-led plan making, as compared with developer-led plans.

B The How Planning document contains an 18 page Neighbourhood Plan Consultation document dated November 2014, a copy of Barwood representations to the Publication Draft Warwick District Local Plan dated June 2014, with 2 appendices, the first being a location plan of the Asps, the other being Peter Brett Associates version of housing requirements for Warwick District, dated June 2014. This is followed by a 10 page copy of the representations made by Bishop’s Tachbrook Parish Council to the District Council on the Publication Draft Local Plan, with which we are familiar. Presenting this document back to us seems to undermine the claim of no co-operation or working together between the District and the Parish. All that the Parish has been trying to do as regards the Local Plan is to help the District devise a sound local plan that will take the District forward, maintaining environmental, social and economic sustainability.

The function of a Neighbourhood Plan is to shape the Local Plan strategic requirements to best fit the Neighbourhood. Of itself, the Neighbourhood Plan is not the vehicle to change the local plan as Mr Cahill reminds us at length. It is however very much the role of a Parish Council to present the best evidence it has to the local plan when the local plan is being prepared, because after all the development is done, whatever it may be, it will be the Parish Council that has to deal with the problems at a human level that bad development bequeaths them.

It will be necessary therefore to only address the first document relating to the Neighbourhood Plan with a District strategic housing requirement of 12,860.

Ba General Observations on the Draft Policies Section;

This repeats much of the foregoing so need not be addressed again. In 2.6 reference is made to a Freedom of Information request that has been made on behalf of Barwood. With the depth of information that we have much of its request was too general and unspecific to be answered in realistic fashion. A request for further detail was made and has been received by the Parish Council, but most of it if not all is contained in this Consultation Statement and the Condition and Submission Statements in context.

Bb Draft Housing Policies;

There are many inaccuracies here in the representation.

3.1

line 1 the housing objectives are not a – d which refers to basic conditions. They are A – D under Housing policies.

Line 3 Objectives 1,2 & 6 are not set out anywhere . They are, on page 1 of the consultation draft as part of the Vision Statement.

Lines 4 to 6 says that objectives do not say the plan must be consistent with the emerging local plan. Wrong. On page 2 of the Draft Policy Section Policy 1: location of new housing. Context and Rationale, 1st paragraph 2nd sentence it is clearly stated - *In order to be in general conformity with strategic local policy, the Neighbourhood Plan must make provision for the level of housing growth identified in the emerging Local Plan as this is based on the most up-to-date evidence available.*

Eventually, in line 10 to 13 it agrees that statement is correct so lines 4 to 6 are wrong.

Lines 12-16 could read the 1st sentence in a way not quite intended. *identified in the emerging Warwick Local Plan and identifies a site to deliver this.* We could change 'and' for 'that', but this illustrates the cooperation operating between the District and the Parish as we jointly came to that conclusion as the best option for the village as a whole, as explained in Chapter 5 sections 5.5 to 5.7 of the Neighbourhood Plan Submission Statement. On the other hand, it is better for the Neighbourhood Plan to 'own' it even though it is listed in DS11 site H23 in the local plan. Hence it will be left as it is.

Lines 17-21; this point had been noticed and amended in the final draft in BTH1. Note that to avoid confusion between the Neighbourhood Plan and the Local Plan with similar policy numbers, all Bishop's Tachbrook policies are prefixed BT.

BTH1, BTH2, BTH3 & BTH4 have all been adjusted to determine how policies will be applied to other strategic sites that are in the Local Plan when it is adopted. BTH1 has been renamed LOCATION OF NEW HOUSING TO MEET STRATEGIC DEMAND WITHIN THE VILLAGE SETTLEMENT.

3.2

The plan in the draft policy section was the plan in the Village Housing Options & Settlement Boundary Consultation of November 2013. In the side text it indicated that the actual boundary needed detailed assessment and the boundary now shown on the Proposals Map is the boundary that has been agreed with the developer by negotiation and for which outline planning permission has been given. This is now incorporated into the final plan document and will be also incorporated in the District Local plan.

3.3 to 3.5

Refers to undermining of the OAN by the wording of Policy H2. BTH2 has been amended to allow strategic sites in the Local Plan when adopted that may be outside the village settlement boundary.

Page 8 to 10 paras 3.6 to 3.13 continues to imply that the draft Neighbourhood Plan is not in conformity with the Local Plan.

3.8 says the Designated Area is extensive and in the north contains some of the built up area and asks for an evidence base map to explain it. The redline referred to is of course the parish boundary and was known to Barwoods in 2012 when they objected to their site being within it.

3.9 refers to proposed residential areas south of Harbury Lane. These are part of the strategic allocations in the Local Plan DS11 that have already been granted outline planning permission. The position regarding strategic sites has been addressed in the revisions to BTH2 in the Final Neighbourhood Plan. This is referred to in Chapter 3 of this Consultation Statement and the wording is designed to conform to both the current 2007 Local Plan as amended by permissions now granted and the draft Local Plan if it should proceed after Inquiry in the form it currently is. The point at issue for the Parish Council that there has been so much windfall development since April 2011 and Focussed Consultation changes by the District, that to achieve the OAN it may not be necessary to take any more greenfield. This would avoid further damage to Tachbrook Valley which is contrary to the environmental sustainability requirement of the NPPF. The Neighbourhood Plan policies must therefore be flexible for both eventualities. There is no intention to not meet the properly assessed need but to ensure that all possible sites within urban areas and on brownfield are taken before taking greenfield unnecessarily.

Page 10 housing policy H2: Bishops Tachbrook Settlement Boundary

3.15 Local Plan policy H1 is not a strategic policy. It will apply to parts of the district without a Neighbourhood Plan, but the Strategic Policies are those so described in the Local Plan, as set out in the Submission Statement Chapter 5.2. Specifically it permits housing in

Urban areas, growth villages and in the open countryside in 5 exceptional circumstances. NPPF 185 says that outside these strategic elements (needs & priorities), Neighbourhood Plans will be able to shape and direct sustainable development in their area. Once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the local plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a Neighbourhood Plan is in preparation.

The point this comment seems to be getting at is that H2 (or BTH2) does not allow the reuse of redundant or disused buildings for housing unless they are historic. This has been deliberately avoided, because there is not a reliable definition of the terms redundant or disused and to convert say a redundant pigsty into a house in a location that would not normally be permitted could be a convenient loophole for unsustainable development.

The last point concerns proposals for a new isolated home in the countryside. This is an omission that has already been recognised to conform to NPPF55 and the following policy has been inserted into BTH2.

- c) the development is a new isolated home in the countryside complying with NPPF55, to be truly outstanding or innovative in its design, without any intrusion into the landscape, distant or protected views or alteration to the defining characteristics of the area and which significantly raises the quality of its immediate setting .

Page 12 Policies H3 & H4. These policies have not been drafted in consultation with developers. This would be inappropriate because of developers pecuniary interests. The policies have been written for the whole plan period until 2029 so must be framed in a way that will apply until that time and not be specific to any particular site.

Policy H3 will also apply to sites other than the site in BTH1. The limitation of that policy is already recognised and BTH3 has revised H3 to ensure that the mix of the 60% affordable homes rebalances village housing to be closer to the Warwick District norm. Submission Statement Chapter 6 section 6.3 Table 3 sets the way that the market housing mix can be rebalanced, but allows some

flexibility, if that should not be to the benefit of the parish during the pre-application stage of the scheme development. For other housing sites a similar assessment at the pre-application stage would be expected, aiming to approach the District average housing mix.

H4, as revised into BTH4, constitutes part of the requirement to meet good design standards within the Neighbourhood Plan area as set out in NPPF Chapter 7.

RE2 Protection of land.

It is the NPPF that gives the community the right to determine where development can take place within the Neighbourhood Plan area providing it meets the strategic requirement for housing in the Local Plan. The community view from pre-submission representations is that the area between Harbury Lane and the north side of the village, being the Tach Brook valley with significant landscape value, should be protected from development to prevent coalescence of settlements. This is a strategic requirement of the local plan DS4(d) but the term coalescence is not defined as to the distance necessary to do that. The community view is that the land from the north side of the village to Harbury Lane, all ought to be kept as greenfield since it is graded best and most versatile agricultural land and an essential part of the Tach Brook Valley. Unfortunately, 2 strategic sites have already been given planning permission. To define what the minimum distance is that must be maintained is something that the Neighbourhood Plan can now do, so an Area Of Coalescence Protection has been determined and included in BTRE2

Policy T1

It is not agreed that T1 is not consistent with Strategic Policies in the Local plan. It is entirely consistent with TR3 in the local Plan that includes public transport, footpaths, cycleways and towpaths both internal and external to the development. The Neighbourhood Plan policy is included to ensure that services needed in the parish, where vehicle density per household is 50% higher in the parish than in the district as a whole, due to longer travel distances and lack of public transport, are actually provided in the parish. T1 has

been clarified due to the high level of community responses on transport and safety within the parish from the greater flows of traffic due to the high levels of new housing proposed in the area and is now BTT1. Required parking standards are also included in policies BTH4.10, BTE1A(f), BTE2(f)

Other matters;

- 4.1 Strategic Environmental assessments - completed. See Consultation Statement Chapter 13 paragraph 13.1.
- 4.2 As regards the strategic requirement for housing, How Planning says, in 4.2, that *“The scale of development proposed within the Designated area of the Neighbourhood Plan is vast and it can be rationally argued that this will not give rise to significant environmental effects.”* The Parish Council agrees entirely that the environmental effects of 3,390 homes in this area of the District as included in the Local Plan will have serious implications on traffic congestion and on Public Health which are not mitigatable. **This is a key reason why such a huge increase should not take place.** Roads at peak times experience very long delays now and air quality in the towns is below EU standards.

If the Asps and Gallows Hill applications are not refused, that will add another 1,350 homes making 4,740 onto roads that cannot take the current traffic flows now.

- 4.3 Consultation has been extensive and inclusive as this Consultation Statement demonstrates. The respondent demonstrates perfectly why the development advocated by them should not be granted as they would not meet the sustainable development standards that the NPPF requires.

It is for the Examiner to determine whether due process has been carried out by the Parish Council on the basis of a plan-led approach to meet the strategic Objectively Assessed Need. Local Plans should be tailored to the needs of each area in terms of their strategy and the policies required. They should focus on the key issues that need to be addressed and be aspirational but realistic in what they

propose.PPG12-002. But overprovision in any area leads to infrastructure, social and financial problems for local authorities so become unrealistic.

13 STATUTORY CONSULTEES

- 13.1 An initial assessment of the requirement for a Strategic Environmental Assessment was carried out by the Parish Council by reference to the legislation and European Directives that are applicable tested against the Initial Aims and Objectives of the Neighbourhood Plan. It concluded that there was no matter that would trigger the need for an SEA in the plan at that stage.

At the end of the development process, a request for a screening opinion was made to Warwick District Council in October 2014. A preliminary response was received on 4th November that was confirmed in a final Strategic Environmental Assessment Screening Opinion that was received on 28th November 2014 . It is actually dated November 5th.

The Opinion concluded : it is the opinion of this screening report that the Bishops Tachbrook Neighbourhood Plan does not require a full SEA to be undertaken.

The full report is at Appendix C13.

- 13.2 The following Statutory consultees were invited to make representations following advice from Warwick District Council on the persons to contact:

Rohan.Torkildsen@english-heritage.org.uk, peter.boland@english-heritage.org.uk, david.westbrook@naturalengland.org.uk, roslyn.deeming@naturalengland.org.uk, piotr.behnke@naturalengland.org.uk, richard.c.rose@openreach.co.uk, mark.english@warwickshire.pnn.police.uk, sarahwells@warwickshire.gov.uk, mail@homesandcommunities.co.uk, bob.sharples@sportengland.org, laura.perry@environment-agency.gov.uk, adamharrison@centro.org.uk, davidlowe@warwickshire.gov.uk, kathryn.burgess@highways.gsi.gov.uk, office@ancientmonumentsociety.org.uk, katherine.burnett@canalrivertrust.org.uk,

andrew.morgan.60139@westmercia.pnn.police.uk, will.pascoe@hse.gsi.gov.uk, townplanninglnw@networkrail.co.uk, annastocks@warwickshire.gov.uk, kim.auston@english-heritage.org.uk, evaneale@warwickshire.gov.uk, jayne.blacklay@swft.nhs.uk, emilyfernandez@warwickshire.gov.uk, disabilitynetwork@warwickshire.gov.uk, james.kitchen@environment-agency.gov.uk, neil.hansen@highways.gsi.gov.uk, diane.clarke@networkrail.co.uk, lisa.maric@highways.gsi.gov.uk, giles.matthews@environment-agency.gov.uk, planningconsultation@coal.gov.uk, ciaranpower@warwickshire.gov.uk, nicolawright@warwickshire.gov.uk, alastair.welch@naturalengland.org.uk, tonylyons@warwickshire.gov.uk, pamneal@warwickshire.gov.uk, paul.gethins@environment-agency.gov.uk, adamjames@warwickshire.gov.uk, mel.duffy@swft.nhs.uk, janet.marsden@warwickshire.pnn.police.uk, midscentralplanning@environment-agency.gov.uk, monicafogarty@warwickshire.gov.uk, consultations@naturalengland.org.uk, e-wmids@english-heritage.org.uk, parishclerk@bishopstachbrook.com

13.3 English Heritage

A response was received from English Heritage on 29th October 2014. (See Appendix C14.9) The comments made were

1. Supportive of the housing development policies in the plan
2. Thought that the historic environment is currently considerably under-represented in the content of the plan and said that the imbalance should be addressed. Heritage assets both designated and undesignated of the whole parish and not just the conservation area should be recognised and included.
3. Historic farmsteads in the rural area and associated historic field systems, hedgerows paths and woodlands and ponds can be undesignated heritage assets. RE3 sets out to protect the natural environment and suggested a similar intent policy for the Historic environment.

With the other contents of the response in mind the whole historic section has been rewritten to include a description of the historic environment of the Parish in Chapter 8 of the Neighbourhood Plan submission Statement and an additional policy BTHE1 to protect historical assets and their settings, and policy HE1 has been expanded as BTHE2 to ensure better protection of the Conservation Area. English Heritage offered further help and the revised parts of the plan were sent to them on 11th January 2015.

13.4 Environment Agency

A response was received from the Environment Agency dated 11th December 2014. (see Appendix C14.1)

It begins with the principle aims of the Agency and the key principle of sustainable development. They comment that the plan sets out several policies that promote sustainable development but that there are some areas that should be strengthened.

1. Policy H1 relates to the site allocation for housing, the strategic objective of the Warwick District Council Local Plan. The Agency inform that it lies within flood Zone 1 and is sequentially preferable in terms of flood risk, but would like to see the inclusions of a further design principle in H4 to encourage sustainable Drainage Systems and other measures to reduce surface water runoff. The point is taken and has been included in a more definitive form in BTH1 (c) as one of the specific requirements for this site to take account of known problems with this site and in BTRE1 (4) which addresses flood risk for all properties not just housing.
2. Policy E1(c) concerning vacant or redundant historic buildings, they raise the issue of contaminated land and remediation. This would seem to be beyond the Neighbourhood Plan as it would be covered by either the Local Plan or Building Regulations or other environmental mechanisms. The Neighbourhood Plan should not duplicate unnecessarily. No action to take.
3. Policy RE1 flood risk is welcomed, but a better form of words was suggested. These have been included in BTRE1, verbatim as set out for clauses 1 and 2. They also suggest that we know where real flooding has occurred from our past experience. We have defined an ordnance datum level below which no development will be permitted. This relates to the last known highest flood level of the Tach Brook plus 1.5m to allow for possible higher flood levels due to climate change. The context & rationale section includes a surface

water flood risk MAP10 provided by the Environment Agency, showing the many tributaries running into the brook that demonstrates the need for this approach that is due to undulating countryside, local springs and field runoffs due to some clay soils. They also note Policy RE2 that even though that policy prohibits development north of the village, there may be minor exceptions and emphasise that development in any areas at risk of flooding should be avoided with sequential tests if it cannot. BTRE1 has been expanded and should cover this with the requirement for a Flood risk Assessment.

4. Policy RE3: The Tach Brook is part of the arterial network of tributaries and wildlife corridors which are an intrinsic feature of the River Avon itself and is part of the Avon LWS designated area (LWS SP15Li8f). This has an important role within the wider ecological and biodiversity setting of the area and should be protected and enhanced where possible. It is also known that the Tach Brook is a Water Frame Directive waterbody that is failing in its objectives under the Water Framework Directive due to high levels of phosphates and has a Poor Status. So this is another reason that the two remaining pieces of Strategic land allocations south of Harbury Lane in the District Local plan should not proceed since urban pollution will worsen the water quality and the level of wildlife.
 5. LACV1. The Environment Agency also strongly supports this policy to protect local assets of community value and is very pleased to see the Tach Brook listed as a local asset. They also suggest pedestrian access to the countryside including opportunities for linking open spaces to make green corridors. These are covered by an extended BTLWB3. To protect the community asset of the Tach Brook is another objective of the Area of Coalescence Protection that the Environment Agency supports.
- 13.5 Sport England : A response was received from Sport England dated 14th October 2014. See Appendix C14.2. This was a general response and did not address any policies but did refer to the NPPF, and where guidance is. This did result in calculating the Warwick District Council Open Space standard required compared with provided and a case for increasing the amount of open space. A site in the right place has been identified and considered as an Asset of Community Value. BTLWB1 and BTLACV1 table 17 Land at Seven Acre Close.
- 13.6 Highways Agency: No comment to make and the plan is supported. See Appendix C14.3.

- 13.7 The Coal Authority; Outside any defined coalfield so no comment to make See Appendix C14.4
- 13.8 Public Health Warwickshire: A response was received dated 20th November 2014 (see appendix C14.5) welcomed health provisions in the plan. It suggested further elements that could be included such as walking, outdoor gym or trim trails, leisure cycling routes, etc. These are healthy lifestyles matters and may have some Neighbourhood Plan objectives to provide facilities and can help justify funding for public health measures.
- 13.9 Natural England: A response was received dated 5th November 2014 (see appendix C14.16) in which it considered that in general terms it appears to address the natural environment well. We particularly welcome Strategic Objective 7: 'to protect, enhance and give greater access to the natural environment of the area including landscape, geological assets, archaeological sites and wildlife habitats'.

We note that Policy 6 imposes an obligation on new development to provide new parks and play areas and that Policy 7 identifies a need to mitigate an identified flood risk. Multifunctional Green Infrastructure could be used to provide Sustainable Urban Drainage Systems which could also contribute towards the provision of wildlife habitats, a requirement of Policy 8. Further information can be found in Natural England's Green Infrastructure Guidance.

Further to this we welcome the commitment to protecting and enhancing existing green spaces and wildlife sites and the positive approach taken to enhancing Public Rights of Way.

14 Consultation with Local Authorities and neighbouring parishes/towns

- 14.1 Notice of the pre-submission consultation with documents attached were sent by e-mail to the Town/ Parish Clerks for the five towns and parishes with whom we have a common border: - Warwick, Whitnash, Barford Sherbourne & Wasperton, Newbold Pacey & Ashorne and Chesterton & Kingston.

No written responses have been received. Some sites (Harbury Lane Playing Fields and the Woodland / green area adjacent) on the border with Whitnash have been discussed and found no disagreement with the Neighbourhood Plan proposals.

- 14.2 A response from St. Chads Parish Church Council was received on 16th November (see Appendix C14.6) requesting land for an extension of burial plots and a disabled parking bay on Mallory Road. Both of these have been put on an agenda of matters to be considered in a public realm exercise on the centre of the village described in paragraph 5.6.9 of the Submission Statement.

- 14.3(a) A response from Coventry & Warwickshire Local Enterprise Partnership was received November 2014.(see Appendix C14.7) It states that its review focuses on the principle of presumption in favour of sustainable development as NPPF16 so that plans should support strategic development needs set out in Local Plans, including policies for housing and economic development. But the stress is on **sustainable** development and **sustainability** is defined NPPF6 as being policies in NPPF18 to 219 taken as a whole.

The Parish Council considers that their plan does meet Local Plan strategic demand for both housing and economic development. There are 3 strategic housing sites in the parish all of which are in the Neighbourhood Plan. There are no strategic employment sites in Bishop's Tachbrook as these are all in urban areas and that keeps travel to work miles down.

Therefore, it is not true to say that the Draft Neighbourhood Plan has policies that are not consistent with the Warwick District Council Publication Draft Local Plan. The policies in the submission statement are in line with both the current Local Plan 2007 and the Publication Draft.

- (b) Reference is made to a potential future park and ride but this has been a dream for a long time and there is no strategic requirement for it in the Draft Local Plan, where 5.59.3 is vague as whether it is viable or where it should go. Bishop's Tachbrook is probably too far away to provide a viable parking area for Leamington or Warwick. It would be expected that the District Council would work with the Parish Council, if at some point in the future, a Park and Ride is being considered in Bishop's Tachbrook. As this is a highway matter, the county would lead on the proposal and it would become a strategic policy over the Neighbourhood Plan.
- (c) A comment was made on Policies 1 and 2 – Housing that the draft policies and supporting text should be reviewed to reflect the Warwick District Council Draft local Plan. This may be referring to the consultation draft dated February 2014 whereas the August 2014 draft policies H1, H2, H3 & H4 are aligned with the Draft Local plan. Policies BTH1 to BTH4 now proposed fully reflect Warwick District Council Local plan.
- (d) Policy 3 – Affordable housing, should also reflect the 40% requirement for affordable homes. This has been refined through both the August 2014 policies and BTH2 limiting residential outside the settlement boundaries to only affordable homes or minor exceptions as required by the NPPF54 & 55 customised to Bishop's Tachbrook and through BTH3 on housing mix.
- (e) Bishop's Tachbrook Parish Council is fully aware of resource implications of any capital works that new development will lead too. Where appropriate, developments will be expected to contribute in whole or in part to new infrastructure.
- (f) Policy 19 – business. This has been superseded by BTE1 & 2. The community considers that for Bishop's Tachbrook, whilst supporting NPPF28 - To promote a strong rural economy, in the ways suggested, this Neighbourhood Plan should take into account that it is a rural parish and the majority of residents are employed in a range of non-rural occupations in locations relatively close but outside the Neighbourhood Area. BTE2 specifically supports agricultural diversification and employment.

14.4 A response was received from David Barber, Warwick District Council. 7 Representation forms were submitted. See Appendix C14.10.

14.4.1 Draft policy section page 1 Introduction contained 2 general points.

- a) Evidence is referred to in various places but doesn't appear with the documents or on the website. Difficult to evaluate the policies. They used the evidence gathered in relation to the Local Plan.

Response : This needs a bit of understanding. The Neighbourhood Plan is based on evidence collected by volunteers contributing to the development of the Neighbourhood Plan. The majority of it is in hard copy or in computer files. The website through the development period was only introduced in about 2011 in a simple format and was not capable of being used for holding information. In 2013 its limitations were recognised and in 2014 a better website was introduced, but it was still not considered as the method of assembling evidence data. This was normal procedure in the days before websites and was not a problem to those involved. The early website received few visits, but this gradually increased so we gradually had to catch up. The Parish does not have an office full of computers. It is dependent on volunteers using their own personal computers at their own cost in their own time. The evidence gathered by the District in relation to the Local Plan is on their website but needed a lot of time and effort to know what was available and follow changes.

- b) It is not clear what the timescale of the Plan is. This needs to be clarified at the beginning.

Response: it was. On page 1 of the February 2014 Consultation Draft, Strategic objective 1 was clear – to provide the blueprint for the development of the Parish over the next 15 years to 2028. This was a little bit loose and in the final Plan it is made clear in several places that the plan is for the same period as the District local plan from the date that the plan is made until the year ending 31st March 2029 ie., the 2028/9 year. (See Condition Statement page 2, Submission Statement – executive summary 1.2 & Chapter1 Introduction Page 7)

- 14.4.2 Consultation Draft February 2014 Page 6 Policy 1. The objection is that the February 2014 draft is not compliant with the emerging Local Plan and at that time, this is true.

The SHMA 'objectively' assessed need at that time was known, from our research, to be high, with a resultant demand on the natural environment, limited road networks, infrastructure capacity and countryside. Overdevelopment to the south of Warwick, because there was thought to be nowhere else to put it, is not an acceptable solution to a problem that does not really exist in the first place. Chapter 3 of this consultation document gives some of the background to this issue as does the Submission Statement Chapters 1.4, 2.1 and 5.3.

So it proved, that the objectively assessed need was high, since when the mid-2012 ONS projections were released in May 2014, the population projection increase reduced by almost 30% for Warwick District from 21,472 to 15,313. It was clear that this was not a surprise to the District Council, as since then they have not changed their number for Warwick District on the basis that the housing market area may need to provide for a supposed increase in Coventry's projection, due to a duty to cooperate. This confuses the problem. The housing need has to be clearly set out in steps. First what is the requirement of each part of the Housing Market Area? Answer – all parts except Coventry are down by between 25 to 30+%, so establish that demand and then if Coventry cannot meet its assessed need it would seek co-operation from all the housing market area. As yet Coventry has not asked and if and when they do they would be looking to locations close to their boundary. That would not include the south side of Warwick some 17 miles away on the A46. It's more natural location would be towards the north and east where more brownfield locations are available.

The objection ends by selectively misquoting NPPF 47 which actually says

*47. To boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, **as far as is consistent with the policies set out in this Framework**, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*

*To be consistent with the framework policies, development must be sustainable. NPPF6 says **The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.***

NPPF 8 says “ *Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.*” A plan that does not do this is unsound, so policies regarding the natural environment, the historic environment, the rural and agricultural environment and climate change causes cannot be ignored as in the long run the plan is not even economically sound.

Policies H1 to H4 of the August draft policies begin to address the issue made. However, the Neighbourhood Plan will be tested against the existing Local Plan which is the 2007 plan. That would not permit development of the sites south of Harbury Lane since the inspector specifically excluded them from development in the medium or longer term. The Draft Local Plan is proceeding to examination and it is quite possible that because it does not observe the NPPF, the plan will not be confirmed. It then follows that if the Neighbourhood Plan followed the Local Plan then it would likewise be found unsound. If strategic policies in the Local Plan are not found unsound then the Neighbourhood Plan has no option but to include them.

Response : To be flexible and make the Neighbourhood Plan comply with either outcome on the Local Plan, policies BTH2 & BTRE2 are written to specifically allow Local Plan Strategic Policies that are finally included in the 2011-2029 Local plan, while still complying with the current Local Plan until such time as the outcome on the Local Plan is known.

14.4.3 Policies Section Draft August 2014 Page 2 Policy H1. The objection is this policy only considers the strategic site in the village but then applies it to all proposals for housing development in the Neighbourhood Plan. Rural exception sites should also have a policy.

Response : These matters are addressed in policies BTH1 which is specific to the strategic site within the Village Settlement boundary, BTH2 that applies to all proposals outside that settlement boundary and BTH4 that applies to all new housing development.

14.4.4 Policies Section Draft August 2014 Page 5 Policy H2. Supported in principle.

Response : Detail wording on the definition of rural exception sites – agreed and updated in BTH2.

There is a small correction to wording in the strategic basis paragraph which has been incorporated into paragraph 10.2.3f.

Comment on houses of exceptional design adjusted in the last para of Strategic basis and in policy BTH2.

Policy wording – should address housing development – correct BTH2; Location of rural exception housing agreed and updated in BTH2; use of “and” sorted out; Setting comment added to historic building use.

14.4.5 Policies Section Draft August 2014 Page 6/7 Policy H3.

- a) Housing needs assessments are valid for 5 years. Since this only applies to very small developments, a new housing need assessment is required to justify any further provision since the 2014 survey need of 16 is more than provided by the 150 dwellings on the preferred site allocated.

Response: BTH1g and BTH2.2(a)

- b) the policy only looks at the site in BT, so this does need to be clarified. Response : Provision is made in BTH3 for sites adjacent to Warwick Gates to conform to Local Plan H4.

14.4.6 Policies Section Draft August 2014 Page 11/12 Policy RE2.

This policy is not clear as to what it applies to. Response : Agreed. Policy BTRE2 expands and clarifies land that will be protected from development. It also defines what coalescence means for Bishop’s Tachbrook within this context.

14.4.7 Draft land use map.

The Draft Land Use Map proposes a significant area between the Tach Brook and Harbury Lane for “Rural or Country Park”. In part this is consistent with the emerging local plan and the District Council supports the aim of delivering a substantial Country Park in this general Location. However, the Land Use Map conflicts with the proposals in the emerging local plan by extending the proposed or Country Park/Rural across areas that are proposed for housing development in the emerging local Plan. This area could accommodate in region of 550 or more dwellings. This would result in the Local plan failing to meet its Objectively Assessed Need unless equally good or better sites could be found. The Land Use Map therefore does not conform with the emerging local plan or the evidence base underpinning the emerging Local Plan. It also does not have sufficient regard to the NPPF paragraph 47.

Response : The community consultation for the Neighbourhood Plan has established the community view that

1. The land between Harbury Lane and the north boundary of the village of Bishop's Tachbrook should not be developed at all. From the outset of the Local Plan development, this has been said consistently to the District Council and it remains as an unresolved objection to the draft Local plan until the public inquiry decides the issue. On Grove Farm, permission has already been granted for 200 dwellings, so not much would appear to be possible to change that, although there is provision in the Town and Country Planning Act to revoke permissions. But any more would cause very serious harm to the natural environment of the Tachbrook Valley and is not consistent with the NPPF concerning sustainability.
2. The label of Rural or Country Park is just that - alternative land uses. When the map was prepared in August 2014, the Country Park was a statement rather than a plan. Part of its intent was to provide a buffer to ensure no more development further south. Again, the various community consultations established that the majority of people were firmly of the view that it should remain agricultural as that provides a powerful and sensitive valued landscape that can be seen from all directions for miles around. It is part of our heritage, of equal importance to the Castle that it served in bygone eras. It is plainly visible from the towers of Warwick Castle and is part of the setting of the medieval town of Warwick.
The proposed Country Park with large amounts of housing between it and the Harbury Lane is a thin slither of land on a slope down to the Brook with some larger pieces at each end. It would be a very small 'country park' compared with all the others we know of but, combined with the housing, it is a huge human intervention into a natural agricultural area. Although it would have some new tree planting, because of the levels, they would do very little to hide the mass of housing planned in either Grove Farm or Lower Heathcote Farm, especially in the winter. It would look like an advancing army pouring down the hill towards the brook.
3. A Country Park is expensive to provide and to maintain, but the plan is for the developments to meet the capital costs and the first x years of maintenance. The likelihood is that when the District finds it can no longer afford to keep it going that it would become the next building site. The Bishop's Tachbrook community would like to see it kept as agricultural with a limited number of public footpaths through it along the Brook. This, as well as being better visually and recreationally, would not incur any running or capital costs to the Develop of the district, making the housing more affordable and the not adding to District Council maintenance costs.

4. To suggest that a further 550 dwellings could be located on Grove Farm is way beyond the publication draft of the local Plan. DS11 site H02 plans for 1505 dwellings south of Harbury lane. Already 785 have been approved for Lower Heathcote Farm and 200 for Grove Farm a total of 985. If 550 is added to that and the balance of 400 is added for Lower Heathcote, then the total will be 1,935. The plan is only for 1,505. That is an additional 430 on Grade 2 agricultural land. That is not necessary and not sustainable in terms of the NPPF. The effect on the natural environment will be even greater than the Draft Local plan approved to go to examination.
5. In addition when calculating housing numbers, no account seems to have been taken of housing numbers that have already been achieved. In total, by November 2014, 6,220 dwellings have either been granted permission, are under construction or have been completed. In addition at least 315 dwellings are in the pipeline for approval, the total being 6,535. That is more than half of the total requirement for the whole life of the plan identified and on the way in just under 4 years. 635 of these are not recognised by the LPA because they are the small applications not in their lists and which are permitted developments many needing only building regulation approval.
6. Adjustments made to the local plan in the recent focussed consultation on the Stratford Road employment provision should also reduce the need to take more land south of Harbury Lane. The Neighbourhood Plan Map assumes that the sites granted permission of 985 will be developed but takes the land use up to these sites for rural or Country Park, but Policy BTH2 has been amended to say -

The Bishop's Tachbrook Settlement Boundary is shown on Map 6. Housing development proposals outside that Settlement Boundary will only be permitted in locations that are

1. *strategic sites in the Warwick District Council Local plan 2011-2029; or*

- so that if it turns out that this is shown to be necessary, as a strategic site it will have to be accepted.

15 THE FINAL CONSULTATION FOR RESIDENTS

- 15.1 To make sure that as many residents as were able and wanted to take part in the preparation of the Neighbourhood Plan could see the pre-submission version and discuss it with others and Parish Councillors, during the pre-submission consultation period a drop-in Saturday afternoon event was provided at the Primary School in the village on October 11th 2014 from 1-30 to 4-30 pm..

The event was advertised in the October Issue of the Parish Magazine that was circulated during the third week of September to every household in the Parish, was put on the Parish Council Website and for the week before the event, banners advertising the event were placed at each of the 3 entrances to the village and also at Bolingbroke Drive in Warwick Gates.

- 15.2 To ensure that the community had full notification of the Pre-submission consultation that started on September 24th, Notices were placed on the two Parish Councils notice boards, one in the village centre on the external wall of the convenience store and the other on the green just south of Othello Road close to the bus stop at the entrance to Warwick Gates. With the Notice were displayed the maps showing the proposals and details of how to get a hard copy (free on request) of the Policy document. In the village this was from the adjacent shop, and in Warwick Gates from a phone number of a Parish Councillor living closest to the Parish Council noticeboard. The public notice posted on the 24th September can be found in Appendix 8.



15.3 The event took place in the Primary School Hall. 123 attendees from 78 households signed the attendance sheets. Display stands were set out along the centre of the Hall which provided 6 discussion areas. Each discussion area displayed maps and information about a particular aspect of the plan from housing, traffic issues, the effect of the draft local Plan on the parish, improving the village centre and each area had a person from the Parish Council or involved with the plan to answer questions, describe the proposals and provide information to a continuous queue of people throughout the afternoon.



Tables and chairs were set out so that people could write down their comments and observations on the Public Consultation Questionnaire or Representation Sheet.

16. ANALYSIS OF THE RESPONSES MADE ON THE AFTERNOON OF THE 11TH OCTOBER 2014

Representations were invited during the consultation in any medium. By far the largest numbers of representations were made on either the Questionnaire or the Form for representations. People were encouraged to tell us what they liked and did not like about the proposals without fear or favour. The questionnaires are anonymous except for a declaration that they lived in the parish and their post code.

The Questionnaire set out each of the 14 policies.

Each had a space to tick either Yes, No or Undecided to the question “Do you support Policy X “. Then there was a space for any related comments. 50 questionnaires were completed on the day and handed in. 70 had been printed and were gone at the end of the afternoon. Twelve were received subsequently. Analysis of these representations follows in tabular form. Appendix C14.15 contains scanned copies of two questionnaires, chosen at random from the 62 questionnaires received, to give an indication of the input from the community. The paper copies are available if required.

The Representation Form was intended for comments on just one Policy Issue. It included a box to register support without comment to the Neighbourhood Plan proposals or to make representations to any part of the plan proposals. 7 representations were received this way.

Analysing the responses on the day it was found as follows

16.1 Policy H1: LOCATION OF NEW HOUSING

Within the plan period new housing development will be permitted on the site known as Land South of the School, shown on Plan A below. The site will be developed in accordance with a master plan based on the principles set out in Policy H4 Housing Design and produced as part of the relevant planning application.

16.1.1 38 forms ticked the Yes box, 16 ticked the No box, 3 were undecided and 2 made no selection.

NOTE; This policy was developed during the preparation of the Neighbourhood Plan. By the time of the consultation meeting, an outline planning application had been made and granted. It is still relevant as a policy because the detail planning application is yet to be made. The Parish Council is in direct contact with the Developer and there is a good level of collaborative working to ensure the best result for the village as a whole as well as the particular development.

16.1.2 Of the 39 **Yes** votes, 14 made additional comment. Of the 16 no votes 14 made comments. Of the 3 undecided 2 made comments. Table 1 shows the comments and the action taken.

COMMENT	ACTION	REF
Of all of the proposed developments within the village, this one seems the preferred option	None needed	33
This area seems to add to the village and is connected better without being or looking like an add-on site. There is also more	Paths and cycle paths are part of the discussions with the	29

chance of connecting to the village with pathways/ Cycle paths	developer. Policy revision include as BTH1 (e)	
We must accept new housing but local needs must be paramount. This development promises to improve access to the school and so is a bonus. Hopefully the design of roads & housing will be in sympathy with existing homes & environment	Design of roads and housing is part of the collaborative working discussions with the developer. Policy BTH4 and para 10.2.5.e.	43
This development suits the village best. It will benefit the school with safe access and relieves the traffic problem on Kingsley Road. Location is close to the heart of the village and its amenities and plans show a good mix of housing with benefits for the village too eg footpath/cycle tracks.	ditto	39
Developing land south of the school is in keeping with the original settlement. It offers lots more than other proposed developments	None needed	35
Housing Mix should include downsizing options e.g., extra care housing, but also upsizing including 4 & 5bed with family sized gardens, except Savages, Parsonage & Powell	part of the discussions with the developer Policy BTH3 revised to address housing mix based Neighbourhood Plan submission para 6	30

I'm concerned about the effect of housing on the school, which doesn't seem to have been factored in. the numbers are going to increase – will the school be extended?	School is a good point and discussions with the School governors have taken place. It will be for the County Council to manage as education providers. If demand showed it to be necessary then some extension can take place.	31
Do we know the effect on the number of the primary school places required as BT is already oversubscribed? Are there protection issues for the children(?) with multiple access points? If we were going to have additional housing I would prefer it on the south side to not get closer to Leamington.	School as above. Pedestrian access from new development to village needs to be 24/7 but for the meadow may be some thought should be given to this issue. Prevention of coalescence of settlements supported by District and Parish policies. Policy BTH2 includes area of coalescence protection detailed in 10.2.3a	45
This should be the only development allowed for the village	Parish Council agrees. Policy BTH2 limits development in rural area	36
Makes no difference if already approved	Sign of frustration with the planning system which is why localism agenda is growing	38
Any development on the site should have a maximum of 75 dwellings and should be built in stages to facilitate integration.	150 dwellings is a strategic requirement of Warwick District Council. The disadvantage of phasing is that the first phasers have a long building site disruption.	55
Really disappointed with Warwick District Council planners trying to find out if land at the end of Holt Avenue could be built	Building will be some distance away from Holt Avenue houses.	56

on, but a reply was not received. Went ahead with purchase then found that building was going ahead.		
This appears to be a sensible choice to allow the village to grow, without spoiling the village ambience. It will greatly improve traffic problems in Kingsley Road.	None needed	58
This appears to be a good site to extend our village and will hopefully ease the traffic problem in Kingsley Road during school hours	None needed	59

TABLE 1 YES VOTES TO POLICY H1

16.1.3 Of the 16 **No** votes, only 2 gave no reason. Table 2 shows the comments and the action taken.

COMMENT	ACTION	REF
Land south of Mallory Rd. No. Land west of Seven Acre Close. No.	Plan does not include any of these sites. 1 st - appeal dismissed, 2 nd - application refused but appeal lodged. PC is a rule 6 party seeking appeal dismissal. 3 rd - coalescence and environmental issues. Application received	08

Land opposite the Leopard . No.	10 July and now in progress.	
Already granted!!	Not clear whether this means why ask the question or should not have been granted.	50
Fait Accompli! Land south of school granted	ditto	26
We do not support further housing development within the Parish due to the sheer volume of houses already granted. However, if required to adhere to Local plan, this site would be the better option than land at Mallory Road junction	Understood, but local Plan is strategic so in this case it would appear to be support for this site rather than others.	07
No reason in legality to stop this – precedence has been set by approval of other one.	May be confusion with land south of Mallory road. Seems to support no development in village, but deed is done. Understood.	23
Objections submitted to Warwick District Council before planning was granted . (Resident in Holt Avenue)	Noted.	34
There is ample, no development for now.	Speaks for a large number of residents who did not attend the consultation or respond to process.	27

Object to productive agricultural land being built on. Destruction of environment and habitats. Issues related to flooding. Roads already very busy.	Loss of agricultural land important. Not yet covered effectively in Neighbourhood Plan so we should add a policy on this issue will be BTE2 & BTRE3 . Environmental impact is understood, but this site was selected as having the least effect. And could give a compensatory effect of shelterbelt/landscaping improvements over the gas main exclusion zone. Presume respondent doesn't support any new housing and these reasons justify that view.	28
The site is accessed in an extremely dangerous place. There is no bus route so people will have to walk in and out of Holt Avenue.	Access to Oakley Wood Road potential danger is acknowledged and being examined. Developers traffic engineers and Warwick County Council traffic engineers are in discussion on how to make the access safe. Parish Council is seeking an extension of the 30mph to past this new access, but considers it better to put traffic from this size of site on to Oakley Wood Road rather than into the village on Mallory Road. One bus does go past the site, the 77, Leamington to Kineton. Will need discussions with bus operator for travel plans in general. BTT1 & BTT2 will be extended to address this Not clear whether objection remains if these concerns are addressed.	24
There is too much anti-social behaviour from people who use the club and leave there late at night – they use the short cut via the garages leading to Commander Close – more housing = more people = good probability	New site people will not use the short cut referred to, to go home from the club. ASB could be referred to police by Parish Council to assess frequency and reasons/ action that could be taken with existing residents. PC Action issue rather than Neighbourhood Plan	32 ***

of more anti – social behaviour.		
As stated elsewhere, what about the effect on amenities, traffic and services	Amenities need improvement but also support. Need to improve Leisure and well-being policies, potential for Sports & Social Club , traffic see above. Services are the technical responsibility of providers to say whether they can give good supplies.	48
The plan allows too much development, without any development of amenities and services. Traffic issues do not seem to be planned, getting in and out of the village.	Good points but attention is being given to them.	49
Would drastically increase traffic down Oakley wood road. There are already problems with speeding.	Action underway to address this see above.	44
Due to increased traffic that already uses the Oakley Wood Road, especially the cross roads to Savages Close/ Church Hill	Better location for traffic than using Mallory Road. Parish Council is trying to address speeding and other issues outside of the Neighbourhood Plan to include priority chicanes and VAS displays on O W Road.	47 ***
We accept land south of school as main development site but not anywhere else. Also concerned that housing mix, small scale high quality and sustainability	150 is Warwick District Council strategic policy so must be in the Neighbourhood Plan, but the detail can be set to an extent by the Neighbourhood Plan by collaborative working with the developer on the	60

will not be achieved.	detail application. BTH1 to 4 improved to address this.	
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TABLE 2 NO VOTES TO POLICY H1

16.1.4 Of the undecided, one did not say why but seemed to change yes to undecided, whilst the other wanted to know the benefits it would bring to the village before deciding. (REF 06)

16.2 Policy H2: BISHOP'S TACHBROOK SETTLEMENT BOUNDARY

The Bishop's Tachbrook Settlement Boundary is shown in Plan A. Development proposals outside the Settlement Boundary will only be permitted if it can be demonstrated that

- a) the development is for affordable housing on a rural exception site not exceeding 3 dwellings, rural worker's dwellings, or replacement dwellings; and
- b) the development makes an overall positive contribution to environmental sustainability; and
- c) the development enhances the character or appearance of the area; and
- d) where relevant, the development brings redundant or vacant historic buildings back into beneficial re-use.

16.2.1 39 forms ticked the Yes box, 12 ticked the No box, 7 were undecided and 2 made no selection.

Of the 39 **Yes** votes, 28 made no additional comment and 11 made comments. Most were supportive with helpful comments or concerns . Table 3 shows the comments and the action taken .

COMMENT	ACTION	REF
This would be preferred, rather than inside the village, however future secondary school places for Bishops Tachbrook children is a worry	This shows that the policies need a bit of a rethink. There is not a policy for development inside the settlement other than the specific one for the preferred option. There ought to be something which covers the policies inside the settlement boundary. BTH4 inserts “inside the settlement boundary should comply with policies BTH3 and BTH4” . The reference to secondary school places is not relevant to this question, but is a general issue arising from all developments south of the towns. The County Council is the education provider	33
This respondent wanted to know what a rural exception site was, confused redundant buildings by the shops with those outside the settlement boundary and wanted to know where the vacant historic buildings were.	The above amendment should resolve most of this. The catch all phrases cannot be avoided as across the whole of the parish, one could come to light.	46
150 houses in such a small village is ample, especially as the village has no facilities/ amenities	This is a reason for restricting development outside the settlement so no action needed	35
Except for Point A – concern for class of people that	Noted but this is not for development in the village but outside it.	06

may not respect the village		
Note C. How can 150 new houses enhance the character and appearance of a beautiful rural landscape when destroying good fertile farmland.	The 150 homes are outside the current settlement boundary but the boundary will be revised in the Draft Local Plan. However the point that is relevant is that some phrases used in the policy are subjective and open to interpretation so end up being of little value. The policies could be strengthened by a more direct objective statement. Housing policies are now more direct with limited negative interpretation.	34
Effect of numbers at the primary school	As any dwellings outside the settlement boundary will be minor, any effect would be manageable in the school.	31
Keeping the village envelope encourages community cohesion	This supports the policy and is partly the reason for it, as well as protection of the rural area / natural environment.	30
What are the parameters of “environmental sustainability”	Good question but a complex answer. The policy should indicate what this might mean in Bishop’s Tachbrook. Addressed in the condition statement as well as a revision to BTH2	54

Would be good to use existing buildings or brown field sites to reuse space.	Good point and could be stressed for this limited type of development. To be small scale it should limit the number of dwellings permissible in BT based on NPPF 54 & 55. BTH2 revised to limit anything outside settlement boundary or strategic sites.	57
It would be helpful if the plan looked ahead and gave guidance about where other development might be considered in the future, even if only to layout some guidelines about what might be acceptable or not eg no development will be permitted on land between the village envelope & Leamington Warwick Whitnash. I think the settlement boundary is too tightly defined.	Plan needs to be definitive for the period of the plan and the settlement boundary is the line accepted by almost all the respondents. Agree that coalescence between village and towns means no development is acceptable north of the village and that can be included as a reason for the rural designation. SEE RE2. BTH2 includes area of coalescence protection.	62

TABLE 3 YES VOTES TO POLICY H2

16.2.2 Of the 12 **No** votes, only 4 gave no reason. Two did not want any provision for new housing outside the settlement boundary at all and 2 were concerned about the proposal to build 125 homes on land immediately adjacent to the settlement boundary but outside it. Policy H2 would not permit this development. Table 4 shows the comments on the remaining 4 and the action taken.

One undecided thought rural workers dwellings could be a Trojan Horse.(05) , whilst another was undecided because too many exceptions could be expected (49).

COMMENT	ACTION	REF
Farmers should provide housing for their workers: There are no un-used historical buildings in Bishops Tachbrook so none of the above is correct. Protect the land, do not build on it - 'they' are not making any more of it!!	Seems to support housing for rural workers outside the settlement boundary but nothing else and thought that no historical buildings which are unused exist, which may or may not be correct. NPPF55 sets out what should be allowed and it could be advantageous to align this policy more closely to this paragraph to avoid duplication and uncertainty. See BTH2 revision.	32
Redundant property by shop. Houses do not improve the view of a Windmill, which is the view at present.	2 comments. 1 st shop is within the settlement boundary so not a relevant comment for this policy. The unused shops are dealt with elsewhere. 2 nd The view referred to is probably towards Chesterton mill and due to levels it is possible that the view will be affected by the proposed housing, but it will be seen over the top of roofs. Comment does not relate to H2.	24
Who decides on "overall positive contribution"?	Another example of an indeterminate phrase. Could be more directly stated. BTH2 adjusted	23

Not clear why it needs to be affordable or replacement housing. Agree strongly on environmental sustainability. From a position of self-interest. I'd like to build a zero carbon house for my retirement which will require space and could not be accommodated within existing boundary.	To comply with NPPF54 that includes rural exception sites where appropriate. A definition of what might be considered appropriate in Bishops Tachbrook could be considered. BTH2 adjusted Special examples such as this might be possible in sites 4 and 13 listed in para 5.6.2 of the Submission document. Otherwise a site would have to comply with NPPF55 point 4.	01
A combined statement for policies H1, H2, H3 and RE2 was submitted. For H2, relevant points are small scale and sustainable development.	NPPF 55 says LPA's should avoid new isolated homes in the countryside except for special circumstances such as rural worker, viable use of heritage asset, reuse of old building or exceptional design. H2 needs rewording to this level. BTH2 adjusted	60 62

TABLE 4 NO VOTES TO POLICY H2

16.3 Policy H3: Mix of housing types

Proposals for new housing development must demonstrate how the type of dwellings provided will help ensure a balanced mix of housing for Bishop's Tachbrook, particularly through the provision of dwellings designed for older persons, either in the form of accessible dwellings suitable for "down-sizing" or as purpose-designed accommodation for older persons, and one and two bedroom dwellings suitable for smaller households.

16.3.1 49 forms ticked the Yes box, 4 ticked the No box, 5 were undecided and 2 made no selection. 2 who ticked the No box gave reasons the same as those that ticked the yes box so they are included in the yes table.

Of the 49 **Yes** votes, 30 made no additional comment. Of the remaining 19 comments, most were supportive with helpful comments or concerns. Three did not agree with the need for 150 homes but if demand was there, a mix is needed. Table 5 shows the comments and the action taken.

COMMENT	ACTION	REF
<p>Planning to extend existing housing must be resisted especially for bungalows – we are losing too many. There is a requirement to downsize but less choice.</p> <p>Some sort of sheltered accommodation or nursing home may be.</p>	<p>This refers to the existing stock that includes many bungalows. As families grow, so does the property in a number of cases becoming less affordable for the starter families later. The alternative of moving to larger properties is either an affordability problem for a growing family or are not available where and when wanted. Once extended they are less available for downsizing. Problem recognised but difficult to rectify now because of many precedents set. Providing larger houses might reduce this somewhat. A new policy BTH5 to carry forward RAP2 may be an answer but as yet I have not been able to write a convincing policy to answer all the situations it may have to cope with.</p> <p>New development could include minimum age (over 55?) 1 bed bungalows for people with local connections, built to a lifetime standard for sale or rent to allow downsizing. This would have the long term effect of releasing larger homes for growing families.</p> <p>They could include some care arrangements to enable people to remain independent</p>	<p>43, 42, 36, 31, 62</p> <p>***</p>

	for as long as possible in a place they know. Possible method - link semidetached house to a minimum age bungalow so that neighbour can keep an eye out.	
Unfortunately, local bungalows that are occupied by people hoping to enjoy a quiet retirement are going to be overrun by new 5 bed houses with children	Layout can provide a mix of 'quiet area' bungalows with others close to the school as some visual contact is said to keep the elderly younger. Gives a choice, all be it limited.	24 ***
A mix is very important, especially more affordable homes to encourage village born children not to migrate.	Development includes 40% affordable homes. Some could be kept for local connections so Parish Council action should be talking with Warwick District Council housing to provide this at least in line with the housing need survey written in toBTH1, BTH2, BTH3	35, 39 ***
Who decides mix of dwellings? Plans must demonstrate commitment to real needs, not token minimums to achieve "balance" "A balanced mix" is this a subjective judgement and hence open to interpretation? See master plan?	Affordables are decided by Warwick District Council Housing officers based on their waiting lists. This makes talking to them important for the Parish Council otherwise none may go to local people. For market homes, the developer decides based on his view of demand. This may distort the mix towards saleability rather than affordability. If there is a development by the Parish Council, mix for locals could be more focussed. Suggested mix is Included in Table 3 paragraph 6.3 of the submission statement Policy context should give tenure mix of village from 2011 census to see where under provision may lie to try to get an objective assessment. Market demand assessment may not agree with that assessment.	34, 38 55 *** 54

<p>The mix of housing should include a suitable proportion of larger homes for growing children.</p> <p>4 & 5 bed homes with decent gardens for growing families + 1 or 2bed dwellings for starter homes or downsizers</p>	<p>Recognised by Parish Council and is in discussion with developer on the best mix. Data on existing provision is available but it will say what exists, not what is thought to be necessary. It will be a judgement in the end, but providing larger properties might slow down the extensions to bungalows. Parish Council Action. See Table 3</p> <p>Use 2011 census to get an indication of the level of the problem.</p>	<p>41, *** 30, 48, 49, 53, 62</p>
<p>Would the houses be grouped together in types or evenly distributed, eg elderly people grouped together or mixed in with 4 beds & 2 beds.</p>	<p>A bit of both probably. Generally, policy is to mix types, this making a townscape more interesting due to variations and also stops ghettoising. But for older people, small clusters could be helpful.</p>	<p>57</p>
<p>A combined statement for policies BTH1, BTH2, BTH3 and BTRE2 was submitted. For BTH3 relevant points are- 150 is large scale and will not encourage all ages, incomes and housing size; likely to provide low to middle income family accommodation; not small scale or sustainable; need for larger family homes and some character properties; did not</p>	<p>Agree that policy as written, although stating a balanced mix, then lists the lower end of size. This has happened because these smaller functions are not identified. The mix could be better described. The affordable element will be led by the housing dept. Waiting list and any care element by Public Health need , but larger family homes and character homes should also be incorporated. See Table 3</p> <p>As a rural area with multiple applications for housing sites general sensitivities of the community is to reject applications outside the settlement boundary. Protection of the</p>	<p>60</p>

agree with auto rejection of applications outside settlement boundary	valued landscapes that draws people to the area would be diminished by random applications unless for very special reasons. See note on NPPF55 in 60 in Table 4	
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TABLE 5 YES VOTES TO POLICY H3

16 3.2 Of the 4 **No** votes, 2 gave other reasons. Table 6 shows the comments and the action taken .

COMMENT	ACTION	REF
There are many single people in Leamington who have nowhere to go - they use Charlotte Street shelter- kicked out of it during the day- no matter what the weather!! These people need 1 bed flats- a home of their own not years on a council waiting list!	All new developments are to have 40% affordable homes and some of these are in the Warwick District Council housing mix. People in real need should be accommodated it is supposed and society should not allow this to happen.	32
Why would older people want to live around the school, surely people with families would want to live around the school area!!	Some people in both groups of families or older people would or would not like to be next to the school. It is a matter of preference either way.	50

TABLE 6 NO VOTES TO POLICY H3

16.4 Policy H4: DESIGN OF NEW HOUSING DEVELOPMENT

Proposals for new housing development must demonstrate how they will help Bishop's Tachbrook become a sustainable garden village. Wherever possible new housing developments must

- 1 Be well integrated with their surroundings by reinforcing existing connections and creating new ones;**
- 2 Provide convenient access to community services and facilities;**
- 3 Have good access to public transport or otherwise help reduce car dependency;**
- 4 Provide a mix of housing types and tenures that suit local housing needs;**
- 5 Create a place with a locally inspired or distinctive character;**
- 6 Take advantage of the local topography, landscape and water features, trees and plants, wildlife habitats, existing buildings, site orientation and microclimate;**
- 7 Provide buildings, landscaping and planting to create well defined streets and spaces;**
- 8 Take advantage of views into and out of the site in order to make the development easy to access and to navigate through;**
- 9 Provide streets which encourage low vehicle speeds and which can function as safe, social spaces;**
- 10 Integrate car parking within landscaping so that it does not dominate the street;**
- 11 Clearly distinguish between public and private spaces, provide appropriate access, and enable the site to be well managed and safe to use;**
- 12 Provide convenient, well-screened storage space for bins and recycling, and for bicycles and motor vehicles.**

An independent design review report must be submitted with all planning applications for housing developments of more than 10 dwellings.

16.4.1 38 forms ticked the Yes box, 6 ticked the No box, 3 were undecided and 3 made no selection. 2 who ticked the No box gave reasons the same as those that ticked the yes box so they are included in the yes table.

16.4.2 Of the 47 **Yes** votes, 34 made no additional comment. Of those that voted yes but with comments, hardly any of the comments related to the policy which is about how new housing should demonstrate will help BT become a sustainable garden village. It then lists 12 must provisions. Selecting the yes box presumably means that those respondents agree with the 12 provisions and the comment is additional. This policy is not only for the village, it is for the whole Parish. Hence the other strategic sites on Harbury lane should be covered by this policy so the reference to new housing developments is correct (54).

The additional comments were

Increase police presence to combat increased crime (47); It is important that the new homes fit with the existing village (39); Maximise green spaces between existing and proposed houses (38); Avoid any 2.5 storey houses and include bungalows for the elderly (36); we need development to enhance our village and developer to work with existing residents and provide more amenities. (35); a lot of thought should go into sympathetically developing within the village (33); sufficient car parking as BT will always be car dependent because of its location **see BTH4**, but better public transport to Warwick would be beneficial (30); If the increase in houses has to go ahead, then more community buildings are needed like another pub.(25); I disagree with further developments near Seven Acre Close and any attempt to merge village with Warwick Gates (20); at end of Holt Avenue allotments proposed. First build of houses should be bungalows and larger dwellings should go in the 'dip' and extend allotments to the top of the hill. Makes good sense to limit the environmental effect and this will form part of PC collaboration with developer(56); emphasised points 9,10 & 12 to protect young

children (57); We need to encourage greater green space between new homes (62); Can we make higher environmental standards for all new homes built in the Parish?(62) should be included in the climate Change policy.

16.4.3 Similarly, of the 6 that ticked the **No** box, 4 also made comments –

It will be approved anyway(23); people drive too fast in the village already – nothing done about it! The current bus service is not that good, can we improve it now rather than wait for this new housing to be built?(32); Public transport is rubbish now. Shop is useless! (50);Needs to address increased load on local amenities and services. (49).

16.4.4 Comments that partly address the policy intention relate to parking - Warwick District Council have a parking policy but experience says that we need a higher standard in Bishops Tachbrook as most people are car dependent. **See BTH4 (10)**

2011 census data:- in Bishop's Tachbrook, 54% of households have 2 or more cars compared with 40% in Warwick District. 74.2% travel to work by car compared with Warwick District at 64.7%. Parking provision is low and this leads to street parking on narrow roads. Buses are few and expensive, although when you can get one the destinations are better than they have been- Coventry, Stratford, Kineton, but not Warwick. This is a reason for not enlarging the village unnecessarily and placing new housing in urban areas where walking is more acceptable and buses are more flexible with shorter cheaper journeys. This is a sustainability issue in the NPPF.

The other comments are either dealt with in other policy areas or are not relevant to Neighbourhood Planning, but may relevant to parish or transport agendas

16.5 POLICY E1: NEW EMPLOYMENT DEVELOPMENT

Proposals for the development of new small businesses and for the expansion or diversification of existing businesses will be permitted, providing that

- a) it can be demonstrated that there will be no adverse impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development; and**

- b) no adverse impact on the natural or built environment will result from the development proposed; and
- c) where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings as part of the development.

Development proposals for new employment development must provide a Connectivity Statement setting out how the development will help achieve a fibre optic connection to the nearest connection chamber in the public highway. Wherever possible the development must provide suitable ducting to enable more than one service provider to provide a fibre connection to the development. .

16.5.1 38 forms ticked the **Yes** box, 9 ticked the **No** box, 9 were undecided and 4 made no selection. 2 who ticked the No box gave reasons the same as those that ticked the yes box so they are included in the yes table.

16.5.2 Of the 38 **Yes** votes, 30 made no additional comment. Of the remaining 8 comments, most were helpful comments or concerns.

Of the 9 **no** votes, 7 made comment, mostly referring to the proximity of employment in the 3 towns within a short distance and valued the residential quiet nature of the village. One had concern about white van overnight parking but this is not a planning issue and could be an employment 'benefit'.

All comments were questioning the function of employment in the Parish. All agreed that employment was a necessary thing, but emphasised that the Parish is rural and a village. Major employment opportunities exist outside the village and all new employment land is outside the Parish. Therefore the Policy should be directed more at the sort of employment that is possible within the parish and would protect and enhance the natural and historic environment within the parish. One suggested that local employment should be encouraged where possible. One suggested possible amenities for home workers such as meeting space, coffee shop. (62)

It would be better to start with NPPF28 supporting a prosperous rural economy. A major part of the rural economy is agriculture. There are 25 farms in the Parish with a range of specialisms. Policies that promote the development and diversification of those agricultural and other land-based rural businesses are required.

Some employment in the village and residential areas providing services to support those areas need to be included in the policy.

16.5.2 Policy E1 should be rewritten using much of the wording in E1 but to address

- E1 Supporting a prosperous rural economy
- E2 Support Agricultural development
- E3 Supporting local services and community facilities Done See BTE1 & BTE2

16.6 POLICY RE1: FLOOD RISK

Planning applications for development in Bishop's Tachbrook must be accompanied by a Flood Risk Assessment which identifies the flood risk for the site and describes the measures that will be taken

- a) to ensure that the development does not have an adverse impact on flood risk in the locality, and
- b) to mitigate any known risk of flooding in the immediate vicinity of the site.

The Design and Access Statement accompanying the relevant planning application must show how any proposed mitigation measures have been satisfactorily integrated into the design and layout of the development.

16.6.1 55 supported the policy, 2 did not support the policy and 1 was undecided and 2 did not choose a category.

16.6.2 It is clear that almost everyone is concerned about flooding. There are 2 main reasons for flooding.

First, watercourses that overflow in wet weather conditions particularly when the lower reaches are flooding. The Tach Brook is the only watercourse in the Parish. It rises in the east beyond Chesterton from aquifers. The Brook normally flows at about 50 to 52m above OD.

In flood condition water rises above the new road level of 58m AOD by at least a metre. Ground to the side gets very soggy. In Tachbrook we should not permit development on any land less than 62m AOD.

16.6.3 Second, due to clay subsoils holding water. This is worst on the west side of the village and from around 71 Mallory Road north through Farm Walk where there is a complex ditch system going to the Brook. The 12 respondents with comments refer to water flooding in these locations. Permeability testing should be a condition before planning applications are submitted and land with poor water absorption qualities not be developed.

16.6.4 One warns of field water runoff towards the southern end of Holt Avenue. This is also due to clay subsoils. But new development will have to solve this by a field drainage system and this will run down to SUDS ponds on west of Oakley Wood Road so that ought to solve the Holt Avenue problem. PC to draw attention of Developer to this problem see BTH1.(56)

16.6.5 One reference was made to capacity of foul drainage near the Leopard. This is likely to be due to debris in the pipe from building operations since 12" should be of sufficient capacity. It is a problem for resolution, if not already resolved, not a Neighbourhood Plan issue.(54)

16.7 POLICY RE2: PROTECTION OF LAND

Land within Bishop's Tachbrook which is outside the Settlement Boundary defined in Policy H2 will not be developed, with certain exceptions set out in local development plan policies.

The open agricultural land on the north side of Bishop's Tachbrook will remain undeveloped, unless opportunities arise to extend the Tachbrook Country Park onto the south side of the Tach Brook.

16.7.1 49 respondents supported this policy, 13 with comments. All those comments and the 5 people that did not support the policy were all sceptical about the strength of the policy and some of the weasel words in it. The policy needs to be rewritten with a clearer direction relating to the nature of the rural area and its agricultural quality. **Action Policy rewritten**

16.7.2 No support was found for extending a country park south of the brook. Brookstray walks by stewardship schemes could be written in. Second part of policy needs adjustment. **Action see policy BTRE2.**

16.8 POLICY RE3: PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

The natural environment in Bishop's Tachbrook will be protected and where appropriate, sensitively enhanced and made more accessible to the local community. Initiatives for ecologically balanced maintenance and management of the natural environment will be encouraged.

16.8.1 50 respondents supported this policy, 9 of whom also made comment. 5 did not support the policy and one was undecided but their comments were the same as those that supported the policy with comments in that it did not go far enough.

16.8.2 The comments of the 14 respondents were broadly of 3 issues

- 1) We support the aims to maintain the rural nature of the village (39); our environment should be protected (19); and enhanced (35) (62); encourage school children to be involved in this(30).
- 2) We need to have a clear separation between Tachbrook and the development south of Whitnash(43) (62);Important that there is agricultural and /or parkland between Harbury Lane housing and Bishop's Tachbrook(26).
- 3) A number supported the policy but were suspicious of the wording. The most criticised was "sensitively enhanced" as this has multiple interpretations. Who decides? This phrase needs revision so that there is only one interpretation – if that is possible!

On the lines of For BT this means..... What is the Natural environment **Action - wording improved.**

- 4) Increased accessibility to the natural environment could have the reverse effect to that intended. Needs to directly addressed in the policy (54). What about investments in improving the biological diversity of the area?(62)

16.8.3 There are other factors that need a policy included. These are

1. Climate Change, CO2 emission reduction and standards of insulation, renewables and policies on locations of large scale renewables eg solar parks **Action BTCC1 & 2 added**
2. Landscapes and the visual quality of the environment, **Action policies BTRE2 & 3 include this as protected views**
3. Agriculture and its promotion rather than deletion. **Action policies BTE1 & 2 include agriculture.**
4. Local green space **action policy BTRE3 includes local green space**

16.9 POLICY LACV1: PROTECTION OF LOCAL ASSETS OF COMMUNITY VALUE

Development proposals which affect local assets of community value identified in Table 1 above, or in any subsequent list produced and approved by Bishop's Tachbrook Parish Council, must not result in the loss of, or have an adverse effect on, the asset or assets concerned.

Whenever possible opportunities will be taken to improve or enhance local assets of community value as part of the development concerned by the use of appropriate planning agreements or community infrastructure levies.

16.9.1 48 respondents supported this policy, 10 of whom also made comment. 3 did not support the policy and 4 were undecided but their comments were the same as those that supported the policy with comments. All the comments were protective of community assets but were critical of their past loss and wanted to see particular issues addressed.

16.9.2 **Assets of Community Value** is a new concept introduced by the Localism Act. It is partially explained in the Strategic Basis description in the Draft Policies consultation document but, for the public and to an extent the Neighbourhood Plan team, the situation needs clarifying.

‘Assets of Community Value’ is a term in the Localism Act that provides a way of communities being given the opportunity to bid for an asset that the community sees to be of value to the community. It is in private ownership and could be lost if the property were to be sold off. eg the local pub. It was used and valued by the community, owned by the brewery, could be sold off and turned into a house and the community be left with no pub. If it is designated as an Asset of Community Value, if and when the pub comes up for sale, the community can choose to bid for it. They have 6 months to fund the purchase and it cannot be sold to others unless the period expires, (except in limited detail circumstances)

But an asset of community value may already be in the communities hands through a public or community authority. In this case it is better described as a **Community Asset**. It is already in the ownership of the community in one way or another and although it may be under a similar threat, as in the pub example, it is for the community to decide how to keep it going or whether it remains of sufficient value to the community.

Action - The table in the draft policy document redrawn to separate Community Assets from Assets of Community Value.

This will be set out in the submission statement. Then there needs to be two parts to the policy to best fit the way that protection and enhancement of community facilities in both cases.

16.10 POLICY LACV2: THE PROVISION OF NEW LOCAL ASSETS OF COMMUNITY VALUE

When planning permission is granted for development in Bishop's Tachbrook opportunities will be taken to provide new local assets of community value, in accordance with priorities identified in this Neighbourhood Plan or otherwise determined by the Parish Council. Appropriate use will be made of the Community Infrastructure Levy, other planning agreements or planning conditions, in order to deliver new local assets of community value.

16.10.1 45 respondents supported this policy, 9 of whom also made comment. 3 did not support the policy (one said don't understand it) and 6 were undecided. Comments included provision of village hall (46) (48) Sports Hall on the Meadow (37), a green buffer trust to ensure protection (05) help extend the school (45) provide better access to assets such as Oakley Wood, the Tach Brook (30); such funds should be used to renew or redevelop existing facilities such as a proper Sports Club. Other comments were confused by the wording of the policy. **ACTION Both policies on ACV's rewritten taking Draft Local Plan fully into account and CIL payments.**

16.11 POLICY HE1: ENHANCEMENT OF BISHOP'S TACHBROOK CONSERVATION AREA

Opportunities will be taken to enhance Bishop's Tachbrook Conservation Area, either when planning permission is granted for development within or affecting the Conservation Area or through other proposals which improve the quality of the historic environment. Wherever possible schemes which enhance the Conservation Area will be designed to improve the range, quality and functionality of public amenities and to mitigate the impact of motor vehicles in favour of people on foot.

16.11.1 Statutory response received from English Heritage pointing out that we should have a policy for the historic environment as a whole, not only the Conservation area. **Action; new policy added as BTHE1**

16.11.2 we also need a policy for village centre enhancement because it is in the conservation area or close to it, (shops) **Action new policy added as BTHE2A**

16.11.3 44 respondents supported this policy, 3 of whom also made comment. 5 did not support the policy and 5 were undecided. Comments received were as follows in Table 7

support	COMMENT	ACTION	REF
yes	BT's conservation area is currently well maintained but could be improved with appropriate investment	noted	30
yes	The old part of the village(conservation area) needs to be preserved for future generations	noted	39
yes	Converting open fallow land opposite & behind the Leopard PH to conservation area to encourage more wildlife	Could be considered as an extension to the conservation area as development in it, other than at ground level, would be seen from the road at the bridge over the brook affecting the setting of the conservation area as the village is approached from the north.	47
yes	What does "sensitively enhanced" even mean. Who decides on this – you could argue that the village green would be enhanced by a house!	The policy is unclear. "Opportunities to enhance the conservation area" implies a 106 agreement of some sort rather than any development proposed itself must improve the conservation area rather than detract from it. This is a subjective opinion. Action intentions clarified in BTHE1 & 2	23
No	Village green needs protecting not enhancing. Policy is too vague to know what is being proposed and what is not. It gives Parish Council a 'blank cheque'	Local Green space designation would give the village green Green Belt status and protect it from both development and the Parish Council.	40
No	If a conservation area exists then why are we building new houses for? Conservation	Some development will be sought, but filling spaces that give conservation area character may not be appropriate. This is a matter	32

	is protecting what you've got!! Surely.	for specification in the policy as to what this means in BT	
undecided	I'm not clear what 'enhance' would entail this could be interpreted in many ways	Enhance means make better, but this is a subjective judgement. Change needs controlling by objectives. These need to address the range of situations rather than a blanket statement for all of it.	45
undecided	Such a small area – unsure as to how it can be enhanced	Commentator possibly not fully aware of the full extent of the Conservation area	42
Don't know	Preserve the conservation area as it is! What a pity the new 'Bungalow' is the dominant feature on entrance to the village.	To preserve views, the Parish Council objected to this development as it is too dominant in form and on the site. A smaller footprint and a building line that followed the bend would allow sufficient planting to make it a better visual neighbour. Warwick District Council Planning Committee lacked sensitivity and approved it showing the importance of the Neighbourhood Plan setting up the parameters for such proposals.	37

TABLE 7 POLICY HE1

16.11.4 **Action: Policy HE1 rewritten to take into account comments in the table and the advice from English Heritage. Now BTHE1 & 2**

16.12 POLICY LWB1: PEDESTRIAN ACCESS TO THE COUNTRYSIDE

Opportunities will be taken to develop, improve and extend the footpath network within Bishop's Tachbrook in order to provide better pedestrian access to the countryside, either through the granting of planning permissions for development or through other proposals which enhance or increase the footpath network.

16.12.1 49 respondents supported this policy, 11 of whom also made comment. 2 did not support the policy providing the reason and 3 were undecided, 1 with comments. Comments received were as follows in Table 8.

support	COMMENT	ACTION	REF
yes	Circular dog walk around the village would be good	Agreed this is being considered as to how to do it and where it goes	17 ***
yes	More footpaths would in my opinion be better . Cycleways What about also including cycleways within the Parish	Noted. Investigations are ongoing on completing the safer route to school from Warwick Gates that currently stops at the Leopard by widening the footpath up Church Hill, providing a safe crossing cross Mallory Road a path up Church Hill into Kingsley Road, onto the Meadow site and past the allotments into the new development south of the school so that the new playground entrance can be fully utilised.	21, **** 62
yes	Yes- footpaths/cycleways need to be enhanced and lit and maintained	Noted. Within the village, paths are lit but not in the open countryside	23
yes	Anything that encourages walking	Noted	26
yes	Footpaths should be improved and be opened up, but this should not be conditional with further development	Many are uneasy about giving planning permission to get essential improvements	28

yes	Maintenance of this footpath network is key. The dog mess littering the right of Way behind Farm Walk is disgraceful as a non dog walker!	Not a Neighbourhood Plan issue. Parish plan and education action note by Parish Council	30
yes	The narrow road going up the hill past the 'Leopard' and the Old School needs attention – its narrow, dark and overhung with trees	Maintenance Management	32
yes	Much needed!!	Noted	35
yes	This would be a great asset to the village	Noted	39
yes	A non-road access to Oakley Wood would be great	In Hand from the preferred option site developer but subject to WCC highways engineers to come up with a safe route up to each side of the M40 bridge	45
yes	More tracks like the one to	noted	46
no	There will be no countryside	Refers to Local Plan housing development taking valued countryside	24
undecided	Not through granting of planning permission for development	As for respondent 28	37

Yes	Will policy include OWR footpath? It is good except where it narrows due to 2 cottages. Doesn't feel safe when walking daughters to preschool on that section of path	Not Neighbourhood Plan issue. Action for Parish Council. Concern was expressed at the time it was constructed but it was that or nothing. Possible pedestrian barrier railing to prevent children accidentally straying into the road might be considered?	57 ***
Yes	Cycle path on Banbury Road would add safer alternative route out of village.	Needs thinking about. Where would it go to? Narrow footpath northwards but nothing southwards	59

TABLE 8 POLICY LWB1

16.12.2 Horse riding is not well served locally. Even though horses are kept locally there is poor access to paths suitable for riding with owners often resorting to exercising their horses on residential streets or dangerous rural roads. There is a need to create access and connections to more appropriate areas for riding activities. Bridle paths through Oakley Wood may be possible.

16.12.3 The policy is not clear enough to achieve the objective. Although the intent is clear. The policy is unlikely to be effective as it is more of an aspiration than a policy. The map should show indicative routes for paths and where they pass through or have a proximity to or relate to development sites, conditions should be part of the permissions requiring them to be built at the right time in the development of the site. Opportunities to develop sites such as the brookstray where the District or Parish Councils should be encouraged and landowners helped to enter stewardship schemes with DEFRA to give access to the countryside as NPPF75.

16.12.4 Leisure & well-being is not being sufficiently covered. Sport England's statutory consultation response requires 2 additional policies- LWB2: Improving Sports Facilities and policy LWB3: PROVISION OF NEW ALLOTMENTS. These will be included in the submission document. BTT1(3) cycleways other than normal road use should be considered.

16.13 POLICY T1: IMPROVING TRANSPORT OPTIONS

Opportunities will be taken to develop and improve public transport options in Bishop's Tachbrook, particularly bus services, when new development is proposed or when transportation schemes are produced which affect the Neighbourhood Area.

16.13.1 50 respondents supported this policy, 16 of whom also made comment. One did not support the policy and 5 were undecided all of whom made comments. Comments received were as follows in Table 9.

support	COMMENT	ACTION	REF
yes	The proposed developments south of the towns will increase the pressure on the existing transport infrastructure between M40 junction 13 and Leamington etc. Steps will need to be taken to protect BT from out-spill traffic(rat runs)20mph on Mallory Road and chicanes would be examples	Part of Local Plan is to mitigate the effect of new housing on the road network with £39M of road schemes. None of that will be spent in BT but Mallory Rod will become an escape route. Parish Council is working with the preferred option developer to work out a way to reduce traffic impact on the road in the village centre between the shop and the green but this will only produce a viable scheme. It will still need to be financed.	05 ***
Yes	Bus services need to be vastly improved i.e., extension of G1 service	The provision of bus services is not an Neighbourhood Plan matter directly, except where developments make a new demand and then 106 agreements can fund additional services so a policy needs to be in place for	11

		this purpose. Action for the Parish Council is to keep bus services under review and work with transport operators as appropriate	***
Yes	Policy must include provision to slow down speeding traffic e.g., chicanes, speed humps on Oakley Wood Road & Mallory Road	Partly covered in 05 but in addition, measures are being considered by the Parish Council for VAS signs and chicanes but not as part of the Neighbourhood Plan	20 ***
Yes	Traffic needs to be calmed. Congestion needs to be addressed	Agreed	23
Yes	Especially for access to Warwick directly from the village	Good point.	30, 62
Yes	Public transport should be improved anyway and not just because of some new housing. I have a car and it is actually cheaper than the bus and its door to door	Agreed. Bus costs are out of step with other transport modes	32
Yes	More houses will need better transport links	More demand may make them more viable	33
Yes	Why only when new development is proposed or transport schemes produced. Why not now?	New demand can trigger improvement but bus companies have to cover costs. If demand is not there neither is the bus. But it is a circular argument, better service can increase demand but it is a commercial risk.	37 55
Yes	"Opportunities must be taken" is too wishy-washy. Predicted impact must be improvement	Agree. Rewritten	38
Yes	We certainly need an improved bus service, especially	There is nothing after 7-15pm	44

	evenings		
Yes	Improvement of reliability, times and cost	As above. Reliability is dependent on congestion elsewhere. An additional 30,000 people using the same roads in the district is unlikely to see any improvement and it could be worse.	47
Yes	Bus operator should support children in BT for the free grammar school network bus and Myton School	Unclear what the problem is. Not an Neighbourhood Plan issue but PC may be able to help?	60 ***
Yes	The bus shelters need to be provided/improved. Why can't we get real time displays that show when buses are actually going to turn up?	Not Neighbourhood Plan issue but PC action needed	*** 62
No	The bus stop is outside our house and we would not appreciate further regular stops. Already have issue with privacy (double-deckers) and, not confirmed, vibration of engines causing potential damage to ours and neighbouring houses	Not Neighbourhood Plan issue and difficult to resolve	59
Undecided	I use the bus regularly and find an hourly service fine – great to be able to go to Coventry and Stratford. As to evening buses, when I see them they seem to be empty	A happy customer.	17
Undecided	Very concerned about this as traffic is already a problem	All the southern towns are similarly concerned and have tried to get the increased impact reduced.	31
Undecided	A direct route to Warwick/ Warwick hospital is needed	Noted for Parish Council action with bus operator	39

Undecided	Ultimately it will be decided on cost grounds – too many empty buses as it is	Dilemma for the bus operator.	48
Undecided	The X19 no longer operates, X17 now runs from JLR Gaydon to Warwick only twice pm 16-00 & 17-00 weekdays and only twice early am 0620 & 0653 so would not be useful to villagers even if diverted. A more regular timetable is needed to get to Warwick	Noted for Parish Council action with bus operator	51 ***
Undecided	Something needs to be done to stop large vehicles, HGV's entering the village & small roads surrounding it whether by accident or not	Check on weight limit signage PC action	56 ***

TABLE 9 POLICY T1

16.13.2 Revise policy wording to clarify Neighbourhood Plan issues and separate Parish Council actions.

16.14 POLICY T2: IMPROVING ROAD SAFETY

Opportunities will be taken to improve road safety in the village of Bishop's Tachbrook when new development is proposed or when transportation schemes are produced which affect the Neighbourhood Area.

16.14.1 Many of the comments in policy T1 are relevant to this policy. 51 respondents supported this policy, 28 of whom also made comment. 4 did not support the policy and said why and 2 were undecided and made comment. Comments received were as follows in Table 10.

support	COMMENT	ACTION	REF
Yes	There is a desperate need for traffic calming on Oakley Wood Road and Mallory Road before someone is seriously injured	Parish Council has been and continues to be exploring options with WCC traffic engineers.	01 ***
Yes	Main concerns 1. Junction Mallory Road/ Banbury Road – very hazardous needs roundabout, due to speed on Banbury Road from both directions 2.junction by Leopard/Oakley Wood Road, traffic approaching from right, too fast and not easily visible when pulling out 3. Mallory Road & Church Hill needs calming but not speed bumps, possibly chicanes?	1. agreed, but a local Plan issue and although it contains £50m of transport and road works around the towns it does not deal with junctions on approach roads that will have to deal with increased traffic. 2. This only works because it is a known danger and most take care joining OWR. 3. A solution may emerge from the action being taken on Mallory road by the shop. Speed bumps in the PPG are regarded as aggressive measures which should be discouraged.	06 ***
Yes	Traffic calming – chicanes would be better option. The money spent would achieve the required result as opposed to the flashing 30 signs which in our opinion do not work	Chicanes enforce thinking, VAS signs are information that may promote thinking. Real problem is driver attitude.	07
Yes	No speed humps- chicanes are better , road narrowing	See 06 & 07	08
Yes	Cycle paths need extension, through village to Banbury	Parish Council is in discussion with developer of 150	11

	Rd via Mallory Rd and Oakley Wood Rd. (OWR)	homes to continue cycle path from pub to the new school entrance.	***
Yes	Engineering solution required	noted	12
Yes	I would recommend some sort of chicanes on OWR to enable a reduction in traffic and help with a reduction in HGV traffic coming through the village	See 07	14
Yes	No parking on Mallory Road between Dr. surgery & Holt Avenue plus traffic calming chicanes	Police view is that road side parking is a form of chicane and causes speed reduction because it is a variable obstruction. No parking would cause difficulties for residents.	16
Yes	Chicanes would be good at OWR, at both entrances to village (works really well at Wellesbourne) Enlarge entrance from Banbury road onto Mallory road. Lights difficult to see in dark	See 07	17
Yes	Priority is to improve Mallory Rd/ Banbury Rd junction. During busy times it is very dangerous to do a right turn out of the village. The sighting of a speed camera there is irrelevant as it is traffic density that is the issue.	See 06 1. Traffic lights at this junction on demand (like the lights to Spa Park south of the Queensway junction with Tachbrook Road) would stop the fast traffic off the motorway to allow a safe exit from the village. Parish Council to raise with WCC traffic engineers again.	18
Yes	Traffic calming	Noted	23

Yes	Speed limits are badly needed. Speed checks between 6 – 7am would slow traffic at 60 – 70 mph	Speed limits are there, drivers need to obey.	24
Yes	Of note is the Church Hill junction. Traffic calming on OWR by Leopard is developer money to support a system to slow traffic	See Ref 06 2.	30
Yes	This is very important	Noted	33
Yes	Very important as new developments bring with it more vehicles	Noted	35
Yes	Holt Avenue is another road where speeding is a problem	This can only be from residents as it is not through traffic. Local education process may help?	36
Yes	Purely because increased traffic means increased risk – currently incident:hazard ratio does not support measures	The increased risk might reach trigger levels for action.	38
Yes	Traffic in the village can be a problem for excess speed, not just on the through route of Mallory Road but other roads including Holt Avenue	See Ref 36	39
Yes	If chicanes are introduced- cars parking on road near them are a problem	Understood. Usually used where free of housing	42
Yes	A chicane on OWR and maybe Mallory Road would be effective. See Wellesbourne example	See Ref 07	43

Yes	Anything that can help reduce speed on OWR would be an advantage	Noted	44
Yes	How about traffic lights on OWR by the old school. This would have the double effect of slowing all traffic in deterring ratrunners	See 06 2. Criteria to support lights probably not there. Could change road priorities to stop straight road dash.	46
Yes	Especially OWR by Leopard Pub. Clearer etc to stop people turning right from Church Hill & Speeding	See 46	47
Yes	Traffic lights at Church Hill/ Oakley Wood Road Savages Close will slow traffic and discourage use as a rat run	See 46	48
Yes	No parking on Mallory road; speed chicanes instead of 30mph flashing lights	See 16	50
Yes	Some footpath safety for pedestrians from cyclists	Not normal for combined footpath - not Neighbourhood Plan issue	54
Yes	Road safety for both pedestrians & cyclists also needs improving now, not after any new development	Difficult to respond as it is not specific	55
Yes	Ideally, safe crossing between the meadow and OWR across to the heavily used footpath by Lowdown/ middle Farm where many dog walkers go	On a bend in 30 zone. VAS sign in. Safer to cross further away from the bend.	60
Yes	The village centre roads need to be sorted out. Could we request a 20 mph speed limit in the village centre and	Being addressed in public realm improvement to centre of the village	62

	along other selected streets?		
No	Expand policy to ensure road safety measures may be introduced that are not solely reliant on new development proposals; Enhance village Gateways; traffic calming along whole of Mallory road in a way that does not urbanise the road.	Policy is about planning conditions or 106 agreements to be used for road safety measures. The measures are a traffic issue relying on Highways to determine; village gateways do not contribute to vehicle speed slowdown as they are low and interesting but rustic and receding	61
No	Chicanes don't really work but rumble strips do	Noisy for housing close by	19
No	The Warwick District Council can 'shove' this project – we really have to accept a 150 new house build for road safety! Which we should have anyway !!	Roads are usually safe before drivers get involved. Any work on roads is very expensive so development is seen to be a way of funding. But if it leads to distorting problem priorities such as "give me permission and 'I'll give a road improvement", that is wrong.	32
No	Don't want chicanes, but happy to go with VAS 'flashing 30' signs. I don't think it is as big a problem as being made out.	VAS do tend to keep accidental speed breakers in line as they get a reminder.	45
Undecided	Not convinced about this	Noted	31
Undecided	Awaiting meeting with County engineers to discuss speed/crossing problems in Mallory road.	Noted	59

TABLE 10 POLICY T2

16.14.2 Traffic issues are not something that the Neighbourhood Plan can resolve because it is controlled by highways legislation. It can help identify problems to refer to the Highways authority and help make the case of a Parish Council. Action should not be included in either a Neighbourhood Plan or a Local plan that the Highway authority cannot sanction. However, traffic management in relation to new development, is for planning policy. If a development creates a highways problem close to the development any works necessary to solve the problem created would be expected to be financed by the developer but if it impacts on other parts of the road network due to, for example, additional traffic load, then Highways could seek contributions to necessary works. So it is important to identify impacts of a proposed development to justify contributions that become part of the planning conditions.

The range of comments show that there are many different views as to how highways issues can be managed.

16.14.3 The Policy T2 is a correct subject but should be more wide ranging than just the village of Bishop's Tachbrook. It should be able to address the road safety issues over the whole parish and define traffic management objectives where development takes place. BTT2 rewritten.

16.14.3 Many traffic problems occur because of inadequate provision for the storage of cars and other modes of transport. They end up on the street and this is a real problem in towns not designed for cars. It is short sighted to try to get less cars on the road because without them current lifestyles cannot be sustained. Providing traffic can move on the roads, personal vehicles are the most efficient method of transport. All development should therefore be able to take all vehicles related to their function off the road when not in use. Parking provision specified in housing and employment policies.

17 SUMMARY OF AMENDMENTS TO DRAFT POLICIES ARISING FROM THE PRE-SUBMISSION CONSULTATION TO TAKE ACCOUNT OF REPRESENTATIONS.

17.1 A significant number of representations have been received. Most have been supportive but with comments, concerns, omissions, objections. The have been assessed and incorporated in the Final Plan as set out in Chapters 12, 13, 14, 15 & 16.

This summary separates representations that are Neighbourhood Plan issues from those that are Parish Council issues to form a Parish Council task list for the future. It is in no particular order except as coming out the chapters in sequence.

17.2 Parish Council task list. Matters which are concerns that a Neighbourhood Plan cannot resolve but the Parish Council may be able to promote. Some are Neighbourhood Plan related and the plan may be able to help in some way. These are marked *

Set up and maintain a list of undesignated heritage assets with the Neighbourhood Plan Area that should receive consideration when implementing the Neighbourhood Plan.

Nursing home care needs to be closer, currently at Shipston on Stour

Parking on verges and Kingsley Road

St. Chad's Centre Parking *

Parking on corners

Mallory Road Speed control *

Difficult road junctions*

Road Hazards*

Bus services *

New sports facilities at the sports and social club *

Children's play areas need improvement *

Community Farm*

Behaviour on leaving the club

Housing mix and pre-application talks*

Police presence

Nature reserve

Public Health - measured miles, walking school buses, walking routes. Improved signage to highlight distance, outdoor gym in green spaces, trim trails

Circular dog walk

VAS

Bus destinations

Control HGV's

Replacement of defective garages

17.3 Representations that have initiated amendment to the draft plan.

Include new footpaths, maintain existing footpaths, bridlepaths

Open space requirements and distribution around the village

Adjust housing policies to apply to strategic sites.

New isolated homes omitted in error added back in.

Redraft Traffic policies that can be within Neighbourhood Plan policies

Improve Historic Environment section as English Heritage Advice

Improve flood risk policies as Environment Agency Advice

Improve water framework directive issues as Environment Agency Advice on Tach Brook

Tach Brook as asset of community value and paths to brook and countryside. Environment Agency Advice

Sport England improved sporting and walking provision.

Public Health Issues Building for life 12, meeting spaces, green spaces, Housing Mix to include bungalows,

A number of matters from Dave Barber Warwick District Council

Table 1 due to points from rep nos 29,43,39,45,36

Table 2 due to points from rep nos 28, 24,60 agricultural policy

Table 3 due to points from rep nos 33,34,38,30,48,54,55,41,49,53,62

Table 4 due to points from rep nos 32,01,23,60,62

Table 5 due to points from rep nos 35,39,34,38,55,54,41,30,48,49,53,62

APPENDIX C1 MEETING NOTES BETWEEN WARWICK DISTRICT COUNCIL & BISHOPS TACHBROOK PC REPS.

DATE Friday 20th April 2012. Time 1-30pm.

1. ATTENDANCE

David Barber (DB), Development Officer, Warwick District Council planning (Warwick District Council).

Richard Brookes (RB) and Ray Bullen (RRB), Bishops Tachbrook Parish Council (BTPC).

Kim Slater(KS) & Sarah Brooke-Taylor(SBT), Warwickshire Rural Community Council (WRCC).

2. PURPOSE OF THE MEETING

To discuss and agree the new Neighbourhood Planning process, where we are so far, reason for taking this route, data issues, support from outside Parish , costs and funding possibilities, and the next things to be done.

3. ACTION TO DATE

RRB reported that BTPC had decided that a Neighbourhood Plan for Bishops Tachbrook should be undertaken.

So far,

- a planning group has been set up and there have been a number of meetings to understand the draft NPPF and localism proposals
- respond to the consultations with constructive comments
- as publications became available, assess the advantages of the preparation of a Neighbourhood Plan
- in January 2012 informed Warwick District Council of our intention to prepare a Neighbourhood Plan. The Chief Executive responded on 17 January.
- Since early January have had a number of meetings of the planning group to determine the range of aims and objectives to be addressed in the plan.

The Neighbourhood Planning Regulations 2012 came into force on 6th April .

4. APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA

Following receipt of a letter from DB, RRB said that BTPC has prepared a draft response making a formal application to the district council for the designation of the Neighbourhood Area to which the Neighbourhood Plan will relate. DB confirmed that the draft met the requirement of the Act and would allow him to commence publicising the application.

It was agreed that the map required for the application would be provided by DB as it was the ward boundary for the parish which is best available from Warwick District Council. BTPC will submit the application through the Parish Clerk during the next week. Warwick District Council can commence consideration of the application 6 weeks after the date that the application is first publicised. They will take into account any representations made. If Warwick District Council decide to designate the neighbourhood area, it will publicise the designation on the council website and other ways, stating the neighbourhood area, with a map identifying the area and that BTPC was the body making the application. If Warwick District Council refuse to designate the neighbourhood area, this also must be publicised where people in the area can see it with a statement of reasons and where the decision document can be inspected. Until this is successfully completed the Neighbourhood Plan cannot be formally commenced.

5. NEIGHBOURHOOD PLANNING PROCESS

RB said that the first part of the process had commenced by discussions in the Saturday morning meetings and selecting the Vision statement “Fantastic to live, whatever your age”.

An initial document was being prepared that set out the aims & objectives that the Neighbourhood Plan might address. The main headings are

- A vision of the development potential for the next 15 years
- Establishing how housing for local people based on the Housing needs survey of 2009 may be met
- Development of community life in the parish
- Preserving and enhancing the conservation area
- Maintaining and developing health facilities both in and available to the parish including care facilities for the elderly
- Identifying assets of community value
- Leisure and community well-being
- Enhancing the centre of the village to be a welcoming place managing and traffic issues
- Local business and employment
- Education both for primary school and adult education/skills
- Protect valued landscapes by creation, protection & enhancement of the rural nature of the parish, preventing urban sprawl and the merging of village and town
- Reduce CO₂ emissions by energy efficiency improvements, changing heating systems and promoting renewable energy sources.

Data about what we have and evidence as to what else needs to be provided, how it might be financed and where it may be put will need to be developed as options. Then the options need to be examined to clarify the choices that need to be made, taking into account requirements of the consultation bodies listed in Schedule 1 of Neighbourhood Plan regs, effect on habitats, as schedule 2 and environmental Impact assessments as Schedule 3, a sustainability appraisal and the views of people in the neighbourhood.

6. CONSULTATION

When the draft Neighbourhood Plan is ready, a formal round of public consultation is required. The final version of the proposed Neighbourhood Plan is submitted to Warwick District Council and will need a consultation statement.

Warwick District Council will then publicise the proposed plan inviting representations from those in the area and after the date for receipt of them, being at least 6 weeks from the date it is first publicised, submits the plan to an independent examiner. If both the examiner and the Warwick District Council decide the recommendations should be followed then Warwick District Council will make arrangements for a referendum in the Parish. If agreed by a simple majority Warwick District Council will adopt the Neighbourhood Plan as part of the Local Plan.

Therefore to ensure that the consultation process is full and supportive, consultation should be commenced at the outset, by having representatives of all sectors of the parish involved and contributing to the ideas and options so that final submissions are the consensus view and ensuring so far as possible to lead to a successful referendum and establishment of an accepted Neighbourhood Plan for the next 15 years.

7. RELATE TO LOCAL PLAN

DB indicated that the first stage of consultation on the Local Plan will be commencing shortly. The process will be incremental starting with the overall strategy, considering responses and then working towards the final Local Plan. The development of the Neighbourhood Plan alongside this process could better relate the Local and Neighbourhood Plans.

8. LIAISE WITH ADJACENT PARISH/TOWN COUNCILS

There is a duty to cooperate with adjacent authorities. Proposals coming out of the Neighbourhood Plan may have implications for or may provide opportunities to cooperate with neighbouring town or Parish Councils. This should identify potential conflicts before they develop into difficulties and should mean early resolution of any problems at an early stage.

This means that we should inform and invite co-operation with the Parish or Town council wards/areas that are immediately adjacent to our boundaries, that is, Warwick (South), Whitnash, Harbury, Ashorne and Barford Town or Parish Councils.

9. PROGRAMME

RRB observed that now that the appropriate legislation is in place, a programme for the development of the Neighbourhood Plan should be prepared giving at least targets for the completion of the process. At the moment there are concerns about the length of time that the process may take from a number of sides because a programme has not been possible to draw up so far. RRB will begin the process of programming with the information currently available.

10. PARISH PLAN

This is not a land-use plan, but covers a broad range of subjects and reveals how the community will address its needs to ensure it continues to thrive. It has a different purpose to the Neighbourhood Plan although much of its content includes matters that will become part of the Neighbourhood Plan. The current Parish Plan commenced in 2009 when, between December 2009 and March 2010, the Parish Plan Committee held meetings with leaders of community organisations and residents to understand their concerns. These meetings informed the committee's preparation of the Parish Plan Survey which was published and distributed to households in October 2010. The report on the survey was published and adopted in December 2010 and since then progress has been made on some of the matters not involving land use issues. SBT advised that the Parish Plan should bring to a conclusion those matters not affected by the Neighbourhood Plan. After that, it is likely that there still will be a place for the Parish Plan in the way that the facilities are used in the parish and the community flourishes.

The existing parish plan and the housing needs survey will become evidence to be considered in the development of the Neighbourhood Plan options.

11. SUPPORT AVAILABLE TO THE PARISH COUNCIL

DB said that Warwick District Council would be hoping to support the parish in the preparation of the Neighbourhood Plan. The BTNeighbourhood Plan is being considered as a pilot for any other Neighbourhood Plan's that follow. However, due to limited resources whilst the Local Plan is being produced, the amount of support will be limited.

SBT talked about the ways that WRCC could help parishes with the process. It is clear that the process will involve costs. Government says "We've committed to providing up to £50 million until March 2015 to support local councils in making Neighbourhood Planning a success. We're examining how we can provide funding direct to communities to help them do Neighbourhood Planning."

DB said it is not clear how this will be accessed. The first tranche of plans seemed to have received grants of about £20k each, but until the process really gets underway for us it will be unclear. The plan will require preparation of documents setting out the plan and meet costs of professional support in defining options and written policies, consultation meetings with the public, possibly costs of the examiner and the referendum. WRCC involvement would also incur costs.

8. DATA

RRB said that the Neighbourhood Plan options would be dependent on obtaining data about the relevant issues such as existing affordable housing and business in the parish. He said that he had sent an e-mail enquiry to Warwick District Council Housing department but so far had not received a reply.

DB agreed that he could facilitate response by alerting departments to answer requests when received or advise RRB on best officers to address and so on.

9. NEXT STEPS

1. Apply for designation of the Neighbourhood Area.
2. Identify data needed to provide evidence to inform the Neighbourhood Plan.
3. Continue to develop the vision and objectives
4. Generate option including the do nothing option.
5. Consider consultation and involvement of interested persons across all sectors (age & interests) of the community.

Ray Bullen and Richard Brookes

27/4/2012

APPENDIX C2 PARISH MEETING ASSEMBLY 28TH APRIL 2012 BISHOPS TACHBROOK PARISH COUNCIL

Report on Planning Matters given to the Assembly by Councillor Bullen

Neighbourhood Plan

There are 3 new pieces of legislation that have the objective of changing the emphasis of planning law. Government intends that

- The planning process should help achieve sustainable development.
- Planning is a collective enterprise that should include people and communities and not exclude them as has been the tendency in the past.
- The imposition of strategic planning policies by remote bodies over the wishes of communities should stop.

We all remember the effect on our parish of the Regional Spatial Strategy and the effort that we all put in to resist the overpowering housing proposals between here and Whitnash. Through our protest and many others across the country, government has brought about change through

1. The Localism Act 2011 which amongst other things abolished the Regional Spatial Strategies and set up the framework for Neighbourhood Planning. This received Royal assent on 15th November 2011.
2. The Neighbourhood Planning Regulations 2012 that came into force on April 6th 2012 sets out the rules about the way that neighbourhoods can prepare a Neighbourhood Plan.
3. The National Planning Policy Framework is now law and this has rationalised and simplified the huge range of planning guidelines that has grown over the years. Your Parish Council took part in the consultation process on the draft NPPF and the final version now includes many of the recommendations that we made to improve the content and the way it will work. Although there were 14,000 other responses, we can recognise some of the wording that we used.

All this gives communities the potential to take a major role in the future of their neighbourhood area.

The Planning hierarchy now is

1. Government will decide on nationally important strategic policy
2. Local Planning Authorities i.e., Warwick District council in our case, will include national policies and prepare a local plan that defines the overall strategy necessary for its area; and
3. Neighbourhoods have the option to prepare a Neighbourhood Plan that addresses the way that local matters and national or District strategies can produce a result that is acceptable to the majority of the local community.

In January this year, your Parish Council decided that we should take up this option to give the electorate the opportunity to help shape the future of our environment rather than have it imposed upon us from above. We therefore applied to the District Council stating our intention to prepare a Neighbourhood Plan and received a positive response that developed into Bishops Tachbrook becoming a pilot for Neighbourhood Plans in Warwick district.

Following the introduction of the Neighbourhood Planning Regulations, we have now applied to the council for designation of the parish within its parish ward boundary as the Neighbourhood Area for our Neighbourhood Plan. This will shortly be publicised and 6 weeks will be allowed for any representations to be made after which the District council whether agree the designation or not.

If successful, then we are in a position to proceed with what will be a complex but worthwhile process and it is important that everyone is given the opportunity to become involved if they want to. When the plan is ready, it will go the District Council who will arrange for an independent examination to determine that it has prepared in the correct way. If it is judged sound, then a referendum of both the parish electorate and businesses in the parish will take place. Based on a simple majority, the Neighbourhood Plan will adopted by the district council and incorporated into their Local Plan.

So what is involved?

Firstly, the Neighbourhood Plan is different to the Parish Plan with which you are familiar.

The Parish Plan addresses issues that affect the community, many of which do not have planning implications. This element of the Parish Plan will continue.

The Neighbourhood Plan is about land use and the way any new development impacts on the neighbourhood. It will pick up any Parish Plan issues of this type and work done on them to date will form part of the evidence base for the Neighbourhood Plan.

Secondly, the Neighbourhood Area will be the whole of the parish from Warwick Castle Park in the west to the Fosse Way in the East, from part of warwick Gates and the Harbury Road in the north to the M40 and south to Oakley Wood and along Banbury Road to Hogbrook Farm in the south.

Thirdly, we will have a duty to cooperate with neighbouring towns and parishes with whom we share a border – that is Warwick south, Whitnash, Harbury, Wellesbourne and Budbroke – to link up on common initiatives that would be of benefit to both and ensure that policies at the boundary are complementary.

What will the plan cover?

Firstly, we will generate a Vision Statement that will guide our thinking. At the moment, as a working vision, we have

“Fantastic to live in, whatever your age”.

We shall be working out options by which our aspiration for a peaceful, vibrant community with a better range of local amenities, a historic but welcoming heart, good access to a rural countryside as well towns, a thriving primary school plus facilities for adult classes, supporting local business and increasing employment opportunities where we can help make it happen.

Secondly, we want to think about how we can

- Provide for housing needs identified for the parish through the 2009 Housing Needs Survey

- improve the centre of the village and the conservation area,
- better support Warwick Gates
- help both our aging population and our young people
- improve transport and traffic management
- protect valued landscapes and the rural nature of the parish, preventing urban sprawl and the merging of the village with the town.

Throughout the process others issues will doubtless arise.

Thirdly, it is most important to involve all sectors of the community in developing ideas and how they might be achieved from all age groups and from all interests. We won't be able to do everything but we don't know what we can do until we try.

So, if you are interested in becoming involved in some way – in discussion or work groups or just keeping up with the progress of the plan to make sure that it takes into account your ideas or concerns about the future, then please make sure you get your contact details to me or any Parish Councillor.

APPENDIX C3 1ST MEETING WITH STEPHEN HAY 9/11/2012

Meeting with Stephen Hay, Warwick District Council at Riverside House on 9/11/2012

Attendees: Stephen Hay, Warwick District Council; Cllr R. Brookes ; Sarah Brooke-Taylor WRCC; Graham Leeke; Martin Drew; Ray Bullen.

1. Overview of the Neighbourhood Plan area.

General discussion of the nature of our parish to bring SH up to speed on the nature of BT and its fears and ambitions.

2. Village envelope and conservation area implications: & 3. Relationship of settlements within the parish and community development.

Discussion on settlement hierarchy, village envelopes and the preferred option of managing villages to produce predetermined numbers of houses. Warwick District Council now tending towards talking to all villages to see what each could realistically support balancing housing increase that might help support existing facilities against losing valued assets. Sustainability Assessment suggested and SBT volunteered to provide some info about it. Subjects covered included stretching envelopes where acceptable to the locality, including work opportunities where sensible, assessing traffic implications of both housing and employment, services capabilities and other support infrastructure.

3. The value of the countryside and rural area policies to defend against unacceptable development.

4. How much new housing is really needed?

District is taking seriously the disquiet about the numbers of housing and are taking steps to see that all necessary evidence is taken into account.

5. Aims and Issues Statement: & 6. The development of options.

Being updated but gives our initial thoughts on the matters of concern that need to be addressed in the Neighbourhood Plan. Process will require the investigation of all options relating the issues together to resolve acceptable outcomes. Options will include do nothing, and all ideas considered and accepted or rejected to show that the plan process is robust.

6. Financing the Neighbourhood Plan Process.

DCLG finance is available to finance Neighbourhood Plan's. LPA's can apply for £5,000 when the Neighbourhood Plan Area has been approved and another £25,000 when the referendum approves the plan. It is to meet the costs of the Local authority in servicing the process and to provide a resource for the Parish Council to meet the costs of consultancies, consultation activities and producing the Neighbourhood Plan documents. RB contacted DCLG rep Anton Draper and was assured that it was intended that the resource should be split, hopefully equitably. If that was not the case, the route to go back to discuss any matter arising was offered.

7. Any other business.

- a) Involvement of the community was discussed. MD said that the people have made their views known and they expected councillors to take heed of their concerns. To continue to ask the question was wearing.

Requests for community interest in the Parish Magazine had so far seen only a few responses, mainly from those with a vested interest from the outcome. Ways of improving involvement were briefly discussed and included making the community aware of the extent of threat now faced and identifying groups in the village to suggest representatives to be involved.

- b) Next meeting to be on Friday 23rd November at 2-00pm, venue to be agreed, maybe in the village.

RRB 15/11/2012

APPENDIX C4 OUR NEIGHBOURHOOD PLAN FEEDBACK FROM THE CHURCH FETE 8TH JUNE 2013

See file:- Bishops Tachbrook Neighbourhood plan/Jan2016 regulation 15 submission/C4 Church Fete feedback 8 june 2013

APPENDIX C5 NEIGHBOURHOOD PLAN PRESENTATION TO DEVELOPERS

At meetings with the developers, after the developer presentation, The Chairman used these slides to describe the Neighbourhood Plan process.

Bishop's Tachbrook

Neighbourhood Plan

Engagement with Landowners and Developers

Bishops Tachbrook Neighbourhood Plan - Background

- Aug 2009 Housing Need Survey
- Oct 2009 Residents Action Group
- Mar 2010 Parish Open Meeting – Core Strategy rejected by residents
- Oct 2010 Parish Plan Survey
- Dec 2010 Parish Plan Survey Report
- May 2011 Re-election *Tachbrook Forward*
- July 2011 Warwick Gates Residents Survey
- Dec 2011 *Localism Bill*
- Jan 2012 Bishops Tachbrook Neighbourhood Plan Inception
- May 2012 Draft Aims and Issues Document completed
- July 2012 Designated area application
- Nov 2012 Designated Neighbourhood Area Approved

Bishops Tachbrook - A Community with a Vision

Our Vision:

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

What this means

Everyone – children, families, older citizens – has a future here.

Community – deeply cohesive and welcoming

Balanced – all age groups are important

Sustainable – the facilities that we have in the parish are valued. We will plan to positively enhance them and to develop others

Community resources to create a sustainable future for all residents.

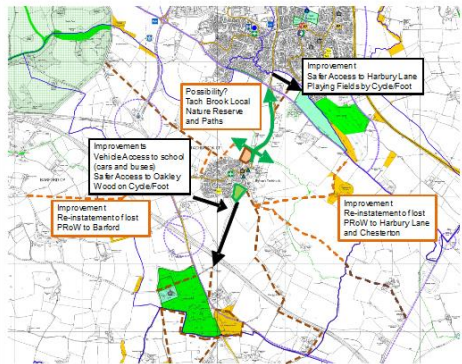
Neighbourhood Plan Objectives

1. Create a blue print for our parish for the next 15 years
2. To provide housing development to meet current needs.
3. To allow individuals and families to live and grow in the parish
4. To deliver a better range of local amenities.
5. Conserve and enhance the historic heart – our conservation area
6. Protect and enhance our rural landscape
7. Ensure good access into the countryside and to the towns of Warwick and Leamington
8. Support our thriving primary school
9. Encourage local employment opportunities including farming

Aims and Issues Topic Areas

- Conservation Area
- Health Service
- Assets of community Value
- Community Safety
- Leisure and Community Well-being
- Transport and traffic Management
- Local Business Employment and Broadband
- Education
- Housing
- Green Corridors and Important Green Spaces

Green Spaces, Green Corridors



- We aspire to provide proper access to for all to our designated green spaces and to the unique country-side across the parish

Housing Need Evidence Base

- Housing Of the 1050 forms issued 470 returned equating 45% (1145 people)
- Specific Needs Identified

Rented

5 x 2 bedroom 2 x 3 bed room

2 x 2 bedroom bungalows

Shared Ownership

1 x 2 bed

Owner Occupier

1 x 2 bed bungalow 1 x 3 bed

1 x 4 bed 1 x 5 bed

Total 14 units

Summary

- We are underway with our neighbourhood plan and are being guided by Planning consultants with experience in this field.
- Lots of effort being expended by our community, parish councillors, officers and neighbouring communities
- We have been encouraged by the WDC to progress our NP to help inform the NLP as it progresses.
- There are a number of other landowners who have offered their sites for development and wish to engage with the neighbourhood plan process.
- We have shared with you our vision and wish to work with landowners and developers who can help us deliver both our vision and the specifics of our neighbourhood plan, once adopted.
- In the meantime we would be interested in hearing from you on your suggestions as to how we can deliver our vision and the aims highlighted in this presentation

APPENDIX C6 NEIGHBOURHOOD PLAN DATA FILE INDEX

BISHOP'S TACHBROOK NEIGHBOURHOOD PLAN

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- 1 GENERAL
 - 1.1 Notice of Parish Meeting on 28th april 2012 with agenda
 - 1.2 Notes for Parish Meeting agenda item 4 iv used by Ray Bullen to inform attendees on the Neighbourhood Planning process
 - 1.3 Notes by Cllr R Brookes on Bishopo tachbrook's Neighbourhood Plan dated 22 March 2012
 - 1.4 Parish Council off-site meeting 10 september 2011 work planning
 - 1.5 CPRE How to shape where you live: guide to Neighbourhood Planning - Document Precis by RB
 - 1.6 A quick guide to Neighbourhood Planning: URBANVISION
 - 1.7 CPRE Parish Council News Feb 2011: Fieldwork - Farming vision, brownfield figures
 - 1.8 BT ward boundary before Warwick Gates
 - 1.9 Neighbourhood Plan discussion Forum 7 Jan 2012; Agenda
 - 1.10 Protection for Tachbrook Courier November 21 1966
 - 2 WARWICK DISTRICT COUNCIL correspondence/approvals
 - letter from Warwick District Council Chief Executive 17 Jan 2012 acknowledging receipt of BTPC letter of 11 Jan 2012 advising
 - 2.1 Warwick District Council of BTPC intention to prepare a Neighbourhood Plan
 - 2.2 letter from Dave Barber Warwick District Council 12/3/2012 requesting an application for neighbourhood area designation
 - 2.3a letter to Warwick District Council 26/4/2012 applying for designation of a Neighbourhood area for BT Neighbourhood Plan
 - a map of the area to be designated as the BT Neighbourhood Plan area and displayed on the BTPC noticeboards in both
 - 2.3b the village and at Warwick Gates and the official notice
 - 2.3c Public notice published in the Leamington Courier on July 20th 2012
-

- 2.3d Public notice and explanatory note about the new process in the Parish Magazine of August 2012
 - 2.3e copy of report to Warwick District Council Executive Committee regarding the application from BT and results of consultation period
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-

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APPENDIX C7 NEIGHBOURHOOD PLAN PRESUBMISSION CONSULTATION

From: N Pearce [neil@avonplanning.co.uk]
Sent: 07 October 2014 22:56
To: parishclerk
Subject: Neighbourhood Planning Advice please

Dear Corrine,

Thank you for your email received yesterday regarding publicity for your Neighbourhood Development Plan. Your response is very detailed and accurate so I would not suggest any changes. However, I would reemphasise and highlight the paragraph in Part 5 of the regulations which states:

“(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area”

The regulations do not specify that a website has to be used to publicise the Neighbourhood Plan but instead it leaves it open to the qualifying body (PC) to determine what is best for their area. I believe you have adequately explained why you have chosen the mediums you have to

publicise the plan. Furthermore, it appears that the details were on the website longer than Barwood Developments suggest – is there an audit trail as to when it was uploaded?

For reference, the equivalent regulations for the publicity of a planning application require a local planning authority to use their website as a way of publicising the application so this is where Barwood Developments may be getting confused.

Ultimately, if this is ever challenged it would need to be proven that someone had been disadvantaged or prejudiced by the alleged shortened period of publicity. This is unlikely to be easy. However, if you believe there is a possibility of a legal challenge then I would be inclined to permit Barwood Developments (and everyone else for that matter) an additional 14 days (24 September – 3 October inclusive) to make up for the alleged shortened period the document was available on the website. The 6 week consultation period is a minimum. There is no maximum. This would remove the issue altogether. Just a thought...

I trust this advice is helpful. Please do let me know if there is anything further I can be of assistance with.

Best wishes

Neil

[APS logo]

Neil Pearce BA(Hons) DipTp MRTPI
Avon Planning Services

tel: 07786 161872

email: neil@avonplanning.co.uk<<mailto:neil@avonplanning.co.uk>>

Member of the Royal Town Planning Institute

Dear Mr. Pearce,

Alison Hodge at WALC has suggested I contact you regarding our Neighbourhood Plan. We have received the following email from a developer and have drafted a response below. Could you please let me know whether our response is correct in the way we have interpreted the law.

Dear Sirs

You may be aware that we act for Barwood Developments on whose behalf we were recently involved in a planning appeal concerning the proposed development of land at Bishops Tachbrook.

Since the public inquiry we have been closely monitoring the Parish Councils' website for announcements of the Neighbourhood Plan consultation period, and publication of the consultation draft plan. When I checked the website this Tuesday there was no information (beyond the original Issues and Options document) and the position was exactly the same on Wednesday 2 October. We note the draft plan has now been uploaded, presumably on Thursday 3rd when we and our clients, who have a key interest in this process, were able to see it for the first time.

However the website says that the consultation period started on 24 September and will run until 5 November. This cannot be so if the documents were not published until 3 October and the Council is obliged to ensure an effective 6 week consultation period. This means that the consultation period must run until Thursday 13 November, at the earliest. For the period to close earlier than this would render the whole process ineffective and liable to challenge.

I would be grateful for your confirmation of when exactly the documents were uploaded, in light of our comments above, and for your confirmation that the Parish Council will extend the period until 13 November and ensure this is publicised, in order to ensure an effective and appropriate consultation in line with the Regulations and best practice. I look forward to hearing from you as soon as possible.

DRAFT RESPONSE

The consultation process that started on 24th September 2014 is for the community and electorate of Bishops Tachbrook Parish. This is the pre-submission consultation to inform people in the parish the result of the last 2 years of investigation, consultation and development of the plan and to give them the opportunity to make any final submissions on the content of the plan that will be taken into account and any amendments found to be appropriate incorporated before submission to the District Council. The pre submission consultation will last 6 weeks terminating on November 5th after which it will be submitted to the District Council who are then required to carry out a further consultation of 6 weeks and publicise it on their website and in such other manner they consider is likely to bring the proposal to the attention of people who live, work or carry on business in the neighbourhood area.

So far as the pre-submission consultation is concerned, Part 5 para 14 (a) of The Neighbourhood Planning (General) Regulations 2012 is concerned, the qualifying body must publicise in a manner that is likely to bring it to the attention of people who live, work or carry on business in the Neighbourhood area. In this case the qualifying body is the Parish Council and the normal way of informing people about any proposal is to place all the information on the two Parish Council noticeboards which was done on 24th September. The information on the noticeboards consisted of the maps detailing the proposals and a notice explaining the consultation process and time period of the consultation and indicating where printed copies of the draft plan policies were available from, in one case the adjacent shop and the other a phone number of a local councillor close to that Parish Council noticeboard.

The notice also gave details of a consultation event on the 11th October where local people can positively engage with the proposals that will affect them and contribute to the plan. This is as required by the NPPF 17 Core Planning Principle point 1, that requires planning to be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area.

In addition, there was a notice in the Parish Magazine which is distributed free of charge to every household in the parish, and this issue was being circulated during the week of the 24th September. This is better than a newspaper notice as take up by customers is limited these days.

Although some people in the parish occasionally refer to the website a large number of people particularly the elderly do not have computer access. Once publicised on the noticeboard, in a village, word very quickly gets round as people talk to each other. The initial notice was published on the website on the 23rd September with details of where the plans and policies document could be inspected. This is recorded in

an e-mail to me from the Chairman of the Parish Council dated 23/9/14 at 15:52. The wording from it was used by me to create the notice for the Parish Council noticeboard in a word document that was created on 24th September 2014 at 01:30hrs and placed on the noticeboard later that day. At that point I can confirm that the notice was on the website since I called it up and found it helpful to take the wording directly from it to create the notice for the noticeboards.

The Parish Council website is an additional medium with limited value for local people. On the 1st October, the website was updated and it then gave links to the map and policies to facilitate matters for those able to access it. Having been notified of its update on the 1st October I checked it out to see it was there. So I do not know why you could not see it until the 3rd. So far as Barwoods are concerned, the documents that form the Neighbourhood Plan were given to the Inspector during the Inquiry between the 16th and 19th September and he was informed that the pre-submission consultation would commence on the 24th September. At the same time copies were given to Mr. Cahill and to Mr Leader acting for Warwick District Council. That was a public Inquiry so in effect was an additional notice to the public over and above that required by the Act. So Barwoods were among the first to know.

The Parish Council has complied with the requirements of the Act in so far as web access is not required and the consultation will run as publicised."

Thanks,
Corinne Hill
Parish Clerk
Bishop's Tachbrook

BISHOP'S TACHBROOK PARISH COUNCIL 24TH SEPTEMBER 2014

DRAFT NEIGHBOURHOOD PLAN CONSULTATION

The Parish Council has approved the Draft Neighbourhood Plan and it is now ready for consultation with people who live, work or carry on business in the neighbourhood area.

The consultation period will be for 6 weeks from Wednesday 24th September and will run until Wednesday, 5th November.

There is a public event on Saturday, 11th October from 1.30pm until 4.30pm at Bishop's Tachbrook Primary School when the content and process will be explained. Please come along and record your views.

The Neighbourhood Plan Documents are available to be viewed during this period on this website www.bishopstachbrook.com The Map on the Parish Council notice board shows the proposals. Copies of

the Draft Plan policies are available. Please ring 338317 to obtain one or in the village please collect from the shop.

This is our chance to produce our own distinctive Neighbourhood Plan that reflects the needs and priorities of our community.

Such is the importance of this for the parish that the draft Neighbourhood Plan could prove to be decisive in the planning appeal hearing regarding the proposed housing behind Holt Avenue. Residents support is key to getting the Plan finalised and adopted which will then provide an effective layer of protection for the Parish against further housing development for many years to come.

The 2 side representation form is on the next page.

Representation Form

Office Use Only
Consultee No.
Representation No.

Name	
Organisation	
Address	
Email	
Tel. No.	

I wish to make representations on the draft Neighbourhood Plan proposals (Please Tick ☐)

Page Number	
Paragraph Number	
Policy Number	

Support	
Object	
Making a Comment	

Please return this form by 5.00 p.m. Wednesday, 5th November 2014 to:

Or email: parishclerk@bishopstachbrook.com

APPENDIX C9 PUBLICITY FOR THE NEIGHBOURHOOD PLAN

C9.1 The Neighbourhood Plan was launched at the Church Fete on the 8th June 2013 and was publicised in the June 2013 Parish Magazine with this article in the centre pages.

Why we need a Neighbourhood Plan right now

You may recall that we completed a Parish Plan couple of years ago. It laid out the way we would like to see the Parish develop in order to improve many aspects and amenities that will make our lives better in the years to come.

So why do we need a Neighbourhood Plan as well?

It's all down to the recent, major changes in planning law. The government has devolved planning strategy enabling local communities decision-making responsibility in a range of areas including planning, housing, amenities, infrastructure and economic growth. Before this change we had to accept many decisions that were imposed from above and not what would suit our specific needs best.

Reflect our needs and wishes

In essence the Plan will set out the vision for the development of the Parish over the next fifteen years. All the proposals in the Plan must have a convincing evidence base to justify their inclusion. And this is where you come in. Your suggestions and opinions are the bedrock on which the Plan will be based. We want to ensure that Bishop's Tachbrook is a fantastic place to live, whatever your age.

Some ideas to get you thinking

What do you like about living in Bishop's Tachbrook and what makes it special? You may have strong views on the amount and type of housing we require and what land should be made available for building. How can we ensure our distinctive rural environment and village way of life are not overtaken by over developed urban sprawl? Do we need better amenities and recreation facilities? What about adult education? Are we doing enough to improve road safety and household security? Shouldn't we plan more for the needs of the elderly? Do we need a focal point for the centre of the village? Can we create more jobs and improve business facilities? What's the best way to protect our historical heritage and develop a more sustainable, green way of life? You may think of other topics for improving the welfare for BT residents.

Naturally many of your answers from the original Parish Plan will be incorporated into the new Neighbourhood Plan. Preparing the new Plan will provide more up to date information on a wider range of issues that concern you.

When the Neighbourhood Plan is ready, Warwick District Council will arrange a referendum of the registered electors. Following a majority approval, the Neighbourhood Plan has to be incorporated into the District Council's Local Plan. Any development will have to comply with this new Plan, which reflects the needs and wishes of our community.

Taking advantage

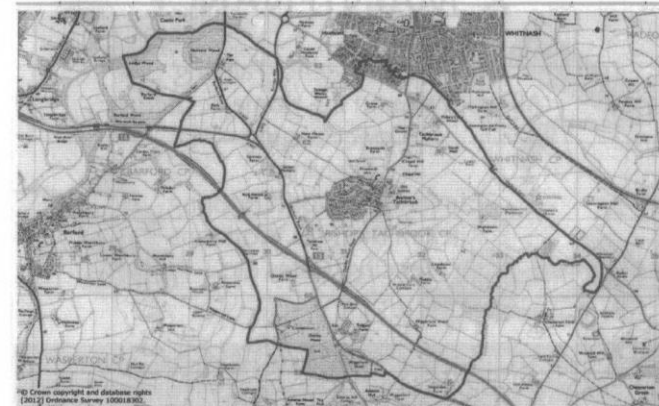
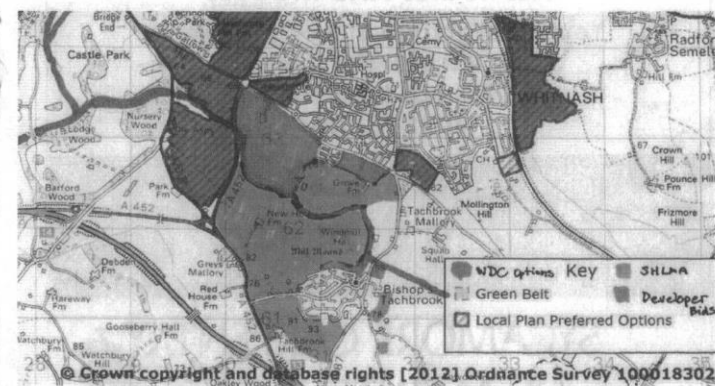
Because the Local Plan is not yet in place many developers are taking the opportunity to apply for planning permission to build houses on agricultural land in our Parish that would be a threat to our rural identity. This is why we need to submit our Neighbourhood Plan as soon as possible to make sure our opinions and wishes count.

22

Take a look at the Bishop's Tachbrook Parish boundary map and you will see the areas where developers want to build. The first map shows the areas where developers have or may apply for permission to build housing developments. If successful, this could lead to being surrounded by a huge housing development. Below is a map of the Parish showing Chad the Tachbrook Terrier boundary outline.

Come along to the Church fete and have your say - see page 25.

Neighbourhood Plan Committee



23

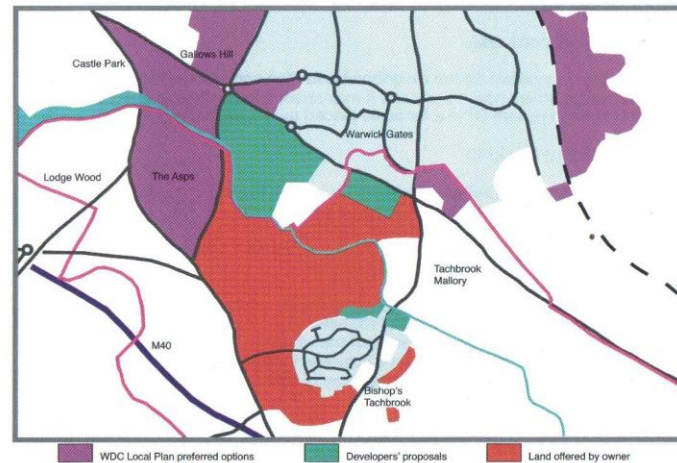
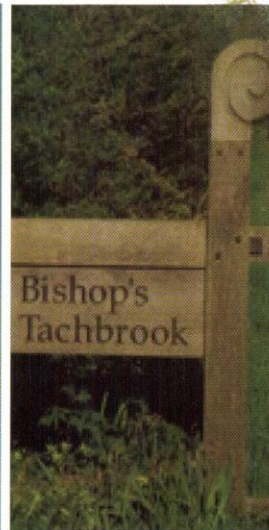
BISHOP'S TACHBROOK Neighbourhood Plan

WHY WE NEED A NEIGHBOURHOOD PLAN RIGHT NOW

Because the Local Plan is not yet in place many developers are taking the opportunity to apply for planning permission to build houses on agricultural land in our Parish that would be a threat to our rural identity.

This is why we need to submit our Neighbourhood Plan as soon as possible to make sure our opinions and wishes count.

Take a look at the boundary map and you will see the areas where developers want to build. If successful, this could lead to being surrounded by a huge housing development.



Have your say at the
Church Fete 8th June
on the Village Green

Published by the Bishop's Tachbrook Parish Council
www.BishopsTachbrook.com

Leaflet side 1

Invite to the Church Fete 8th
June 2013

Delivered to every home,
engaging the community in
planning their
neighbourhood.

Leaflet side 1

Bishop's Tachbrook Neighbourhood Plan

Let's make Bishop's Tachbrook even better, The Parish with a Plan

Visit the Neighbourhood Plan Stand

Have some fun while you're having your say about the Neighbourhood Plan. And while you're at it, pick up a free Children's Chad The Tachbrook Terrier T-shirt.

Fill up the post card wall

Jot down your suggestion for the Neighbourhood Plan and pin it to the suggestion wall. Read what others have to say and it may spark another idea to make BT even better. We want to ensure BT is a fantastic place to live, whatever your age.

Ideas to get you thinking

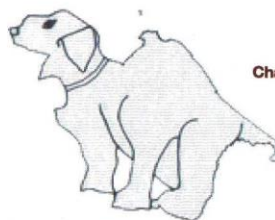
- What do you like about living in Bishop's Tachbrook Parish?
- What number and type of housing do we require?
- What land should be made available for building?
- How we can protect our distinctive rural, way of life from becoming urban sprawl
- Do we need better amenities and recreation facilities?
- What about adult education?
- Are we doing enough to improve road safety and household security?
- Should we plan more for the needs of the elderly?
- Do we need a focal point for the centre of the village?
- Can we create more jobs and improve business facilities?
- How can we create more sustainable, green way of life?

Reflect our wishes

Major changes in planning law enable us to have our say on planning, housing, amenities, infrastructure and economic growth in a Neighbourhood Plan (NP). The NP will set out the vision for the development of the Parish over the next fifteen years.

All development must reflect the needs of our community. The final Plan will be submitted to Warwick District Council. The content of NP will be used to form the District Council's Local Plan.

... making our Parish an even better place to live



Chad the Tachbrook Terrier

Best of BT Photographic competition

Take photo of what makes BT so special or an area that you think needs improving. A street or landscape, a favourite view you want protected, a wildlife shot by the Tach Brook or a majestic tree. The choice is yours.

Your photographs will also provide visual evidence to support your ideas for the Neighbourhood Plan. Entry forms will be distributed to every house before the fete with details of categories and age groups. Prizes will be awarded for each category and age group and announced in the next Parish Magazine.

Children - Win a prize in Chase Chad the Tachbrook Terrier competition

Chad The Tachbrook Terrier is hidden somewhere on the grounds of the Fete. Follow the Chad trail and pick up the clues dotted around in many unexpected places. The first child to run Chad to ground will win a special Chad Trophy with runners up getting lots of fabulous prizes.

Pick up a questionnaire

Questionnaires covering the issue in the Neighbourhood Plan will be available for you to complete either at the Fete or in your own. Questionnaires will also be distributed after the Fete so everyone has an opportunity to have their say about the Neighbourhood Plan.

See you at the Village meeting

The Neighbourhood Plan Team will go through your suggestions and draw up a consensus of views that will be incorporated into the Plan. To keep you in the picture there will be a progress presentation in late July at the School.

What do you think would
make Bishop's
Tachbrook an even
better place to live?

C9.2 Leaflet circulated to all homes November 2013 about the Housing Need Survey and Neighbourhood Plan side 1.

NEIGHBOURHOOD PLAN
HOUSING NEEDS SURVEY



Make your opinion count

**COMPLETELY
CONFIDENTIAL**

The Housing Need Survey is carried out in partnership with Warwickshire Rural Housing Association. It's entirely confidential and the results independently collated by the Survey organisers. The survey report will be ready before the end of January and will be available to all residents.

Many thanks in anticipation for taking the time to complete the Survey.

A FREEPOST envelope is provided

Sean Deely
Chairman
Bishop's Tachbrook Parish Council



NEIGHBOURHOOD PLAN
HOUSING NEEDS SURVEY



Make your opinion count



You decide the Housing Need for Bishop's Tachbrook



make Bishop's Tachbrook an even better place to live

Why do we need a Housing Need Survey?

It's really important that you and all your household have your say about the number and type of homes required to meet the needs of all residents now and over the coming years.



You decide

How many homes are required for young people?

If we have sufficient houses for growing families?

If there is enough accommodation for our older residents?

What should be the mix between "affordable" and "market" housing?

What type of houses, the number of bedrooms, self build?

You participation is crucial

Whether you have a specific housing need or not, your participation will validate the survey. You may remember the last survey was carried out several years ago. The response was fantastic as it provided useful information to fight previous battles against over development. But now the data urgently needs updating.

Our Housing Needs

The Survey results will provide convincing evidence when it comes to presenting our Neighbourhood plan to Warwick District Council. The New Local Plan proposes up to 160 new homes in the village area of the parish. If we can show our local need is less than that, this will provide evidence that WDC's numbers can be reduced.

Survey Evidence to fight the Developers

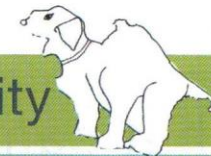
As you know, developers are piling in planning applications for large swathes of housing on farmland across the Parish. Under the current Local Plan only housing for local needs can be considered. Again, data from the new Survey will add considerable weight to our argument when it comes to helps fighting this unnecessary, rampant development.

making Bishop's Tachbrook an even better place to live

Housing Need Survey
Article in centre pages of
the December 2013 issue of
the Parish Magazine. Side
1.

NEIGHBOURHOOD PLAN

this month's feature - Housing for our Community



Why do we need more housing?

Our population is growing and WDC has identified that by 2029 we will need an extra 150 houses in the village and 650 to the south of Warwick Gates and Whitnash, numbers which are still being challenged.

By contrast, the results of the previous Housing Needs Survey indicated a need for 14 homes in the Parish: a mix of affordable (65%) and market priced (35%) homes.

It is especially important to ensure there are a viable number of children to sustain the future of our much-valued Primary School and to protect it against potential changes to catchment.



HOUSING NEEDS SURVEY
Please send in your response as soon as you can whether you need housing or not



What type of houses do we require?

- The numbers of young people in the Parish is reducing
- The number of older people increasing
- Growing families often leave in the search for a larger home

We therefore need a housing mix that makes provision for the predicted demand for all age groups and income levels.

- Homes to allow for down-sizing or warden-assisted living
- First homes affordable for the young
- Homes for growing families.

Homes for older people could take a variety of forms from small bungalows to a self-contained units or a sheltered home. It has also been proposed we could allocate a small number of plots for affordable, self build houses.

Above all the Plan should provide housing opportunities for local people so that they can remain in the village, whatever their housing need

How many homes do we need?

The housing numbers required will be based on the following

- The results of the current Housing Needs Survey - delivered to you recently.
- The parish demography - the age of residents and household sizes etc.
- Residents opinion (based on information gathered at local events)
- The numbers identified by Warwick District Council (based on Joint Strategic Housing Market Assessment).

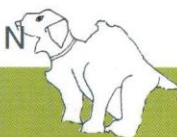


Where will the houses be built?

Our housing plan must specify the land required on which to build the homes. WDC has assessed all the sites on offer and the recommended area is south of the school and allotments, east of Oakley Wood Road. Other areas have also been assessed and your input is welcome. An independent planning advisor will review all the suitable sites around the Parish.

making Bishop's Tachbrook an even better place to live

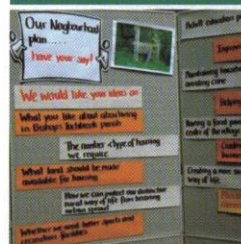
NEIGHBOURHOOD PLAN



What can you do?

MAKE YOUR OPINION COUNT

The final Neighbourhood Plan should contain the views and wishes of as many residents as possible as these will provide a strong evidence base that will carry more weight when it is submitted to Warwick District Council for approval.



KEEP INFORMED

Consultation is a major building block of the Plan. From the outset there have been a range of events including village meetings, stands at the Village Fete, Christmas Fare and other social activities. Articles in the Parish Magazine and leaflet through your door are important in keeping everyone informed. More events and publicity are planned for the coming months so that residents, special interest groups and other stakeholders have the opportunity to comment and put forward ideas at every stage of preparing the Plan.

GET INVOLVED

We welcome your input. Please come and join residents already working together to shape our community's future. Please contact Martin Drew 01926 315306 or email martintactics@talktalk.net.

Results of the Housing Need Survey and discussion on Housing Options will be held at a Village meeting proposed for 18th January. Further details to follow.



How does the plan get approved?

The completed Draft Plan will be subject to a 6 week consultation period. Residents, statutory organisations, local businesses and neighbouring parishes can review it and their comments considered. If appropriate the Plan will be amended before submission to WDC. An independent examiner appointed by WDC will ensure the Plan complies with all legal conditions. If the Plan is satisfactory, WDC will arrange a Parish referendum. If more than 50% vote Yes, the Plan becomes part of the Statutory Development Plan for the Parish and any future decisions on planning will have to accord with our Neighbourhood Plan.

NEIGHBOURHOOD PLAN



The Neighbourhood Plan will help ensure Bishop's Tachbrook is a fantastic place to live – whatever your age

Our Plan for the future includes the themes below

Better Transport & Traffic Management

Connecting us with local and wider amenities, including better bus services and improving cycle and pathways. Improving road safety by reducing the speed of ever increasing cut-through commuter traffic is a top priority.

Developing Community Amenities

A vibrant, peaceful and healthy community requires ever improving amenities that respond to changing needs.



Enhancing Leisure & Well Being

Sport, recreation, adult education, clubs, societies, family and group events and other activities promote community spirit and well being. It's essential to improve facilities and services wherever possible.

Looking After Our Historical Heritage

The centre of the Village is a conservation with Grade 1 listed St Chad's Church and six Grade 2 listed houses. There is an aspiration to enhance this area and make it the attractive heart of the Parish.

Improving Safety

Keeping our Parish safe, working closely with local Police, fostering our Neighbourhood Watch and ensuring new developments are designed to discourage crime.



Safeguarding Community Assets

Open spaces, playing fields, woods, buildings like the pub and social club, all enrich the recreational, cultural and social life of the Parish. Identifying our Assets is important in order to protect and enhance them.



Protecting Our Rural Identity

We are surrounded by beautiful countryside. So it's thought to be crucial we include policies to protect the rural environment preventing urban sprawl.

Supporting Local Businesses

From farming to Guide Dogs for the Blind, to repair workshops and home workers, helping businesses grow and providing more local jobs for local people is thought to be essential to providing a balanced community.

Land Use and Housing

A central element of the Neighbourhood Plan is to ensure we have the right number and mix of homes to meet changing needs in the coming years. Sufficient housing is vital to sustain existing future generations of family ties and long-term friendships. More...

Pre-publicity for the Housing Need Survey in the November 2013 issue of the Parish Magazine.

Our Neighbourhood Plan - The Final Push

A small but growing group of residents has been working on the Bishop's Tachbrook Neighbourhood Plan. When it's approved it will define how the Parish will develop and grow over the next 10 years. To ensure the Plan is a true reflection of what residents want, it's vitally important to consult and get as many people as possible involved at every stage of the process.

What is a Neighbourhood plan?

New legislation in 2011 enabled people to have a big say in how their communities develop. Prior to this it was an entirely top down approach with the National and Regional County and District wide policy shaping our community. We now have an opportunity to have our say.



The completed Neighbourhood Plan will be like a mini version of the Warwick District Council's Local Plan. It will set out the long-term aspirations of the Parish and will provide a framework for these aims to be achieved. It is likely to cover areas such as Housing, Conservation Area, Leisure and Well-being, Travel and Transport.

This new approach enables us to decide about the future development of the Parish. The District will still have a very significant influence but we have a very important role to play in making sure our views are taken into account. It's essential we develop our plan quickly so that it can be taken into account as WDC finalises the New Local Plan.

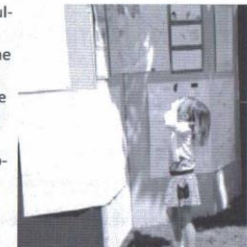
What progress have we made?

We have drafted an Aims and Issues document setting out the opportunities and aspirations of the parish – this can be found on the website www.bishopstachbrook.com/bulletin or on the noticeboards. Please let us know if there are any aspects you disagree with or whether we have left anything out.



Nov 13

This process is about community involvement consultation. We have made a good start with this; 200 residents visited the stand at the summer fete on the green and 200 children at the Primary School were asked for their ideas about where they live. Over the coming weeks and months we will be consulting on various parts of the neighbourhood plan, primarily using the parish magazine, local events and the website to seek your views on aspects of the plan. To facilitate this we will, in all likelihood, organise mini exhibitions on specific topics at residents' meetings and arrange stands at Parish events.

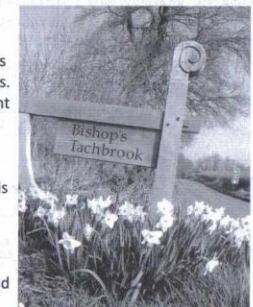


What are the next steps?

It is really important that the whole of the Neighbourhood Plan is backed by sound evidence. Over the months the team has been steadily building this up and we are now researching the remaining areas. This will allow us to form proposals on each element and to get your views on them. The new **Housing Needs Survey** is one of the key elements of this evidence base. Up to date information is all-important as it carries more weight when the Plan is submitted to WDC.

Complete the Housing Needs Survey

The **Housing Needs Survey** will arrive on your mats in early November. **PLEASE** complete the Survey and use the Freepost service.



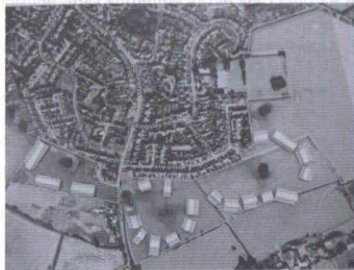
Report in the February 2014 edition of the Parish Magazine on the Neighbourhood Plan New Year Resolution Party.

Neighbourhood Plan New Year Resolution Party!

Thank you to all residents who turned out to the Neighbourhood Plan New Resolution Party. The event was so well attended and there was a constant flow of visitors to the event from beginning to end. It was an interactive event intended to involve residents in thinking about the future of the parish for the next 10 years or more.

There was plenty to do for all the family. For younger children there was a crèche and musical entertainment. For older children and adults, there was a design activity involving the layout of small housing estates. Some of these ideas may feed in to real site designs over time. There was also a street naming competition too with some really good suggestions.

Dave Heaton, who ran both activities said, "Children and adults were thinking about all sorts of planning factors that directly affect them for the model making and there were some common themes coming through both in discussion and in the models they were making...The most popular amenity was simply a large grass play area surrounded by houses. A couple of older participants reminisced about their own childhood when incorporating this feature; one even encircled it with a road, so kids could race around it! There was some very genuine positive praise from some of the adults taking part. Two started off very sceptical, having had their arms



twisted to have a go! But they really got into the exercise. It wasn't just a craft activity for these people – they were having their say about how they want the village to expand. Many of the kids taking part were having some very active parental contribution in their model making too. As an exercise it helped people to visualise the issues and work together on solutions."

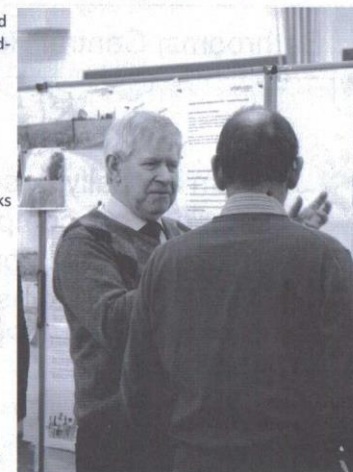
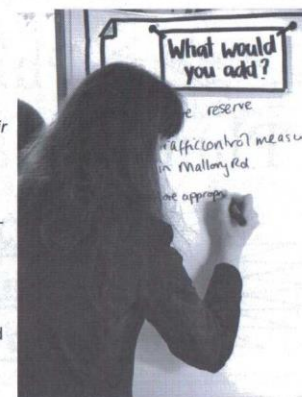
As well as hands on activities, there was plenty to see. We had our planning advisors presenting some conclusions on where housing might best be sited around the village area. There was also a stand covering the initial feedback from the housing needs survey; and a London architect presenting innovative award winning ideas on rural housing.

At the History Group stand, through illustrating how the parish has changed over recent centuries, we were reminded that some development is inevitable. There was also an opportunity for residents to feed in their ideas on green spaces, healthcare provision, traffic volumes, transport links and leisure and well-being. To sustain us, throughout the event there were drinks and plenty of home-made nibbles on offer.

Lots of opinions were recorded on these topics. These are being collated and will be used as evidence to inform the shape of the emerging neighbourhood plan.

A special thank you goes to the core team of organisers who put a lot of thought and effort into ensuring the success of the event over the past few weeks. Martin Drew - Head Honcho; Keith Wellsted - Exhibition Design; Dave Heaton - Design Activity Creator; Kevin Joyce - Photography; Susan Watt - Head of Hospitality. This core team were assisted by many other volunteers to whom we also owe great appreciation.

FEB 14



C9.5 Parish Magazine October 2014 issue distributed to all households in the parish in the week beginning 22nd September 2014 giving notice of the Residents Statutory Consultation Period and the Consultation Event on the 11th October.

Following a further review of **parish and town boundaries** Woodside Farm and Heathcote Park are to be included in our parish. The boundary will now also follow Harbury Lane as far as the Europa Way roundabout before turning south-west to re-join the current boundary. This is a recent decision by the District Council which will now go forward to the Boundary Commission for final approval.

Cllrs. Ray Bullen and Graham Leeke attended the **Barwood's appeal** for 125 houses on land to the south of Mallory Road. The hearing lasted 4 days from 16th-19th September and we hope to hear the outcome by Christmas. Thanks to Cllr. Bullen for the tremendous amount of work he has contributed to this appeal and to residents that attended the hearing to show their concern.

Highways have been asked again to cut back the **vegetation from around the road signs**. We will keep chasing this.

Next meeting on Thursday, 16th October at 7.30pm at the School.

NEIGHBOURHOOD PLAN - IMPORTANT NOTICE

**STATUTORY COUNSULATION PERIOD FOR THE DRAFT PLAN WILL RUN FROM
24TH SEPTEMBER UNTIL 5TH NOVEMBER.**

**DURING THIS PERIOD, THE PLAN DOCUMENTS WILL BE DISPLAYED ON THE
NOTICE BOARD, WEB SITE AND WILL ALSO BE AVAILABLE FOR INSPECTION
AT THE EVENT BELOW.**

Draft Neighbourhood Plan - Residents Consultation Event.

Date: October 11th 2014

Time: 1:30 - 4:30pm

Venue: Bishop's Tachbrook Primary School.

This consultation is the opportunity for residents to submit final comments on the draft neighbourhood plan before it goes to the District Council for technical review and then onto the Examiner prior to the referendum.

If you have any questions or would like a copy of the documents please contact the parish clerk. Email parishclerk@bishopstachbrook.com or tel: 01926 641220

APPENDIX C10 NEW YEAR RESOLUTION PARTY REPORT

Keith Wellsted's report - see file : Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission/C10 NP party KW.pdf

APPENDIX C11 NEIGHBOURHOOD PLAN CONSULTATION DRAFT & DRAFT POLICIES

Two files were used for the pre-submission consultation, the first being a graphic representation of the plan as at February 2014 and the second being the draft policies in August 2014 after further development of the options.

see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission/C11a BISHOPS TACHBROOK NEIGHBOURHOOD DEVELOPMENT PLAN Consultation draft Feb 14.pdf and

see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C11b Bishops Tachbrook NP Draft Policy Section.pdf

see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission/C11c Bishops Tachbrook NP Consultation Draft Map.pdf

APPENDIX C12 NEIGHBOURHOOD PLAN PREPARATION CHRONOLOGY

BISHOP'S TACHBROOK NEIGHBOURHOOD PLAN

NEIGHBOURHOOD PLAN PREPARATION CHRONOLOGY

A DIARY OF EVENTS LEADING TO THE PRESENT POSITION.

Date	Time Hours	Activity	Number of attendees (manhours)
Parish Council 20-10-2011		DCLG issues 'An introduction to Neighbourhood Planning' Parish Council considers whether to explore the opportunity. NPPF consultation - RB reports on response to DCLG	
06-01-2012	1	Meetings with MP Chris White on NPPF consultation and local plan issues	2
07-01-2012	3	Neighbourhood Plan initial meeting	12
09-01-2102	1	Meet Chris White MP to discuss the NPPF consultation proposals	4
11-01-2012		Parish Council advised the District of its intention to develop a Neighbourhood Plan	
14- 01-2012	3	Neighbourhood Plan meeting to consider initial objectives-1	10
21-01-2012	3	Neighbourhood Plan meeting to consider initial objectives-2	10
23-01-12		Aims & Issues statement 1 st draft ready	
28-01-2012	3	Neighbourhood Plan meeting to consider initial objectives-3	10
04-02-2012	3	Neighbourhood Plan meeting to consider initial objectives-4	10
11-02-2012	3	Neighbourhood Plan meeting to agree initial objectives - 5	10
26-03-2012		NPPF comes into force	
22-3-2012	2.5	Neighbourhood Plan meeting to begin work on Neighbourhood Plan	8
06-04-2012		Neighbourhood Planning Regulations 2012 came into force	
18-4-2012	2.5	Neighbourhood Plan meeting	10
20-4-2012	2	Meeting with D Barber at Warwick District Council re Neighbourhood Plan	2
26-04-2012		formal application for the Designation of the Neighbourhood Area was made to the District Council	
28- 4-2012	1	Parish meeting with public, Introduction to Neighbourhood Plan	35

09-05-2012		Final Aims & Issues statement ready	
22-09-12	4	Localism training day	2
10-10-2012		Executive Committee of the District Council designated the Neighbourhood Area as the area within the ward boundary of Bishop's Tachbrook Parish Council.	
03-11-2012	2	Neighbourhood Plan Development group meeting	10
08-11-2012	2	Meeting of Budbroke and BT councillors re common interests	3
09-11-2012	2	1 st meeting with Stephen Hay Warwick District Council village development officer Aims & Issues of Neighbourhood Plan	5
15-11-2012	1	Meeting with Whitnash TC re woodside	2
22-11-2012	2	Ben Wallace archaeology data collection	3
23-11-2012	2	2 nd meeting with Stephen Hay Warwick District Council village development officer	3
01-12-2012	2	BT action Cttee	12
06-12-2012	2	Meeting with Kirkwalls planners with Whitnash Town Council	2
07-12-2012	2	3 rd meeting with S Hay village walkabout	4
10-12-2012	2	Boyer planning & Kirkwalls Neighbourhood Plan training session at Whitnash TC	2
13-12-2012	4	Thinking place - Urban Vision	4
15-12-2012	3.5	Meeting2 developers with land interests A C Lloyd & Thomas Bates	8
19-12-2012	2	WCC David Lowe Ecology	2
04-01-2013	2	4 th meeting with S Hay housing aims & Issues	4
05-01-2013	1.5	Action Cttee	8
08-01-2013	2	Warwick District Council with Andre re low carbon construction	3
15-02-2013	2	5 th Meeting with S Hay	6
02-03-2013	2	Meeting 1 developer with land interests and I landowner who was not intending to offer	7

		land for development	
07-03-2013		Urban Vision start helping with engaging the community in the process	
08-03-2013	1	Low carbon policies Claire Parlett and Andre Davis @Riverside H	2
10-04-2013	2	Weekly Neighbourhood Plan development Group starts	Up to 10
various	2	Planning the launch fun day	8
17-04-2013	2	Weekly Neighbourhood Plan development Group	6
24-04-2013	2	Weekly Neighbourhood Plan development Group	7
01-05-2013	2	Weekly Neighbourhood Plan development Group	8
08-05-2013	2	Weekly Neighbourhood Plan development Group	6
15-05-2013	2	Weekly Neighbourhood Plan development Group	6
17-05-2013	1.5	6 th meeting with S Hay	2
19-05-2013	2	Arranging postcard exercise with school.	3
23-05-2013	2	Weekly Neighbourhood Plan development Group	6
29-05-2013	2	Weekly Neighbourhood Plan development Group	6
05-06-2013	2	Weekly Neighbourhood Plan development Group	6
08-06-2013	6	Neighbourhood Plan launch with a Stall at Church Fête on village green to engage with the community using activity exercises in Neighbourhood Planning and making choices, Activities for adults & children	150
12-06-2013	2	Weekly Neighbourhood Plan development Group	3
19-06-2013	2	Weekly Neighbourhood Plan development Group	6
20-06-2013	2	Sally Jones 5 yr land supply	4
26-06-2013	2	Weekly Neighbourhood Plan development Group	6
July 2013		Applied for grant to Localities for grant. Grant received.	

03-07-2013	2	Weekly Neighbourhood Plan development Group	6
10-07-2013	2	Weekly Neighbourhood Plan development Group	6
17-07-2013	2	Weekly Neighbourhood Plan development Group	6
24-07-2013	2	Weekly Neighbourhood Plan development Group	6
31-07-2013	2	Weekly Neighbourhood Plan development Group	6
07-08-2013	2	Weekly Neighbourhood Plan development Group	6
14-07-2013	2	Weekly Neighbourhood Plan development Group	7
21-07-2013	2	Weekly Neighbourhood Plan development Group	6
29-07-2013	2	Dave Barber Housing numbers & Land supply	4
11-09-2013	2	Weekly Neighbourhood Plan development Group restarts after summer break	6
14-09-2013	3	Meeting with Bloors on land south of school, Green energy (solar Park) and Gilks (ken Gorman)	6
18-09-2013	2	Weekly Neighbourhood Plan development Group	6
26-09-2013	2	Weekly Neighbourhood Plan development Group	6
02-10-13	2.5	Weekly Neighbourhood Plan development Group Urban Vision training evening (photo) Hannah Barter	10
09-10-2013	2	Weekly Neighbourhood Plan development Group	6
16-10-2013	2	Weekly Neighbourhood Plan development Group	6
23-10-2013	2	Weekly Neighbourhood Plan development Group	6
30-10-2013	2	Weekly Neighbourhood Plan development Group	6
November 2013		A 2 nd Housing Needs Survey commences	
06-11-2013	2	Weekly Neighbourhood Plan development Group	6
13-11-2013	2	Weekly Neighbourhood Plan development Group	6

18-11-2013	2	Warwick District Council Planning Forum – Barwood Asps & Mallory Rd presented	2 BT reps
20-11-2013	3	Training session with Urban vision Dave Chetwyn & Hannah Barter	8
27-11-2013	2	Weekly Neighbourhood Plan development Group	6
04-12-2013	2	Weekly Neighbourhood Plan development Group	6
18-12-2013	2	Weekly Neighbourhood Plan development Group	6
January 2014		Housing Needs Survey reports	
08-01-2014	2	Weekly Neighbourhood Plan development Group	6
15-01-2014	2	Weekly Neighbourhood Plan development Group	6
18-01-2014	5	New years party to get community reaction to emerging policies. This gave us a green light to start bringing all the work together	123
22-01-2014	2	Weekly Neighbourhood Plan development Group	8
29-01-2014	2	Weekly Neighbourhood Plan development Group	6
31-01-2014		Urban Vision housing options assessment received	
05-02-2014	2	Weekly Neighbourhood Plan development Group UV housing assessment reviewed	7
12-02-2014	2	Weekly Neighbourhood Plan development Group Consultation Draft policy document produced by Keith Wellsted	8
19-02-2014	2	Weekly Neighbourhood Plan development Group	7
26-02-2014	2	Weekly Neighbourhood Plan development Group	6
05-03-2014	2	Weekly Neighbourhood Plan development Group	6
06-03-2014		Planning Practice Guidance issued	
12-03-2014	4	Urban vision workshop	8
13-03-2014	2	Last meeting with Stephen Hay	2 (291)
19-03-2014	2	Weekly Neighbourhood Plan development Group	8

26-03-2014	2	Weekly Neighbourhood Plan development Group	6
02-04-2014	2	Weekly Neighbourhood Plan development Group	7
09-04-2014	2	Weekly Neighbourhood Plan development Group	7
10-04-2014	2	Initial meeting with WCC Landscape architects on Parish landscape assessment	3
16-04-2014	2	Weekly Neighbourhood Plan development Group	6
23-04-2014	2	Weekly Neighbourhood Plan development Group	6
30-04-2014	2	Weekly Neighbourhood Plan development Group	6
07-05-2014	2	Weekly Neighbourhood Plan development Group	6
14-05-2014	2	Weekly Neighbourhood Plan development Group	6
21-05-2014	2	Weekly Neighbourhood Plan development Group	6
27-05-2014	1.5	Ken Bruno et al riverside House with Sally Jones+2 others SD/RB	3
28-05-2014	2	Weekly Neighbourhood Plan development Group	6
30-5-2014	1	Tim Willis WCC on Provision for Older People On site initial meeting	2
02-06-2014	2	Meeting between Head of Development Services, Dave Chetwyn and Sean Deely	2
03-06-2014	2	Detail meeting with Landscape architects	4
04-06-2014	2	Weekly Neighbourhood Plan development Group	6
06-06-2014	2	Community facilities Rose Winslip et al	7
11-06-2014	2	Weekly Neighbourhood Plan development Group	6
12-06-2014	2	WCC Landscape	4
25-06-2014	2	Weekly Neighbourhood Plan development Group	7
02-07-2014	2	Tim Willis at Weekly Neighbourhood Plan development Group	6
09-07-2014	2	Weekly Neighbourhood Plan development Group	5

16-07-2014	2	Weekly Neighbourhood Plan development Group	6
23-07-2014	2	Weekly Neighbourhood Plan development Group	4
30-07-2014	2	Weekly Neighbourhood Plan development Group	4
06-08-2014	2	Weekly Neighbourhood Plan development Group	5
13-08-2014	2	Weekly Neighbourhood Plan development Group	4
03-09-2014	2	Weekly Neighbourhood Plan development Group	4
10-09-2014	2	Weekly Neighbourhood Plan development Group	4
24-09-2014	2	Pre-submission consultation commences. Notices on noticeboards, stuff to shop	4
01-10-2014	2	Dave Barber on 5 year supply	2
08-10-2014	2	Weekly Neighbourhood Plan development Group	4
11-10-2014	4	final community meeting to get community responses with the plan	130
15-10-2014	2	Weekly Neighbourhood Plan development Group initial analysis of responses to date	4
16-10-2014	2	Meeting with landscape architect	2
22-10-2014	2	Weekly Neighbourhood Plan development Group organising printing and publicity etc	4
05-11-2014	2	Pre-submission consultation ends. Weekly Neighbourhood Plan development Group	4
12-11-2014	2	Weekly Neighbourhood Plan development Group drafting the submission documents	4
19-11-2014	2	Meeting with Dave Barber on progress and issues with Neighbourhood Plan	4
19-11-2014	2	Review progress on Neighbourhood Plan docs Working party	4
25-11-2014	7.5	Localities housing your community @ Witton Lodge B'ham	2
31-12-2014	1.5	Meeting with Dave Barber re plan submission	2
07-01-2015	2	Weekly Neighbourhood Plan development Group review NP sub doccs	5
14-01-2015	1.5	Round up meeting with Landscape Architects	2 (3,584phrs)

Bishops Tachbrook Neighbourhood Plan

Strategic Environmental Assessment Screening Opinion

November 2014

1. Introduction

1.1 This screening report is designed to determine whether or not the content of the Bishops Tachbrook Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

1.2 The purpose of the Bishops Tachbrook Neighbourhood Plan is to provide locally derived and agreed guidance which will help inform planning decisions and shape the future of the parish and other land and property interests within the designated Neighbourhood Plan Area.

1.3 The legislative background set out below outlines the regulations that stipulate the need for this screening exercise. Section 3, provides a screening assessment of the Neighbourhood Plan which will be used to determine if there are likely to be any significant environmental effects and a requirement for a full SEA.

2. Legislative Background

2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations.

2.2 Sustainability appraisal of the type that is required for development plan documents is not required for neighbourhood development plans. This is because they are not 'Local Plans', or development plan documents as defined by the 2004 Planning Act. Neighbourhood development plans have their own designation: they are neighbourhood development plans produced by qualifying bodies under the Localism Act. Even when a neighbourhood development plan is made by a local authority following a successful referendum, and it becomes part of the development plan it does not change its designation into a development plan document (this does not mean it has any less status in terms of decision making though).

2.3 .Whether a Neighbourhood Plan requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed in the draft Neighbourhood Plan. A strategic environmental assessment may be required, for example where:

- a Neighbourhood Plan allocates sites for development
- the Neighbourhood Plan area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the Neighbourhood Plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan for the area.

3.1 When deciding on whether the proposals are likely to have significant effects, the local authority is required to consult English Heritage, Natural England and the Environment Agency. Where the local planning authority determines that the plan is unlikely to have

significant environmental effects (and, accordingly, does not require an environmental assessment) it should prepare a statement of its reasons for the determination.

3. Assessment

Neighbourhood Plan Screening Table/ Report

A: Summary of Plan

Details of Neighbourhood Plan	
Name of Neighbourhood Plan	Bishops Tachbrook Draft Neighbourhood Plan and Draft Policy Section
Geographic Coverage of Plan	Bishops Tachbrook Parish area.
Key topics / scope of plan	<p>The Bishops Tachbrook Neighbourhood Plan intends to ensure Bishops Tachbrook is a fantastic place to live in, whatever your age.</p> <p>The Draft Policy Section policies that address the following subject matter</p> <ul style="list-style-type: none"> • Location of New Housing • Settlement Boundary • Mix of House Types • Design of New Housing Development • New Employment Development • Flood Risk • Protection of land • Protection and enhancement of the natural environment • Protection of local assets of community value • The provision of new Local Assets of Community Value • Enhancement of Bishop's Tachbrook Conservation Area • Pedestrian access to the countryside

	<ul style="list-style-type: none"> • Improving transport options • Improving road safety
Key issues	<p>Key issues/objectives that the plan is seeking to address include:-</p> <ol style="list-style-type: none"> 1. To provide the blueprint for the development of the Parish over the next 15 years to 2028/9. 2. To balance the strategic requirements of the district with local needs and the aspirations of our neighbourhood. 3. To keep housing development to small scale and designed to a high quality, reflecting the local character and distinctiveness of the area. 4. To provide homes for local people of all ages, incomes and housing size. 5. To preserve and enhance the Conservation Area ensuring that the historic village heart of the community is an attractive, vibrant and valued focal point. 6. To preserve the sustainability of the area by retaining and developing local services and amenities. 7. To protect, enhance and give greater access to the natural environment of the area, including its landscape, geological assets, archaeological sites and wildlife habitats. 8. To ensure a thriving primary school supported by, and engaging with, parish residents. 9. To support local businesses, increasing the opportunity for local employment opportunities. 10. To preserve our rural environment and heritage by ensuring that our community is not subsumed into the urban areas as they expand.
Date Screening opinion requested	October 2014

Person requesting screening opinion	Cllr Ray Bullen – Bishop's Tachbrook Parish Council
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B: Local Authority Details

Local Authority Details	Warwick District Council
Name and Job Title of officer producing Screening Opinion	David Barber (Planning Policy Manager)
Date of Assessment	5 th November 2014
Conclusion of assessment - Is an SEA required Y / N	No
Reason for conclusion	<p>The characteristics of the Bishops Tachbrook Neighbourhood Plan and the likelihood for causing significant effects on the environment have been assessed. It is considered that</p> <ul style="list-style-type: none"> • The scale and location of housing development allocation proposed in the Neighbourhood Plan replicate those that have already been set out and subject to the SA of the emerging Local Plan (Warwick District Local Plan – Publication Draft April 2014). Given this, and the scope of

	<p>other environmental matters/ policies within the Neighbourhood Plan (also subject to consideration in the Local Plan). It is considered unlikely that there will be any significant environmental effects arising from the Neighbourhood Plan that were not given detailed consideration in the Sustainability Appraisal of the Warwick District Local Plan – Publication Draft April 2014.</p> <ul style="list-style-type: none"> • The plan sets a framework for the consideration of a range of matters at the local level (see document attached) that due to their size, nature and location will not cause rise to significant environmental effects. • It is considered unlikely that the housing allocations / considerations set out within the Neighbourhood Plan will have such an influence on other plans and programmes so as to prejudice their sustainability/ cause significant environmental effects. • The Neighbourhood Plan makes ensures that any matters pertaining to the natural and historic environment are carefully managed / considered in future decisions. • Whilst identifying perceived local problems (such as through traffic), it is not considered that these matters will cause any significant harm to the environment. • It is not considered that the scale of development proposed and
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	<p>issues to be addressed by the plan will have any transboundary environmental effects of a significant nature.</p> <ul style="list-style-type: none"> • The Neighbourhood Plan will help inform / shape planning decisions to ensure that there are no significant effects (individually or cumulatively) on the recognised special characteristics of the conservation area and its buildings of historic value. • There are no sensitive sites such as SSSI'S in the Parish <p>To conclude / summarise: it is the opinion of this screening report that the Bishops Tachbrook Neighbourhood Plan does not require a full SEA to be undertaken.</p>
Name and Job Title of officer approving Screening Opinion	Tracy Darke – Head of Development Services
Date of approval	5 th November 2014

C: Summary of Consultation

Internal Consultation	
Officer (name and job title)	Summary of Comments
External Consultation	
Officer (name and job title)	Summary of Comments

D: Assessment

Stage	Y / N	Reason
1. Is the plan or programme subject to preparation / adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	<p>This is a Neighbourhood Plan that is being prepared by a qualifying body (Bishops Tachbrook Parish Council) under the Localism Act 2011. Once independently assessed and</p> <p>subjected to a referendum, it will need to be formally adopted by the</p> <p>Local Planning Authority to be</p> <p>brought into force. When</p> <p>adopted, Neighbourhood Plans</p> <p>are statutory planning documents. They will form part of the Local Development Framework and so will have significant weight in planning</p> <p>decisions.</p>
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	<p>The Neighbourhood Plan is not a mandatory requirement; it is being prepared voluntarily at the discretion / choice of the local qualifying body (The Parish Council) in line with the provisions of the Localism Act.</p>
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of	N	<p>The plan is prepared for land</p> <p>use.</p> <p>Proposed use:</p>

projects in Annexes I and II to the EIA Directive? (Art 3.2(a))		Annex I- Not applicable (as no significant effects identified) Annex II- See sections 4 and 8 (below) The Plan will inform the determination of planning applications (a form of development consent)
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	In view of Bishops Tachbrook Neighbourhood Plan's minimal environmental effects, and general conformity with the Local Plan the HRA screening report (May 2013) prepared for the Warwick District Council Local Plan - Publication Draft) is considered relevant. Therefore the Neighbourhood Plan does not require an assessment under Article 6 or 7 of the Habitats Directive.
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Neighbourhood Plan proposes a sites for Housing. However this site has recently been granted planning permission. The allocations set out are in conformity with those included in the Warwick District Local Plan – Publication Draft April 2013.
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	When adopted, Neighbourhood Plans will be statutory planning documents. They will form part of the Local Development Framework and so will have significant weight in planning decisions. The responsibility for issuing development consent will remain with the Local Authority.
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural	N	N/A

funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)		
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The Neighbourhood Plan must be prepared in conformity with the Local Plan. The development of the Local Plan is subject to a detailed SA which is considered compliant with European Directive 2001/42/EC the Strategic Environmental Assessment Directive. A Habitats Regulation Assessment (HRA) of the Local Plan has also been produced and reported on separately that is also considered relevant in the assessment of the environmental effects of the Neighbourhood Plan. It is unlikely that it will have a significant effect on important Habitat / Biodiversity assets.

4 Screening Outcome

4.1 As a result of the screening assessment in section 3, it is considered unlikely there will be any significant environmental effects arising from the Bishops Tachbrook Neighbourhood Plan that were not covered/ addressed in the Sustainability Appraisal of the Local Plan. As such, it is considered that the Bishops Tachbrook Neighbourhood Plan does not require a full SEA to be undertaken.

APPENDIX C14 PRE-SUBMISSION CONSULTATION RESPONSES

C14.1	Environment Agency	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission/C14.1 Environment Agency.pdf
C14.2	Sport England	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission/C14.2 Sport England.pdf
C14.3	Highways Agency	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.3 Highways Agency.pdf
C14.4	The Coal Authority	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.4 The Coal Authority.pdf
C14.5	Public Health Warwickshire	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission/C14.5 Public Health Warwickshire.pdf
C14.6	St. Chads Parish Church Council	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.6 St Chads PCCC.pdf
C14.7	Coventry & Warwickshire L E P	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.7 Coventry & Warwickshire Local Enterprise Partnership.pdf
C14.8.1	Bishop's Tachbrook Sports & Social Club	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.8.1 Sports & social club.pdf
C14.8.2	Leisure and well-being policies	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.8.2 Leisure and Well-being Policies.pdf
C14.9	English Heritage	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.9 English Heritage.pdf
C14.10	Warwick District Council LPA	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.10 The Coal Authority.pdf
C14.11	Marron Planning	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.11 Marron Planning.pdf
C14.12	Pegasus Group	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.12 Pegasus Group.pdf
C14.13	How Planning	see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.13 1 How Planning.pdf & /C14.13 2 How Planning.pdf

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| C14.14 | Framptons | see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.14 1 Framptons.pdf & /C14.14 2 Framptons.pdf &/C14.14 3.pdf |
| C14.15 | community policy questionnaires – 2 questionnaires, taken at random from 62 completed to demonstrate the replies received. They were submitted at the Pre-Submission Consultation event on October 11 th 2014. These are in paper format and are all available if required. | see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.15.pdf |
| C14.16 | Natural England | see file: Bishop's Tachbrook Neighbourhood Plan/Jan2016 regulation 15 submission /C14.16 Natural England.pdf |