

# Bishop's Tachbrook Neighbourhood Plan: Options for New Housing Development



January 2014

## Contents

1.	<b>Background to the Study</b>	<b>2</b>
2.	<b>Site Assessments</b>	<b>3</b>
3.	<b>Potential Delivery Options</b>	<b>27</b>
4.	<b>Recommendations and Action Plan</b>	<b>39</b>

### 1. Background to the Study

Urban Vision North Staffordshire have been commissioned by Bishop's Tachbrook Parish Council to produce a Neighbourhood Plan for their Parish, in order to guide the future development of their community.

As part of this process, FSL@3 Bricks have been asked to consider the best options for housing development in the area, including a review of three sites proposed through the Local Plan process, an existing commitment, and a number of infill opportunities that are considered as appropriate for consideration by the Parish Council.

Sites included in the study are:

- Infill sites and redevelopment opportunities within the village boundary, but outside the conservation area.
- Sites around the parish that have been offered for development, to the PC by the land-owner or developer.

Note: This assessment does not include strategic sites identified in the Warwick District Council revised development strategy.

The assessment methodology of the sites proposed is as follows:

- Review of site characteristics and context
- Review of site constraints
- A view on the suitability of the site for development
- Likely interest in the development of the sites
- Potential capacity and housing mix (if considered suitable), based on the baseline information provided by the Parish Council

The assessment details are captured in a simple table format.

Following the site assessments, there is a section that reviews the strategic view of their deliverability, including resources required and possible delivery mechanisms, and links with wider Neighbourhood Plan objectives and policies.

The study concludes with a short Action Plan and a series of recommendations.

It is suggested that the recommendations of the study inform various policies within the final Neighbourhood Plan, for example the housing policy.

It should be noted that the sites put forward for assessment as part of this report have been assessed objectively, and though there is a series of recommendations as to how sites can be taken forward, this does not necessarily mean that they will be, as decisions on such matters will be taken elsewhere. This report is merely to inform this process, and policy making decisions.

## **2. Site Assessments**

### *Sites Proposed*

The sites under consideration are essentially in two categories:

- Those proposed through the Local Plan process, or existing commitments; and
- Small village infill sites proposed by the Parish Council.

The sites are as follows:

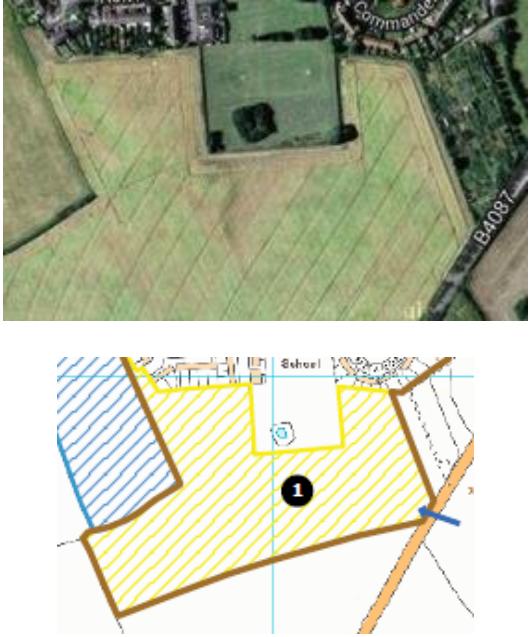
#### Local Plan Proposals/Existing Commitments

- Site 1: Land to the South of the School
- Site 2: Land off Seven Acres Close
- Site 3: Land to the West of Holt Avenue
- Site 4: Tollgate House

#### Village Infill Sites:

- Site 1: Ryefields Gap Site
- Site 2: Penfold Close Garage Site
- Site 3: Farm Walk Garage Site
- Site 4: St Chads Road Garage Site
- Site 5: St Chads Road Open Space
- Site 6: Wychwood Close Shops
- Site 7: Mallory Road Gap Site
- Site 8: Commander Close Garage Site
- Site 9: BMX Track/Allotments Relocation
- Site 10: Fields Opposite the Leopard PH
- Site 11: Land to the North of Croft Close
- Site 12: Land off Savages Close

**Local Plan Proposals/Existing Commitments**

Site/Category	Plan, etc.
<p>Site 1: Land to the South of the School (Local Plan proposal)</p>	
<p><b>Site Description and Context</b></p>	
<p>The site as proposed through the Local Plan process is some 5.7ha in total, and has a proposed capacity of 150 homes, which would basically be the entire allocation for Bishop’s Tachbrook. The site is immediately to the south of Bishop’s Tachbrook Church of England Combined School, and is currently open countryside. The M40 motorway is around ¾ mile to the south.</p> <p>The site as defined through the Local Plan process should take into account the presence of a high pressure gas pipeline that limits the extent of development at the southern end of the site, which may provide a constraint to development.</p> <p>Development of the site for new homes would see the creation of a new southern village boundary with a new access point to the village that would help to address parking, access and congestion issues related to the school.</p>	
<p><b>Site Constraints</b></p>	<p><b>Suitability for Development</b></p>
<p>As stated above, the precise line of a high pressure gas pipeline that crosses to the south of the defined site should be ascertained from National Grid .</p>	<p>The site is considered suitable for development. It is close to existing village facilities with easy pedestrian access.</p>
<p>There is also only realistically one main access point, and this is off Oakley</p>	<p><b>Likely Interest</b></p>

Wood Road.

The Local Plan process has highlighted developer interest in the village, and there is likely to be much housebuilder interest in this site given its attractive rural setting, but also strong links to the nearby towns of Warwick and Leamington Spa, the close proximity to the strategic highway network as well as Jaguar Land Rover at Gaydon.

### Potential Site Capacity, Proposal and Housing Mix

Taking into account access requirements and the need to remodel the rear access of the school site, and the probable need for a small element of public open space, the site would have a potential capacity of between 75 and 150 homes depending on the pipeline location, including a proportion of affordable housing (40%).

In line with the baseline information provided, there should be an appropriate mix of housing types, though there should be an emphasis on larger family homes of 4/5 bedroom as this is probably the only site capable of such an approach.

There is also the potential to incorporate an Care-type housing development as part of the site. A facility of 6-8 bungalows would provide downsizing within the village to avoid older people having to move elsewhere which would still leave plenty of land for family housing.

The site is also adjacent to the Parish Council owned allotments, BMX track and playing fields. There is the potential to relocate facilities from this area, and also consider land swaps to provide more appropriate means of access and circulation, and to also better open up the Commander Close Garage Site (see below).

Site/Category	Plan, etc.
---------------	------------

Site 2: Land off Seven Acres Close  
(Local Plan proposal)



Site Description and Context	
------------------------------	--

As with Site 1, the land off Seven Acres Close was proposed through the Local Plan process. The site forms part of the North West edge of the village, and is adjacent to the last housing development constructed in the village. The site commands beautiful views across open countryside towards Warwick.

The site is off Mallory Road, the main thoroughfare through the heart of the village, which is also used heavily by commuters in the village to head out to the M40.


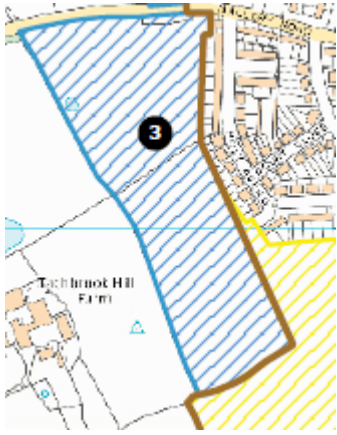

Site Constraints	Suitability for Development
------------------	-----------------------------

It would be likely that access to the site would be brought off Seven Acres Close, though it could be possible to

It was concluded that the site was unsuitable for development through the Local Plan process since the

<p>bring an access off Mallory Road.</p> <p>In addition, the site appears to have a right of way across it, and overhead electricity lines also cross the site.</p> <p>The activities of the neighbouring Knob Hill Farm would also be a consideration.</p>	<p>distance from local services made it more likely that the major facilities in the urban areas would be used in preference. The preferred site south of the school may be as distant for some but not all facilities, such as the Sports &amp; Social Club, Meadow and allotments.</p> <p>The regenerative benefits for the village that would accrue from this site would be negligible in comparison to the Local Plan's preferred site, and depending on the nature of the scheme, could actually exacerbate some of the issues that the Neighbourhood Plan is looking to address (e.g. the impact of commuting, and village severance).</p> <p>In addition, the site is part of an important buffer between the edge of the village and the road network of the Banbury Road and M40, as well as have a negative impact on views, both ways, across the Tach Brook valley.</p>
<b>Likely Interest</b>	
<p>The small social housing scheme off Seven Acre Close is clearly the first 'nibble' at this part of the village, and the scheme was clearly designed to allow access to this wider site, and enable its development.</p> <p>In view of this, I would anticipate that there would be interest in developing the site, and this interest is reflected in the representations made to the Local Plan process.</p>	
<b>Potential Site Capacity, Proposal and Housing Mix</b>	
<p>Although the site is considered to be unsuitable for housing development, if there is demonstrable evidence of specific local need that cannot be met in a more acceptable part of the village, it may be appropriate to allocate a small parcel of the site - that immediately adjacent to Seven Acre Close - as a rural exception site for affordable housing development.</p>	

This part of the site may have the capacity for around 10 homes and it would also have the effect of preventing any further future development on the remainder of the site. Alternatively, it may have more value for community recreational use which is lacking at this end of the village

Site/Category	Plan, etc.
<p>Site 3: Land to the West of Holt Avenue (Local Plan proposal)</p>	   <p>© Barwood Homes</p>

Site Description and Context



The site to the west of Holt Avenue forms the south western edge of the village, and is open countryside with views out towards Tachbrook Hill Farm, beyond which is the M40.

Again, the site is off Mallory Road, which runs through the heart of the village, and is also heavily used by commuters heading out towards the motorway network.

Site Constraints	Suitability for Development
------------------	-----------------------------

Access to the site would be from Mallory Road on the edge of the village, whilst a secondary access could be created from Holt Avenue, though this would be tight and difficult to achieve due to land ownership issues.

There is the potential to link this site with the adjoining site (Site 1: Land to the South of the School), and as such, link to the new access point that would be created off Oakley Wood Road.

It is probable that the south eastern part of the site would be affected by the high pressure gas pipeline referred to previously; the design of the Barwood Homes proposal seems to reflect this.

In addition, the site would be the most remote part of the village, and you could question how much residents would use local services, and would also conflict with some of the issues that the Neighbourhood Plan is looking to address in terms of minimising the impact of commuting.

The Local Plan process concluded that the site was unsuitable for development due to its distance from Local Services. I would concur with that view, but would also add that the site should also remain undeveloped due to its role in maintaining a buffer of open countryside between the village and the strategic road network beyond.

Likely Interest
-----------------

As has been noted previously, the Local Plan process has demonstrated that there is interest in developing new homes in Bishop's Tachbrook, and this site has seen firm proposals put forward by Barwood Homes, who propose c120 homes on the site, an area of public open space, and a local play area.

The development of the site would also lead to a dramatic increase in traffic on Mallory Road, and thus exacerbate driver frustrations in trying to exit Mallory Road onto Banbury Road as well as increasing traffic in the centre of the village.

Potential Site Capacity, Proposal and Housing Mix
---

It is considered that the site is unsuitable for development, although it could accommodate around 120 homes, as evidenced by the proposal from Barwood Homes. 40 % of these would be affordable.

It should be noted that Barwood Homes will be likely to pursue this site

vigorously.

Site/Category

Plan, etc.

Site 4: Tollgate House (existing commitments)



### Site Description and Context

Tollgate House forms part of the wider Tollgate Farm site off Banbury Road (B4100) at the southern extremity of the parish. The site is famous as the birth of the Guide Dogs movement. In 1960, a breeding programme was founded by the late Derek Freeman at Tollgate House, and over the years, a series of kennels and dog care blocks were built around the site to form the Guide Dogs National Breeding Centre.

In recent years, the National Breeding Centre has been redeveloped, and in 2012, Tollgate House and a bungalow on site (which were in use as ancillary office space) were the subject of an application for change of use back to residential. An application for 6 dwellings was approved.

As part of the redevelopment of the National Breeding Centre, a number of


buildings have been demolished, leaving two cleared sites.

Site Constraints	Suitability for Development				
<p>The site is remote from local services, and there would be a heavy reliance on travel by car. In addition, there would need to be an examination of the capacity of utilities and services.</p> <p>However, the biggest constraint to development could be the National Breeding Centre itself given its close proximity to the sites, and both noise and odours could be an issue.</p>	<p>The land in question is previously developed, and given the pressures the local authority faces in terms of greenfield/Green Belt proposals, the sites could be considered suitable.</p> <p>However, the scale of development would have to be small in nature, and of a type that could be occupied by people that can sustain the use of motor vehicles given the site's distance from key services, i.e. executive-type housing.</p> <p>The site is in a very attractive location, and has excellent road links to surrounding areas, and therefore could be suitable for a high-end, high value scheme of a bespoke nature. The development of the site could provide valuable resources to support the implementation of the Neighbourhood Plan.</p> <tr> <td colspan="2" data-bbox="783 1234 1385 1308" style="text-align: center;"><b>Likely Interest</b></td> </tr> <tr> <td colspan="2" data-bbox="783 1308 1385 1496"> <p>A high level of interest in the site could be anticipated should an appropriate planning permission be secured.</p> </td> </tr>	<b>Likely Interest</b>		<p>A high level of interest in the site could be anticipated should an appropriate planning permission be secured.</p>	
<b>Likely Interest</b>					
<p>A high level of interest in the site could be anticipated should an appropriate planning permission be secured.</p>					

**Potential Site Capacity, Proposal and Housing Mix**

Given the potential constraints and challenges associated with the site, it is clearly not one with a large potential capacity in terms of numbers, but may be appropriate for a high quality bespoke development of 10-12 homes. A 40% affordable housing provision would be expected.

**Village Infill Sites**

Site/Category	Plan, etc.
Site 1: Ryefields Gap Site	
<b>Site Description and Context</b>	
<p>This is a very small site at the western end of Ryefields, and is a small parcel of land owned by the Parish Council, who manage and maintain it. Clearly is a typical 'space left over after planning', and serves no real purpose other than to provide space between the two bungalows at this end of the street.</p>	
<b>Site Constraints</b>	<b>Suitability for Development</b>
<p>The site is clearly constrained by its size, and the close proximity of the two existing bungalows.</p>	<p>Given the constrained nature of the site, it is considered unsuitable for development.</p>
	<p><b>Likely Interest</b></p> <p>If the site was developable, it is likely that the only interest would be from an individual looking to build a home for themselves.</p>
<b>Potential Site Capacity, Proposal and Housing Mix</b>	
<p>The site is considered unsuitable for development. However, the Parish Council could consider selling the site to the adjoining property owners.</p>	

Site/Category	Plan, etc.
Site 2: Penfold Close Garage Site	



**Site Description and Context**

The site is a small court of garages at the head of Penfold Close, clearly designed for use by residents, and sits along the northern edge of the village.

It is a very small and compact site, and would not have much development potential.

<b>Site Constraints</b>	<b>Suitability for Development</b>
-------------------------	------------------------------------

The site is at the heart of an existing residential community, and so if the site was to be developed, this would need to be a consideration.

There would need to be an asbestos survey carried out before demolition of the garages on-site, and also disposal of cleared materials would need to be carefully considered.

In addition, ownership and use of the garages would also need to be addressed.


The site does have development potential, but this would be limited.

**Likely Interest**

Interest in the site would be limited, and it is likely that if it is to be developed, it would possibly be as an affordable housing proposal, should there be a Registered Provider interested in taking the site forward.


**Potential Site Capacity, Proposal and Housing Mix**

If the site is to be developed, its potential would be limited. Potential capacity would be 2-3 homes.

Site/Category	Plan, etc.	
<p>Site 3: Farm Walk Garage Site</p>		
Site Description and Context		
<p>The site is similar in nature to the previous site, in that it is small and compact, and is a garage court designed for the use of local residents.</p> <p>Again, it sits at the head of the street along the northern edge of the village.</p> <p>The site's development potential would be limited.</p>		
Site Constraints	Suitability for Development	
<p>The site is at the heart of an existing residential community, and so if the site was to be developed, this would need to be a consideration.</p> <p>There would need to be an asbestos survey carried out before demolition of the garages on-site, and also disposal of cleared materials would need to be carefully considered.</p> <p>In addition, ownership and use of the garages would also need to be addressed. Loss of garages or parking are intended for neighbours would be an issue.</p>	<p>The site does have development potential, but this would be limited.</p> <th data-bbox="783 1294 1382 1366">Likely Interest</th> <p>Interest in the site would be limited, and it is likely that if it is to be developed, it would possibly be as an affordable housing proposal, should there be a Registered Provider interested in taking the site forward.</p>	Likely Interest
Potential Site Capacity, Proposal and Housing Mix		
<p>If the site is to be developed, its potential would be limited. Potential capacity would be 2-3 homes.</p>		



Site/Category	Plan, etc.
<p>Site 4: St Chads Road Garage Site</p>	
<b>Site Description and Context</b>	
<p>The site sits at the head of a short cul-de-sac off St Chads Road, and is tightly hemmed in by existing properties.</p> <p>Of the garage sites considered, this is the largest, but it is also understood to be well used and its loss would put parking back on St. Chads Road which is already heavily used for parking.</p>	
<b>Site Constraints</b>	<b>Suitability for Development</b>
<p>The site is at the heart of an existing residential community, and so if the site was to be developed, this would need to be a consideration.</p>	<p>The site could be developed, but doing so may create more problems than it would solve given the use of the garages. Therefore it is not considered suitable.</p>
<p>There would need to be an asbestos survey carried out before demolition of the garages on-site, and also disposal of cleared materials would need to be carefully considered.</p> <p>In addition, ownership and use of the garages would also need to be addressed, and a solution found to problems associated with parking/storage if the site was redeveloped.</p>	<p style="text-align: center;"><b>Likely Interest</b></p> <p>Interest in the site would be limited, and it is likely that if it is to be developed, it would possibly be as an affordable housing proposal, should there be a Registered Provider interested in taking the site forward.</p>
<b>Potential Site Capacity, Proposal and Housing Mix</b>	
<p>If the site is to be developed, its potential would be limited. Potential capacity</p>	

would be 4-5 homes. However, it is not considered suitable.

Site/Category	Plan, etc.
<p>Site 5: St Chads Road Open Space</p>	
Site Description and Context	
<p>The site is an area of open space related to the development on the housing estate along St Chads Road.</p> <p>However, the site is not a formal open space, but it is thought to be likely to be highly valued by residents living nearby.</p> <p>The site is owned and maintained by the Parish Council.</p>	
Site Constraints	Suitability for Development
<p>The site is surrounded by residential properties, though this is not considered a constraint to development, merely a consideration.</p>	<p>The site is considered suitable for development, possibly for affordable housing (including some properties for shared ownership).</p> <p>However, this opportunity needs to be balanced against local feeling in relation to the informal open space that currently exists.</p> <p style="text-align: center;"><b>Likely Interest</b></p> <p>Again, given the size of the site, interest in the site is likely to be limited. If it was to be taken forward as an affordable housing site, a Registered Provider would need to be identified.</p>



<b>Potential Site Capacity, Proposal and Housing Mix</b>
<p>The development of the site has the potential to enable the Parish Council to make savings (no future maintenance costs), and also to provide a small receipt with which to support Neighbourhood Plan related projects.</p> <p>The site is considered suitable for a development of two storey houses, and there is then potential for 5-6 homes.</p>

Site/Category	Plan, etc.
<p>Site 6: Wychwood Close Shops</p>	 

<b>Site Description and Context</b>
<p>Wychwood Close shops is a small shopping parade with small retail units on the ground floor, with 3 flats on the upper floors.</p> <p>Though the site fronts Wychwood Close, it is located on the junction with Mallory Road, and even though the site is outside of its boundary, it is a prominent site within the Bishop's Tachbrook Conservation Area. However, it is poorly designed, and is in a questionable condition, and as such it detracts from the attractiveness of the Conservation Area.</p> <p>However, the site is the village centre, and is accessible to most of the village quite easily on foot, and is considered a key local asset. It is understood that</p>

provision of an attractive retail outlet is considered a key objective in the emerging Neighbourhood Plan.

Site Constraints	Suitability for Development
------------------	-----------------------------

It is a small and compact site, and is located off a short and narrow cul-de-sac.

The small businesses that operate from the present building would need to be temporarily relocated whilst the site was being redeveloped, and the current occupiers of the upper floor flats would also need to be relocated.

Although there is a small service area currently, both servicing and car parking could prove problematic in formulating proposals to redevelop the site.

The site is considered suitable for development, and the project is considered key to the success of the Neighbourhood Plan and policy objectives around local services, design and conservation.

Likely Interest
-----------------

As with the other infill sites, interest in this site is likely to be limited. However, there is the potential for the Parish Council to drive this, and this is considered in more detail in Section 3 of this report.

Potential Site Capacity, Proposal and Housing Mix
---

The redevelopment of this site is not about housing numbers and capacity. It is about delivering more appropriate development and retail offer, and enhancing the setting of the Conservation Area. However, it may be possible to deliver an additional 1 or 2 flats alongside the 3 that would be re-provided.

Site/Category	Plan, etc.
---------------	------------

Site 7: Mallory Road Gap Site





**Site Description and Context**

The site is a small gap site located along Mallory Road as you head out towards the west of the village, and sits alongside a pair of semi-detached houses, and a small terrace of townhouses.

It is unclear as to why this site is undeveloped (were previous properties on the site cleared for some reason?), and it currently serves no purpose.

<b>Site Constraints</b>	<b>Suitability for Development</b>
-------------------------	------------------------------------

Again, it is a small infill site with existing properties either side. This is not considered a constraint to development, just a consideration.

The site is considered suitable for development.

**Likely Interest**

Given the size of the site, interest in the site is likely to be limited. If it was to be taken forward as an affordable housing site, a Registered Provider would need to be identified.

**Potential Site Capacity, Proposal and Housing Mix**

It would be appropriate to develop the site for a pair of semi-detached houses.

Site/Category	Plan, etc.
<p>Site 8: Commander Close Garage Site</p>	

**Site Description and Context**

The site is a tight and narrow garage court to the rear of properties on Commander Close. The garages are very small and it is understood that they are underutilised.

The properties that back onto the garage court have large gardens, and were built by Warwick District Council. Some may have been subject to right to buy.

Adjacent to the site is the Sports and Social Club, and the playing fields owned by the Parish Council, and also the BMX track and allotments.

Site Constraints	Suitability for Development
------------------	-----------------------------

Access to the site is very constrained, and is probably only developable if considered alongside other options, which are outlined below.

The site could be suitable for development if part of a wider proposal.

In addition, usage and ownership of the garages will need to be addressed, as will the ownership of the properties to the front of the site.

**Likely Interest**

If the properties to the front of the site are in the ownership of Warwick District Council, they may have an interest in developing the site. Otherwise, interest would be limited unless part of a wider proposal.


**Potential Site Capacity, Proposal and Housing Mix**

As stated above, in reality, the site is probably only developable as part of a wider proposal. The options could be:

- To acquire the four properties to the front of the site, and ‘punch

through' to create a larger site, capitalising on the large rear gardens. In this scenario, the site could re-provide the 4 homes lost, and also deliver an additional 4 new homes, therefore 8 in total.

- The site could also be included in remodel/re-provision option incorporating the BMX track and allotments; this is considered further below.

Site/Category	Plan, etc.
<p>Site 9: BMX Track/Allotments Relocation</p>	
Site Description and Context	
<p>The BMX track and allotments are both to the rear of properties on Commander Close and sit between the site proposed for development south of the school, and the playing fields owned by the Parish Council. In addition, the small garage site to the rear of Commander Close also adjoins the BMX track and allotments.</p> <p>All form part of the southern edge of the village.</p>	
Site Constraints	Suitability for Development
<p>Clearly there are a number of</p>	<p>If the site constraints are addressed,</p>

<p>considerations if these sites were to be considered as development options.</p> <p>First of all, both the BMX track and allotments are important local facilities, and therefore they would need to be relocated.</p> <p>Secondly, in order to make them accessible and developable, they should not be considered in a piecemeal fashion, and would need to form part of a comprehensive approach linked to the development of the site south of the school, and also including the garage site to the rear of Commander Close.</p> <p>Thirdly, the most appropriate approach would be to propose a land swap between the allotments and unsuitable proposed housing land on the northern approach to the village (see Site 10 below).</p> <p>These issues can be addressed, and are discussed in detail in Section 3 of this report.</p>	<p>and the site is considered alongside the other adjoining opportunities, then the site would be suitable for development.</p> <p style="text-align: center;"><b>Likely Interest</b></p> <p>If linked to the wider opportunity south of the school, then this site clearly enhances its attractiveness, and there is certain to be interest.</p>
<b>Potential Site Capacity, Proposal and Housing Mix</b>	
<p>As has been detailed above, a number of issues would need to be addressed before the site could be considered developable. In terms of a site capacity, depending on design, density, and how the site is linked to the other opportunities, it could have a capacity of 25-35 homes, 40% of which would be affordable.</p>	

<b>Site/Category</b>	<b>Plan, etc.</b>
Site 10: Fields Opposite the Leopard PH	



**Site Description and Context**

The site is located North East of the village on the approach from Oakley Wood Road, and sits just outside the settlement boundary. A brook runs along the northern boundary of the site, and as a result, it often floods.

<b>Site Constraints</b>	<b>Suitability for Development</b>
-------------------------	------------------------------------

There are a number of constraints to development.

As mentioned above, the site is located along a brook which causes the site to flood.

In addition, the site does fall outside of the settlement boundary.

Given the tendency of the site to flood, and the site's location outside of the village envelope, the site is considered to be unsuitable for development.


However, the site is considered to be suitable for a community-led initiative to deliver a series of community gardens, and it may be possible to agree a land swap involving Site 9 (see above), with this site registered as an Asset of Community Value.

**Likely Interest**


If the site was suitable for development, there would likely be much interest.

**Potential Site Capacity, Proposal and Housing Mix**

The site is considered unsuitable for development.

Site/Category	Plan, etc.
<p>Site 11: Land to the North of Croft Close</p>	
Site Description and Context	
<p>This is a greenfield site just outside the village envelope, to the north of Croft Close and to the rear of the Leopard PH. The site enjoys attractive views over the open countryside out towards Warwick, and is bounded by mature hedgerows.</p>	
Site Constraints	Suitability for Development
<p>The biggest constraint would be site access. This would prove difficult to deliver. Access would not be achievable from Croft Close, and the most likely arrangements would be via the Leopard's car park, or land adjacent to the car park.</p>	<p>If access arrangements could be secured, then the site could be developable. However, in the absence of any firm evidence that this could be secured, the site is considered unsuitable for development.</p>
	<p style="text-align: center;"><b>Likely Interest</b></p>
	<p>If access arrangements could be secured, there it is likely there would be interest in the site.</p>
Potential Site Capacity, Proposal and Housing Mix	
<p>The site would be suitable for family homes, and would have a capacity of around 25 homes, 40% of which would be affordable. However, it is considered unsuitable for development.</p>	



Site/Category	Plan, etc.	
<p>Site 12: Land off Savages Close</p>		
Site Description and Context		
<p>The site is small greenfield site directly opposite the Old Manor House at the head of Savages Close. Old Manor House is a Grade II Listed Building.</p>		
Site Constraints	Suitability for Development	
<p>Highways and access arrangements would prove challenging (Savages Close is very tight cul-de-sac which is more like a track), and therefore this would limit the scale of any development proposed.</p> <p>In addition, development of the site would affect the setting of a Grade II Listed Building, and therefore design issues would be of paramount importance and would need to be handled sensitively.</p>	<p>Given the constraints and the site's location directly opposite Old Manor House, the site is not considered suitable for development.</p> <th data-bbox="783 1290 1394 1368">Likely Interest</th> <p>The site is very small in nature, and the site constraints would limit its potential to probably no more than 2 properties, though these would probably be large, executive style homes. Given the site's attractive setting, you would anticipate a high level of interest from self-builders.</p>	Likely Interest
Potential Site Capacity, Proposal and Housing Mix		
<p>The site is considered to be unsuitable for development.</p>		

**Summary**

The table below provides a summary of the various sites reviewed, and the potential capacity for housing development across the Neighbourhood Plan area.

The Neighbourhood Plan has the capacity for 149 homes, as follows:

- 137 within the village of Bishop’s Tachbrook; and
- 12 at Tollgate House.

However, it should be noted that of the 137 homes identified within the village, 7 are to re-provide for potential losses (at Commander Close and Wychwood Close Shops).

Site	Developable (Y/N)?	Capacity
<i>Local Plan Proposals/Existing Commitments</i>		
Site 1: Land to the South of the School	Y	75
Site 2: Land off Seven Acres Close	Y (in part)	10
Site 3: Land to the West of Holt Avenue	N	0
Site 4: Tollgate House	Y	12
<i>Village Infill Sites</i>		
Site 1: Ryefields Gap Site	N	0
Site 2: Penfold Close Garage Site	Y	3
Site 3: Farm Walk Garage Site	Y	3
Site 4: St Chads Road Garage Site	N	0
Site 5: St Chads Road Open Space	Y	6
Site 6: Wychwood Close Shops	Y	5
Site 7: Mallory Road Gap Site	Y	2
Site 8: Commander Close Garage Site	Y	8
Site 9: BMX Track/Allotments Relocation	Y	25
Site 10: Field Opposite the Leopard PH	N	0
Site 11: Land to the North of Croft Close	N	0
Site 12: Land off Savages Close	N	0
	<b>Total=</b>	<b>149</b>

Section 3 considers deliverability of the various potential housing sites, and options to bring them forward for development. It also considers the most appropriate housing mix based on headline information from on housing need from the Parish Council.

### 3. Potential Delivery Options

#### *Overview*

As part of the assessment of the various housing opportunities, it is important to understand their deliverability, the issues that affect deliverability, and links with other projects, programmes and initiatives that could support their delivery.

In terms of delivery, the various projects fall within three categories:

- Private sector-led projects: projects delivered wholly by private sector organisations within an overall strategy and policy framework provided by the Neighbourhood Plan and the Local Plan;
- Registered Provider-led projects: affordable housing initiatives that meet local housing needs and support Neighbourhood Plan priorities; and
- Community-led projects: specific community projects that are key elements of the Neighbourhood Plan, and in some cases linked to delivery of new housing.

Although a range of sites have been considered, it is clear that from a strategic perspective, the delivery of some of these are linked, and what this means is that there could be, in effect, seven housing-led projects to form part of the Neighbourhood Plan, and these are as follows:

- Project 1 - Village South: the project area encompasses the site to the south of the school, the Commander Close Garage Site, and the BMX track and allotments;
- Project 2 - Land off Seven Acres Close: the project area encompasses a small parcel of the site immediately off Seven Acres Close;
- Project 3 - Tollgate House: this is the site that is part of the Guide Dogs National Breeding Centre, and is the only housing project outside of the village under consideration under the Neighbourhood Plan;
- Project 4 - Village North Garage Sites: this incorporates the Penfold Close and Farm Walk garage sites;
- Project 5 - St Chads Road Open Space: this concerns the development of the Parish Council owned open space along St Chads Road;
- Project 6 - Mallory Road Gap Site: this will be the redevelopment of the small gap site off Mallory Road; and
- Project 7 - Wychwood Close Shops: the redevelopment of this parade of shops, though a self-contained project, will form part of a wider project to improve and enhance the Conservation Area, and is a crucial element of the proposal.

Key issues and actions are captured within a short Project Plan for each of the seven schemes.

#### *Delivery Partners*

This review of housing sites forms part of the evidence base towards the emerging Neighbourhood Plan. In order to ensure the robustness of the plan, it is important to consider delivery from the word go. The Parish Council are in effect in an enabling role in respect of housing delivery, and actual delivery will be via third parties.

Clearly the main housing site would no doubt be taken forward and delivered by a housebuilder. However, the smaller projects and infill sites would have some level of uncertainty until delivery partners were identified.

Therefore, it would be advisable for the Parish Council to consider working in partnership with another organisation in order to bring forward the smaller projects. Given their presence and interests in the village, the obvious organisation to discuss such an approach with would be **Warwickshire Rural Housing Association (WRHA)**. Though a lot of stock has been lost through Right-to-Buy, they are still a significant local player, and they would also have an interest in the Neighbourhood Plan as a local property owner and landlord. WRHA are a developing organisation, and although their development programme is not particularly large, they clearly see the development of new homes as a key element of their Business Plan.

During December 2013, the Homes and Communities Agency (HCA) will launch the guidance for the Affordable Homes Programme 2015-18 (there will also be a Rent-to-Buy programme), and it is anticipated that they will request bids from partners by April 2014. Given that WRHA are a developing organisation, it could be that they will be formulating plans to bid to the new HCA programmes, and will therefore be looking for opportunity sites to include within their bid. The previous programme saw bidders having to include 'firm' sites (i.e. named, deliverable sites), and 'indicative' sites (i.e. no identified sites, but areas in which they intended future development); it is not yet clear whether or not a similar approach will be taken on the new programmes, but clearly projects within the Neighbourhood Plan could certainly provide WRHA with identified 'firm' projects.

In addition, it may also be worth considering that the HCA also manage the 'Community Right-to-Build' programme that supports community-led projects, and these do not necessarily have to be housing projects, community related projects can also be supported. However, the funding available does need to be committed by March 2015.

Bringing delivery partners on-board is considered further in Section 4 of the report.

### *Housing Need and Demand*

A Housing Need Survey will be carried out on behalf of the Parish Council early in 2014, and more details of local housing need will therefore emerge. However, based on previous surveys and the Local Plan evidence base, the following are key issues that will need to be addressed:

- A need for additional family housing;
- An expected increase in the number of over-60s in the village;
- Opportunities for growing families to stay in the village;
- An over-dominance of 2-3 bed houses; and
- Unmet need for smaller properties.

It is considered that in response to these issues, the mix of new housing delivered should reflect the following:

- 1 and 2 bed properties suitable for smaller households to cater for unmet demand;
- A smaller supply of 3 bed properties;
- 4 and 5 bed homes for growing families; and
- Homes for elderly people such as extra care/sheltered accommodation (if feasible), and bungalows.

Affordability is a key issue in the village, but there are opportunities to address this through various development sites. In addition, the development of appropriate housing opportunities for elderly people could free-up additional family housing.

The Project Plans provide an indication of potential housing mix for each site, or what should be specifically targeted. However, the actual mix for a site would be determined at planning application stage, and this would clearly follow the new Housing Need Survey.

*Project Plans*

The Project Plans are based on the assumption that Warwickshire Rural Housing Association would be a key delivery partner for the Parish Council.

Project	Delivery Mechanism
Project 1: Village South	<ul style="list-style-type: none"> <li>• Private sector-led, but to a locally developed masterplan</li> <li>• In three phases (Phase 1: land to the south of the school; Phase 2: Commander Close Garage Site; Phase 3: BMX track/allotments)</li> </ul>
Key Partners	Proposal/Mix
<ul style="list-style-type: none"> <li>• Housebuilder/developer (lead)</li> <li>• Warwick DC</li> <li>• Warwickshire Rural Housing Association</li> <li>• Parish Council</li> </ul>	<ul style="list-style-type: none"> <li>• 108 units in total across the three individual sites (104 new, 4 replacements for demolitions)</li> <li>• Detailed mix to be determined through the planning process reflecting the Housing Needs Survey and SHMA, but likely emphasis on 4/5 bed family housing, smaller affordable homes, and homes for elderly people</li> </ul>
Key Actions	
<ul style="list-style-type: none"> <li>• Prepare masterplan</li> <li>• Commence discussions on potential land swap with owners of site on the northern approach to the village</li> <li>• Explore the possibility of an Asset of Community Value submission in respect of land on the northern approach to the village</li> <li>• Commence discussions with Warwickshire Rural Housing Association in respect of Commander Close</li> </ul>	

Project	Delivery Mechanism
Project 2: Land off Seven Acres Close	<ul style="list-style-type: none"> <li>As an affordable housing proposal, this would be led by Warwickshire Rural Housing Association</li> <li>Principle of development to be established through Neighbourhood Plan/Local Plan policy (Rural Exception Site)</li> </ul>
Key Partners	Proposal/Mix
<ul style="list-style-type: none"> <li>Landowner</li> <li>Warwickshire Rural Housing Association</li> <li>Warwick DC</li> <li>Homes and Communities Agency</li> </ul>	<ul style="list-style-type: none"> <li>A small affordable housing scheme of 10 homes immediately off Seven Acres Close</li> <li>Detailed mix to be determined following the Housing Needs Survey, but could be a mix of 2 and 3 bed family homes, and/or 1/2 bed apartments</li> </ul>
Key Actions	
<ul style="list-style-type: none"> <li>Discussions between Warwick DC and landowner in respect of site allocation</li> <li>Plan allocation</li> <li>Negotiations between Warwickshire Rural Housing Association and the landowner</li> <li>Warwickshire Rural Housing Association to develop a submission to the Homes and Communities Agency including sites within Bishop's Tachbrook</li> </ul>	

Project	Delivery Mechanism
Project 3: Tollgate House	<ul style="list-style-type: none"> <li>Private sector-led, but within an overall framework set by the Neighbourhood Plan/Local Plan</li> </ul>
Key Partners	Proposal/Mix
<ul style="list-style-type: none"> <li>Landowner</li> <li>Housebuilder/developer</li> <li>Warwick DC</li> <li>Parish Council</li> </ul>	<ul style="list-style-type: none"> <li>A small enclave of high end, high value properties set in an attractive environment</li> <li>12 homes, a mix of 4 and 5 bed houses</li> </ul>
Key Actions	
<ul style="list-style-type: none"> <li>Establish principle of development through the Neighbourhood Plan/Local Plan</li> </ul>	

Project	Delivery Mechanism
Project 4: Village North Garage Sites	<ul style="list-style-type: none"> <li>As affordable housing proposals, these may be led by Warwickshire Rural Housing Association</li> <li>Principle of development to be established through the Neighbourhood Plan/Local Plan</li> </ul>
Key Partners	Proposal/Mix
<ul style="list-style-type: none"> <li>Landowner</li> <li>Warwickshire Rural Housing Association</li> <li>Warwick DC</li> <li>Homes and Communities Agency</li> <li>Parish Council</li> </ul>	<ul style="list-style-type: none"> <li>These sites would likely be delivered as a package, with each site delivering 3 homes</li> <li>Detailed mix to be determined following the Housing Needs Survey, but could be a mix of 2 bed family houses</li> </ul>
Key Actions	
<ul style="list-style-type: none"> <li>Plan allocation</li> <li>Discussions between Warwickshire Rural Housing Association and the landowner</li> <li>Warwickshire Rural Housing Association to develop a submission to the Homes and Communities Agency including sites within Bishop's Tachbrook</li> </ul>	

Project	Delivery Mechanism
Project 5: St Chads Road Open Space	<ul style="list-style-type: none"> <li>This site is owned by the Parish Council and the project would be led by them</li> <li>There is an aspiration from the Parish Council to see some self-build opportunities within the village, and this site could provide them</li> <li>There is the potential for the Parish Council to put together a 'Custom Build' (a self-build programme) submission to the Homes and Communities Agency (work would need to be done to ensure that the Parish Council would be an eligible body; if not, there is the potential to bring on board a partner to support the project)</li> </ul>
Key Partners	Proposal/Mix

<ul style="list-style-type: none"> <li>• Parish Council</li> <li>• Homes and Communities Agency</li> <li>• Warwick DC</li> <li>• Purchasers</li> </ul>	<ul style="list-style-type: none"> <li>• The site has the potential for 6 homes</li> <li>• Detailed mix is to be determined but would likely to be 3 or 4 bed family homes</li> </ul>
<b>Key Actions</b>	
<ul style="list-style-type: none"> <li>• Approval of the Parish Council to dispose of the site for a self-build project, develop a scheme, and to examine the potential of a Homes and Communities Agency submission</li> <li>• Plan allocation</li> <li>• Development of a sketch scheme to understand the site's potential</li> <li>• Discussions with the Homes and Communities Agency regarding the potential for a 'Custom Build' submission</li> <li>• Examination of planning route</li> </ul>	

<b>Project</b>	<b>Delivery Mechanism</b>
Project 6: Mallory Road Gap Site	<ul style="list-style-type: none"> <li>• As an affordable housing proposal, this would be led by Warwickshire Rural Housing Association</li> <li>• Principle of development to be established through the Neighbourhood Plan/Local Plan</li> </ul>
<b>Key Partners</b>	<b>Proposal/Mix</b>
<ul style="list-style-type: none"> <li>• Landowner</li> <li>• Warwickshire Rural Housing Association</li> <li>• Warwick DC</li> <li>• Homes and Communities Agency</li> <li>• Parish Council</li> </ul>	<ul style="list-style-type: none"> <li>• The small nature of this site means that it is only suitable for a pair of semi-detached houses, possibly 2 x 2 or 3 bed houses</li> </ul>
<b>Key Actions</b>	
<ul style="list-style-type: none"> <li>• Plan allocation</li> <li>• Discussions between Warwickshire Rural Housing Association and the landowner</li> <li>• Warwickshire Rural Housing Association to develop a submission to the Homes and Communities Agency including sites within Bishop's Tachbrook</li> </ul>	

<b>Project</b>	<b>Delivery Mechanism</b>
Project 7: Wychwood Close Shops	<ul style="list-style-type: none"> <li>• Though a relatively small project, it is a key project for the Neighbourhood Plan, with links</li> </ul>



	<p>with other Plan Policies (e.g. Design and Conservation), but is also potentially complex</p> <ul style="list-style-type: none"> <li>• In order to enable the redevelopment of the site, it may be sensible for the Parish Council to register the site as an Asset of Community Value, given that the site provides key local services</li> <li>• Registering the site as an Asset of Community Value would enable the Parish Council to consider acquisition if it was placed on the market and a period of time in which to do so</li> <li>• The Parish Council would need a delivery partner for the project; again, Warwickshire Rural Housing Association may be best placed to fulfil such a role</li> </ul>
Key Partners	Proposal/Mix
<ul style="list-style-type: none"> <li>• Landowner</li> <li>• Parish Council</li> <li>• Warwick DC</li> <li>• Warwickshire Rural Housing Association</li> <li>• End users/residents</li> </ul>	<ul style="list-style-type: none"> <li>• The site currently provides 3 flats over ground floor retail space; the redevelopment of the site could deliver new, better quality ground floor retail space, with 5 1 bed flats above, by making better use of the site</li> <li>• The site should be developed to a higher standard of design than that of the existing building to reflect the site's location on the edge of the Conservation Area</li> </ul>
Key Actions	
<ul style="list-style-type: none"> <li>• Discussions with landowner and current occupiers</li> <li>• Outline case for registration as Asset of Community Value</li> <li>• Plan allocation</li> <li>• Development of a new proposal</li> <li>• Development of a Project Plan</li> </ul>	

### *Design and Standards*

The design and quality of new development is a key issue for local people, and a key issue for the Neighbourhood Plan. These are issues that have become more prominent over the years, though current national policy in terms of design guidance has become less clear in more recent times, with the Government announcing a “review” of design standards and policy under pressure from the development industry.

However, the Neighbourhood Plan provides an opportunity to set a benchmark for design quality and what will be expected of developers. This will be useful both for the local community, who will gain a better understanding of what may be built in their village, and for developers, who will be provided with clarity around what is expected of them.

In order to develop design policy for the Neighbourhood Plan, it may be appropriate to carry out a short context and vernacular study to inform a Parish Design Statement. This would provide a suitable and robust evidence base to support and justify policy within the Neighbourhood Plan.

### *Resources*

In terms of public spending, we live in challenging times, and there is not the same level of public money available as in years gone by. Indeed, recent Government announcements around the time of the Autumn Statement would seem to suggest that the future is that of a leaner state, with some talk of permanent austerity.

However, there are funding sources still available that could support the delivery of projects through the Neighbourhood Plan. Key opportunities include:

- **Homes and Communities Agency:** the HCA's new Affordable Homes Programmes will provide resources to deliver new affordable housing supply, and the Custom Build programme could also provide support;
- **Community Infrastructure Levy:** Warwick District Council's proposed Community Infrastructure Levy (CIL) is designed to provide resources to support infrastructure provision across the district;
- **New Homes Bonus:** New Homes Bonus is a grant paid by Government to local authorities for increasing the number of homes built and their use. It is based on the additional Council Tax revenue raised from new build homes, residential conversions, and long-term empty homes brought back into use; and
- **s106/Planning Obligations:** there is likely to be a balance between these and CIL contributions, but nevertheless, there is the potential to secure resources towards Neighbourhood Plan delivery from these sources.

It is also important to consider links with other projects and the resources that could support those. For example, any resources to support enhancements to the Conservation Area may be able to support the redevelopment of the Wychwood Close Shops.

Each of the funding sources identified above is considered further below.

### Homes and Communities Agency

In this summer's Spending Review, the Government announced that the HCA would be launching a range of new affordable housing programmes post March 2015, **including a new Affordable Homes Programme, and a Rent-to-Buy programme**. Bids will be expected by Registered Providers by April 2014, with programmes commencing in April 2015. These programmes will provide subsidy for Registered Providers to support delivery.

A number of sites suitable for affordable housing have been identified as part of this study, and it is likely that these would require subsidy in order to be brought forward for development.

It is assumed that the most appropriate Registered Provider to develop these sites would be Warwickshire Rural Housing Association, given their local presence and interests. In order for them to be in a position to make a submission to the HCA in April 2014, dialogue would be needed with them fairly rapidly in order for them to consider whether or not they would have an interest in being a delivery partner for the Neighbourhood Plan.

In recent times, the levels of funding available towards affordable housing delivery have been cut significantly. In addition, there has been a greater expectation that Registered Providers will make greater use of their own resources, and a shift away from social rents to 'affordable rents', an affordable rent being up to 80% of the market rent for a particular property within the locality in which the new homes are proposed. However, it is anticipated that under the new HCA programmes, there may be a provision for social rent once more.

The current HCA affordable homes programme is now fully committed, with all new homes under the programme to be delivered by March 2015. Average grant rates were reduced dramatically under the programme, and it should be anticipated that the new lower grant rates will continue under the forthcoming programmes.

Clearly, there is much work to do to determine actual resources needed to deliver the projects. However, in order to provide a guide as to the potential level of resources that could be provided via the new HCA programmes, it is assumed that an average grant rate of £20,000 per property (for homes to rent) and £12,000 per property (for homes for shared ownership), may be realistically achievable. There are six sites in total earmarked specifically for affordable housing development. However, only four of the sites are considered deliverable within the timescales of the HCA programmes, and these will deliver 18 homes.

As has been discussed previously, the detailed mix (including tenure) of these sites will need to be determined following the Housing Needs Survey, but the following table provides a guide as to the level of resource that may be achievable from the HCA programmes:

Scenario	Potential HCA Investment
Scenario 1: <ul style="list-style-type: none"> <li>• 100% for rent</li> </ul>	<ul style="list-style-type: none"> <li>• 18 homes, £20,000 per property</li> </ul> Total HCA investment = £360,000
Scenario 2: <ul style="list-style-type: none"> <li>• 50% for rent (say 9 homes)</li> <li>• 50% for shared ownership (say 9 homes)</li> </ul>	<ul style="list-style-type: none"> <li>• 9 homes, £20,000 per property</li> <li>• 9 homes, £12,000 per property</li> </ul> Total HCA investment = £288,000
Scenario 3: <ul style="list-style-type: none"> <li>• 75% for rent (say 14 homes)</li> <li>• 25% for shared ownership (say 4</li> </ul>	<ul style="list-style-type: none"> <li>• 14 homes, £20,000 per property</li> <li>• 4 homes, £12,000 per property</li> </ul>

homes)	Total HCA investment = £328,000
Scenario 4: <ul style="list-style-type: none"> <li>• 25% for rent (say 4 homes)</li> <li>• 75% for shared ownership (say 14 homes)</li> </ul>	<ul style="list-style-type: none"> <li>• 4 homes, £20,000 per property</li> <li>• 14 homes, £12,000 per property</li> </ul> Total HCA investment = £248,000

In terms of local housing strategy, it is likely that the favoured approach would be a mix of rent and shared ownership. Warwickshire Rural Housing Association would be likely to favour scenario 3 if this was the case, as this would minimise sales risk.

In addition to funding towards the affordable housing projects, there is the potential to access investment from the HCA towards the potential self-build site. The HCA's '**Custom Build**' programme is a £30million fund to help grow the self-build sector, and investment can be sought towards sites of 5 homes and above. It is important to note that this is not a source of grant funding, but is a genuine investment fund, and therefore projects must be commercially viable. The fund can be used to access eligible costs such as site preparation costs, construction of supporting infrastructure and utilities, and construction costs for the homes. The fund closes on 31<sup>st</sup> March 2015.

It is also worth noting that the HCA also manages the '**Community Right-to-Build**' programme. This fund is designed to help communities deliver the development that they wish to see, and can provide support towards community projects. This fund also closes on 31<sup>st</sup> March 2015.

#### Community Infrastructure Levy

The **Community Infrastructure Levy (CIL)** is designed to address district-wide community infrastructure requirements, and CIL funds can be spent on a wide range of infrastructure. However, Warwick District Council must be able to demonstrate that new or improved local infrastructure is needed, and that there is a 'gap' in funding available. Warwick District Council's Infrastructure Delivery Plan identifies local infrastructure requirements, and there is a price tag of £75million against that which is required.

Whilst in the main, CIL contributions would be pooled, where a Neighbourhood Plan is in place, 25% of CIL receipts arising from developments within the Neighbourhood Plan area will be ring-fenced for investment in that locality.

The district has been 'zoned' in order to provide a pricing schedule for CIL contributions, and different zones have different charging rates. Bishop's Tachbrook is located within 'Zone B', which has a charge of £170/m<sup>2</sup> for residential development.

There are exemptions from CIL charges. Only housing sites of 10 homes or more must pay the charge. Development by Registered Charities is exempt, as is affordable housing development.

Of the sites identified within the Neighbourhood Plan, the following would be subject to CIL charges:

- Land to the South of the School;
- Land off Seven Acres Close;
- Tollgate House; and
- BMX Track/Allotments Relocation.

CIL charges would be determined through the planning process for each site, but there would be the potential for these to generate c£300,000 of CIL receipts for use in Bishop's Tachbrook.

#### New Homes Bonus

Warwick District Council's **New Homes Bonus** allocation for 2013/14 is £1,009,334. A request could be made of the Council to allocate a portion of this cash to support the Neighbourhood Plan. However, it is considered that this may prove difficult politically. None of the grant was generated through new housing development in the Bishop's Tachbrook area, and so it is more likely that this would be used by the Council to support communities that have seen new housing in recent times.

However, moving forward, there will be new homes built in Bishop's Tachbrook, and therefore the Parish Council could justifiably argue that a portion of New Homes Bonus generated from these new homes should be made available towards projects through the Neighbourhood Plan.

Until precise housing numbers and mix is known, it would be difficult to calculate the likely level of New Homes Bonus to be generated.

#### s106/Planning Obligations

Depending on the viability of developments, there will be a requirement for developers to enter into **s106 agreements** in order to secure certain items. In the context of the application of the Community Infrastructure Levy, this is likely to be affordable housing contributions and site-related improvements and enhancements.

Flexibility of the use of s106 agreements could be useful in order to support the Neighbourhood Plan. For example, the development at Tollgate House is very remote from the village and local services, therefore it may be considered inappropriate to deliver affordable housing on-site. The scheme could be of 12 homes, and there would be an expectation to deliver a 40% affordable housing contribution (this would be 5 homes). If it was accepted that the most appropriate solution would be an off-site financial contribution, there may be the potential to secure c£600,000 from the site towards delivery of affordable housing in other appropriate locations. It has been estimated that a subsidy of c£600,000 would be required to deliver the smaller sites identified in the village itself. Therefore there is the potential for Tollgate House to provide this, therefore easing the burden on the public purse.

There will also be a requirement to use s106 agreements to secure on-site affordable housing on the sites to the south of the school.

#### *Delivery Timetable*

When considering the various sites for development, it will also be important to communicate how and when these sites would be likely to come forward for development, and the nature of the impact on the village.

First of all, the potential for up to 149 homes has been identified. However, through the plan making process, it may be determined that some of these sites may not be appropriate.

Secondly, not all of these homes would be built overnight. The largest of the sites would see 75 homes built. There would be a lengthy lead-in time in terms of the site being taken forward, therefore it may be 2016 at the earliest before there was any activity on-site, and then there would be a period of preparing the site for construction. Housebuilders are currently building out at around 2½ homes a month on average (30 homes a year), and so this would mean a construction period of 2½ years. Factoring in site preparation of say 6 months, the site would be complete by 2019.

The smaller sites within the village envelope are fairly self-contained, but their reliance on subsidy - either via s106 contributions or via the HCA - would mean that on-site activity could be several years away. The new HCA programmes commence in April 2015, and conclude in March 2018. Given the timescales associated with the HCA programmes, it could be assumed that any sites taken forward via this route would be complete by March 2018. This would see a further 18 homes built by 2018.

The St Chads Open Space site has been identified as a potential self-build opportunity, and should this be taken forward through the HCA's 'Custom Build' programme, there would be on-site activity by March 2015. It is only a small site of 6 homes, and so it is anticipated that this could be complete by 2016.

The BMX Track/Allotments Relocation, Commander Close Garage Site, and Wychwood Close Shops are more complicated projects, and rely heavily on the resolution of other issues (for example legal matters and relocation requirements). Therefore it is likely that these will be taken forward later in the life of the Neighbourhood Plan. However, they are not large projects in terms of build, and therefore once the pre-development issues have been resolved, these could proceed swiftly.

It could be anticipated that all of the housing-led projects would be complete by 2024 at the latest.

Away from the village, there is only one housing project to be concerned with, and that is the development at Tollgate House. The nature of this site would mean that there would likely to be much interest in taking this forward from the private sector. This could be an important project in terms of the delivery of some of the village based projects. If an off-site s106 contribution was secured towards affordable housing delivery, this could provide vital resources to projects that would be delivered outside of the HCA programmes - Commander Close Garage Site and Wychwood Close Shops. It could be anticipated that Tollgate House would be complete by 2017.

The following table provides an estimated timetable for delivery.

Project	No. of Homes	Estimated Start on Site	Estimated Completion
Project 1: Village South			
<ul style="list-style-type: none"> <li>• Phase 1 (land south of the school)</li> <li>• Phase 2 (Commander Close Garage Site)</li> </ul>	75	2016	2019
	8	2019	2020

• Phase 3 (BMX Track/Allotments Remodel)	25	2021	2023
Project 2: Land off Seven Acres Close	10	2016	2017
Project 3: Tollgate House	12	2016	2017
Project 4: Village North Garage Sites	6	2017	2018
Project 5: St Chads Open Space	6	2015	2016
Project 6: Mallory Road Gap Site	2	2015	2016
Project 7: Wychwood Close Shops	5	2020	2022
<b>Total =</b>	<b>149</b>		

#### 4. Recommendations and Action Plan

This is not the Neighbourhood Plan, and is simply an assessment of a number of sites suggested as suitable for housing development. However, the report and the response to it are intended to help inform Neighbourhood Plan policy development, and support site allocations.

There are a number of key actions arising from this report in order to begin to develop policy and to ensure that - when adopted - the Neighbourhood Plan can then quickly evolve into a document that enables delivery.

There are also a number of recommendations that may also support the development of other Neighbourhood Plan policies.

Key actions moving forward include:

- Public consultation and encouraged debate around the suitability of what is proposed in terms of housing sites and projects;
- Informal discussion with Warwickshire Rural Housing Association (WRHA) at a senior level in order to gain their support and secure their involvement in the implementation of the Neighbourhood Plan;
- Use this report and results of public consultation to inform Neighbourhood Plan policy development and site allocations;
- Parish Council to open and maintain dialogues with Warwick District Council, key landowners, and delivery partners in respect of the Neighbourhood Plan and its implementation;
- Parish Council to commission a Parish Vernacular Study and development of a Parish Design Statement in order to underpin the design and conservation policy within the Neighbourhood Plan;
- Parish Council to develop potential land swap proposals where these would enable the delivery of key projects; and

- Parish Council to develop submissions to register land on the northern approach to the village, and Wychwood Close Shops as Assets of Community Value.

Once housing sites have been agreed, and the basis of Neighbourhood Plan policies established, it is recommended that the Parish Council considers the following:

- Work with partners to agree a masterplan to guide the development of the Village South project;
- Develop a more formal relationship with WRHA in respect of their potential role in supporting the implementation of the Neighbourhood Plan and delivery of key projects;
- Review Project Plans for projects that the Parish Council will lead; and
- Further develop the St Chads Road Open Space project, and its potential as a self-build project.