

Statement from Bishop's Tachbrook Parish Council relating to the Matters and Issues identified by the Inspector.**Represented by Councillor Ray Bullen Dipl. Arch RIBA.****Matter 7d – Proposed housing site allocations
- Growth Villages and Hockley Heath****Issue**

Whether the proposed housing site allocations at the Growth Villages and Hockley Heath are justified, effective and consistent with national policy.

Policies DS11 and DS NEW3**Questions**

Taking each of the following proposed housing site allocations individually:

Bishops Tachbrook - The Parish Council will only address sites within its boundary.

- H23 – Land south of the School

1) *What is the current planning status of the site?*

Planning permission granted 22 August 2014 for 150 dwellings. The strategic requirement for 150 dwellings in the village was devised with WDC officers through the Neighbourhood Plan consultation process through 2013/14. Good collaborative working with the developer took place on the detail of the scheme and the link with the adjacent school. Construction started on site 19 April 2016 and expects to complete by 2017.

2) *How does it fit within the overall spatial strategy?*

Very well as it provides for established Bishops Tachbrook need as well as Warwick District. We have been able to locate it on a site that has other benefits for the village and where it has only a small effect of the surrounding countryside.

3) *In addition to housing provision, are there other benefits that the proposed development would bring?*

Yes, improved access to the school for the school bus and to the existing allotments as well providing a significant part of the cycleway to school.

4) *What are the potential adverse impacts of developing the site? How could they be mitigated?*

Nothing of consequence

5) *Is the scale of development proposed compatible with the capacity of the village to accommodate further growth in terms of its character and appearance, the level of services and existing infrastructure?*

Yes

- 6) *What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?*

Some surface water runoff issues in inclement weather to adjacent roads that are being resolved by appropriate drainage.

- 7) *Is the site realistically viable and deliverable?*

Yes

- 8) *What is the expected timescale for development and is this realistic?*

Will complete in 2017. First completions expected in the autumn.

• H49 – Seven Acre Close

- 1) *What is the current planning status of the site?*

Planning permission granted 24 May 2016 for 50 dwellings. This is a new site in the MDLP and followed a village study by the district on sites for Coventry. The site was allocated for 30 dwellings but the study noted that it was remote to Coventry. The application from the developer for 50 dwellings was approved as the District continued not be able to demonstrate a 5year housing land supply. The site is outside the village settlement boundary.

- 2) *How does it fit within the overall spatial strategy?*

Poorly, since it was allocated specifically to meet Coventry's unmet need despite being remote to the city. It is not required to meet Warwick District OAN.

- 3) *In addition to housing provision, are there other benefits that the proposed development would bring?*

Yes, part of the site has been allocated for community recreational use.

- 4) *What are the potential adverse impacts of developing the site? How could they be mitigated?*

It will have an adverse impact on the surrounding countryside and mitigation will include sympathetic planting.

- 5) *Is the scale of development proposed compatible with the capacity of the village to accommodate further growth in terms of its character and appearance, the level of services and existing infrastructure?*

No, it will affect the character and appearance of the village and we know that existing drainage systems are at full capacity and from time to time overflow.

- 6) *What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?*

Will not provide any additional infrastructure other than stated in question 3.

- 7) *Is the site realistically viable and deliverable?*

Yes

- 8) *What is the expected timescale for development and is this realistic?*
Not yet known.