

WARWICK DISTRICT LOCAL PLAN 2011-2029

MATTER 7D: Proposed Housing Site Allocations – Bishop’s Tachbrook

STATEMENT BY GARY STEPHENS, MARRONS PLANNING ON BEHALF OF: BLOOR HOMES LIMITED (BHL) (11532/7678)

This Statement relates solely to Proposed Housing Site Allocations at Bishop’s Tachbrook (H23 & H49).

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

1. As noted in the Proposed Modifications, H23 (Land south of the school) is now a commitment. The site is currently under construction by BHL and is expected to be completed by the end of the third quarter of 2019.
2. Proposed allocation H49 (Seven Acre Close) is also now a commitment and was granted outline planning permission by the Council on June 28th 2016. Consideration of the suitability of H49 as an allocation and whether it is sound in comparison with other alternative sites in Bishop’s Tachbrook is now therefore academic.
3. However, BHL wish to draw attention to the availability of Site R179 of the 2016 SHLAA Update as a deliverable site¹ capable of contributing towards the five year supply of housing sites.
4. In the event that it is necessary for the Council to allocate more sites in order to demonstrate that its Plan identifies five years worth of housing against the housing requirement (with an additional 20% buffer), then there are sites available outside of the Green Belt in suitable locations that can help to meet any shortfall (such as R179).

¹ In accordance with footnote 11 of paragraph 47 of the Framework