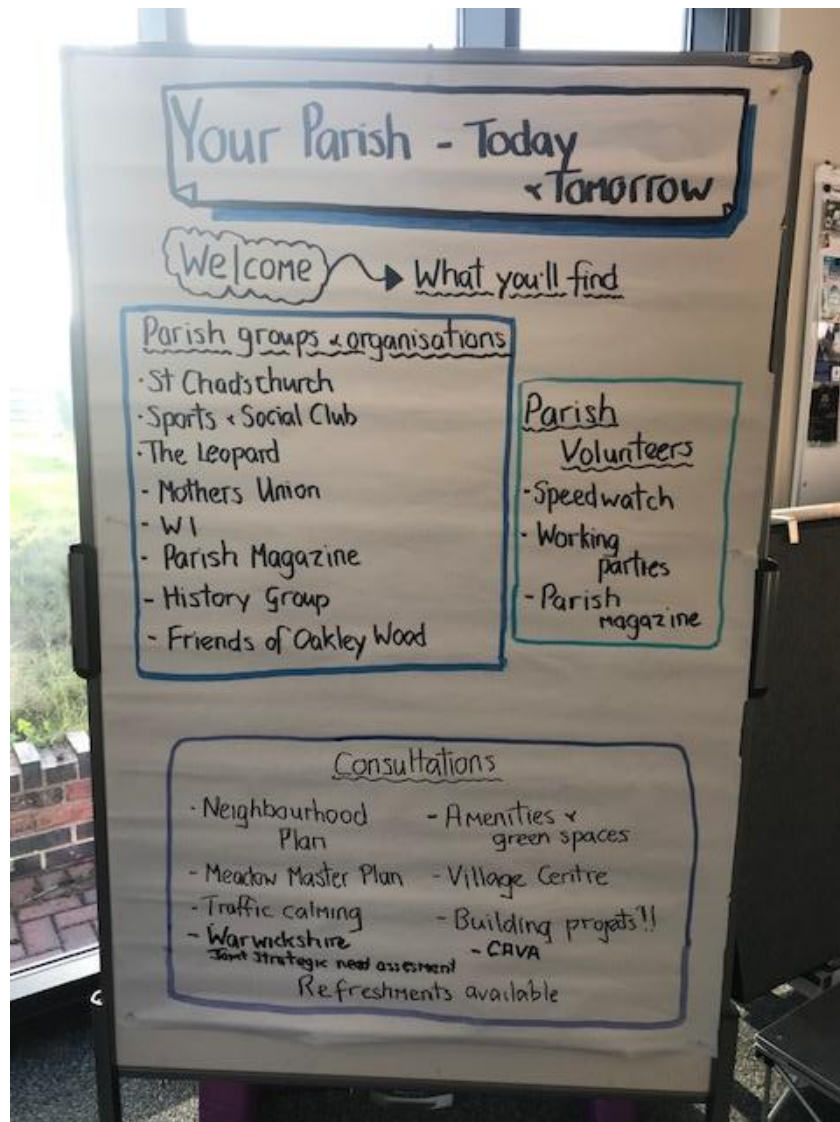


## Bishop's Tachbrook Neighbourhood Development Plan 2020 - 2029

### Consultation Statement

March 2020



**Bishop's Tachbrook Parish Council**

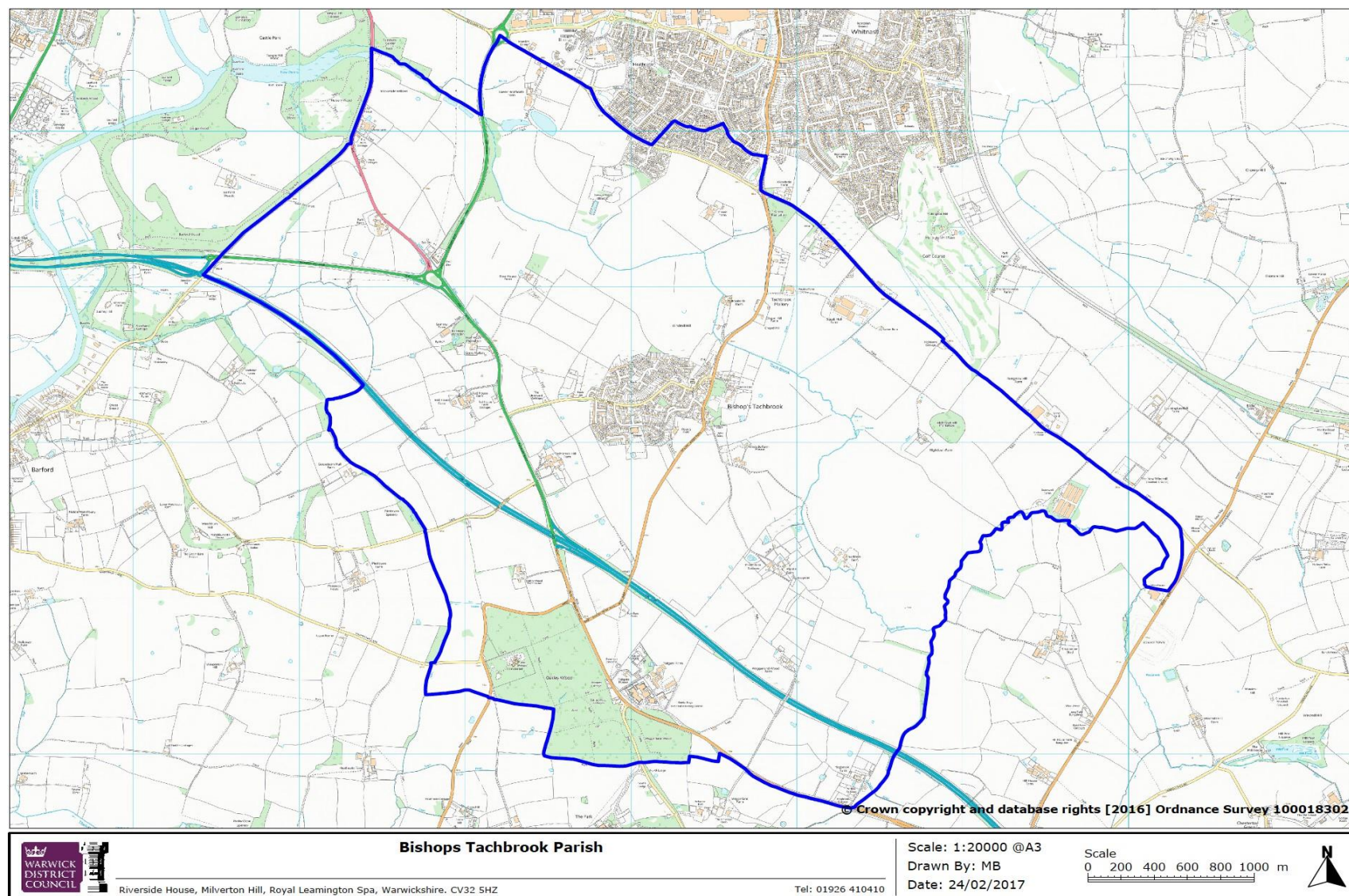
With assistance from



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**Map 1 Bishop's Tachbrook Designated Neighbourhood Plan Area** ([https://www.warwickdc.gov.uk/downloads/file/4258/proposed\\_neighbourhood\\_area](https://www.warwickdc.gov.uk/downloads/file/4258/proposed_neighbourhood_area))



## 1.0 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)<sup>1</sup> 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, and neighbourhood plans form part of this framework.

1.3 The Parish Council applied for area designation on 8<sup>th</sup> March 2017 ([https://www.warwickdc.gov.uk/downloads/file/4257/neighbourhood\\_area\\_application\\_2017](https://www.warwickdc.gov.uk/downloads/file/4257/neighbourhood_area_application_2017)) and the area shown on Map 1 was designated as a neighbourhood area by Warwickshire District Council on 5<sup>th</sup> May 2017 ([https://www.warwickdc.gov.uk/downloads/file/4376/decision\\_notice](https://www.warwickdc.gov.uk/downloads/file/4376/decision_notice)).

1.4 The NDP has been prepared by a Steering Group of local residents and parish councillors on behalf of the Parish Council. Steering group meetings are publicised on the Parish Council website <http://www.bishopstachbrook.com/parish-council/neighbourhood-plan>, the village email circulation and the parish magazine.

1.5 All information about the NDP at each stage has been provided on the parish council web site on the NDP web link:

<http://www.bishopstachbrook.com/parish-council/neighbourhood-plan>

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/637/contents/made>



## 2.0 Your Parish Today and Tomorrow - Informal Consultation Winter 2018/19

- 2.1 To kick-start the NDP preparations the Parish Council held an informal consultation on the future of the parish in November 2018 – Your Parish Today and Tomorrow. The informal consultation was publicised through a leaflet delivered to each household, online using the Parish Council web site (<http://www.bishopstachbrook.com/community/your-parish-today-and-tomorrow>), the Parish newsletter and posters put up throughout the neighbourhood area.

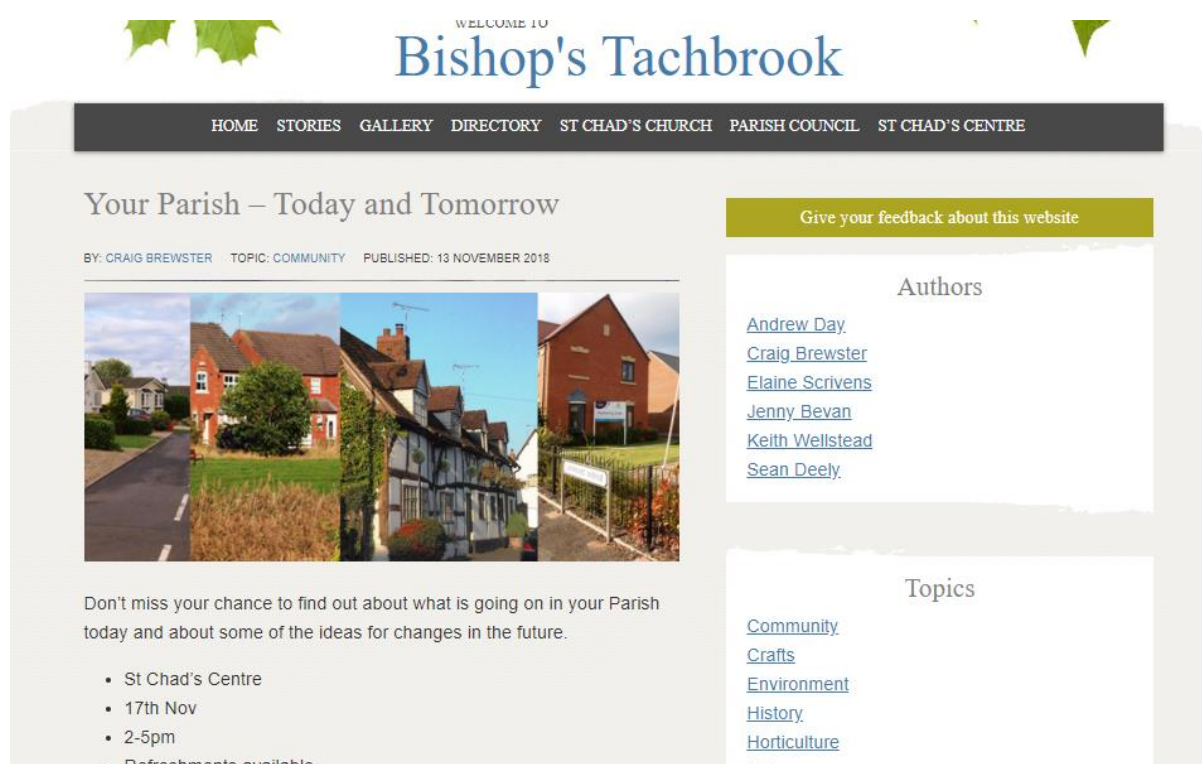


Figure 1. Your Parish Today Tomorrow Web Site, Screenshot.

- 2.2 A drop-in event was held at the St Chad's Centre on 17th November 2018. Given the potential for significant changes affecting the parish, with new homes and additional school provision planned, a second event was held at Heathcote Primary School on 16th January 2019.
- 2.3 This is the collected feedback from both events. This was used to inform the preparation of the Regulation 14 Draft Plan.

### **Neighbourhood Plan - Objectives**

The objectives, shown below, were rated on a scale of object=0, 5=Neutral, 10=support.

1. To protect, enhance and give greater access to the natural environment of the area, including its landscape, geological assets, archaeological sites and wildlife habitats. **33 supports with scores in the 8-10 range – no other ratings**
2. To promote healthy living and encourage sustainable transport (such as walking and cycling) to reduce demand on the local highway network and improve road safety. **28 supports with scores in the 8-10 range – no other ratings**
3. To ensure the parish has the appropriate open space, recreation and community facilities to support present demand and future projected growth. **31 supports with scores in the 8-10 range, 2 at 5(neutral)**
4. To protect and enhance the historic village centre of Bishop's Tachbrook by ensuring that any development within the Conservation Area is sympathetic with current buildings and landscape. **21 supports with scores in the 8-10 range, 3 at 5 (neutral)**
5. To ensure that new housing is in a suitable range of sizes, types and tenures, to meet assessed local needs for market and social homes. **15 supports with scores in the 8-10 range, 1 at 5 (neutral) 3 at 2/3 (object)**
6. To develop environmentally innovative solutions to overcoming constraints to development (e.g. flooding). **24 supports with scores in the 8-10 range, 2 at 5(neutral)**

### **Neighbourhood Plan - Green spaces - Yes – green spaces!**

-Overwhelming support for the Country Park with 100 people rating it as crucial to the future of the area. (all scores between 8 and 10 with 0 being Country Park has no importance to 10 it is crucial).

-The entrance to our village rivals any landscape in the country, it is precious to the rural history of our village. If you do not protect the fields on our boundary

then Bishop's Tachbrook will no longer be a village. The people of this village chose to live here because they wanted to live in a village and not a suburb of Leamington. So, the fields opposite The Leopard, which are part of the old village, need protecting more than ever. A green space here is a must!

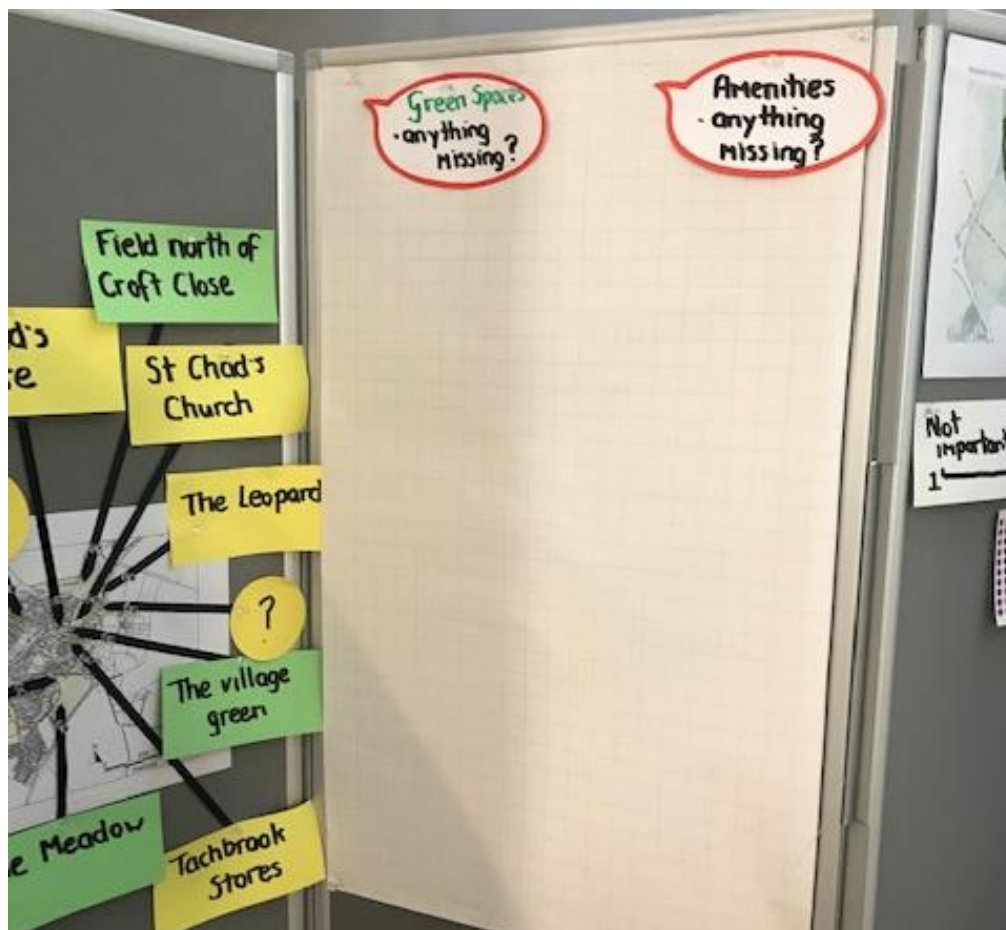


Figure 2. Green Spaces exhibition boards

-Land opposite The Leopard needs to be protected. This is part of the entrance to our village. Enough is enough.

-No building on land opposite Leopard or anywhere near.

-Land opposite The Leopard needs to be kept vacant – we need green spaces between Whitnash and BT.

-Don't develop the land opposite The Leopard or down from The Leopard to the brook. Leave green space to separate us from Warwick Gates. Comments underneath state:

- We agree with this'
- We need space between the village and any further development'
- Absolutely agree with the above – keep BT a separate village!'
- We are a village, there's a danger of becoming part of an urban conurbation.
- No houses on the land opposite The Leopard – acquire as part of Country Park.
- Keep green space / barrier between Croft Close and the brook.
- Protect field north of Croft Close.... – wildlife sanctuary please – footpath around the village.
- Please consider our teenagers in your plans – safe spaces, Youth Club, Skate Park – they need somewhere to go - Outdoor DJ booth – look to Holland for inspiration.
- Country Park – please consider dog walkers and don't place too many restrictions i.e. free running in some areas not all leashed. Would also like to be able to walk all the way round.

#### **Neighbourhood Plan - Protected community facilities**

- Although the parish contains two distinct areas, the village and Warwick Gates, it would be good if facilities in either were used by both parts. Make it easy to walk and cycle between both parts.
- Surgery needs to be open full time.

#### **Proposed local centre at Heathcote**

The votes for what facilities people would like to see at the site reserved for local facilities on the Heathcote development were:

Pub - 21

Shop - 33

Takeaway - 15

Chemist - 8



Hairdressers - 3

Community Hall - 11

Café - 25

Youth Centre - 7

Doctors - 3

Community food growing area – 3

Open water swim (in Country Park) – 3

Allotments, Post Office and a Gym got 1 vote each

### **Meadow Master Plan**

Votes for options:

Option 1 – Light touch, 7 votes

Option 1A – Shared facilities with the school, 9 votes

Option 2 – Cricket pitch, 3 votes

Option 3A – Extra courts, 5 vote Additional comments:

-With The Meadow being updated, will there be a secure child/dog fence put in place along Oakley Wood Road?

-Ok to footpath across The Meadow but don't like the idea of hedging along it. It would cut The Meadow up; it is currently a lovely open space.

-Is a football pitch necessary if the new school has those facilities?

### **Enhancing the village centre**

What people said they liked

Kingsley Road junction layout

-Agreed v. busy/dangerous junction

-Lethal – accidents have already occurred

- Junction is very dangerous, island would be good, but no tree
- Tree not a good idea
- Kingsley Road, Church Hill, Mallory Road should be a mini roundabout x 4  
Island would be a first class idea, sometimes the old ideas are the best  
Gives the village a centrepiece
- A roundabout makes more sense here. Better use of space and a clear understanding of right of way - What happens when people continue to park ridiculously on the curve?!
- Vegetation looks like it would prevent a good view of the road. Why not use a roundabout?
- 6 other indications of support

#### Overall village centre plan

- Raised table a good idea x 2
- Green and natural play area is a great idea x 3
- Wildflower and bulb planting
- Drop off space x 2
- More parking x 2
- Changes to road surface Not sure about

#### Kingsley Road junction layout

- Not sure the island will make it any safer. Indication of vehicles right of way should be the priority.
  - Tree will block view area and not enough space
  - Junction needs something better than a silly paved ramp. Too many accidents already here
- Overall **village centre plan**

- No to play area on village green, The Meadow is for playing on. Not there for residents and dangerous near main road. More cars in front of houses. Teens will hang around until late at night
- At least play area on The Meadow has a car park
- Play area is a silly idea, we have The Meadow
- Green and natural play area are great not sure of location because of main road x 2
- Bollards /posts around the church will make it impossible for older parishioners to attend church – that's not on

In addition

- Provide a car park for St Chad's Centre! – field north of Croft Close?
- Can there be a 20mph speed limit in the centre of the village? - Make it safe and easy to cross from green to shop
- Parking posts in village not required. When St Chad's Centre was planned, the question of parking was dismissed by Mr

Day as people would walk there – as if! Also blocking outside 15&19 Mallory Road just causes more problems

- Is there any chance of bollards being put on corners to prevent half on, half off curb parking? This reduces visibility when exiting the close
- Is there ever going to be some parking for St Chad's Centre? Every event causes congestion
- Parking needed for Centre and shops to relieve Wychwood Close and Church Lees
- Better bus stops with sides
- Buses to Warwick
- Path to Centre with lights so we can see our way

- You can't just prevent parking with no alternative spaces unless your aim is to destroy the village shop

### **Traffic calming**

- Desperately need foot and cycle path all the way along Harbury Lane across roundabout to Gallows Hill
- Need proper crossing for footpath along Heathcote Lane
- = Do something about parked cars on Othello Avenue AND cars blocking drop kerbs by shop please

### **30 mph limit on Harbury Lane due to primary school**

- Bus layby on Harbury Lane – no visibility to pass
- Indent bus stop on Harbury Lane – current arrangements encourage dangerous passing
- The bus stop for U1 at Heathcote Primary School is dangerous due to its position opposite a T-junction- needs to move or create a layby off the main road
- Move bus stop and add layby for U1 bus on Harbury Lane
- Bus stops on Harbury Lane by the school are in dangerous places, especially with the turning into Garret Drive – limited visibility cars often stopping with lights on red
- Roundabout at Harbury Lane/Earl Rivers Avenue needs to be redesigned (cars don't slow down as it is almost straight on when travelling from Whitnash towards Warwick)
- More work needed to slow cars on Oakley Wood Road in village sections
- Desperate need to review the safety and traffic priority considerations to Othello Avenue adjacent to the play park.

Motorists are forced to overtake up to 25 parked cars with serious restricted views – an accident waiting to happen

- Remove the centre line on the main road and only mark the cycle lane – helps reduce speed in the area (Ref A4141 from M42 junction 5)
- Good areas to crossroads on Harbury Lane and a reduction in speed
- Add barriers either side of crossing on Harbury Lane
- Pedestrian crossing at the junction of Nightingale Avenue and Heathcote Lane please - Improve bus links to Aylesford School

**Comments on A C Lloyd school/houses proposal**

- Accept the necessity for a school but not as A C Lloyd plans. Junction Oakley Wood Road/ Harbury Lane – parents dropping off children would cause chaos. Also encroaching again on country park and village
- A C Lloyd idea for an additional 150 houses and a new entrance off OWR to new school – the traffic on OWR is already at a standstill back to The Leopard. So, this plan is a STUPID idea!
- Concerns about traffic if new secondary school is built
- Extremely concerned about the new school and housing on what was supposed to be open space. It would bring more traffic to already busy roads at morning rush hour and almost completely fill the gap between the village and the town along the Tachbrook Road
- Object to an entrance/exit to/from proposed school on the B4087. Road is already busy at rush hours. Also, the foot/cycle path would be interrupted. This road is the main direct route to L/ Spa. Don't think sufficient thought is being given to effects all of this building on road traffic in the area
- Object to the position of the school
- Why another 150 houses – all on the Country Park?
- Country Park erosion/resighting – totally unacceptable!
- School location totally unsuitable, - road access, - extra volume of traffic, - erosion of green space, - visual impact



-Keep the school at the originally planned location as agreed and approved - not to be fudged/ fiddled with/after the event to suit the developers

#### **Comments on Warwick Gates Fitness Trail**

-Some equipment feels jerky

-As more people know about it, the more likely it is to be used

-Whilst well intentioned I'm not sure this was value for money with the level of crime, gangs and drugs on Warwick Gates currently, some equipment is already broken and we rarely see genuine use going on Is maintenance in the contract?

The manual equipment is more appropriate than the hydraulic

The area should be lit, and more litter bins located in the vicinity

#### **General comments**

-Motorway Junction – slow traffic and help those turning out of the village. How many more accidents do we need?

-Well done to the working parties for all their hard work

-Like the fitness trail

-Parking by St Chad's Centre is still an issue – would be best if we had single yellow line or residents only

-Improvement to Kingsley Road junction is good

-Country Park great idea

-Path through The Meadow unnecessary

-Overload of residential property south of Warwick – surely enough is enough!

-Need to develop a realistic parking scheme and measures to stop the village being turned into a park and ride facility - Why have a Local Plan or a Neighbourhood Plan if they are ignored?

- Planning processes do not actually take account of local residents' opinions – steamroller over regardless of the depth of feeling

- Is Bishop's Tachbrook going to be Milton Keynes?

- Roads cannot support existing population as is evidenced every day between 3pm-6pm

- Europa Way expansion is to cope (supposedly) with extra vehicles

- What about hospital facilities

- More waste bins plus regular emptying x 3

- More street lighting x 4 Specifically mentioned was lighting along footpath/cycle track from Bishop's Tachbrook along Oakley Wood Road

- Walking/bike tracks x 10. Paths/cycle ways specifically mentioned were up to Gallows Hill,

Harbury Lane towards Europa Roundabout, Warwick Gates to Myton School

- Plant lots of trees

- Access for wheelchairs The Lees off Holt Avenue -- Stop building!

Please maintain footpaths regularly. Full of broken glass and debris

### 3.0 Regulation 14 Public Consultation 1st March 2019 – 16<sup>th</sup> April 2019

- 3.1 The public consultation on the Bishop's Tachbrook Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

*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:*

*(i) details of the proposals for a neighbourhood development plan;*

*(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*

*(iii) details of how to make representations; and*

*(iv) 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;*

*(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*

*(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*



Figure 3. Neighbourhood Plan Regulation 14 Web Site, Screenshot.

- 3.2 The Bishop's Tachbrook Draft Neighbourhood Plan was published for formal consultation for at least 6 weeks from 1st March 2019 – 16<sup>th</sup> April 2019.
- 3.3 The Regulation 14 consultation was publicised by a leaflet drop (Figure 3) to every household. This explained the nature of the consultation and how to comment, where copies of the plan could be seen or obtained and when comments should be made by.



**PUBLIC CONSULTATION ON THE DRAFT  
BISHOP'S TACHBROOK NEIGHBOURHOOD  
DEVELOPMENT PLAN**

**12:00 noon 1st March 2019 to 12:00 noon 16<sup>th</sup> April 2019**

The Bishop's Tachbrook Neighbourhood Development Plan (BTNDP) is an important document, because, when finalised, it will help to set the planning framework for the parish of Bishop's Tachbrook. The parish includes the village of Bishop's Tachbrook, the surrounding countryside, Heathcote Park, parts of Warwick Gates and the new developments at Heathcote, The Asps and Oakley Grove.

From 1st March 2019 to 16<sup>th</sup> April 2019 Bishop's Tachbrook Parish Council is formally undertaking consultation in accordance with Regulation 14, Town and Country Planning, England Neighbourhood Planning (General) Regulation 2012. This is a six-week statutory consultation.

This pre-submission consultation is a continuation of the consultation to date, which has led to the current draft Neighbourhood Plan. We want to hear from you, please give your views on any of the policies in the draft Plan and any other comments you would like to make.

It is very important to the process that you get involved and make comments on the plan, whether you support the Plan, or wish to see changes made. Any changes to the Plan made after this consultation will be incorporated in a revised version of the plan to be submitted to Warwick District Council.

The Draft Plan, representation forms and other background documents are available for viewing and downloading from the Neighbourhood Plan website:

<http://bishopstachbrook.com/parish-council/neighbourhood-plan>

**The closing date for submissions is  
12:00 noon on 16<sup>th</sup> April 2019**

Figure 4. Regulation 14 Leaflet/Flyer

- 3.4 Copies of the plan and other materials were made available on the following web site

<http://www.bishopstachbrook.com/parish-council/neighbourhood-plan>.

- 3.5 Comments could be made in writing, via email or via the online comment form

[https://docs.google.com/forms/d/e/1FAIpQLScvEffVE1evGZ-pvQhxWtoA-EktTmw7LJ81Ewqw\\_3Zwl8dEPg/viewform](https://docs.google.com/forms/d/e/1FAIpQLScvEffVE1evGZ-pvQhxWtoA-EktTmw7LJ81Ewqw_3Zwl8dEPg/viewform).

A pdf version of the response form was also provided - <http://bishopstachbrook.com/content/files/2019/02/BT-Neighbourhood-Plan-Regulation-14-Consultation-Representation-Form-18.02.19.pdf>.

- 3.6 All consultation materials set out when and to whom comments should be returned:

Bishop's Tachbrook Neighbourhood Plan", Gaydon Fields Farm, Gaydon, CV35 9HF,  
or by email to parishclerk85@btinternet.com

- 3.7 Hard copies of the Draft Plan were available to borrow by request from the Parish Council.

- 3.8 A list of the consultation bodies' contact details was kindly provided by Warwickshire District Council and all those on the list were sent a letter by email or post notifying them of the Regulation 14 public consultation and inviting comments. This list included:

- Individuals and businesses (including landowners and developers)
- Adjoining parishes
- Environment Agency
- National Grid
- BT
- Network Rail
- Warwickshire Public Health and South Warwickshire CCG
- WCC
- HS2 Ltd
- Coal Authority
- Natural England
- Historic England
- Warwickshire Rural Community Council
- Local ward and county councillors
- Sport England
- Warwickshire Police



- West Midlands Fire Service

Emails were also sent to local individuals and groups on the Parish Council mailing list.

- 3.9 A copy of the Draft Plan was sent to Warwick District Council.
- 3.10 Tables 1 and 2 set out the responses received to the Regulation 14 Consultation. In total, 68 responses were received (note two response "16s" (16a and 16b). Tables and 2 also include a column setting out the Parish Council's consideration of the response and the agreed action. These agreed actions were used to make amendments to the Regulation 14 Draft prior to submission.
- 3.11 Submission of the plan was delayed following the formal Regulation 14 consultation. This was a result of the AC Lloyd proposals for additional housing and two new schools being firmed up into a planning application - W/19/1030 - Oakley Grove Phase 3, Land off Harbury Lane and Oakley Wood Road, Leamington Spa. The application was submitted in outline in June 2019 for a proposed Primary School and Secondary School with 6th Form, sports pitch provision including flood lights, land for use as a Country Park and a residential development of up to 150 dwellings, with all matters reserved apart from access. The Parish Council decided that, given the significant nature of this application, it was prudent to await the determination of the planning application before submitting the BTNDP. On 5<sup>th</sup> November 2019, Warwick District Council approved the application. Third parties then requested the Secretary of State "call-in" the application. On 10<sup>th</sup> February 2020, the Secretary of State decided not to call -in the application. The Parish Council decided to proceed as quickly as possible to submission following this decision.

**Table 1. Bishop's Tachbrook Neighbourhood Development Plan – Regulation 14 Responses, Summary and Recommended Action (April/May 2019)**

Ref	Respondent	Comments	Recommendation
1	Andrew Day	<ol style="list-style-type: none"> <li>1. Sites for new housing need to be identified. My view is that the NP presents an opportunity to shape the type and style of housing that would best suit our community. We should allow new housing if it is self-built and to an agreed design standard that reflects the character of the area.</li> <li>2. I suggest that the land all around the north of the village, especially Windmill Hill be included in the Country Park. We should have an ambition to bring the Country Park right up to the village.</li> <li>3. Land along Mallory Road out to the Banbury Road should be considered for new housing, especially adjacent to 7 Acre Close.</li> <li>4. Land between the village and Hill Top farm should be designated as community green space and hopefully bought forward as a part of a green corridor that connects that side of the village with the enlarged Tachbrook Country Park.</li> <li>5. The field opposite the Leopard should be planted out as a woodland, with new self-build housing provided on the reverse of the ridge line to compliment the style of building in the area (Savage's Close).</li> <li>6. A clear policy indicating ambitions for public footpaths, not only out to Oakley Wood, but along the Banbury Road and down Europa way should be included.</li> <li>7. Provision needs to be made for a bridge across Europa Way to better and more safely connect all parts of the Parish.</li> </ol>	<ol style="list-style-type: none"> <li>1. Group have considered allocating sites and rejected this option. The BTNDP considers issues such as mix and design. No change.</li> <li>2. Group have considered extending Country Park and a boundary has been defined. Group to consider whether boundary should be amended.</li> <li>3. Group have considered allocating sites and rejected this option. No change.</li> <li>4. Comment noted. No change.</li> <li>5. Group have considered allocating sites and rejected this option. Planning permission for housing on this site has been refused on appeal. No change.</li> <li>6. Footpaths are referenced a number of times in the BTNDP, Group to consider adding references to Banbury Road and Europa Way.</li> <li>7. Comment noted. No change.</li> </ol>

Ref	Respondent	Comments	Recommendation
		<p>8. Land should be designated for more sustainable energy generation, such as new solar schemes.</p> <p>9. Consideration should be given to designating a site for a village carpark, possibly on land at the rear of the Leopard. This could also serve visitors to the Country Park.</p> <p>10. Consideration should be given to creating a new village retail hub at the rear of the Leopard around the new carpark, for farm shops etc.</p> <p>11. Consideration should be given to developing the current allotments site, BMX track and associated WDC garages adjacent to the meadow to deliver more self-build housing, market bungalows and affordable homes.</p> <p>12. Rebuild the Club buildings and create a more modern recreation space at the Meadow that provides better community facilities.</p> <p>13. Improve the village centre to reduce traffic speeds, by re-designing the church hill junction and changing the road layout. Why not make the whole village a 20pmh zone?</p> <p>14. Land should also be designated for the creation of more woodland, especially near Oakley Wood, possibly on fields between motorway and woodland.</p> <p>15. Sites at the edge of the built-up areas need to be identified for a diverse / distributed Allotments provision, so these amenities are close to where people live.</p>	<p>8. Comment noted. This is addressed in WDC Local Plan policy.</p> <p>9. Group to consider this suggestion.</p> <p>10. Comment noted. No change.</p> <p>11. Group have considered allocating sites and rejected this option. Infill housing would be acceptable when in line with WDC and BTNDP policies. No change.</p> <p>12. Consider adding specific improvement proposals for Sports and Social Club and The Meadow to policies BT7 and BT8.</p> <p>13. Comment noted. Traffic issues dealt with in BTNDP. No change.</p> <p>14. Comment noted. Woodland planting not an NDP matter.</p> <p>15. Comment noted. No change.</p>
2	Gladman Developments Ltd.	<p><b>Policy BT1 - Conserving and Enhancing Bishop's Tachbrook's Landscape Character</b></p> <p>Gladman are concerned with the intention in criteria E of this policy to protect numerous views in the neighbourhood area. This policy identifies 8 'Protected Views', where the</p>	<p><b>Policy BT1</b> – amend criterion e) as follows “By seeking to retain the quality and integrity of the views of the wider landscape identified in Figure 7. Where necessary applicants should carry out a</p>

Ref	Respondent	Comments	Recommendation
		<p>plan makers would not support development proposals adversely affecting them. Gladman suggests that this is a subjective issue and the policy does not provide support for a decision maker to apply the policy predictably and with confidence. Having sought out a Landscape Appraisal supporting this consultation we do not consider there to be sufficient evidence to justify the protection of the number of views identified.</p> <p>We consider that for a landscape to be identified for protection there should be a demonstrable physical attribute that elevates a view's importance out of the ordinary, whereas Protected Views 'PV1A' through to 'PV1H' do not terminate at any particularly significant features. It is not justified to seek to protect nice views of open countryside. Gladman note the key views identified cover extensive areas of the Leamington Strategic Urban Extension (SUE) and this could be seen to be an attempt to impose an almost blanket restriction towards development in this part of the neighbourhood area.</p> <p>To support this policy Gladman suggest that the evidence would have to demonstrate the physical attributes of the views identified that elevate them above simply being a nice view of open countryside. An area's pleasant sense of openness to the open countryside cannot on their own amount to a landscape which should be protected.</p> <p>In addition, Gladman would suggest that the wording of criteria (h) should be re-assessed for clarity. The policy currently states, "in appropriate locations". This may be mis-read or mis-interpreted given that it reads and appears similar to "Inappropriate". A simple amendment would alternatively state "at appropriate locations" in the same or another part of the sentence.</p> <p><b>Map 6. Landscape Sensitivity</b></p> <p>Gladman is concerned with the inconsistent application of the available evidence base, in particular because Map 6 (p.32) applies a high level of landscape sensitivity to all sites sitting adjacent to the Bishop's Tachbrook settlement edge, with the exception of one committed housing site to the south which is designated high/medium. An adopted allocation for housing (ref: H49) already exists in the Warwick Local Plan, which sits within the area of High landscape Sensitivity to Housing Development. It would appear therefore, that the "sensitive" landscape designation should be understood in this flexible context and not be relied upon as a tool that prevents sustainable development from coming forward, around the settlement edge of Bishop's Tachbrook.</p>	<p>Landscape Visual Impact Assessment (LVIA) identifying key features of the views in Figure 7. Where the LVIA identifies impacts on these views, measures should be identified to minimise such impacts.</p> <p><b>Map 6</b> is already part of the evidence base for the adopted WDC Local Plan. No change.</p>

Ref	Respondent	Comments	Recommendation
		<p><b>Policy BT2 – Tach Brook Country Park</b></p> <p>“An area south of Tach Brook has been identified as an area of search for a possible southern extension to Tach Brook Country Park, this is shown on the Policies Map North (Map 2, page 10).”</p> <p>Gladman's concerns on this matter are twofold. Primarily, we question whether the motivation is to effectively create a Green Gap or even provisional Green belt, encompassing the area to the north of the settlement, by reinforcing the buffer between the planned growth to Leamington Spa and Bishop's Tachbrook. Secondly, we question whether the proposal is indeed viable.</p> <p>BT2 would appear to be more of an aspirational policy as opposed to having a land use application. As such, it may be better suited to taking the form of an overall plan objective. A Country Park is clearly already under development as part of the Leamington Spa SUE, which would effectively create an area of separation between that growth and Bishop's Tachbrook. Any further development would mean leapfrogging the defensible boundary of the newly establishing Country Park and be tantamount to coalescence, which would clearly be unacceptable.</p> <p>On the viability point, in order for a Country Park extension to proceed, existing landowners would need to be willing to become signed up participants to such a scheme. This goes to the core of the viability issue, due to the generally low land values associated with this particular land use when developed in isolation. On the other hand, when a Country Park is provided as the Public Open Space element in conjunction with a development, it is the housing, in this case, which acts as a financial counterweight, successfully enabling the Park's delivery.</p> <p>If not previously in a single landholding, the ex-landowners of the land undergoing development south of Leamington Spa are likely to have signed an equalisation agreement, meaning the land proposed for the original country park would attract a land value equivalent to that proposed for housing further north. In this approach, the country park also acts as the policy compliant provision of Public Open Space. Notwithstanding the costs of establishment and maintenance outlined at BTNP paragraph 6.12, Gladman contend that the policy to extend the Country Park would be unacceptable as a cost to be</p>	<p><b>Policy BT2 – Tach Brook Country Park</b></p> <p>BT2 is not an attempt to create a “green gap” or Green Belt. The aim is to create a wider country park that links the village and the new community who will live in the neighbourhood area in the SUE. Landowners have raised no issues concerning the extended country park and funding can be sought from a variety of sources, not just the planning process.</p>



Ref	Respondent	Comments	Recommendation
		<p>borne by the existing landowners, without the incentive provided by an anchoring development as subsidy, to ensure an acceptable return on investment.</p> <p><b>Policy BT6 - Protecting Local Green Space</b></p> <p>This policy seeks to designate five parcels of land as Local Green Space (LGS). In order to designate land as LGS the Parish Council must ensure that it is able to demonstrate robust evidence to meet national policy requirements as set out in the Framework. The Framework makes clear at §99 that the role of local communities seeking to designate land as LGS should be consistent with the local planning of sustainable development. §99 states that:</p> <p>‘The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.’</p> <p>Further guidance is provided at §100 which sets out three tests that must be met for the designation of LGS and states that:</p> <p>‘The Local Green Space designation should only be used where the green space is:</p> <ul style="list-style-type: none"> <li>a) in reasonably close proximity to the community it serves;</li> <li>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>c) local in character and is not an extensive tract of land.’ <p>The requirements of the Framework are supplemented by the advice and guidance contained in the PPG.</p> <p>Gladman note §007 of the PPG8 which states,</p> </li></ul>	<p><b>Policy BT6 - Protecting Local Green Space</b></p> <p>An assessment of Local Green Spaces has been carried out. The Parish Council are satisfied that the designated sites meet the national planning policy criteria. No change.</p>

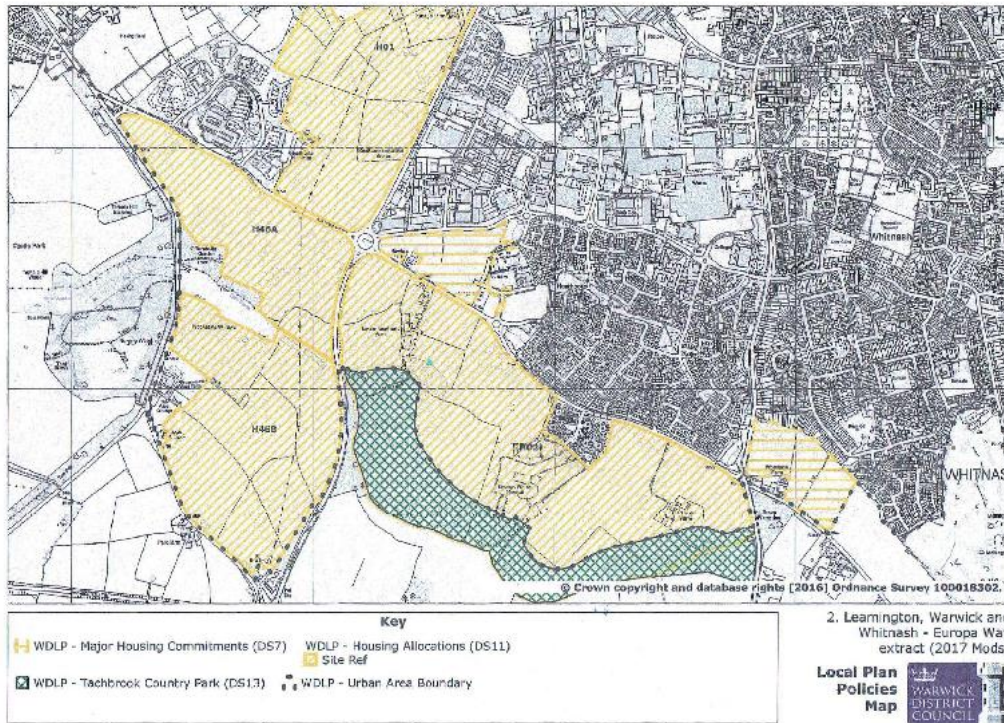
Ref	Respondent	Comments	Recommendation
		<p>'Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.'</p> <p>Gladman further note §015 of the PPG (ID37-015) which states, '§100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.' This is especially pertinent, given the wording of Policy BT6, "Development of these sites will only be permitted in accordance with national Green Belt policy".</p> <p>Designation of LGS should not be used as a mechanism to designate new areas of Green Belt (or similar), as the designation of Green Belt is inherently different and must meet a set of stringent tests for its allocation (§135 to 139 of the Framework).</p> <p>Whilst the "Park Homes site open space" is private land, Gladman also do not believe that BTNP supporting evidence is sufficiently robust to justify the proposed allocation of "The field north of Croft Close" as LGS, given its lack of particularly special features.</p> <p>The issue of whether LGS meets the criteria for designation has been explored in a number of Examiner's Reports across the country and we highlight the following decisions:</p> <ul style="list-style-type: none"> <li>- The Sedlescombe Neighbourhood Plan Examiner's Report recommended the deletion of an LGS measuring approximately 4.5ha as it was found to be an extensive tract of land.</li> <li>- The Oakley and Deane Neighbourhood Plan Examiners Report recommended the deletion of an LGS measuring approximately 5ha and also found this area to be not local in character. Thereby failing to meet 2 of the 3 tests for LGS designation.</li> <li>- The Alrewas Neighbourhood Plan Examiner's Report identifies both proposed LGS sites 'in relation to</li> </ul>	

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		<p>the overall size of the Alrewas Village' to be extensive tracts of land. The Examiner in this instance recommended the deletion of the proposed LGSs which measured approximately 2.4ha and 3.7ha.</p> <p>Highlighted through a number of Examiner's Reports set out above and other 'made' neighbourhood plans, it is considered that "The field north of Croft Close" has not been designated in accordance with national policy and guidance and subsequently is not in accordance with the basic conditions.</p> <p>Whilst the Parish Council have sought to undertake some form of evidence base it does not overcome the failure to meet the specific policy requirements set out above with regards to the scale of land to be designated and therefore the proposed designation of "The field north of Croft Close". In terms of meeting the second test there is no evidence base to support that this field is 'demonstrably special to a local community.' In relation to its beauty, it is not of any particular scenic quality. The designation of "The field north of Croft Close" has not been made in accordance with basic conditions (a) and (d). Gladman therefore recommend that it be deleted as an LGS in its entirety.</p> <p><b>Conclusions</b></p> <p>Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the BTNDP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area.</p> <p>Gladman is concerned that the plan in its current form does not comply with basic condition (a) in its conformity with national policy and guidance and (d) the making of the order contributes to the achievement of sustainable development for the reasons set out above. Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team</p>	<p><b>Conclusions</b></p> <p>No change. The Parish Council consider the BTNDP meets the basic conditions.</p>
3	G Leeke	Despite its Doomsday book origins and historic pedigree, the parish contains relatively few historic buildings, even in the Conservation Area. So, while BT10 is fine, BT11 is too weak.	

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		<p>Listed buildings outside the CA are few and far between. BT11 needs to be more definite and positive. I would suggest the Title be amended from "Non-designated" to Protection of..".</p> <p>There are 2 particular clusters of historic buildings which should be specifically referenced in the text :-</p> <p>1. Tachbrook Hill Farm; in his Appeal Decision dd 4 Nov 2014 the Inspector commented extensively- paras 39-46 - on the Setting of the Listed Building. THF is in a strategic rural location to the SW of BT village.</p> <p>2. The Barracks, Tachbrook Mallory House, The Grove, and the Wall , Gate Piers and Gates are listed separately in App 1, but should be specified as "a group of statutory-listed buildings". Beyond its historic 16th and 17th C merits, this settlement cluster away from the urban centre to the north and Bishop's Tachbrook village to the south relates back to the hamlet of Tachbrook Mallory (also mentioned in the Domesday Book). Views of this cluster and its rural setting enhance the approach to the village from Whitnash and Warwick Gates.</p> <p>The opening para of BT11 should therefore include protecting the "setting" of "heritage assets", not just the buildings themselves. Given the paucity of such assets, I'd also like to suggest that para b) or a new para c) actively discourages development proposals that would impact the setting of any listed building.</p> <p>Country Park - BN2 is worthy in its intentions, but a bit vague... and developers/WDC planners will exploit this.</p> <p>The extent and positioning of the CP should be clearly stated per map 2, page 10 or map 7, page 38. Map 2 needs annotating so that it is clear what is the designated CP per the Adopted Local Plan, and what is the " possible southern extension". Otherwise before we know it, developers will regard the southern extension as the CP!</p> <p>The southern extension on the north side of the brook should take in all of ED4 which is</p>	<p>Amend Policy title of BT11 to "Protection of Non-Designated..."</p> <p>1. Comment noted. Tachbrook Hill Farm is a Listed Building and not covered by Policy BT11. No change.</p> <p>2. Comment noted. The group of buildings is statutorily Listed and not covered by Policy BT11. No change</p> <p>Comment noted, but this relates to Listed Buildings that have statutory protection and are not the subject of Policy BT11.</p> <p>The BTNDP cannot change the status of the Country Park in adopted Local Plan. No change.</p> <p>Check against submitted plans.</p>

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		<p>how the original CP was defined in the draft NP of 2014 (see plans I left with you!)</p> <p>I don't agree with 6.11 para e) because for me and many other residents what we wish to preserve, encourage and look out on is a rural, agricultural landscape - with hedges and the odd tree of course; but with paths round the edge of fields as allowed in 6.11 d). This should be the aim of all the southward extensions of the CP whether north or south of the brook. Proper farming has the advantage of avoiding park maintenance costs.</p> <p>BT 3 is worthy but vague. One of the attractive concepts David Lowe the Environmental Officer ( I think that's his title) at WCC advocated was the establishment of green corridors, enabling birds and mammals to move around the countryside and breed and seek shelter/food across a wide area. The opportunity he mapped was an extended band stretching from Warwick Castle Park to Harbury Lane playing fields and beyond. The CP and the Tachbrook valley provide a key middle section. This is hinted at in Map 7 but should be stated as part of BT3's policy objective.</p> <p>BT4 - Good to see so many new features listed.</p> <p>I particularly support 6.20 and the introduction of a 20mph zone in village centre (this has been widely adopted in rural communities elsewhere) and should be a high priority and incorporated with a pedestrian crossing near the shop per 6.19.</p> <p>I understand the case for BT4 c) and 6.18, but this should be allied to traffic calming measures on Mallory Road. Otherwise easing access onto/off the Banbury Road will result in Mallory Road becoming a rat run.</p> <p>Local residents strongly resisted BT4 d) when BTPC previously proposed it. But it may be unnecessary if traffic calming is done smartly. The more important crossing to be installed is that referred to in 6.19.</p> <p>Improvements cost money and will take time to achieve, so meanwhile let's make sure we retain one of the major benefits we gained in 2008 with the construction of the cycleway</p>	<p>Comment noted. No change.</p> <p>Add specific green corridors to Policy BT3.</p> <p>Supporting comment noted.</p> <p>Supporting comment noted.</p> <p>Add in reference to traffic calming on Mallory Road.</p> <p>Comment noted. No change.</p> <p>Comment noted. No change.</p>

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		<p>footpath along OWR. This recreational thoroughfare connects Warwick Gates/Whitnash and BT village and has helped bind our the communities. It's in constant use by school children and adults - very much in line with BT5. So we should state in BT4 that it should not be interrupted by the creation of any new access points off OWR between the Leopard and Harbury Lane cross roads.</p> <p>Mention is made of improved bus travel, but the service the village and Warwick Gates lack is a direct bus into Warwick. We need this for shopping, visiting Shire Hall and Warwick Hospital. Now this would reduce car use!</p> <p>BT5 - It's good that a footbridge across Europa Way is mentioned specifically. But more than gaining access to the CP for residents on the Asps, it will enable pedestrian and cycle movements in both directions so that facilities can be shared, and community building enhanced.</p> <p>In addition we should list a footbridge across the Tach Brook linking the new housing on the north side of the brook with the village footpath network</p>	<p>Add "improved bus travel o key local centres, including Leamington and Warwick"</p> <p>Supporting comment noted.</p> <p>Add reference as suggested.</p>
4	R Bullen	<ol style="list-style-type: none"> <li>1. Page 5 2<sup>nd</sup> para - after village of Bishop's Tachbrook, add " part of Warwick gates".</li> <li>2. Page 5 2<sup>nd</sup> para last line. – Oakley grove is just one of the estates south of Harbury Lane so omit Oakley grove and add "south of Harbury Lane, between Europa Way and Oakley Wood Road."</li> <li>3. Page10 map 2 is not accurate and should reflect the correct line of the Tach Brook and the Local Plan giving the southern boundary of the Country Park, see below.</li> </ol>	<ol style="list-style-type: none"> <li>1. Amend as suggested.</li> <li>2. Amend as suggested</li> <li>3. Amend Plan.</li> </ol>

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		 <p>It is also important to show the heavy dotted line which is the Urban Area Boundary as is shown on Map 5. There is a similar line around all the villages in the Local Plan, so the plan of Bishop's Tachbrook village on Map 3 needs updating to agree with map 4.</p> <p>Suggest that the key to Maps 4 and 5 at the top of page 23 should add this Urban Area Boundary. This is important because the Local Plan Inspector recommended this amendment to the WDC and this was taken into the WDC Local Plan 2017 and our plan must be in consistency with that LP. The effect of this is to put all the land between the Urban Area of Leamington/Warwick, but within the BT Parish boundary, and the boundary</p>	<p>Comment noted on Urban Area Boundary. This is adopted policy – my advice is not to include in the BTNDP -often when this is done it leads to respondents thinking that such a boundary is open to new objections. No change.</p>

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		<p>around the growth village of Bishop's Tachbrook all in open countryside in which WDC Local Plan policy H1 d) &amp; e) applies, to what form the WDC local plan _____</p> <p><b>H1 Directing New Housing</b>  <i>Housing development will be permitted in the following circumstances:</i></p> <p>a) <i>Within the Urban Areas, as identified below and on the Policies Map; .....</i>  c) <i>within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map;</i>  d) <i>in the open countryside where:</i>  i. <i>the site is adjacent to the boundary of the urban area or a growth village, and</i>  ii. <i>there is an identified housing need to which the proposed development can contribute, and</i>  iii. <i>the proposal is for a small scale development that will not have a negative impact on the character of the settlement and the capacity of infrastructure and services within the settlement, and</i>  iv. <i>the proposal is within a reasonable safe walking distance of services (such as school and shop) or is within reasonable safe walking distance of a public transport interchange providing access by public transport to services, and</i>  v. <i>the proposal will not adversely affect environmental assets (including areas of ecological value, areas of high landscape value and designated heritage assets) unless these can be suitably mitigated in line with other policies in the Plan.</i>  e) <i>Elsewhere within the open countryside; where:</i>  i. <i>the development is for rural affordable housing, in accordance with Policy H3;</i>  ii. <i>the development is for a rural worker in accordance with Policy H12;</i>  iii. <i>the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;</i>  iv. <i>the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or</i>  v. <i>the design of the dwelling is of very exceptional quality or innovative nature</i></p>	<p>Comments on Local Plan housing policy noted. These are matters covered by the Local Plan. No change.</p>



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		<p>The Local Plan Inspector, largely because of representations made by this Parish Council, was very wary of the concentration of development around BT because it is vulnerable to development due to green belt issues around Coventry and the Warwick/Leamington towns. As a result he introduced an additional spatial policy that identified sites in that green Belt so the Coventry's unmet housing need could in part be on sites adjacent to Coventry. Otherwise WDC might have continued with filling up the countryside down to the M40.</p> <p>Hence our NDP should bring in requirements both to meet the WDC LP in full and customise any choices as to how that will need to be done in BT Parish (including all the new developments that have not cleared planning permissions and conditions) that the WDCLP will have to take into its plan when making planning decisions.</p> <p>4. WDC LP Policy H1 d) iii) refers to small scale development and in its explanatory text paragraph 4.9 states that</p> <p><i>4.9 Open countryside is defined as those areas lying outside built-up areas. New housing development in the open countryside will be permitted in accordance with clause d) and e). In considering proposals in accordance with d), the Council will grant permission:</i></p> <p><i>i. where the proposal contributes to an unmet housing need.</i></p> <p><i>ii. where the proposal is for small-scale development. In considering the scale of development, the Council will take into account that suitable sites with a capacity of 50 dwellings or more have been allocated in the Local Plan. Sites with a capacity of over 50 dwellings will therefore not normally be considered to be small scale. The impact of sites on the character and infrastructure of the settlement will also be taken into account in considering the scale of development. In considering these impacts, the Council will have regard to the quantum and impact of development already completed, committed or allocated for that settlement within the Plan period;</i></p> <p>This explanation could lead to substantial applications in the open countryside up to 49 dwellings each, particularly in the remaining open countryside in Bishops Tachbrook Parish. This is not national policy which is determined by The Town &amp; Country Planning (Development Management procedure) (England) Order 2010 in which a major development is defined as, amongst other things, if the provision of dwelling houses to be built is 10 or more; or the development is to be carried out on a site having an area of 0.5</p>	<p>4. These comments relate to Local Plan Policy H1 not the BTNDP. No change.</p>

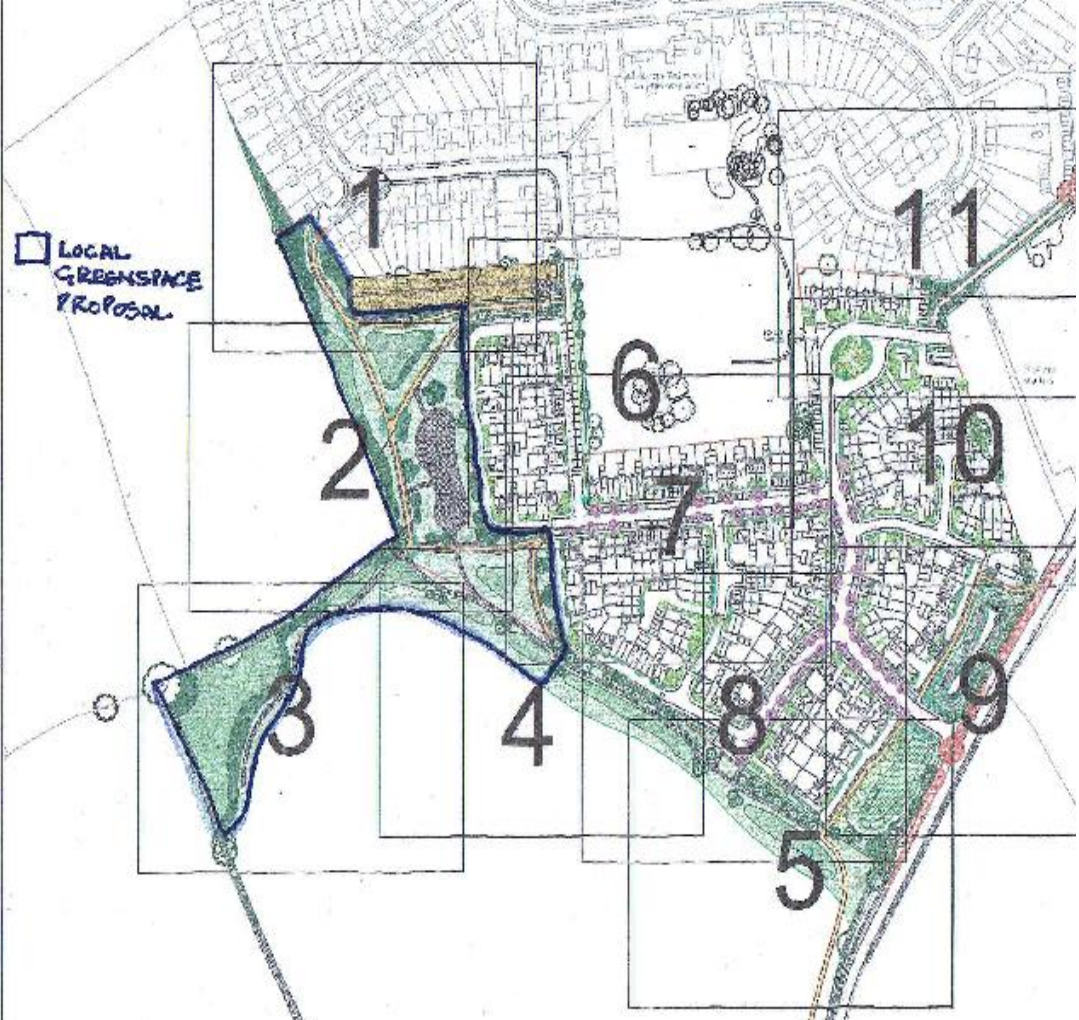
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		<p>hectares or more and it is not known whether the development falls within that number. The policy of WDC that defines a major development as over 50 dwellings is in excess of national policy.</p> <p>It also needs to be recognised that Bishops Tachbrook Parish has provided the most planning permissions for new dwellings so far within the District within the current Local Plan period. To date, of the 12,280 permissions granted , 2,781 have been granted in our parish of Bishops Tachbrook (21%)with a further 215 in the Local Plan yet to be applied for. Hence 18% of the total Local Plan requirement, including Coventry's unmet need, has permission in Bishop's Tachbrook.</p> <p>This is more than Leamington town, currently at 2,546, developments south of Warwick &amp; Leamington but not in BT, which is 1,986, and Warwick at 1,542. All other areas are as this Table.</p> <table border="1"> <tr> <th colspan="4">Table 2 Spatial distribution of <b>dwellings granted permission</b> byFebruary 2019</th></tr> <tr> <td>LEAMINGTON</td><td>2,546</td><td>BEAUSALE</td><td>36</td></tr> <tr> <td>KENILWORTH</td><td>689</td><td>HILL WOOTTON</td><td>2</td></tr> <tr> <td>BISHOPS TACHBROOK</td><td>2,781</td><td>WAPPENBURY</td><td>3</td></tr> <tr> <td>HONILEY</td><td>1</td><td>BUBBENHALL</td><td>3</td></tr> <tr> <td>RADFORD SEMELE</td><td>314</td><td>NORTON LINDSEY</td><td>6</td></tr> <tr> <td>LILLINGTON</td><td>46</td><td>SHERBOURNE</td><td>2</td></tr> <tr> <td>WARWICK</td><td>1,542</td><td>CUBBINGTON</td><td>136</td></tr> <tr> <td>SOUTH OF WARWICK &amp; LEAM</td><td>1,986</td><td>BADDESLEY CLINTON</td><td>25</td></tr> <tr> <td>STONELEIGH</td><td>178</td><td>BUDBROOKE</td><td>3</td></tr> <tr> <td>ROWINGTON</td><td>18</td><td>WESTON UNDER WETHERLEY</td><td>1</td></tr> <tr> <td>OFFCHURCH</td><td>1</td><td>HUNNINGHAM</td><td>3</td></tr> <tr> <td>WHITNASH</td><td>769</td><td>HATTON</td><td>15</td></tr> <tr> <td>WASPERTON</td><td>1</td><td>ASHOW</td><td>1</td></tr> <tr> <td>BURTON GREEN</td><td>93</td><td>COVENTRY</td><td>428</td></tr> <tr> <td>HASELEY KNOB</td><td>6</td><td>WARWICK UNIVERSITY</td><td>279</td></tr> <tr> <td>LAPWORTH,HOCKLEY HEATH</td><td>93</td><td>BAGINTON</td><td>3</td></tr> <tr> <td>BARFORD</td><td>183</td><td>MILVERTON</td><td>82</td></tr> <tr> <td>LEEK WOOTTON</td><td>5</td><td><b>TOTAL</b></td><td><b>12,280</b></td></tr> </table>	Table 2 Spatial distribution of <b>dwellings granted permission</b> byFebruary 2019				LEAMINGTON	2,546	BEAUSALE	36	KENILWORTH	689	HILL WOOTTON	2	BISHOPS TACHBROOK	2,781	WAPPENBURY	3	HONILEY	1	BUBBENHALL	3	RADFORD SEMELE	314	NORTON LINDSEY	6	LILLINGTON	46	SHERBOURNE	2	WARWICK	1,542	CUBBINGTON	136	SOUTH OF WARWICK & LEAM	1,986	BADDESLEY CLINTON	25	STONELEIGH	178	BUDBROOKE	3	ROWINGTON	18	WESTON UNDER WETHERLEY	1	OFFCHURCH	1	HUNNINGHAM	3	WHITNASH	769	HATTON	15	WASPERTON	1	ASHOW	1	BURTON GREEN	93	COVENTRY	428	HASELEY KNOB	6	WARWICK UNIVERSITY	279	LAPWORTH,HOCKLEY HEATH	93	BAGINTON	3	BARFORD	183	MILVERTON	82	LEEK WOOTTON	5	<b>TOTAL</b>	<b>12,280</b>	
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		<p>In view of the proposed BT policies BT1, BT2, BT3, BT6, BT7 and BT14, concerning Landscape matters and the fact that we have already made a significant contribution to the housing need of the district, it is reasonable for the Parish Council to ensure that the remaining established Open Countryside adopts National Policy on the definition of major developments being for proposals for more than 10 dwellings or on sites over 0.5 ha as part of Policy BT12.</p> <p>5. Page12 para 1.1 strengthen somewhat. Does Intro make it clear enough that following Reg 14 consultation, a final plan will be produced and a referendum held as to whether the plan should be adopted. I might have missed it but the only reference to the referendum is in figure 1. It is in fact the most important bit because unless the majority vote yes to adopt it, it will not succeed.</p> <p>6. Page 15 para 2.3, the reference to 25 working farms needs amending, development has reduced this number to 22 and it is important to recognise the importance of agriculture. Planning tends to assume farmland is for building on, but this is contrary to national policy and the Town &amp; Country Planning Acts. The NDP could include agriculture and its development as agriculture as part of its aims for the future of the parish. This has important environmental considerations.</p> <p>7. Figure 3 – what are series 1, 2 &amp; 3? Presumably the same as in figure 4 .</p> <p>8. para 4.5 page 23 last line omit “identify”, add “identity”</p> <p>9. I note the intention on map 2 to include land south of Tach Brook as part the search for the Country Park. This is part of the important agricultural land in the Parish with a high sensitivity Landscape value and if the large area shown is taken out of farmland it may mean the land owners find the remaining land is not financially viable. That could lead to more housing and this maybe a reason for the WDC suggesting it. It would be possible to obtain agreement to using a band along the south side of the Tach Brook to make farmland walks possible, but to take a large area of land is an unacceptable risk and</p>	<p>5. Comment noted. All sections dealing with process will be updated in the submission version of the BTNDP.</p> <p>6. Amend to 22 working farms.</p> <p>7. Figure 3 add labels – Bishop's Tachbrook, Warwick District, England.</p> <p>8. Amend as suggested.</p> <p>9. No change. Country park would not change the status of the land as open land, nor doe sit preclude the land remaining in agricultural use.</p>

Ref	Respondent	Comments	Recommendation
		<p>would awake the land owner to its alternative use value. Better to pursue the land west of Oakley Wood Road up to the Brook and Brookside Farm as Country Park land, as it was originally proposed in 2014, which I guess is the next site that ACL will try to develop. Neither of these alternatives will comply with the Spatial strategy for the location of housing for Coventry and they are in open countryside to which WDC housing Policy H1d) &amp; e) apply. Map 2 should be reconsidered accordingly.</p> <p>10. Page 23 para 4.6 – omit “ To a degree” and say The creation of Tach Brook Country Park will provide both an important buffer separating BT village from . . . . .</p> <p>When examining the WDC Local Plan the Inspector found that the draft plan should be modified to ensure Policy DS13 is fully effective and found the site allocation made for the Country Park is justified, effective and consistent with national policy. An extract from his report to WDC says <i>528. To ensure that Policy DS13 is fully effective in clearly stating that the site is allocated in the Local Plan, main modification <b>MM10</b> is necessary. Subject to this, Policy DS13 and the proposed site allocation for a country park is justified, effective and consistent with national policy.</i></p> <p>Reference to the Inspectors report in the BTNPD could be helpful in getting approval from the BTNPD Inspector. Suggest adding this to para 4.8.</p> <p>It has become custom and practice for developers to sites south of Harbury Lane to place suds pools within the country park, to the extent that we now have seven suds pools in the Country Park taking large amounts of land away from other country Park activities and in parts restricting access to important parts of the park. Everywhere else, when a country Park or the like is not available, the suds pool has to be located in the development site. Although one or two may add landscape quality to the Country Park, after that it constrains the value of the Country Park. We should see that land removed for Suds pools in the Park is replaced by land south of the current plan between Oakley Wood Road and Brookside Farm and build this into an appropriate policy.</p>	<p>10. Amend as suggested.</p>

Ref	Respondent	Comments	Recommendation
		<p>11. Page 34. SEO2 - I don't think we can include reference to Draycote Reservoir as it is not in our Neighbourhood area. Hence say - Protect and appropriately manage the important network of natural etc</p> <p>12. Page35. Policy BT2 area of search for the southern extension of the Tach Brook Country Park see note 9 and change area of search away from that shown and exchange it for the triangle between Oakley Wood road and Brookside Farm. The Country Park should grow not shrink by developer bites.</p> <p>13. Para 6.10 a good list but somewhere we should link in the community in its brief and implementation. WDC is commissioning a landscape design and unless we ensure we get involved we will get what we are given.</p> <p>14. Para 6.13. See note 9 and limit any use of land south of the Brook to waling routes close to the Brook so that agriculture can continue as is. Government payments to the land owner are available to obtain such public access, in a similar way to the path to Oakley Wood provided by Bloors.</p> <p>15. Page 35 Map 7 is out of date. It should show the primary school at the Harbury lane/ Tachbrook road crossroads as well as all the suds pools with their surrounding banks and fencing. It should also emphasise tree planting that hides the housing from views across the valley from the south.</p> <p>16. Page 39 Policy BT3 - how will this policy be implemented? It needs early discussion with planning applicants and the community, planners &amp; Parish Council otherwise it won't happen . An essential part of the green infrastructure is hedges which are the first thing a developer attacks to clear the site. This loses environmental bird/animal connectors as well as destroying the visual quality of the location. They made need upgrading and reinforcement but once gone they are never replaced.</p> <p>There also needs to be a greater emphasis on new woodland for CO<sub>2</sub> absorption to partway counter the new large volume of CO<sub>2</sub> that the new housing will produce. To contribute to reduction of Global Warming we should have a strategy to reduce CO<sub>2</sub></p>	<p>11. Comment noted. This is a quotation from the National Character Area -insert "[not in neighbourhood area]" after Reservoir.</p> <p>12 See response to 9 above.</p> <p>13. Comment noted. Parish Council to take matter up with WDC.</p> <p>14. Comment noted. No change.</p> <p>15. Parish Council to request updated map from WDC if available.</p> <p>16. This policy, along with other policies in the BTNDP, will be implemented as part of the planning application process. Add reference to carbon absorption in Background/Justification section.</p>

Ref	Respondent	Comments	Recommendation
		<p>emissions by 12,000 tonnes per annum to cover all the new homes in Bishop's Tachbrook Parish alone.</p> <p>17. Policy BT5 bus service provision. This is not a planning issue and cannot be part of an NDP. There is no control over bus services even at County Level and it is purely a cost centre for bus companies.</p> <p>The policy is repetitive on footpaths and cycleways and seems to encourage urbanisation of the countryside with signals &amp; signs. Much if this will be down to the County Council and reference to it may be a problem in the examination of the NDP. These ambitions are fine but the NDP is not the opportunity to achieve it through the planning system. It needs Parish council pressure on WDC and WCC to do so. Only traffic needs within a development can be a condition to a planning application, unless there is an overriding strategy in WDC or WCC responsibility areas.</p> <p>18. Page 45 - policy BT6 Local Green space</p> <p>Could we add the land to the west of the new Bloor estate shown edged blue in the plan below in drawings 1, 2, 3 &amp; 4. This is land at the top of the hill on the new estate and has superb views south and west towards Edgehill and has become very popular walking area for both new as well as existing residents in Holt Avenue and the west side of the village.</p> <p>During its design, there was considerable cooperation between the Parish Council and the developer on the landscaping of the estate and particularly this area. It is freshly planted and will give a very pleasant recreational area for the homes close to it and other residents close by when the planting approaches maturity. It will give both attractive views out of the site through the trees to the rolling hills in the north of the Cotswolds and will be maintained by the firm employed by the developer.</p> <p>It is a special local Green Space which is close to its community, is special because of its beauty, recreational value and tranquillity. it is local in character as it continues the character of the of the farmland that surrounds it and deserves to be designated an LGS.</p>	<p>17. Comment noted – non-planning actions to be separated out as Parish Council Supporting Actions.</p> <p>18. Group to consider adding the site edge in blue as Local Green Space.</p>

Ref	Respondent	Comments	Recommendation
		<div data-bbox="376 233 1451 1257">  <p data-bbox="376 1265 1451 1370">Policy BT6 - its title should be "Designation of local green spaces". Protecting is a non-U word. You will need maps of each space listed</p> </div>	<p data-bbox="1476 1265 2112 1370">Change policy title to "Designated Local Green Spaces". Local Green Spaces are shown on Policies Map – no change.</p>

Ref	Respondent	Comments	Recommendation
		<p>Page 46 Policy BT7 delete “protecting”. Omit last word protected and say safeguarded.</p> <p>Page 58 6.45 The housing need survey of 2014 led to the Bloor development t providing for the 16 identified by that survey. Given that we have 2,781 permissions for new dwellings in the Parish plus 1,986 others on Europa Way and north of the parish, it is difficult to see that any current housing needs survey can identify further housing needed that will not already be in the planning process already as new housing comes in to use until 2029.</p> <p>6.47 a 2 yearly cycle seems too frequent as the demand generated is very low.</p> <p>Page 59 Policy BT14 responding to climate change This is not a policy but a wish list that is difficult to implement through the planning process. Objective is spot on but the wording is imprecise. e.g. “should minimise their impact on climate change” – this is a comparative judgement so compared with what? and by whom? much of the mitigation measures alluded to are matters for building regs, including the provision of vehicle charge points, groundwater disposal. Who decides that a proposal achieves good design? Who judges whether it will function well. It then seems to pass it back to WDC planning so how does the BTNDP contribute? What does the last sentence mean ? - Poor design that fails..... other development plan and national planning policies.</p>	<p>BT7 Policy title and policy – no change. 20. Page 58, 6.45 comment noted – this will deal with any planning applications made in the area during the plan period. No change.</p> <p>BT14 – Comment noted. No change.</p>
5	Delta Planning on behalf of AC Lloyd Homes	<p>As you are aware, AC Lloyd together with Warwickshire County Council and Warwick District Council are currently in the process of preparing a planning application for the provision of a new primary school, secondary school and a residential development of up to 150 dwellings on land off Harbury Lane and Oakley Wood Road.</p> <p>The proposals were presented at the Parish Council’s consultation events in November 2018 and in January 2019 as acknowledged in the Consultation Draft Plan. Following these consultation events, the development proposals have been further developed and now include revised access proposals. The vehicular access to the schools is now proposed close the signalised Harbury Lane/Oakley Wood Road junction.</p>	<p>As the respondent makes clear in the submission the proposal is contrary to the adopted Local Plan and the BTNDP would not be in conformity with this if such a change were made. No change.</p>



Ref	Respondent	Comments	Recommendation
		<p>We acknowledge that the proposed development would raise conflicts with the Local Plan. We consider, however, that there is a strong case for the proposed development given the urgent need to increase school capacity and the lack of an alternative suitable and deliverable site in the local area. A planning application is likely to be submitted by AC Lloyd and Warwickshire County Council in the near future.</p> <p>Whilst we appreciate that it is outside of the Neighbourhood Plan's remit to direct the outcome with regard to the principle of the school proposal, this situation might change during or shortly after the final stages of the Neighbourhood Plan process, as and when an application for the proposals is determined.</p> <p>In light of the evolving situation in respect of this site, we would welcome a clear recognition of the emerging proposals in the Neighbourhood Plan and would suggest that the plan would be more positively prepared if it included a mechanism which allows it to engage with the details of such a scheme as they evolve should outline planning permission be granted for the development.</p> <p><b>Policy BT2: Tach Brook Country Park</b>  As acknowledged in the Consultation Draft Plan, the development of the site would have an impact on the boundary of the Country Park as the schools would be built on land currently included within the Country Park designation. However, the development proposes to compensate for this by providing new land for inclusion as part of the Country Park to the south of the proposed schools. The plan could recognise and encourage this outcome through Policy BT2, supporting paragraphs 6.11-6.13 and associated Map 2.</p> <p>The Country Park area included as part of the planning application proposals partially falls within the area of search identified on Map 2, but would also extend further south to include land right up to The Leopard Inn and the village edge. The Consultation Draft Plan notes at Paragraph 6.13 that concerns have been expressed over using part of the Country</p>	<p>Comment noted. No change.</p>

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		<p>Park for the construction of the new schools. We would urge the Neighbourhood Plan to make a positive statement regarding the draft proposals as outlined above. The proposed development would not only address school capacity issues in the area, but would also make replacement provision for the Country Park. It also offers opportunities to improve pedestrian and cycle links in the area by providing new connections through the Country Park from Bishops Tachbrook to the proposed schools and new housing developments off Harbury Lane. It would thereby help to better integrate the old and new communities within the parish. The Plan could recognise these potential benefits and seek engagement over the detail.</p> <p><b>Other Comments</b></p> <p>Policy BT1 seeks to conserve and enhance Bishop Tachbrook's landscape character by, amongst other matters, protecting a number of views shown in Figure 7. It is not clear from the consultation draft why these particular views have been chosen and what is being protected here by identifying these views in light of the considerable change underway with the construction of new housing to the south of Leamington Spa.</p> <p>Policy BT3 seeks to maintain and enhance Green Infrastructure within the neighbourhood plan area for their recreational, tourism and ecological value. It defines Green Infrastructure as <i>"the network of paths, fields, watercourses and water features, woodland, grassland and other green infrastructure features within the parish"</i>. We consider that this is a very broad definition of green infrastructure which seems to encompass everything apart from built development. We consider that the definition should be refined to state more clearly what the plan is seeking to protect to ensure that 'Green Infrastructure' is not read as synonymous with 'countryside'.</p> <p>We note that a summary of the consultation comments received to the AC Lloyd/school proposals is included at Appendix 2 of the Consultation Draft Neighbourhood Plan. This summary does not fully reflect the breadth of responses received at the two consultation events. A summary of the consultation comments received by AC Lloyd at these events was shared with the Parish Council and a copy is again attached to these representations.</p>	<p>Comment noted. No change.</p> <p>Comment noted. No change.</p> <p>Group to consider including as an Appendix?</p>

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6	Barwood Land	<p>1. A Genuinely-Plan Led System</p> <p>Whilst the Local Plan was prepared to identify sufficient sites to meet its housing needs to 2029, it is a requirement of national planning policy for Local Plans to be reviewed at least every five years and to monitor and seek to maintain at least a 5 year supply of housing sites (including buffer) over the Plan period.</p> <p>If further site allocations are not identified now, the Parish will inevitably have less influence with regard to where future housing growth is located. It will, in effect, have decided to leave the decision to be led at a District-level through a Local Plan Review and/or via the development control process if, for example, delivery of the current allocated and committed sites in the District fail to deliver at the rate required. By taking the lead and identifying additional housing sites, the local community can therefore have more influence over where development is located and more confidence in a process that is genuinely plan-led.</p> <p>2. Delivery of New and Improved Infrastructure Priorities</p> <p>The main focus of the draft Plan appears to be on securing the delivery of a series of infrastructure projects, including new community spaces and facilities and transport infrastructure. However, as drafted, there is no evidence in the Neighbourhood Plan to give confidence that these projects are deliverable.</p> <p>A number of the projects will require significant financial investment but their delivery appears to rely solely upon Section 106 financial contributions arising from development being secured. As no additional site allocations are proposed and those sites which were allocated in the Warwick District Local Plan (2017) already have planning permission, there is no opportunity for further financial contributions to be secured.</p> <p>Moreover, Section 106 obligations and contributions can only be secured where it has been demonstrated that the requisite legal tests set out in the Community Infrastructure Levy Regulations 2010 (as amended) have been satisfied. i.e.</p>	<p>1. Comment noted. There is no requirement for an NDP to allocate housing sites. This option was considered and rejected. This issue addressed in the Local Plan.</p> <p>2. The BTNDP sets out a number of development management policies the implementation of which will be part of the planning application process, section 106 and other forms of funding. Some of the projects may come forward with public sector funding. There is no reliance on one source of funding. The respondent also refers to CIL which could be used, including the Parish proportion. The BTNDP will be used to help identify and prioritise spending priorities using this proportion of CIL.</p>

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		<p>1. It is necessary to make the development acceptable in planning terms;  2. It is directly related to the development; and  3. It is fairly and reasonably related in scale and kind to the development.</p> <p>We do not therefore consider that the current policy approach is soundly based. If those policies are not deleted, the relevant policy wording (including in draft Policy BT5) must be amended to make clear that developer contributions will be sought only where the requisite legal tests set out in CIL 122 and 123 are satisfied.</p> <p>We would recommend also that consideration is given to the inclusion of a policy which identifies the process by which infrastructure projects will be prioritised and delivered using any CIL payments it receives from development in the area, including the production of costed schemes and timescales for the delivery of each infrastructure project. Once the Neighbourhood Plan is adopted, the Parish will receive 25% of all CIL that is generated from development within the designated area, which can be spent on infrastructure projects, including on roads and transport improvements, education, medical facilities, green infrastructure and public open spaces. As each new home could generate c. £5,000 that is directed to the Parish, this has the potential to make an important and meaningful contribution towards securing new and improved infrastructure and material community benefits as a result of development in the area.</p> <p>A Potential Allocation: Land South of Mallory Road</p> <p>As you will be aware, Barwood Land controls land to the south of Mallory Road, Bishop's Tachbrook. A plan showing the location and extent of land is included with this letter. We are confident that the issues raised with our previous scheme can be overcome through a revised design for the site to ensure that the character and setting of Bishop's Tachbrook as a village will be maintained, with appropriate landscaped buffers to protect the amenity of existing residents, new green infrastructure and public open space.</p>	<p>Comment noted. See 1 above on site allocations. No change.</p>

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		We would welcome a meeting with you to discuss further the potential allocation of the land to the south of Mallory Road in the Neighbourhood Plan and how a policy could be developed such that it will assist in the delivery of some of the identified Neighbourhood Plan objectives and infrastructure projects.	
7	Pegasus on behalf of Barwood Development Securities Ltd.	<p>Pegasus Group act on behalf of Barwood Development Securities Ltd (Barwood) with regard to their land interests at The Asps, Leamington Spa (the site). The site falls at the North Western extremity of the Neighbourhood Plan area and is the subject of an extant outline planning permission granted by the Secretary of State at appeal for up to 900 units. Reserved Matters submissions have been duly made for both strategic landscaping and a first phase of residential development totalling some 65 units, neither submission is currently determined. A site location plan is attached to this submission identifying the extent of Barwood's land interests.</p> <p>Barwood welcome the opportunity to be engaged at this early stage of the plan making process, and their comments are largely restricted to matters which either impact or have the potential to impact, directly on their site. In particular they seek reassurance and an understanding within the Plan that their site, being the subject of planning permission and associated S106 agreements, is already committed to the provision of planning gain necessary to mitigate the impacts of development. They seek clarity within the emerging Neighbourhood Plan that there is no expectation of further contributions being sought through the Reserved Matters process (which in any event would not be lawful). Specific comments assessed against the <i>basic conditions</i> are set out below.</p> <p><b>Paragraph 4.4</b> The Plan might clarify at this paragraph that the Asps already benefits from an extant planning permission in addition to the Local Plan allocation. The permission is already the subject of legal agreements under S106 of the Town &amp; Country Planning Act, to ensure the delivery of a range of community and public planning gain, including the provision of the proposed Park and Ride facility and arrangements relating to affordable housing, biodiversity off-setting, education, healthcare, police, public rights of way and sustainable travel/welcome packs. The impact arising from the Asps, and the mitigation necessary to</p>	<p>The BTNDP when made will be part of the development plan. It will be considered as part of the established planning processes and procedures.</p> <p>Add amendment to address the current planning approval.</p>

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		<p>address it, has already been determined through the grant of planning permission. As drafted the Plan may give rise to a perception or expectation that these matters could be re-visited through Neighbourhood Plan policy, to avoid this, it is suggested that the Plan text here be amended to clarify that permission was granted for development of the Asps in January 2016, and that mitigation is already secured through the S106 agreements entered into at that time.</p> <p><b>Policy BT1 – Conserving and Enhancing Bishop's Tachbrook's Landscape Character</b></p> <p><b>(e) by protecting the following views in Figure 7.</b> Figure 7 is imprecise as to the nature of the views being protected, how they are assessed and what elements of the views are of value or need protecting. Views PV1B and PV1D appear to impinge, albeit marginally, on the fringes of the Asps site. The Asps is subject to an approved Design Code under Condition 9 of the planning permission, and Figure 7 should be amended to reflect the existence of the Code and remove any reference to protected views across the Asps site, which is subject of planning permission, and where a detailed development structure and framework exists, consented through the Condition 9 Design Code.</p> <p><b>Policy BT4 – Traffic Management and Transport Improvements</b> <b>e) Providing suitable pedestrian/cycle facilities crossing (Toucan) at the A452 providing connections to the Asps and beyond;</b> There is no objection, per se, to the policy as drafted but as with other aspects of the Plan, it must be understood that the scale of the off-site improvements associated with the Asps has already been determined, and it is not possible through the Neighbourhood Plan policy to alter the extent of that provision at this time.</p> <p><b>Policy BT5 – Improving Accessibility for All</b> <b>A footbridge over Europa Way to link The Asps to the Country Park.</b></p> <p>Warwick District Council have requested that provision be made for a surface level crossing facility from the site to the Country Park, at grade, through use of a pedestrian</p>	<p>Improve mapping of Figure 7 and re-publish evidence base.</p> <p>Comment noted. No change.</p> <p>Group to consider deleting reference to footbridge</p>

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		<p>crossing phase incorporated into any site access traffic light control. There is no provision for a footbridge crossing of Europa way within the Local Plan policy for the Country Park, nor the extant planning permission. This provision would not therefore be in conformity with the Local Plan and does not meet Basic Condition e).</p> <p>The justification to this Policy at 6.22 refers to contributions towards transport improvements being sought from <i>'all development that will lead to an increase in traffic on the road network.'</i> As a general proposition, this fails to meet the basic test a) as there is no such requirement in the NPPF that all development should make contributions. For example, if roads or junctions already have spare capacity, then there would be no automatic need to deliver contributions if resultant impact did not require mitigation. Specific to the Asps, the development will require mitigation, and this has already been secured through the site S106 undertakings.</p> <p>Paragraph 6.25 appears to impose obligations upon the County and District Council in its wording, which if so, would extend beyond the power of a Neighbourhood Plan to impose.</p> <p><b>Policy BT13 – Securing a Suitable Mix of House Types, Tenures and Sizes in New Development</b></p> <p>Development of strategic sites such as the Asps are addressing a district wide housing need, in addition to any local housing need. Whilst Policy BT13 may, therefore, have appropriate application within the Village of Bishop's Tachbrook, seeking to apply outputs from a village survey onto the wider strategic development of the Asps which is addressing a different housing requirement, is inappropriate. The Policy should be amended to reflect the different nature of the strategic local plan allocations, subject to Local Plan policies H2 and H4, from any development within the Village. Failure to do so would cause potential conflict with Basic Condition e).</p> <p><b>Policy BT14 – Responding to Climate Change</b></p> <p>This Policy as drafted is unclear. It establishes itself as a climate change policy, but also addresses more general design matters. Fundamentally however, there is nothing within this policy which actually adds anything of a local or Bishop's Tachbrook context beyond</p>	<p>Amend to "Where necessary and appropriate contributions will be sought to mitigate the transport impact of new development".</p> <p>Comment on 6.25 noted – no change.</p> <p>Comment noted. No change Policy BT13 refers to district wide policies and H2 and H4 and states these should be <b>also</b> be informed by and demonstrate how they have met the needs identified in the most up to date Parish Housing Needs Survey."</p> <p>Comment noted. BT14 sets policy over and above that contained in Local Plan Policy BE1. Matters of design character are dealt with elsewhere in the BTNDP. No change.</p>

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		<p>that already covered by NPPF and the Local Plan policy BE1, beyond possibly the reference to roof suitability for attaching renewable technology.</p> <p>The first para of the policy reflects existing good practice as secured through the NPPF Chapter 14. The second paragraph paraphrases Local Plan Policy BE1, and Warwick Council SPDs. The third para expresses a desire that development exceeds standards, however it is not costed for viability and is stated as an 'encouragement'; it is not policy. The fourth paragraph repeats the requirement to utilise Building for Life or a similar standards, which repeats content already contained in NPPF. The final paragraph repeats NPPF para 130.</p> <p>NPPF establishes at paragraph 125 that Neighbourhood Plans '<i>can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</i>' In this case, however, the Plan does not provide local analysis or explore the special qualities that exist locally, or how they should be reflected in development. Rather, the Policy as drafted only repeats elements of Local Plan BE1 and NPPF. In so doing, the Policy does not address Basic Condition a) and e), and it is recommended for deletion.</p> <p><b>General</b></p> <p>As a general observation, Warwick Council is a CIL charging authority. Once the Neighbourhood Plan is made, the Parish Council will receive 25% of CIL funds. The Plan should not therefore be geared toward seeking additional S106 developer contributions, but rather it could be used as a tool for providing a priority schedule of spending for CIL receipts on local infra-structure.</p>	<p>The BTNDP does not seek to secure additional s.106 contributions. It provides a set of policies, including development management policies to help shape future development in the area.</p>
8	Coal Authority	No specific comments to make.	Response noted.
9	Historic England	<p>Thank you for the invitation to comment on the Draft Neighbourhood Plan.</p> <p>Historic England is supportive of both the content of the document and the vision and objectives set out in it. We are pleased to note the Plan is well informed by reference to the Warwickshire Historic Environment Record and including historic landscape analysis.</p>	Supporting comments noted.



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		<p>The emphasis on the conservation of local distinctiveness and village and landscape character, including through the protection of locally listed buildings and other undesignated heritage assets, along with the recognition afforded to green space, historic farmsteads and archaeological remains is highly commendable.</p> <p>Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.</p> <p>Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning.</p>	
10	Marrons Planning on behalf of Bloor Homes	<p>1. This response to the Regulation 14 Consultation Draft of Bishop's Tachbrook Neighbourhood Development Plan is submitted on behalf of Bloor Homes.</p> <p>2. Bloor Homes has an interest in land immediately to the south of its recently completed development west of Oakley Wood Road (the Site). Enclosed with these representations is a Development Framework Plan which sets out how a modest and sensitive extension to the village can be achieved with a capacity of circa 75 dwellings. Allocating the Site in the Neighbourhood Plan would provide substantial benefits for the Parish as set out below.</p> <p><u>Housing Land Supply and Presumption in Favour of Sustainable Development</u></p> <p>3. The advent of the revised National Planning Policy Framework, 2019, has explicitly afforded greater protection from speculative planning applications for areas with Neighbourhood Plans that contain allocations and policies to meet its housing requirement (NPPF, para 14). In these circumstances, the Presumption in Favour of Sustainable Development (NPPF, para 11d) does not apply to the neighbourhood area where there is a minimum of 3 years housing land supply (out of 5 years) across the Local Plan area. In circumstances where Neighbourhood Plans do not contain allocations or policies to meet its housing requirement, the Presumption in Favour of Sustainable Development would apply where there is up to 5 years housing land supply.</p>	Comment noted. This re-states national planning policy. No change.

Ref	Respondent	Comments	Recommendation
		<p>4. Warwick District Council's (WDC) current housing land supply is stated as 6.49 years at 1<sup>st</sup> April 2018. However, our analysis suggests this is likely to drop in 2019 to between 5 and 6 years supply and could be placed at further risk in subsequent years if the Local Plan's strategic allocations do not deliver as anticipated and/or the Housing Delivery Test is not met. The Delivery Test places an additional 15% buffer onto the 5 year housing supply figure (i.e. a requirement for 1,000 homes per annum becomes 1,150 homes per annum).</p> <p>5. Previously, the south of Warwick District has been most susceptible to speculative applications at times when no 5 year supply could be demonstrated. This has included locations on the edge of Warwick, Leamington and Whitnash and villages such as Barford, Radford Semele and Bishop's Tachbrook. If a 5 year supply cannot be demonstrated in the future, it is inevitable that these areas would be most vulnerable again given the strong protection afforded to other land within Warwick District due to its Green Belt designation.</p> <p>6. One of the criteria for a Neighbourhood Plan to be afforded the further protection noted above is that the Plan contains policies and allocations to meet its identified requirement. As the neighbourhood plan (BTNDP) is currently drafted, there are no new allocations proposed (para 4.3). It is therefore, unlikely that BTNDP will be afforded this extra protection.</p> <p>7. Although the current adopted Local Plan identifies allocations within the Bishop's Tachbrook Neighbourhood Area, it does not explicitly identify a housing requirement. Therefore, the Parish Council should request that WDC provide an indicative figure in accordance with the national policy (NPPF, para 66). This can then be addressed in the subsequent iteration of the Neighbourhood Plan.</p> <p>8. Bloor Homes would therefore encourage the Parish Council to consider planning positively to meet the future housing needs of the village through making a housing allocation within its Neighbourhood Plan. Such a proposal would give the Parish</p>	

Ref	Respondent	Comments	Recommendation
		<p>Council additional protection from unwanted and speculative applications in the near future.</p> <p><u>Land to the West of Oakley Wood Road</u></p> <p>9. In the event the Parish Council did decide to propose a housing allocation, Bloor Homes would advocate the selection of land to the west of Oakley Wood Road.</p> <p>10. The Site is a logical extension to the village: it will not harm the setting of Listed Buildings in the village centre or at Hill Farm, as development further north and west could, nor would it break the strong rural boundary of Oakley Wood Road to the east; finally and importantly it ensures that the sensitive area of separation between Bishop's Tachbrook and the Warwick/Leamington/Whitnash urban area is maintained.</p> <p>11. Furthermore, as a result of the improvements to pedestrian and cycle links delivered as part of the development to the north by Bloor Homes, the Site represents the nearest available and suitable site to the village school, sports and social club, and local shop. The land is therefore in the most accessible location for residential development having regard to the need to minimise the need to travel and maximise the use of sustainable transport modes to village facilities.</p> <p>12. The development of land west of Oakley Wood Road would not extend the built form of the village further west than existing development on Holt Avenue, and would represent a seamless extension to the development recently undertaken by Bloor Homes to the north which by all accounts has been a positive addition to the village.</p> <p>13. Bloor Homes Limited has assessed the potential capacity of the site and considers the site would be capable of accommodating an estimated total of 75 dwellings. The Development Framework Plan is attached as evidence to support this figure.</p> <p>14. It will be noted from the Plan that the Site could offer other potential benefits on site, including additional areas of public open space and green infrastructure</p>	<p>There is no requirement on NDPs to allocate sites. The site allocation option has been rejected in developing the BTNDP. No change.</p>

Ref	Respondent	Comments	Recommendation
		<p>connectivity in accordance with Policy BT3. The Site could also provide offsite benefits including traffic calming measures along Oakley Wood Road as Policy BT4 (f) seeks to achieve.</p> <p>15. Bloor Homes Limited also provide the attached evidence from its noise consultant which demonstrates that adverse impacts from noise (emanating from the M40) can be adequately mitigated through noise insulation measures, an acoustic bund, and careful consideration to layout and design of the dwellings. An indicative layout is included in the noise report which is purely to illustrate the principle of orientating dwellings to front the noise source and not a proposed layout or indication of capacity for the site.</p> <p><b>Other Neighbourhood Plan Policies</b></p> <p><u>Policy BT12</u></p> <p>16. Policy BT12 is contrary to policy H1 of the Warwick District Local Plan. As a strategic policy, BT12 should be in general conformity with WDLP policy H1. BT12 should be amended to make clear that development proposals on the edge of the settlement boundaries are acceptable in accordance with criterion d) of H1.</p> <p><u>Policy BT13</u></p> <p>17. It is noted that the Local Housing Needs Survey was last conducted in 2014 and is now over 5 years old. Notwithstanding the recommendation above that the Parish Council contact WDC about an indicative housing figure, an updated Local Housing Needs Survey should be undertaken to inform the development of the plan.</p>	<p>BT12 is in general conformity it includes the phrase “in accordance with Local Plan policy”, but seeks to add additional local criteria.</p> <p>Comment on date of housing needs survey note. Parish Council is in the process of updating of this.</p>

Ref	Respondent	Comments	Recommendation
11	Warwickshire County Council	<p><b>Financial implications of Parish Plans</b></p> <p>We would like to state at the outset that the County Council cannot commit to any financial implications from any proposals emanating from Neighbourhood Plans. Therefore, Neighbourhood Plans should not identify capital or revenue schemes that rely of funding from the Council. However, we will assist communities in delivering infrastructure providing they receive any funding that may arise from S106 agreements, Community Infrastructure Levy or any other sources.</p> <p>We have the following comments to make as a guide any amendments prior to formal submission of the Plan.</p> <p><b>Public Health matters</b></p> <p>Public Health Warwickshire are content that matters relating to health life styles have been incorporated into the proposed Neighbourhood Plan. The document contains evidence and guidance for promoting healthy, active communities throughout the planning and design process.</p> <p><b>Flood Risk Matters</b></p> <p>We have some minor suggestions and these are contained in Appendix A.</p>	<p>Comment noted. No change.</p> <p>Comment noted. No change.</p> <p>See Table 1 accompanying this document.</p>
12	Warwick District Council	<p>Document page 26: delete 'Bishop's' from 'Bishop's Tachbrook Country Park'</p> <p>Policy BT1 a) It isn't always possible to protect a settlement pattern and still develop. The settlement pattern of Bishop's Tachbrook is currently changing with the new development taking place there and the remaining parish area.</p> <p>Policy BT1 e) protected views are normally those appreciated from the village over open countryside. These appear to be across open fields and new developments and do not include the village at all. If they are suggested as a means to prevent future development,</p>	<p>Amend as suggested.</p> <p>Comment noted. No change.</p> <p>Comment noted. No change.</p>

Ref	Respondent	Comments	Recommendation
		<p>this is not something that a NDP can do and if the country park is to include trees and mature landscaping and/or leisure facilities, these will impinge on the very views which this part of the policy seeks to retain.</p> <p>Map 6: It is very difficult looking at map 6, to decide which colour on the map is that depicted on the key and therefore whether this is a 'high' or 'high-medium' designation</p> <p>Document P33: The section in italics quoting from the NCA96 Dunsmore and Feldon description from Natural England includes a sentence which isn't a quote from their document i.e. 'The NCA includes 4 statements of Environmental Opportunity (SEO) that may be relevant in the preparation of the NDP, in particular the development of any landscape related policies. These are:' This sentence is in italics and is included within the quotation marks. It is however not a quote from Natural England and should therefore be excluded from the quotation marks and not italicised.</p> <p>Policy BT2 introductory paragraph: It isn't possible to 'develop' and keep land' permanently open', so this doesn't make sense.</p> <p>Policy BT2, last sentence. This is aspirational and nothing has been published along these lines to support this area of search by the district council, however, the QB can retain this sentence if it wishes as an aspiration only</p>	<p>Better map to be requested form WDC.</p> <p>Amend as suggested.</p> <p>It is possible to have development and keep land permanently open e.g. agricultural development, national Green Belt policy. Amend BT2 as follows:</p> <p>"The Tach Brook Country Park will be protected to provide a recreational resource for existing and future residents and to provide an area of separation between Bishop's Tachbrook and Royal Leamington Spa. Development for outdoor countryside recreation uses and for infrastructure and small buildings associated with outdoor recreation, will be supported. In particular, the following will be encouraged:"</p> <p>Group to consider retaining as an aspiration.</p>

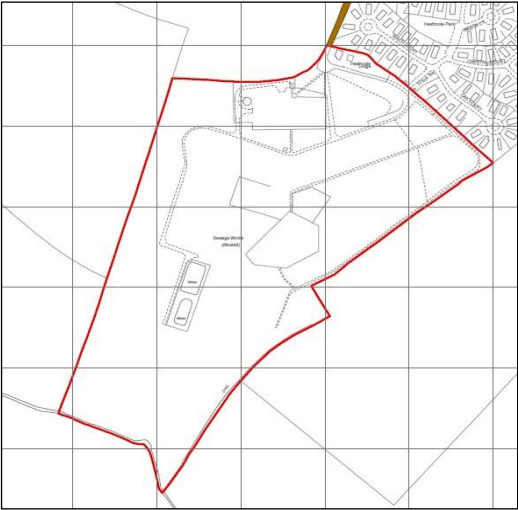
Ref	Respondent	Comments	Recommendation
		<p>Document P36, para 6.10: c) Can this be achieved other than naturally?</p> <p>Document P37 para 6.13 It should be made clear that this is aspirational. The last sentence on this page should be omitted as it is planning a course of action in the NDP which shouldn't be there, regarding a potential planning application, the reaction of the parish council to it and a possible outcome. It is a pre-emptive position upon which it appears that the PC has made a decision before it has seen any of the proposals</p> <p>Document P38: Map 7 isn't in the plan although it is titled on this page (nothing shows up online or when printed)</p> <p>Policy BT3: Is it possible to specify where these features are? It's difficult to protect something without knowing where it is</p> <p>Policy BT4: Has this been devised in co-operation with WCC highways engineers? It is very specific and not something that the QB has control over, so needs to be agreed with the highway engineers as it will fall to them to programme and resource</p> <p>Document P42 para 6.20: It doesn't seem practical to set a 20mph speed limit over such a wide area without impeding the flow of traffic. WCC highway engineers should be consulted on this as they would need to make the relevant traffic orders and may well take a view on the practicality of the proposals.</p> <p>Document P42 para 6.21: Again, this is a matter to be discussed and agreed with WCC highway engineers if it is to be included</p> <p>Policy BT5 Introduction, second sentence: The QB/PC cannot ask for developer contributions; this is a function of the district council. The district council will ask for a S106 agreement and/or developer contributions as appropriate calculated according to its CIL</p>	<p>Comment noted. No change.</p> <p>Update 6.13 based on most up to date position regarding AC Lloyd proposal.</p> <p>Map to be included in Reg 14 plan.</p> <p>Consideration to be given to mapping of GI.</p> <p>No specific comments received from WCC Highways. Seek separately?</p> <p>No specific comments received from WCC Highways. Seek separately?</p> <p>No specific comments received from WCC Highways. Seek separately?</p> <p>This point is acknowledged but when made the local planning authority will be able to make such requests. No change.</p>

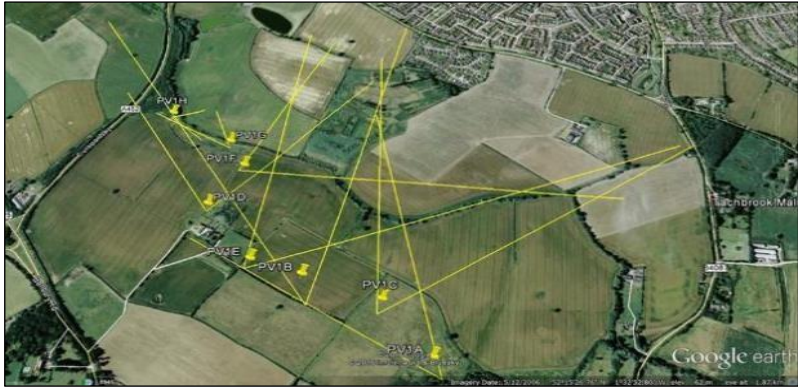
Ref	Respondent	Comments	Recommendation
		<p>schedule. A proportion of this (15% capped if there is no NDP 'made' or 25% uncapped if a NDP is 'made') will be awarded to the PC. If the PC wishes to use this finance to promote the aspirations outlined in the policy, this could be done in co-operation and agreement with WCC on highway issues. Improvements to local bus service provision is an issue for the bus service providers and not something that the NDP can control. Much of this policy isn't within the control of the PC.</p> <p>Document P43 para 6.22: See above, this is a WDC function and cannot be controlled or requested by the QB/PC. Should rely on paras 6.23, 6.24 and 6.25.</p> <p>Policy BT6: Although this could be included as a policy, it is superfluous given that these named spaces are already protected through the local plan</p> <p>Policy BT8: The QB may wish to add something to this policy to 'future proof' it in case there are other facilities in the future which the NDP should protect</p> <p>Policy BT9: This seems to be repeating parts of the other policies in the document? If so, it isn't needed</p> <p>Document P50, para 6.26: There may be a typo here. Should this read '.....planning has a <u>role an</u> in facilitating.....'</p> <p>Policy BT10: e) key road junctions are an odd location to afford protection. This should relate more closely to the buildings/landscape or whatever makes a contribution to the conservation area, rather than reference a road junction which arguably contributes nothing</p>	<p>Again, this is acknowledged, but the QB can set planning policy that is then implemented by the local planning authority.</p> <p>This comment is incorrect. Local Plan policy HS3 Local Green Space supports the principle of designating Local Green Space. It does not designate such sites. This is left to NDPs. No change.</p> <p>Add in new final paragraph:</p> <p>"Where new open spaces are created planning applications affecting those spaces will also be subject to Policy BT8."</p> <p>Comment noted. No change.</p> <p>Correct typo.</p> <p>Comment noted. No change.</p>



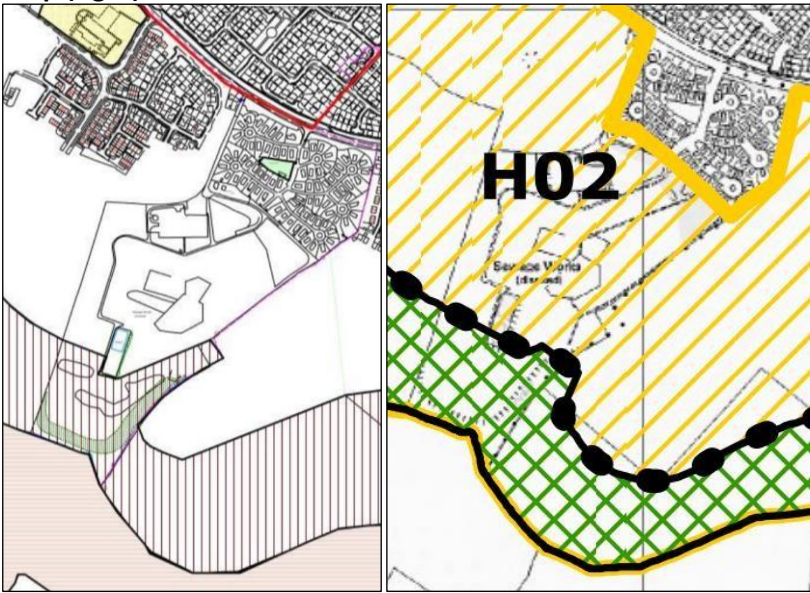
Ref	Respondent	Comments	Recommendation
		<p>Policy BT10: f) these should probably be the protected views in BT1 e)</p> <p>Policy BT11: This isn't necessary given both national and local plan protection of listed buildings. In any case, b) doesn't seem to make sense as written</p> <p>Policy BT12: this policy isn't necessary given the local plan policies, however paragraph 69 of the NPPF states 'Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.' Has this been done? There does not appear to be any evidence that new sites have been considered and dismissed</p> <p>Document P56 para 6.40: It seems unlikely that Bishop's Tachbrook will suffer 'town cramming' and the loss of residential gardens is already addressed in the local plan and the NPPF. It may therefore be superfluous to include this Document P57 para 6.41: this para is superfluous. The link can be signposted elsewhere together with the WDC SPD on self and custom build.</p> <p>Policy BT13: This policy is not really a policy. It is simply signposting the local plan policies which cover this adequately. Equally paras 6.43 and 6.44 are merely quoting the local plan and this is not necessary; the NPD being an extension to the local plan</p> <p>Document P58 para 6.45: A housing needs survey is considered to have a 5 year life. In view of the most recent survey being in 2014, this is due to be updated to carry weight in the future. Paragraph 6.47 refers to working with WDC; it is the Warwickshire Rural Community Council (WRCC) that, as an independent body, work on these surveys, not the district council and the PC will need to request that a new survey is carried out by WRCC on behalf of the PC. It is unlikely that the WRCC has the resources to do this on a biannual basis however, but be advised by them</p>	<p>Comment noted. No change these views relate to the Conservation Area.</p> <p>Delete BT12. There is no requirement to allocate sites in an NDP This option was considered and rejected.</p> <p>Comment noted. Delete BT12 and associated text.</p> <p>Comment BT13 adds an additional local housing needs requirement. No change.</p> <p>Parish Council are working with WRCC to update survey.</p>

Ref	Respondent	Comments	Recommendation
		<p>Policy BT14: Just need to refer to the Local Plan policies which include 'applicants are encouraged to go beyond'</p> <p>Policy BT14, Last sentence: It is for WDC to make the decision on planning applications. The QB/PC cannot refuse an application</p>	<p>Comment noted. No change.</p> <p>This is acknowledged, but in setting planning policy for the area the local planning authority who will implement the BTNDP can refuse planning applications.</p>
13	Pegasus on behalf of Northern Trust	<p>Northern Trust are working on behalf of MLPL Ltd to deliver residential development on the former sewage works site which forms part of the wider residential allocation to the south of Harbury Lane. A planning application for residential development on this site is being prepared with the aim of submitting this to the Local Planning Authority later this year.</p> <p><b>Northern Trust Land Interests</b> Northern Trust's land interests comprise 13.2 hectares of previously developed land (see Figure 1) associated with the former sewage works.</p> <p>The site is allocated in the adopted Local Plan under Policy H02: Land to the south of Harbury Lane for residential development. This wider allocation will deliver over 1,800 new homes for Leamington Spa. This site is also referred to in Policy DS11 Allocated Housing Sites as an Urban Brownfield Site.</p>	

Ref	Respondent	Comments	Recommendation
		<p><b>Figure 1 - Northern Trust/MLPL Ltd Land Interests</b></p>  <p>PLANNING   DESIGN   ENVIRONMENT   ECONOMICS</p> <p><b>Comments on the Bishop's Tachbrook Neighbourhood Plan</b></p> <p>The following provides comment on the draft Bishop's Tachbrook Neighbourhood Plan (BTNP). At the outset, Northern Trust would like to highlight their support of the Neighbourhood Plan. To ensure a robust and appropriate plan is brought forward, the following provides representations on specific matters as detailed in the following paragraphs.</p> <p><b><i>Policy BT1 Landscape Character</i></b></p> <p>Overall, Northern Trust would like to set out their support for this policy and the need to conserve and enhance the landscape character of Bishop's Tachbrook. However, Northern Trust would like to raise a concern with part e of this draft policy which states;</p>	

Ref	Respondent	Comments	Recommendation
		<p><i>'New development should conserve and enhance the area's landscape character to enhance the sense of place and history and to provide recreational opportunities within tranquil settings by:</i></p> <p><i>e) By protecting the following views shown in Figure 7'.</i></p> <p><b>Figure 2 - Protected Views in the BTNP (Figure 7 in the draft NP)</b></p>  <p>Figure 2 is taken from the draft NP and shows the suggested 'protected views'. The majority of these 'protected views' look towards the H02 (Harbury Lane) allocation. The wording of this policy does not take into account the H02 allocation and the scale of development that is coming forward in this location.</p> <p>Importantly, the document does not provide any details setting out what these views are, how they are viewed (i.e. from a public right of way) or how they change with the seasons. It is noted that the majority of the viewpoints do not appear to relate to views that would be experienced from any marked footpaths, permissible paths or public rights of way, with some being purely being views from the middle of an agricultural field. As such, it is unclear as to why these views need to be 'protected'. In addition, no information is provided within the draft policy which would guide a decision maker to determine whether</p>	<p>The views policy does not seek to prevent development, it is designed to ensure such views are treated sympathetically in any planning proposal.</p>

Ref	Respondent	Comments	Recommendation
		<p>a view has been affected, or how it could be protected. A number of these matters were raised within the Examiner's Report on the previous version of the Neighbourhood Plan.</p> <p>This is particularly important given the significant changes in the local area associated with the development of the Harbury Lane allocation. As part of this allocation, a Country Park will be delivered to the south of the development (as is described in detail below). The Neighbourhood Plan policy needs to take into account the already planned, committed and implemented development on this site.</p> <p>Given this, and the previous concerns raised by the Examiner, Northern Trust suggest that the proposed 'protected views' are revised to provide sufficient justification and importantly, properly acknowledge and account for the planned development around H02.</p> <p><b><i>Policy BT2 Tachbrook Country Park</i></b></p> <p>Northern Trust wholly support the creation of the new Tachbrook Country Park and recognise its importance in providing a high-quality recreational area for both existing and new residents.</p> <p>However, it is noted that the Policies Map (Map 2) which relates to this policy does not match the adopted Local Plan Proposals Map boundary for the Country Park as illustrated at Figure 3 below. This is particularly significant for the former sewage works site as the Neighbourhood Plan map shows the Country Park extending further north/northeast into the site. No evidence has been presented in the Neighbourhood Plan draft as to why a departure from the strategic allocation is proposed, something that would conflict with the Local Plan Policy H02. Indeed, the draft Neighbourhood Plan Policies Map does not accord with the Tach Brook Country Park Masterplan provided at Map 7 of the draft Neighbourhood Plan. Northern Trust ask that the Country Park boundary area is revised as part of the next draft of the NP to ensure that the Country Park boundary reflects the Local Plan boundary area.</p>	

Ref	Respondent	Comments	Recommendation
		<p><b>Figure 3 - Neighbourhood Plan (draft) Policies Map North (left) and Local Plan Proposals Map (right)</b></p>  <p>Policy BT2 suggests that Country Park 'needs to be kept permanently open' and that only small buildings associated with outdoor recreation will be supported. Northern Trust have some concerns with this approach to the Country Park which appears to be suggested that the land should have similar protection to Green Belt land. Whilst the need to protect the Country Park for recreation is appreciated and supported, the current draft wording could inadvertently restrict the delivery of appropriate structures and buildings associated with the Country Park (including the provision of car parking facilities) coming forward and supporting the recreational use of the Country Park. Northern Trust ask that this policy is amended to remove the Green Belt like restrictions that are currently in place and to ensure that appropriate recreational development is permitted within the Country Park.</p> <p><b><i>Policy BT4 Traffic Management and Transport Improvements</i></b></p>	<p>Amend Map 2.</p> <p>Amend BT2 as follows: "The Tach Brook Country Park will be protected to provide a recreational resource for existing and future residents and to provide an area of separation between Bishop's Tachbrook and Royal Leamington Spa. Development for outdoor countryside recreation uses and for infrastructure and small buildings associated with outdoor recreation, will be supported. In particular, the following will be encouraged:"</p>

Ref	Respondent	Comments	Recommendation
		<p>Northern Trust have some concerns over the lack of detail and precision within Policy BT4 in respect of some of the proposed transport improvements. The draft policy states;</p> <p><i>'To improve health, road safety and reduce traffic impacts the following transport proposals will be encouraged:</i></p> <p><i>a) Measures to provide safer travel to Bishops Tachbrook CE Primary School, Heathcote Primary School and future school sites'.</i></p> <p>At present, the policy is vague in respect of what measures are required/should be sought to provide safer travel to the existing and future school sites. As such the draft policy fails to give a clear steer as to how applications should or could deal with this matter.</p> <p><b>Policy BT5 Improving Accessibility for All</b></p> <p>Northern Trust support the aim of improving accessibility for existing and future residents however have concerns regarding the suggestion that developer contributions would be sought to for all of the matters raised. Northern Trust do not consider that developer contributions are the appropriate mechanism to support/deliver a number of the matters/schemes referred to in the draft policy. As the Parish Council will be aware, developer contributions (or planning obligations) must be;</p> <ul style="list-style-type: none"> <li>• necessary to make the development acceptable in planning terms;</li> <li>• directly related to the development; and,</li> <li>• fairly and reasonably related in scale and kind.</li> </ul> <p>A number of the improvements listed in Policy BT5 would not be relevant to several developments that will come forward within the Neighbourhood Plan area and as such developer contributions could not be sought for these matters. Given this, it is suggested that a number of the transport improvement schemes suggested within this policy, would be more appropriately delivered through the Parish Council's use of Community</p>	<p>No change. Such measures would be identified when necessary at the planning application stage.</p> <p>Amend reference to developer contributions.</p>

Ref	Respondent	Comments	Recommendation
		<p>Infrastructure Levy (CIL) receipts following the adoption of the Neighbourhood Plan. In addition, a number of the matters relate to on-site issues (e.g. cycle routes) which would be more appropriate to deliver through the proposed development itself, rather than through developer contributions.</p> <p>Given the above, it is suggested that the policy be amended to promote the identified transport and accessibility improvements but rather than referring solely to developer contributions, reference is made to 'on-site provision, developer contributions and/or use of CIL receipts' as potentially appropriate mechanisms to deliver these improvements.</p> <p><b><i>Policy BT13 Securing a Suitable Mix of House Types, Tenures and Sizes in New Development</i></b></p> <p>Northern Trust recognise the need to ensure that a range of dwellings are provided to address the needs of the borough and local area. However, Northern Trust question the appropriateness of the Policy BT13 as currently drafted which seeks to apply the need for new development to demonstrate how it meets local needs to the whole of the Neighbourhood Plan area, rather than just Bishop's Tachbrook Village.</p> <p>Taking into account the Parish boundary changes in 2017, the Neighbourhood Plan area now includes a significant new area of new housing development outside the village on the edge of Leamington Spa (Local Plan allocation H02), whilst this new population falls within the parish (and Neighbourhood Plan) boundary it is clearly better related to Leamington Spa than Bishop's Tachbrook village. Given the separation between the village and the new development being delivered, it is likely that housing needs may be different between residents in the village and the new development around Harbury Lane. These differences would not be picked up in any future Parish Housing Needs Survey which could lead to future development not properly delivering the mix of house types, tenures and sizes to meet either area.</p> <p>In addition, it is noted that the current Parish Housing Needs survey was carried out in 2014 and based on the previous Parish boundaries. Given the change to the parish</p>	<p>This is a misreading of the policy it encompasses wider needs than those arising from the village. No change.</p> <p>Parish Council to update Housing Needs Survey including reference to where in the Parish people live so the differing needs of the village and new developments</p>



Ref	Respondent	Comments	Recommendation
		<p>boundary and the development that has occurred since the housing needs survey, it will have excluded a significant population of the Neighbourhood Plan area and cannot be considered representative of housing needs in the local area. The current housing needs survey is therefore considered out-of-date and, notwithstanding our concerns regarding the general policy approach, would need to be updated prior to the adoption of the Neighbourhood Plan.</p> <p>Northern Trust suggest that this policy is amended to refer to meeting the housing needs of Bishop's Tachbrook village rather than the whole Neighbourhood Plan area given the potential differences between the housing needs of those living in the village and those living around Harbury Lane. At the very least it is recommended that a new Housing Needs Survey is prepared which specifically considers whether there are differences between the housing needs of those living in the village and the wider parish, specifically those within the new development around Harbury Lane. Northern Trust ask that this policy is amended to make it clear that the allocation at Harbury Lane should reflect the Warwick Local Plan and the relevant policies within this plan.</p> <p><b><i>Policy BT14 Responding to Climate Change</i></b></p> <p>Northern Trust support the Neighbourhood Plan's aims and ambitions to minimise the impact that development has on climate change and the efforts to reduce greenhouse gases however have some concerns with regards to part e) of this policy which requires new houses to achieve; 'a very high standard with respect to roof orientation and suitability for fixing renewable technology'. The policy does not state what is meant by this or how a development could achieve a 'very high standard' in respect of these matters and as such it fails to provide clarity for the decision maker (or developer) as to how proposed development could accord with the policy.</p> <p>Paragraph 3 of the policy goes on to state;</p>	<p>Re-word criterion e). - Building and roof orientation should maximise opportunities for harnessing solar energy for renewable energy generation and passive solar gain. Housing design should be seek to be adaptable and capable of incorporating the needs of changing technologies e.g. vehicle charging."</p>

Ref	Respondent	Comments	Recommendation
		<p><i>'Applicants <u>are encouraged</u> to go beyond prevailing sustainable development standards, particularly with regards to environmental performance of buildings, resource consumption and recycling'. (our emphasis)</i></p> <p>The use of 'encouraged' and similar wording does not provide the certainty required for planning policy and cannot be enforced through the application of the policy. It is considered that this wording should be removed from the draft policy and instead form part of the background/justification text.</p>	Retain "encouraged" – housing sustainability is governed by technical standards such as Building Regulations – planning policy can only encourage in this instance.
14	Natural England	No specific comments to make	Noted.
15	HS2	No comment.	Noted.
16a	Network Rail	No comments to make	Noted.

**Table 2. Bishop's Tachbrook Neighbourhood Development Plan – Regulation 14 Online Responses (all individuals), Summary and Recommended Action (April/May 2019)**

Reference	Object/Support/Comment	Response	Parish Council Response
16b	Object	<p>The parish ought to represent the entire parish, not just the views of those living in Bishops Tachbrook village... the vision statement sounds Bishops Tachbrook-centric focusing on village boundary protection and resistance to development.</p> <p>The vision statement for a "cohesive community" seems to be incompatible with the desire to create physical separation between new and old parts of the parish...</p> <p>The core of any community should be about providing for the community's needs - environmental protection and sustainability is just one aspect.</p>	The Vision encompasses the whole neighbourhood area and a wide range of matters - no change.
17	Comment	Support proposal on the condition that there needs to be an increase in schooling (nursery, primary, high), doctors, policing and A&E hospital as well as an improved road network allowing easier flow of traffic through Bishops Tachbrook as well as for roads into Leamington Spa and Warwick (especially around the Shires Park) and safer pedestrian footpaths. There has been a recent increase in crime around Warwick Gates due to new builds therefore the council would need to address how they plan to address this for this proposal.	Comment noted. The BTNDP seeks to support infrastructure improvements. No change.
18	Comment	<p>Responding to Climate Change: In the paragraph starting applicants are encouraged to go beyond prevailing sustainable standards...</p> <p>Is it possible to strengthen this with the addition of, "With the ambition of creating new homes that are carbon neutral (as existed before the legislation changed in 2015). I feel we must do all we can to mitigate climate change and building homes that are carbon neutral is a major factor in helping achieve this goal?</p> <p>The above is supported in the 2018 NPPF Consultation</p> <p>"In particular, local authorities are not restricted in their ability to require energy efficiency standards above Building Regulations. The Government remains committed to delivering the clean growth mission to halve the energy usage of new buildings by 2030."</p>	Comment noted. Current standards are the Building Regulations - without additional evidence BTNDP cannot go beyond these. This may be possible through work of WDC.
19	Comment	In Policy BT5 (Improving accessibility) and or Policy BT9 (Healthy, Inclusive Community) can we include a specific reference to completing the path from Oakley Meadows to Oakley Wood and install traffic control on the Banbury Road to ensure safe pedestrian and cyclist crossing. I say this as there is specific reference in Policy BT5 to a footbridge over Europa Way	Include in BT5.

Bishop's Tachbrook Neighbourhood Development Plan Consultation Statement, March 2020

Reference	Object/Support/Comment	Response	Parish Council Response
20	Support	It is important that work is undertaken to protect the local character of the environment as much as possible, whilst still enabling development to take place.	Comment noted. The BTNDP policies would allow for this.
21	Support	I am hugely in support of a Country Park between Bishops Tachbrook and the housing on the southern side of Harbury Lane. I am also in support of the proposed school development (although realise that is not part of this neighbourhood plan), which highlights the need to investigate maximising the size of the Country Park. Therefore, I am in favour of a southern extension to the Country Park to the South of Tach Brook. In addition, it is critical that there is good access from Bishops Tachbrook village and the housing to the north of the proposed Country Park, so it is possible to travel from each area through the Country park by foot or bicycle.	Comment noted. No change.
22	Support	Creating a green solution which integrates across the wider Warwick District would be a large benefit for the community.	Comment noted. No change.
23	Support	I am in support of traffic management improvements as the addition of so much housing in the local area (plus a potential school) will clearly increase traffic. I think it important to be realistic in how this is managed and not naive in the view that the numbers of cars can somehow be significantly reduced with better public transport. The majority of households have (multiple) cars and will drive (irrelevant of public transport available), so road transport links and therefore associated traffic calming need to be researched and invested in. It is important that any proposals to manage traffic in Bishops Tachbrook village do not have a negative impact on trade of the village store.	Comment noted. No change.
24	Support	Improved walking and cycling routes are a big opportunity that I support, particularly to access locals schools and amenities. A solution to access the proposed Country Park at the earliest opportunity when exiting Bishops Tachbrook village would be of significant benefit, thereby reducing the amount of time spent walking with children down the side of a busy Oakley Wood Road (for pollution, noise and safety reasons, as cars regularly speed down that stretch of road).	Comment noted. No change.
25	Support	I am in favour of protecting local green space, in particular the Meadow and the Village Green. The only exception would be that I would support an improvement and possible increase in the footprint size of the children's play area on the Meadow.	Comment noted. No change.
26	Support	I support the protection of community facilities within Bishops Tachbrook. my only additional comment would be that I would prefer not to see resources invested in the Sports & Social Club if there will be a school built with new, publicly accessible sports facilities available to the local community. If that is to be the case, I would prefer investment to be put into other aspects of the village, rather than sports facilities at the club.	Comment noted. No change.

Bishop's Tachbrook Neighbourhood Development Plan Consultation Statement, March 2020

Reference	Object/Support/Comment	Response	Parish Council Response
27	Support	I support all aspects of policy 9, in particular access to the Country Park.	Comment noted. No change.
28	Object	Bishops Tachbrook should remain a village, not become part of a town. It does not need a High School and certainly does need any more houses. The local plan does not take in to account that this area is a beautiful part of the country and is always being subjected to the onslaught of building as it stands. The area needs to be protected for future generations. I actually don't know why you give residents the chance to object or comment on anything as none of these comments are ever taken on board as you continuously rip up the beautiful Warwickshire countryside.	Comment noted. No change.

Reference	Object/Support/Comment	Response	Parish Council Response
29	Object	<p>To be in line with the first policy BT1 (a) Protecting the historic character and settlement pattern of the area. Particularly the distinct settlement of Bishop's Tachbrook, individual farmsteads and key heritage assets, especially Tachbrook Mallory; It is essential to protect the centre and heart of the Village which is the areas known the St Chads Church and the Village Green. It has been a concern of many residents since the concept of the now St Chads Centre that it would lead to a problem with parking within this area. The Parish Council, St Chads Centre Trustees and Warwick District Council all maintained that this would not be the case. I did at the time present the Parish Council with a petition that 100 % of the residents of Church Lees and Croft Close signed requesting that all parts of the Village Green be granted the status of being on the Register of Town and Village Greens which would afford it total protection as it would be a CRIMINAL offence to do it harm. This action would prevent any part of it being turned into a car park which in the wording of the petition is the biggest fear of residents. The answer from the Chairman of the Parish Council was the suggestion that the only reason people had signed was to get me off their doorstep. It has since been suggested that this area would be equally protected by placing it on a register of green open spaces validated by the Neighbourhood plan. I do not accept this as it only affords protection until the relevant authority decides to rescind this action for a deemed necessary development such as car parking maybe. I would therefore again request that the Village Green be placed on the register of Town and Village Greens.</p> <p>It should also be noted that contrarily to the argument put forward that it would be too complicated to achieve this it would legally only take that the owners ( The Parish Council ) prove ownership and fill out one relevant form. I have already supplied the conveyance from the records office to the Parish Council and if requested can supply the form to complete although this is available from the legal offices at the County Council Offices.</p> <p>Why is Tachbrook Mallory considered more important than the St Chads Church and Village Green? A Neighbourhood plan should recognise all residents' views not just the selected few.</p>	Comment noted. No change.

Reference	Object/Support/Comment	Response	Parish Council Response
30	Object	<p>To be in line with the first policy BT1 (a) Protecting the historic character and settlement pattern of the area. Particularly the distinct settlement of Bishop's Tachbrook, individual farmsteads and key heritage assets, especially Tachbrook Mallory; It is essential to protect the centre and heart of the Village which is the areas known the St Chads Church and the Village Green. It has been a concern of many residents since the concept of the now St Chads Centre that it would lead to a problem with parking within this area. The Parish Council, St Chads Centre Trustees and Warwick District Council all maintained that this would not be the case. I did at the time present the Parish Council with a petition that 100 % of the residents of Church Lees and Croft Close signed requesting that all parts of the Village Green be granted the status of being on the Register of Town and Village Greens which would afford it total protection as it would be a CRIMINAL offence to do it harm. This action would prevent any part of it being turned into a car park which in the wording of the petition is the biggest fear of residents. The answer from the Chairman of the Parish Council was the suggestion that the only reason people had signed was to get me off their doorstep. It has since been suggested that this area would be equally protected by placing it on a register of green open spaces validated by the Neighbourhood plan. I do not accept this as it only affords protection until the relevant authority decides to rescind this action for a deemed necessary development such as car parking maybe. I would therefore again request that the Village Green be placed on the register of Town and Village Greens.</p> <p>It should also be noted that contrarily to the argument put forward that it would be too complicated to achieve this it would legally only take that the owners ( The Parish Council ) prove ownership and fill out one relevant form. I have already supplied the conveyance from the records office to the Parish Council and if requested can supply the form to complete although this is available from the legal offices at the County Council Offices.</p> <p>Why is Tachbrook Mallory considered more important than the St Chads Church and Village Green? A Neighbourhood plan should recognise all residents' views not just the selected few.</p>	
31	Support	<p>I support the document in full. I would ask that the field north of Croft Close is considered as a wildlife sanctuary - it's a space full of a variety of birds, reptiles, hedgehogs and have even seen deer roaming through.</p>	<p>Comment noted. No change.</p>

Reference	Object/Support/Comment	Response	Parish Council Response
32	Comment	<p>In the event of a house builder purchasing the land opposite the Bellway sales office, applies for planning permission and builds new houses there instead of the proposed local amenities, I am posting the following comments: (purely pre-emptive)</p> <p><b>HEALTHY, SOCIAL AND SAFE ENVIRONMENTS</b>  By referencing The National Planning Policy Framework – July 2019 Chapter 8 it states that new development needs to promote healthy and safe communities for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling and that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Of the 1,600 plus new homes being developed across several new sites, not one of these families would benefit from the above planning framework policy, should Bellway be allowed to develop more houses on the proposed local amenities site.</p> <p><b>ENVIRONMENTAL IMPACT</b>  By referencing The National Planning Policy Framework – July 2019 Chapter 9 it states that Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.  If the local amenities do not go ahead as originally planned, it will mean that residents will have to drive further thus, making air quality worse and increase traffic movement.  There is a little point in having a sustainable strategy encouraging people to walk more if there is not a shop within reasonable walking distance. If the general consensus is for people to be out of their cars and walking, everyone should be pushing harder for new local amenities.</p> <p><b>DANGER TO RESIDENTS</b>  The Co-Op on Cressida Close Warwick Gates, is presently over used with the carpark becoming very dangerous due to the high demand of this shop that services thousands of homes. It will get even busier if a mini-supermarket - as was originally proposed - is not built in the local community area at the junction of Harbury Lane and Vickers Way, making a dangerous situation, worse.  There are several kids clubs at the community centre/church, with families walking through the car park to drop off/collect their children. The growing addition of a 1,600 plus homes is making this area</p>	Comment noted. No change.



Reference	Object/Support/Comment	Response	Parish Council Response
		<p>perilous for these children, as traffic continues to increase.</p> <p><b>ISOLATION and EXCLUSION FOR THE ELDERLY</b> Residents of the burgeoning Austin Heath retirement development would be within walking distance of the originally planned new shop, GP surgery and pharmacy. (Refer to attached image of the Bellway agreement with the Warwick District Council, with particular attention to the £267,400 contribution to a new GP surgery on this Heathcote Park estate. As things stand, without this facility, they might feel isolated and excluded.</p> <p><b>PEOPLE WITH DISABILITIES</b> People with disabilities will continue to suffer as their nearest shop, GP and Pharmacy will continue to be the Co-op area. We have timed ourselves and it is a forty minute round trip walk to the Co-op from the new Bovis/Bellway development by the old fishing lake.</p> <p><b>FAMILIES WITH CHILDREN</b> Families living in the area, particularly one parent families without a car, will continue to find it challenging to get to a shop and support their children.</p> <p><b>MORE DEMAND ON BISHOP TACHBROOK STORES</b> The people who are nearer to the Bishops Tachbrook village side are likely to drive to the village stores if they don't have a local, walkable shop. That will be detrimental to the village centre and the parking there.</p> <p><b>OTHER CONSIDERATIONS</b> Many people would not have bought a new build house in the area had they known that there would be no local amenities. We feel that the Housebuilders have misrepresented the development site by stating that there would be local amenities and that they have mis-sold property to their Customers.</p>	

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Reference	Object/Support/Comment	Response	Parish Council Response
33	Object	Totally against the new houses, but in favour of the schools. We don't have the services or infrastructure to cope with anymore houses!	Comment noted. No change.
34	Comment	1. Please advise of what traffic management surveys and projections have been undertaken for potential impact on Harbury Lane and if so, what measures are proposed to ensure that adjacent properties to Harbury lane are not affected by potential widening or necessary improvements to infrastructure. The information supplied in the Plan appears insufficient and overlooked. 2. What level of consultation has been undertaken with bus operator to provide an effective execution plan to meet proposals.	Parish Council to request information from WDC/WCC and forward on to respondent.
35	Comment	Roads are congested and Warwick Gates is like a car park with so many vehicles	Comment noted. No change.
36	Comment	Is it confirmed there will be shops and amenities? Where can one find the information about these new facilities?	This comment relates to future housing development. Parish Council to request information from WDC and provide to respondent.
37	Comment	I live off Harbury lane in a new build house , I was promised a shop and other local amenities when I bought my house . I hope that this is still the case as we really need the above in the local area.	Comment noted. No change.
38	Object		Noted. No change.
39	Object	Youve built more than enough here	Comment noted. No change.
40	Object		Noted. No change.
41	Support	I agree with the delineation of the village, pg 32 and pg 35 6.8 how the landscape is managed.	Comment noted. No change.
42	Support	I support the outlined country park and the proposed extension area. I do not support development or building of any kind for residential purposes within the area set aside for a country park in the neighbourhood plan. Nor do I support the moving of the country park to accommodate housing.	Comment noted. No change.

Bishop's Tachbrook Neighbourhood Development Plan Consultation Statement, March 2020

Reference	Object/Support/Comment	Response	Parish Council Response
43	Support	I support extending the area of the country park south of the Tach Brook.	Comment noted. No change.
44	Support	I agree with all improvements especially:  Essential improvements to the Banbury Road/Mallory Road junction A safe crossing on Mallory Road A 20mph speed limit through the village Traffic calming on Oakley Wood Road Improvements to the Church Hill junction	Comment noted. No change.
45	Comment	Typo in this sentence	Amend typo.
46	Support	I fully support the sentiments of all three points and believe residents should be supported to self-build in order to stay in the village in a home which meets their needs. Reuse of previously developed land and buildings should bring back life into old buildings and allow residents to turn eye sores into habitable homes.	Comment noted. No change.
47	Object	Yes, to school no to houses	Comment noted. No change.
48	Object	Yes, to school no to houses	Comment noted. No change.

Bishop's Tachbrook Neighbourhood Development Plan Consultation Statement, March 2020

Reference	Object/Support/Comment	Response	Parish Council Response
49	Support	<p>Firstly, thank you so much for putting together such a comprehensive document. It can't have been an easy process. I think this is a difficult task; you are never going to please everybody, but I for one really appreciate the transparency here.</p> <p>I think the main objective here is damage limitation. We must protect the nature of our village, and that for me really means looking after the green spaces I so enjoyed as a young child with my friends. The world is a different place now, children don't play in the same way, but it's very important to me that we work with any developers and ensure that the country park is firmly embedded so that we can keep our countryside 'feel' at least.</p> <p>I think it's equally important that any new developments are made to feel part of our village - be it via bridges or crossings I don't feel that anyone should be made to feel unsafe when getting to other parts of the community on foot (shops, church etc) as this could create division in the community and also draw trade away from local business.</p> <p>I also think it's important to work with the developers to create the much needed infrastructure that they will need - more facilities including a state of the art school for our children, and the necessary traffic calming measures so that people can get around (to and from work) easily.</p> <p>I love our village - my family have been here for hundreds of years and I would love for that tradition to continue. The larger the village gets, the more we will need in terms of infrastructure and I feel that we will need some work to maintain the community feel.</p> <p>I think the policies outlined here are critical to our success - and I do hope that most of them can be maintained</p>	Comments noted. No change.
50	Support	Strongly agree with plan to extend area of Tach Brook Country Park to include area south of Tach Brook.	Comment noted. No change.
51	Support	Strongly agree with plan to extend area of Tach Brook Country Park to include area south of Tach Brook.	Comment noted. No change.
52	Comment	We continue to be very concerned about the volume of traffic locally, particularly along Oakley Wood Rd from BT towards WG and LSpa. This is bad anyway at times around rush hour, is only getting worse with increased house building, and is practically at a standstill when traffic diverts off the motorway. Local residents will not be able to use alternative means of transport (walk, cycle) for all journeys, so if the house-building and proposed secondary and additional primary school move forward, something would have to be done about this road (i.e. widening) which immediately takes away from the rural aspect of our community, or the road is not improved and people chose not to live here because of the traffic issues. I do not think traffic congestion has been adequately addressed by planners, Warwickshire council, or in this document.	Comment noted. No change.

Bishop's Tachbrook Neighbourhood Development Plan Consultation Statement, March 2020

Reference	Object/Support/Comment	Response	Parish Council Response
53	Object	I strongly believe that the area south of the Tach Brook must be left alone and not used as a potential extension of the Country Park. This leaves it vulnerable to being exploited for development by the likes of AC Lloyd and others, who have no moral compass and are already trying to exploit the use of the country park north of the Tach Brook for an additional 150 houses. They and their likes will try and link the village to the development north of the area. The current destruction of beautiful land all around the south of Leamington Spa is nothing short of scandalous.	Comment noted. No change.
54	Support	Traffic crossing needed	Comment noted. No change.
55	Support	20 mph speed limited needed. Mallory Rd very dangerous. Also, traffic lights needed at t junction to Banbury Rd	Comment noted. No change.
56	Object	Our green spaces must be protected, and the Heathcote houses must not come any closer than they are at present! They are already destroying the village feel and if a school is dumped within the parish along with the two Primark schools and endless houses this will become a town not a village.	Comment noted. No change.
57	Comment	Install speed camera on A452 near Mallory Rd junction, reduce speed limit to 40mph would be a win win for everyone, safer to exit the village and the PC get revenue from the camera. Either that or a mini roundabout, something needs to be done before a fatality.	Comment noted. No change.
58	Object	There are lots of things, objects that are unique to the village & it's history. In a couple of fields there are small gravestones that are of beloved pets that belonged to the owners of the Manor house, houses. They add a sense of magic and mystery to the village as well as our unique social history! These need to be kept, reserved & preserved for future generations. I also hope that the disruption of land won't affect the habitats of birds & animals that our local brook offers. We have kingfishers, crayfish, bullhead fish, herons, Jack deer, water voles & other creatures that live in a delicate balance with the human life around them... they are a very precious commodity & should be made priority over everything & anything else! My apologies as I've had to rush this submission, in hope that it reaches the right place, at the right time & to the correct persons!?	Comments noted. No change.
59	Support	Protect local green space particularly area north of Croft Close so that Croft Close is boundary of BT.	Comment noted. No change.
60	Object		Noted. No change.
61	Support	I strongly support the protection of the green spaces and particularly the space north of Croft Close. I feel that building on this area would be unnecessary and would have a detrimental effect on the village.	Comment noted. No change.

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Reference	Object/Support/Comment	Response	Parish Council Response
62	Comment	<p>Please make safe parking a priority within our community especially around the church &amp; outside the school in Kingsley Road.</p> <p>More walkways for dog walkers &amp; to keep &amp; reopen the ramblers' routes. Some farmers have deliberately barricaded walkways to stop anybody from doing so in hopes they can sell the land without any legal holdups! We've recently lost a few ramblers in our village who have tried desperately over the years to keep them open for everyone to enjoy... unfortunately, there's been no one to ensure that that's the case...I feel it's more important to keep them open to maintain our right to enjoy the countryside for now and future generations. It's their heritage.</p>	Comment noted. No change.
63	Support	Protect local green space particularly area north of Croft close	Comment noted. No change.
64	Support	An extension of the country park south of Tach Brook is a must to allow the country park enough space to serve such a large community and increase the buffer size between the village and Leamington Spa. This is even more important should the new school proposals go ahead and take up a significant proportion of the country park. Accessibility of the country park back into the village should be carefully considered to avoid walking down the main road and make use of alternative links into the village where possible,	Comment noted. No change.
65	Comment	Accessibility between the village and Oakley Wood should be considered more. There is mention here of Oakley Wood Road, but it does not make it clear that accessibility will be improved. The new housing development created an excellent path halfway to the wood, but stops dead on a very dangerous road which makes it impossible for the villagers to make use of the wood without driving and parking up, which seems counter intuitive to what this policy is trying to achieve.	Comment noted. No change.

Reference	Object/Support/Comment	Response	Parish Council Response
66	Object	<p>Overall, the objectives are desirable in principle but the means of achieving these appears to be contradictory to many of the desired aims. Obviously, a vision can be interpreted in many ways. Therefore these comments/objections are to make clear that the objectives should not be diluted or drift away from the stated principles.</p> <p>BT01: -protection of the environment/landscape should be a high priority and appears to be consistently diluted due to extensive and continued urbanisation.. Multiple original habitats, hedgerows, trees and fields have been eradicated. Replacement is minimal and will take many years to develop and will ultimately be far reduced. It is accepted that some housing (of the right type) is needed but the balance of housing v environment has gone much too far. Open space/views are being eroded now and will be lost for the future pleasure of others.</p> <p>BT02: "appropriate open space" is ambiguous - there will be some open space but much less than required for the vast numbers of new residents in the BT area. The country park (albeit a small slither of land) is commendable but already is being (potentially) eroded, especially at a key location at the Oakley Wood/Harbury Lane junction. A buffer (and "softening") is exactly what is needed here to prevent continuous and contiguous housing developments joining up. There should be a firm statement of the proposition of green space versus housing density.</p> <p>Extending the country park slither is certainly desirable and supported but not as a trade-off for the proposed erosion for a school and more yet housing. It is vital in its own right.</p> <p>BT03: the fields, path network etc should have a clear statement to be "enhanced" not just encouraged to be "enhanced" or "seeking to maintain". Given the large number of extra residences and the minimal garden spaces, trees or hedges in the new developments, green infrastructure is an absolute requirement</p> <p>BT04: traffic calming and reduced speed limits are helpful but will not solve the root cause of the problem being the huge extra volume of traffic that will be generated by the multiple new developments in and around the parish area. Extra Car parking areas for St Chads will need to be carefully managed, so they are not unsightly and detrimental to the other stated objectives (eroding green spaces etc., Will bus routes help - majority will always use a car and likely have 2 cars per house, so need to face reality.</p> <p>Bt06:green spaces are minimal given the size of the area that they serve and need to be extended and truly protected - too much pressure on too few areas.</p>	Comment noted. No change.

Reference	Object/Support/Comment	Response	Parish Council Response
		<p>BT07: insufficient spaces compared to the major urban areas that they are expected to serve - concern that their continued availability can be overturned if reasons (b) and (c) can be argued these reasons are too subjective and need to be deleted or re-stated in a firmer with clearer hurdles to breach.</p> <p>Thanks for the efforts to date and the ability to comment (albeit not easy for most people to find time to do so in writing). The parish consultations feedback should also be taken into account. I just hope this whole process is not a pointless exercise for the Parish and we are not overruled.</p>	



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Reference	Object/Support/Comment	Response	Parish Council Response
67	Comment	1) Believe Savages House is also Grade 2 listed 2) Also understand the land surrounding and behind The Manor and Savages House is designated Historic Park and Garden land - please amend.	Check and amend if necessary.

#### **4.0 Strategic Environmental Assessment/Habitat Regulations Assessment (March 2019)**

- 4.1 In preparing the Bishop's Tachbrook Neighbourhood Development Plan, the NDP has been subject to Strategic Environmental and Habitat Regulations Assessment screening by Warwick District Council -

[https://www.warwickdc.gov.uk/downloads/file/5950/sea\\_screening\\_bt\\_march\\_2019](https://www.warwickdc.gov.uk/downloads/file/5950/sea_screening_bt_march_2019).

- 4.2 The screening has been consulted on with the relevant statutory bodies. The screening concluded:

*"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."*

- 4.3 The screening also concludes:

*"The Neighbourhood Plan must be prepared in general 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."*

# Kirkwells

## The Planning People

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