

Bishop's Tachbrook Neighbourhood Development Plan

Examiner's Request for Further Information

This document provides the extra information asked for by Rosemary Kidd MRTPI after an initial assessment of the Bishop's Tachbrook Neighbourhood Plan and representations.

Policy BT1 Criterion e) refers to views shown on Figure 7.

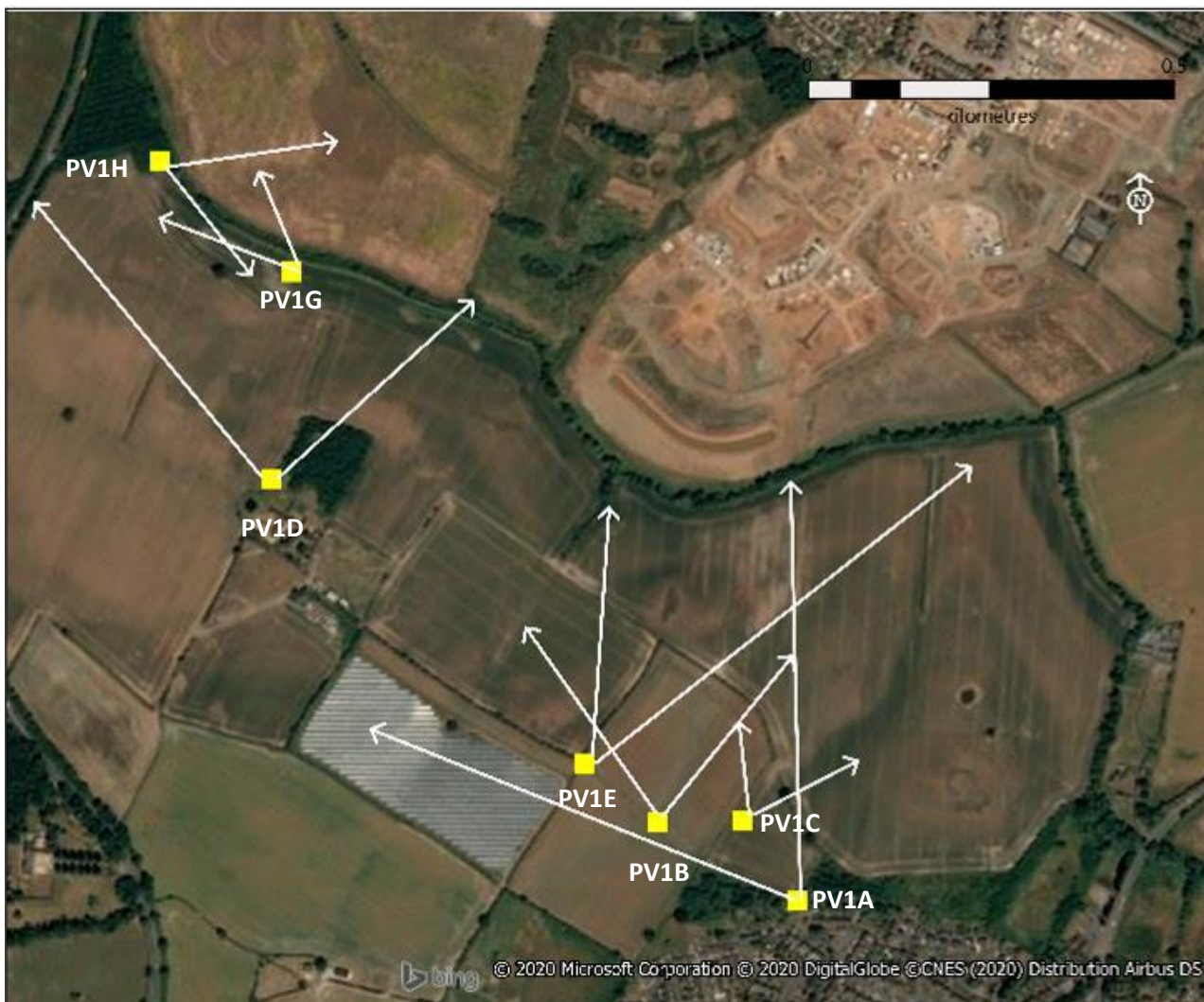
The views were originally identified in the first Bishop's Tachbrook NDP

https://www.warwickdc.gov.uk/downloads/file/3163/13_np10_protected_views.pdf withdrawn in January 2017

https://www.warwickdc.gov.uk/downloads/file/4213/withdrawal_statement.

This work was reviewed in preparing the current submission draft BTNDP. This review, by the Steering Group, included assessing the value of views; changes to views, particularly if these had resulted in significant negative change, and the public accessibility of the view.

A revised list of views was put forward in the submission draft BTNDP. The map below appears in the BTNDP but has the reference numbers from the original assessment added in order to add clarity. It will be noted from the original assessment that the steering committee rejected many views on the basis that they either they weren't accessible or were covered elsewhere in the NP or developments in the area had already adversely affected them.



Views PV1A to PV1E can be seen from Public Footpath W105. PV1G and H will be in the new Country Park. To illustrate the ongoing changes to the landscape of the Parish, the pictures on the next page show the current views from PV1A and PV1E and the emerging views for those who live on the new estates



View from PV1A towards the new estates



View from PV1H towards the new estates (with wildlife!)



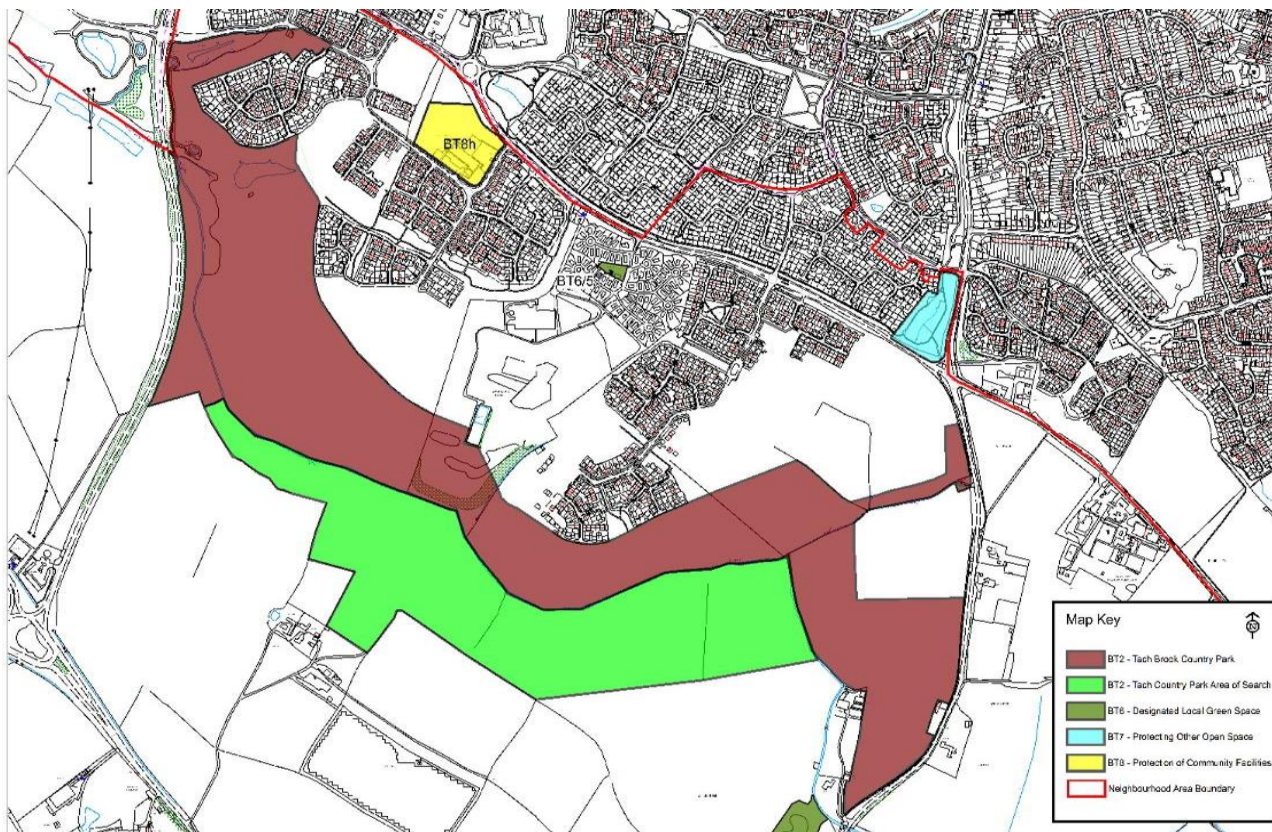
The pictures above show the view back to the village, from the new estates in the direction of PV1A and PV1H. These views are across the Country Park and the Tach Brook (in each picture the treeline is where the brook runs). They seek to show that the views will be as important to those on the new estates as to those who live in the village. These are views that will not be impacted by the school development. They also add weight to the desire to extend the area of search for the Country Park.

Policy BT1 and the identified views were also informed by the various studies carried out on behalf of WDC - https://www.warwickdc.gov.uk/downloads/download/667/landscape_and_green_belt

Policy BT2

Confirmation of boundaries

Map 2 – Bishop's Tachbrook Policies Map North (OS Licence Number 0100060646 – as shown the BTNDP



Map taken from WDC's Tachbrook Consultation document – red line is the current boundary, blue dotted line the boundary shown in the Warwick District Local Plan.



Chris Garden, Site Delivery Officer at Warwick District Council has confirmed the boundary shown in the BTNDP is the same as the current boundary. He has also commented on the current status of development of the Country Park. His email is reproduced below.

Hi Keith,

Thank you for your email. I did have a good break, despite it all, but as you can imagine I have had a rather long list of emails to work through today.

With regard to the Country Park I can confirm that the boundaries shown in your plan are correct. As you know, the boundary of the Country Park has evolved and has been extended since it was set out in the approved Local Plan.

The masterplan for the Country Park was considered and approved by the Councils' Executive on 11th February. A link to the Plan approved by Executive can be found using this link: [Tachbrook Country Park Masterplan](#). This will now form the basis of a formal planning application for the Country Park. You will see that there are some slight differences between your plan and the masterplan boundary is at the proposed school at Oakley Wood Road. In this location the playing fields are included in the approved boundary (as per your plan), but are not detailed in the masterplan as that will be subject to the Reserved Matters application for the new school. I attach a copy of the Red Line Plan of the Country Park Land that is being transferred to the Council in this location.

I trust that the above provides the confirmation that you require. Please let me know if you require any further information.

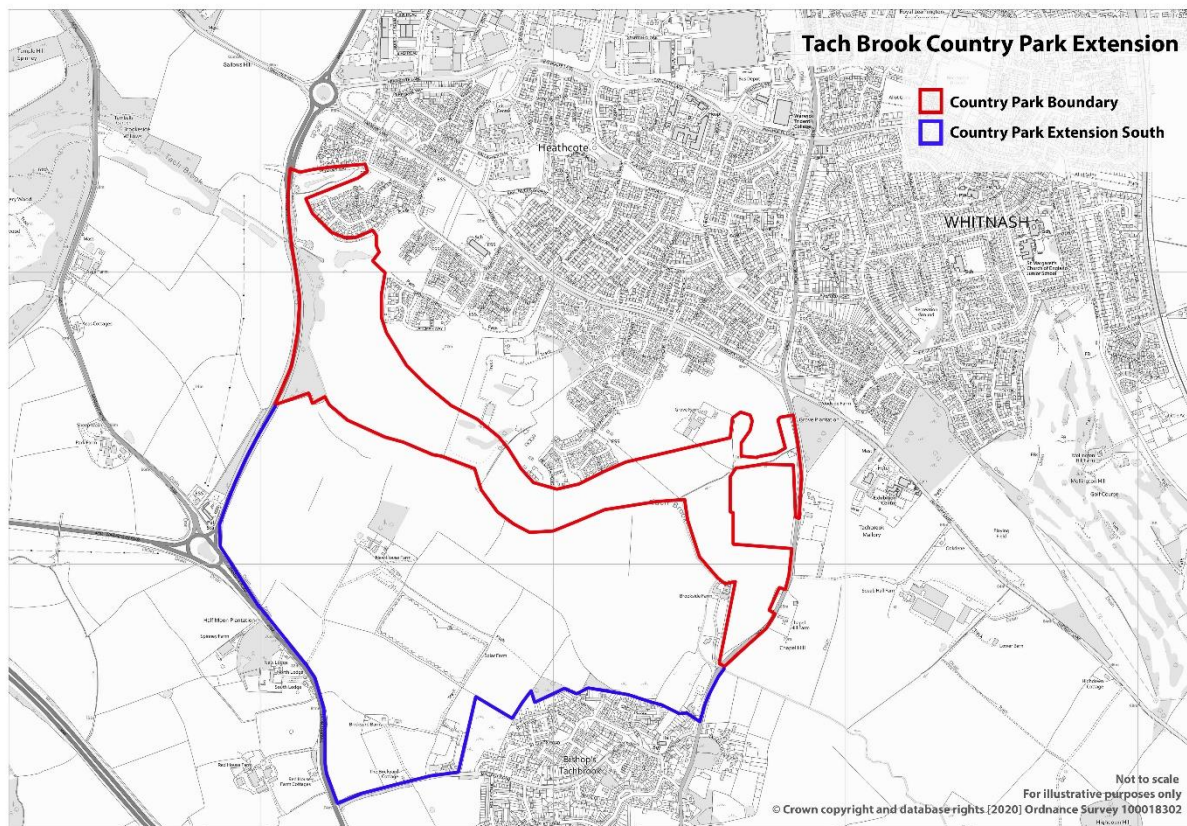
Regards

Chris

The map Chris refers to is shown below.



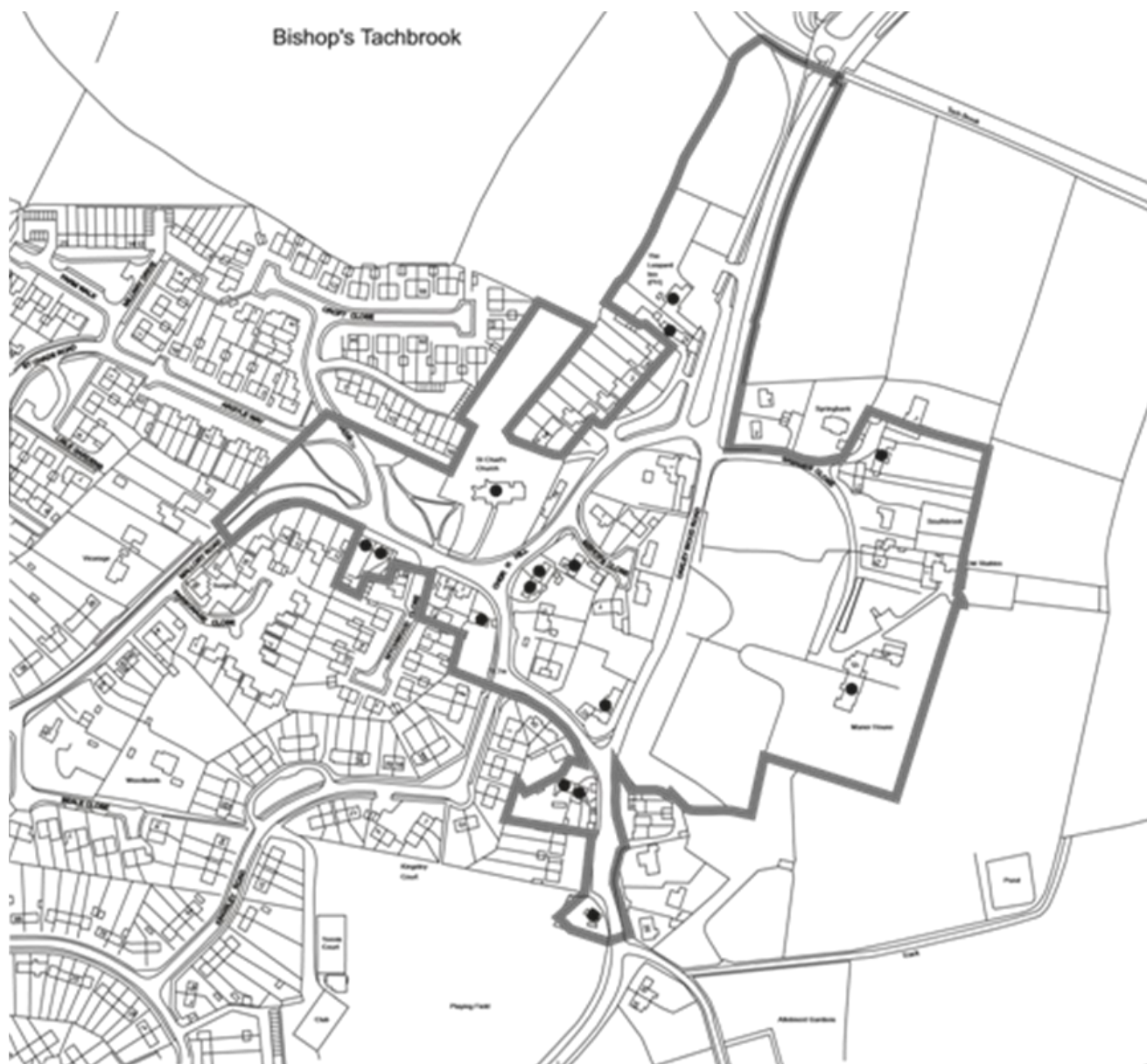
As requested, the extended area of search for the Country Park is shown below.



Policy BT 10 - Development within Bishop's Tachbrook Conservation Area

This section provides further information on the following areas:

1. It confirms that Warwick District Council prepared a Conservation Area Appraisal for Bishop's Tachbrook conservation area.
2. It illustrates the key gateways referred to in Point c) of policy BT10
3. It illustrates the key road junctions referred to in Point e) of policy BT10.
4. It provides a map to show the location and arcs of the views referred to in point f) of Policy BT10 and provide both a description of the main features contained in the views and photographic evidence of these views.



Warwick District Council prepared a Conservation Area Appraisal

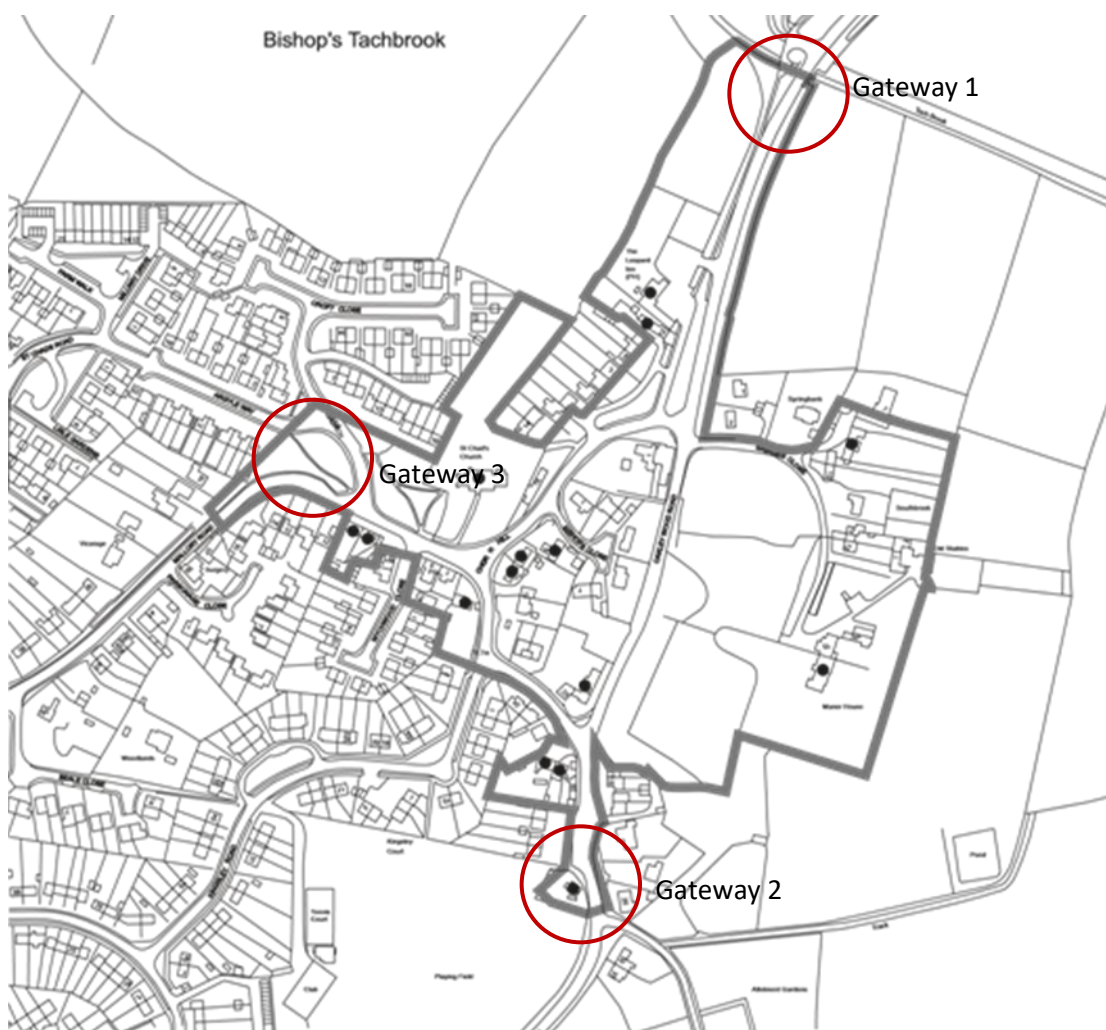
The Conservation Area in Bishop's Tachbrook was designated in 1969 and extended in 2001. The appraisal of the Bishop's Tachbrook Conservation area is contained in a Warwick District Council Pamphlet which can be downloaded from the link below. This small publication has been designed to give a brief introduction to the Conservation Area by looking at its historical background, its characteristics and identifying those areas which need to be preserved or enhanced. These areas are at the core of policy BT10

[Bishops Tachbrook Conservation Area - Download - Warwick District Council \(warwickdc.gov.uk\)](http://warwickdc.gov.uk)

A copy will also be in the pack of materials sent with the request for further information.

Policy BT10 point c) Ensure that any development on key gateways, such as The Leopard Public House are designed to a high quality;

There three key gateways to the Conservation Area, two on the entrances to the village both ends of Oakley Wood Road and one on Mallory Road. These are shown on the map below.



Conservation Area Boundary.



Listed Buildings (within Conservation Area).

Gateway 1

Gateway 1 is the principle route into the village of Bishop's Tachbrook from Leamington Spa and, more importantly, the new housing built within Bishop's Tachbrook Parish. As such it forms the first impression to the village both for those travelling by car or bus and those using the footpath/cycle way from the new housing areas. The Grade 11 listed Leopard Public House is on the right. The long view to the junction with Church Hill gives a view of the interestingly shaped window of the old school.



Gateway 2

Gateway 2, on Oakley Wood Road, gives the initial glimpse of the old village and Conservation Area when travelling into Bishop's Tachbrook from the Banbury Road towards Leamington Spa. There are views to the left of the Grade 11 listed Willow Cottage and The Old Forge.

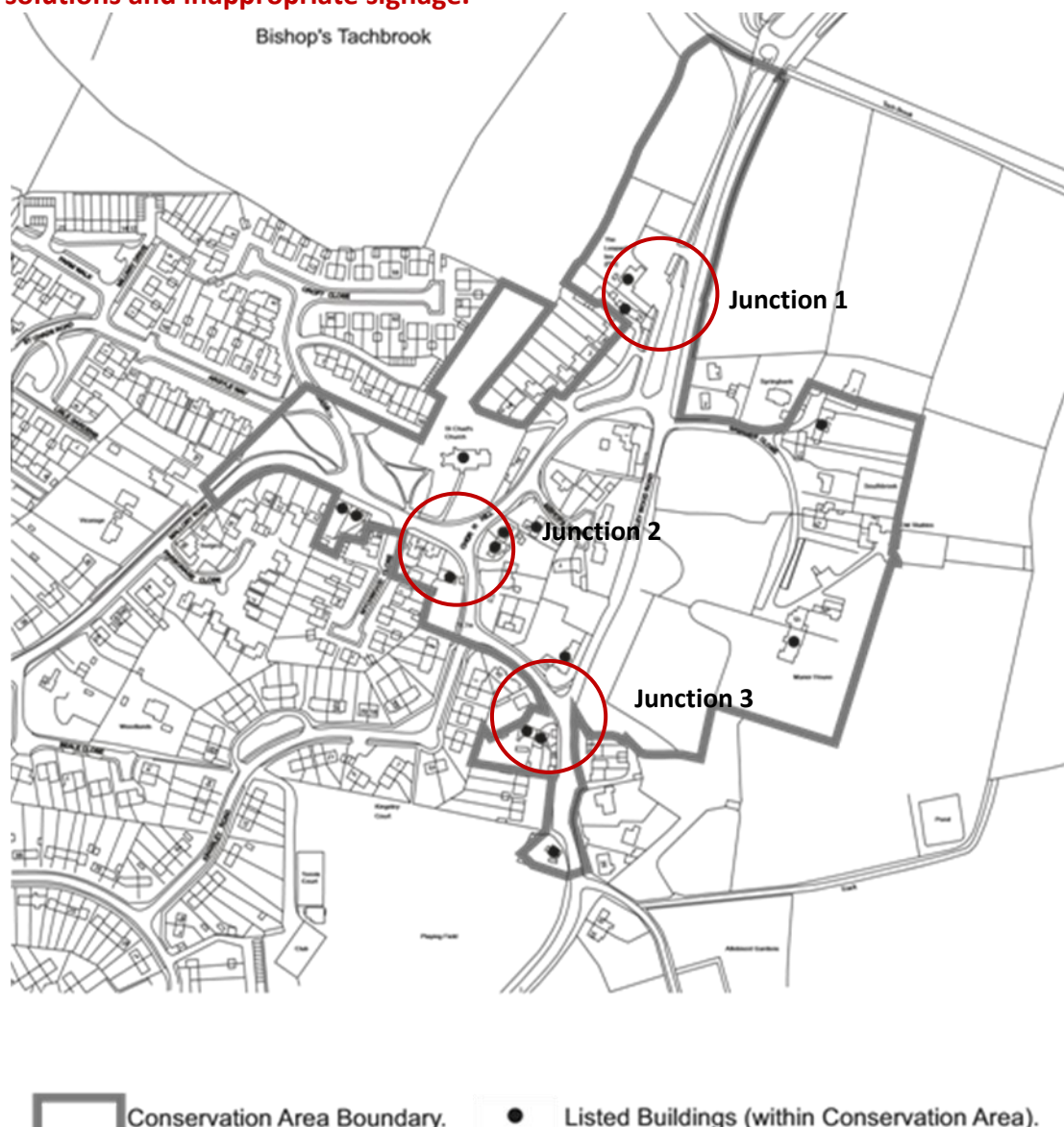


Gateway 3

Gateway 3, is on Mallory Road with views of the village green and the Grade 1 listed St Chad's Church and Grade 11 listed Commanders House.



Policy BT10 point e) Ensure that any development on key road junctions respects the character of the area and is suitable to this sensitive setting, avoiding clutter, over-engineered traffic management solutions and inappropriate signage.



Junction 1

Junction 1 is the intersection of Oakley Wood Road, Church Hill and Savages Close which is described in the Conservation Area booklet as, 'leading to the Manor House and a number of small cottages which, together with the Manor House grounds, form a distinctively separate part of the village separated from the rest of the conservation area by the tree belt along Oakley Wood road'. Also at this junction is the former village school which although not listed is a significant building. The pictures below illustrate the setting of the junction.



Junction 2

Junction 2 is historically the most important junction with a range of Grade 11 listed buildings juxtapositioned with the Grade 1 listed St Chad's Church. Key views are shown below.



Junction 3

Junction 3 is the junction between Church Hill and Oakley Wood Road with Grade 11 listed buildings at both corners. As can be seen from the map Church Hill meets Oakley Wood Road at both Junction 1 and Junction 3.



Policy BT10 point f). That the following important views are protected:

I. Views at the Oakley Wood Road/Church Hill junction;

II. Views at the Church Hill/Mallory Road junction

III. Views from The Green to the Parish Church;

IV. View down Oakley Wood Road past the tree belt to the Manor House grounds.

I. Views at the Oakley Wood Road/Church Hill junction and II. Views at the Church Hill/Mallory Road junction

The views needing protection under F 1 and F11 are those shown in the pictures already shown under Junctions 1, 2 and 3. The key difference in the policy aims of BT 10 e) and BT10 f) is whereas item e) deals with developments on the junctions item f) is concerned with the views.

III. Views from the Green to the Parish Church;

The Green and the open, unspoilt view it offers of St Chads are one of the joys of the village.



IV. View down Oakley Wood Road past the tree belt to the Manor House grounds.

The Grade 11 listed Manor House is a remarkable building. However, without walking down Savages Close the only view you can get of the Manor House are around the area shown in Junction 11. The view is fleeting but worth seeing.



Policies BT10 – 11

Consideration was given to the preparation and inclusion of a list of Non-designated Heritage Assets in the BTNDP. It was decided that this was not necessary. There is a wealth of information on such assets in the Warwickshire Historic Environment Record (HER) and, in time, any list identified in the BTNDP would be superseded by the WDC Local List of Historic Buildings. On balance it was decided to reference the HER and Local List – it would be a development management function to identify such assets and their significance.

The Local Listing process can be found using the link below.

https://www.warwickdc.gov.uk/info/20377/conservation/706/local_list_of_heritage_assets

The Local Plan policy that relates to the local list is HE3.

“HE3 Locally Listed Historic Assets

Development that would lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss and the significance of the asset. Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.”

WDC’s Principal Conservation Officer has commented:

“The Head of Development Services currently has authority to sign off local list additions.

I was not involved in the collation of the Bishop’s Tachbrook Conservation Area appraisal, however the ‘important views’ in the document are something we can investigate and elaborate on in any forthcoming review of the Conservation Area. Views identified are centred around the original, historic core of the village and include visuals of several listed buildings and the Parish Church – these are, evidently, important views of the Conservation Area.”

Policy BT12

A copy of their 2019 Housing Needs Survey is provided separately.