

# Bishop's Tachbrook

## Neighbourhood Development Plan



**Referendum Version**  
**For Plan Period 2020 - 2029**



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# Executive Summary

The Bishop's Tachbrook Neighbourhood Development Plan, BTNDP for short is an important document because, if it is approved by referendum, it will help to set the planning framework for the parish of Bishop's Tachbrook from 2020 to 2029.

The parish includes the new development that has taken place, or is under construction, located in the north of the parish, including development at The Asps, Heathcote and Oakley Grove, part of Warwick Gates, Heathcote Park (Park Homes), the original village of Bishop's Tachbrook, plus the surrounding countryside.

Because of the new development our diverse parish will see much change in the plan period up to 2029, this makes the BTNDP a very important document because of the role it can play in helping to bring the various communities together, create a new Country Park, protect local green spaces, community facilities, heritage assets and landscape.

The BTNDP has been developed to achieve our Vision for 2029:

*By 2029 the parish of Bishop's Tachbrook will have developed into a cohesive community that encompasses both new and old areas of the parish; environmental protection and sustainability will be at its core. Our new Country Park, valued green spaces and woodland will provide the green lungs of the parish. All areas will be connected by a network of footpaths and cycleways. Local services and amenities will be developed and enhanced. The development of small businesses will be supported and encouraged.*

***We want the parish of Bishop's Tachbrook to be a fantastic place to live and work in***

To achieve this vision six objectives have been identified for the BTNDP:

- 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.**
- 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.**
- 3. To ensure the parish has the appropriate open space, recreation and community facilities to support present demand and future projected growth.**
- 4. To protect and enhance the historic village centre of Bishop's Tachbrook by ensuring that any development within the Conservation Area is sympathetic to current buildings and landscape.**
- 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.**
- 6. To protect the environment, ensure sustainability and tackle climate change by reducing greenhouse emissions to as close to zero as possible by 2030. A commitment that is incorporated in Warwick District Council's "Declaration of a Climate Emergency Action Plan"**

The most important part of the BTNDP is the planning policies it contains because it is the planning policies in the BTNDP that will be used to help shape future development in the area.

The BTNDP has 12 planning policies:

Policy BT1 seeks to identify and protect key features in the parish's landscape. Including settlement pattern, woodland, hedgerows, water features and key views.

Policy BT2 sets out the type of development considered to be suitable in the new Tach Brook Country Park and also identifies an area south of Tach Brook that should be considered for an extension of the Country Park.

Policy BT3 seeks to protect Green Infrastructure - the network of paths, fields, woodlands and watercourses within the parish. It also seeks to add new links to this network so as to improve connections in the area and connections between the parish's different communities.

Policy BT4 and BT5 identify key transport improvements to help reduce reliance on private cars and, therefore, reduce the amount of traffic, ease congestion and improve safety.

Policy BT6 designates four areas in the parish as Local Green Spaces. Under national planning policy such spaces have a level of protection akin to Green Belt.

Under Policy BT7 a number of other open spaces in the parish are also protected, but not to the same degree as the designated Local Green Spaces. On these spaces, development may be acceptable but only in very limited circumstances.

Policy BT8 identifies and protects the parish's key community facilities; The Leopard; St Chad's Church; St Chad's Centre; Bishop's Tachbrook Sport and Social Club; Tachbrook Stores; Croft Medical Centre; Bishop's Tachbrook School; and Heathcote Primary School.

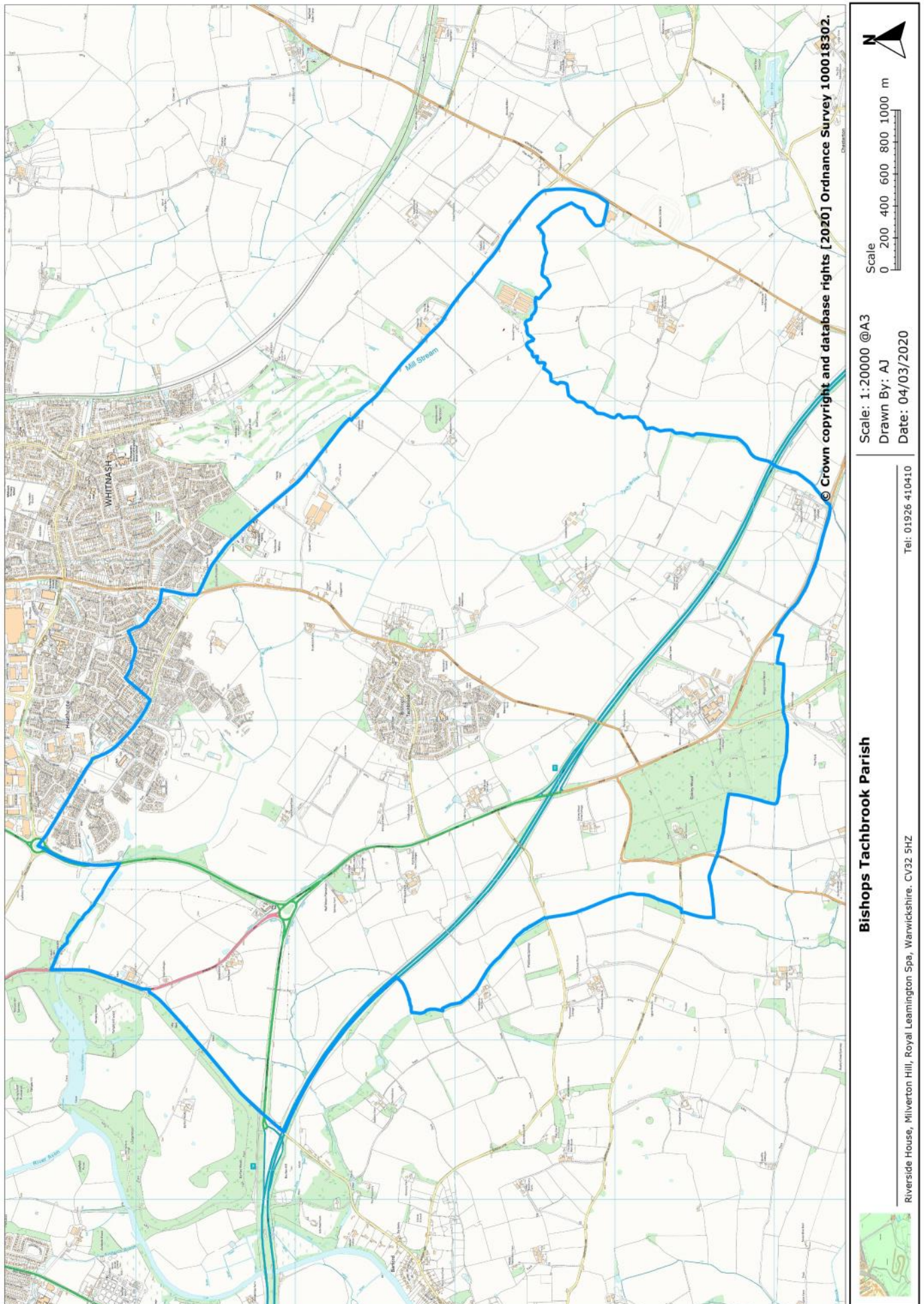
Policies BT9 and BT10 set planning policy for Bishop's Tachbrook Conservation Area and heritage assets that have no statutory protection, whether that be through being a Listed Building or by being in the Conservation Area.

Policy BT11 seeks to influence the mix and type of new homes built in the parish by seeking to ensure that this reflects up to date information on housing needs in the parish.

Finally, Policy BT12 sets out a range of measures that should be considered when planning proposals are prepared to reduce energy use and carbon emissions to help make a local contribution to reducing the impact of climate change.



**Map 1 – Bishop's Tachbrook Designated Neighbourhood Plan Area** (OS Licence Number 0100060646)

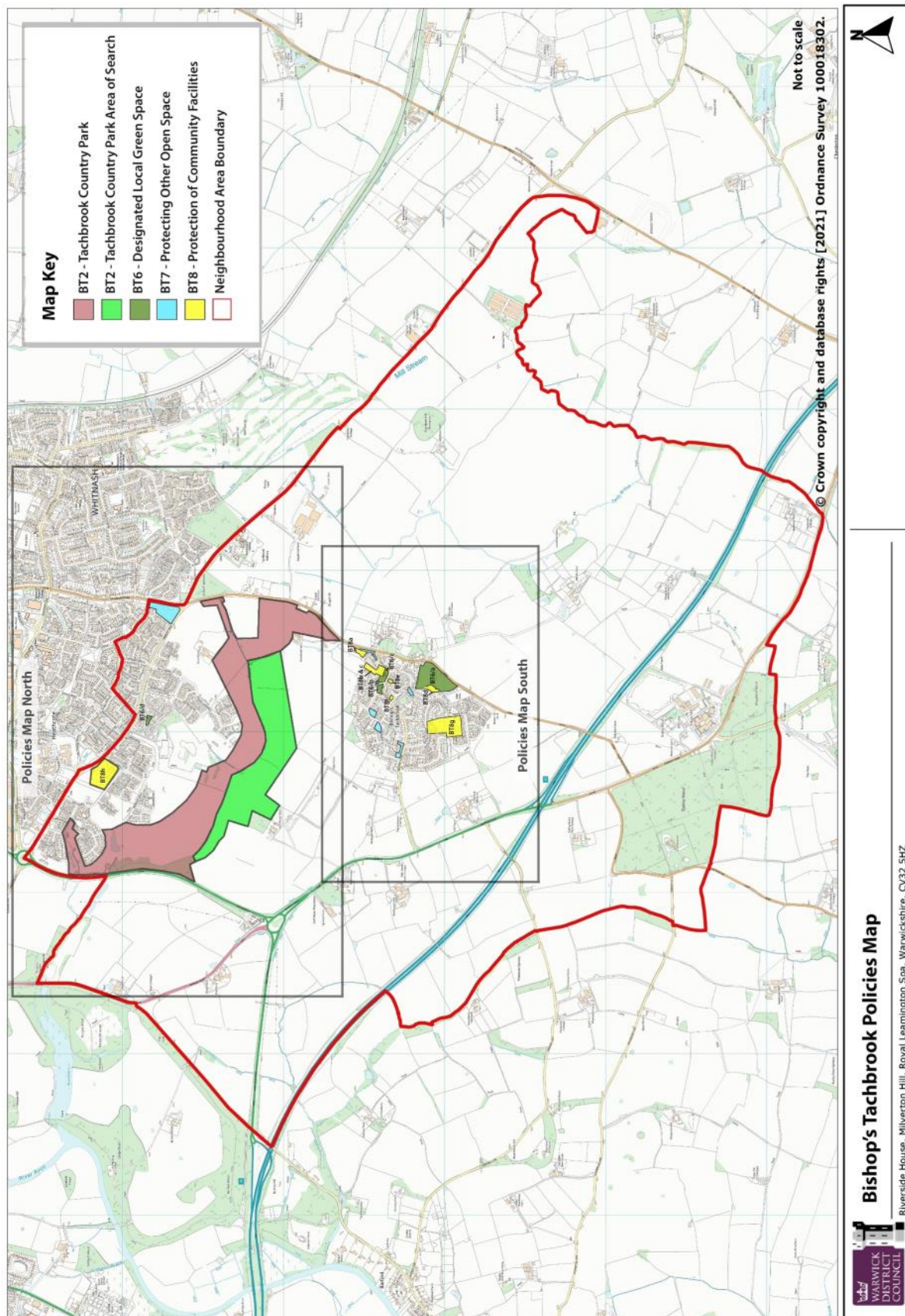




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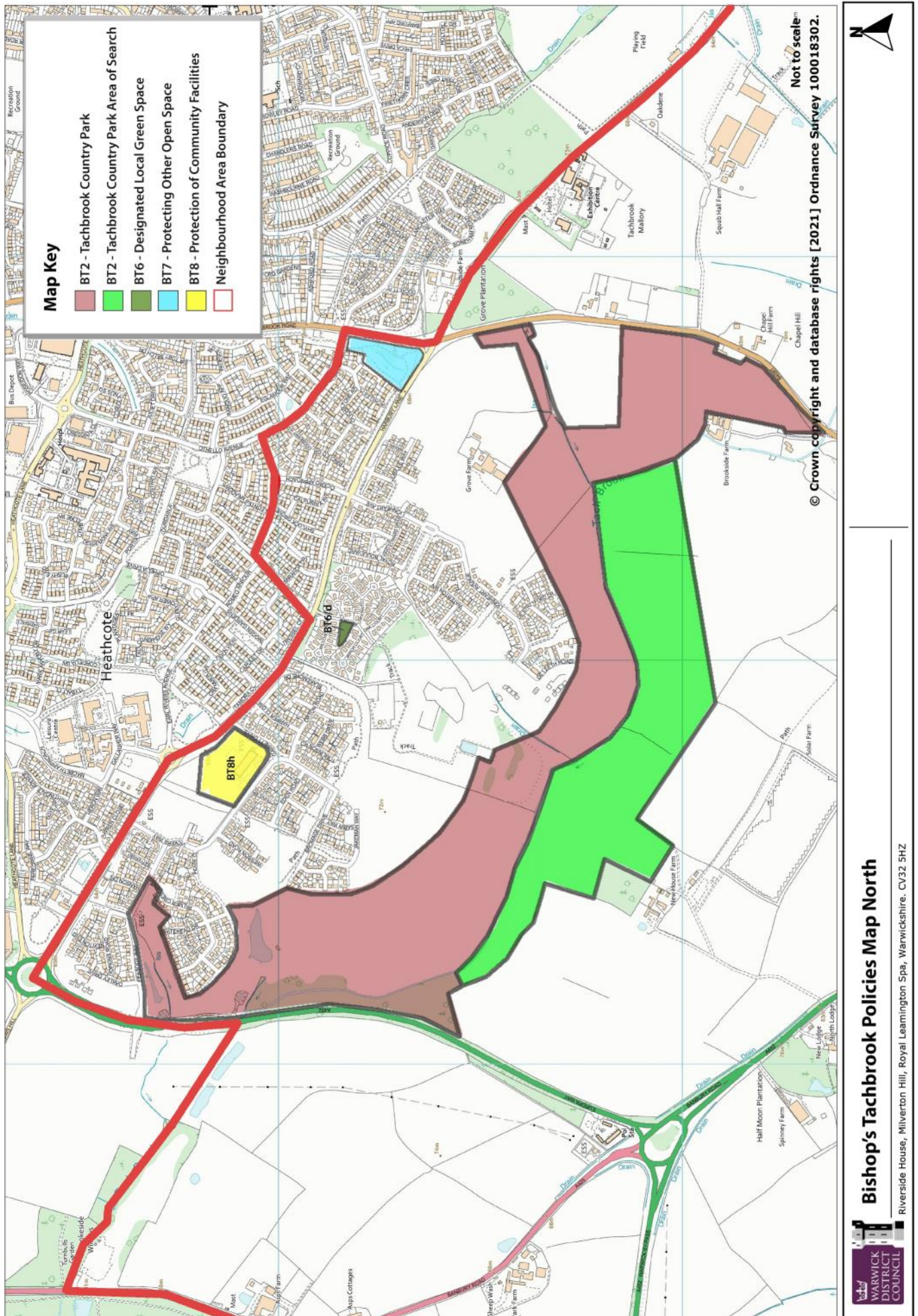
The NDP is broken down into a number of separate chapters. The NDP policies are set out in full in Chapter 6 and should be read in conjunction with the Policies Map (Maps 2, 3 and 4)

**Map 2 – Bishop's Tachbrook Policies Map** (OS Licence Number 0100060646)



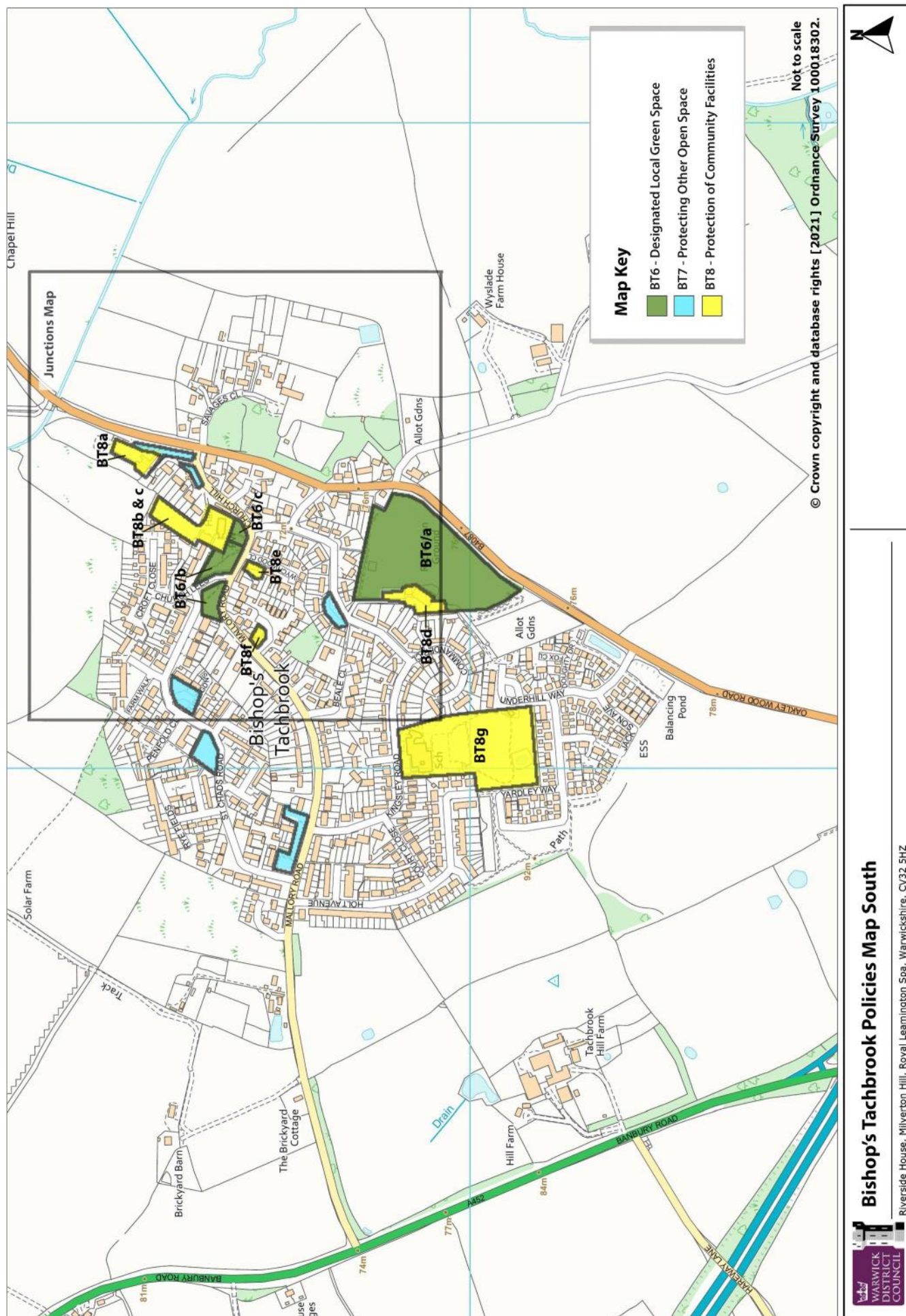


**Map 3 – Bishop's Tachbrook Policies Map North** (OS Licence Number 0100060646)





## Map 4 – Bishop's Tachbrook Policies Map South (OS Licence Number 0100060646)

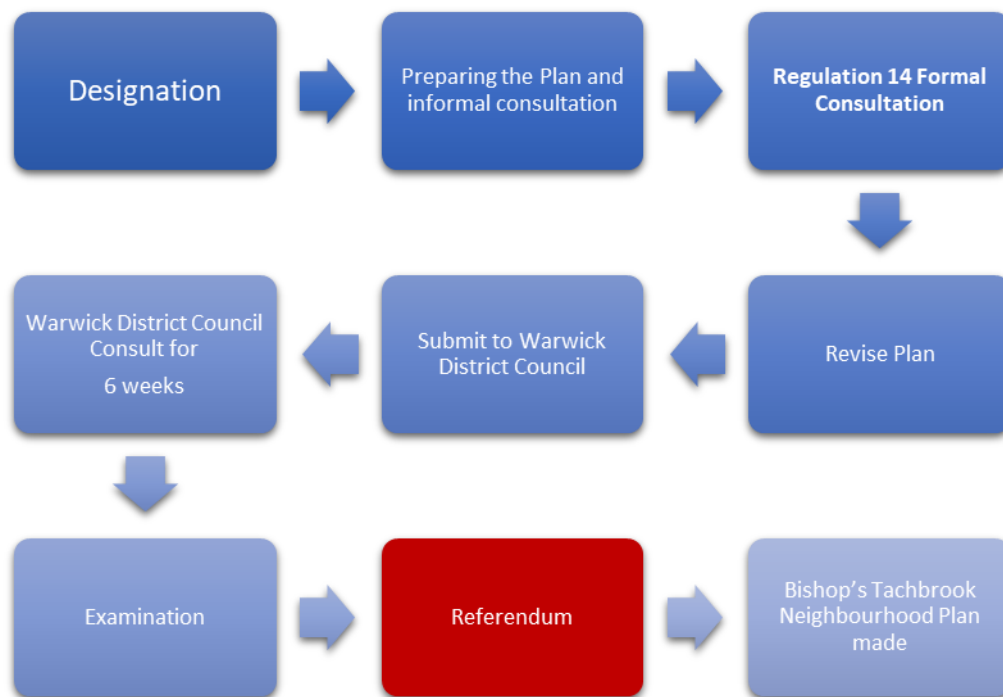


The junctions map can be seen on page 61.

# 1.0 Introduction and Background

- 1.1 The Localism Act 2011 gives Parish and Town Councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. Through Neighbourhood Plans, local people now have the opportunity to shape new development as planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. Once made (i.e. adopted or formally approved), the Bishop's Tachbrook Neighbourhood Development Plan will form part of the statutory development plan for the Bishop's Tachbrook area.
- 1.2 Neighbourhood Development Plans must be in general conformity with the local strategic planning framework which, in this area, is provided by Warwick District Council and take account of national planning policies provided in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). NDPs have to plan positively and promote sustainable development.
- 1.3 The BTNDP has now reached the Referendum stage, Figure 1.

**Figure 1 Neighbourhood Plan Process**



- 1.4 A new Neighbourhood Area for Bishop's Tachbrook was designated on 5th May 2017. This new area effectively replaces the previous Neighbourhood Area for Bishop's Tachbrook, and follows changes made to the parish boundary which came into effect on 1st February 2017. The approved Neighbourhood Area largely follows the current parish boundary, though with some small areas omitted. This is to ensure that there is no overlap with the adopted Neighbourhood Plan for Whitnash in line with the requirements of the Neighbourhood Planning Regulations. The new Neighbourhood area was subject to a six-week period of consultation which closed on 28 April 2017.
- 1.5 A steering group progressed the Plan and ensure that it reflects the wishes, interests and aspirations of Bishop's Tachbrook's community.
- 1.6 The Bishop's Tachbrook NDP has been prepared following extensive community engagement. This included informal consultation and two periods of formal consultation.



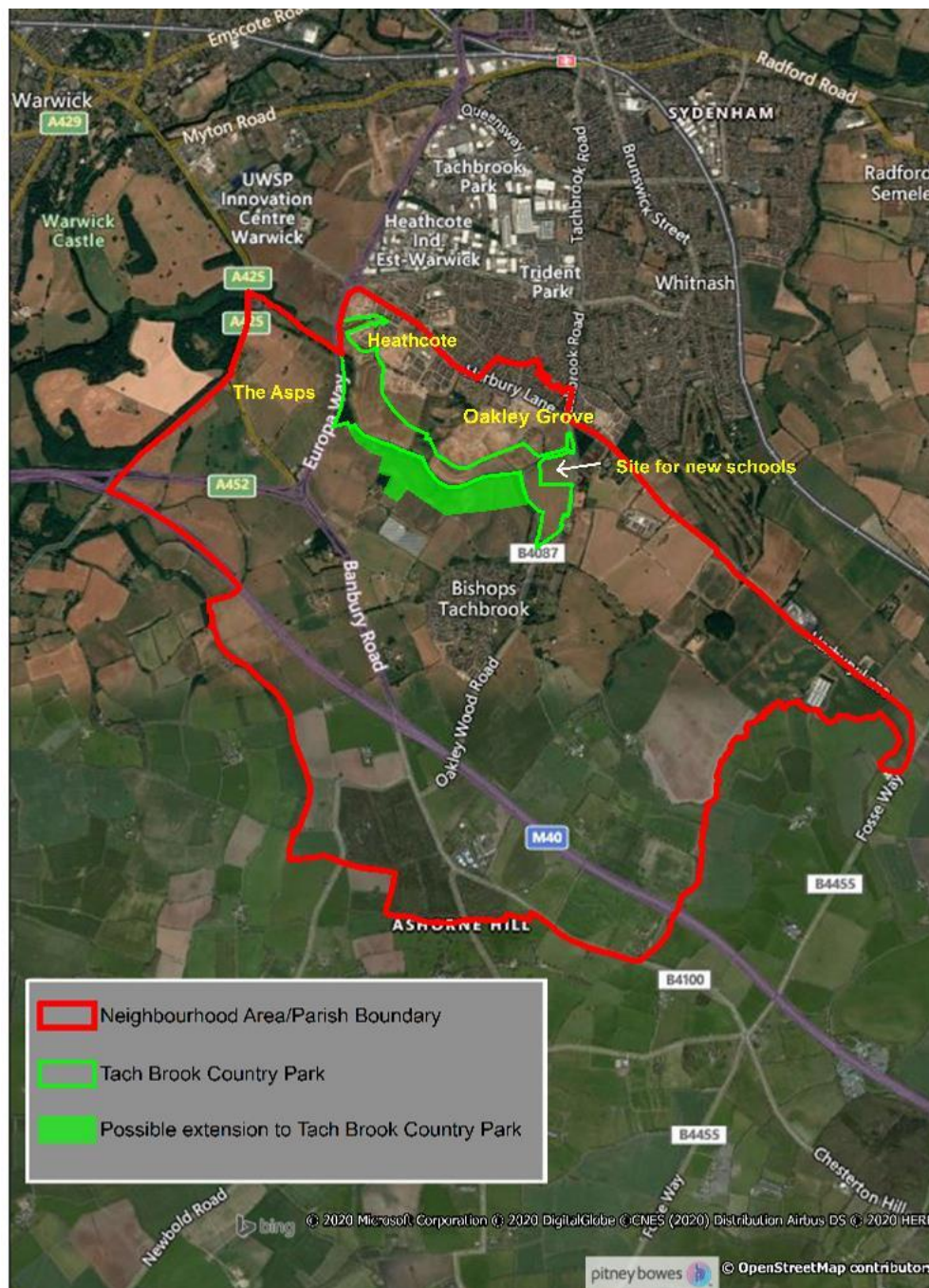


## 2.0 A Spatial Portrait of the Area

### Introduction

- 2.1 Bishop's Tachbrook is a civil parish in the Warwick district of Warwickshire, England, about three miles south of Warwick and Leamington Spa. According to the 2001 census it had a population of 2,514, increasing to 2,558 at the 2011 Census. The parish includes the original village of Bishop's Tachbrook and a developing new community associated with Royal Leamington Spa located in the north of the parish, including development at The Asps, Heathcote and Oakley Grove (Figure 2). In the village some of the buildings are of half-timbered design, however much of the housing is more modern, and includes areas of terraced housing owned by Warwick District Council. As would be expected the newer homes in the parish, both in Bishop's Tachbrook village and south of Leamington, comprising Heathcote, Oakley Grove and, to the west of the A452, The Asps, are predominantly more modern detached and semi-detached properties.

**Figure 2. Bishop's Tachbrook Locational Diagram**



- 2.2 The village has a large sense of community, with a successful Church, Community Centre and Sports and Social Club. There is a strong sense of self-sufficiency, with an active Parish Council, village primary school, for children aged 4 to 11, as well as a large park - known as "The Meadow" to the residents of the village which contains a new BMX track. There are a few small retail premises including a corner shop. The Guide Dogs for the Blind Association breeding centre is based just to the south of the village. As well as the primary school in the village, Bishop's Tachbrook Church of England Primary School, there is also one in the north of the neighbourhood area, Heathcote Primary School. A new school site has been approved between the Tachbrook Road/Harbury Lane junction and Bishop's Tachbrook village. The site will have both new Primary and Secondary Schools. They are scheduled to be open by 2023.
- 2.3 Despite the level of recent housing development Bishop's Tachbrook remains a rural parish (Map 1, page 7) with areas of woodland, watercourses, including the Tach Brook and 22 working farms.

### How it Started

- 2.4 The village of Bishop's Tachbrook derived the latter part of its name from the old English meaning of a boundary, "Tachbrook". The Brook is a tributary of the River Avon running north to north-east of the village. The Brook was recorded in 1033 as the boundary between the ancient Saxon diocese of Worcester and Lichfield. The name "Bishops" is believed to have been derived from the Norman Episcopal ownership of the village. Prior to the conquest, Bishop's Tachbrook was held by the diocese of St Chad's in Lichfield. In 1086, it was transferred to the Bishop of Chester, and its rateable value was recorded as 7 hides. The village remained under ecclesiastical ownership until the English Reformation in the sixteenth century, apart from one brief interlude in its history, when Bishop Hugh De Nonant fell from royal favour, following a dispute with King Richard I, the village lands were seized by the crown. Bishop's Tachbrook was later restored to the church in 1195. The tenure was sold to Thomas Fisher, passing to Edward Ferrars of Baddlesly Clinton in 1602. It then passed to the Wagstaffe family and their descendants until 1780, when the lands were sold to the Earls of Warwick, where they remained until the 1950s when the Earl started to sell off both houses and land.



**1844 Tithe Map** (Warwickshire Records Office CR56/236)

- 2.5 The village church of St Chad's was originally Norman, built in the mid twelfth century. The north aisle was constructed in the fourteenth century and the south aisle added in the fifteenth century. A great deal of alterations to the church were carried out during the nineteenth century. The eastern window of the church is engraved with a memorial to the wife of Charles Kingsley, the novelist. There is also a memorial to the poet, Walter Savage Landor. As a boy, he lived in the village with his family during 1770's, residing in "Savage House", which is reputed to be the Manor House, which dates back to 1558.

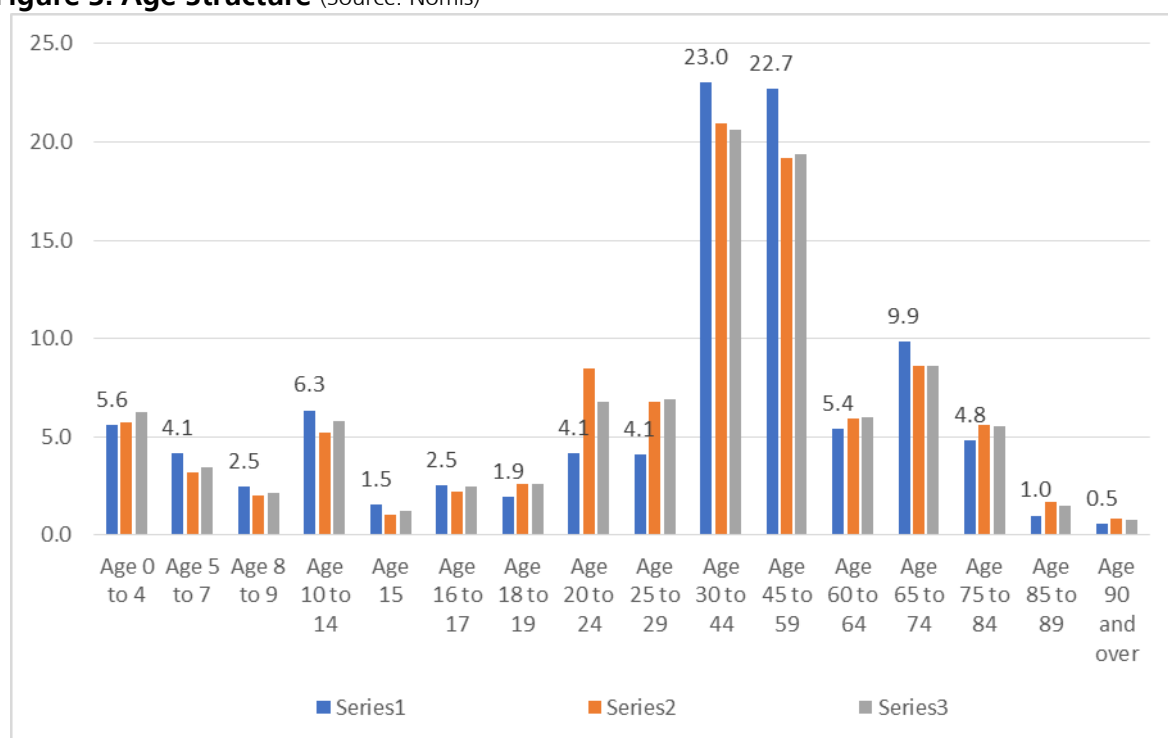


- 2.6 The location of the local doctor's surgery used to be the old Victory Club. This was used by the Church for entertainment purposes. The local pub, The Leopard, is a highly popular part of the village. The eldest part of The Leopard building, originally used as a morgue in connection to the nearby crematorium, is believed to be haunted.

### More Recent Times

- 2.7 In 2011, Bishop's Tachbrook had a population of 2,558. The average (mean) age of residents was 40.1 years. Bishop's Tachbrook when compared with Warwick District and England has a population that is somewhat younger: just over 20% of the neighbourhood area population was under 16 when compared with the District (17.1%) and England (18.9%). The neighbourhood area also has a much larger proportion of residents in the key working age group 30-59 (45.7%), but much fewer residents in the age group entering the workforce and looking for new homes – 10.1% compared with 17.8% in Warwick District and 16.3% of the population in England (Figure 3).

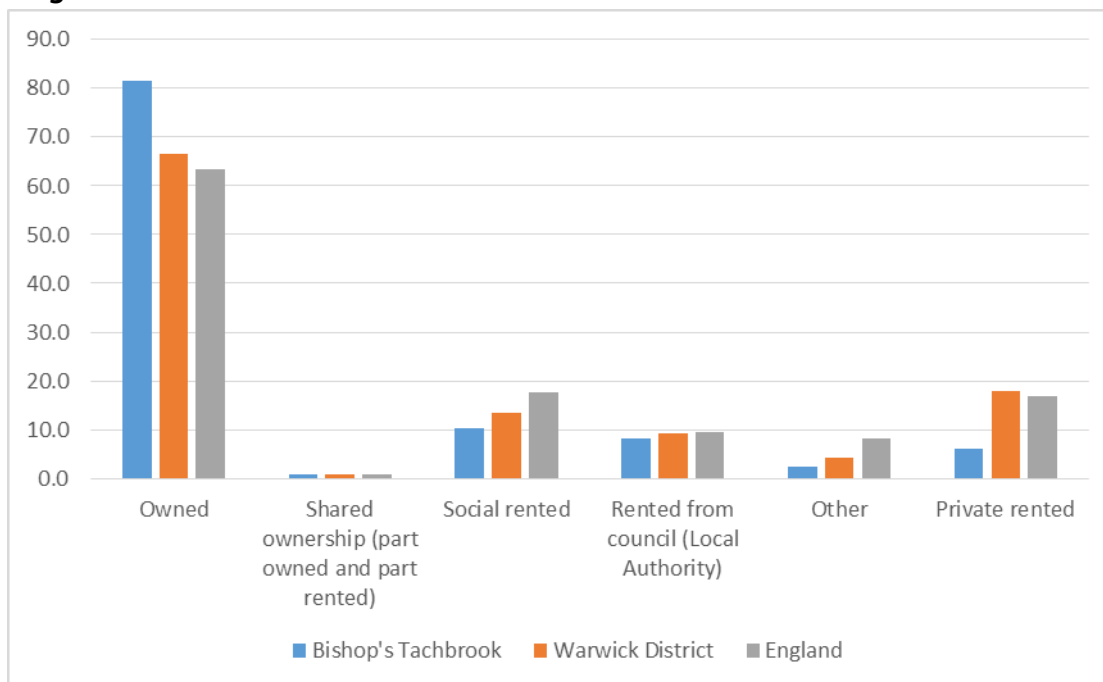
**Figure 3. Age Structure** (Source: Nomis)



- 2.8 The breakdown of population by ethnic group shows a population comparable to that across Warwick District, with 90% white (Warwick District 89.2%); and 8.1% Asian (7.2% Warwick District).
- 2.9 Perhaps reflecting the younger age profile of the neighbourhood area, residents in Bishop's Tachbrook consider themselves to be healthier: 85.7% consider themselves to be in very good/good health compared with 84% in the District and 81.4% nationally. 3.8% of Bishop's Tachbrook residents consider they have bad or very bad health compared with 4.0% in the District and 5.4% nationally.

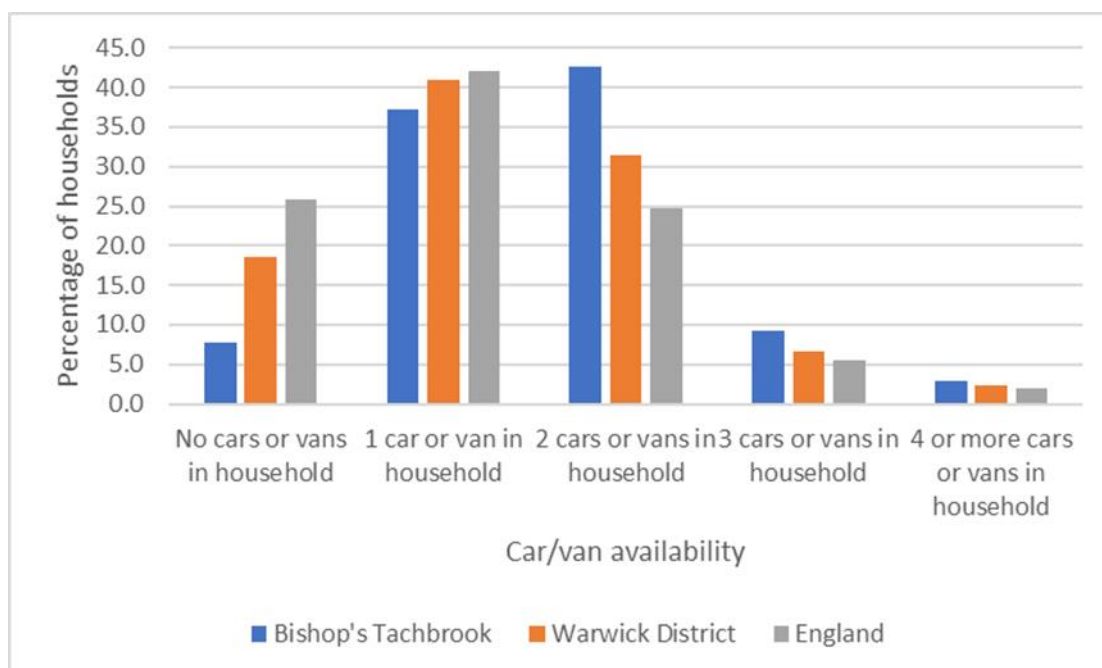
- 2.10 Homes in the neighbourhood area are more likely to be detached and semi-detached homes, rather than flats, in 2011 the parish had the following mix: 33% detached, 45.2% semi-detached, 18.2% terraced and 2.8% flats. Comparable figures for the District and England are as follows: detached 24.3 and 22.3; semi-detached 30.9% and 30.7%; terraced 21.5% and 24.5%; flats 17.2% and 16.7%.
- 2.11 In terms of tenure home ownership is considerably higher than in the District or nationally: 81.5% of all dwellings compared with 66.7 for the District and 63.3 in England (Figure 4). Correspondingly, social and private renting is lower.

**Figure 4. Tenure** (Source: Nomis)



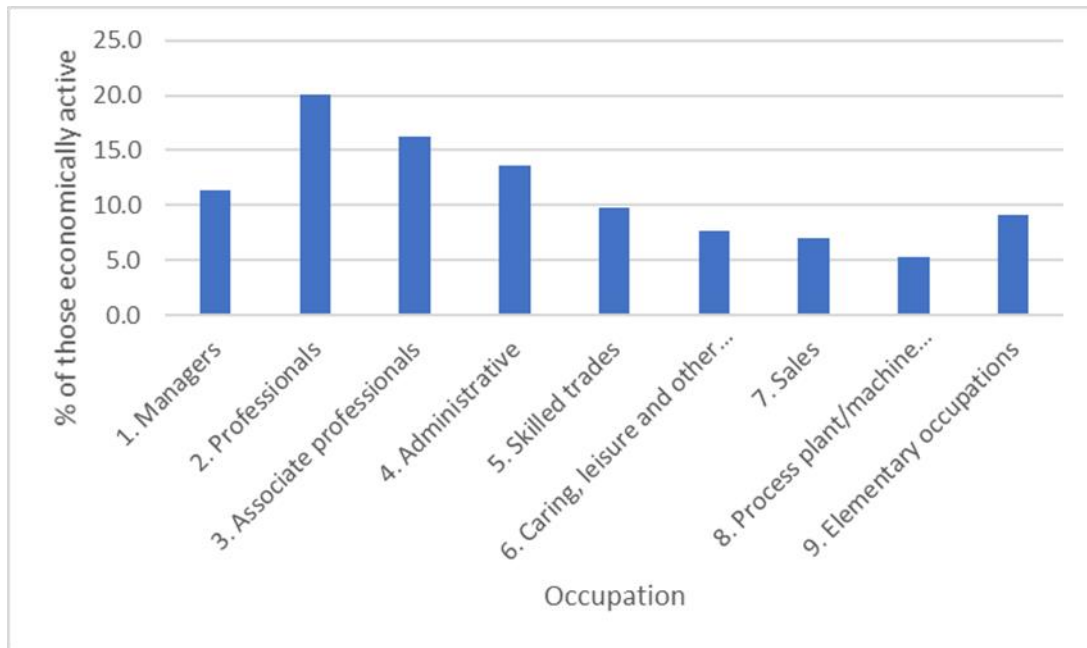
- 2.12 Car ownership in the parish is very high (Figure 5). Only 7.8% of households had no access to a car in 2011, this compares with 18.5% for Warwick District and 25.8% for England. Over 50% of households in the parish had two or more cars.

**Figure 5. Car ownership** (Source: Nomis)



- 2.13 Economic activity in the parish is relatively high at 75.9% (Warwick District 71.3%; England 69.9%) as is the number of retired residents, 15% compared with 12.9% in the District and 13.7% nationally. Bishop's Tachbrook residents tend, on the whole, to be better qualified than nationally: 47.5% of local residents being educated to Level 3 and above, compared with 43% in the District and 33.1% nationally.
- 2.14 In terms of occupations the local workforce is dominated by those in managerial, professional, associate professional and administrative jobs (Figure 6).

**Figure 6. Occupation** (Source: Nomis)



- 2.15 With the rapid expansion of housing within the parish since the 2011 Census, the statistics quoted in paragraphs 2.7 to 2.14 will have changed. It is estimated that the population will grow by 25% within the lifetime of this plan.





## 3.0 Planning Policy Context

- 3.1 The current local planning policy framework for the Neighbourhood Plan area comprises the Warwick District Local Plan 2011 to 2029, adopted in September 2017.

### National Planning Policy and Guidance

- 3.2 National planning policy is set out in the National Planning Policy Framework (NPPF) published in revised form in February 2019. The NPPF sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.
- 3.3 More specifically for neighbourhood plans, the NPPF states:
- "29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. **Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.***
- 30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently."*
- 3.4 Neighbourhood plans have to be in "general conformity" with national and strategic local planning policies, and it is therefore important that as the plan is prepared, the NDP's policies reflect this higher-level planning framework. A summary document, Planning Policy Background and Evidence Base Review, has been prepared as a background document to the BTNDP. This has been used to inform the policies in the BTNDP.

### Warwick District Planning Policy

- 3.5 Neighbourhood plans must be in general conformity with the strategic planning policy for the area. In the case of Bishop's Tachbrook this is contained in the Warwick District Local Plan 2011-2029.
- 3.6 The Warwick Local Plan 2011-2029 sets strategic planning policy on a number of matters that are relevant to Bishop's Tachbrook, including:
- The overall level of housing provision for the area and how this should be managed in different areas, including villages,
  - The identification of strategic housing sites, in the north of the neighbourhood area at The Asps, Heathcote and Grove Farm,
  - The allocation of land for the Tach Brook Country Park; and
  - A number of planning policies dealing with landscape, heritage, and the natural environment.





## 4.0 Key Issues

- 4.1 This section sets out the key issues facing Bishop's Tachbrook based on the policy assessment and evidence base and those raised during consultation.

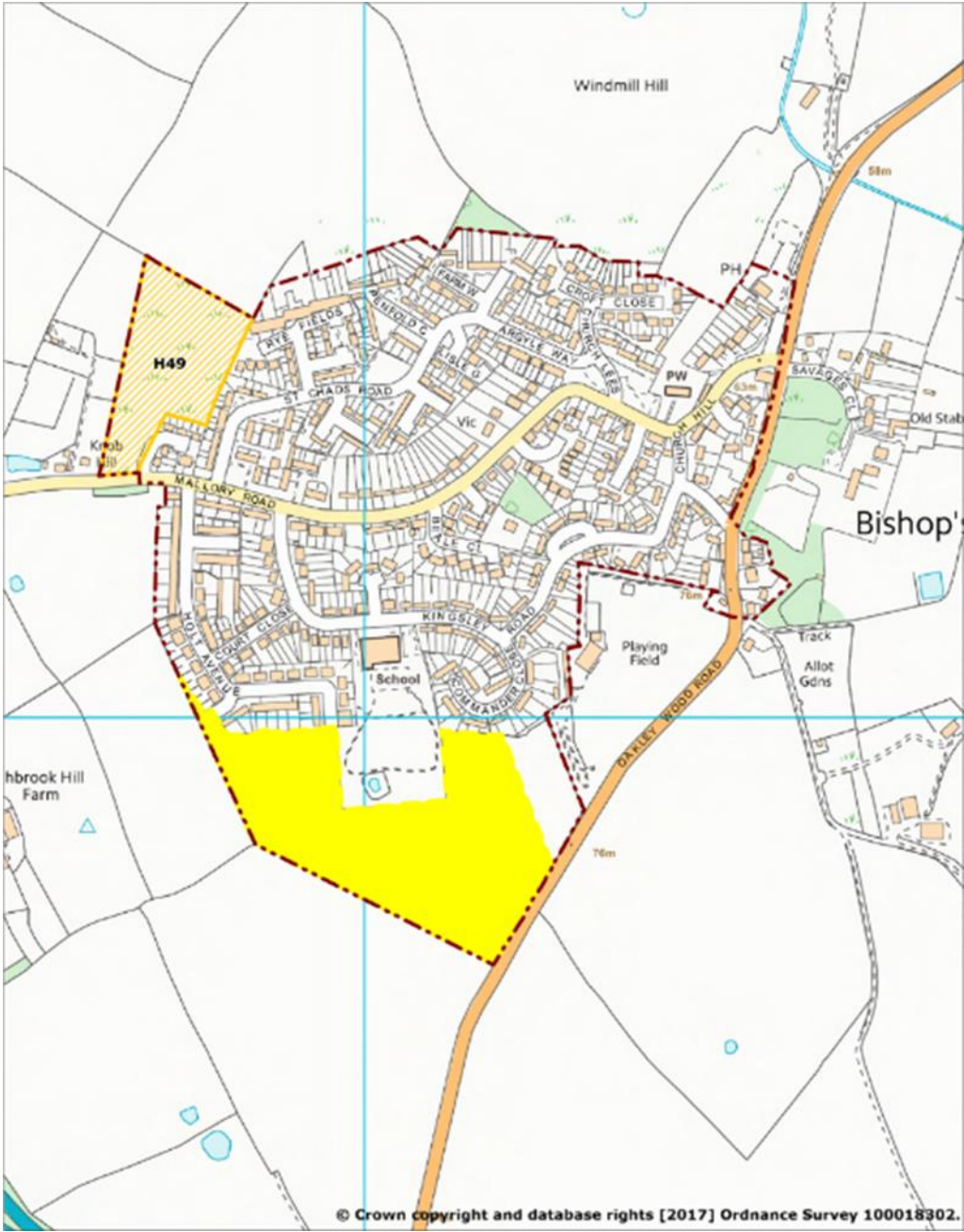
### **New Housing in the Bishop's Tachbrook neighbourhood area**

- 4.2 Warwick District has a growing, ageing, ethnically diverse and highly skilled population. 90% of residents live in the towns of Kenilworth, Warwick, Whitnash and Royal Leamington Spa, with the remaining 10% living in a number of relatively small villages, such as Bishop's Tachbrook.
- 4.3 The district's population grew by 11% from 124,000 in 2000 to 137,700 (2011 Census) and is forecast to continue to grow by a further 26% between 2011 and 2029. Notably, the highest rate of population growth is expected to be amongst those residents who are aged 65 and over.
- 4.4 The majority of the district's rural area lies within the West Midlands Green Belt, with the remaining land south of Warwick, Whitnash and Royal Leamington Spa not benefitting from this protection. Bishop's Tachbrook Parish is central to this non Green Belt area. The Warwick District Local Plan identifies new housing land in the village (Map 5, page 22) and significant housing development in the north of the neighbourhood area (Map 6, page 23).
- 4.5 The BTNDP will, therefore, not look to identify further sites or change the growth village envelope. These should remain unchanged and be used to manage any proposed housing growth to 2029. The BTNDP will, however, look to influence the type and mix of new homes built in the area in the next 10 years.
- 4.6 The Warwick Local Plan also plans for new housing and infrastructure in the neighbourhood area shown on Map 6 (page 23). The sites are:
- H02 Land south of Harbury Lane (Grove Farm and Lower Heathcote Farm) – 1605 homes
  - H02 Land south of Harbury Lane (Former sewage works - brownfield site) - 215 homes
  - H46B The Asps – 900 homes - planning permission was granted in January 2016 together with S106 agreements




Many of these homes are already constructed and occupied, further construction carries on at a steady pace. This is bringing many new residents into the Bishop's Tachbrook neighbourhood area and is leading to pressure on services, roads and amenities, such as the neighbourhood area's countryside. It is important that such impacts are managed to ensure they are sustainable and have some benefit to existing and future residents of the neighbourhood and wider area.

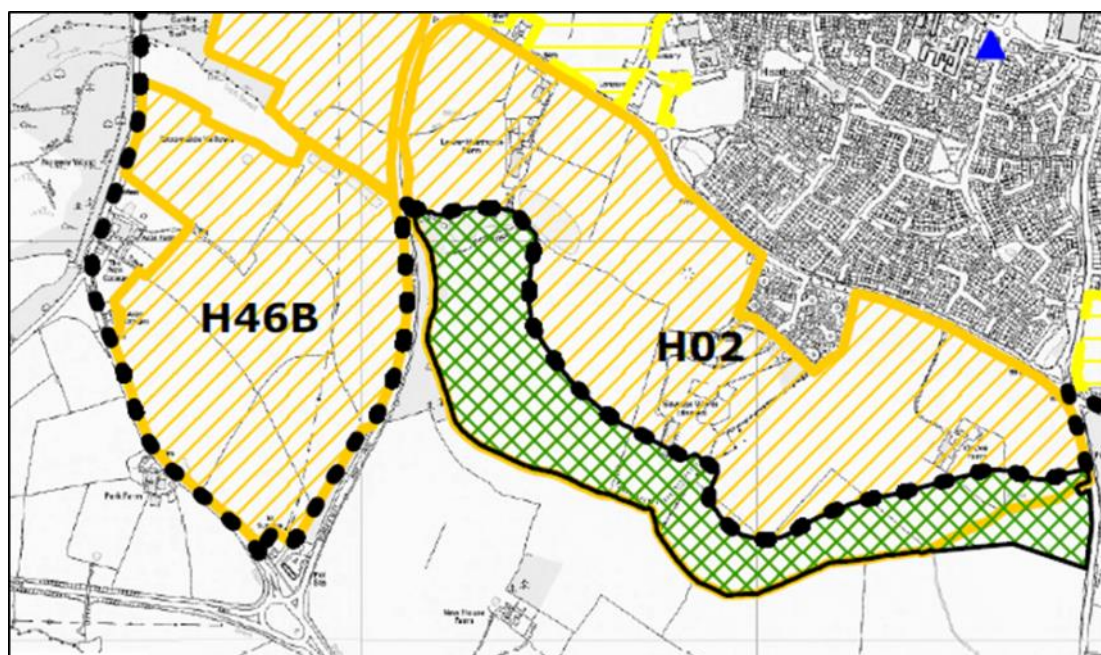
- 4.7 It will be important for the distinctiveness, character and natural and built environment (including Tachbrook Mallory and the area's parks and gardens) that the separate, physical identity of Bishop's Tachbrook village is maintained.
- 4.8 To a degree, the creation of Tachbrook Country Park will provide both a buffer separating Bishop's Tachbrook village from the southern boundary of Royal Leamington Spa; and create open land and a recreation resource that will be used by both the village and town communities (Map 6, page 23).

**Map 5. Warwick District Local Plan, Bishop’s Tachbrook village inset** (Source: Warwick District Local Plan)



**Key to Maps 5 and 6**

- WDLP - Housing Allocations (DS11) 
- WDLP - Major Housing Commitments (DS7) 
- WDLP - Growth Village Envelopes (H10) 

**Map 6. Warwick District Local Plan, Proposals south of Royal Leamington Spa, including Tach Brook****Country**

**Park** (Source:  
Warwick District  
Local Plan)

**Greenspaces and Tachbrook Country Park**

- 4.9 The neighbourhood area's population will increase significantly in the coming years, this will place pressure on existing greenspaces and open land resources. The BTNDP will seek to protect existing key open land and greenspaces.
- 4.10 Given the growing population the BTNDP will also seek to extend the range of open and green spaces and the access to these spaces, particularly the new Tachbrook Country Park. The new Warwick Local Plan sets the strategic planning policy for this site through Policy DS13 Allocation of Land for a Country Park.

**DS13 Allocation of Land for a Country Park**

- 4.11 Land adjoining the Tach Brook is allocated for a Country Park (Map 6, page 23). Based on the explanatory text in the Local Plan this area will be:
- a multifunctional green infrastructure asset to:*
  - Provide a strong 'green buffer' between the northern parts of Bishop's Tachbrook and the southern edge of the new development sites off Harbury Lane. This will include minimising the visual impact of development and softening the edge of new housing schemes.*
  - Promote ecology and habitat diversification in a landscape that has historically been associated with modern farming and other uses.*
  - Potentially play a role in flood alleviation, particularly considering the close proximity of a significant numbers of new houses.*
  - Provide a functional park facility that is well-connected to new developments, in terms of access and walking and cycling infrastructure. While the park may have a defined character, it is also part of a wider brook valley / green corridor.*
  - Provide park facilities of an appropriate scale to support informal leisure activities for people living within the wider area south of Leamington / Warwick, who currently have limited access to nearby natural green space and the wider countryside.*



## **Community and Recreation Facilities**

- 4.12 Central to the health and well-being of any community are the local community facility and formal recreation facilities available to that community. The BTNDP will seek to protect existing community facilities (e.g. shops, pub, halls etc.) and existing formal recreation spaces (e.g. playing pitches and allotments) across the neighbourhood area.
- 4.13 The BTNDP will also look to ensure that community and recreation facilities are accessible to all sections of the community and that these resources are a means of bringing the village and town communities together.

## **Landscape**

- 4.14 Bishop's Tachbrook lies within Natural England's National Character Area (NCA) NCA96: Dunsmore and Feldon. The Dunsmore and Feldon NCA is a predominantly rural, agricultural landscape, crossed by numerous small rivers and tributaries. The BTNDP will seek to conserve or enhance the area's landscape character

## **Heritage**

- 4.15 The BTNDP area has a number of designated heritage assets e.g. the 32 listed buildings (Appendix 2). In addition to these buildings that already have a high degree of protection the area also has a number of non-designated heritage assets and we will seek to protect these in accordance with their significance.



## **The future**

- 4.16 The Parish Council is aware that the BTNDP, when adopted, will set the planning policy framework for the area in conjunction with the Warwick District Local Plan. Together they set policies against which planning applications will be assessed and, unless there are other material considerations, whether they will be approved or not. The Parish Council are committed to developing a masterplan focussing on the coordinated delivery of green and community infrastructure improvements and the means by which to deliver them. The masterplan will lay out the economic, environmental and social benefits of specific projects and how these might be weighed against any negative impacts of either the improvements or the means identified for bringing forward such improvement. The masterplan will be advisory in planning terms, but it will be important in setting out a vision for the future of the parish in a period of significant change. The masterplan will be subject to necessary and appropriate public consultation. To give the masterplan, or parts of the masterplan, greater weight in planning terms, it may be necessary to review the BTNDP and include masterplan proposals in an updated plan.

## 5.0 Vision and Objectives

### Bishop's Tachbrook Neighbourhood Plan Vision for 2029

By 2029 the parish of Bishop's Tachbrook will have developed into a cohesive community that encompasses both new and old areas of the parish; environmental protection and sustainability will be at its core. Our new Country Park, valued green spaces and woodland will provide the green lungs of the parish. All areas will be connected by a network of footpaths and cycleways. Local services and amenities will be developed and enhanced. The development of small businesses will be supported and encouraged.

**We want the parish of Bishop's Tachbrook to be a fantastic place to live and work in.**

- 5.1 The Vision for the BTNDP has been prepared by the Steering Group and approved by the Parish Council.
- 5.2 In order to address the key issues identified in section 4 of this plan and to achieve the Vision for the whole neighbourhood area, the objectives listed below have been agreed on. The BTNDP is not a blueprint for the future development of the parish, it will sit alongside the Warwick District Local Plan and help to guide, control and promote future development:

#### Neighbourhood Plan Objectives

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.**
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.**
3. **To ensure the parish has the appropriate open space, recreation and community facilities to support present demand and future projected growth.**
4. **To protect and enhance the historic village centre of Bishop's Tachbrook by ensuring that any development within the Conservation Area is sympathetic to current buildings and landscape.**
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.**
6. **To protect the environment, ensure sustainability and tackle climate change by reducing greenhouse emissions to as close to zero as possible by 2030. A commitment that is incorporated in Warwick District Council's "Declaration of a Climate Emergency Action Plan"**

- 5.3 The "Your Parish - Today and Tomorrow" consultation events demonstrated broad support for all of the 6 BTNDP objectives. The only one to generate a small negative response was objective 5.





## 6.0 Planning Policies

- 6.1 This section sets out the planning policies of the Bishop's Tachbrook Neighbourhood Development Plan. These will be used to help determine planning applications in the area and so shape the future of Bishop's Tachbrook as a place to live and work in, and to visit. The BTNDP's Policies have been prepared by the Steering Group on behalf of the Parish Council and following public consultation.

**OBJECTIVE: 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.**

### **Policy BT1 - Conserving and Enhancing Bishop's Tachbrook's Landscape Character**

New development should conserve or enhance the area's landscape character to enhance the sense of place and history and to provide recreational opportunities within tranquil settings by:

- a. Protecting the historic character and settlement pattern of the area maintaining the distinct settlement of Bishop's Tachbrook, individual farmsteads and conserving heritage assets;
- b. Retaining the network of water features along the Tach Brook and other streams and ponds;
- c. Protecting the mosaic of woodland and hedgerows including the tree cover along the Tach Brook, Oakley Wood and High Down Hill Plantation;
- d. Planting new hedgerows and improving existing hedgerows through suitable planting of native plant species;
- e. Where necessary undertaking a Landscape Visual Impact Assessment (LVIA) to assess the impact of the development on views across the Tach Brook Valley from the public footpath and from the edge of the housing development to the north. Where impacts are identified measures should be incorporated to reduce their impact;
- f. Retaining, improving and supporting the creation of new Public Rights of Way;
- g. Screening urban forms of development and having appropriate transitions from urban to rural areas; and
- h. In appropriate locations, to introduce new planting of coverts and tree belts to restore the Feldon Parklands character.

## Background/Justification

- 6.2 Natural England produces profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.
- 6.3 NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. 6.4 Each profile includes a description of the natural and cultural features that shape a landscape, how that landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.
- 6.4 Bishop's Tachbrook lies within NCA96: Dunsmore and Feldon. Natural England's NCA work has been used to inform the development of Policy BT1.

*"The Dunsmore and Feldon NCA is a predominantly rural, agricultural landscape, crossed by numerous small rivers and tributaries and varying between a more open character in the Feldon area and a wooded character in Dunsmore. The name Feldon refers to the old English term feld meaning 'open cleared land' and expresses the contrast, in medieval times, with the more wooded Arden area to the north-west. The area is mainly within Warwickshire, with the southern boundary delineated by the steep limestone escarpment of the Cotswolds, and the northern boundary by the Leicestershire Vales. To the west lie the well-wooded pastures of Arden, together with the Severn and Avon Vales, while the undulating pastures and low hills of the Northamptonshire Uplands form the eastern border.*

*The NCA is an important food producing area and the agricultural expanse of large arable fields, improved pasture and small villages forms a transitional landscape between the surrounding National Character Areas (NCAs). The land to the north comprises the wedge-shaped area of low ridges and valleys lying between Leamington Spa, Coventry and Rugby, and is known as Dunsmore.*

*The historic character of this area is very important, in particular its ancient woodlands, enclosed fields, veteran trees, landscaped parklands and areas of archaeological interest, including deserted villages and numerous sites of remnant ridge and furrow.*

*The area is facing key challenges around how to protect and enhance its assets and recreational resource while accommodating the pressure for sustainable modern growth and development and the needs of the communities who live there.*



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:

**SEO 1:** *Protect and appropriately manage the historic character, settlement pattern and features of Dunsmore and Feldon, in particular its areas of archaeological and heritage interest, including the deserted settlements and ridge-and-furrow sites, ancient woodlands, veteran trees, farmsteads, country houses and landscaped parklands, and enhance the educational, access and recreational experience for urban and rural communities.*

**SEO 2:** *Protect and appropriately manage Draycote Reservoir and the important network of natural and manmade rivers, streams, ponds, canals and other wetland habitats for their important role in water provision and water quality, for the species they support and for their contribution to recreation, sense of place and geodiversity.* **SEO 3:** *Protect and manage the mosaic of habitats including woodlands, hedgerows and heathlands, particularly ancient and semi-natural woodlands, together with sustainable management of agricultural land, and new planting of woodland and heathland, where appropriate, to ensure continued provision of food, to extend the timber and biomass resource and to contribute to pollination, biodiversity and carbon storage, and for the benefits to soil and water management.*

**SEO 4:** *Protect and manage the landscape character, high tranquillity levels and the historic settlement character to enhance sense of place and of history and to promote recreational opportunities; and ensure that new development is sensitively located and designed, integrate green infrastructure links into development, encourage new woodland planting to soften urban fringe developments and promote recreational assets such as the National Cycle Routes."*

6.5 In addition, the NCA work at the wider landscape level has been supplemented by work at a local undertaken by Warwickshire County Council in their parish level Landscape Study . In this study the focus is on the characteristics that make this part of the Feldon Parklands Landscape Character Area. The overall character of the Feldon Parklands is of a well-wooded landscape with many large houses set in mature parkland. The characteristic features are:

- Large scale rolling topography with occasional steep scarp slopes;
- Large woodlands often associated with rising ground;
- Many small coverts and belts of trees;
- Mature hedgerow and oaks;
- Large country houses set in mature parkland;
- A nucleated settlement pattern of small estate villages;
- Large isolated brick farmsteads.

(Source: Warwickshire Landscapes Project)



6.6 It will be important to manage and mitigate changes that impact on the local landscape through:

- Management of hedgerows and hedgerow trees e.g. filling gaps along road edges;
- Increasing the number of hedgerow trees using native species such as oak and field maple;
- Managing the Tach Brook with new planting and other measures to increase its biodiversity potential;
- Additional planting as necessary of tree belts and woodland e.g. on rising ground; and
- Managing small woodlands and spinneys by coppicing.





## Policy BT2 – Tachbrook Country Park

The Tachbrook Country Park will be protected in order to provide a recreational resource for residents of the Parish. It will act as a green link, an area of both connection and separation, between the historic, established and developing settlements within the community. Development for outdoor countryside and recreation uses and for infrastructure and small buildings associated with outdoor recreation, will be supported. In particular, the following will be encouraged:

- a) Connections to the Country Park that help to link existing and new residential areas with community facilities, especially schools;
- b) Outdoor sport and recreation uses compatible with the use of the area as a Country Park;
- c) Protection of existing and creation of new habitats; and
- d) Signage, interpretation and information infrastructure.

An area south of Tach Brook has been identified as an area of search for a possible southern extension to Tachbrook Country Park, this is shown on the Policies Map North (Map 3, page 9)

### Background/Justification

- 6.7 The Warwick Local Plan allocates land to the north of Tach Brook as a Country Park. The *Green Infrastructure Study 2010* and *Green Space Strategy 2012* identified gaps in Accessible Natural Green Space in the district. This was particularly the case in the southern part of the Warwick, Leamington and Whitnash urban area. This area is also more limited in terms of pedestrian access to the wider network of footpaths in the countryside. To address this deficiency, particularly given the scale and location of development in this part of the district, Tach Brook Country Park (Map 5, page 23) will provide a substantial and permanent landscape buffer and recreation asset between the edge of the urban area and Bishop's Tachbrook.
- 6.8 Tach Brook Country Park will be a multifunctional green infrastructure asset to:
- a) Provide a strong 'green buffer' between the northern parts of Bishop's Tachbrook and the southern edge of the new development sites off Harbury Lane. This will include minimising the visual impact of development and softening the edge of new housing schemes.
  - b) Promote ecology and habitat diversification in a landscape that has historically been associated with modern farming and other uses.



- c) Play a role in flood alleviation, particularly considering the close proximity of a significant numbers of new houses.
- d) Provide a functional park facility that is well-connected to new developments, in terms of access and walking and cycling infrastructure. While the park may have a defined character, it is also part of a wider brook valley / green corridor.
- e) Provide park facilities of an appropriate scale to support informal leisure activities for people living within the wider area south of Leamington / Warwick, who currently have limited access to nearby natural green space and the wider countryside.”

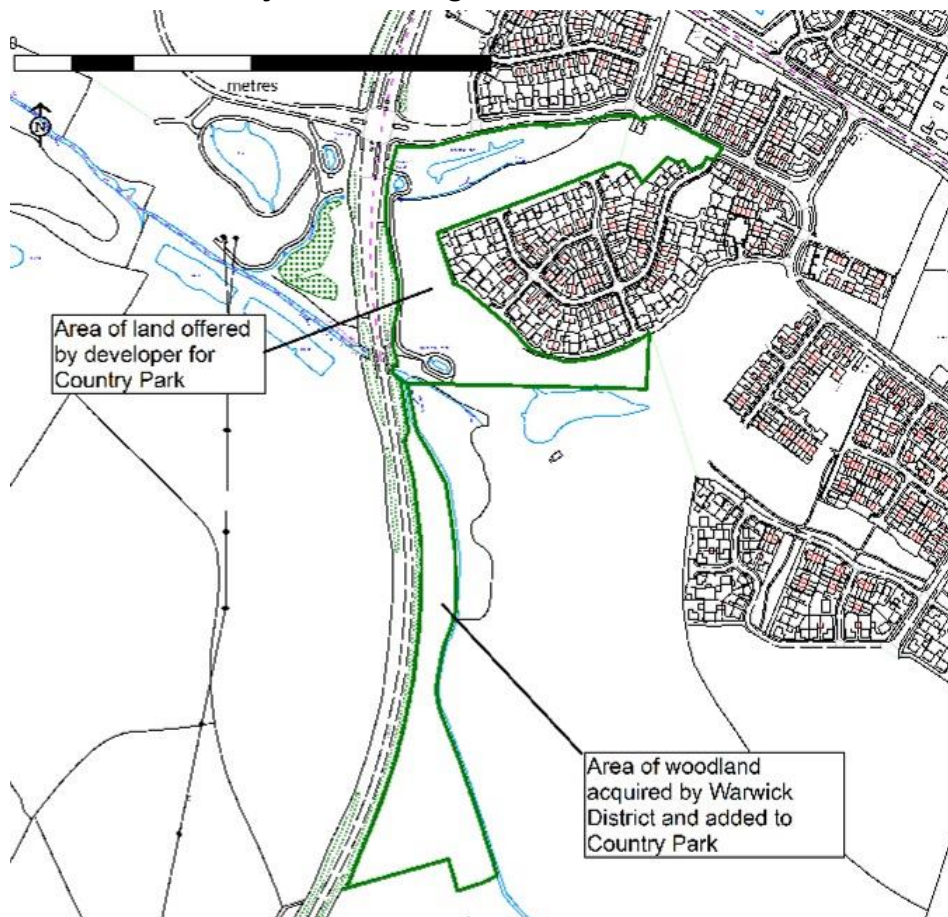
- 6.9 The Warwick District Local Plan proposal only allocates land to the north of Tach Brook. The Parish Council are of the view that this concept should be extended to cover land on the south side of Tach Brook. This will help to create a more coherent outdoor recreation resource that serves both the needs of residents of Royal Leamington Spa, but also provides a resource for residents of Bishop's Tachbrook village (Map 3 and 4, pages 9 and 10).
- 6.10 Work has started on the multi-million-pound development of Tach Brook Country Park. The park and its running over the next 13 years is set to cost between some £2.5million and £9million, which will be covered by neighbouring housing developers who will pay nearby £800 per property towards the park. After 13 years the cost will fall to Warwick District Council. Bishop's Tachbrook Parish Council will own the freehold of the Country Park and lease it back to Warwick District Council (Map 7. Tach Brook Country Park Masterplan, page33 )
- 6.11 The Country Park only includes land to the north of the Tach Brook. The BTNDP proposes that this area should be extended to the south of Tach Brook. This will help integrate and link the Country Park to Bishop's Tachbrook, in turn, helping link the different communities in the neighbourhood area; it will also make planning for the access and environment of the Country Park more comprehensive by including the whole of one of the Country Park's key features: the Tach Brook. Extending the Country Park south of Tach Brook also offers up opportunities to connect to the existing public right of way network and the opportunity to create stronger links from Bishop's Tachbrook village to this new green infrastructure asset. Areas to the south of the Brook also offer potential opportunities to make connections with the area's past e.g. Windmill Hill. A southern extension of the Country park also helps to ensure a substantial green buffer remains between Bishop's Tachbrook and Leamington Spa, particularly given that the land originally allocated as Country Park north of Tach Brook will now be used for a new school.
- 6.12 As well as the area of search shown on the Policies Map for a southern extension to the Country Park, the boundary for the Country Park north of Tach Brook has changed as development proposals have been brought forward. To the west as a result of the proposed new schools. To the east, land that has been offered to Warwick District Council as a result of the Lower Heathcote development. This is a larger area than originally proposed and takes the boundary of the Country Park up to Europa Way. Secondly, Warwick District Council have acquired an area of woodland from Warwickshire County Council. This land was available after the construction of Europa Way (Map 8, page 34). This area forms a natural extension to the Country Park and will also allow pedestrian and cycle access from the Asps development
- 6.13 Consultation on the emerging boundary of the Country Park, north of Tach Brook is began in March 2020 ([https://www.warwickdc.gov.uk/info/20311/major\\_parks/1483/tach\\_brook\\_country\\_park](https://www.warwickdc.gov.uk/info/20311/major_parks/1483/tach_brook_country_park)). The BTNDP is being used to progress the consultation on the area of search for an extension south of Tach Brook. Over time, these two strands of work will be brought together to define a final boundary for the Country Park.

**Map 7. Tach Brook Country Park Masterplan** (Source: Warwick District Council)





## Map 8. Tach Brook Country Park - changes from the Local Plan



### Policy BT3 – Green Infrastructure

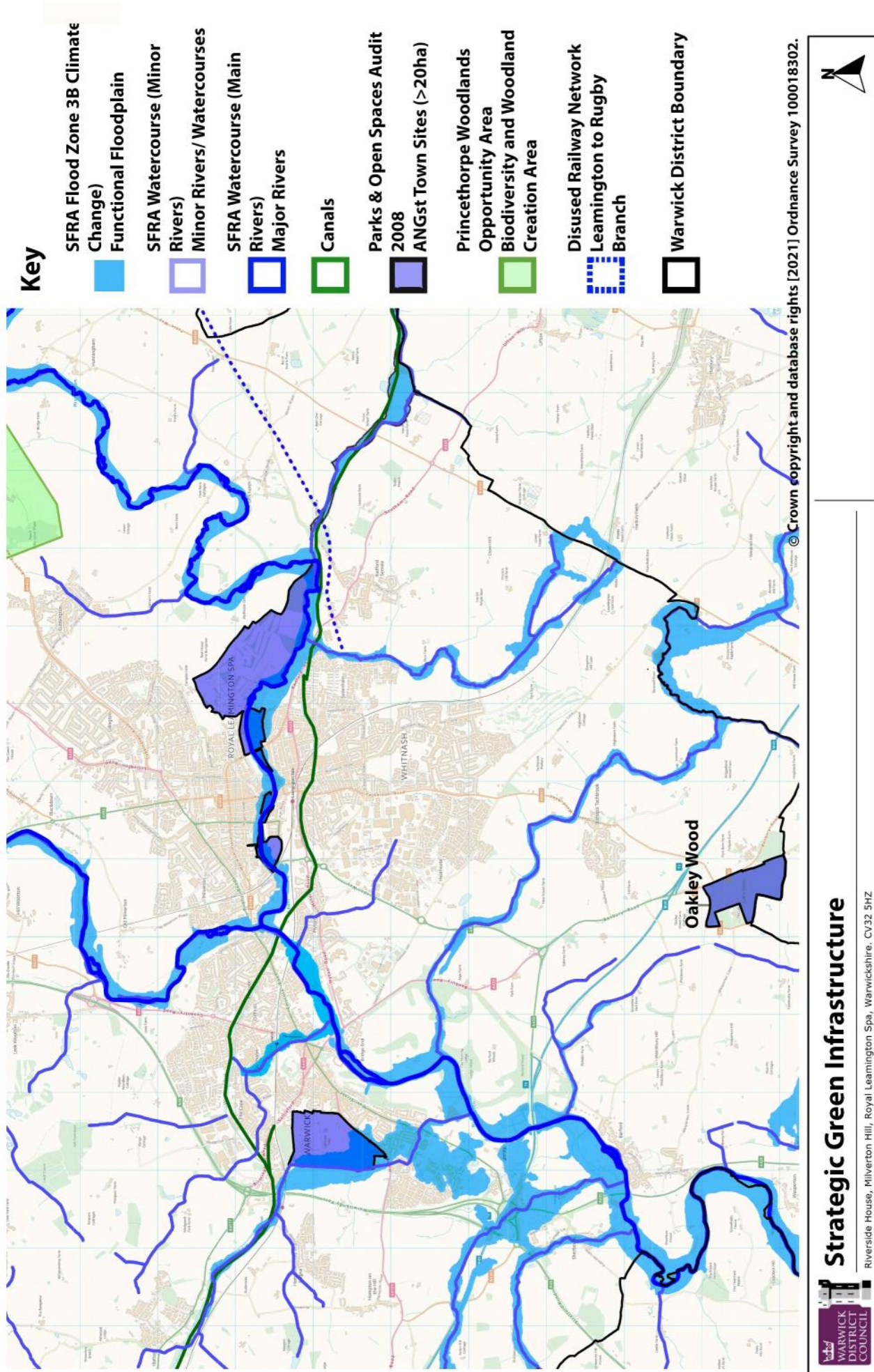
The network of paths, watercourses and water features, hedgerows and woodland (including Oakley Wood) within the parish should be maintained and enhanced for their recreational, tourism and ecological value. Development proposals should seek to maintain this green infrastructure network and, where possible, encourage the enhancement of the green infrastructure network by creating new connections and links in the network; restoring existing green infrastructure; or by introducing features that enhance the existing green infrastructure network.

#### Background/Justification

- 6.14 To ensure that other Green Infrastructure (GI) resources (footpaths, streams, ponds, woodlands etc.) are protected and remain as an inter-connected network the area's GI will be protected. These areas will be also be important reservoirs for carbon capture and help to combat climate change.
- 6.15 Proposals to improve or enhance these areas will be supported, as will proposals that seek to create new GI.
- 6.16 Warwick District Council's Green Infrastructure Study 2010 identifies the Tach Brook and Oakley Wood as part of the District's strategic Green Infrastructure. Oakley Wood is a 47 ha plantation woodland near Bishop's Tachbrook village. It provides significant amenity for peaceful walks and getting out into nature. Oakley Wood has been continuously wooded since the 1600s but is now planted with conifers and other non-native trees. The site is being gradually restored to native woodland with a major programme of work started in 2020. In 2017, Oakley Wood was awarded a Green Flag Award for the first time. Oakley Wood is one of the area's largest accessible woodlands.



**Map 9 Strategic Green Infrastructure** (Source: Warwick District Council)



**OBJECTIVE 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.**

### **Policy BT4 - Traffic Management and Transport Improvements**

**Appropriate measures shall be implemented as part of new development proposals to mitigate the impact of traffic on road safety and health, including the following :**

- a) Measures to provide safer travel to Heathcote Primary School and future school;**
- b) Provision of traffic calming measures on Mallory Road;**
- c) Provision of suitable pedestrian/cycle crossing at the A452 providing connections to The Asps and beyond;**
- d) Traffic calming measures on Oakley Wood Road (southern approach into the village); and**
- e) Measures to improve bus travel to key local centres, including Leamington and Warwick.**

### **Background/Justification**

- 6.17 Amongst residents' key concerns are the impact of traffic and congestion. These concerns are heightened by the prospect of further car use arising from the planned new developments in Bishop's Tachbrook parish and surrounding areas. Policy BT4 suggests a range of measures to reduce car dependency and improve road safety.
- 6.18 Improvement to the junction of Mallory Road / Banbury Road (A452) will be pursued, possibly via developer contributions, to improve safety, road markings, lighting, visibility and capacity at the junction of Mallory Road and Banbury Road from housing allocation H49 at Seven Acre Close.
- 6.19 In order to improve road safety and calm traffic, proposals to introduce a formalised pedestrian crossing on Mallory Road in the vicinity of Church Lees and the bus layby will also be sought.



- 6.20 As well as pursuing transport improvements through the planning system the Parish Council will also seek to encourage non-planning improvements to the local highway network e.g. 20mph speed limits through the village of Bishop's Tachbrook, residential areas within Heathcote and to all new residential development areas within the Parish.
- 6.21 Similarly, other improvements will be sought to promote sustainable connectivity between existing and new urban areas within the Parish. These could include upgraded/improved footway provision on/at the A425 (Banbury Road), near Spinney Farm, this would contribute towards better connectivity into Warwick; and better footpath provision along Harbury Lane to link the development at The Asps, Heathcote and Oakley Grove.

### **Policy BT5 - Improving Accessibility for All**

**Proposals which improve accessibility for existing and future residents of Bishop's Tachbrook will be supported including accessibility and transport improvements:**

- a. Provision of safe cycle routes within the design of new roads.**
- b. Inclusion of appropriately surfaced cycle routes and footpaths through green spaces to assist cyclists and pedestrians to use these routes in adverse weather.**
- c. Integration of any new green routes into existing off-road networks, such as Oakley Wood Road and from Banbury Road and Europa Way.**
- d. Improvements to local bus service provision, where routes and services are related to new development.**
- e. Creation of on-road and off-road footpaths, cycleways and bridleways that provide connections between Bishop's Tachbrook village, the Tachbrook Country Park and new residential areas at Heathcote.**
- f. A foot bridge over Europa Way to link The Asps to the Country Park.**

### **Background/Justification**

- 6.22 The County Council is working to deliver attractive and cohesive cycling and walking networks to support people make everyday journeys by bicycle. The existing cycling network development plans were developed a number of years ago with the input of Sustrans and local Cycling Forums and took account of committed development in the area. These plans are currently being reviewed as part of the process of creating a Local Cycling and Walking Infrastructure Plan. Network planning has identified a key missing link on Harbury Lane between the junctions with Europa Way and Tachbrook Road which is required to serve the new development south of Harbury Lane and also to provide a direct connection between Bishops Tachbrook and Warwick, including to employment, education and leisure/retail facilities. It will also provide improved cycling and walking connections to Heathcote Primary school and the committed Heathcote Farm local centre. Ultimately it is expected this route will also form part of a strategic cycling connection between Warwick and the Gaydon area which is home to the Jaguar Land Rover employment site and a committed development of 3000 homes. The lack of provision for safe off-road cycling on Harbury Lane alongside the lack of safe crossing facilities at the Harbury Lane / Europa Way roundabout creates a significant barrier to cycling. The current off-road provision requires cyclists travelling from the southern part of Harbury



Lane and locations north of Europa Way to follow a circuitous route via the Warwick Gates development.

- 6.23 The County Council is developing proposals for bringing forward cycle infrastructure on Harbury Lane and has identified potential improvements to complete this missing link. Further cycle route feasibility design work is expected to be carried out over the next few years subject to the availability of revenue funding to support this work. A key element of the route involves provision of crossing points at the Harbury Lane / Europa Way roundabout and it is expected that this will be delivered as part of the Europa Way Corridor Improvement Programme. The remaining improvements to cycling and walking infrastructure on Harbury Lane have been estimated as costing £1.5 million at 2020 prices towards which an initial £140,000 has been secured from developers. The County Council will seek to pursue suitable funding opportunities to secure the funding required to deliver the remaining cycling improvements on Harbury Lane.
- 6.24 The County Council will secure improvements to walking, cycling and public transport through the planning process, along with contributions towards the strategic highway infrastructure improvements identified in the Warwick District Local Plan Strategic Transport Assessment.
- 6.25 National Planning Policy in the NPPF (paragraph 91) acknowledges that planning has a role to play in facilitating social interaction and bringing people together.
- 6.26 Given the level of change proposed in the neighbourhood area, through the Warwick District Local Plan, the neighbourhood plan aims to ensure that such change results in a healthy and inclusive community.
- 6.27 All the developments south of Harbury Lane will result in a new residential community in the north of the neighbourhood area. To a degree this area will have its own community, recreation and shopping facilities. The residents in this area, just as many residents in Bishop's Tachbrook village do, will also look to Royal Leamington Spa for key services and employment. Equally, the new development will provide new facilities for existing Bishop's Tachbrook residents to use.
- 6.28 The risk is that the new community becomes purely a suburb of Royal Leamington Spa, with residents commuting to and from work, and having little opportunity to become involved in wider community activity and life. The neighbourhood plan seeks to avoid this outcome by encouraging development proposals, where feasible and viable, to include measures that offer the opportunity to bring the residents of the neighbourhood area together. These measures can include:
- Footpaths
  - Access to Tachbrook Country Park
  - Meeting places and spaces with seating and shelter
  - Recreation resources



**OBJECTIVE: 3. To ensure the parish has the appropriate open space, recreation and community facilities to support present demand and future projected growth.**

### **Policy BT6 – Designated Local Green Space**

The following areas, shown on the Policies Maps are designated as Local Green Spaces:

- a. The Meadow
- b. The Village Green
- c. St Chad's Road
- d. Park Homes site open space

**Development on the Local Green Spaces will not be supported except in very special circumstances.**

### **Background/Justification**

- 6.29 Paragraph 99 of the National Planning Policy Framework (NPPF) advises that *"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.*
- 6.30 Paragraph 100 of NPPF goes on to state Local Green Space designation should only be used where the green space is:
- a) *in reasonably close proximity to the community it serves;*
  - 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*
  - c) *local in character and is not an extensive tract of land.*

- 6.31 A separate analysis of all the key green and open spaces identified in the neighbourhood area has been undertaken. From this, those meeting the NPPF criteria set out in paragraph 6.29 have been designated as Local Green Spaces. One area raised by residents at the "Your Parish - Today and Tomorrow" consultation events was the open area opposite the Leopard public house at the northern entrance to the village. Whilst valued by many this space is not considered, when assessed against the designation criteria in NPPF, to meet the tests for Local Green Space designation. The full assessment of Local Green Spaces is available separately in the *Local Green Space Assessment* report.

## **Policy BT7 Protecting Other Open Spaces**

**The open spaces identified on the Policies Map (Maps 3 and 4, pages 9 and 10) will be protected.**

**Development of these areas for built development will only be supported when:**

- a. There is clear evidence the open space is no longer used by the local community; or**
- b. When the space is still used by the local community, alternative provision of equal or better community benefit is provided elsewhere within the local area; or**
- c. The development is for alternative sport and recreation facilities the need for which clearly outweighs the loss of the existing facility.**

**The creation of new open spaces outside of Tachbrook Country Park will be supported and will be safeguarded as Other Open Spaces in accordance with Policy BT7**

### **Background/Justification**

- 6.32 As well as those spaces considered to be the most demonstrably special the neighbourhood area also has a number of other open spaces that are worthy of protection. The full assessment of open spaces in the neighbourhood area is available separately in the *Local Green Space Assessment* report.
- 6.33 These spaces provide important opportunities for informal recreation and play or contribute to the amenity of the area. These spaces will be protected using Policy BT7.
- 6.34 Where new areas of open space are created, for example as part of new housing development, they will be safeguarded in accordance with this policy.

## Policy BT8– Protection of Community Facilities

There will be a presumption in favour of safeguarding the existing community facilities listed below and shown on the Policies Map (Maps 3 and 4): points a) to h). Where planning permission is required, the change of use of a community facility listed above will be supported for other health, education or community uses (such as village halls, local sports clubhouses, health centres, schools or children's day nurseries) unless one of the following conditions is met:

1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
2. Satisfactory evidence is produced (including active marketing locally and in the wider area) that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.

The facilities are listed as follows and shown on the Policies Map (Maps 3 and 4 - pages 9 and 10)

- a. The Leopard
- b. St Chad's Church
- c. St Chad's Centre
- d. Bishop's Tachbrook Sport and Social Club
- e. Tachbrook Stores
- f. Croft Medical Centre
- g. Bishop's Tachbrook School
- h. Heathcote Primary School

Proposals that would enhance the appearance, improve access and accessibility to these facilities will be supported when they are in accordance with other development plan policies.

### Background/Justification

6.35

Community facilities, such as the two schools, The Leopard Public House, the local churches and shops are part of the essential glue that helps bind and bring the local community together. Policy BT8 identifies the essential of community facilities in the neighbourhood area and, in line with national planning policy, seeks to guard against the unnecessary loss of these valued facilities. Policy BT8 supports improvements and enhancements to these assets.



**OBJECTIVE 4: To protect and enhance the historic village centre of Bishop's Tachbrook by ensuring that any development within the Conservation Area is sympathetic to current buildings and landscape.**

**Policy BT9 – Development within Bishop's Tachbrook Conservation Area**

All new development within and affecting the setting of the Bishop's Tachbrook Conservation Area (Map 10, page 43) will be expected to maintain and, where possible, enhance the positive attributes of the Conservation Area and its setting. In particular development proposals should:

- a. Maintain the historic pattern of development by respecting the open dispersed form of settlement and the historic street pattern;
- b. Retain and enhance any non-designated heritage assets;
- c. Ensure that any development on key gateways are designed to a high quality;
- d. Retain trees, tree belts, banks and open spaces;
- 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; and
- 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.





**Map 10 Bishop's Tachbrook Conservation Area** (Source: Warwick District Council)**Background/Justification**

- 6.36 The area designated as a Conservation Area in Bishop's Tachbrook is shown on Map 10. The Conservation Area in Bishop's Tachbrook was designated in 1969 and extended in 2001.
- 6.37 Bishop's Tachbrook is a village which was extended significantly in the 1960's and 1970's and the Conservation Area gives protection to the core of the original village. It is characterised by a number of road junctions at which there are significant groups of buildings. On entering the village from Leamington, the Leopard Public House and its grounds and car park form part of the Conservation Area corridor leading to the junction with Church Hill and Oakley Wood Road. At this junction is the former village school which, although not listed, is a significant building. Church Hill rises steeply past Bishop's Close and the timber framed listed buildings at the junction. The junction with Mallory Road and Church Hill is characterised by cottages on the southern side and the Parish Church and churchyard rising up on the north side. Adjacent to the churchyard is The Green which is now surrounded by mid-20th Century developments which, although outside the Conservation Area, do impact on this area. Mallory Road which follows round from The Green leads to the termination of the Conservation Area.

- 6.38 Savages Close leads 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. It is important that the character of Savages Close is maintained with its steep banks and mature trees with only minimal access points leading to various houses in the Close. Oakley Wood Road forms an attractive approach road to the village being largely tree-lined in a slight depression. It is important for the maintenance of the character of Bishop's Tachbrook Conservation Area that the quality of the various road junctions is maintained and where possible, enhanced in order to maintain and strengthen the unity of this part of the village which is distinctively different from the twentieth century additions to the village.
- 6.39 There are some important views in the Conservation Area, these relate largely to the various road junctions within the Conservation Area, these being the junction with Oakley Wood Road and Church Hill, and Church Hill and Mallory Road. There are important views across The Green towards the Parish Church and down Oakley Wood road past the tree belt in the Manor House grounds

### **Policy BT10 – Protection of Non-Designated Heritage Assets and Locally Listed Historic Assets**

**Development proposals affecting the significance of Locally Listed Buildings and other non-designated heritage assets identified in the Warwickshire Historical Environment Record will only be supported in the following circumstances:**

- a) Where renovation or alteration of non-designated heritage assets require planning permission, such changes are designed sensitively, and with careful regard to the heritage asset's historical and architectural value and pay appropriate regard to the asset's setting; or**
- b) Where a development proposal would result in the total loss of, or substantial harm to, the significance of a non-designated heritage asset, such development should be considered against national planning policy and Local Plan policies. Where such development is permitted, it will be subject to the requirement for the recording of the significance of the heritage asset in a manner proportionate to their importance and the impact.**

## Background/Justification

- 6.40 As well as the designated heritage assets such as the Conservation Area and Listed Buildings that have statutory protection, the neighbourhood area also has a number of non-designated heritage assets. National planning policy define such assets as "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest". Such assets can include locally listed buildings.
- 6.41 Warwick District Council is launching a Local List of Historic Buildings and Structures to give a level of recognition to these buildings and structures. The aim is to give recognition to the wide variety of historic buildings in Warwick district with a view to recognising their intrinsic qualities where development is proposed.
- 6.42 To be included in the Local List of Historic Buildings and Structures a candidate must fulfil at least one category from of either: Architectural and Design Merit, Historical/Social Interest, Survival and Originality.
- 6.43 Policy BT10 will be used to assess planning applications that affect Locally Listed Buildings and other non-designated heritage assets identified in the [Warwickshire Historic Environment Record](#).



**OBJECTIVE 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.**

**Policy BT11 – Securing a Suitable Mix of House Types, Tenures and Sizes in New Development**

**Development proposals for market and affordable housing within the plan area shall be informed by and demonstrate that they contribute to the type, size and tenures of housing needed in the local area as demonstrated by the most recent Parish Housing Needs Survey.**

**Background/Justification**

- 6.44 Warwick District Local Plan Strategic Policy DS2: Providing the Homes the District Needs seeks to ensure that the district's housing needs are met. Similarly, the Parish Council wish to see local needs met, particularly for those who wish to downsize and those who wish to access their first home. In line with Policy DS2 development should provide a mix of new homes to meet different needs.
- 6.45 Policy H4 of the Warwick District Local Plan "Securing a Mix of Housing" sets out policy for securing a mix of housing on development sites:
- "The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the district including the housing needs of different age groups, in accordance with the latest Strategic Housing Market Assessment."*
- 6.46 Policy H2 Affordable Housing of the Warwick District Local Plan sets district wide affordable housing policy.
- "Residential development on sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sq. m will not be permitted unless provision is made for 40% affordable housing."*





- 6.47 A Housing Needs Survey (July 2019) has been undertaken by Warwickshire Rural Community Council for the Parish, this concluded that there was a need for:
- 5 x First time buyer properties;
  - 13 x Housing association properties of all sizes
  - 3 x Owner occupied bungalows;
  - 12 x Owner occupied houses
  - 3 people expressed an interest in self-build.
- 6.48 The needs identified in the Housing Needs Survey are expected to be met from the current housing allocations although the provision of bungalows and self build plots is not expected to be met if the expected housing mix is not altered to reflect these needs.
- 6.49 In the future, planning applications should take into account local evidence of housing needs as well as the SHMA produced by Warwick District. This will help to ensure new development is more responsive to the needs of people in the neighbourhood area. Policy BT12 should, therefore, be read in conjunction with Local Plan Policies H2 and H4.
- 6.50 When considering housing mix, we will use the definition of a bungalow used in the English Housing Survey Housing Stock Report, prepared by the Department of Communities and Local Government: A house with all of the habitable accommodation on one floor. This excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses.



## OBJECTIVE 6.

To protect the environment, ensure sustainability and tackle climate change by reducing greenhouse emissions to as close to zero as possible by 2030. A commitment that is incorporated in Warwick District Council's "Declaration of a Climate Emergency Action Plan"

### Policy BT12 – Responding to Climate Change

Development proposals should incorporate features that contribute to reducing greenhouse gas emissions and increasing resilience to the impact of climate change.

1. All new buildings should be designed to be carbon neutral. Proposals will be supported where they take account of the following:
  - a. Building and roof orientation maximise opportunities for harnessing solar energy for renewable energy generation and passive solar gain.
  - b. Heating systems are carbon neutral incorporating such technology as Ground/Air Source Heat pumps or community heating systems
  - c. Water saving technology and waste water recycling are incorporated
  - d. All properties have vehicle charging points
  - e. Sustainable standards of resource consumption and recycling have been applied ensuring that there is an appropriate balance between innovation and respecting and harmonising with the local quality and character of the surrounding development.
  - f. *Building for Life* standards, or an equivalent assessment framework, have been met.
2. All new buildings should contribute to environmental resilience. Proposals will be supported where they take account of the following:
  - a) The vulnerability of the site, and the wider area to flooding, especially during extreme weather events, have been identified and mitigated for in the proposal's design;
  - b) The incorporation of buffer strips to protect streams, trees and hedgerow rooting zones;
  - c) Extensive tree planting and landscaping using native species to increase carbon sequestration and ensure biodiversity is connected to the plan; and
  - d) Surfaces that increase groundwater infiltration and reduce run-off will be used.

## Background/Justification

- 6.51 Warwick District Council and Warwickshire County Council have declared climate emergencies that aims to ensure that the whole of Warwickshire is as close to carbon zero by 2030 as possible. The UK parliament recently pledged that the whole country will reach carbon net zero by 2050. Policy BT13 seeks to support these aims.
- 6.52 NPPF paragraph 148 identifies that planning supports shaping places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change. Development in the neighbourhood area should make a contribution to this important objective.
- 6.53 Policy BT12 should be read alongside national policy and other development plan policy, including that in the Local Plan, to ensure that new development does not have a significant adverse impact on climate change and its impacts.
- 6.54 The Warwick Local Plan through Policy BE1 Layout and Design sets a framework for assessing the design of planning proposals. This includes all the key features and attributes of what would be considered good design. Local Plan Policies CC1- CC3 set out the framework and further guidance on planning for climate change. Policy BT12 does not need or seek to repeat these but seeks to add further policy detail and requirements. These are intended to ensure that new development in the Bishop's Tachbrook neighbourhood area achieves well designed places and good design.
- 6.55 National policy is clear that the "creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." Local plan and neighbourhood plan design policies should seek to ensure that all new development in Bishop's Tachbrook is good design.
- 6.56 National planning policy is also clear that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions" (paragraph 64, NPPF)
- 6.57 Policy BT12 should also be read in conjunction with the Warwick District Council Residential Design Guide Supplementary Planning Document and the Climate Change and Sustainable Buildings Supplementary Planning Document
- 6.58 Paragraph 129 of the NPPF advises that local planning authorities should *"ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life."* Policy BT13 identifies *Building for Life* as the most appropriate assessment framework to be used for schemes put forward in the neighbourhood area, however equivalents can be used. Whatever assessment framework is adopted, as stressed in NPPF, these are of most benefit if used as early as possible in the evolution of schemes.





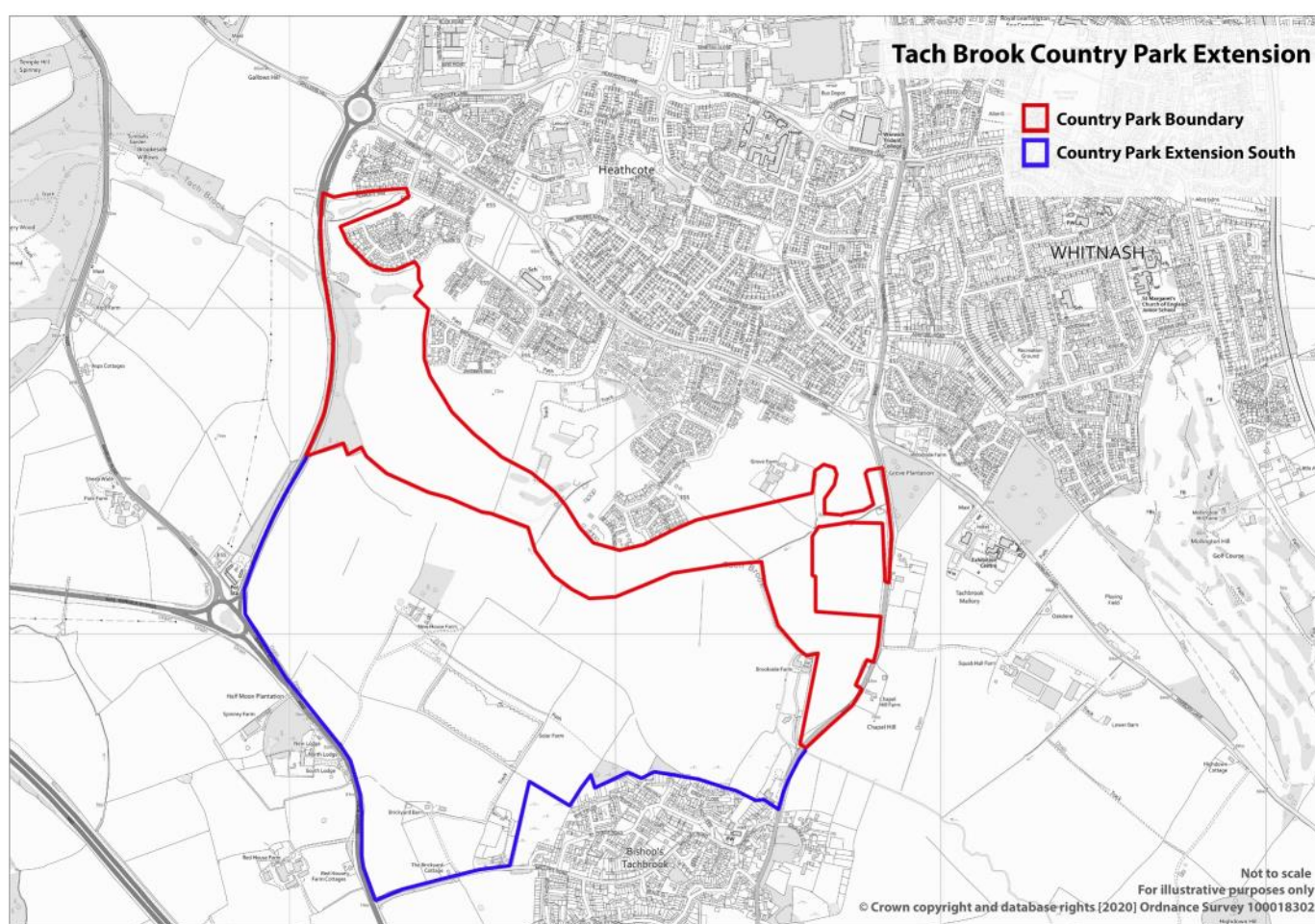


## Appendix 1 - Community actions

A list of community actions has been created through the consultation process and the development of policies. The list is made up of projects and activities that cannot be addressed through the planning system but that are undoubtedly important to people in the parish.

### Developing the Tachbrook Country Park

The Parish Council will work with Warwick District Council, and other interested parties, to develop a masterplan for the defined Country Park area. In addition they will be actively seeking ways to extend the park beyond the Tach Brook towards the village of Bishop's Tachbrook. This extended area is shown in the map below. This action has overwhelming support in the community as demonstrated in the consultation process for the park where of the 1,294 responses received from the consultation 1,271 or 91.50% confirmed that they support the idea of extending the country park, in principle.



### Improving accessibility for all

Seeking to influence a move from private car use to walking, cycling and public transport is key to accessibility in the parish. These improvements will be funded as budgets and priorities allow, either from the County Council's own capital resources or through external funding from Government and others (e.g. Sustrans). Improvements to local bus services should be discussed directly with the operator where these are provided commercially. The Parish Council will work with all these bodies to secure such improvements.

Key priorities for action are:

- Signalling improvements, environmental enhancements and improved signage to promote increased use

of walking and cycling routes to local schools, the village centre, local centres, community facilities and open spaces.

- Inclusion of appropriate covered bike storage at community and retail facilities.

## **Traffic Management and Transport Improvements**

Amongst residents' key concerns are the impact of development within the parish on traffic flows, congestion and safety. Policy BT4 sets out the planning context for mitigating the impact of traffic on road safety and health. The Parish Council will monitor planning applications and seek through the planning process to fund improvements. In addition, where funds exist, the Parish Council could seek to fund improvements itself.

The key priorities for action are:

- Improvements to Harbury Lane between Europa Way and Oakley Wood Road, specifically connectivity of cycle lanes and pathways, safe crossing points and reduced speed limit outside Heathcote Primary School;
- Provision of traffic calming measures on Mallory Road adjacent to the shops / church;
- Improvements to the junction of Mallory Road and Banbury Road (A452);
- Improved and increased designated capacity car parking in the village centre, including at the St Chad's Centre, where this is inline with county standards.

## **Monitoring housing need**

With the pressure for development it is important to monitor the housing needs of people within the parish. The Parish Council will work with Warwick District Council to ensure that the Housing Needs Survey is up to date, preferably on a two-yearly cycle. This will ensure the Parish Council has an up to date view of local need.

## **Dealing with climate change**

The Parish Council will work with individuals and organisations to support actions that lead to:

- a. The decarbonisation of existing private homes
- b. Improving air quality
- c. More effective waste management
- d. The creation of renewable energy infrastructure including the building of community solar farms and wind turbine electricity generation
- e. Carbon free transport including the installation of public charging points

## Appendix 2 - Listed Buildings

There are 32 statutory Listed Buildings in the neighbourhood area including the Grade I listed St Chad's Church. There are 2 scheduled monuments and 2 Parks and Gardens.

### WEST LODGE, EAST LODGE AND ARCHWAY 106 YARDS TO EAST OF GREYS MALLORY

Heritage Category: Listing

Grade: II

Location:

WEST LODGE, EAST LODGE AND ARCHWAY 106 YARDS TO EAST OF GREYS MALLORY, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### BARN 35 YARDS TO NORTH OF OAKLEY WOOD FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

BARN 35 YARDS TO NORTH OF OAKLEY WOOD FARMHOUSE, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### WIGGERLAND WOOD FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

WIGGERLAND WOOD FARMHOUSE, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### STABLE 8 YARDS TO WEST OF WIGGERLAND WOOD FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

STABLE 8 YARDS TO WEST OF WIGGERLAND WOOD FARMHOUSE, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### BARN 10 YARDS TO NORTH WEST OF STABLE

Heritage Category: Listing

Grade: II

Location:

BARN 10 YARDS TO NORTH WEST OF STABLE, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### THE HUNTING LODGE

Heritage Category: Listing

Grade: II\*

Location:

THE HUNTING LODGE, CASTLE PARK, Bishop's Tachbrook, Warwick, Warwickshire

### ATTWOOD COTTAGE

Heritage Category: Listing

Grade: II

Location:

ATTWOOD COTTAGE, 18, CHURCH HILL, Bishop's Tachbrook, Warwick, Warwickshire

### WILLOW COTTAGE

Heritage Category: Listing

Grade: II

Location:

WILLOW COTTAGE, 32, CHURCH HILL, Bishop's Tachbrook, Warwick, Warwickshire

### **15 AND 19, MALLORY ROAD**

Heritage Category: Listing

Grade: II

Location:

15 AND 19, MALLORY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **26, OAKLEY WOOD ROAD**

Heritage Category: Listing

Grade: II

Location:

26, OAKLEY WOOD ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **8, SAVAGES CLOSE**

Heritage Category: Listing

Grade: II

Location:

8, SAVAGES CLOSE, Bishop's Tachbrook, Warwick, Warwickshire

### **WALL, GATE PIERS AND GATES 50 YARDS TO NORTH OF THE BARRACKS**

Heritage Category: Listing

Grade: II

Location:

WALL, GATE PIERS AND GATES 50 YARDS TO NORTH OF THE BARRACKS, TACHBROOK MALLORY, Bishop's Tachbrook, Warwick, Warwickshire

### **GREYS MALLORY INCLUDING FORECOURT WALLS TO EAST AND SOUTH EAST**

Heritage Category: Listing

Grade: II

Location:

GREYS MALLORY INCLUDING FORECOURT WALLS TO EAST AND SOUTH EAST, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **CHAPEL HILL FARMHOUSE**

Heritage Category: Listing

Grade: II

Location:

CHAPEL HILL FARMHOUSE, Bishop's Tachbrook, Warwick, Warwickshire

### **THE BARRACKS 14 YARDS TO WEST OF THE GROVE/TACHBROOK MALLORY HOUSE**

Heritage Category: Listing

Grade: II

Location:

THE BARRACKS 14 YARDS TO WEST OF THE GROVE/TACHBROOK MALLORY HOUSE, TACHBROOK MALLORY, Bishop's Tachbrook, Warwick, Warwickshire

### **EDEN COTTAGE**

Heritage Category: Listing

Grade: II

Location:

EDEN COTTAGE, 12, OAKLEY WOOD ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **THE OLD MANOR HOUSE**

Heritage Category: Listing

Grade: II

Location:

THE OLD MANOR HOUSE, 15, SAVAGES CLOSE, Bishop's Tachbrook, Warwick, Warwickshire



### **3 AND 5, MALLORY ROAD**

Heritage Category: Listing

Grade: II

Location:

3 AND 5, MALLORY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **51 AND 53, MALLORY ROAD**

Heritage Category: Listing

Grade: II

Location:

51 AND 53, MALLORY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **MALLORY COURT HOTEL**

Heritage Category: Listing

Grade: II

Location:

MALLORY COURT HOTEL, HARBURY LANE, Bishop's Tachbrook, Warwick, Warwickshire

### **30, CHURCH HILL**

Heritage Category: Listing

Grade: II

Location:

30, CHURCH HILL, Bishop's Tachbrook, Warwick, Warwickshire

### **THE ASPENS**

Heritage Category: Listing

Grade: II

Location:

THE ASPENS, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **OAKLEY WOOD FARMHOUSE**

Heritage Category: Listing

Grade: II

Location:

OAKLEY WOOD FARMHOUSE, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **15 AND 17, CHURCH HILL**

Heritage Category: Listing

Grade: II

Location:

15 AND 17, CHURCH HILL, Bishop's Tachbrook, Warwick, Warwickshire

### **BARN 30 YARDS TO NORTH EAST OF HILL FARMHOUSE**

Heritage Category: Listing

Grade: II

Location:

BARN 30 YARDS TO NORTH EAST OF HILL FARMHOUSE, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **CARTSHED/GRANARY, 20 YARDS TO SOUTH OF WIGGERLAND WOOD FARMHOUSE**

Heritage Category: Listing

Grade: II

Location:

CARTSHED/GRANARY, 20 YARDS TO SOUTH OF WIGGERLAND WOOD FARMHOUSE, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **HOGBROOK FARMHOUSE**

Heritage Category: Listing

Grade: II

Location:

HOGBROOK FARMHOUSE, BANBURY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **THE BISHOP'S HOUSE**

Heritage Category: Listing

Grade: II

Location:

THE BISHOP'S HOUSE, 9, CHURCH HILL, Bishop's Tachbrook, Warwick, Warwickshire

### **CHURCH OF SAINT CHAD**

Heritage Category: Listing

Grade: I

Location:

CHURCH OF SAINT CHAD, MALLORY ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **THE LEOPARD PUBLIC HOUSE**

Heritage Category: Listing

Grade: II

Location:

THE LEOPARD PUBLIC HOUSE, OAKLEY WOOD ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **TACHBROOK MALLORY HOUSE (EASTERN 2/3)**

#### **THE GROVE**

Heritage Category: Listing

Grade: II

Location:

THE GROVE,  
TACHBROOK MALLORY HOUSE (EASTERN 2/3), TACHBROOK MALLORY, Bishop's Tachbrook, Warwick,  
Warwickshire

### **BARN APPROXIMATELY 30 METRES NORTH WEST OF NEWHOUSE FARMHOUSE (NOT INCLUDED)**

Heritage Category: Listing

Grade: II

Location:

BARN APPROXIMATELY 30 METRES NORTH WEST OF NEWHOUSE FARMHOUSE (NOT INCLUDED), BANBURY  
ROAD, Bishop's Tachbrook, Warwick, Warwickshire

### **Circular ditched enclosures SW of Wiggerland Wood Farm**

Heritage Category: Scheduling

Grade:

Location:

Bishop's Tachbrook, Warwick, Warwickshire

### **Oakley Wood Camp**

Heritage Category: Scheduling

Grade:

Location:

Bishop's Tachbrook, Warwick, Warwickshire

### **WARWICK CASTLE**

Heritage Category: Park and Garden

Grade: I

Location:

CASTLE PARK, Warwick, Warwick, Warwickshire

### **MALLORY COURT**

Heritage Category: Park and Garden

Grade: II

Location:

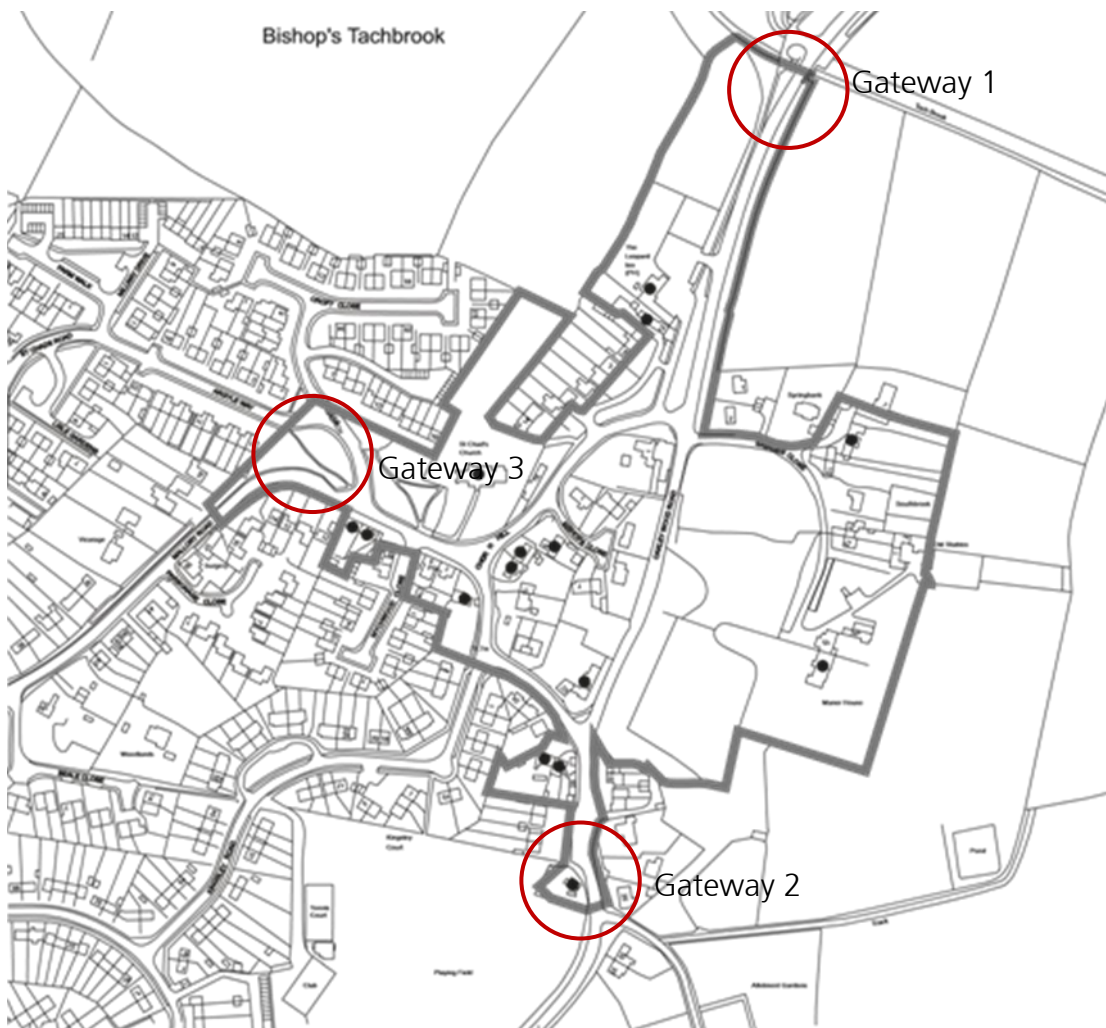
MALLORY COURT, Bishop's Tachbrook, Warwick, Warwickshire

## Appendix 3 - Conservation Area - Photographic assessment

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 BT9

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

There are 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 from Bishop's Tachbrook 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.



There are three key junctions within the Conservation Area.



 Conservation Area Boundary.

● Listed Buildings (within Conservation Area).



### **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 juxta positioned 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.





## **There are four protected views within the Conservation Area**

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

The pictures already shown under Junctions 1, 2 and 3 show these views. It is important to note that the views are protected.

### **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.







**For further information on this document  
please contact**

**:**

**Bishop's Tachbrook Neighbourhood Plan  
Gaydon Fields Farm  
Gaydon  
CV35 9HF**

**[clerk@bishopstachbrook.com](mailto:clerk@bishopstachbrook.com)**

**[www.bishopstachbrook.com](http://www.bishopstachbrook.com)**