



Your Ref:
Our Ref: BDSL/SD

Grange Park Court
Roman Way
Northampton
NN4 5EA
UK

t: +44 8701 677 600
barwood.co.uk

24th August 2012

Development Policy Manager
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HQ

Dear Sir or Madam

Consultation Response: Bishops Tachbrook Application for Neighbourhood Area

I write on behalf of Barwood Strategic Land II LLP in respect of the application from Bishop Tachbrook Parish Council to formalise the extent of the Neighbourhood Area pursuant to the Neighbourhood Planning (England) Regulations 2012.

I gather the boundaries of the proposed Neighbourhood Area match the extent of Bishop Tachbrook Civil Parish that ordinarily would be logical. However, in this case a significant area of land within the Parish is identified within the emerging Local Plan for a sustainable urban extension to Warwick referred to in Warwick District Council's Local Plan Preferred Options as 'South of Gallows Hill/West of Europa Way, Warwick'. It is proposed that this land will, in part, accommodate a development comprising 1,600 new homes, employment, public open space and community facilities.

In these circumstances, I question whether the inclusion of the land within the proposed allocation within the Neighbourhood Area is in the interests of all involved. This is on the basis that whilst I am keen to see the Neighbourhood Plan progress for the area, this should not be at the expense of it getting caught up in the wider strategic debate about the future expansion of Leamington Spa. Experience of the Dawlish Neighbourhood Plan shows the fundamental problems when a Neighbourhood Plan conflicts with an emerging Core Strategy/Local Plan in this regard. This resulted in significant time and effort on the part of those preparing the Neighbourhood Plan being wasted.

Further justification for the removal of the allocation area from the Neighbourhood Area is made on the grounds of the Daws Hill experience in Wycombe District. My concern here is that the designation a Neighbourhood Area which encompasses the allocation may unrealistically raise expectations placed on the Plan in dealing with this strategic development site. As and when the Local Plan is adopted (and assuming the allocation is maintained in the Plan) the Neighbourhood Plan will be overtaken by events and as with Daws Hill, I am keen to avoid any "frustration and confusion" arising from this.

The proposed development of this land is clearly to meet the growth of Warwick and Leamington Spa, a matter importance for the District as a whole and therefore not a matter that should be addressed through Neighbourhood Planning. It would seem that given the future land use/planning status of this land will be determined by Warwick

District Council's Development Plan that any Neighbourhood Plan proposal in respect of this land will be subservient and therefore of limited value. It is therefore suggested that this area of land is omitted from the Neighbourhood Area.

Yours sincerely



Sam Dorrian

Land & Operations Executive

for and on behalf of Barwood Developments Securities Ltd

E: sam.dorrian@barwood.co.uk

DD: +44 (8701) 677 622