

## Part B - Commenting on the Preferred Options

If you are commenting on multiple sections of the document you will need to complete a separate sheet for each representation

Sheet  of

Which document are you responding to?

e.g. Preferred Options (Booklet) Preferred Options (Full Version)

Preferred Options full version

Which part of the document are you responding to?

Preferred Option Box (e.g. PO1)

PO4

Paragraph number / Heading / Subheading (if relevant)

Distribution of Sites for Housing B. Category 1 and 2 Villages

Map (e.g. Preferred Development Sites – Whole District)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

Please see attached

For Official Use Only

Ref:

Rep. Ref.

## **Summary**

The policy states that the Council will work with Parish Councils to define the boundaries of their villages and thus identify land suitable for development. We support this approach and recommend that some or all of the land outlined in red on the attached plan (reference 6806-100), being land adjoining the existing built up boundary of Bishop's Tachbrook, be included within the village envelope and allocated for residential development.

## **Discussion**

Bishop's Tachbrook is identified as a Category 1 Village, suitable for 100 dwellings over the three phases of the Plan. We support this designation and the associated recognition that the village should accommodate residential development during the Plan period. Elsewhere we have commented that the village development figure should be higher, in line with a higher housing requirement across the District. The level of provision for Bishop's Tachbrook should also be increased.

The village does not presently have a village envelope but if one were to be drawn there would be limited opportunity for development within it. There are a couple of dwellings with large gardens that may offer some potential (subject to site specific considerations), and there may be limited opportunities for conversion, but there is insufficient space to accommodate the 100 dwellings sought by the District's strategy. It is therefore necessary to look at land adjacent to the settlement to provide space for upwards of 100 dwellings.

The land outlined in red on the attached plan is owned by Mr B Lewis and is available and suitable for residential development, and is the focus of this representation.

## ***Site Description***

The land owned by Mr Lewis is part of Hill Farm, Banbury Road, Bishops Tachbrook. The land outlined in red measures just over 18 hectares and adjoins the western boundary of the village abutting Holt Avenue. Banbury Road forms the western boundary of the land and the northern boundary is formed by Mallory Road. The main access to the land is currently through the adjoining fields, but there are also field entrances onto Mallory Road along the northern boundary.

The site has a gentle slope, with land rising from north west to south east. Four fields are being promoted, although land to the south in the same ownership would also be available if required. The fields are separated by mature hedgerows with some mature trees, and are in active agricultural use. The northern boundary to Mallory Road is generally well maintained comprising a mix of hedgerows and narrow mature tree belts. The eastern boundary, abutting the residential development of Holt Avenue, is clearly marked but generally less attractive, with the backs of the dwellings obvious on the approach into the village along Mallory Road.

## ***Suitability for Development***

There are many reasons why the site is considered suitable for development.

### **1. Proximity to services and facilities**

Bishop's Tachbrook contains a wide range of local services and facilities and employment opportunities, including a nursery and primary school, public house, village store, doctors surgery and sportsfields. There are several small businesses and the Mallory Hotel, a prestigious hotel with restaurant, within the village. Various clubs and societies also operate. All are located in the heart of the village and are within walking and cycling distance of the land in question. The village is well served by public transport with routes to Coventry, Leamington Spa, Wellesbourne, Stratford upon Avon and the Heritage Motor Centre at Gaydon, for further shopping, social and employment opportunities (particularly services X15, 77 and 67B).

The availability of this level of services and facilities within walking and cycling distance, coupled with the bus services to the surrounding area, provide a genuine alternative to the private car for everyday living and make for a sustainable location.

## 2. Highways

No access report has been commissioned at this stage but there are opportunities for access onto the Mallory Road.

## 3. Ecology

The land is actively farmed meaning it is unlikely there will be any protected species within the fields. The field boundaries could contain nesting birds and other protected species but the majority of these could be retained within any development. Any small sections which require removal would be done outside bird nesting season.

## 4. Flooding

The site does not lie within an identified flood plain (with reference to the Environment Agency flood maps).

## 5. Agricultural Land

It is a matter of fact that development of some or all of the land will result in the loss of agricultural land. However it is also clear from the housing need in the District, and the proposed strategy in the Local Plan, that housing land will have to be allocated on the edge of Bishop's Tachbrook. All the land surrounding the village is in agricultural use so some loss will be unavoidable. This land is classified as Grade 3.

## 6. Visual impact

The existing edge of the settlement in the vicinity of the site is open and does not provide an attractive setting. The development of some of the land in question provides the opportunity to create a strong and permanent edge to the settlement.

## 7. Heritage Assets

There is a Grade II listed barn at Tachbrook Hill Farm, which adjoins the western boundary of the land in question. Any development would be designed to respect the setting of that barn. There are no other listed buildings in the vicinity of the site and the village Conservation Area is some distance away, on the other side of the settlement. Development would not therefore be harmful to heritage assets.

## 8. SHLAA Assessment

The site is assessed in the 2012 SHLAA as site R31. This concludes the site has no physical constraints, that the only potential impact is from the scale of development (which can be controlled to ensure that impact is acceptable) and that environmental conditions are satisfactory. The conclusion is that the site is suitable for development provided there is a change in the current policy to allow development on the edge of the settlement. That change is occurring through the emerging Local Plan.

### **Availability**

The land is in single ownership and the owner has expressed a willingness to bring the site forward for development, not least by the instruction of Stansgate Planning to make representations to the Local Plan Preferred Options on his behalf.

### **Developability**

To date the owner has not entered into any agreement with a housing developer but given the nature of the site and the desirability of the location there is no reason to doubt that developer interest would be forthcoming.

### **Consideration of Other Sites**

In allocating land to meet the needs of Bishops Tachbrook the Council will clearly have to identify the most appropriate parcel or parcels adjacent to the built up boundary. A large number of sites have been promoted through the 2012 SHLAA, but most have been discounted. The land which has not been considered in the SHLAA is also not suitable for development:

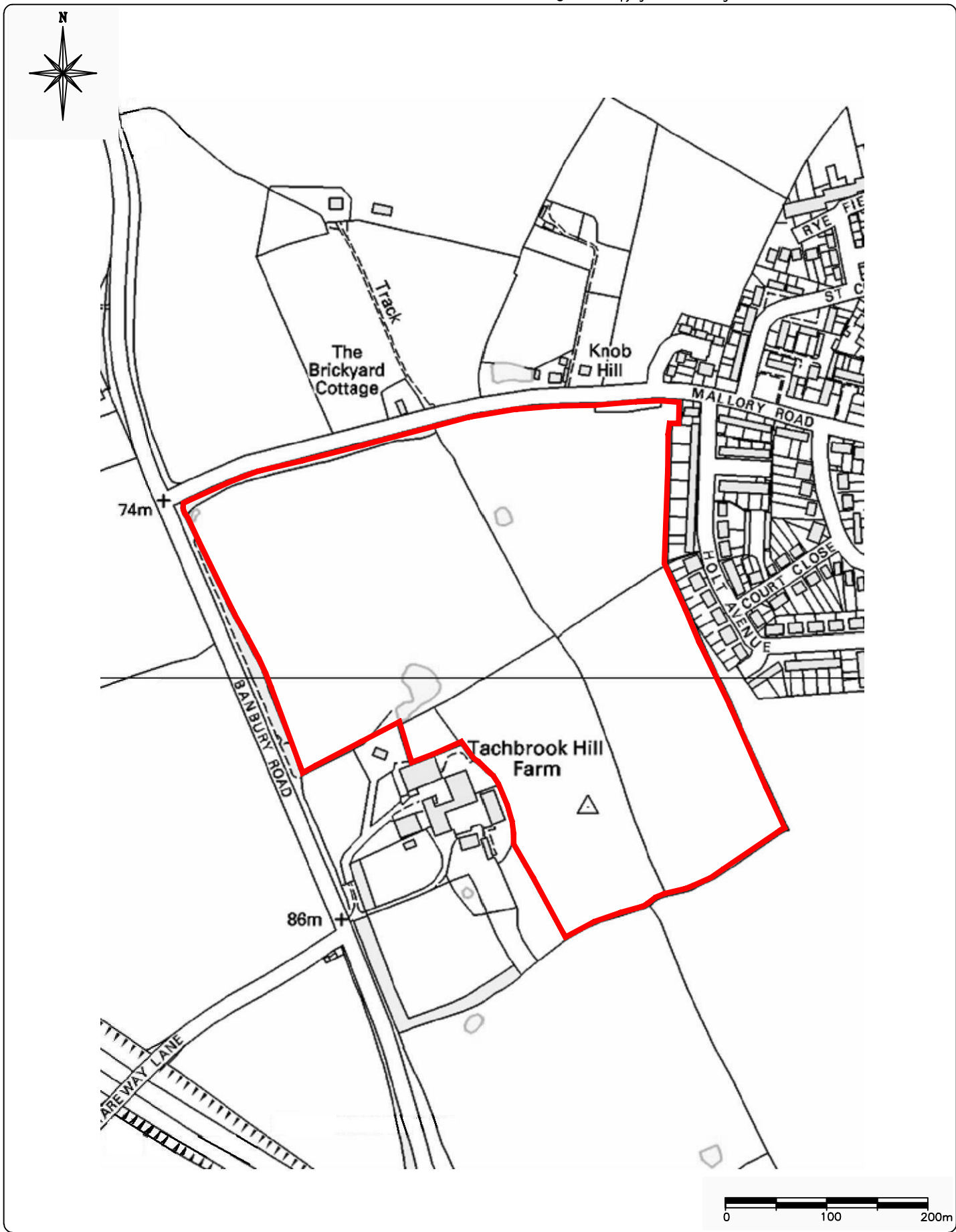
- Land to the south of the settlement, SHLAA reference R11, is considered by the SHLAA to be in part acceptable. Notwithstanding this we consider it inappropriate due to current access constraints (via The Lees) and the need for traffic to travel through the existing residential estate.
- Land to the south east has not been promoted but is used for allotments and as a sports ground, uses which are protected. These uses are bounded by a providing a permanent edge to the settlement.
- A large part of the land to the east of the village is occupied by the Mallory Hotel and is not suitable or available for development. Land identified in the SHLAA beyond it is too remote from the settlement to be suitable (reference R23 and R65).
- Land to the north east has been promoted, references R12 and R14, but the development of either would be harmful to the approach to the village and the Conservation Area. The gap between the two is a listed public house which is not suitable or available for development
- Land wrapping around the northern side of the settlement has not been promoted or identified in the SHLAA meaning it is not available. Land beyond has been promoted but would be poorly related to the settlement and has the potential to lead to coalescence with the southern edge of Leamington Spa.
- Several parcels to the north west of the village have been promoted but most are too large or have inadequate access to be feasible for the development of the 100 dwellings sought. Only one parcel has some potential, reference R22, but at 2.3 hectares is too small to meet the total need. Indeed of the 2.3 hectares much would be needed for access and to screen development along the northern boundary from the wider area. Additional land would still be required.

In short the land promoted herewith is the most suitable parcel of land to meet the total development needs of the settlement at the current time.

### **Conclusions**

The land outlined in red on the submitted location plan (reference 6806-100) is suitable, available and achievable for residential development. Whilst a substantial parcel is identified in reality only part of the land would be required to provide the 100 dwellings currently sought by the emerging Local Plan. However should additional land be required the site could accommodate further development, and in any case could provide a permanent edge to the village together with community space as required. The land should therefore be included within the village envelope and allocated for residential development.

Attachments:      Location Plan 6806-100



Drawing | Location Plan  
Project | Land at  
Hill Farm  
Bishop's Tachbrook

Drawing No | 6806-100  
Client | Mr Brian Lewis  
Scale | 1:5000 @ A4  
Date | July 2012

  
**stansgate**  
PLANNING  
9 The Courtyard, Timothy's Bridge Road  
Stratford upon Avon CV37 9NP  
Tel: 01789 414097  
Fax 01789 414608  
E-mail: mail@stansgate.co.uk