



HOW

Planning and Environmental Advisers

**REPRESENTATIONS TO WARWICK DISTRICT
COUNCIL VILLAGE HOUSING OPTIONS AND SETTLEMENT
BOUNDARIES CONSULTATION (NOVEMBER 2013)**

ON BEHALF BARWOOD DEVELOPMENT SECURITIES LTD

JANUARY 2014

HOW Planning LLP, 40 Peter Street, Manchester, M2 5GP
Contact Partner: Gary Halman Telephone: 0161 835 1333

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APPENDICES

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1. INTRODUCTION

1.1 These representations are submitted on behalf of Barwood Development Securities Ltd ("Barwood") in respect of land south of Mallory Road, Bishop's Tachbrook. They respond to consultation being carried out by Warwick District Council (WDC) into the Village Housing Options and Settlement Boundaries Document (November 2013). A Plan showing the land controlled by Barwood to the south of Mallory Road, edged red, is attached at **Appendix 1**.

1.2 The following sets out our representations to the Village Housing Options and Settlement Boundaries Document, which Barwood and its appointed representatives would be pleased to discuss with the Council in order to secure appropriate changes ahead of its formal publication and usage in the production of the new Local Plan for Warwick District.

The Tachbrook Hill Farm / Land South of Mallory Road Site

1.3 Barwood controls c. 7.3 hectares (18 acres approximately) of land located to the south of Mallory Road (as identified on the plan at Appendix 1). This is the same land which is referred to as 'Tachbrook Hill Farm' within the Village Options and Settlement Boundaries consultation document (and shown as Site 3 on the Plan at page 39 of the Consultation document).

1.4 The site currently constitutes private farmland used for grazing. It occupies two roughly rectangular fields abutting the existing settlement of Bishop's Tachbrook immediately to the east.

1.5 Barwood formally submitted an outline planning application in respect of this site to Warwick District Council in December 2013 (application reference W/13/1688). The application proposes up to 125 dwellings with construction of access from Mallory Road, areas of public open space, landscaping and associated works. The 13 week determination period expires in March 2014. To date, the following statutory consultees have responded to raise no objection to the grant of planning permission, subject to the standard, appropriate planning conditions being attached:

- Seven Trent Water;
- Housing & Property Services;
- Highways Agency;
- Warwickshire Fire & Rescue Service;
- Warwickshire Police;
- Natural England;
- Environment Agency; and
- Public Rights of Way Officer.

1.6 In considering which sites should be allocated in the new Local Plan, we recommend that the Council gives careful consideration to the detailed technical evidence base supporting this planning application. This demonstrates that the site is deliverable and represents an excellent opportunity for a high quality and sustainable housing scheme which would make a positive contribution towards Warwick DC's housing supply and will deliver a number of important benefits for the village. We expand on this in section 3.

2. EMERGING PLANNING POLICY

Warwick District Council's new Local Plan

- 2.1 Warwick DC is currently preparing its new Local Plan that will guide future development in the District for the next 18 years. Most recently a public consultation on the Revised Development Strategy ran from 14th June to 29th July 2013 and comments are currently being analysed by Warwick DC to inform the next stage of the plan.
- 2.2 The draft Local Plan recognises that, in order to meet its future housing requirements, housing will need to be delivered on greenfield sites outside its previously defined settlement boundaries. It also recognises that the allocation of sites for a reasonable level of housing growth within and on the edge of its most sustainable villages (currently c. 15% of the total housing requirements set out in the emerging new Local Plan). This includes Bishop's Tachbrook, which is identified as a Primary Service Village, which should accommodate between 100 and 150 new homes over the Plan period (Warwick DC Revised Development Strategy, June 2013).
- 2.3 We agree that the expansion of sustainable villages through housing growth will contribute to a more sustainable pattern of future growth. Housing growth will provide much needed affordable housing and a more balanced housing mix, including the creation of opportunities for first-time buyers, those looking to downsize and families. In turn, this will help support and enhance local services and facilities that may be under threat.
- 2.4 We welcome this early opportunity to comment on the village housing options identified. But we also recognise that the new Local Plan is at a very early stage in its preparation and that the findings of the Joint Strategic Housing Market Assessment (JSHMA) will require the Council to reconsider its overall strategy in respect of its future housing requirements and distribution (Coventry & Warwickshire Joint Strategic Housing Market Assessment, November 2013). In light of the Joint SHMA findings, it is very likely that Warwick DC will need to release more land in order to help meet both its own and potentially neighbouring

authorities' requirements and allocating more housing to the most sustainable villages will necessarily be one option that requires further consideration.

- 2.5 We trust these representations and supporting evidence base will help inform this process and look forward to further opportunities to comment on the emerging new Local Plan before it is submitted.

Village Plans and Housing Options Consultation Paper

- 2.6 The Village Housing Options and Settlement Boundaries Report has been produced to help inform the emerging Local Plan. Section 2 establishes the Council's preferred broad locations for development in line with its draft Local Plan strategy summarised above.
- 2.7 The document makes clear that 15 housing options which were initially assessed by Warwick DC for Bishop's Tachbrook which was reduced down to 3. The final 3 options were then examined further via a more thorough investigation. The resultant outcome of this work has identified that the 'Land south of the school' is currently the Preferred Option for housing growth in Bishop's Tachbrook whilst 'land west of Bishop's Tachbrook' and 'land at Tachbrook Hill Farm' have been discounted by Warwick DC. The latter site is the subject of these representations.

Comments on the Evidence Base

- 2.8 In respect of Bishop's Tachbrook, the Options paper states that the preferred option (i.e. the land south of the school) has been chosen due to the "*potential regenerative impact on the village and potential improvements for accessing the primary school*" and discounts the land south of Mallory Road on the basis that it is a "*larger scale site with lower regenerative benefits than the preferred option*" (page 38 of Village Housing Options and Settlement Boundaries Document, November 2013).
- 2.9 Nowhere in the report does it explain what the specific regenerative benefits are that only the land south of the school can offer and so far as we are aware no evidence has been provided which supports the conclusion that the land south of the school would deliver regenerative benefits that are of overriding importance and sufficient to justify discounting other potential housing sites.

- 2.10 In the absence of a robust evidence base, we must object to the conclusions drawn as to which sites should be allocated and which should be discounted at Bishop's Tachbrook. Unless the Council's decisions are based on a proportionate evidence base, we consider the Local Plan will not be justified or consistent with national policy and is likely to be found unsound.

An Incomplete Evidence Base

- 2.11 We also note that the Council recognises it has not yet consulted fully with key stakeholders, including the County Highway Authority. While the formal opportunity to comment now is welcomed, discounting or preferring sites for allocation now seems premature in light of this.
- 2.12 For example, while it is not stated explicitly, it seems possible that the "regenerative benefit" that the Council considers only the land south of the school can offer (and justifies all other sites to be discounted entirely) is the potential for it to deliver a new access for the school. We are aware that the Parish Council would like to see a new access for the school in order to discourage vehicular movements through the centre of the village. However, there appears to be no technical evidence to demonstrate there is an issue which needs to be mitigated or that a new access, coupled with a second access identified to be needed to serve the land south of the school, can be achieved satisfactorily.
- 2.13 We would also add that, particularly as both the sites at Mallory Road and south of the school are sustainably located within a convenient walking distance of the village centre, it seems to us that both will offer important regenerative benefits and would note that only the Mallory Road site is within 300m (from the centre of the site) of existing bus stops. Discounting the site south of Mallory Road on this basis is therefore not justified and we strongly recommend that this is reconsidered with the benefit of a proportionate evidence base consistent with the NPPF.

Application of the Evidence Base

- 2.14 In addition to our concerns about the robustness of the Council's evidence base, it is not clear how that evidence base is being applied in the consideration of each site. For example, the Council's own Landscape Sensitivity and Ecological &

Geological Study (November 2013) considers a large 'zone' that washes over both the land south of the school and south of Mallory Road. In conclusion, it sets out that the *ground rises east to west across the zone, forming a very prominent skyline*" and goes on to state that "*development on the prominent skyline must be avoided*".

- 2.15 We agree that there is a localised ridgeline where the land south of the school is located. It also affects a small area to the south of the Mallory Road site but, as demonstrated on the indicative layout submitted with Barwood's planning application, a development of up to 125 homes can be delivered on the site without any development above the ridgeline where the land starts to rise. This part of the site, above the ridgeline, is not proposed for any development, and instead is intended for open community use.
- 2.16 In the absence of any explanation or other evidence this places into serious question whether the Council's decision on which sites to allocate or discount is justified. This is particularly in consideration of the NPPF which states that "*Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework*" (paras. 17 and 110).

Summary

- 2.17 We support the Council's recognition that expansion of the most sustainable villages, including Bishop's Tachbrook, though housing growth will support a sustainable pattern of development and is an essential component of the Local Plan.
- 2.18 Notwithstanding this, we continue to have serious concerns about the adequacy and application of the evidence base underpinning the emerging New Local Plan. Because of this, we must question the Council's judgement about which sites should be discounted and which should be allocated. Unless this is addressed, we do not believe the Local Plan can be found sound.
- 2.19 To assist the Council's further consideration, the following section explains why the land south of Mallory Road is deliverable and can offer a number of important planning gains, including regenerative benefits.

3. MALLORY ROAD SITE

Warwick District Council's New Local Plan

3.1 The NPPF makes clear that local authorities must *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area*" (para. 47). Furthermore, it sets out that, to be considered deliverable, sites should be:

- Available now,
- Offer a suitable location for development now, and be
- Achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

3.2 This section of our representations therefore explains how the land south of Mallory Road satisfies these criteria and should be allocated as part of the District's emerging Local Plan. This is informed by the detailed technical assessments supporting Barwood's current planning application, which include:

- Design & Access Statement;
- Findings of Arboricultural Assessment (Incorporating Arboricultural Impact Assessment and Tree Protection Measures);
- Ecological Appraisal;
- Flood Risk Assessment;
- Ground Conditions Desk Study (Phase 1 Contaminated Land);
- Landscape and Visual Impact Assessment;
- Noise Assessment;
- Statement of Community Involvement;
- Supporting Planning & Sustainability Statement;
- Transport Assessment;
- Framework Residential Travel Plan;
- Existing Utilities and Supply Assessment and
- Heritage Statement.

- 3.3 A copy of the entire outline application submission is appended to these representations at Appendix 2.

A Site that is Available Now and can be Delivered Within Five years

- 3.4 Barwood controls the site in it's entirely. It has entered into a promotion agreement with the landowner, who currently uses the site for grazing. It is available for development immediately, with any grazing stock being moved elsewhere within the landowner's farm estate, which spans over 1,000 acres.
- 3.5 Subject to the grant of planning permission the site can be delivered within five years. If the planning authority grants outline permission in March, development could commence later in late 2014, with completion during 2016-2017.

It offers a suitable location for development now

- 3.6 The site is included in the Council's latest (2012) Strategic Housing Land Availability Assessment (SHLAA) under site reference R31. The site considered in the SHLAA is a larger area extending to 18.43 hectares. The SHLAA notes that it is available with a willing landowner and that some of the site could potentially be suitable subject to evidence of local housing need and scale of development in relation to the existing settlement. The Councils own evidence base establishes the appropriate level of housing need for the village, which this site is consistent with.
- 3.7 The evidence we have submitted also demonstrates that the site is a sustainable location and suitable for development and that any impacts of development can be mitigated effectively. This is supported by the responses from the statutory stakeholders to the current planning application, none of which have raised any objection, subject to standard planning conditions being attached.
- 3.8 The current planning application submission also sets out a number of direct and indirect benefits that development of the land south of Mallory Road would deliver. We would highlight the following in particular:

1. It would provide a mix and range of house types, which is identified as being required to help meet the needs of the village's existing population and to encourage a wider demographic mix. This will include opportunities for downsizing, first time buyers and families, as well as providing affordable housing, for which there is a significant and urgent need.
2. There is clear potential for landscape enhancement - existing mature boundary landscape features can be retained and improved through additional tree and hedgerow planting, which would both 'soften' the settlement edge and fill in the currently 'gappy' hedgerows.
3. The southern part of the Mallory Road site, which sits within the 'localised ridgeline' which spans most of this area of the village, provides a good opportunity to provide a sizeable (c. 2ha) area of public open space. This could be transferred to the Parish Council and could be used for a variety of community uses.
4. Public consultation undertaken with the village before the outline planning supplication was submitted highlighted a desire to see areas of open space in the village that can be used to support education, such as a 'nature trail'. The proposed area of public open space could deliver this.
5. The existing Public Right of Way through the site will be retained and enhanced, an approach which is supported by the Mid-Warwickshire Group Ramblers Association and the Council's own Public Rights of Way Officer. This, coupled, with the open space on the site will encourage activities that will also promote health and well-being.
6. The site is within 300m of bus stops and 900m of the village centre (measured from the centre of the site). Improvements to the public right of way and footpaths and a pedestrian connection onto Mallory Road in the North West corner of the site will further encourage people to walk and cycle into the village and to use, sustain and improve local bus services. In turn, this will support local services and community

facilities, which are currently under threat from a recognised declining population.

7. There are significant opportunities for ecological and biodiversity enhancements on the site, as demonstrated by the biodiversity calculations that have been submitted to the Council which shows a net gain following development.

Development of this site is viable

- 3.9 Barwood has secured this site within the last 12 months and in entering into a Promotion Agreement, it is required to demonstrate to itself, the landowner and its investors that it will deliver acceptable returns for all parties.
- 3.10 Its assessment of viability was informed by the technical evidence base and a clear understanding of the anticipated development and infrastructure costs and mitigation needed to deliver a residential development on the site. It also factored in the provision of up to 40% affordable housing, in line with the Council's policy.
- 3.11 Barwood is therefore confident that the development proposed is viable, would provide acceptable and competitive returns to the willing land owner and to Barwood or another willing developer. We would be willing to discuss this in more detail with the local authority as it progresses its work on the Local Plan in order to inform its own viability assessments that are needed for Examination of the plan.

Summary

- 3.12 The site is available for development now, is suitable for development now, is viable and can be delivered well within the next five years. The additional benefits that development of this site could deliver should also not be ignored in assessing which sites to allocate in the new Local Plan.
- 3.13 We trust this will be helpful in supporting the Council's preparation of the new Local Plan and the additional technical evidence submitted will be considered and properly taken into account. We would welcome further discussions with the Authority in due course.

4. DETAILED RESPONSE TO COUNCIL'S SITE APPRAISAL

4.1 Appendix 6 of the Village Housing Options and Settlement Boundaries document sets out the findings of the Council's detailed site appraisals of the potential options for housing growth delivery. The below table establishes the Council's findings in respect of Site 3 'land at Tachbrook Hill Farm' (referred to as land south of Mallory Road within these representations) and HOW's response to each of topic of the appraisal.

| Appraisal Topic | Warwick District Council Response | HOW Planning Response |
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| Option Progress | Limited discussions with the NP group although it has potential links to BT01. | Site has been discussed with Neighbourhood Plan Group through consultation event and at Development Forum Presentation. Formal planning application has been submitted – reference W/13/1688. |
| Capacity (Revised) | 123 | Outline application submission at the site proposed up to 125 dwellings – therefore in line with Council's assertions. |
| Highways & Transport Issues | There is a strong interest in a planning application for the site but no formal consultation has been undertaken with Highways. There are currently visibility issues which restrict access to the site and a speed survey will be required to be undertaken first. | A planning application has been submitted at the site which is accompanied by a Transport Assessment and Travel Plan. This was produced in consultation with Warwickshire County Council Highways. It is also confirmed that a Speed Survey informed the findings of the Transport Assessment. Consultation is now ongoing with Warwickshire County Council during the |

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| | | determination of the application. |
| Environmental Health Issues | Air, light and noise pollution along with waste and emissions are likely to increase in the short-term. It is recommended that there should be a requirement for an EMP (construction & occupation) including monitoring. Potentially some noise issues from the M40 - particularly in more elevated sections of the site. | These issues identified will need to be considered with any housing option to the edge of Bishop's Tachbrook. A Noise Impact Assessment has been submitted with the outline application made at the site which confirms that noise should not pose a constraint to development providing the recommended mitigation measures are implemented |
| Flooding, Water & Drainage Issues | Surface water run-off will need to be effectively managed. A suitable sewage / drainage system will be required to support the development and not add to any current localised problems. Generally a more elevated location with minor risk of flooding. | A Flood Risk Assessment and Utilities Technical Note have been submitted with the outline application made at the site. These documents confirm that flood risk considerations do not constitute a barrier to the granting of planning consent at the site and that appropriate infrastructure can be provided to serve the proposed development. The Environment Agency and Severn Trent Water have raised no objection to the application, subject to the imposition of appropriate planning conditions. |
| Site and Planning Application History (part or all of site / | A planning application is expected very shortly. | A planning application has been submitted and validated at the site. Reference number is W/13/1688 and it is due to be determined in March 2014. |

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| 1990-2013) | | |
| SHLAA – Location | Edge of Village and extending beyond. Bishop's Tachbrook has been identified as a growth village with a range of services and facilities. | Agree that Bishop's Tachbrook is a sustainable village that can accommodate growth with a range of services and facilities. |
| SHLAA: Policy Context / History | Emerging policy direction supporting limited new housing in the more sustainable village locations. Neighbourhood Plan area. | Agree that Bishop's Tachbrook is a sustainable village that can accommodate growth with a range of services and facilities. |
| SHLAA: Physical Constraints: Access / Infrastructure / Layout | TPO113 on site. Site access may be restricted due to insufficient visibility splay. Layout would need to respect existing residential properties and connect well with existing village. | No 'A' grade trees of high quality and value were recorded within the Arboricultural Assessment submitted as part of the outline planning application submitted at the site. The constraints of the trees on site have been incorporated into the Illustrative Masterplan. |
| SHLAA: Potential Impact | Impact on the physical form of the village. Little potential connectivity to the village - essentially a new estate on the edge of the village. High landscape impact. | A Landscape and Visual Impact Assessment has been submitted with the outline application made at the site. This document concludes that the site has the capacity for the development as proposed on the Illustrative Masterplan and that there is no 'in principle' or policy landscape, or visual reason why the site should not be developed. The proposal development at the site has located and designed to minimise effects on the character and setting of the |

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| | | Bishop's Tachbrook. |
| SHLAA: Overall Suitability | Unsuitable as a large development due to landscape impact, erosion of rural character and concerns over suitable site access, site configuration and connectivity to existing built form. | Unsuitable as a large development due to landscape impact, erosion of rural character and concerns over suitable site access, site configuration and connectivity to existing built form. |
| SHLAA: Availability | Land in single ownership and the owner has expressed an interest in bringing the site forward for development. | Agreed – planning application submitted in agreement with land owner. |
| SHLAA: Achievability | Not achievable as a large scheme due to high landscape impact and associated issues. | Landscape issues considered under 'SHLAA: Potential Impact' Topic. Also addressed elsewhere in these representations and in Landscape and Visual Impact Assessment submitted with the outline planning application made at the site. |
| SHLAA – Timeframes | 2014/19 | Could be fully developed by 2017. |
| Parish Council Feedback | Area was seen as 'edge of Bishop's Tachbrook' and some distance from core village services and facilities. Not sure how development would help regenerate or sustain village services. Envisaged that there may be substantial opposition to development in this area, given its proximity and scale to nearby residential properties. | Site is within 900m from core village services (measured from centre of the site). Development proposals for the site can deliver many regenerative benefits and sustain village services, as identified in Section 3 of these representations. |

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| <p>Sustainability Appraisal: Significant Effects</p> | <p>All potential allocations are likely to lead to major positive long-term effects on housing needs as all sites make provision for housing. Potential site allocation has excellent access to public transport with a bus stop within 0-400m and there are pavements which provide safe access for pedestrians into the village centre or to public transport. The site is considered to be of high landscape value and therefore there is potential for major long-term negative effects.</p> | <p>Agree that development on this site would lead to major positive long-term effects on housing need. The site is in close proximity to existing bus stops and adequate pavement provision provides excellent pedestrian access from the site to village services and facilities.</p> <p>Landscape issues considered under 'SHLAA: Potential Impact' Topic. Also addressed elsewhere in these representations and in Landscape and Visual Impact Assessment submitted with the outline planning application made at the site.</p> |
| <p>Greenbelt / Greenfield Assessment: Summary</p> | <p>Generally a well-connected parcel which plays an important role in preserving the open setting of the village from the south. Some potential for enhancement.</p> | <p>The southern part of the Mallory Road site, which sits within the 'localised ridgeline' which spans most of this area of the village, provides a good opportunity to provide a sizeable (c. 2ha) area of public open space. This could be transferred to the Parish Council and could be used for a variety of community uses.</p> |
| <p>Landscape Character Assessment: Summary</p> | <p>Lies within LCP BT_04. This zone lies to the west of the settlement, bordered by Mallory Road to the north, A452 Banbury Road to the west and the M40 to the south-west. It comprises a</p> | <p>Landscape issues considered under 'SHLAA: Potential Impact' Topic. Also addressed elsewhere in these representations and in Landscape and Visual Impact Assessment submitted with the outline planning application</p> |

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| | <p>regular, medium to large field pattern of mixed farmland. Ground rises to a high point of 91m in the middle of the zone, giving rise to some distant views. There is one property within the zone – Tachbrook Hill Farm – which is a listed building. Hedgerow condition is mixed, with some internal hedgerows becoming gappy and very open at the base. There are few hedgerow trees within the zone, but roadside hedgerows have good tree cover and there are also small clusters of trees associated with several field ponds within the zone. PRowS W106 and W109 run through the zone. The zone has a strong rural character and functions as part of the wider farmed landscape, providing a green buffer between the edge of the settlement and the Banbury Road.</p> <p>The existing settlement edge is very prominent in this zone and any further development would exacerbate this and erode the rural character of the zone and the setting of the listed building.</p> | made at the site |
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| | Development on the higher ground would be particularly visible and should be avoided. | |
| Landscape Character Assessment: Value | High | Disagree - the site has the capacity for up to 125 homes with no 'in principle' or policy landscape, or visual reason why the site should not be developed. |
| Habitat Assessment: Summary | Majority of the site operates as open commercial farmland - options for enhancement around field edges - hedgerows and trees. | It is considered that development within the site would not contravene any legislation or planning policies. At a national and county level, the development provides retention and enhancement of habitats to meet the objectives of the NPPF. At a local level, the development also retains/replaces hedgerows and retains mature trees, and therefore meets the objectives of the WDLP. |
| Habitat Assessment: Value | Medium | Disagree. Should be reclassified as low given the above. |
| Summary and Conclusions | Edge of village site with little or no major connectivity to the main village. Distinctly rural environment which would have a significant impact on landscape character if developed. | Strongly disagree. The outline planning application submitted at the site complies with those saved Local Plan policies that are considered to be consistent with the Framework. The proposals also accord with all of the relevant provisions of the Framework for delivering |

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| | | <p>sustainable development. Residential development at this site would generate significant and mutually reinforcing economic, social and environmental gains and thus constitute the achievement of sustainable development in line with the Government's aspirations as outlined in the Framework. The site is located in a demonstrably sustainable location on the edge of Bishop's Tachbrook and in close proximity to core shops, services, amenities and public transport facilities.</p> |
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5. CONCLUSIONS

- 5.1 In summary, we support the future housing growth and expansion of sustainable villages including at Bishop's Tachbrook, which we agree contributes towards delivering a sustainable pattern of future development.
- 5.2 The opportunity to comment on the village housing options and settlement boundaries is welcomed but we feel that the decisions reached on which sites should be allocated and which should be discounted is premature in the absence of important evidence that would justify those decisions. Indeed, we have serious concerns about the quality and robustness of the evidence base upon which the Council has to rely upon in preparing the Local Plan. We do not consider it comprises a proportionate evidence base (i.e. an evidence base which is **adequate, up-to-date and relevant**) and unless this is addressed before the Council submits its Local Plan for Examination, it is likely to be found unsound.
- 5.3 With this in mind, we object in particular to the site south of Mallory Road apparently being discounted on the basis that it 'cannot deliver the same regenerative benefits' as it is suggested the land south of the school can deliver. It is impossible for consultees to respond in detail on this specific point as there is no explanation as to what those claimed regenerative benefits are or why they are of such importance that a particular site should only be allocated if those specific benefits can be delivered.
- 5.4 To inform the Council's assessment of the village options and the preparation of the New Local Plan, we have gone on to provide a technical evidence base, which robustly demonstrates that it is deliverable in the immediate short term and would make a valuable contribution to the District's immediate need for market and affordable housing and could deliver a number of benefits, including regenerative benefits for the village.
- 5.5 We would welcome further discussions with the Local Authority and look forward to future opportunities to comment on the emerging New Local Plan.

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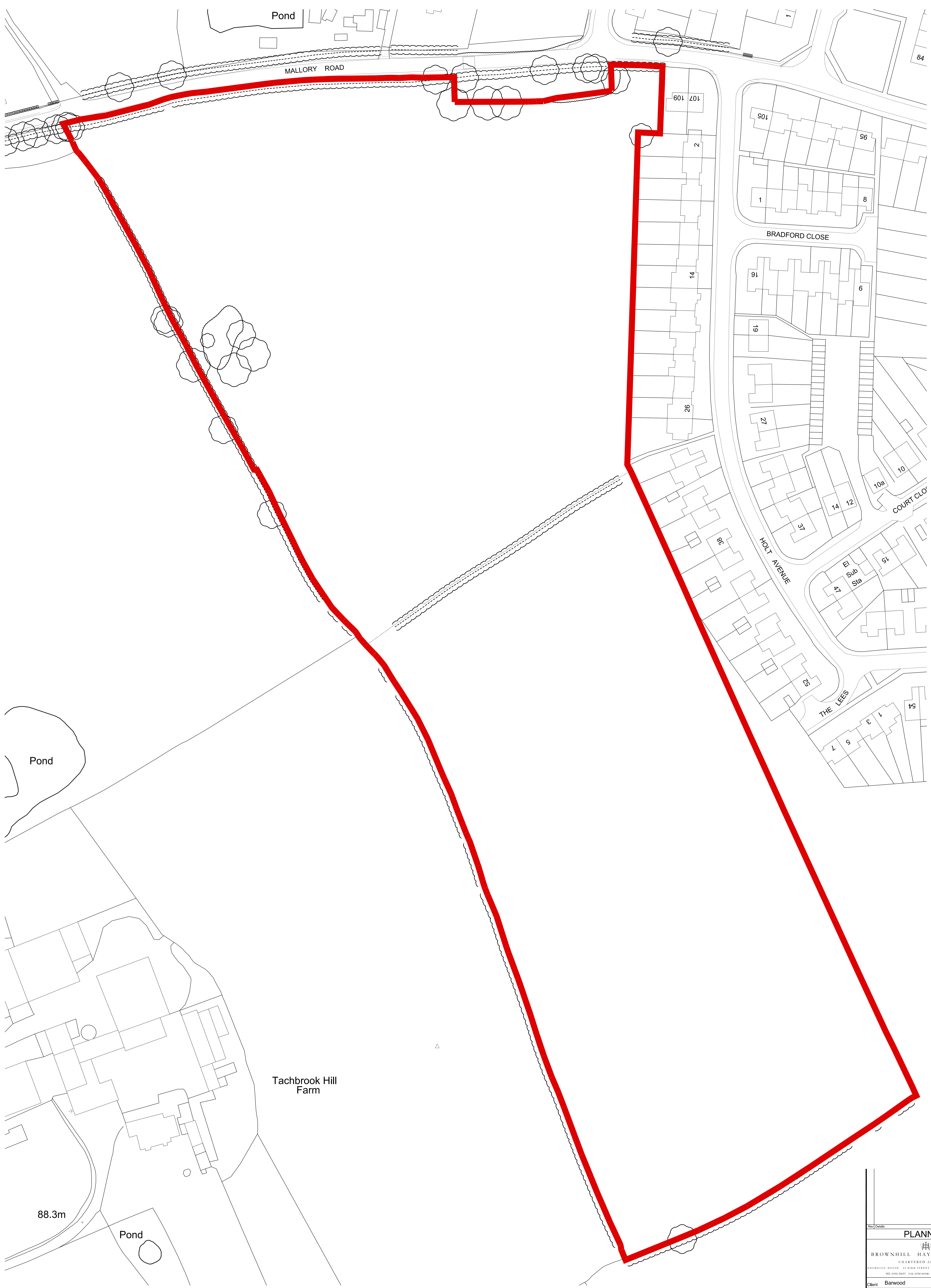
January 2014


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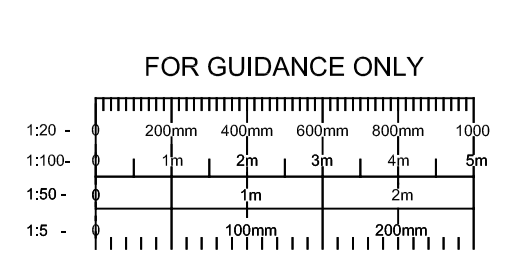
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**Appendix 1:
Land to south of Mallory Road site boundary**



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| Rev | Drawn | Date | Checked by |
| | | | |
| PLANNING | | | |
|  BROWNHILL HAYWARD BROWN CHARTERED ARCHITECTS GEORGIAN HOUSE 47 BIRD STREET LONDON STAFFS WALSLEY TEL: 01929 25417 FAX: 01929 40156 email: ash@bhwb.co.uk | | | |
| Client | | Barwood | |
| Project | | Bishop's Tachbrook | |
| Title: Existing Site Plan | | | |
| Scale | Date | Drawn By | Checked By |
| 1:5000 | 13/09/13 | CC | MW |
| Drawing Number | | Revision | |
| 2008-002 | | C | |



Appendix 2:

Application submission reference W/13/1688

**TO BE PROVIDED ON A CD DISPATCHED
WITH THE HARD COPY SUBMISSION**

HOW Planning LLP

40 Peter Street
Manchester M2 5GP
T: 0161 835 1333
howplanning.com

