

**BISHOP'S TACHBROOK PARISH COUNCIL**

**Clerk to the Council: Mrs Corinne Hill**

Gaydon Fields Farm, Gaydon CV35 0HF

Tel: 01926 641220 email: Parishclerk@bishopstachbrook.com

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22<sup>nd</sup> February, 2016.

Mr. C. Elliott,  
Chief Executive,  
Warwick District Council,  
Riverside House,  
Milverton Hill,  
Leamington Spa,  
Warwickshire CV32 5QG

Dear Mr. Elliott.

**LAND OFF SEVEN ACRE CLOSE**

It has come to the attention of the Parish Council that the above site is now to be included in the revised draft local plan. The Parish Council requests that this site is immediately withdrawn from the plan for the following reasons.

1. It is not in accordance with the Neighbourhood Plan. The Parish Council and District Council has had engagement on the Neighbourhood Plan over a number of months recently, and as late as last month the district gave approval for it to progress to Regulation 15. Para 10.2.3a sets out the Area of Coalescence Protection and this site is within that area. It is also outside of the village envelope. It therefore comes as a great surprise that this site is now to be included in the plan.
2. WDC's Stephen Hay when reviewing sites for the Village Housing Options and Settlement Boundaries Consultation in November 2013 commissioned by WDC, down graded this site as unsuitable due to its distance from local services (P38/39) and reaffirmed the existing settlement boundary. He recommended site 1 being "Land South of the School" which is now progressing rapidly to the build stage courtesy of Bloors.
3. The district rejected the planning application for this site when it was submitted by the developer for consent in 2014 and was preparing to defend the decision at the appeal hearing, before the appeal was withdrawn in early 2015.
4. If introduced into the LP now, it is difficult to see how the District could resist Barwoods bringing back their development on Land South of Mallory Road; and other similar sites adjacent to the village envelope.

5. Bishop's Tachbrook Parish is already carrying a disproportionate burden of the new housing for the district. The latest call for sites was prompted by a requirement for the district to provide 4000 additional homes for Coventry. Also within the same period The Secretary of State has approved the planning application for 900 homes at The Asps, also within Bishops Tachbrook Parish. Therefore a further 30 homes in this parish, 15 miles from where the additional homes are needed, just cannot be justified.
6. We have already set out in previous correspondence that we disagree with the calculation of housing demand for the HMA and are concerned that the district is not accurately reporting on an on-going basis, the number of dwellings being consented and the number being completed. These fundamental factors also demonstrate that these additional homes are not required at this time.

Given the imminent timing of the full council meeting this week, which will consider the revised draft local plan, we would be grateful if you could give this your urgent attention and ensure that this site is removed from the proposals.

Yours sincerely,

Sean Deely  
Chairman

c.c. District Cllr. Andrew Day  
Ms. Tracy Darke, Warwick District Council  
Mr. Dave Barber, Warwick District Council