

Bishops Itchington

Neighbourhood Development Plan 2011-2031



Regulation 14 Pre-Submission Draft

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1.0 Introduction

1.1. The Localism Act 2011 gave Parish Councils the power to prepare neighbourhood development plans (NDPs). Plans to help guide development in a community's local area. Through this NDP, local people in Bishops Itchington parish now have the opportunity to help shape future development in the village and wider neighbourhood area. This is because planning applications are determined in accordance with the development plan of which this NDP will eventually become part of, unless material considerations indicate otherwise.

1.2. For Bishops Itchington, this is a great opportunity for people living in the village to help to decide how the village should change in the years up to 2031. The Plan contains the vision for Bishops Itchington that was developed through consultation with the local community and key stakeholders and sets out clear planning policies to realise this vision.

1.3. Policies within this Plan will allow the village to develop through steady but moderate growth, meeting the housing needs of the community while at the same time preserving the importance of the open countryside, rural landscape and environmental assets. It also considers the infrastructure needed to support such growth.

1.4. An NDP must have appropriate regard to the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). This NDP will help to meet some of the sustainable development objectives of the Government through the implementation of its local policies.

1.5. When complete the Bishops Itchington NDP (BINDP) will sit alongside, and will be in general conformity with, the Stratford-on-Avon District Core Strategy 2011 to 2031. This was adopted on 11th July 2016. The BINDP also takes appropriate account of the District's emerging Site Allocations Plan. National Planning Practice Guidance (NPPG) advises in such instances that whilst an NDP *"is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested"* ([NPPG, Paragraph: 009 Reference ID: 41-009-20190509](#)). The Regulation 14 Draft Bishops Itchington NDP has, therefore, been prepared to take account of the reasoning and evidence informing the emerging Site Allocations Plan.

Neighbourhood Plan Process and Preparation

1.6. Bishops Itchington Parish Council, as a qualifying body, believe neighbourhood planning is an important power for local people to use and decided to prepare an NDP for the parish.

BISHOPS ITCHINGTON KEY FACTS

- Bishops Itchington lies about 7.5 miles south east of Royal Leamington Spa and 14 miles east of Stratford-upon-Avon. The designated Neighbourhood Area is the same as the Parish Boundary (Figure 2).
- For planning purposes Bishops Itchington is within the local authority area of Stratford-on-Avon District Council.
- At the time of the last Census in 2011 Bishops Itchington Parish had a resident population of 2,082 and it extends over 1,233.38 hectares.
- The development plan for the area comprises the Stratford-on-Avon Core Strategy 2011-2031, adopted 11 July 2016.
- Bishops Itchington is identified as a Category 1 Local Service Village in the development plan – the Stratford-on-Avon Core Strategy 2011-2031 (Core Strategy).
- The neighbourhood area has 5 Listed Buildings and no Conservation Area.
- The neighbourhood area includes part of the Harbury Quarries Special Site of Scientific Interest and the River Itchen SSSI.

1.7. The Neighbourhood Area covered by the BINDP is aligned to the current Bishops Itchington parish boundary. This has recently been changed to include the new development (to be known as Bishops Hill) at the old cement works. The additional area covered is bounded by the B4451 road and the railway line north of the existing boundary line. The revised parish boundary and neighbourhood area boundary was designated on 1st April 2019 (Figure 1).

1.8. The previous neighbourhood area boundary was designated on 13th January 2014 (Figure 2):

Figure 1. Designated Neighbourhood Area, 2019 (Source: Stratford on Avon District Council)

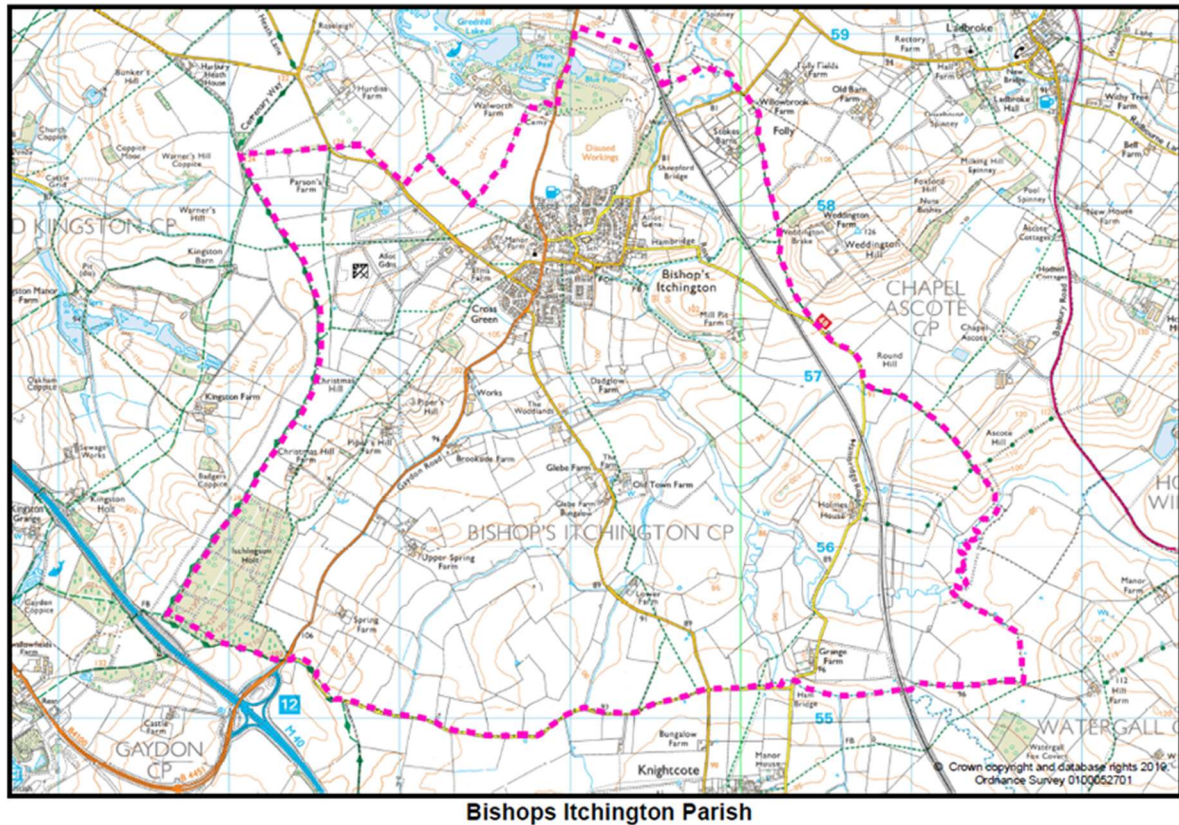
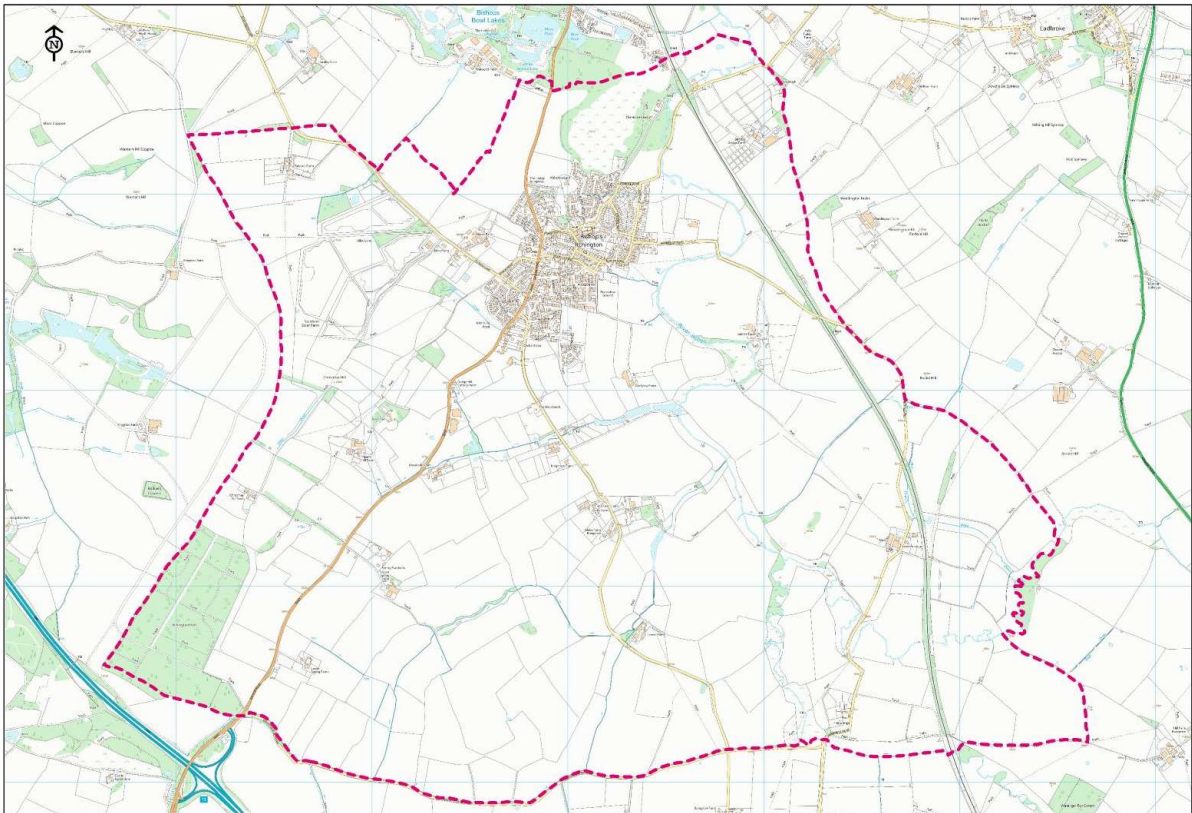
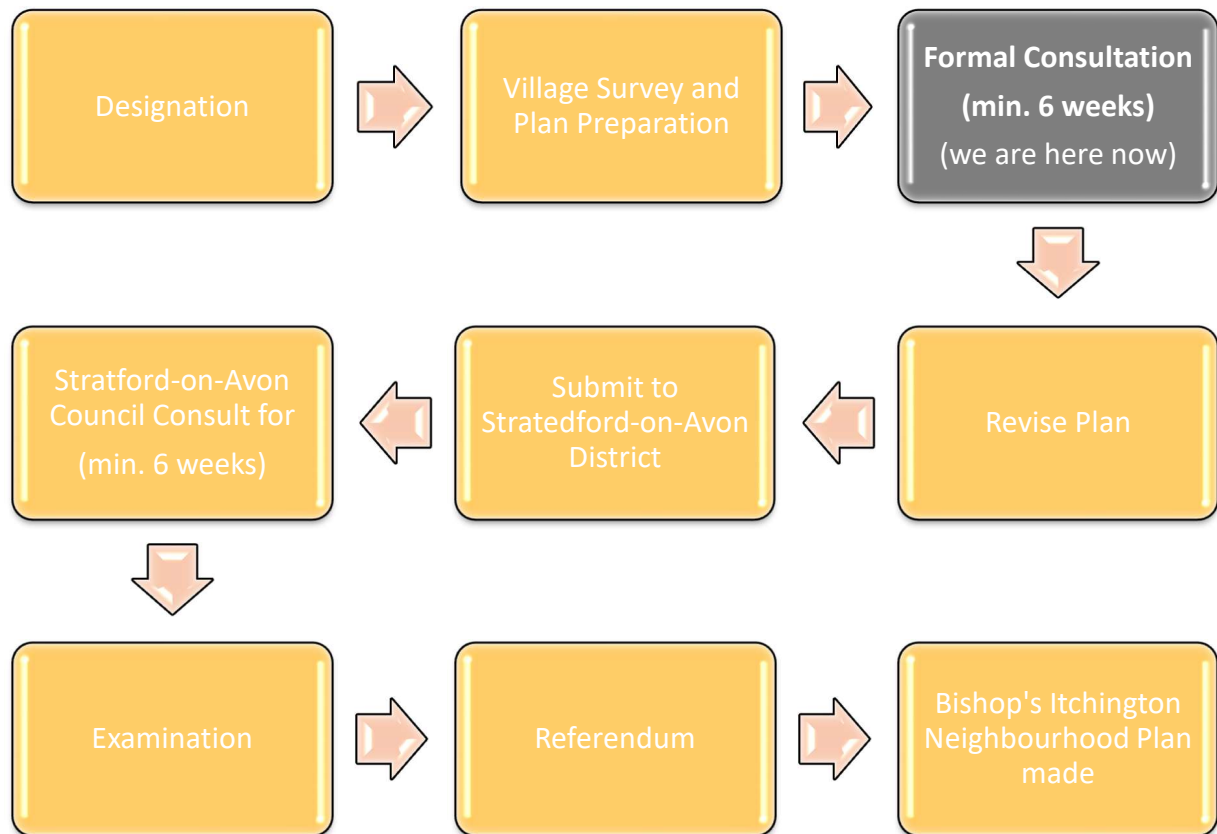


Figure 2. Designated Neighbourhood Area, 2014



1.9. A working group comprising Parish Councillors and local residents was established to progress work on the plan. Further information on the background and work undertaken so far on the Bishops Itchington NDP can be found at (https://bishopsitchington-pc.gov.uk/council/neighbourhood_plan.aspx). The steps in preparing a Neighbourhood Plan are set out in Figure 3. The BINDP has now reached the first stage of formal consultation: the Regulation 14 consultation.

Figure 3. Neighbourhood Plan Process



1.10. This Regulation 14 consultation runs for six-weeks from 1st February 2021 and gives residents, businesses, landowners and others an early opportunity to comment on the Draft Plan. Planning can be full of technical phrases and jargon, so we have also included a Glossary on page 52 to help you when reading the plan. We welcome your comments on the BINDP and these can be returned in writing to the Parish Council using the Consultation “Representation Form”, available from BIPC.

2.0 A History of Bishops Itchington

2.1. Bishops Itchington has a long, rural past and is first noted in the Domesday Book of 1086, when it comprised 43 households and had an estimated population of around 200 people. At this time, the village was under the ownership of the Bishop of Coventry and consisted of two separate settlements sharing one field system. The primary settlement, Nether Itchington, was located about a mile south of the current village at Old Town, whilst Upper Itchington was where today's village stands. The name Bishops Itchington would therefore appear to be a collective term for the two separate Itchingtons owned by the Bishop of Coventry. During the late 16th century, Nether Itchington (Old Town) declined through depopulation and Upper Itchington became firmly established. From this time, the population remained relatively unchanged until the beginning of the nineteenth century, when the discovery of a blue lias limestone seam brought quarrying to the village, and later, the cement works.

2.2. The village became more accessible in the 1850s, with the opening of the turnpike road (now Station Road) which linked the village with the Great Western Railway via a station at Deppers Bridge, a couple of miles away.

2.3. Whilst active, the quarry and cement works were a major employer for people living in the village. With the decline in quarrying activity and eventual closure of the cement works in 1970, the employment opportunities within the parish reduced and residents sought employment away from the village. The legacy of the quarrying activities are a number of lakes and pools, some of these having been turned into fishing lakes. The cement works has been demolished and this brownfield site has been developed into open land and is also now the site of a major housing development.



2.4. The first major modern day housing development and subsequent expansion of the village took place in the late 1960's with the construction of the Lakin Drive/Dadglow Road/Huckson Road/Starbold Road estate. Then in the 1970's, a smaller development in Mansions Close resulted in the construction of 24 homes. The 1980's saw the construction of the Abbots Meadow development, a large site centred around Rupert Kettle Drive. In the late 1990's, the Knightcote Grange estate off the Knightcote Road was built and in 2011/12, the Marlow Green estate was built off Station Road encompassing 31 homes. In 2013, 81 homes were constructed on the corner of Plough Lane and Gaydon Road and in 2019, another development off Knightcote Road was commenced, this to be known as Furrowfields where 84 homes are under construction. Also, in 2019, construction started on the old cement works where 195 further homes are under construction, this development will be known as Bishops Hill. As can be seen from this, in the last decade alone, more than 390 new build homes have been added to the village.

2.5. Whilst the nearby conurbations of Warwick, Leamington and Coventry are within easy reach for employment opportunities, since the building of the M40 motorway in the early 1990's, and the opening of Warwick Parkway station, there have been further changes to the nature of the village. Easy access to the motorway and rail networks makes the village attractive to commuters working further afield. In addition, the recent and significant expansion of the Aston Martin Lagonda and Jaguar Land Rover operations at the former RAF Gaydon site have further increased the appeal of the Bishops Itchington as the chosen place to live.

2.6. Today, Bishops Itchington has a growing population of over 2,082 usual residents (2011 Census).



3.0 A Future Vision for Bishops Itchington

3.1. To kick-start the preparation of the Bishops Itchington NDP a Village Survey (VS) was undertaken in June/July 2016. The VS was distributed to all households, a prize of dinner for two at the Butcher's Arms was offered, the pub was one of three places in the village, the others being Bishops Itchington News and the Greaves Club, where collection boxes were provided for completed survey forms to be dropped off. In addition, volunteers carried out a door-to-door collection of VS forms.

3.2. The VS was very comprehensive asking 55 questions, these covered:

The Village Survey Asked for

- *Household information (number of residents, age, etc.)*
- *Key issues in the parish*
- *Housing*
- *Services and community groups*
- *The character and environment of the parish*
- *Education*
- *Transport*
- *Jobs, employment and local business*

3.3. 340 completed VS forms were returned – about 40% of households.

3.4. The full VS results can be accessed here (https://bishopsitchington-pc.gov.uk/council/neighbourhood_plan.aspx). In summary, we found the following:

What the Village Survey told us

- *Many of you think that new large developments are inappropriate for the village but are not against small development schemes.*
- *There are concerns about parking and the speed of traffic through the village.*
- *There is support to improve and maintain the existing green spaces.*
- *There is support for the NDP to promote employment within the parish.*

3.5. From the VS and what you told us about the current and future issues facing the village and wider parish the following NDP Vision and strategic objectives have been identified.

Bishops Itchington NDP 2031 Vision

“In 2031 Bishops Itchington will have retained and developed a strong sense of community. This will have been sustained by enabling families to stay close together through all stages of life. New housing and commercial development will have seamlessly integrated with and helped to preserve the peaceful rural environment and the distinct character of the village.”

3.6. From the VS it was identified that the key issues to be addressed in the NDP should be identified under 5 themes:

The BINDP's 5 Themes

- *Housing and Development*
 - *Natural Environment*
 - *Built Environment*
 - *Local Community*
 - *Traffic and Transport*

3.7. In order to address these themes over the next 11 years a number of strategic objectives have been set for the Bishops Itchington NDP (Table 10:

Table 1. Key Issues and BINDP Strategic Objectives

Key Issues	BINDP Strategic Objectives
Housing and development	<p>SO1 - To retain and foster Bishops Itchington's strong sense of community by enabling families to stay close together through all stages of life.</p> <p>SO2 - To ensure new housing and other development seamlessly integrates with and preserves the existing rural environment and character of the village.</p> <p>SO3 - To encourage the retention of existing employers and to promote new employment opportunities for local people in appropriate locations in order to advance economic development in the Neighbourhood Area.</p>
Natural and Built Heritage	<p>SO4 - To preserve or enhance the peaceful, rural environment of Bishops Itchington by retaining, improving and managing existing green spaces and diverse wildlife habitats.</p> <p>SO5 - To promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced.</p>
Local Community	<p>SO6 - To ensure that valued community facilities, local shops and services are maintained and where possible enhanced in order to promote sustainable living.</p>
Traffic and Transport	<p>SO7 - To make the parish a safe and accessible place for residents and encourage a range of sustainable transport opportunities while recognising the need and place for motorised transport.</p>

4.0 Bishops Itchington NDP Planning Policies

Introduction

4.1. This section of the BINDP sets out the planning policies (yellow boxes) to manage development in the Parish up to 2031. The policies are defined below each BINDP strategic objective. Whilst the policies are divided between the objectives the policies of the plan should and will be read as a whole. This written document is also accompanied by a Policies Maps (available separately) that cross-references with the relevant policy, where applicable. This section of the BINDP also includes a number of non-planning - Parish Council Supporting Actions. These are actions that cannot be included in planning policy, but if implemented in other ways they are activities that will complement the BINDP's planning policies and benefit the parish. Parish Council Actions are highlighted in a different way to separate them from the planning policies.

Neighbourhood Plan Policies and other Planning Policy

National Planning Policy and Guidance

4.2. Neighbourhood Development Plans must be consistent with national planning policies and advice; and be in general conformity with the strategic planning policies for their area (Stratford-on-Avon District). It is therefore important that as the Bishops Itchington NDP is prepared, the emerging draft policies reflect this higher-level planning framework.

4.3. National planning policy is set out in the National Planning Policy Framework (NPPF) published in February 2019. This 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 performs an economic role, a social role and an environmental role.

4.4. The benefit of neighbourhood planning is set out in paragraph 29 of NPPF:

“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 policies¹⁶”.

Footnote 16: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

Stratford-on-Avon District Strategic Planning Policy

4.5. Strategic planning policy is set out in the Stratford-on-Avon Core Strategy 2011-2031 (<https://www.stratford.gov.uk/planning-building/core-strategy.cfm>). The District Council are also preparing two further development plan documents:

- The Site Allocations Plan – to be consulted upon in autumn 2020; and
- The Gypsy and Traveller Plan.

4.6. The Core Strategy will also be reviewed, this will take strategic planning policy to 2050. The exact scope of the review is still to be determined but will include strategic policies for the District. More information is available at www.stratford.gov.uk/corestrategyreview.

4.7. National Planning Practice Guidance (NPPG) advises that where merging strategic level plans are being prepared that an NDP *“is not tested against the policies in an emerging local plan [but] the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested”* ([NPPG, Paragraph: 009 Reference ID: 41-009-20190509](#)). The Regulation 14 Draft Bishops Itchington NDP has, therefore, been prepared to take account of the reasoning and evidence informing the emerging Site Allocations Plan, and will take account of any information arising from the Core Strategy Review, should that become available.

5.0 Housing and Development

Strategic Objectives

SO1 - To retain and foster Bishops Itchington's strong sense of community by enabling families to stay close together through all stages of life.

SO2 - To ensure new housing and other development seamlessly integrates with and preserves the existing rural environment and character of the village.

SO3 - To encourage the retention of existing employers and to promote new employment opportunities for local people in appropriate locations in order to advance economic development in the Neighbourhood Area.

Policy BINDP1 - New Development within Bishops Itchington

Within the Built Up Area Boundary (BUAB) new development will be supported in principle and when it is consistent with Core Strategy Policy CS.15 Distribution of Development, Policy CS.16 Housing Development, and Policy AS.10 Countryside and Villages.

The area outside the BUAB is countryside and development in this area will be restricted to those supported by policies in this plan and elsewhere in the development plan, including Core Strategy Policy AS.10 Countryside and Villages.

Within the framework of standards set at the time a proposal is submitted, development should seek to minimise resource use, exceed minimum standards for energy efficiency and seek to be carbon neutral, thereby contributing to reducing the effects of climate change.

Development will not be supported where it is of poor design that has an adverse impact on the character of the area. To ensure good sustainable design is achieved development should be designed to take account of, and will be assessed against, the following criteria, where relevant it:

- (a) reinforces local distinctiveness by demonstrating that appropriate account has been taken of existing good quality examples of village street layouts, blocks and plots, building forms and styles, materials and detailing and the vernacular of the settlement. This will be particularly important in the historic core of the village;**
- (b) is designed in such a way so as to make a positive use of local landform, trees, hedgerows and other vegetation and for larger proposals has had suitable regard to landscape setting and settlement pattern;**
- (c) conserves or enhances existing wildlife habitats and incorporates new native planting and landscaping that creates a net gain in biodiversity e.g. by creating new habitats, nesting and foraging opportunities;**
- (d) uses space and creates new public open spaces that are enclosed, integrated and overlooked by buildings and are in prominent useable locations. Such spaces should use native planting (including wildflowers to encourage pollinators);**
- (e) includes sufficient amenity space to serve the needs of the development and its users;**

- (f) includes appropriate boundary treatments that reflect local context and landscaping using predominantly native species to support a net-gain for biodiversity;**
- (g) does not have a detrimental effect on the amenity of occupiers in neighbouring property;**
- (h) does not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure;**
- (i) includes measures that seek to improve pedestrian facilities and linkages in the Parish and beyond to encourage walking and cycling, wherever possible;**
- (j) makes a contribution to local identity, and sense of place. Proposals should not feature generic designs and should be able to demonstrate how they take account of the locally distinctive character of the area in which they are to be located;**
- (k) respects the height of the buildings in the immediate surrounding area;**
- (l) uses, and where appropriate re-uses, local and traditional materials sympathetic to the context of the site, or suitable high quality alternatives that authentically reinforce or positively contribute towards local distinctiveness;**
- (m) contributes to reducing carbon emissions by incorporating measures to reduce energy consumption (e.g. building orientation, siting, areas for outdoor drying) and, where possible, sources of renewable energy (e.g. solar, domestic wind turbines etc.). Where such features are included, they should be appropriate in scale to the building of good design and well sited. Such features should also be sympathetic to the surrounding area;**
- (n) is designed to be as water efficient as possible e.g. by incorporating water collection measures;**
- (o) uses existing watercourses and ditches, sustainable drainage systems (SuDS, such as swales) to hold rainwater in storms. SuDS should be planted with native vegetation to support wildlife. All paving should be semi-permeable to allow run-off to drain away;**
- (p) includes features to minimise light pollution;**
- (q) includes space for off road/pavement storage of refuse and recycling bins;**
- (r) has appropriate car parking in accordance with locally adopted standards. Car parking should be sited in such a way that it is unobtrusive, does not dominate the street scene, and minimises the visual impact of car parking; and**
- (s) it links to existing Public Rights of Way and does not restrict the use and enjoyment of such routes.**

Background/Justification

5.1. From the VS we found that 69% of respondents want the BINDP to define and preserve the boundary of the village.

5.2. Policy CS.15 of the Core Strategy identifies Bishops Itchington as one of 5 Category 1 Local Service Villages. Over the plan period 2011-2031, Category 1 Local Service Villages will provide approximately 450 homes in total, of which no more than around 25% should be provided in any individual settlement. On a very simple calculation, Bishops Itchington would be expected to provide around 90 new dwellings ($450/5$), or at the 25% maximum threshold 112.5 new dwellings (450×0.25). This is to support the Core Strategy's strategic policy of "balanced dispersal".



5.3. However, across the District we know that many of these 450 new homes in the Category 1 Local Service Villages have already been built or approved through the planning process. Table 2 details permissions granted since 2011 in Bishops Itchington, these total 401 new dwellings (of which 117 have been completed and occupied). Further to this, planning permission was granted on 20th June 2016 for up to 84 dwellings east of Knightcote Road, and for a further 195 to be built on the site of the old cement works. The latter being consistent with Core Strategy Policy AS.11 Large Rural Brownfield Sites and not contributing to the Local Service Village target. Therefore 117 dwellings have been completed in the village and a further 85 approved, this is a total of 207 completions/commitments against a Core Strategy indicative target of 112.5 new dwellings at the 25% maximum threshold.

5.4. Since significantly more new homes have been built and are committed in Bishops Itchington than required by the Core Strategy, it is not considered necessary to allocate any further land for housing development in the BINDP. The Core Strategy target has been significantly exceeded in Bishops Itchington and the other Category 1 Local Service Villages.

5.5. To help manage future housing development a Built Up Area Boundary (BUAB) is put forward in the BINDP. This is the same as that put forward by Stratford District in the Site Allocations Plan (Figure 4). This includes all of the main built-up area in the village, and in preparing the NDP there has been no significant change or reason identified that necessitates a change in this boundary.

5.6. Policy BINDP1 of the NDP, therefore, seeks to manage future housing development within the BUAB, outside the BUAB, within the open countryside, development will be restricted to that consistent with Core Strategy Policy AS.10 Countryside and Villages. The Landscape Sensitivity Study for Local Service Villages identified the landscape adjoining the BUAB as high/medium sensitivity for new housing development (Appendix 2).

5.7. Responses to Question 9 of the VS indicated a strong preference that development sites should contain fewer than 11 dwellings. Almost two thirds (64%) felt that sites of 11-26 dwellings were not appropriate for the village and 87% felt that sites of 26 or more dwellings were inappropriate. Further to this, 68% felt that development in pockets of 2-4 dwellings would be more appropriate in Bishops Itchington. Given new development is directed to within the BUAB, unless existing commitments, this will almost inevitably be small-scale and infill in line with these preferences.

5.8. Policy BINDP1 sets out a series of additional criteria to help manage such development. These are in addition to any policy requirements elsewhere in the development plan. These criteria seek to ensure that new development in the village achieves the following:

- It is of sustainable design
- It reinforces local distinctiveness
- It promotes biodiversity
- It meets the needs of occupiers, neighbours and other users
- It minimises its impact on the local environment
- It is energy efficient and reduces carbon emissions

5.9. Applicants should also refer to the Development Requirements Supplementary Planning Document produced by Stratford on Avon District Council <https://www.stratford.gov.uk/doc/208718/name/SPD%20word%20combined%20web.pdf>

Table 2. Recent Development and Planning Approvals

Location	Reference	Build complete?	Net number of new homes	Number of affordable homes
Land Rear Of 1 To 5 Hambridge Road, Bishops Itchington	13/00624/REM	Yes	2	0
Land at Junction of Gaydon Road and Plough Lane, Bishops Itchington (aka "Knightcote Grange")	13/00914/FUL	Yes	81	32

Location	Reference	Build complete?	Net number of new homes	Number of affordable homes
Land at Station Road, Bishops Itchington	13/01979/FUL	Yes	31	11
Orchard Boarding Cattery, Bishops Itchington, CV47 2SL	13/02681/FUL	Yes	1	0
1 St Michael's Close, Bishops Itchington, CV47 2QP	14/00423/FUL	No	1	0
37 Gaydon Road, Bishops Itchington, CV47 2QW	14/01169/FUL	Yes	1	0
Gaydon Wood House, 39 Gaydon Road, Bishops Itchington, CV47 2QW	15/03536/FUL	Yes	1	0
Land to the West of Bishops Itchington	16/02717/REM	No	2	0
27 Gaydon Road, Bishops Itchington	16/03452/FUL	No	2	0
Furrowfields, off Knightcote Road	14/03419/OUT 17/00648/VARY 17/01884/REM	Ongoing	84	0
Elesmere 25 Gaydon Road Bishops Itchington Southam CV47 2QW	19/02436/FUL	TBC	1	0
TOTAL UNITS IN BUAB			207	42
Bishops Hill (old cement works)	13/03177/OUT 16/03142/REM 16/03781/VARY	Ongoing	195	195
The Willows (old cement works)	15/04532/OUT 17/03216/REM	Ongoing	80	28
TOTAL UNITS			482	255

Policy BINDP2 - Local Needs Housing

Within and adjoining the BUAB development for small-scale community-led housing schemes brought forward to meet a need identified in Bishops Itchington will be supported.

Such schemes must be supported by an up to date Housing Need Survey, or other comparable evidence of that need. The housing to be provided must include a suitable means of ensuring that such housing is affordable in perpetuity.

Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes.

Background/Justification

5.10. In response to Question 7 of the VS, 82% of respondents agreed or strongly agreed that priority for new housing should be given to those with a local connection. Core Strategy Policy CS.15 Distribution of Development supports the development of small-scale community-led affordable housing schemes brought forward to meet a need identified by that community.

5.11. One of the ways local needs can be demonstrated is through a housing need survey or other comparable up-to-date evidence of local housing need.

5.12. For the purposes of local needs housing applicable under Policy BINDP2 this will be based on a local connection with the Parish. A local connection is defined as:

- Someone who has lived in the Parish for a minimum of 6 months
- Someone who has previously lived in the Parish for 6 out of the last 12 months or 3 out of 5 years
- Someone who has close family connection¹ residing in the Parish for at least 3 years
- Someone who has full or part-time work in the Parish and has been employed for at least 6 months
- Someone who can otherwise demonstrate a connection to the Parish.

5.13. To satisfy the local connection criteria an applicant only has to meet one of the above points, although many may have more than this.

5.14. In the summer of 2016, Bishops Itchington Parish Council, with the help of Warwickshire Rural Community Council and volunteers from the NDP Steering Group, conducted a Housing Needs Survey. Of 1,000 survey forms circulated, 282 households responded. It was concluded that there was a need for 14 new homes in the parish for households with a local connection. This Survey, after almost 5 years, is now nearing the end of its usefulness and applicants seeking approval for local needs housing under Policy BINDP2 of the NDP may have to provide more up to date evidence of local need.

5.15. Policy BINDP2 also seeks to ensure that any new affordable housing provision provided through Policy BINDP2 is provided in perpetuity to benefit future residents of the area. This will be secured through a legal agreement.

¹ A close family connection is defined as mother, father, sister, brother or adult children.

5.16. In some instances, where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included to provide sufficient cross-subsidy to facilitate the delivery of affordable housing. In such cases, landowners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.

Policy BINDP3 – Local Economy

New development to support the local economy will be supported when it is consistent with Core Strategy Policy AS.10 Countryside and Villages and other development plan policy.

New development for homeworking that does not lead to significant adverse impact with regard to residential amenity or car parking will be supported.

Background/Justification

5.17. Policy BINDP3 seeks to encourage the retention of existing employers and to promote new employment opportunities for local people. This will be supported in appropriate locations in order to advance economic development in the neighbourhood area.

5.18. Employment is concentrated in a small number of retail outlets in and around the village, as well as a small number of commercial businesses. There are about 35 people employed in these commercial organisations, mainly local people.



5.19. 17% of the respondents to the VS indicated that at least one member of their household currently works from home. The NDP encourages further homeworking, but this needs to be developed in such a way that it does not have significant adverse impact on residential amenity (e.g. noise, loss of garden space, working hours) and does not lead to significant adverse impact as a result of increased car parking, particularly if this is off-street.

5.20. Other employment and business related development will be supported when it is consistent with Core Strategy Policy for Countryside and Villages (Policy AS.10). This Core Strategy policy supports development for:

- Conversion of a building for business purposes subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years.
- Redevelopment at a similar scale of an existing building for business purposes.
- Small-scale expansion of an existing group of buildings for business uses.
- An extension to a business in its established location.
- A building or structure related to agriculture, horticulture and forestry where it is required for such purposes.
- Farm-based business activities, including farm shops selling locally sourced produce
- New and extended garden centres and nurseries.
- Equine and equestrian-related activities.

5.21. Bishops Itchington has little childcare provision and no nursery facility in the village. There is no dedicated facility to support this (note - there is a Mother & Toddler group which requires the parent to attend). This being the case, it is not possible for a parent to leave their children, being cared for, in the village whilst attending a place of work.

5.22. From the VS (Q15), 23% of respondents identified a need for more pre-school services.

Parish Council Supporting Action 1 – Nursery Provision

To encourage the provision of a nursery facility within the village

5.23. From the VS (Q13), 68% of respondents remarked that the current Broadband provision is not good enough - it is too slow and more capacity is needed to support the current demand. A further 19% identified a need for improvement with further developments.

Parish Council Supporting Action 2 - Broadband

To work with service providers and other to improve broadband services within the neighbourhood area.

6.0 Natural and Built Heritage

Strategic Objective

SO4 - To preserve or enhance the peaceful, rural environment of Bishops Itchington by retaining, improving and managing existing green spaces and diverse wildlife habitats.

SO5 - To promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced.

Policy BINDP4 – Landscape Character

To maintain the distinctive character of the neighbourhood area, all new development must have regard to the landscape character and historic landscape character of the neighbourhood area. Where relevant, development proposals will be assessed against the following:

- a) The historic boundaries and features (e.g. hedgerows, trees) of the fieldscapes in the neighbourhood area, particularly those of high medium sensitivity adjoining the BUAB (Appendix 2);**
- b) In the historic core of the village any development should be designed in a sensitive manner, this should take account of designated and non-designated heritage assets, street layouts, and other key features of the historical development of the village and by consulting and assessing any identified impact against assets identified in the Historic Environment Record;**
- c) Impact on the archaeology of the area including the abandoned medieval village, ridge and furrow and other known archaeological features. Where considered necessary, by the appropriate bodies, further study/survey/investigation may be required. If development is considered acceptable, suitable recording or *in situ* preservation of the archaeological assets may be necessary;**
- d) Impact on the biodiversity of the area especially designated sites (SSSI, Local Wildlife Sites, Phase 1 Habitats and Woodland Priority Sites;**
- e) Impact on the geodiversity of the area.**

The following views (Appendix 1. Views) will be protected:

- View from Station Road looking west**
- View from Hambridge Road looking south east**
- View from Mount Pleasant looking west**
- View from Knightcote Road looking south east**
- View from playing field towards railway and Burton Dassett Hills**

Development affecting these views may need to provide a Landscape Visual Impact Assessment, this should identify any mitigation considered necessary to make the development acceptable.

Background/Justification

6.1. The Bishops Itchington neighbourhood area lies within Natural England's National Character Area 96 Dunsmore and Feldon <http://publications.naturalengland.org.uk/publication/4878893332824064?category=587130>. NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for.

6.2. Dunsmore and Feldon is predominantly a 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.



6.3. Each NCA includes Statements of Environmental Opportunity – these can be used as a starting point for developing landscape and other NDP policies.

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.

6.4. From the VS we know that 65% of respondents want to enhance the protection of historic and natural features and 77% want to see enhancement and protection of the landscape. All of the landscape surrounding the BUAB is considered to be of high/medium sensitivity for housing development (Appendix 2).

6.5. Policy CS.5 Landscape of the Core Strategy seeks to protect landscape character and quality in the District by ensuring that development takes place in a manner that minimises and mitigates its impact and, where possible, incorporates measures to enhance the landscape. Policy CS.5 will also be used to assess the cumulative impact of development proposals on the quality of the landscape. In doing this Policy CS.5 has three separate sections on Landscape Character and Enhancement; Visual Impact; Trees Woodland and Hedges. Policy BINDP provides additional local policy detail to sit alongside this strategic planning policy.

6.6. Policy BINDP4 also identifies the most significant views in the neighbourhood area. Responses to the survey held within the parish also resulted in considerable concern that the views over the local countryside should be maintained (Table 3). These views are illustrated with photographs in Appendix 1.

Table 3. Which views are important?

Q22	Previously, residents of Bishop's Itchington have identified the following views in and around Bishop's Itchington that should be kept. Do you agree or disagree? (please refer to the map) (tick one box per row)					
		Strongly agree	Agree	Disagree	Strongly disagree	Not sure/Don't Know
	View from Station Road looking west	157 (49%)	83 (26%)	20 (6%)	3 (1%)	55 (17%)
	View from Hambridge Road looking south east	191 (60%)	75 (24%)	5 (2%)	1 (0%)	47 (15%)
	View from Mount Pleasant looking west	147 (47%)	86 (27%)	14 (4%)	2 (1%)	66 (21%)
	View from Knightcote Road looking south east	170 (53%)	73 (23%)	12 (4%)	1 (0%)	62 (19%)
	View from Starbold Road towards Dadglow Farm	171 (54%)	76 (24%)	7 (2%)	2 (1%)	61 (19%)
	View from playing field towards railway and Burton Dassett Hills	224 (70%)	61 (19%)	6 (2%)	1 (0%)	29 (9%)
	Other	40 (83%)	1 (2%)	0 (0%)	0 (0%)	7 (15%)

6.7. The Historic Environment Assessment (HEA) of Local Service Villages (July 2012) comprises 39 separate desk-top assessments. For Bishops Itchington the study concluded:

“A total of 21 heritage assets lie within 1km of the village of which eight fall within the 500m study area. Of particular significance is the area to the east of the village which has been identified as the area deserted in the medieval period (BIS 5).”

6.8. The HEA also noted that from LIDAR and aerial photography, the following were identified:

- an area of ridge and furrow were identified to the east of the River Itchen;
- well-defined ridge and furrow to the south and west of the deserted medieval village;
- a series of cropmarks at the bend of the River Itchen to the east (BIS A), which may represent settlement activity; and
- a circular feature was also identified to the east of the Itchen, southeast from the site, from the WHER aerial photographic sources (BIS B).

6.9. The HEA mapped the archaeological sensitivity of the area, Figure 5.



Figure 5. Historic Environment Housing Assessment Sensitivity (Source: Stratford on Avon District Council)

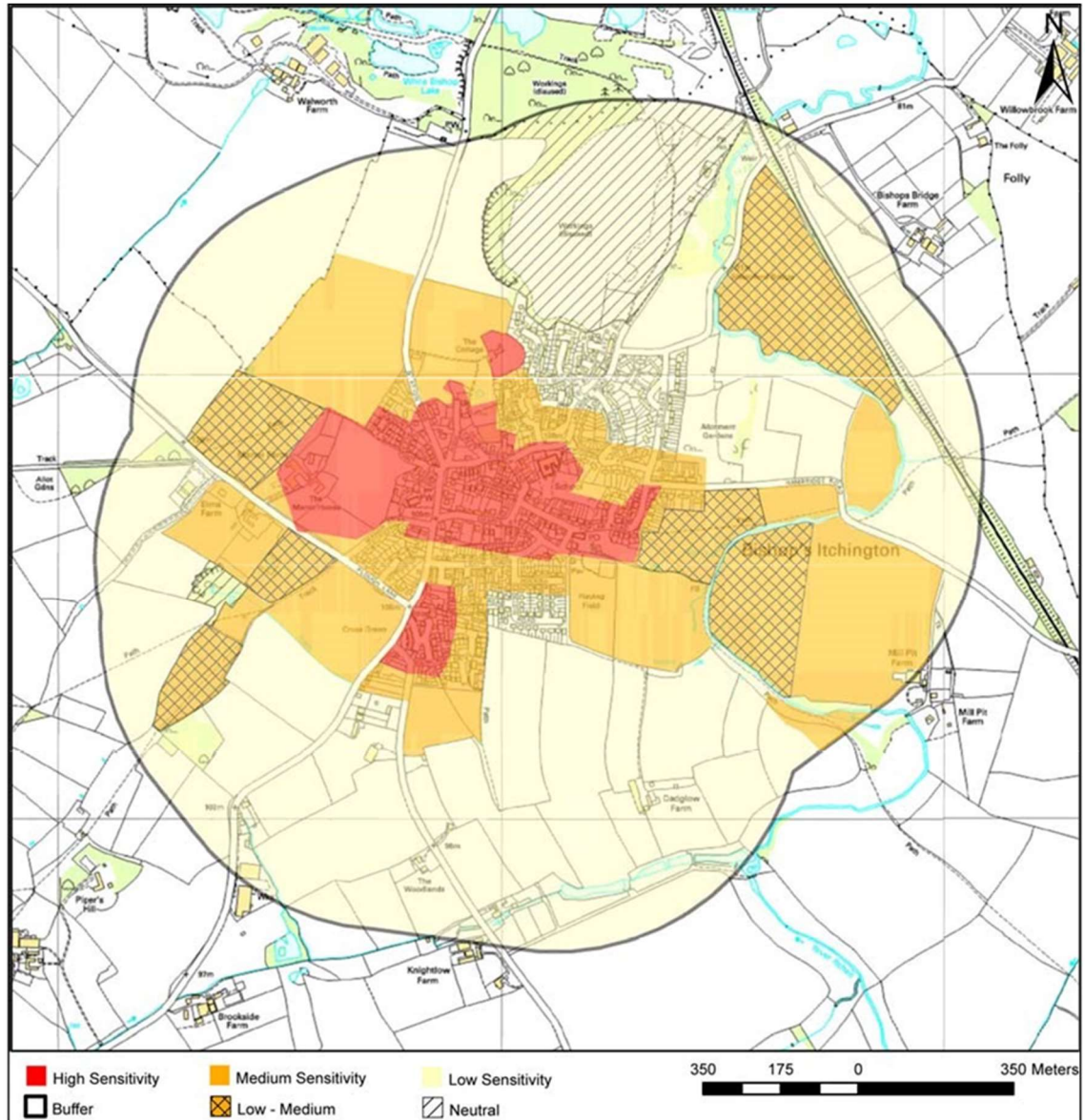


FIGURE 4.4 BISHOPS ITCHINGTON SENSITIVITY MAP

6.10. Those preparing development proposals should access the various studies available and the Warwickshire Historic Environment Record when preparing development proposals. Policy BINDP4, by identifying these specific local assets adds additional development management policy criteria to strategic planning policy.

7.0 Local Community

Strategic Objective

SO6 - To ensure that valued community facilities, local shops and services are maintained and where possible enhanced in order to promote sustainable living.

Policy BINDP5 - Protecting and Enhancing Community Facilities

The community facilities listed below and shown on the Policies Map will be protected in accordance with Core Policy CS.25 Healthy Communities:

BINDP5/1 - Bishops Itchington Primary School
BINDP5/2 - Bishops Fryer (fish and chip shop)
BINDP5/3 - Bishops Itchington newsagent
BINDP5/4 - St Michael's Church
BINDP5/5 - Children's play area
BINDP5/6 - Community centre
BINDP5/7 - Hard courts at the playing field
BINDP5/8 – Former Post office and shop
BINDP5/9 - The Butcher's Arms pub
BINDP5/10 - The Co-Op general store
BINDP5/11 - The Greaves Club
BINDP5/12 - The Memorial Hall

Proposals to enhance and improve existing community facilities will be supported. New community facilities will be encouraged providing they are compatible with existing neighbouring uses.

Background/Justification

7.1. Policy BINDP5 seeks to protect the various local facilities in the village. By doing this it will ensure that the village continues to have and enjoy excellent local facilities maintain a strong, active, healthy and vibrant community.

7.2. Appendix 3 provides a list of clubs and organisations present in the Neighbourhood Area and summarises the use local people make of them.



7.3. From the VS we know (Q14 &15) respondents were in favour of retaining and enhancing existing community facilities, local shops and services. By doing this sustainable living and well-being will be retained within the community. Since the VS was carried out, the Post Office and shop has closed – there is now a “pop-up” post office in the Community Centre a couple of afternoons/week. A hairdressing salon has now opened in the former post office.

7.4. Policy BINDP5 identifies 13 local facilities that will be subject to the protection afforded by Core Strategy Policy CS.25 Healthy Communities. Under Policy CS.25 it is expected that existing community facilities will be retained unless one of the following is satisfied:

1. there is no realistic prospect of the facility continuing for commercial and/or operational reasons on that site;
2. the land and/or property has been actively marketed or otherwise made available for a similar or alternative type of facility that would be of benefit to the community;
3. the facility can be provided effectively in an alternative manner or on a different site in accordance with the wishes of the local community; and
4. there are overriding environmental benefits in the use of the site being discontinued.

In all of these instances the potential to mitigate within the local area the loss of a community facility will be considered alongside any proposal for development on the site of the existing facility.

7.5. The village lacks an obvious commercial centre, although the chip shop/pub/community centre area is recognised as *de facto* the centre of the village. Ideally, any new retail should be located in this central area of the village.



7.6. The school currently has two more physical classrooms than classes - these are currently used for specific lessons - an “IT suite” is one of them. Growth in the population of the village (and the county) leads to increasing pupil numbers and if additional classes are created due to rising pupil numbers, then these existing facilities will need to be displaced and alternative provision may be required.

7.7. From the VS (Q13), 58% of respondents identified a need for an increase in the primary school facilities to keep pace with any increase in local housing, whilst 18% identified an existing need for increased facilities with the current housing levels.

7.8. The village surgery, whilst not housed in an optimal facility, provides a much-valued service to the community and especially to those who are less able to travel to Harbury or Kineton. There is strong support in the VS for a surgery to remain in the village, but it does not necessarily have to be in the existing building.

7.9. From the VS (Q13), 42% of respondents identified a need for an increase in the local health facilities (surgery) to keep pace with any increase in local housing, whilst a further 51% identified an existing need for increased facilities with the current housing levels. Concerning Q15, 63% of respondents identified an additional need for a pharmacy.

Policy BINDP6 - Sports Facilities

To retain, enhance and improve the current sports facilities within the village, and ensure they will be accessible to all users.

Background/Justification

7.10. As the numbers of residents in the village increases as more homes are provided so, proportionally, will the numbers of people using the village's sports and recreation facilities increase.



7.11. From the VS (Q13), 48% of respondents identified a need for an increase in the open space/recreational facilities to keep pace with any increase in local housing, whilst a further 18% identified an existing need for increased facilities with the current housing levels. In addition, 43% of respondents identified a need for more facilities with an increase in development whilst 25% considered that current facilities were insufficient.

Policy BINDP7 - Local Green Space

The following sites identified below, and shown on the Policies Map, are designated as Local Green Spaces

BINDP7/1 - Playing Field and Pavilion

BINDP7/2 - The Yellow Land

BINDP7/3 - Plough Lane allotments

BINDP7/4 - Ridge & Furrow land adjacent to Knightcote Road

Development of these spaces will only be permitted when consistent with national planning policy for Green Belt.

Background/Justification

7.12. Paragraphs 99-101 of the NPPF enable local communities to designate protected Local Green Spaces within their area. Local Green Spaces are spaces that are of particular importance to local communities, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife.



7.13. Local policy for managing development within a designated Local Green Space should be consistent with planning policy for Green Belts.

7.14. In the VS, local people were asked which green spaces were most important to them? (Figure 6). Paragraph 100 of NPPF, reproduced in full below, sets out the criteria for designating local green spaces. One of these criteria is that the space is “demonstrably special to a local community”, the VS provides a starting point in demonstrating how the local green spaces identified in Policy BINDP7 are demonstrably special to the residents of Bishops Itchington.

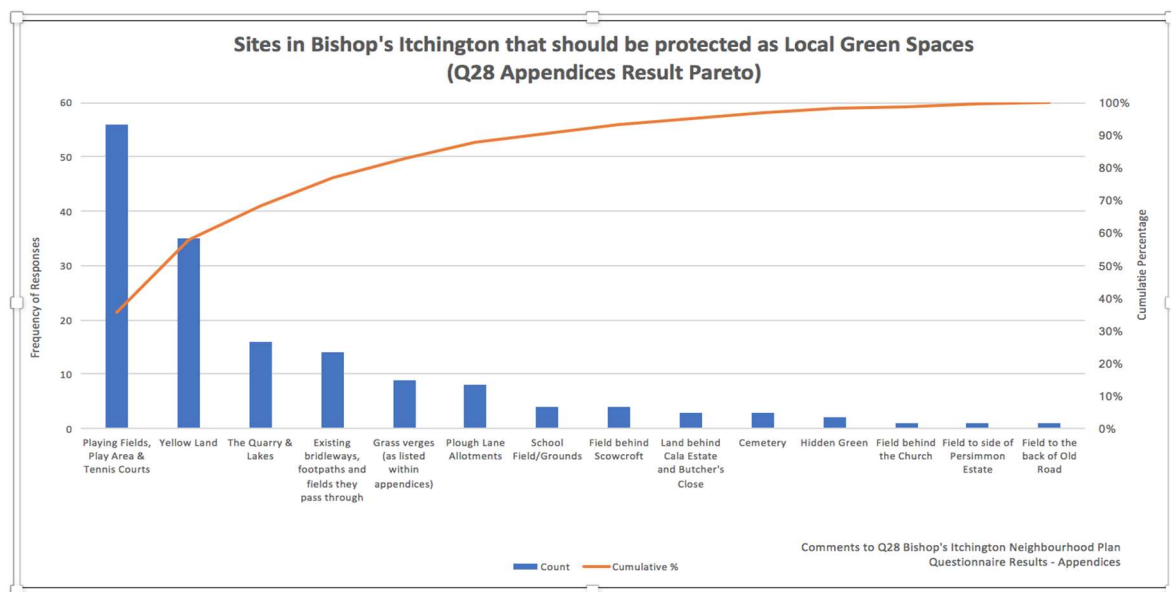
“100. The Local Green Space designation should only be used where the green space is:

- 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

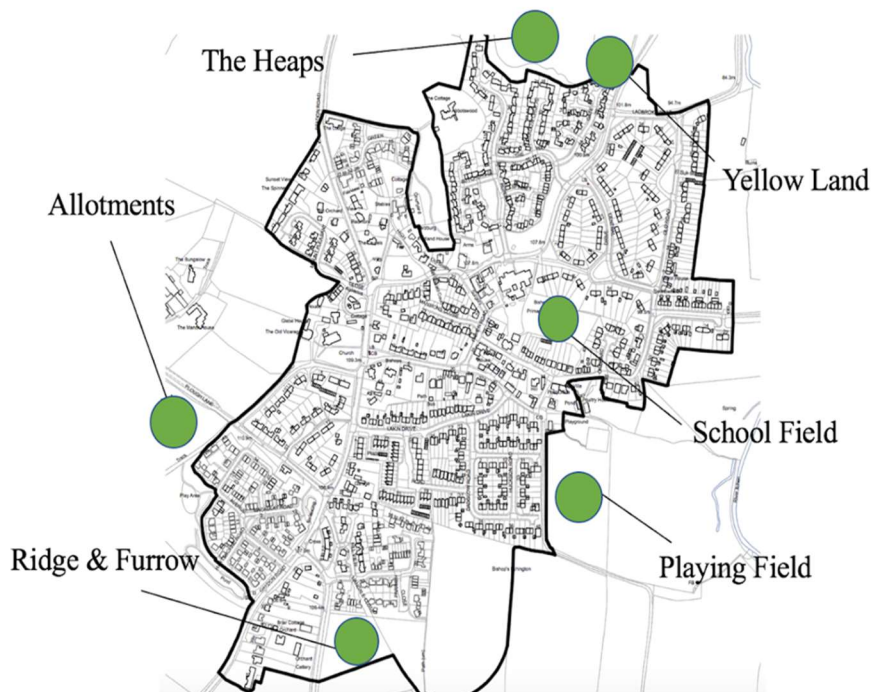
- c) local in character and is not an extensive tract of land.”*

Figure 6. What Areas Should be Designated Local Green Spaces? (Source: Village Survey)



7.15. In order to give some clarification as to where these areas are located within the village the six main areas are shown in the map below, Figure 7.

Figure 7. Location of Local Green Spaces



7.16. In preparing this plan, it was decided that the Bishops Hill Nature Reserve was an extensive tract of open land and, therefore, failed one of the national planning policy tests. It was also decided that the school playing fields were more appropriately protected as a community facility under Policy BINDP5 of this plan. In terms of the 4 remaining spaces, as well as the evidence from the VS, these 4 proposed local green spaces meet the full national planning policy designation for the following reasons.

The Playing Field

This facility consists of a recreation field, hard courts and a play area. It provides for a variety of activities including football (Bishops Itchington has Saturday and Sunday teams playing in local leagues), tennis, netball etc. together with changing room facilities, a children's play area (equipped with swings, climbing frame and zip wire), as well as an area used extensively by dog walkers. There is a mini nature reserve in one corner of the field which is planted with fruit trees and is maintained by a team of volunteers.

The Playing Field is owned and managed by Bishops Itchington Parish Council and is dedicated as a Queen Elizabeth II Field in Trust.

There is currently a scheme to build a new sports pavilion, the current facility considered as being unsuitable to cater for the needs of the playing field users.

The playing field is 1.90 hectares in size and on the eastern boundary of the village in close proximity to the community it serves. The site is clearly bounded on all sides and not an extensive tract of land.

The Yellow Land

This parcel of ground at the edge of the old cement works to the north of the village is owned and managed by Bishops Itchington Parish Council. Local volunteer groups help with its maintenance and promoting the biodiversity aspects with sessions held to encourage local children to take an interest in the natural wildlife found there. This area is a habitat for the rare Small Blue butterfly, *Cupido Minimus*, vetches on which they feed and some varieties of orchid.



The yellow land is 0.45 hectares in size and on the northern boundary of the village in close proximity to the community it serves. The site is clearly bounded on all sides and not an extensive tract of land. The Yellow Land Project aims to transform an overgrown and neglected area of an old limestone quarry into a community green-space and nature reserve (see: https://bishopsitchington-pc.gov.uk/council/the_yellowland_natural_heritage_project.aspx)

Plough Lane Allotments

The Plough Lane Allotments are used extensively by villagers. The site, to the west of Plough Lane, has recently been improved and all 20 plots are currently fully utilised.

The site is 0.52 hectares, in reasonably close proximity to the community it serves on the western boundary of the village and not an extensive tract of open land.

Ridge & Furrow

This area adjacent to Knightcote Road and next to the new “Furrowfields” housing development is now to be retained and managed by a management company, being an area of historical interest.

The site is 0.50 hectares, in reasonably close proximity to the community it serves in the south of the village BUAB and not an extensive tract of open land.



7.17. As well as the 4 sites being put forward for designation as Local Green Space, the Bishops Hill Nature Reserve was also considered. It was concluded that this site already had protections under other policy and legislation and that it failed to meet one of the planning policy tests being an extensive tract of open land.

Bishops Hill Nature Reserve (formerly known locally as the quarry heaps)

Bishops Hill Nature Reserve (Figure 8) has been created from waste land and is now managed by Warwickshire Wildlife Trust (WWT) having been transferred to them by the previous landowner. It covers an area of 26 hectares north of the village and is adjacent to The Yellow Land and was also part of the old cement works site which closed in 1970. It has since been established as an important local site for wildlife. The hill is formed from the waste lime created from the limestone quarry and cement works which opened in 1852.

Back in 1852 an aerial ropeway transported the waste material from the quarry which accumulated into the hill which is found today. This low nutrient mound means a variety of lime-loving plants can grow such as the bee orchid, which support a range of rare and important butterfly species such as the Small Blue (*Cupido minimus*) and Grizzled Skipper (*Pyrgus malvae*). Today the grassland, scrub and woodland, plus the blue pool, provide a rich mosaic of habitats for local wildlife. There are fantastic views from the top of the mound all the way into Leicestershire and Northamptonshire. The large piece of metal winding gear at the top of the mound, which now forms a monument, was discovered when WWT acquired the reserve in 2018 and the woodland was cleared to provide open corridors for wildlife. It represents the area's heritage, and the opportunity provided by this fantastic site for people and wildlife. The site will be managed to control scrub on the grassland and continue to provide a diverse structure of habitats to accommodate and attract a variety of important wildlife.

Policy BINDP8 – Other Open Spaces

Development that would result in the loss of the open spaces within the village will be only supported when:

- a) **Equivalent or better provision is provided elsewhere within or adjoining the BUAB; or**
- b) **It can be clearly demonstrated by the applicant that the open space no longer performs a useful open space function in terms of the local environment, amenity, or active public recreation use.**

Background/Justification

7.18. Throughout the parish there are numerous grass verges, footpaths and bridleways, all of which contribute to the rural atmosphere of the area. In the main, the verges are managed and maintained by Bishops Itchington Parish Council. Policy BINDP8 seeks to protect these areas for the benefits they provide to amenity, village life and the visual appearance of the village.

Other local community issues

7.19. Certain services are not provided within the village at present, and residents are required to travel to other urban areas. Rural public transport services have been cut-back, making it more difficult for non-car owners or drivers to gain access to these. Provision of these services locally would also provide new employment opportunities for local residents.

7.20. 49% of respondents to the VS would like to see dental services in the village.

Parish Council Supporting Action 3 – To encourage development proposals which would introduce dental and pharmaceutical services to the village

Proposals to provide dental and pharmaceutical services in the village will be supported, and as long they are in keeping with the village.

7.21. Respondents highlighted the lack of recycling facilities at present, the nearest facilities being located at the Tesco store in Southam. From the VS 54% of respondents said they would like to see recycling facilities provided in the village.

Parish Council Supporting Action 4 – To encourage the introduction of recycling facilities within defined locations within the village.

Proposals that encourage the installation of recycling facilities within appropriate location(s) with the village would be supported.

8.0 Traffic and Transport

Strategic Objective

SO7 - To make the parish a safe and accessible place for residents and encourage a range of sustainable transport opportunities while recognising the need and place for motorised transport.

8.1. Based on what we know and what you told us in the VS, the Parish Council, through the NDP and other means, will seek to work towards this Strategic Objective by working with agencies and others to identify and realise ongoing improvements to transport and vehicle parking.

8.2. The priorities include:

- Ensuring that adequate off-road vehicle parking exists in all new housing developments and that all properties provide secure storage space for cycles
- Creating safe walking and cycling environments in and around the village
- Ensuring new residential and commercial developments provide opportunities to facilitate the use of sustainable modes of transport (walking, cycling public transport) leading to reductions in greenhouse gas emissions and easement of congestion within the village and its environs
- Promoting a sustainable transport network with access to regular, reliable bus services

8.3. Many of the measures that would help to achieve these priorities lie outside the scope of the NDP (being non planning matters) e.g. the improvement of bus services, or they are covered by existing planning policy e.g. car parking in the Core Strategy and County parking standards. The NDP, therefore, is limited in what it can say on these matters or is comfortable in letting other parts of the development plan deal with them.

Policy BINDP9 - Maintenance of existing footpaths/bridleways as cycling routes

New development should protect existing Public Rights of Way and other walking and cycling routes. Where practical and feasible new development should also create new connections to the existing network of foot and cycle routes. These should be well designed, safe and seek to provide access to local facilities and the open countryside.

Background/Justification

8.4. Public rights of way (PROWs), and other walking and cycling routes within the village that give access to schools, medical facilities, shops and other amenities must be protected and enhanced where possible. The encouragement of walking and cycling is a key part of improving the health and wellbeing of our community and reducing harmful emissions.

Policy BINDP10 - Electric Vehicle (EV) Charging Infrastructure for new Homes

All new residential development providing off-street car parking which is within the curtilage of a dwelling should provide facilities for plug-in vehicle re-charging.

Where on-street or communal car parking is provided this should also include post mounted or street light mounted charging points. Such infrastructure should be sited and designed to avoid street clutter and be safe for all users of streets and highways.

Background/Justification

8.5. Warwickshire County Council, through Policy EVCI3 of its Electric Vehicle Charging (EVC) Infrastructure Strategy 2017-2026 requires districts and boroughs to ensure policies require the inclusion of electric charging infrastructure. SDC's Core Strategy identifies this in Policy CS.26, encouraging the provision of electric charging points for low emission vehicles.

8.6. Policy BINDP10 seeks to ensure new development includes EVC both within the curtilage of new dwellings and in communal/on-street car parking areas. The provision of ECV in the latter should be well-sited so as to avoid street clutter and be safe for all users e.g. by avoiding trip hazards for pedestrians and obstructions for road vehicles. Further guidance is available in the Stratford on Avon District Supplementary Planning Document *Development Requirements*

(<https://www.stratford.gov.uk/doc/208718/name/SPD%20word%20combined%20web.pdf>).

8.7. The provision of public transport in the village and wider neighbourhood area remains inadequate and fails to serve the needs of the village. With a growing village population, this need increases for services to access urban centres, medical facilities, particularly as the ageing population increases. Residential expansion also brings more school aged children, and these will need to travel outside of the village for their secondary education.

Parish Council Supporting Action 5 - S106 provision for commuted sums for community transport

When planning applications are made, and where relevant and feasible the parish Council will seek a commuted sum from developers, towards the provision of public transport enhancement covered as part of any planning approval.

9.0 How to Comment on This Document?

9.1. This draft of the Bishops Itchington Neighbourhood Development Plan is published for six-weeks formal consultation, the pre-submission Regulation 14 consultation.

9.2. Copies of the plan can be viewed at the BIPC website (bishopsitchington-pc.gov.uk) where it is available online. Hard copies can be requested and obtained from the Parish Council office.

9.3. Comments should be made available on one of the comment forms available from the Parish Council office or online at (bishopsitchington-pc.gov.uk)

9.4. The consultation runs from 1st February 2021 and comments must be received by 22nd March 2021.

10.0 Monitoring and Review

10.1. The Parish Council will monitor the progress and performance of the BINDP. Should things change considerably a review may be considered necessary.

Appendix 1 – Views

1. View from Station Rd looking west



2. View from Hambridge Rd looking south east



3. View from Mount Pleasant looking west



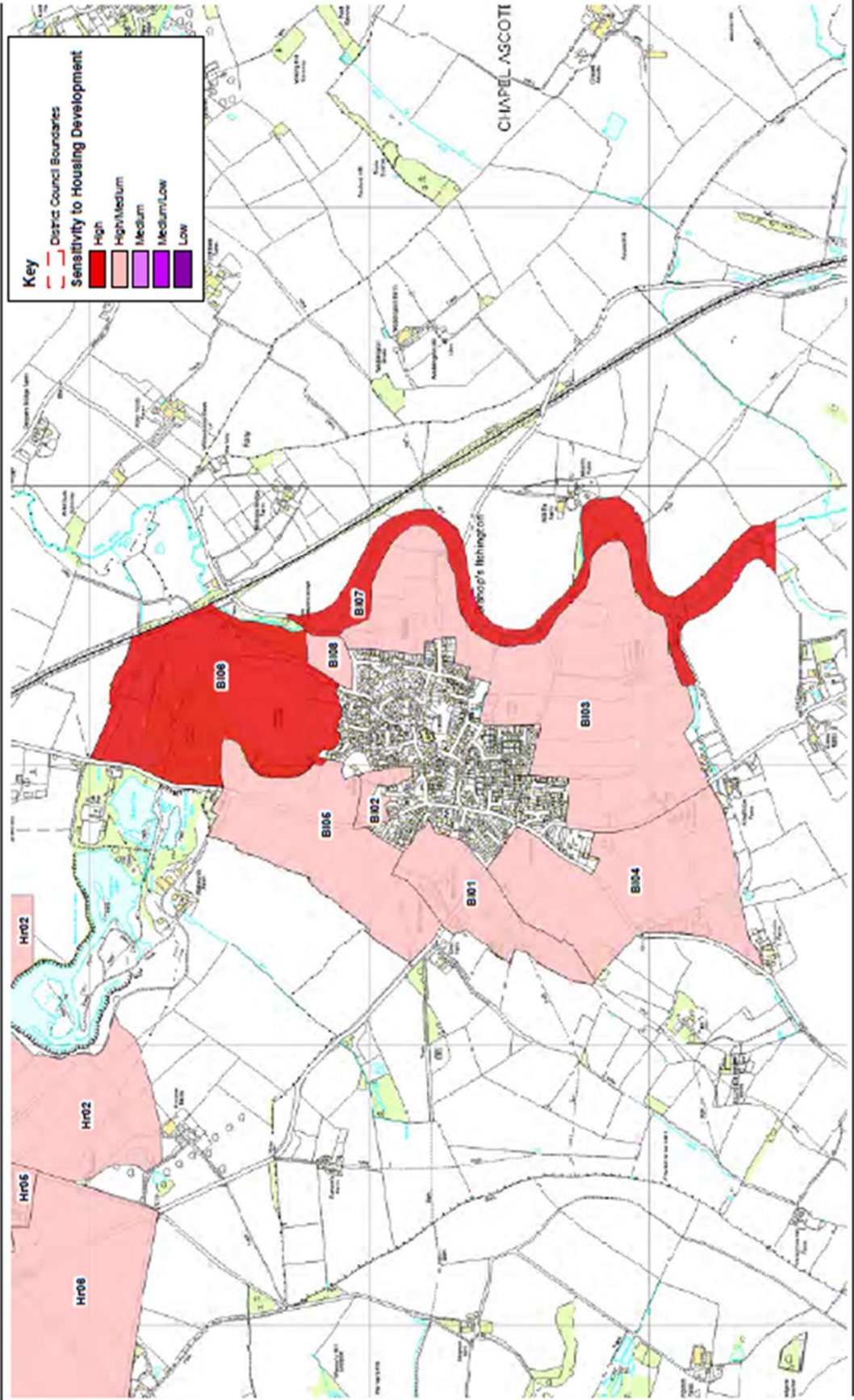
4. View from Knightcote Rd looking south

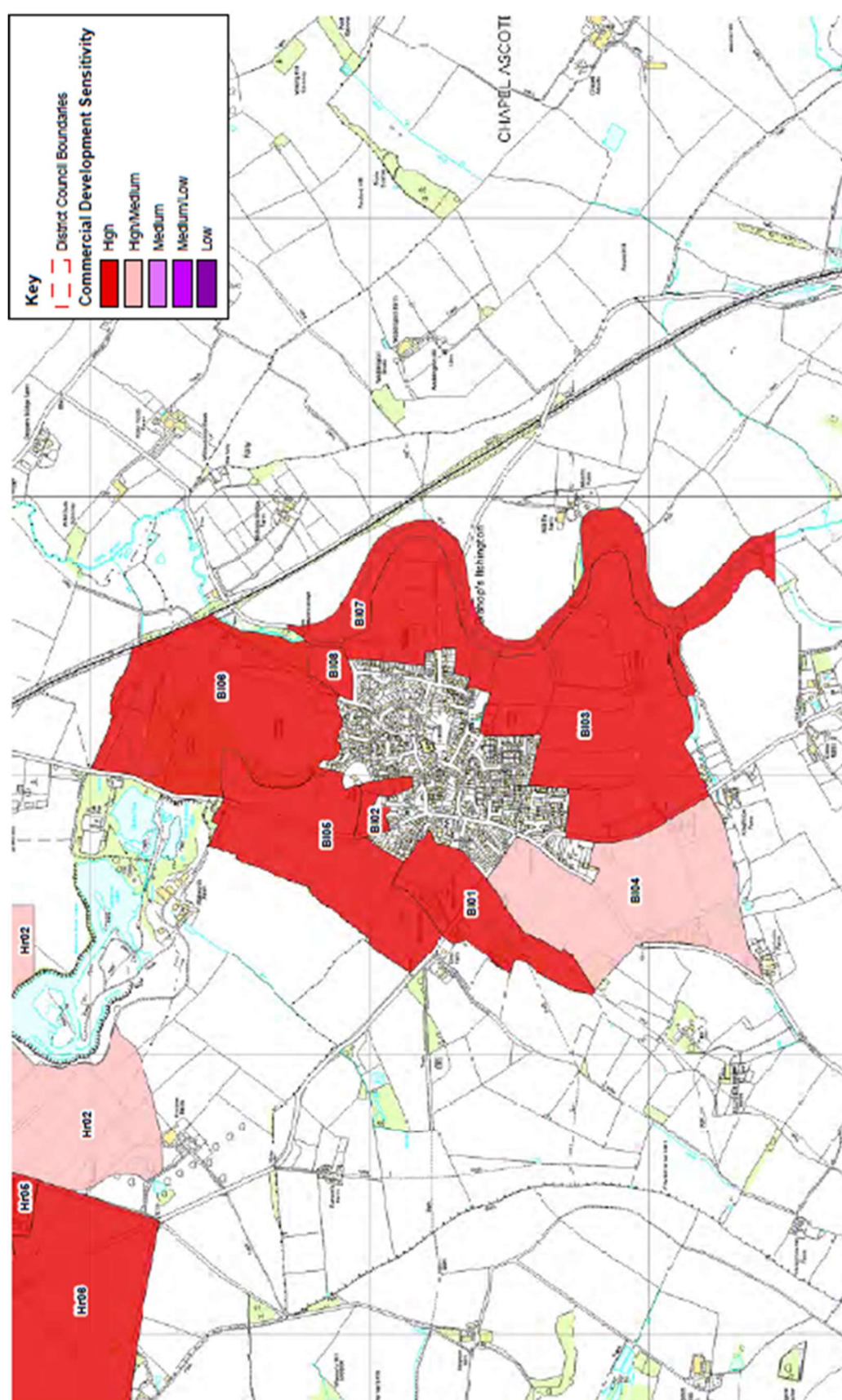


5. View from playing field looking towards Burton Dassett Hills



Appendix 2 – Landscape Sensitivity (Source : Landscape Sensitivity Study for Local Service Villages)





Appendix 3 – Community Assets

Q13 Which of the following do you think Bishop's Itchington need more of: (tick one box per row)

	We need more of this now without more housing	We will need more if there is to be more housing	We have enough of these	Don't know/not sure
Allotments	71 (24%)	58 (19%)	45 (15%)	124 (42%)
Superfast broadband internet	216 (68%)	61 (19%)	13 (4%)	28 (9%)
Built leisure facilities (e.g. sports hall, hard play areas, tennis courts)	78 (25%)	137 (43%)	71 (23%)	29 (9%)
Bus services	119 (37%)	111 (35%)	35 (11%)	56 (17%)
Community facilities	75 (25%)	139 (46%)	65 (21%)	25 (8%)
Local health facilities (e.g. GP, dentist)	168 (51%)	139 (42%)	18 (5%)	5 (2%)
Local primary schools	57 (18%)	186 (58%)	42 (13%)	34 (11%)
Local shops	74 (23%)	142 (45%)	85 (27%)	17 (5%)
Parking areas	149 (46%)	139 (43%)	19 (6%)	16 (5%)
Parks and play areas	57 (18%)	153 (48%)	84 (27%)	22 (7%)

Q14 How often do you and your household use or visit these facilities in Bishop's Itchington? (Tick one box per row).

	Never	Daily	Weekly	Monthly	Up to six times per year
Bishop's Fryer (fish and chip shop)	61 (19%)	0 (0%)	25 (8%)	110 (34%)	128 (40%)
Bishop's Itchington news	36 (11%)	61 (18%)	108 (32%)	59 (18%)	71 (21%)
Cemetery	239 (74%)	3 (1%)	19 (6%)	18 (6%)	43 (13%)
Children's play area	142 (46%)	16 (5%)	60 (19%)	32 (10%)	62 (20%)
Community centre	141 (46%)	0 (0%)	28 (9%)	32 (10%)	105 (34%)
Hard courts at the playing field	211 (67%)	7 (2%)	24 (8%)	23 (7%)	49 (16%)
Mobile library	293 (92%)	0 (0%)	8 (3%)	5 (2%)	12 (4%)
Post office and shop	16 (5%)	18 (6%)	123 (38%)	109 (33%)	60 (18%)
St Michael's Church	154 (48%)	0 (0%)	35 (11%)	14 (4%)	117 (37%)
The Butcher's Arms	52 (16%)	3 (1%)	68 (21%)	97 (30%)	106 (33%)
The Co-Op	2 (1%)	79 (24%)	207 (62%)	37 (11%)	8 (2%)
The Greaves Club	196 (61%)	3 (1%)	46 (14%)	29 (9%)	45 (14%)
The Memorial Hall	94 (29%)	1 (0%)	52 (16%)	47 (15%)	125 (39%)

Q15 Looking ahead to the future, which of these would you like to see in the village? (please tick all that apply)

A dental surgery	153 (49%)	More shops and/or more services	146 (47%)
A library	90 (29%)	More takeaway food outlets	77 (25%)
A pharmacy (chemist)	195 (63%)	Recycling facilities	169 (54%)
More allotments	85 (27%)	Additional health facilities (please state)	78 (25%)
More pre-school services	73 (23%)		

Appendix 4 – Local Community Groups and Organisations

Part 5: Community Groups

Q16	Do you or anyone in your household participate in any of these community groups? (please tick all that apply)			
Baby and toddler group	24 (15%)	Bishop's Itchington Football Club	16 (10%)	
Beavers	13 (8%)	Bishop's Itchington Sports Association	9 (5%)	
Bishop's Itchington Nature Group (BING)	12 (7%)	Brownies	6 (4%)	
Bowling club	14 (8%)	Cubs	10 (6%)	
Crafty Cuppa	48 (29%)	Rainbows	7 (4%)	
Darby and Joan Club	8 (5%)	Senior residents	35 (21%)	
Scouts	9 (5%)	Youth Club	10 (6%)	
Women's Institute	42 (25%)	Other (please state)	33 (20%)	
Badminton	14 (8%)			

Glossary

Accessibility: The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.

Affordable Housing: Housing that is provided to eligible households at a price/ rent below the market rate, whose housing needs are not met by the market. It includes socially rented, affordable rented and intermediate housing.

Ancient Woodlands: These are defined as areas where there is believed to have been continuous woodland cover since at least 1600 AD. It can include both ancient semi natural and ancient replanted woodlands. They are irreplaceable habitats.

Appropriate Assessment (AA): Under the Habitat Regulations Assessment, stakeholders such as developers/ Local Authorities are required to undertake this assessment when a plan or project is likely to have an impact on any European Environmental conservation designations (i.e. Natura 2000 sites consisting of Special Protected Areas of Conservation, Special Protected Areas, etc.). The overall aim of this assessment is to demonstrate that the plan/ project will not have an adverse impact on the integrity of the environmental designation. Alternatively, the AA will need to demonstrate why the proposed project/ plan is in the overriding public interest and the compensatory measures that will be taken to ensure the overall coherence of the Natura 2000 sites is protected.

Biodiversity: The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Brownfield Land: See definition for Previously Developed Land.

Carbon Footprint: The amount of greenhouse gas produced in daily life through the burning of fossil fuels.

Community Infrastructure Levy (CIL): This allows Local Authorities to raise funds from developers undertaking new building projects in their area. This is used to fund a wide range of infrastructure (i.e. transport schemes, schools, etc.) that are needed to support the development of their area.

Connectivity: The linkages that exist between key locations.

Developer Contributions: Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off-site.

Development Plan Document (DPD): These are planning documents forming part of the Local Development Framework (LDF) and which have a status of being part of the development plan. In order to acquire this status, they will be subject to independent scrutiny through a public examination. Certain documents within the LDF must be DPDs, for example the Stratford-on-Avon Core Strategy, Site Specific Allocations of land and Area Action Plan where produced. There must also be an adopted Policies Map which may be varied as successive DPDs are adopted. Current Local Planning Regulations no longer use the term DPD and refer to Local Plans instead.

Dwelling: A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.

Economic Development: Development, including those within the B Use Classes, public and community uses, and main town centre uses (but excluding housing development).

Evidence Base: The information and data gathered to justify the policy approach set out in the Neighbourhood Plan including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.

Greenfield Land: Land which has not previously been developed, including land in agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments).

Green Infrastructure: A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Listed Building: a building listed because of its special architectural or historic interest considered to be of national importance and therefore worth protecting.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies and other planning policies which under the Regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Localism Act: This is an Act of Parliament that changes the powers of local government in England. The Act includes provisions for local government finance, town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects.

Mixed Use (or Mixed Use Development): Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

Mode: The type of transport being used for a journey.

National Planning Policy Framework (NPPF): This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Non-designated heritage assets: buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets, such as Listed Buildings.

Physical Infrastructure: Includes existing and future development required to support utilities, transport and waste management.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. It includes defence buildings and land used for mineral or waste extraction when there is no requirement for subsequent restoration. Land in built up areas such as private residential gardens, parks, recreation grounds and allotments are not considered as PDL. PDL is still commonly referred to as brownfield land.

Public Realm: Areas available for everyone to use, including streets, squares and parks.

Section 106 Agreement/ Contribution: Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Site of Specific Scientific Interest (SSSI): A site or area designated as being important due to its wildlife plants or flowers and/ or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under Wildlife and Countryside Act 1981.

Social Infrastructure: Includes education, healthcare, sports facilities, cultural and community facilities.

Strategic Environment Assessment: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.

Strategic Housing Land Availability Assessment (SHLAA): A technical document which assesses the amount and nature of land which could be made available for housing development. It is part of the evidence base that will inform the plan making process.

Strategic Housing Market Assessment (SHMA): A technical study which assesses housing need and demand across a defined market area, and which is used to inform housing and planning policies.

Supplementary Planning Document (SPD): Provides additional guidance on matters covered by a DPD/ Local Plan. They will be an important consideration in determining planning applications.

Sustainable Development: Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.

Topography: The gradient and variations in height within a landscape.

Viability Appraisal: An assessment of a proposed development to ensure all elements for the development, including required infrastructure and any required financial contributions can be successfully delivered in an economic context.

Wildlife corridors: Areas of habitat that connect wildlife populations.

