

# Bishop's Itchington

## Neighbourhood Development Plan 2022-2031



**Made Version**

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### 3. INTRODUCTION

- 3.1. The Localism Act 2011 gave parish councils the power to prepare Neighbourhood Development Plans (NDPs) to help guide development in a community's local area. Through the Bishop's Itchington Neighbourhood Development Plan (BINDP), local people in the parish can shape future development in the village and wider neighbourhood area. Planning applications are determined in accordance with the development plan of which this NDP will eventually become part unless material considerations indicate otherwise.
- 3.2. The plan contains the vision for Bishop's Itchington and was developed through consultation with the local community and key stakeholders and sets out clear planning policies to realise this vision.
- 3.3. The policies within this plan will allow the village to develop through steady, moderate growth, meeting the housing needs of the community while preserving the importance of the open countryside, rural landscape and environmental assets. It also considers the infrastructure needed to support such growth.
- 3.4. An NDP must respect the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). This NDP will help to meet some of the Government's sustainable development objectives by implementing its local policies.
- 3.5. When complete, the BINDP will sit alongside Stratford-on-Avon District Council's Core Strategy 2011 to 2031, which was adopted on 11th July 2016. The BINDP takes appropriate account of the District Council's emerging Site Allocations Plan. The PPG 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"<sup>1</sup>. The Regulation 16 Draft BINDP has, therefore, been prepared to take account of the reasoning and evidence informing the emerging Site Allocations Plan.

### 4. NEIGHBOURHOOD PLAN PROCESS AND PREPARATION

- 4.1. Bishop's Itchington Parish Council, as a qualifying body, believes neighbourhood planning is an important power for local people to use and decided to prepare an NDP for the parish.
- 4.2. The Designated Neighbourhood Area covered by the BINDP (Figure 1) follows the May 2019 amendment to the Bishop's Itchington parish boundary. It was designated on 2nd April 2020. The parish boundary was moved to the north to include the new development (known as Bishop's

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<sup>1</sup> NPPG, Paragraph: 009 Reference ID: 41-009-20190509

Hill) at the former cement works. The additional area covered is bounded by the B4451 road and the railway line north of the existing boundary line.

- 4.3. A working group comprising parish councillors and residents was established to work on the plan, with the objective of producing a Neighbourhood Development Plan for Bishop's Itchington. Further information on the background and work completed on producing the BINDP can be found on the Parish Council's website<sup>2</sup>.
- 4.4. The steps in preparing an NDP are shown in Figure 2.

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<sup>2</sup> [https://bishopsitchington-pc.gov.uk/council/neighbourhood\\_plan.aspx](https://bishopsitchington-pc.gov.uk/council/neighbourhood_plan.aspx)



## Bishop's Itchington Neighbourhood Development Plan

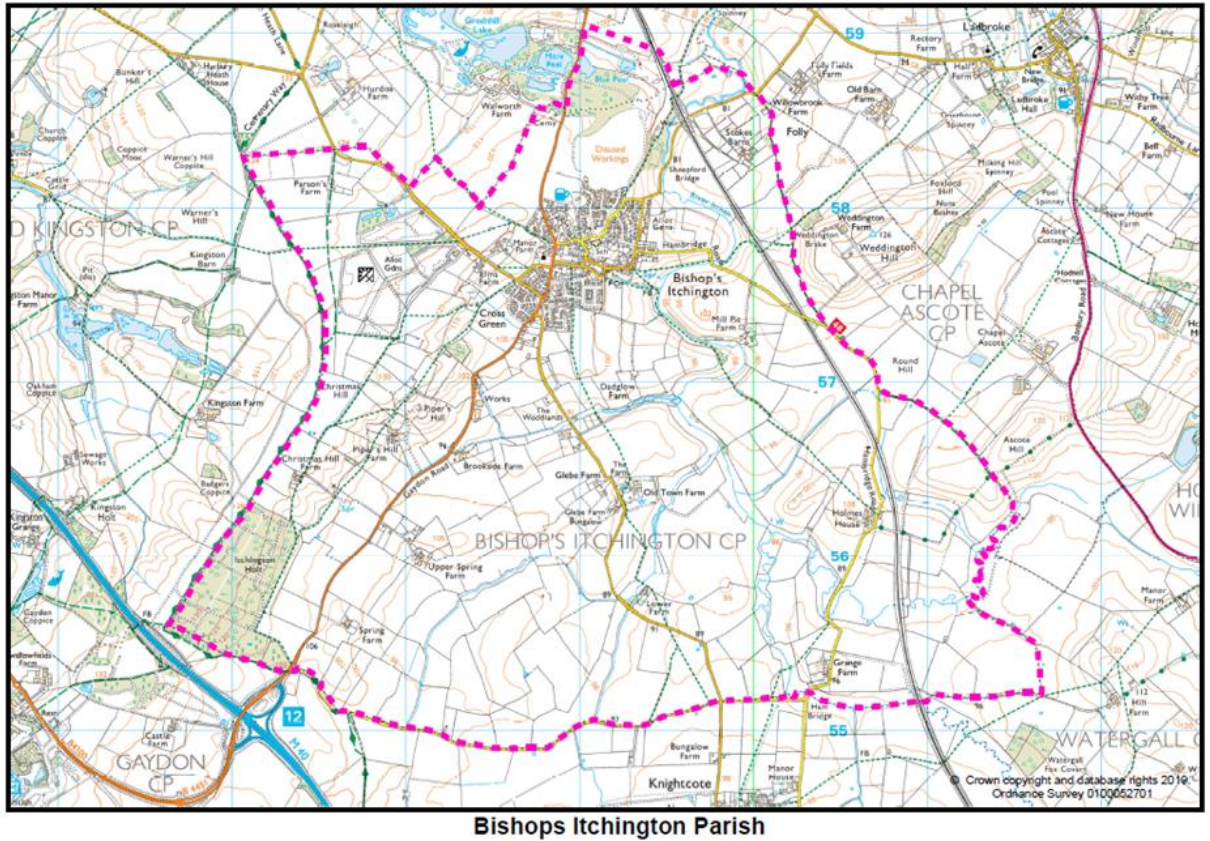


Figure 1. Designated Neighbourhood Area 2020 (Source: Stratford-on-Avon District Council)

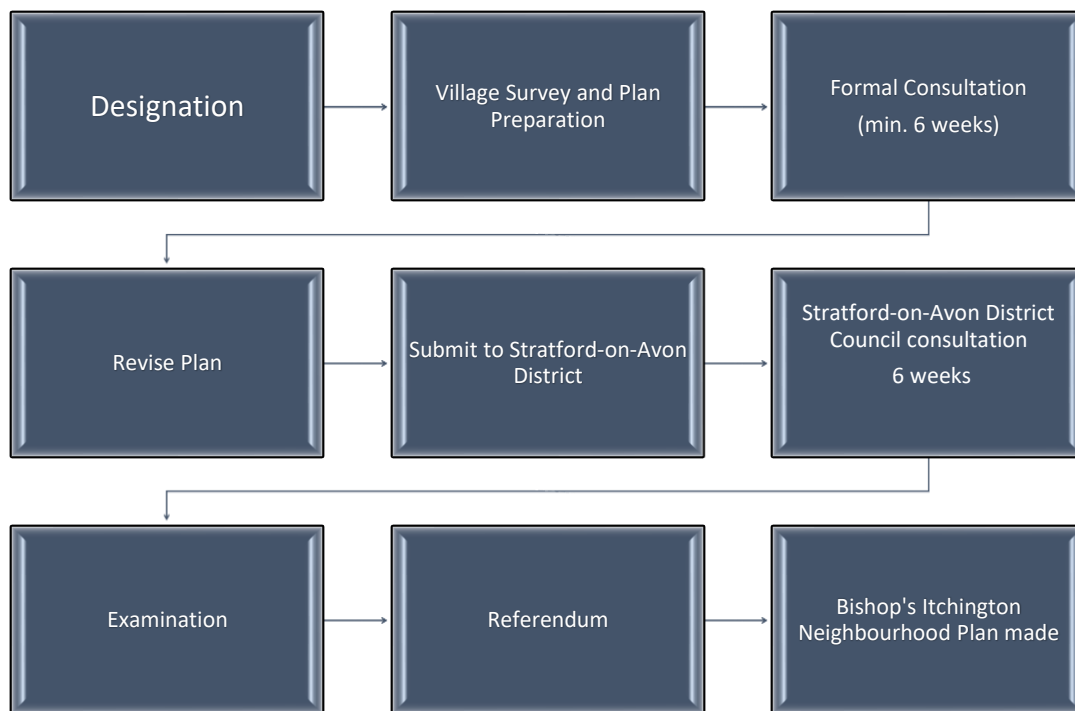


Figure2. The Neighbourhood Plan process

## 5. A HISTORY OF BISHOP'S ITCHINGTON

### Bishop's Itchington key facts

- Bishop's Itchington lies 11 kms southeast of Leamington Spa and 19 kms east of Stratford-upon-Avon. The designated neighbourhood area follows the parish boundary.
- For planning purposes, Bishop's Itchington is within the local authority area of Stratford-upon-Avon District Council.
- The most recently available census data from 2011 shows Bishop's Itchington Parish had a resident population of 2,082.
- The parish covers 1,233 hectares.
- The development plan for the area comprises the Stratford-upon-Avon Core Strategy 2011-2031, adopted 11 July 2016, where in the village is classified as a "Category 1 Local Service Village".
- The designated neighbourhood area has five listed buildings, including the grade two listed St. Michael's church.
- The designated neighbourhood area includes part of the Harbury Quarries Special Site of Scientific Interest and the River Itchen SSSI. There are no conservation areas within the designated neighbourhood area.

- 5.1. Bishop's Itchington has a long, rural past and is noted in the Domesday Book of 1086, when it was home to around 200 people in 43 households. At this time, the village was owned by 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 where Old Town Farm now stands, whilst Upper Itchington was the location of today's village. The name Bishop's Itchington appears to be a collective term for the two separate Itchingtons owned by the Bishop of Coventry. During the late 16th century, Nether Itchington declined through depopulation and Upper Itchington became firmly established. The population remained relatively unchanged until the beginning of the 19th century, when a blue lias limestone seam was discovered. This brought quarrying to the village and, later, the cement works.
- 5.2. 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, 2.5 kms to the north.



- 5.3. Whilst active, the quarry and cement works provided employment 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 work away from the village. The legacy of the quarrying activities is a number of lakes and pools, some of these having been turned into fishing lakes. The cement works has been demolished (Figure 3) and this brownfield site has been developed into housing, known as Bishop's Hill and The Willows.



**Figure 3. The former cement works during preparation for housing development**

- 5.4. Modern day housing development and subsequent expansion of the village has taken place since the 1960s. As shown in Table 1, in the last decade alone, more than 390 new build homes have been added to the village.
- 5.5. The nearby conurbations of Warwick, Leamington Spa and Coventry are within easy reach for employment opportunities but, since the building of the M40 motorway in the early 1990s 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. Aston Martin Lagonda and Jaguar Land Rover operations at the former RAF Gaydon site have further increased the appeal of Bishop's Itchington as a place to live.
- 5.6. Bishop's Itchington has a growing population of over 2,082 usual residents<sup>3</sup>.

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<sup>3</sup> 2011 Census data

## Bishop's Itchington Neighbourhood Development Plan

**Table 1. Housing developments in Bishop's Itchington since 1960**

<b>Approx. date</b>	<b>Site description</b>
<b>1960s</b>	Lakin Drive, Dadglow Road, Huckson Road, Starbold Road
<b>1970s</b>	Mansions Close
<b>1980s</b>	'Abbot's Meadow', centred around Rupert Kettle Drive
<b>1990s</b>	Wilcox Close and Hill View Originally marketed as 'Knightcote Grange', now known as Scowcroft Drive, Parrish Close and Mandale Close
<b>2014</b>	Marketed as 'Abbott's Meadow', now known as Marlow Green – 31 properties
<b>2015</b>	Also marketed as 'Knightcote Grange', now known as Chapple Hyam Avenue, Hartshorne Road and Macaulay Road – 81 properties
<b>2019-2022</b>	Furrow Field, Icetone Way, Denny's Meadow, Robins's Lane – 84 properties 'Bishop's Hill' and 'The Willows', known as Ropeway, Blue Pool Vale, Ash Mews, Chimney Crescent, Lias Crescent – up to 275 (with up to 66 affordable) properties

## 6. A FUTURE VISION FOR BISHOP'S ITCHINGTON

6.1. To kick-start the preparation of the BINDP a village survey was undertaken in June/July 2016. The village survey was distributed to all households. All respondents had the chance to win a meal for two, courtesy of the Butcher's Arms. The pub, Bishop's Itchington News and the Greaves Club hosted collection boxes for completed survey forms to be dropped off. In addition, volunteers carried out a door-to-door collection of village survey forms.

6.2. The village survey was very comprehensive, asking 55 questions on the following topics:

- 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

Around 40% of households returned their forms - 340 surveys were completed.

6.3. The full results of the village survey found on the Bishop's Itchington Parish Council website<sup>4</sup>.

6.4. In summary, it revealed the following:

- Many residents 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.

Using the feedback from the village survey about the current and future issues facing the village and wider parish, the BINDP Vision was created.

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<sup>4</sup> [https://bishopsitchington-pc.gov.uk/council/neighbourhood\\_plan.aspx](https://bishopsitchington-pc.gov.uk/council/neighbourhood_plan.aspx)

**Bishop's Itchington NDP 2031 Vision**

*"In 2031 Bishop's 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."*

From the village survey feedback, it was determined that the key issues to be addressed in the NDP could be categorised into five themes:

**Housing and Development**

**Natural Environment**

**Built Environment**

**Local Community**

**Traffic and Transport**

6.5. To address these themes over the Plan period, seven strategic objectives have been set for the Bishop's Itchington NDP (Table 2):

Table 2. Key issues and BINDP strategic objectives

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

## 7. BISHOP'S ITCHINGTON NDP PLANNING POLICIES

### Introduction

- 7.1. This section of the BINDP introduces the planning policies to manage development in the parish up to 2031. The policies are defined below each strategic objective. Whilst the policies are divided between the objectives, the policies of the plan should be read as a whole. This document is also accompanied by a policies map (Fig 4, p16) that cross-references with the relevant policy. This section of the BINDP also includes aspirational actions which support the objective and benefit the parish but cannot be implemented through planning policy. These are known as Parish Council Supporting Actions and 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

- 7.2. All NDPs must be consistent with national planning policies and advice, and be “in general conformity” with the strategic planning policies for their Local Planning Authority, in the BINDP’s case, those of Stratford-on-Avon District Council. It is therefore important that, as the BINDP is prepared, the emerging draft policies reflect this higher-level planning framework.
- 7.3. National planning policy is set out in the NPPF, published in July 2021. In paragraphs seven and eight, it states 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.
- 7.4. The benefit of neighbourhood planning is set out in paragraph 29 of the 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 policies<sup>16</sup>.*

*Footnote 18: 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

7.5. Strategic planning policy is set out in the Stratford-on-Avon Core Strategy 2011-2031. The District Council is preparing two further development plan documents:

- A Site Allocations Plan<sup>5</sup> – at the time of the BINDP examination, public consultation on a further Regulation 18 Preferred Options version of the Site Allocations Plan was taking place.
- A Gypsy and Traveller Plan<sup>6</sup>

7.6. A new local plan for South Warwickshire is being prepared by Stratford-on-Avon District Council and Warwick District Council. This is expected to replace the strategic policies of the existing Stratford-on-Avon Core Strategy and Warwick Local Plan which both run to 2031. Further details on this emerging plan can be found on Stratford-on-Avon District Council's website<sup>7</sup>.

7.7. National Planning Practice Guidance (NPPG) advises that where emerging 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"*<sup>8</sup>

7.8. The Bishop's Itchington NDP has, therefore been prepared taking account of the reasoning and evidence informing the 2020 draft Site Allocations Plan.

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<sup>5</sup> <https://www.stratford.gov.uk/planning-building/site-allocations-plan.cfm>

<sup>6</sup> <https://www.stratford.gov.uk/planning-building/gypsy-and-traveller-local-plan.cfm>

<sup>7</sup> <https://www.stratford.gov.uk/planning-building/the-south-warwickshire-local-plan.cfm>

<sup>8</sup> NPPG, Paragraph: 009 Reference ID: 41-009-20190509



# Bishop's Itchington Neighbourhood Development Plan

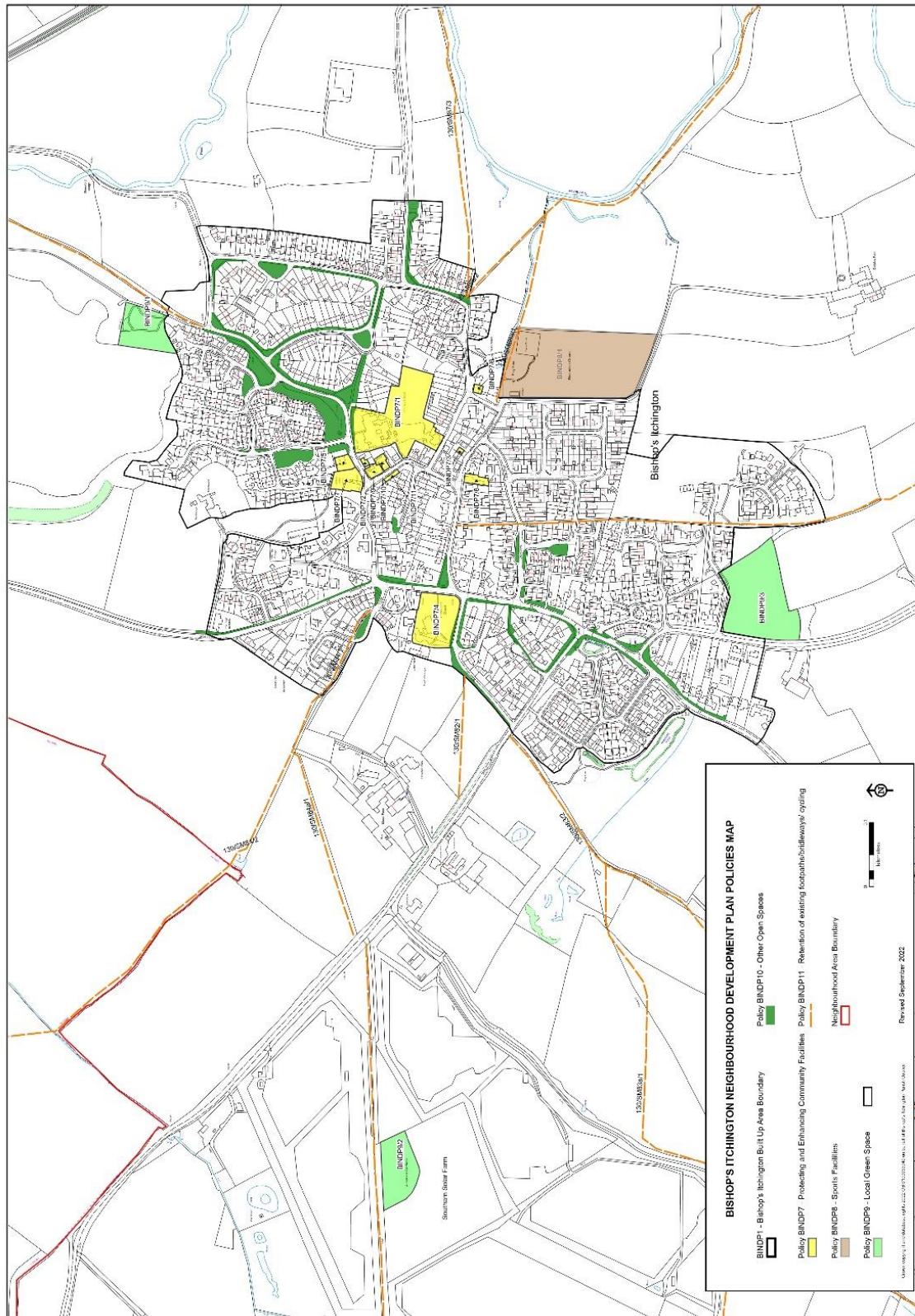


Fig 4. Policies Map

## Housing and Development

### Strategic Objectives

- 7.9. SO1 - To retain and foster Bishop's Itchington's strong sense of community by enabling families to stay close together through all stages of life.**
- 7.10. SO2 - To ensure new housing and other development seamlessly integrates with and preserves the existing rural environment and character of the village.**
- 7.11. SO3 - To encourage the retention of existing employers and to promote new employment opportunities for local people in appropriate locations to advance economic development in the designated neighbourhood area.**

#### Policy BINDP1 - New development within Bishop's Itchington

A Built-Up Area Boundary (BUAB) is established for the village of Bishop's Itchington as defined in Figure 5 and shown on the Policies Map (Fig.4). New housing development within the BUAB is acceptable in principle. All areas outside the BUAB are classed as Countryside where new dwellings are strictly controlled in accordance with Policy AS.10 of the Core Strategy. Development proposals in the Countryside must demonstrate regard for the Landscape Sensitivity Assessments as mapped in Appendix 2.

### Background/Justification

- 7.12. From the village survey feedback, it was found that 69% of respondents want the BINDP to define and preserve the boundary of the village.
- 7.13. Policy CS.15 of the Core Strategy identifies Bishop's 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. Bishop's Itchington would be expected to provide, at the 25% maximum threshold, 112.5 new dwellings ( $450 \times 0.25$ ) to support the Core Strategy's strategic policy of "balanced dispersal".
- 7.14. Across the District, many of these 450 new homes in the Category 1 Local Service Villages have already been built or have planning permission. Table 3 details permissions granted since 2011 in Bishop's Itchington. These total 487 new dwellings. Bishop's Hill and The Willows developments are consistent with Core Strategy Policy AS.11 Large Rural Brownfield Sites and are not counted towards the target.

- 7.15. In total, 117 dwellings have been completed in the village and a further 370 approved against a Core Strategy indicative target of 112.5 new dwellings assuming the 25% maximum threshold.
- 7.16. Since significantly more new homes have been built and are committed in Bishop's 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 Bishop's Itchington and the other Category 1 Local Service Villages. In addition, the District Council will consider whether any reserve housing sites should be identified in the NDP area through the Site Allocations Plan.
- 7.17. To help manage future housing development a Built-Up Area Boundary (BUAB) is put forward in the BINDP. This is the same boundary following the same methodology as that proposed by Stratford-on-Avon District Council in the 2022 Site Allocations Plan.
- 7.18. This includes all the main built-up areas in the village, and in preparing the NDP there has been no significant change or reason identified that necessitates a change in this boundary.
- 7.19. Policy BINDP1 of the NDP, 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 and high/medium sensitivity for new housing development (Appendix 2).

# Bishop's Itchington Neighbourhood Development Plan

Table 3. Recent development and planning approvals

Location	Application Reference	Built?	Total new homes	Total affordable homes
Land Rear Of 1 To 5 Hambridge Road, Bishop's Itchington	13/00624/REM	Yes	2	0
Land at Junction of Gaydon Road and Plough Lane, Bishop's Itchington (aka "Knightcote Grange")	13/00914/FUL	Yes	81	32
Land at Station Road, Bishop's Itchington	13/01979/FUL	Yes	31	11
Orchard Boarding Cattery, Bishop's Itchington, CV47 2SL	13/02681/FUL	Yes	1	0
1 St Michael's Close, Bishop's Itchington, CV47 2QP	14/00423/FUL	No	1	0
37 Gaydon Road, Bishop's Itchington, CV47 2QW	14/01169/FUL	Yes	1	0
Gaydon Wood House, 39 Gaydon Road, Bishop's Itchington, CV47 2QW	15/03536/FUL	Yes	1	0
Land to the West of Bishop's Itchington	16/02717/REM	Yes	2	0
27 Gaydon Road, Bishop's Itchington, CV47 2QW	16/03452/FUL	No	2	0
Land East of Knightcote Road, Bishop's Itchington	14/03419/OUT 17/00648/VARY 17/01884/REM	Ongoing	84	29
Ellesmere, 25 Gaydon Road, Bishop's Itchington, CV47 2QW	19/02436/FUL	No	1	0
<b>TOTAL UNITS IN BUAB</b>			<b>207</b>	<b>72</b>
Bishop's Hill	13/03177/OUT 16/03142/REM 16/03781/VARY	Ongoing	195	38
The Willows	15/04532/OUT 17/03216/REM	Ongoing	80	28
<b>TOTAL UNITS</b>			<b>482</b>	<b>138</b>



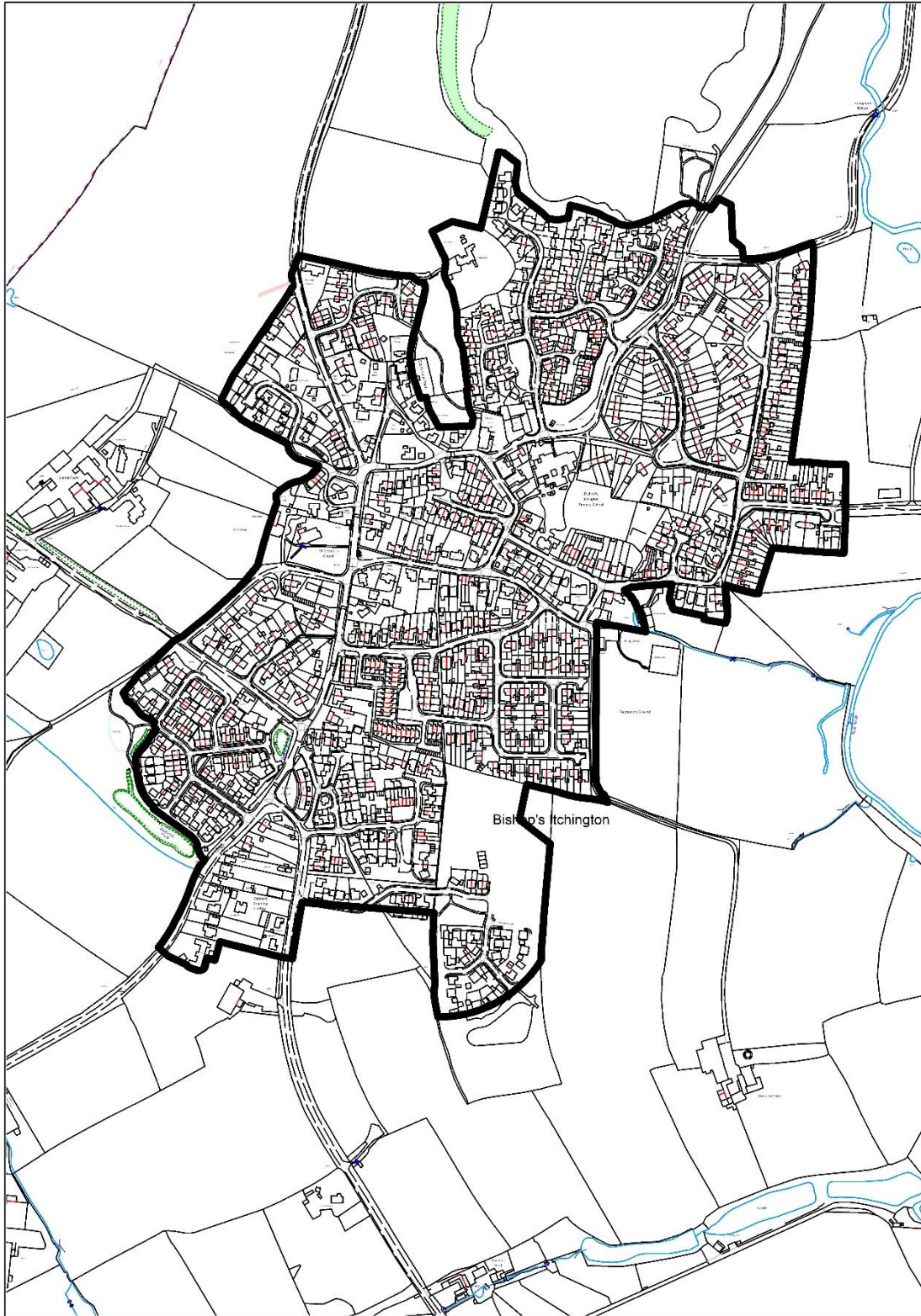


Figure 5. Bishop's Itchington Built Up Area Boundary

- 7.20. Responses to Question 9 of the village survey 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 Bishop's Itchington.

#### Policy BINDP2 - Local Needs Housing

Affordable housing proposals appropriate to the scale of Bishop's Itchington, normally up to 10 dwellings, will be supported on land within or adjacent to the BUAB, provided a local need has been evidenced in consultation with the community. A legal agreement will ensure that the affordable housing is affordable in perpetuity.

Where viability for 100% affordable housing provision cannot be achieved, and provided an evidenced need is also established, an element of local market housing (in accordance with the Stratford-on-Avon Development Requirements SPD) may be included to provide sufficient cross-subsidy to facilitate the delivery of affordable homes.

### Background/Justification

- 7.21. In response to Question 7 of the village survey, 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. For the purposes of Policy BINDP2 community-led housing schemes will be able to demonstrate a formal decision of support of the Parish Council. Such proposals will also be able to demonstrate they are by an established parish-based community group, or a parish-based community group created for the purposes of bringing forward such a proposal; or they are brought forward by a registered social housing provider. All proposals for community-led housing will also have to provide evidence of community engagement and support for the project.
- 7.22. 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.
- 7.23. A person has a local connection if one or more of the following is true:
- They were born in the parish where the site is located or whose parent(s) were ordinarily residents in that parish at the time of birth;

- They currently live in the parish and has done so for at least the past twelve months;
- They previously lived in the parish and did so for a continuous period of not less than three years;
- They currently work in the parish and have done so continuously for at least the past twelve months and for an average of not less than 16 hours per week;
- They currently have a close family member (i.e. mother, father, brother, sister, son, daughter) living in the parish who has done so for a continuous period of not less than three years.

7.24. In the summer of 2016, Bishop's Itchington Parish Council, with the help of Warwickshire Rural Community Council and volunteers from the BINDP working group, conducted a Housing Needs Survey (HNS). 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 five 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.

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

7.26. In some instances, where viability for 100% affordable housing provision cannot be achieved, an element of local market housing (in accordance with the Stratford-on-Avon Development Requirements SPD) 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 which contributes to the local economy will be supported in principle when it is consistent with Core Strategy Policies CS.22 Economic Development and AS.10 Countryside and Villages.

New development for homeworking that requires planning permission will be supported when it does not lead to significant adverse impact on residential amenity, car parking, or in terms of vehicle trips to and from the site.



## Background/Justification

- 7.27. 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 to advance economic development in the designated neighbourhood area.
- 7.28. Employment is concentrated in a small number of retail and service businesses in and around the village. There are about 35 people employed in these commercial organisations, most of whom are from within the designated neighbourhood area.



**Figure 6. Co-Op shop, The Village Store and former retail units on Chapel Street**

- 7.29. Around one sixth of respondents to the village survey 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 on-street.
- 7.30. 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.

7.31. Bishop's Itchington has little childcare provision and at the time of writing there is no nursery facility in the village. There is no dedicated facility to support this (note – there is a mother and toddler group which requires the parent to attend).

7.32. From the village survey (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

7.33. From the village survey (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% said the service would need improvement if additional development took place.

### Parish Council Supporting Action 2 – Broadband

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

## 8. NATURAL AND BUILT HERITAGE

### Strategic Objective

- 8.1. SO2 - To ensure new housing and other development seamlessly integrates with and preserves the existing rural environment and character of the village.**
- 8.2. SO4 - To preserve or enhance the peaceful, rural environment of Bishop's Itchington by retaining, improving and managing existing green spaces and diverse wildlife habitats.**
- 8.3. SO5 - To promote high quality sustainable design whilst ensuring the historic environment is preserved and enhanced.**

### Policy BINDP4 - Design

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 be supported where it is of good design and does not have an adverse impact on the character of the area. To ensure good, sustainable design is achieved, development proposals should address the following where relevant:

#### **a) Local distinctiveness**

- reinforce local distinctiveness by demonstrating that appropriate account has been taken of existing village street layouts, blocks and plots, building forms and styles, materials and detailing and the vernacular of the settlement;
- respect the height of the buildings in the immediate surrounding area;
- use, and where appropriate re-use, 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;

#### **b) Promoting biodiversity**

- conserve or enhance existing wildlife habitats and incorporate new native planting and landscaping that creates a net gain in biodiversity, e.g. by creating new habitats, nesting and foraging opportunities

**c) Meeting the needs of occupiers, neighbours and other users**

- minimise any detrimental effect on the amenity of occupiers in neighbouring property;
- create 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);
- not have a severe or cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure;
- link to existing Public Rights of Way and, wherever possible, improve pedestrian facilities and linkages in the Parish and beyond to encourage walking and cycling;
- have appropriate car parking in accordance with locally adopted standards which should be sited in such a way that it is unobtrusive, does not dominate the street scene, and minimises its visual impact;
- incorporate Secured by Design principles;

**d) Minimising impacts on the local environment**

- be designed in such a way so as to make a positive use of local landform, watercourses, trees, hedgerows and other vegetation and for larger proposals has had suitable regard to landscape setting and settlement pattern;
- include appropriate boundary treatments that reflect local context and landscaping using predominantly native species to support a net-gain for biodiversity;
- use 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 permeable to allow run-off to drain away.
- All applications for new development should demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such a way that a discharge to the public sewerage systems is avoided, where possible;
- include features to minimise light pollution;

**e) Energy and water efficiency**

- contribute 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, well sited and sympathetic to the surrounding area;
- be designed to be as water efficient as possible, e.g. by incorporating water collection measures.

**Background/Justification**

- 8.4. Policy BINDP4 sets out a series of additional criteria to help manage development.
- 8.5. Applicants should also refer to the “Development Requirements Supplementary Planning Document” produced by Stratford on Avon District Council.
- 8.6. SuDS installations shall be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.
- 8.7. Applicants should also be aware that they can seek further information from Warwickshire Police’s Design Out Crime Officers on how to include Secured by Design measures within their proposals, as well as referring to the Official Police Security Initiative Design Guides<sup>9</sup>.

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<sup>9</sup> <https://www.securedbydesign.com/guidance/design-guides>

### Policy BINDP5 – Landscape Character and Views

New development must have regard to landscape character and historic landscape character, the distinctive nature of which is illustrated in Appendix 1: VIEWS.

New development in this rural setting should demonstrate respect for key features such as the interrelationship with the countryside, historic field and other boundaries, and existing hedgerows and trees, particularly those within high medium sensitivity landscapes adjoining the BUAB (see Appendix 2). Development affecting key features and sensitive landscapes will be required to provide a Landscape Visual Impact Assessment so as to identify and justify any mitigation considered appropriate to making the development acceptable.

### Background/Justification

- 8.8. The Bishop's Itchington designated neighbourhood area lies within Natural England's National Character Area NCA 96 Dunsmore and Feldon<sup>10</sup>.
- 8.9. NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for.
- 8.10. 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.
- 8.11. 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.*

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<sup>10</sup> NCA Profile: 96 Dunsmore and Feldon (NE469), 2013

*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.*

- 8.12. Feedback from the village survey demonstrated 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 the landscape surrounding the BUAB is considered to be of high/medium sensitivity for housing development (Appendix 2).
- 8.13. 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.
- 8.14. Responses to question 22 of the village survey demonstrated considerable concern that the views over the local countryside should be maintained. These views are illustrated with photographs in Figure 11 and Appendix 1.



## Policy BINDP6 – Built and Natural Heritage Assets

New development shall be designed in such a way that it:

- conserves designated and non-designated built heritage assets and their settings in a manner appropriate to their significance. Where impacts on the historic environment and built heritage assets are identified, the Historic Environment Assessment/Historic Environment Record shall be consulted and those proposing new development must demonstrate how this information has been used in proposed designs;
- minimises impact on the archaeology of the area including the abandoned medieval village, ridge and furrow and other archaeological features (see Figure 7). Heritage assets with archaeological interest should be appropriately assessed on a case by-case basis to determine their significance. Where considered necessary, by the appropriate bodies, further study/survey/investigation may be required. Where there is low significance, development should be considered acceptable, and suitable recording or in situ preservation of the archaeological assets could be incorporated;
- minimises impact on the biodiversity and natural heritage assets of the area especially designated sites (SSSI, Local Wildlife Sites, Phase 1 Habitats and Woodland Priority Sites;
- minimises impact on the geodiversity of the area.

8.15. The Historic Environment Assessment (HEA) of Local Service Villages (July 2012)<sup>11</sup> comprises 39 separate desk-top assessments. For Bishop's 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)."*

8.16. 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;

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<sup>11</sup> [https://www.stratford.gov.uk/doc/205805/name/ED491\\_Historic\\_Environment\\_Assessment\\_of\\_Local\\_Service\\_Villages\\_SDC\\_July\\_2012.pdf](https://www.stratford.gov.uk/doc/205805/name/ED491_Historic_Environment_Assessment_of_Local_Service_Villages_SDC_July_2012.pdf)

## Bishop's Itchington Neighbourhood Development Plan

- 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).

8.17. The HEA mapped the archaeological sensitivity of the area (Figure 7 overleaf).

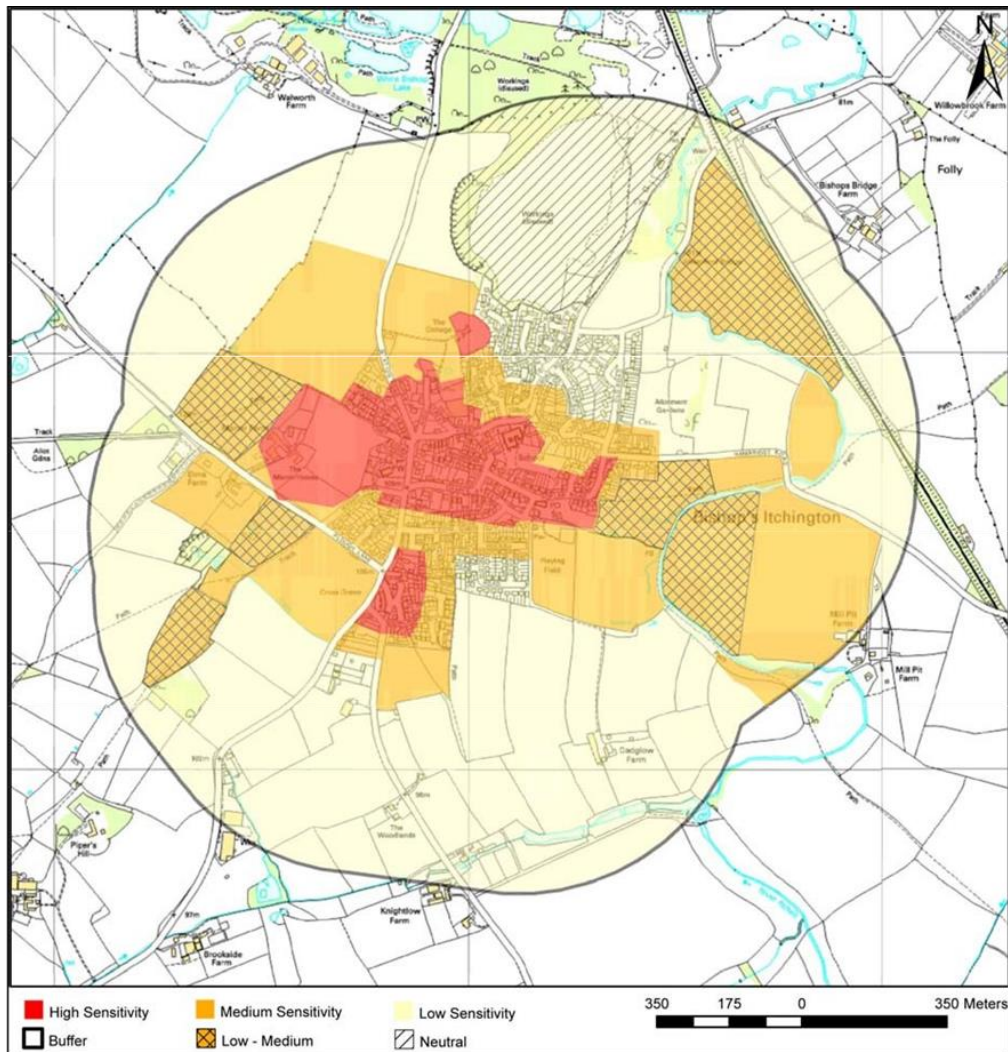


Figure 7. Archaeological sensitivity map (Source: HEA).

- 8.18. Those preparing development proposals should access the various studies available and the Warwickshire Historic Environment Record when preparing development proposals. Designated heritage assets can be identified using the National Heritage List for England<sup>12</sup>.

## 9. LOCAL COMMUNITY

### Strategic Objective

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

#### Policy BINDP7 - Protecting and Enhancing Community Facilities

The retention of the following community facilities (also shown on the Policies Map Fig4) will be supported in accordance with Core Strategy Policy CS.25 - Healthy Communities:

- BINDP7/1 - Bishop's Itchington Primary School
- BINDP7/2 - Bishop's Fryer (takeaway/local shop)
- BINDP7/3 – The Village Store (local shop)
- BINDP7/4 - St Michael's Church
- BINDP7/5 - Community centre
- BINDP7/6 - Hair/beauty salon (local shop)
- BINDP7/7 - The Butcher's Arms pub
- BINDP7/8 - The Co-Op general store (local shop)
- BINDP7/9 - The Greaves Club
- BINDP7/10 - The Memorial Hall
- BINDP7/11 - Doctor Surgery

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

- 9.2. Policy BINDP7 seeks to protect the various local facilities in the village. This will ensure that the village retains excellent local facilities and maintains a strong, active, healthy and vibrant community.

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<sup>12</sup> <https://historicengland.org.uk/listing/the-list/>

- 9.3. Appendix 4 provides a list of clubs and organisations present in the designated neighbourhood area and summarises the use local people make of them.
- 9.4. From the village survey, respondents to questions 14 and 15 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 village survey 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.
- 9.5. Policy BINDP7 identifies 12 local facilities that will be subject to the protection afforded by Core Strategy Policy CS.25 Healthy Communities, which states that:

*It is expected that existing community facilities[...] will be retained unless it can be demonstrated that 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 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.*

- 9.6. The village lacks an obvious commercial centre, although the chip shop/pub/community centre area at the junction of Ladbroke and Fisher Roads is recognised as the *de facto* village centre (Figure 8). A preferred site allocation event, held as part of the community engagement and consultations revealed a strong preference that any new retail should be located in this central area of the village.
- 9.7. 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.

- 9.8. From the village survey (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.



Figure 8. The village “centre”

- 9.9. 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 village survey for a surgery to remain in the village, but it does not necessarily have to be in the existing building.
- 9.10. From the village survey (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 in the local health facilities with the current housing levels. Concerning Q15, 63% of respondents identified an additional need for a pharmacy.

### Policy BINDP8 - Sports Facilities

Bishop's Itchington playing field, comprising children's play area, floodlit hard courts, two football pitches, cricket strip, "nature corner" and a sports pavilion, identified as BINDP8/1 on the Policies Map, is protected as the local community's sports facility; its enhancement and expansion will be supported where appropriate to community identified needs.

The loss of any facility will only be permitted if a replacement facility of equivalent scale and quality is provided in a suitable location within the community, or as provided for in Core Strategy Policy CS.25

### Background/Justification

From the village survey (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.

- 9.11. The number of residents in the village increases as more homes are provided leading to a proportional increase in the number of people using the village's sports and recreation facilities.
- 9.12. This facility consists of a recreation field, hard courts and a play area. It was also decided that the school playing fields were more appropriately protected as a community facility under Policy BINDP7 and the Playing Field as a Sports Facility under Policy BINDP8
- 9.13. The playing field is owned and managed by Bishop's Itchington Parish Council and is dedicated as a Queen Elizabeth II Field in Trust.
- 9.14. 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.
- 9.15. The playing field is 1.9 hectares in size and on the eastern boundary of the village close to the community it serves. The site is clearly bounded on all sides and not an extensive tract of land.





Figure 9. Hardcourts at the playing field

#### Policy BINDP9 - Local Green Space

The following sites identified below, and shown on the Policies Map Fig 4, are designated as Local Green Spaces

BINDP9/1 - The Yellow Land

BINDP9/2 - Plough Lane allotments

BINDP9/3 - Ridge & Furrow land within the designated area

Development on these spaces will not be supported other than in very special circumstances.

#### Background/Justification

9.16. Paragraphs 101-103 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.



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

9.18. In the village survey, local people were asked which green spaces were most important to them. Paragraph 102 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 village survey provides a starting point in demonstrating how the local green spaces identified in Policy BINDP8 are demonstrably special to the residents of Bishop's Itchington.

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

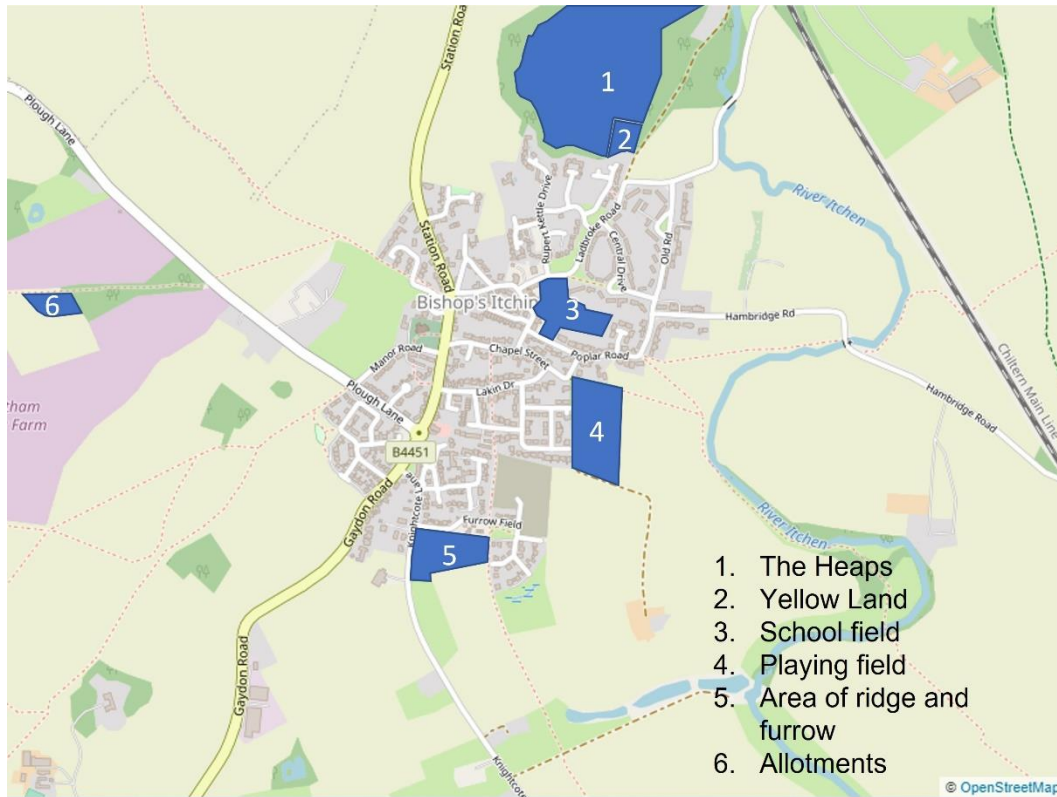
*a) in reasonably close proximity to the community it serves;*

*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.”*

9.19. The green spaces which residents named in the survey are highlighted on the map overleaf (Figure 10).

## Bishop's Itchington Neighbourhood Development Plan



**Figure 10. Green spaces**

9.20. It was decided that the Bishop's 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 BINDP7 and the Playing Field as a Sports Facility under Policy BINDP8. In terms of the four remaining spaces, as well as the evidence from the village survey, these proposed local green spaces meet the full national planning policy designation for the following reasons, set out in summary in Table 4 and in full in the site descriptions given in paragraphs 9.19 to 9.29

Table 4. Local green space assessment summary

Site	Reasonably Close Proximity to the Community it Serves	Demonstrably Special	Local in Character – not an Extensive Tract of Land
The Yellow Land	Site lies to north of village in close proximity to the community it serves	Area of biodiversity used as a recreational resource by local people	0.45 hectare site with clear boundaries, not an extensive tract of land.
Plough Lane Allotments	Site on western edge of village in close proximity to the community it serves	Allotments fully used by local residents	0.50 hectare site with clear boundaries, not an extensive tract of land
Ridge and Furrow	An area of historic interest adjacent to the Furrowfields development	Area to be retained and managed for its historic interest – an heritage asset for all villagers.	0.50 hectare site with clear boundaries, not an extensive tract of land.

## The Yellow Land

9.21. This parcel of ground at the edge of the former cement works to the north of the village is owned and managed by Bishop's Itchington Parish Council. Local volunteer groups help with its maintenance and promote 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*, kidney vetch on which they feed, and some varieties of orchid.

9.22. 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. In 2010, the Yellow Land Project transformed an overgrown and neglected area of an old limestone quarry into a community green-space and nature reserve.

Further information on this project can be found on the Bishop's Itchington Parish Council website<sup>13</sup>.

### Plough Lane Allotments

9.23. The Plough Lane Allotments are used extensively by villagers. The site, to the west of Plough Lane, has recently been improved and has high utilisation.

9.24. The site is 0.50 hectares, near to the community it serves on the western boundary of the village and not an extensive tract of open land.

### Ridge and Furrow

9.25. This area adjacent to Knightcote Road and next to the new housing development is to be retained and managed by a management company for the Furrow Field site, being an area of historical interest.

9.26. The site is 0.5 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.

9.27. As well as the three sites proposed for designation as Local Green Spaces, the Bishop's Hill Nature Reserve was considered. It was concluded that this site already had protections under other policy and legislation, i.e. is designated as a nature reserve managed by Warwickshire Wildlife Trust, and that it failed to meet one of the planning policy tests being an extensive tract of open land.

### Policy BINDP10 – Other Open Spaces

Development that would result in the loss of the open spaces within the village (as identified on the Policies Map Fig 4) will be only supported when 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

9.28. Whilst the village is set in a rural location, the village itself has very much become a built environment with a high density of housing. Therefore, it is important to preserve all of the small open spaces within the village boundary, these open spaces consist of roadside verges and

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<sup>13</sup> [https://bishopsitchington-pc.gov.uk/council/the\\_yellowland\\_natural\\_heritage\\_project.aspx](https://bishopsitchington-pc.gov.uk/council/the_yellowland_natural_heritage_project.aspx)

small greens. Their presence creates a feeling of openness and provides the opportunity for play and walking. There is little space for provision of extra open spaces within the built environment, so any future development should seek to include spaces to enhance and extend those which exist in the old part of the village. In the main, the verges and greens are managed and maintained by Bishop's Itchington Parish Council.

- 9.29. Policy BINDP10 seeks to protect these areas for the benefits they provide to amenity, village life and the visual appearance of the village. These open spaces are identified on the Policies Map Fig4.

### Other local community issues

- 9.30. 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.
- 9.31. 49% of respondents to the village survey 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.

- 9.32. Respondents highlighted the lack of recycling facilities at present, the nearest facilities being located at the Tesco store in Southam. From the village survey 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.

## 10. TRAFFIC AND TRANSPORT

### Strategic Objective

**10.1. 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.**

10.2. Based on in the findings of the village survey, the parish council, through the NDP and other means, will work towards this strategic objective by collaborating to identify and realise ongoing improvements to transport and vehicle parking.

10.3. 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.

10.4. 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 BINDP11 - Retention of existing footpaths/bridleways/ cycling routes**

New development should protect existing Public Rights of Way and other walking and cycling routes as identified on the Policies Map. 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

- 10.5. 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. See Fig 4 Policies Map for details of footpaths, bridleways and cycling routes.

### Policy BINDP12 - 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 shall provide facilities for plug-in vehicle re-charging. Off-street communal car parking shall also include provision for EV charging, sited and designed to avoid kerbside clutter and be safe for all users

## Background/Justification

- 10.6. Warwickshire County Council, through Policy EVCI3 of its Electric Vehicle Charging (EVC) Infrastructure Strategy 2017-2026<sup>14</sup> 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.
- 10.7. Policy BINDP12 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 EVC 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 Stratford-on-Avon District Council's Development Requirements Supplementary Planning Document.
- 10.8. The provision of public transport in the village and wider designated 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 population ages. Residential expansion also brings more school aged children, and these will need to travel outside of the village for their secondary education.

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<sup>14</sup> <https://api.warwickshire.gov.uk/documents/WCCC-930-349>



**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

## 11. APPENDIX 1 – VIEWS

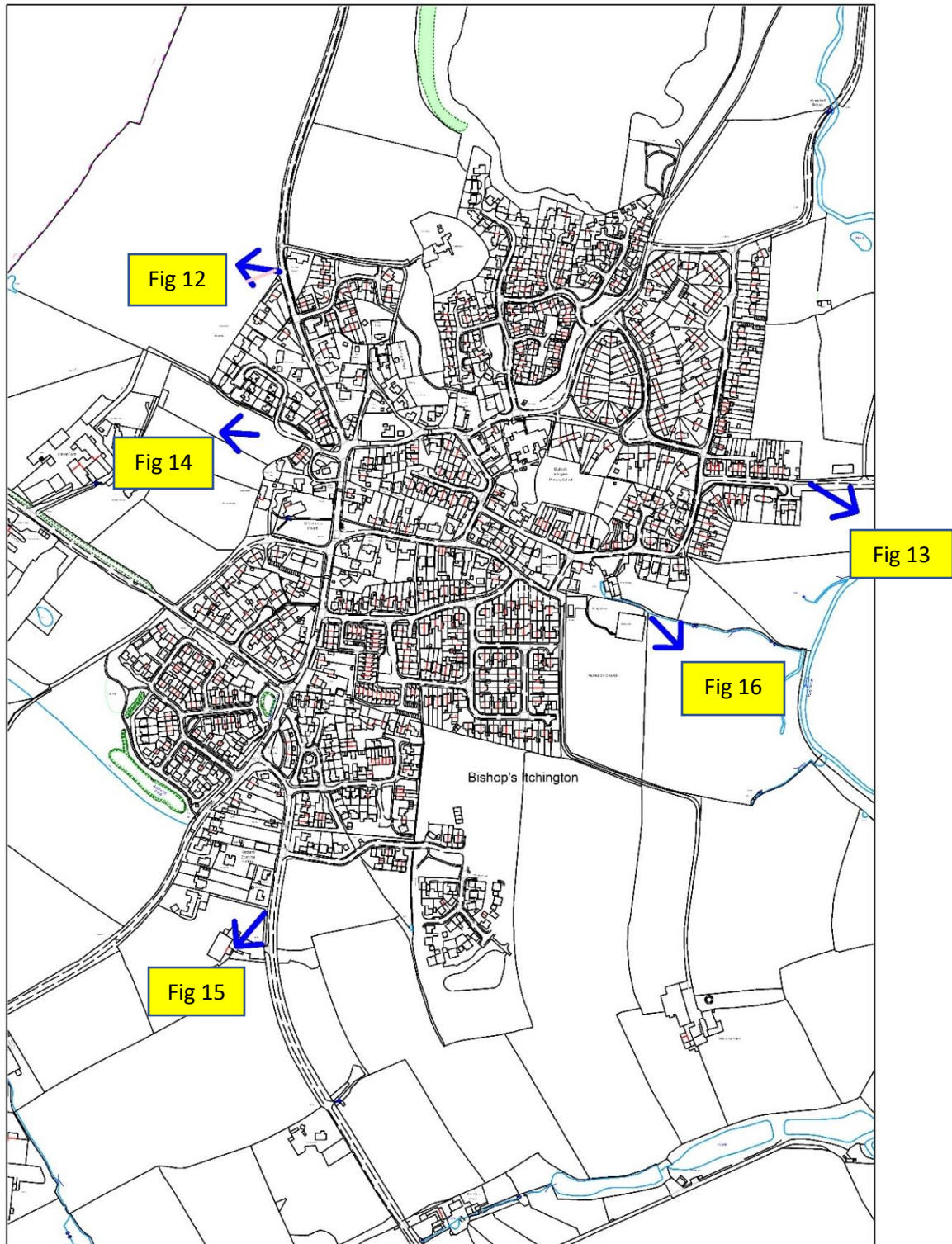


Fig 11. Protected Views



**Figure 12. View from Station Road looking west**



**Figure 13. View from Hambridge Road looking south east**





**Figure 14. View from Mount Pleasant looking west**



**Figure 15. View from Knightcote Road looking south**



**Figure 16. View from playing field looking towards Burton Dassett Hills**



## 12. APPENDIX 2 – LANDSCAPE SENSITIVITY<sup>15</sup>

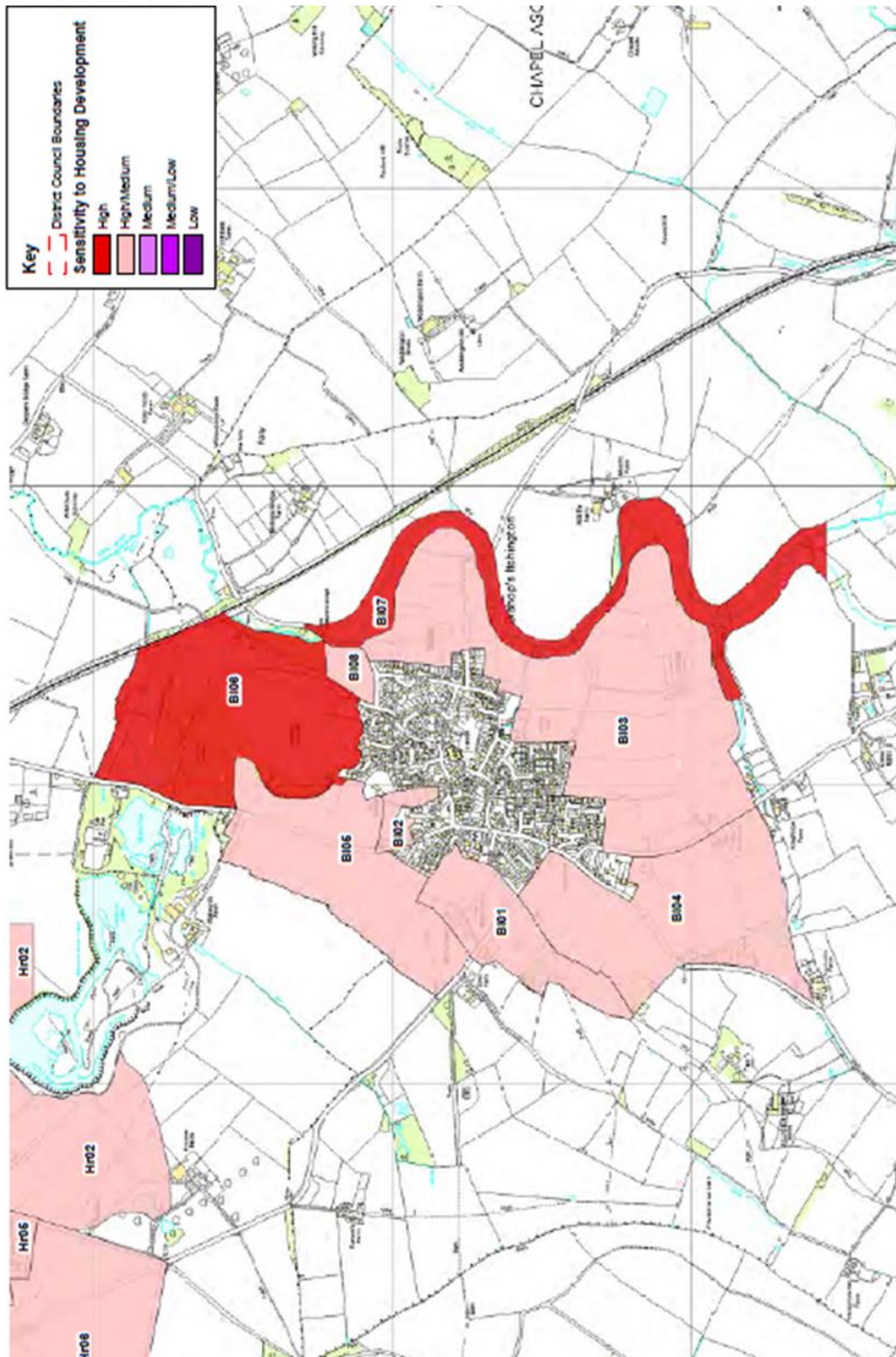


Figure 17. Landscape sensitivity to housing development

<sup>15</sup> Landscape Sensitivity Study for Local Service Villages 2012, Stratford on Avon District Council

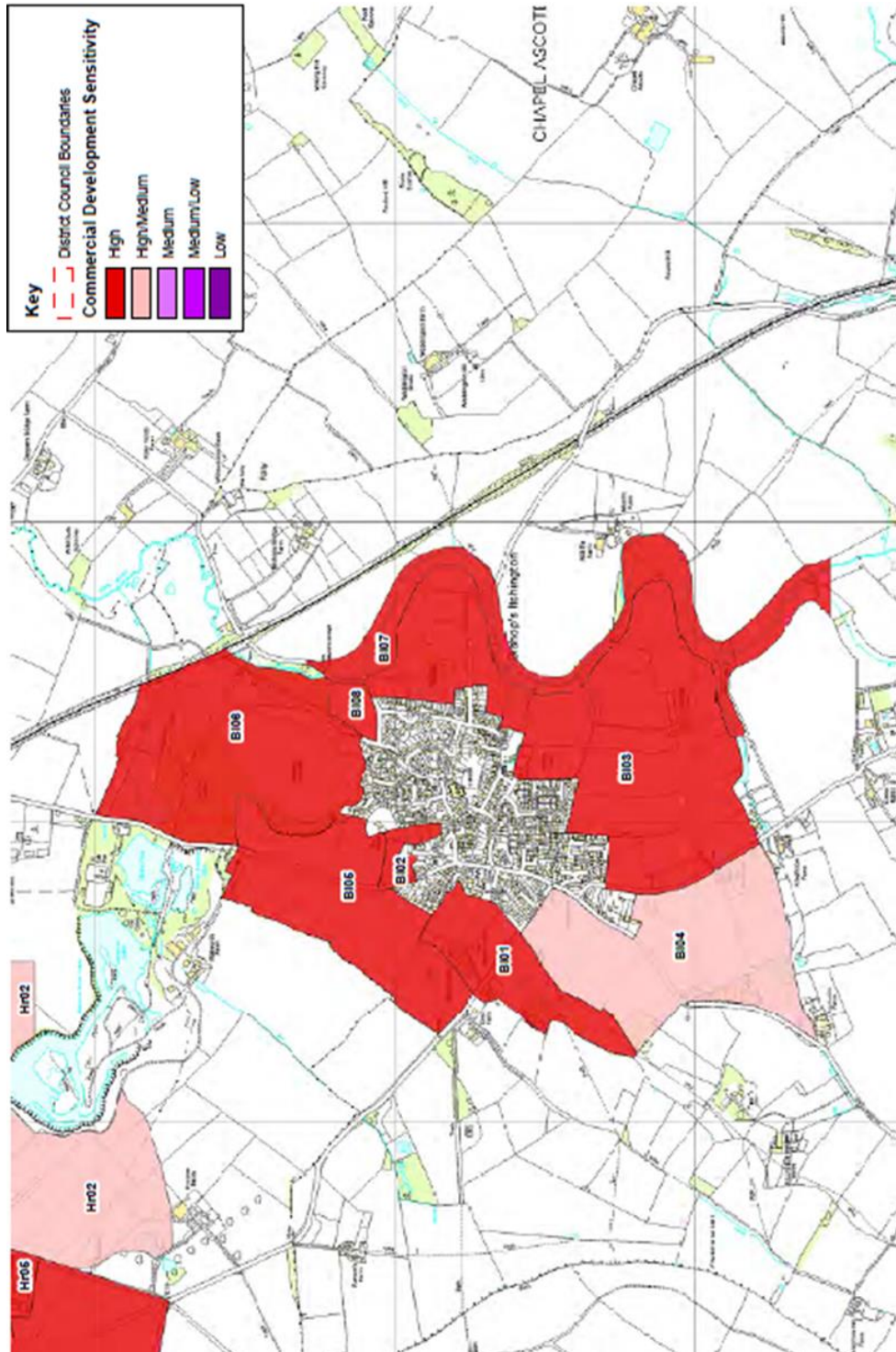


Figure 18. Landscape sensitivity to commercial development



## 13. 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%)		

## 14. APPENDIX 4 – LOCAL COMMUNITY GROUPS AND ORGANISATIONS

### **Part 5: Community Groups**

<b>Q16</b>	<b>Do you or anyone in your household participate in any of these community groups? (please tick all that apply)</b>			
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%)			

## 15. GLOSSARY

- 15.1. **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.
- 15.2. **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.
- 15.3. **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.
- 15.4. **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.
- 15.5. **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.
- 15.6. **Brownfield Land:** See definition for Previously Developed Land.
- 15.7. **Carbon Footprint:** The amount of carbon dioxide (a greenhouse gas) produced in daily life through the burning of fossil fuels.
- 15.8. **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.
- 15.9. **Connectivity:** The linkages that exist between key locations.
- 15.10. **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.

- 15.11. **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.
- 15.12. **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.
- 15.13. **Economic Development:** Development, including those within the B Use Classes, public and community uses, and main town centre uses (but excluding housing development).
- 15.14. **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.
- 15.15. **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).
- 15.16. **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.
- 15.17. **Listed Building:** a building listed because of its special architectural or historic interest considered to be of national importance and therefore worth protecting.
- 15.18. **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.

- 15.19. **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.
- 15.20. **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.
- 15.21. **Mode:** The type of transport being used for a journey.
- 15.22. **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.
- 15.23. **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.
- 15.24. **Physical Infrastructure:** Includes existing and future development required to support utilities, transport and waste management.
- 15.25. **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.
- 15.26. **Public Realm:** Areas available for everyone to use, including streets, squares and parks.
- 15.27. **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.

- 15.28. **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.
- 15.29. **Social Infrastructure:** Includes education, healthcare, sports facilities, cultural and community facilities.
- 15.30. **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.
- 15.31. **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.
- 15.32. **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.
- 15.33. **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.
- 15.34. **Sustainable Development:** Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.
- 15.35. **Sustainable Drainage Systems (SuDS):** Are designed to manage stormwater locally (as close to its source as possible) to mimic natural drainage and encourage its infiltration, attenuation and passive treatment.
- 15.36. **Topography:** The gradient and variations in height within a landscape.
- 15.37. **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.
- 15.38. **Wildlife corridors:** Areas of habitat that connect wildlife populations.

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