

1. The Local Authority update on the SAP will have been noted no doubt. Do you wish to revisit any parts of the text where it has become dated/potentially misleading (albeit the local authority notes that the SAP may be subject to further change)?

The parish Council suggest the following amendments to the text:

Para 3.5 At the time of submission the BINDP takes had taken 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"1. The Regulation 16 Draft BINDP has, at the time of submission, therefore, been prepared to take account of the reasoning and evidence informing the emerging Site Allocations Plan. Further iterations of the Site Allocations Plan have and will be prepared after submission of the BINDP.

Para. 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 – consultation on Preferred Option took place in autumn 2020. 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.

Para. 7.8 The Regulation 16 Draft Bishop's Itchington NDP has, therefore, been prepared to take account of the reasoning and evidence informing the emerging Site Allocations Plan available at the time of submission of the BINDP

Para. 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 emerging Site Allocations Plan identifies reserve housing sites, BISH.A* land north of Ladbroke Road (21 units), and BISH.B* land north of Hambridge Road (21 units).~~

Para 7.17 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 5). No change.

2. Policy BINDP3 - Local Economy: I feel your response to my query extends the definition of "homeworking" into the territory of turning a home into a business, and certainly beyond the adjustments to working patterns that may have arisen from Covid (which seem largely about using a computer and phone from home). I didn't see many, if any, residential properties within the BUAB that would have the scale of building or site to accommodate a nursery or B&B, especially with the related parking. Farm buildings on the outskirts or in rural locations may have more potential for such uses, but those are probably already covered by Core Strategy Policies on farm diversification and/or tourism. So I wonder whether this part of the Policy is too general to be useable by a decision-maker?

The Parish Council acknowledges that there may be limited instances where this part of the policy could be applied but remain of the view that if and when such issues arise this part of the policy is useable by decision-makers.

3. Policy BINDP4 - Design: Did you consider the suggestion in a representation that grouping points together could help to make the Policy easier to interpret?

Yes, but no need for this. However, the Parish Council would not raise any issue if the examiner takes a different approach.

4. Policy BINDP5 - Landscape Character and Views: Having now seen the views identified I need to query the view illustrated by Fig 14 since I feel the arrow location and direction must be wrong; to be from the public footpath the viewpoint would need to be further north-west and the vista more south-west? However, *any* views from the edge of the settlement will illustrate rural character and, apart from the Church, all the significant features appear to be very distant ie unaffected by development well related to the village. Therefore, having regard to these "illustrative" views, is the Policy concern perhaps more about retaining the rural character of the village, particularly at the road entrances, rather than the individual views per se?

Agreed - the view in Fig 14 should be looking more south-west from a point further north-west to just beyond the built-up area.

The views are intended to reflect the rural feel of the village and the Policy is concerned with the (rural) character of the area - the views are intended to reflect this in a general manner, rather than the views focussing on any particular aspects.

5. Policy BINDP8 - Sports Facilities: If the playing field, with its various facilities, is the only sports area in the Neighbourhood Area then this would seem most appropriately protected by Policy BINDP8 rather than as a Local Green Space, from which the pavilion and car park would need to be excluded. There is no point in having two policies 'protecting' the same space. Your comments on this are invited.

The Parish Council would accept the suggested amendment.

6. Policy BINDP9 - Local Green Spaces: In relation to the BINDP9/4 space, because the grass was quite long I couldn't distinguish evidence of ridges and furrows, but it would seem that the space has been protected on that basis by the developer? The space indicated on the Policies Map is less extensive than the green open space on the ground - is that deliberate or accidental? Within the same development there is at least one new amenity spaces not included within the ambit of Policy BINDP10 - is that because the space(s) was still 'in progress' when the Regulation 16 submission was made?

The protected Ridge & Furrow identified in BIND9/4, as you have seen, is in the field next to a new development and will be maintained as such by the estate management company. There are usually animals in the field who keep the grass under control but maybe at the time of your visit it was empty and the grass has grown.

Concerning BINDP10, yes - this site is still under development.