



DECISION STATEMENT

NEIGHBOURHOOD PLAN PROCEEDING TO REFERENDUM

1. Bishops Itchington Neighbourhood Development Plan

- 1.1 I confirm that the Bishops Itchington Neighbourhood Development Plan (BINDP), as revised according to the modifications set out below, complies with the legal requirements and Basic Conditions set out in the Localism Act 2011, and with the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Plan can therefore proceed to referendum. Given current circumstances, it is not currently possible to estimate when a referendum could be held.
- 1.2 I also declare that I have no personal or prejudicial interest in respect of this decision.

Signed

A handwritten signature in black ink that reads "JCP Careford". The signature is written in a cursive style with a horizontal line underneath.

John Careford,
Head of Development

1. Background

- 2.1 The District Council confirms that for the purposes of Regulation 5 (1) of The Regulations Bishops Itchington Parish Council is the "Qualifying Body" for their area.
- 2.2 In September 2013, Bishops Itchington Parish Council requested that, in accordance with section 5(1) of the Neighbourhood Planning (General) Regulations 2012 ("The Regulations"), the Parish of Quinton be designated as a Neighbourhood Area, for which a Neighbourhood Development Plan will be prepared.
- 2.3 In accordance with Regulation 6 of the Regulations, Stratford-on-Avon District Council placed on their website this application, including a Parish boundary map, for a 6 week period between 10th October 2013 and 22nd November 2013. In addition, it publicised the application by issuing a

press release. Similarly, the relevant application, together with details of where representations could be sent, and by what date, was advertised within the appropriate Parish via the Parish Council.

- 2.4 The District Council designated the Bishops Itchington Neighbourhood Area by way of approval of The Cabinet on 13th January 2014.
- 2.5 In accordance with Regulation 7 of The Regulations, the decision to designate the Bishops Itchington Neighbourhood Area was advertised on the District Council website together with the name, area covered and map of the area.
- 2.6 The Parish Council consulted on a pre-submission version of their draft Neighbourhood Development Plan between 1st February 2021 and 28th March 2021 fulfilling all the obligations set out in Regulation 14 of The Regulations.
- 2.7 The Parish Council submitted their Neighbourhood Development Plan to Stratford-on-Avon District Council in February 2021 in accordance with Regulation 15 of The Regulations.
- 2.8 The District Council publicised the submitted Plan and its supporting documents for 6 weeks between 10th March 2022 and 22nd April 2022 in accordance with Regulation 16 of The Regulations.
- 2.9 Andrew Matheson was appointed by the District Council to independently examine the Plan in May 2022 and the Examination took place between June 2022 and August 2022, with the final Examiner's report being issued on 3rd August 2022.
- 2.10 The Examiner concluded he was satisfied that the Bishops Itchington Neighbourhood Development Plan was capable of meeting the legal requirements set out in the Localism Act 2011, including meeting the Basic Conditions, subject to the modifications set out in his report, as set out in the table below.
- 2.11 Schedule 4B s.12 to the Town and Country Planning Act 1990, as inserted by the Localism Act 2011, requires that a Local Authority must consider each of the recommendations made in the Examiner's report and decide what action to take in response to each recommendation. If the Local Authority is satisfied that, subject to the modifications made, the draft Neighbourhood Development Plan meets the legal requirements and Basic Conditions as set out in legislation, a referendum must be held on the 'making' (adoption) of the Plan by the Local Authority. If the Local Authority is not satisfied that the plan meets the basic conditions and legal requirements then it must refuse the proposal. Should a referendum take place, a majority of residents who turn out to vote must vote in favour of the Neighbourhood Plan (50% plus one vote) before it can be 'made'.
- 2.12 The Basic Conditions are:
 1. Have regard to national policy and guidance issued by the Secretary of State.
 2. Contribute to the achievement of sustainable development.
 3. Be in general conformity with the strategic policies contained in the development plan for the area of the Authority (or any part of that area).

4. Does not breach, but is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC and Human Rights requirements.

Examiner's Recommendations and Local Authority's Response (Regulation 18(1))

Examiner's Recommendation (incl. page number in the report)	Section/page no. in submission draft NDP	SDC Decision and reason	New text or amendment to original text, as applicable – as shown in Referendum version NDP
Page 8			
<p>Amend the Plan period on the front cover and anywhere else in the Plan document from '2011 – 2031' to '2022 – 2031' and remove "Regulation 16 Submission Draft" from the front cover.</p> <p>Review the Contents and the Table of Figures in the light of recommendations in this Report.</p> <p>In paragraph 3.5 capitalise "district council".</p>	Frontcover / Throughout	<p><i>Modification Agreed.</i></p> <p>The proposed modification is required for clarity and accuracy.</p>	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>Amend the Plan period on the front cover and anywhere else in the Plan document from '2011 – 2031' to '2022 – 2031' and remove "Regulation 16 Submission Draft" from the front cover.</p> <p>Review the Contents and the Table of Figures in the light of recommendations in this Report.</p> <p>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 District Council's emerging Site Allocations Plan.</p>
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<p>4. Neighbourhood Plan Process and Preparation:</p> <p>Delete paragraph 4.3 and Figure 2 and renumber subsequent paragraphs/Figures accordingly.</p> <p>Delete the second sentence of paragraph 4.5 and amend Figure 3 (now renumbered as 2) accordingly.</p> <p>Delete paragraph 4.6 and renumber subsequent paragraphs accordingly.</p> <p>Under the heading "6. A Future Vision for Bishop's Itchington", in paragraph 6.5, replace "next 11 years" with 'Plan period'.</p>	Introduction	<p><i>Modification Agreed</i></p> <p>The proposed modifications are required for clarity and accuracy.</p>	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>Delete paragraph 4.3 and Figure 2 and renumber subsequent paragraphs/Figures accordingly.</p> <p>The steps in preparing an NDP are in Figure-3 2. The BINDP has now reached the Regulation 16 consultation.</p> <p>Para 4.6 - The Regulation 16 consultation runs for six weeks from 10 March to 22 April 2022 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 included a Glossary on page 54 to help you when reading the plan.</p> <p>Para 6.5. To address these themes over the next 11 years Plan period seven strategic objectives have been set for the Bishop's Itchington NDP (Table 2):</p>
Pages 9			
<p>In paragraph 7.5 replace "consultation on Preferred Option took place in autumn 2020" with 'at the time of the BINDP examination public consultation on a further</p>	Stratford-on-Avon District Strategic	<p><i>Modification Agreed</i></p>	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>7.5. Strategic planning policy is set out in the Stratford-on-Avon Core Strategy 2011-2031.</p>

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<p>Regulation 18 Preferred Options version of the Site Allocations Plan was taking place’.</p> <p>Amend paragraph 7.8 to read: ‘The Bishop’s Itchington NDP has, therefore, been prepared taking account of the reasoning and evidence informing the 2020 draft Site Allocations Plan.’</p>	<p>Planning Policy</p>	<p>The proposed modifications are required for clarity and accuracy.</p>	<p>The District Council is preparing two further development plan documents:</p> <ul style="list-style-type: none"> • 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. • A Gypsy and Traveller Plan <p>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 and will take account of any information arising from the emerging South Warwickshire Local Plan, as that becomes available. The Bishop’s Itchington NDP has, therefore, been prepared taking account of the reasoning and evidence informing the 2020 draft Site Allocations Plan.</p>
<p>Pages 10</p>			
<p>Policy BINDP1</p> <p>Reword Policy BINDP1 as follows: ‘A Built Up Area Boundary (BUAB) is established for the village of Bishop’s Itchington as defined in Figure 4 and shown on the Policies Map. 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.’</p> <p>Background and Justification:</p> <p>Delete the final sentence of paragraph 7.16.</p>	<p>Policy BINDP1</p>	<p>The proposed modifications are required for clarity and accuracy and to meet Basic Conditions.</p>	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>Within the Built Up Area Boundary (BUAB) new development will be supported in principle 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. A Built Up Area Boundary (BUAB) is established for the village of Bishop’s Itchington as defined in Figure 4 and shown on the Policies Map. 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.</p> <p>Additional SDC Proposed Modification: Insert policies map as figure 5 and renumber figures.</p> <p>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</p>

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<p>Amend the second sentence of paragraph 7.17 to read: 'This is the same boundary following the same methodology as that proposed by Stratford-on-Avon District Council in the 2022 Site Allocations Plan.'</p> <p>Delete the last sentence of paragraph 7.20.</p> <p>Replace Table 3 with the amended version provided by the Qualifying Body as an attachment to their email dated 15th June 2022.</p> <p>Correct the BUAB shown in Figure 5 (now renumbered as 4) and the Policies Map to fully accord with the map included within the Stratford-on-Avon Council Site Allocations Plan Preferred Options 2022.</p> <p>Amend the Key on the Policies Map for Policy BINDP1 to replace "New Development within Bishop's Itchington" with 'Built Up Area Boundary'</p>			<p>been significantly exceeded in Bishop's Itchington and the other Category 1 Local Service Villages. In addition, the emerging Bishop's Itchington Neighbourhood Development Plan Regulation 16 DRAFT – February 2022</p> <p>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). This is the same boundary following the same methodology as that proposed by Stratford-on-Avon District Council in the 2022 Site Allocations Plan.</p> <p>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. 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.</p> <p>Replace Table 3 with the amended version provided by the Qualifying Body as an attachment to their email dated 15th June 2022.</p> <p>Correct the BUAB shown in Figure 5 (now renumbered as 4) and the Policies Map to fully accord with the map included within the Stratford-on-Avon Council Site Allocations Plan Preferred Options 2022.</p> <p>Amend the Key on the Policies Map for Policy BINDP1 to replace "New Development within Bishop's Itchington" with 'Built Up Area Boundary'</p>
Pages 11	Policy BINDP2		
<p>Reword Policy BINDP2 as follows: '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</p>		<p>The proposed modifications are required for clarity and accuracy</p>	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>Within the BUAB, development of bona fide community led housing schemes of up to 10 properties, brought forward to meet a need identified in Bishop's 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</p>

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<p>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.'</p> <p>Background/ Justification</p> <p>In paragraph 7.24 delete the last sentence</p> <p>In paragraph 7.26 replace "market housing" with 'local market housing (in accordance with the Stratford-on-Avon Development Requirements SPD)'.</p>		<p>and to meet Basic Conditions.</p>	<p>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. 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.</p> <p>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. At the time of writing, the parish council has not committed to updating the HNS.</p> <p>In some instances, where viability for 100% affordable housing provision cannot be achieved, an element of market housing 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</p>
<p>Page 11</p>	<p>Policy BINDP3</p>		
<p>Within Policy BINDP3 replace "to support" with 'which contributes to' and after "supported" add 'in principle'.</p>		<p>The proposed modifications are required for clarity and accuracy.</p>	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>New development to support which contributes to the local economy will be supported in principle when it is consistent with Core Strategy Policies CS22 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</p>

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Page 12			
<p>Reword Policy BINDP4 after the first paragraph as follows: '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</p>	<p>Policy BINDP4</p>	<p>The proposed modifications are required for clarity and accuracy and to meet Basic Conditions.</p>	<p>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 the proposal shall: • reinforce 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; • 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; • conserve or enhance 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; • 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); • include sufficient amenity space to serve the needs of the development and its users; Bishop's Itchington Neighbourhood Development Plan Regulation 16 DRAFT – February 2022 [25] • include appropriate boundary treatments that reflect local context and landscaping using predominantly native species to support a net gain for biodiversity; • not have a detrimental effect on the amenity of occupiers in neighbouring property; • not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure; • include measures that seek to improve pedestrian facilities and linkages in the parish and beyond to encourage walking and cycling, wherever possible; • contribute 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; • 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; • 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 and well sited. Such features should also be sympathetic to the surrounding area; • be designed to be as water efficient as possible e.g. by incorporating water collection measures; • use</p>

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<p>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; Bishop's Itchington Neighbourhood Plan Independent Examiner's Report Page 13 • 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.'</p>			<p>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 shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems is avoided, where possible; • include features to minimise light pollution; • include space for off road storage of refuse and recycling bins; • have 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; • incorporate Secured by Design principles 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</p>

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<p>Background / Justification</p> <p>Under the heading "Background/Justification" in paragraph 8.4 delete all but the first sentence.</p> <p>Add a footnote source reference for "Development Requirements Supplementary Planning Document produced by Stratford-on-Avon District Council".</p>			<p>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; Bishop's Itchington Neighbourhood Plan Independent Examiner's Report Page 13 • 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.</p> <p>Policy BINDP4 sets out a series of additional criteria to help manage 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: • is of sustainable design • reinforces local distinctiveness • promotes biodiversity • meets the needs of occupiers, neighbours and other users • minimises its impact on the local environment • is energy efficient and reduces carbon emissions</p> <p>Add a footnote source reference for "Development Requirements Supplementary Planning Document produced by Stratford-on-Avon District Council".</p>

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<p>Reword Policy BINDP5 as follows: '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.'</p> <p>Amend Figure 7 to show the correct direction for the views or vistas illustrated and in particular amend the angle for the direction of the Figure 14 view; move Figure 7 to Appendix 1 and renumber as 11.</p> <p>Move paragraphs 8.8 – 8.14 to become the "Background/Justification" for Policy BINDP5</p> <p>Delete the last sentence of paragraph 8.13 and the first sentence of paragraph 8.14. Bishop's Itchington</p>	Policy BINDP5	The proposed modifications are required for clarity and accuracy and to meet Basic Conditions.	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>New development must have regard to the landscape character and historic landscape character of the designated neighbourhood area. Where impacts are identified new development should identify and seek to retain key features such as historic field and other boundaries, key features in the landscape (e.g. hedgerows, trees), particularly those of high medium sensitivity adjoining the BUAB (Appendix 2). The following views will be protected (see Figure 7 overleaf and Appendix 1. Views): • View from Station Road looking west (Fig 12) • View from Hambridge Road looking south east (Fig 13) • View from Mount Pleasant looking west (Fig 14) • View from Knightcote Road looking south east (Fig 15) • View from playing field towards railway and Burton Dassett Hills (Fig 16) 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. 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.</p> <p>Amend Figure 7 to show the correct direction for the views or vistas illustrated and in particular amend the angle for the direction of the Figure 14 view; move Figure 7 to Appendix 1 and renumber as 11.</p> <p>Move paragraphs 8.8 – 8.14 to become the "Background/Justification" for Policy BINDP5</p> <p>8.13. Policy CS.5 Landscape of the Core Strategy seeks to protect landscape character and</p>

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<p>Neighbourhood Plan Independent Examiner's Report Page</p> <p>Delete Policy BINDP5 content from the Policies Map.</p>			<p>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. Policies BINDP5 and BINDP6 provide additional local policy detail to sit alongside this strategic planning policy.</p> <p>8.14. Policy BINDP5 identifies the most significant views in the designated neighbourhood area. 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 on Figure 7 and Appendix 1.</p> <p>Delete Policy BINDP5 content from the Policies Map</p>
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<p>Show the source for Figure 6 (as renumbered from 8).</p> <p>Delete paragraph 8.19.</p>	Policy BINDP6	The proposed modifications are required for clarity and accuracy.	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>Figure 8 6 Archaeological sensitivity map – <u>PROVIDE SOURCE</u></p> <p>8.19. Policies BINDP5 and BINDP6, by identifying these specific local assets, add development management policy criteria to strategic planning policy</p>
Page 15			
<p>Delete from the listing of community facilities BINDP7/5 & BINDP7/7; amend the numbering of the remaining facilities accordingly.</p> <p>Amend each of the entries BINDP7/2, /3, /8 & /10 to read 'Local shop'.</p> <p>Add the Surgery to the list as BINDP7/11 (after numbering is adjusted for the two facilities removed).</p> <p>Amend the Policies Map to key and number these facilities</p>	Policy BINDP7	The proposed modifications are required for clarity and accuracy.	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>he retention of the following community facilities (also shown on the Policies Map) will be supported in accordance with Core Strategy Policy CS.25 - Healthy Communities:</p> <p>BINDP7/1 - Bishop's Itchington Primary School</p> <p>BINDP7/2 - Bishop's Fryer (fish and chip shop) Local Shop</p> <p>BINDP7/3 - Bishop's Itchington newsagent Local Shop</p> <p>BINDP7/4 - St Michael's Church</p> <p>BINDP7/5 - Children's play area</p> <p>BINDP7/55 - Community centre</p> <p>BINDP7/7 - Hard courts at the playing field</p> <p>BINDP7/8-6 - Hair/beauty salon Local Shop</p> <p>BINDP7/9 7 - The Butcher's Arms pub</p> <p>BINDP7/10 8 - The Co-Op general store Local Shop</p>

Examiner's Recommendation (incl. page number in the report)	Section/page no. in submission draft NDP	SDC Decision and reason	New text or amendment to original text, as applicable – as shown in Referendum version NDP
in line with the Policy.			<p>BINDP7/11 9 - The Greaves Club BINDP7/12 10 - 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.</p> <p>Add the Surgery to the list as BINDP7/11</p> <p>Amend the Policies Map to key and number these facilities in line with the Policy</p>
Page 15			
<p>Reword Policy BINDP8 as follows: '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 CP.25.</p> <p>Amend the Policy Map to combine spaces incorrectly shown as BINDP7/1, BINDP 5/5 & 5/7 to become BINDP8/1 and identify this with a colour on the Key as 'Sports Facilities'.</p>	Policy BINDP8	The proposed modifications are required for clarity and accuracy and to meet Basic Conditions.	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>Additional SDC Proposed Modification: The Examiner proposed new wording for paragraph Policy BINDP8 , however, his proposed amendment is factually inaccurate as he noted that it was Core Strategy Policy CP.25, however, it is Policy CS.25. The proposed amendment of SDC to the Examiner's modification for the purposes of accuracy is as follows:</p> <p>Existing formal and informal sport and recreational facilities in the designated neighbourhood area will be protected, enhanced and expanded where appropriate and achievable. The loss of any facility will only be permitted if a facility of equivalent scale and quality is provided in a suitable location within the community unless there is clear evidence that the existing facilities are not well used. 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.</p> <p>Amend the Policy Map to combine spaces incorrectly shown as BINDP7/1, BINDP 5/5 & 5/7 to become BINDP8/1 and identify this with a colour on the Key as 'Sports Facilities'</p>
Pages 15-16			
	Policy	The	Amended/ removed – line strike through. Added – in BOLD

Examiner's Recommendation (incl. page number in the report)	Section/page no. in submission draft NDP	SDC Decision and reason	New text or amendment to original text, as applicable – as shown in Referendum version NDP
<p>Amend Policy BINDP9 to: Delete “BINDP9/1 - Playing Field and Pavilion” and renumber the remaining spaces accordingly.</p> <p>Add “other than in very special circumstances” to the last sentence.</p> <p>Background/ Justification</p> <p>Delete paragraph 9.17 and relocate (and renumber as appropriate) Figure 11 to Policy BINDP8.</p> <p>Replace the second sentence of paragraph 9.18 with: ‘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’.</p> <p>Remove the entry for “The Playing Field” from Table 4.</p> <p>Move paragraphs 9.19 – 9.21 to support Policy BINDP8</p>	<p>BINDP9</p>	<p>proposed modifications are required for clarity and accuracy.</p>	<p>The following sites identified below, and shown on the Policies Map, are designated as Local Green Spaces BINDP9/1 – Playing Field and Pavilion BINDP9/2 1- The Yellow Land BINDP9/3 2- Plough Lane allotments BINDP9/4 3 - Ridge & Furrow land within the designated area. Development of these spaces will not be supported other than in very special circumstances.</p> <p>The playing field includes an equipped children’s play area and a multi-sport hardcourt area which is also floodlit (Figure 11). —relocate (and renumber as appropriate) Figure 11 to Policy BINDP8</p> <p>Para 9.18 - 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 of this plan. 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.</p> <p>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 Playing Field On eastern boundary of village in close proximity to community it serves. Provides sport and recreation facilities for local people of all ages and includes a nature reserve. 1.90 hectare site with clear boundaries, 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.</p> <p>Move paragraphs 9.19 – 9.21 to support Policy BINDP8 and renumber these</p>

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<p>and renumber these appropriately.</p> <p>Delete paragraph 9.22.</p> <p>Amend paragraph 9.29 to replace “four” with ‘three’.</p> <p>Amend the Policies Map to redraw the boundary of BINDP9/4 to match the boundary in Figure 10 (now renumbered as 9) and to alter the numbering of spaces to accord with the Policy (BINDP7/1 having been reclassified as above)</p>			<p>appropriately.</p> <p>Para 9.22 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.</p> <p>Para 9.29. As well as the four 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.</p> <p>Amend the Policies Map to redraw the boundary of BINDP9/4 to match the boundary in Figure 10 (now renumbered as 9) and to alter the numbering of spaces to accord with the Policy (BINDP7/1 having been reclassified as above)</p>
Page 16			
<p>Within Policy BINDP10 add '(as identified on the Policies Map)' between “village” and “will”.</p> <p>Background / Justification</p> <p>correct paragraph 9.31 to reference 'Policy BINDP10' not “Policy BINDP8”.</p>	Policy BINDP10	The proposed modifications are required for clarity and accuracy.	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>Development that would result in the loss of the open spaces within the village (as identified on the Policies Map) 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.</p> <p>Para 9.31 9.31. Policy BINDP8 10 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.</p>
Page 17			
<p>Within the title to Policy BINDP11 replace “Maintenance” with ‘Retention’ and at the end of the first sentence add:</p>	Policy BINDP11	The proposed modifications are required for clarity and	<p>Amended/ removed – line strike through. Added – in BOLD</p> <p>Policy BINDP11 - Maintenance Retention of existing footpaths/bridleways/ cycling routes</p> <p>New development should protect existing Public Rights of Way and other walking and cycling route s. Where practical and feasible new development should also create new</p>

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'(as identified on Figure 10)'; renumber subsequent Figures accordingly. Add a new Figure to provide the detail of the Public Rights of Way and other recognised routes.		accuracy.	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. Renumber subsequent Figures accordingly. Add a new Figure to provide the detail of the Public Rights of Way and other recognised routes.
Page 17			
Reduce Policy BINDP12 to: '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.'	Policy BINDP12	The proposed modifications are required for clarity and accuracy and to meet Basic Conditions.	Amended/ removed – line strike through. Added – in BOLD 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. • The parking spaces and electricity supply point shall be located such that extension cables are not required. • The supply point shall support not less than 7 KW 'fast' charging. Where off-street communal car parking is provided this shall also include the provision for EV charging. • Such infrastructure shall be sited and designed to avoid kerbside clutter and be safe for all users of that facility. • The design shall give due consideration to need for and position of charging cables between the charging point and the vehicle. • The communal charger shall support not less than 7 KW 'fast' charging per socket. 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.
Page 17 and 18			
Delete Section 11 and renumber subsequent sections accordingly	Section 11	The proposed modifications are required for clarity and accuracy.	Amended/ removed – line strike through. Added – in BOLD 11. HOW TO COMMENT ON THIS DOCUMENT 11.1. This draft of the Bishop's Itchington Neighbourhood Development Plan is published for six weeks' formal consultation 11.2. Copies of the plan can be viewed at Stratford on Avon District Council's offices, Elizabeth House, Church Street, Stratford upon Avon, Stratford upon Avon Library and Southam Library during normal opening hours. It is also available to view at the Parish Council office at The Old Sorting Office, Chapel St, Bishops Itchington, CV47 2RB. 11.3. The consultation runs from 10 March to 22 April 2022.

Examiner's Recommendation (incl. page number in the report)	Section/page no. in submission draft NDP	SDC Decision and reason	New text or amendment to original text, as applicable – as shown in Referendum version NDP
<p>Replace references to “Ministry of Housing, Communities & Local Government” with ‘Department for Levelling Up, Housing and Communities’.</p> <p>Policies Map The Policies Map needs altering to correct the errors in relating Policy content to the map as noted above, as well as the noted amendments.</p>			<p>Ministry of Housing, Communities & Local Government. Department for Levelling Up, Housing and Communities . (2021, August 31). National Planning Policy Framework. Retrieved from GOV.UK: https://www.gov.uk/guidance/national-planning-policy-framework/updates</p> <p>Ministry of Housing, Communities & Local Government. Department for Levelling Up, Housing and Communities (2021, August 31). Planning practice guidance. Retrieved from GOV.UK: https://www.gov.uk/government/collections/planning-practice-guidance</p> <p>Policies Map The Policies Map needs altering to correct the errors in relating Policy content to the map as noted above, as well as the noted amendments.</p>

Assessment of the Neighbourhood Plan as a whole, against the three dimensions of sustainable development, as set out in the National Planning Policy Framework (NPPF):

Sustainable Development Role (NPPF)	Neighbourhood Development Plan's Contribution
Economic	<p>The Neighbourhood Plan seeks to support the local economy through supporting the expansion of employment premises within the neighbourhood area.</p> <p>If implemented these policies will have a positive impact on the local economy, safeguarding jobs and local services.</p>
Social	<p>The Neighbourhood Plan sets a framework that will help to support the achievement of sustainable social development.</p> <p>The Plan promotes the retention and improvement of local community facilities and services.</p> <p>The Plan looks to safeguard and promote improvements of locally important sites.</p> <p>Policies seek to promote the local distinctiveness of the area, and conserve and enhance heritage assets.</p>
Environmental	<p>The Neighbourhood Plan includes a number of policies that support environmental sustainability for the community.</p> <p>The Plan has policies that look to protect heritage assets, natural features, biodiversity, valued landscapes as well as designate areas of Local Green Space.</p> <p>The NDP includes policies to protect the natural environment for future generations which have a positive impact on the environmental sustainability of the plan.</p>

3.1 The District Council concurs with the view of the Examiner that:

- Subject to the modifications above, the Bishops Itchington Neighbourhood Plan meets the Basic Conditions set out in paragraph 2.12 above; and
- The referendum area should be coterminous with the neighbourhood area.

4. Availability of Decision Statement and Examiner's Report (Regulation 18(2))

This Decision Statement and the Examiners Report can be inspected online at:

[Bishops Itchington Neighbourhood Plan | Stratford-on-Avon District Council](#) #

And can be viewed in paper form at:

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