

BISHOP'S ITCHINGTON PARISH COUNCIL

Minutes of the Pre-Planning Application Discussion regarding Land North of Hambridge Road, Bishops Itchington with Barratt David Wilson Homes Mercia & Harris Lamb Planning Consultancy

13 July 2026 – 7.30pm

Present:

Cllr Kettle (Chairman)
Cllr N Thomas (Vice Chairman)
Cllr Horsman
Cllr Dugmore
Cllr J. Thomas
Cllr Lamont
Daisy Loates - Barratt David Wilson Homes (Mercia)
Simon Hawley - Harris Lamb Planning Consultancy
Lauren McCullagh - Harris Lamb Planning Consultancy

In Attendance:

Jill Green - Clerk to the Council

Absent

Cllr Tressler
Cllr Burns

1. Introductions

Introductions were made by all present.

2. Why has a planning application been submitted?

Planning Application Reference - 25/02974/OUT - Land North of Hambridge Road Bishops Itchington. Outline application with all matters reserved other than access for the demolition of an agricultural barn and erection of up to 150 dwellings with public open space and associated infrastructure.

Simon Hawley advised that discussions have taken place regarding this site with the Local Authority for a number of years. About a year ago pre-application advice was sought and the response received was that it would not be supported as there was a 5YHLS (5 Year Housing Land Supply). That position has now changed, and the outline planning application was made 6 months ago. Comments are being responded to as they arise.

Q – Why has this site been identified, is it part of SWLP (South Warwickshire Local Plan)?

A - It was identified in the Site Allocations Plan which has been formally withdrawn. The intention of the new Emerging plan is to be a 2-part plan, Large Sites and Non-Strategic Sites.

Councillor comment – In the historic plan and the current draft plan, this site is not identified.

3. Outline planning application

Q – Why is it a sustainable location?

A – It is a Category 1 Village, with access to services and facilities such as schools and shops.

Q – What is your understanding of the capacity within the school?

A – There has been no objection from the Education Authority and there would be a contribution towards education facilities.

Councillors reported that school places were over subscribed currently. The education advice includes the statement “The Primary contribution will be used to support the provision of additional places. It must be noted that these will not be at the local village school as its site does not enable expansion of the school”. It was requested that direct engagement with the Trust be made to assess capacity.

Q – What is seen to be the appropriate access route to the site?

A – Following discussion with WCC Highways, it would be via Ladbroke Road from the South. Advice from Highways Consultants will be sought and a full transport assessment has been submitted with the application.

Further discussion took place regarding access to the site and travel routes through the village. Simon Hawley advised that he would respond further after Trip analysis had been reviewed.

Lauren McCullagh advised that WCC are currently completing a modelling exercise including cumulative developments.

Q – What types of dwellings will be included at the site?

A – This will be provided within the subsequent application which will include the housing mix.

Councillors advised that a Rural Housing Assessment has been independently completed in the last 1-2 years and should be a consideration.

Q – The River Itchen has an SSSI (Site of Special Scientific Interest) downstream from the site what is being put in place regarding this?

A - Sustainable Drainage Systems (SuDS) are proposed and the exact locations would be detailed in the Reserved Matters Application. There is currently an outstanding objection on drainage which is being worked upon, the latest position is that the Authority has requested further information. 45% of the site is Public Open Space.

Q – What facilities will there be in this area of Public Open Space?

A – Access to the river, walking tracks and children's play area, feedback is sought.

Q – How will the Public Open Space be managed?

A – A management company will be retained by the developer, and a service charge would be made from each resident.

Concern was raised regarding the number of resident complaints received on similar developments where a developer has retained a management company. Residents felt that

the process was opaque regarding the benefits received, the uncontrolled costs they are being charged and that there was no audit trail.

The option of a commuted sum being paid to the Parish Council for a period, who would then be responsible for ongoing maintenance was discussed.

Q – Will you be looking for the Biodiversity Net Gain offsetting to be delivered from within the boundaries of this site?

A – That would be the preference, yes. A landscaping scheme will be costed and will be part of the Reserved Matters Application.

Q - What is the position with regards to healthcare?

A – The ICB (Integrated Care Board) and Foundation Trust have submitted no objections to the application, subject to appropriate payment contributions.

Councillors advised that timely access to GP appointments was required for residents and reported that on a previous application, the ICB had refused to develop the Doctor's Surgery, and this position has not changed.

Q – Taking into account the financial requests being made by consultees, is the proposal still viable as a development opportunity?

A – Nothing unusual has been received to date, however there is more work to be done. The Section 106 would set out the costs to be paid and the schedule of these payments.

Q – Severn Trent have stated publicly that there is no intention in the current 25-year plan, of expanding Southam Sewerage Works (of which Bishop's Itchington is in the catchment area) which is at capacity. Although they have a duty to provide this service, it does create a practical issue as there is no ability to take foul water from developments?

A – Engagement has been sought with Severn Trent however no response has been received so far.

Q – What is the timeline on the application?

A – Drainage, Highways, Healthcare and Education are all areas still being worked upon. Approximately 2-3 months for a timeline on the decision.

Q – Could you please summarise the benefits to the Village?

A – Access to the river, Public Open Space and CIL (Community Infrastructure Levy) payments, part of which would come to the village.

Simon Hawley advised that projects that could benefit the village should be identified at Outline Application stage for consideration. This would not impact the response of "Objection" that had already been made by the Parish Council; however, these items could be considered if the application did gain approval. Councillors invited to send any details identified to Simon Hawley and Lauren McCullagh in the first instance.

4. End of Meeting

The meeting closed at 8:52pm.