

BISHOP'S ITCHINGTON PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting 13 April 2026 – 7.30pm

Present:

Cllr Kettle (Chairman)
Cllr N Thomas (Vice Chairman)
Cllr Horsman
Cllr Tressler
Cllr Burns
Cllr J. Thomas
Cllr Lamont
Cllr Dugmore

In Attendance:

Jill Green - Clerk to the Council
Cllr Natalie Gist – District Councillor

Absent

None

Public: 2

1. Chairman's Announcements:

26/01

The Chairman welcomed all to the meeting and gave thanks to Cllr Horsman for hosting Councillors Corner at the Village Store on 21st March 2026, attended by three members of the public. There were no further announcements.

2. Apologies:

26/02

None.

3. Declarations of Interest:

26/03

Cllr Horsman advised that with regards to Item 15b, she was on the Carnival Committee, and Councillors agreed that she could be present for this discussion.

4. Dispensations:

26/04

None required.

5. Minutes:

26/05

Minutes of the Ordinary Meeting of the Parish Council held on 2 March 2026:

It was **RESOLVED** that the minutes of the ordinary Parish Council meeting held 2 March 2026, be accepted as a true and complete record of the meeting.

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Proposed Cllr N. Thomas, seconded Cllr Burns. Cllr Dugmore abstained as he was not present at this meeting – all in favour.

6. Public Forum:

26/06

Two members of the public were present, and one participated in the Public Forum, details as follows:

1. The resident explained that he was involved with Bishop's Itchington Football Club (BIFC) and had an interest and comments around Item 10c. He explained that currently BIFC pay 60% of the electricity bill (for the pavilion) and 40% is paid by the parish council. This is a long-standing agreement; however, this was made when three football teams were in place and there is currently only one. Therefore, he felt that BIFC are not the main users of the electricity and requested that a re-negotiation takes place.

This agenda item was closed and Councillors discussed this further under Item 10c.

7. Planning Matters:

26/07

- i. To note the parish council's response to the following planning application:

A) 26/00518/TPO

Bishops Hill Nature Reserve, Ropeway, Bishops Itchington

7no. trees on boundary of nature reserve and properties on Rupert Kettle Drive, Meadow Crofts, and Bishops Gate to be felled and stacked.

6no. ash trees are infected with ash dieback and 1 dead tree, are as follows:

- G1, 2no. ash trees at SP 39055 58138 - Fell
- G2, 3no. ash trees SP 39092 58120 - Fell
- T1 1 dead tree at SP 39122 58114 - Fell
- T2 1 ash tree at SP 39200 58103 – Fell

Comments due by: 8 April 2026. – No Representations

Noted

B) 26/00413/ADV

24 Chapel Street Bishops Itchington Southam CV47 2RB

Change of use from a B8 storage facility to an A3 restaurant with a new Fascia and 7 parking spaces.

Comments due by: 25 March 2026 – No Representations

Noted - Facia Only. The Change of Use for this facility will be made under a separate planning application, which will be considered as a separate item.

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ii. To note the decision of the following planning applications:

A) 25/00787/FUL

Land At, Ladbroke Road, Bishops Itchington

Erection of six detached dwellinghouses and associated works.

Planning Committee Meeting on 25 March 2026 – Granted subject to 106 Agreement

Noted – Cllr Dugmore advised that this had been a unanimous decision by the Planning Committee.

B) 26/00346/FUL

Millars Barn Lower Spring Farm Barns Gaydon Road Bishops Itchington Southam CV47 2QX

Replacement windows and installation of ASHP (retrospective).

Permission Granted 31/03/26

Noted

8. County, District & Parish Liaison:

26/08

Stratford District Council (SDC) – Cllr Gist had previously circulated her report (April 26) in advance for review.

In addition to the report, the following areas were highlighted:

- A Cabinet and Full Council meeting had taken place to review the present Core Strategy and to discuss policy relevance now in light of the revised National Planning Policy Framework.
- There will be a by-election for Nigel Rock's vacated seat on Thursday 7 May.
- Health screening events have been successful and the details for the 3 nearest sessions are included in the report.
- The SDC website has been refreshed.

Cllr Burns raised the question of an SDC Policy regarding improvements to infrastructure – Cllr Gist to investigate.

Cllr Gist advised that a water sample that had been discussed/provided at Councillors Corner, had been delivered to the Environmental Health Team, and this had been confirmed to the resident.

There were no further questions from Councillors.

Warwickshire County Council (WCC) – Cllr Kettle circulated the report (April 26) for Councillors to review in advance of the meeting.

In addition to the report, Cllr Kettle advised that with regards to the Hambridge repairs, he had attended site recently and spoken with the stone mason. A parapet is being removed

Signature.....

and the tarmac stripped back. Reinforcement will take place prior to the surface being re-laid.

Cllr Dugmore reported that there had been another burst water main on the main Gaydon Road (the 5th issue in 12 months). Cllr Kettle advised that he had written regarding this and requested a meeting with Severn Trent for both the parish council and County Council, to understand the plans for the water main. A discussion took place regarding the potential further housing developments and the impact this would have on the infrastructure. Cllr Kettle advised that the gulleys on the B4451 would be cleared on 17 April 2026.

There were no further questions from Councillors.

Cllr Gist left the meeting at 8.09pm to attend another parish council meeting.

**9. Policies:
26/09**

- a. IT Policy – for approval
Circulated in advance for review. Approved - Proposed Cllr Kettle, Seconded Cllr Horsman, All in Favour. Next review April 2027.
- b. CCTV Policy - for approval
Comments received – Deferred pending review.
- c. Policies & Documents – WALC Template – Agree approach and actions required.
Cllr Lamont and Cllr Dugmore to form a working group with the Clerk to review the policy schedule and present an updated plan to the parish council. Proposed Cllr J. Thomas, Seconded Cllr Horsman, All in Favour.

**10. Playing Fields:
26/10**

To discuss and agree any actions regarding:

- a. Playground path repairs
Cllr Thomas advised that that the path going into the play area required attention (following 2 prior repairs) and that a more permanent path surface needed to be investigated. It was proposed to investigate options and bring back to the parish council for review. Proposed Cllr N. Thomas, Seconded Cllr Tressler, All in Favour.
- b. Update on BISA request for cricket wicket funding support & Insurance.
The order was placed on 16 March 2026, following receipt of the final amount of funding. An installation date of Mid-May is estimated currently.
- c. Update on Pavilion electricity charges & request for re-negotiation.
The comments raised in Item 6 Public Forum were discussed. It was agreed to that Cllr N. Thomas and the clerk would review costs from the last 12 months and bring back a proposal to the next meeting. Proposed Cllr N. Thomas, Seconded Cllr Dugmore, All in Favour.

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**11. Mandale Close – Ongoing Maintenance:
26/11**

a. To discuss and agree weeding & watering requirements.

Quotes had been received and circulated in advance of the meeting. The possibility of treating the brambles directly by applying a chemical to the leaves/stems to be investigated as an option.

The frequency of watering to be ascertained (as per last years weather as an example) and an understanding of how long this would be required for to be detailed. The volume of water required to be investigated.

**12. Review of Meeting Calendar 2026/27:
26/12**

To review and approve meeting dates.

The schedule of dates was agreed as follows:

Calendar of Meetings 2026/27

All meetings are on a Monday and start at 7.30pm (unless otherwise notified) and are held at The Community Centre, Ladbrooke Road, Bishop's Itchington, CV47 2RN.

- Monday, 1 June 2026,
- Monday, 6 July 2026,
- Monday, 7 September 2026,
- Monday, 5 October 2026,
- Monday, 2 November 2026,
- Monday, 7 December 2026,
- Monday, 11 January 2027,
- Monday, 1 February 2027,
- Monday, 1 March 2027,
- Monday, 5 April 2027,
- Monday, 26 April 2027, Bishop's Itchington Annual Village Meeting (This is the annual meeting of the electorate, not a parish council meeting),
- Monday 10 May 2027, Annual Meeting of the Parish Council (This is the meeting at which the chairman of the parish council is elected for the coming year. Working parties and their members are also appointed at this meeting). This meeting will be followed immediately by the usual monthly parish council meeting.

Proposed Cllr Horsman, Seconded Cllr Kettle, All in Favour. The clerk to notify the Community Centre and post on the website.

**14. Allotments:
26/13**

- a. Update to be provided on landowner engagement and improved governance structure.

Signature.....

Deferred to the next meeting.

15. To confirm arrangements for the Annual Village Meeting

26/14

Apologies were given in advance from Cllr, Tressler, Cllr Burns and Cllr Horsman.

It was agreed that 40 copies of the Annual Village Meeting Report would be printed at a cost of £142. Copies left over from the meeting will be placed at a number of locations that are attended in the village for people to view. Proposed Cllr Horsman, Seconded Cllr J. Thomas, All in Favour

15. Village Enquiries:

26/15

a. Discussion regarding Grit Bins at Bishop's Hill Estate

Residents at the Bishop's Hill Estate have complained about there being no grit bins available in bad weather to help with access from and to the estate. In dialogue with both Warwickshire Highways and the Developer, it has been confirmed that these roads have not, as yet, been adopted by Warwickshire Highways. As the Developer does not provide grit bins for any of their estates as policy, the Parish Council have agreed to fund 2 grit bins, to be placed in conjunction with both Warwickshire Highways and the Developer. This is to ensure that they are in the correct agreed location for when the roads are adopted. Proposed Cllr Tressler, Seconded Cllr Dugmore, All in Favour.

b. Carnival – Request for sponsorship

A request has been received inviting local businesses and organisations to support the carnival through sponsorship. The clerk to email with details regarding the Grant Application Process.

c. Parking around Central Drive

Cllr Burns raised the issue of parking around some pedestrian areas of Central Drive. It was agreed that the situation would be monitored.

16. Cemetery:

26/16

a. Request for flat headstone at Cemetery

A request for a small flat headstone has been made, due to financial pressures. Councillors agreed that the final flat design should be submitted for approval and the Stone Mason is to be BRAMM/NAMM accredited. The Cemetery Manager to circulate the final design, however this approach was agreed in principle.

b. Request for Memorial Bench - Cemetery

The Cemetery Manager advised that there are currently 9 benches at the Cemetery. Requests have been made for a further 2 benches. Following discussion it was agreed that these 2 requests would be accepted (subject to placement agreement and in line with the current policy). The overall number of benches and the Policy to be reviewed. Proposed Cllr Horsman, Seconded Cllr Dugmore, All in Favour.

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**17. Pre-Planning Application Discussion:
26/17**

To discuss the Pre-Planning Application Discussion with SP Broadway & Mac Mic Strategic Land - 16 March 2026 – 7.30pm

It was **RESOLVED** that the minutes of the Pre-Planning Application Discussion with SP Broadway & Mac Mic Strategic Land - 16 March 2026, be accepted as a fair representation of the meeting. Proposed Cllr Kettle, Seconded Cllr N. Thomas, All in Favour. Minutes can be found under Appendix C.

**18. Neighbourhood Governance Proposals WALC:
26/18**

Discuss potential implications and any actions.

A briefing note and template letter for councils to consider using when writing to the local MP had been received regarding neighbourhood governance proposals within the English Devolution and Community Empowerment (EDCE) Bill.

No response to be made.

**19. Finance:
26/19**

i. To receive monthly financial reports for March 2026,

Cllr Kettle noted that these had been received and advised that there would be a Reserve adjustment to reflect the £7,000 income received for the Cricket Wicket partial funding from BISA and the Cricket Club.

ii. To receive bank reconciliation reports for March 2026,

Cllr Kettle noted these had been received and that both accounts had reconciled.

iii. To approve accounts for payment on 3 April 2026,

It was **RESOLVED** to approve the accounts payable for 3 April 2026. Proposed Cllr Lamont, Seconded Cllr N. Thomas. Cllr Dugmore abstained due to having expenses listed, all other Councillors - All in Favour.

iv. To approve the regular monthly payments (March 2026) for the current financial year as per 5.6 Financial Regulations 2019 for England:

It was **RESOLVED** to approve the regular monthly payments (March 2026) for the current financial year as per 5.6 Financial Regulations 2019 for England. Proposed Cllr Lamont, Seconded Cllr N. Thomas, All in Favour.

**20. Portfolio Holders Update:
26/20**

- Cllr N. Thomas advised that the maintenance of the playground was due to take place on 8 May 2026 and that not all areas would be fully open whilst

Signature.....

contractors completed this work. A notice to be placed at the entrance and on Facebook.

- Cllr Tressler reported that he had discussed possible grant funding for the flooring with the Memorial Hall committee, via a Community Fund available from SDC which closed at the end of February 2026. An application has been submitted and a response is awaited.
- Cllr Burns advised that some areas of fencing are damaged in the Bishop's Hill Nature area, details to be discussed with the clerk.
- Cllr Lamont reported that policy documents had been drafted for the allotments, but that due to time pressures, this would be reviewed at the June Meeting.
- Cllr J. Thomas confirmed that a new Play Area Inspector, Edward Frape, was in place, who started on 6 April 2026. A site meeting has taken place and RoSPA accredited training is booked.

21. Reports and Questions:

26/21

A Temporary Fuel Surcharge request from Thomas Fox Landscaping to be placed on the next agenda.

Cllr Dugmore left the meeting at 9:47pm.

22. Date of Next Meeting:

26/22

The next ordinary meeting of the parish council will take place on Monday 11th May 2026 at 7.30pm at the Community Centre.

23. Close of Meeting.

26/23

The meeting closed at 9.52pm.

Signed.....Chairman Date.....

Signature.....

Appendix A

Bishop's Itchington Parish Council				
Accounts Payable 3 April 2026				
To Whom Payable	Ref No	Ex Vat	Vat Payable	Totals
<i>Urgent accounts paid since last meeting requiring the formal approval of the council</i>				
E Biddle (office rent 01/3/26)	s/order	£ 495.00	£ -	£ 495.00
Three Business (Bill date 22/02/26)	d/debit	£ 9.77	£ 1.95	£ 11.72
H Huff Landscapes - Village greens - wooden posts	260304	£ 9,443.00	£ -	£ 9,443.00
EON - Pavilion Electric - 2nd February - 28th February 2026	d/debit	£ 157.93	£ 7.90	£ 165.83
Onecom - Cloud connectivity services	d/debit	£ 107.31	£ 21.46	£ 128.77
Unity Bank (Service Charge 31/03/26)	d/debit	£ 10.00	£ -	£ 10.00
	Sub-total	£ 10,223.01	£ 31.31	£ 10,254.32
<i>Accounts for payment on 3 April 2026</i>				
JG - Clerking - Additional Hours	260315	£ 190.26	£ -	£ 190.26
Expenses - Planning Committee	260316	£ 17.68	£ -	£ 17.68
B I memorial Hall - Crafty Cuppa	260302	£ 180.00	£ -	£ 180.00
Light Media - Hosting of website 04/03/26 - 03/06/26	260307	£ 90.00	£ 18.00	£ 108.00
Expenses - Heater Gas bottle - Chapel	260309	£ 59.84	£ -	£ 59.84
Salary - General Maintenance - Ground work/grass cutting Cemetery & Community Centre	260312	£ 136.00	£ -	£ 136.00
Salary - Cemetery	260311	£ 176.54	£ -	£ 176.54
Salary - Clerking & Pay in Lieu of Leave	260313	£ 2,010.12	£ -	£ 2,010.12
HMRC Tax period 12	260310	£ 1,082.12	£ -	£ 1,082.12
Arbscape - Mandale Close - Hedge	260303	£ 3,850.00	£ 770.00	£ 4,620.00
	Sub-total	£ 7,792.56	£ 788.00	£ 8,580.56
	TOTAL	£ 18,015.57	£ 819.31	£ 18,834.88
Invoices checked & agreed.				
Signed:	J Green RFO	Councillor	Councillor	

Signature.....

Appendix B

Financial Budget Comparison

Comparison between 01/04/25 and 31/03/26 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/25

	Budget 2025/2026	Reserve Movements	Actual Net	Balance	
INCOME					
Bishops Itchington Parish Council					
10	Precept	£112,500.00	£0.00	£112,500.00	£0.00
20	Council Tax Support Grant	£0.00	£0.00	£0.00	£0.00
30	Burials	£2,500.00	£0.00	£3,287.13	£787.13
40	Sec 136 & Other Reimbursements	£1,000.00	£0.00	£0.00	-£1,000.00
50	Playing Field	£600.00	£0.00	£701.39	£101.39
60	Interest - Current	£1,250.00	£0.00	£1,395.28	£145.28
61	Interest - Pavilion Fund	£0.00	£0.00	£3,802.98	£3,802.98
70	Grants	£0.00	£0.00	£1,301.50	£1,301.50
80	Misc	£0.00	£0.00	£7,000.00	£7,000.00
90	VAT Refund	£0.00	£0.00	£10,534.38	£10,534.38
100	Pavilion Fund	£0.00	£0.00	£0.00	£0.00
Total Bishops Itchington Parish Council		£117,850.00	£0.00	£140,522.66	£22,672.66
Total Income		£117,850.00	£0.00	£140,522.66	£22,672.66
EXPENDITURE					
Bishops Itchington Parish Council					
200	Salaries & Expenses	£39,237.00	£0.00	£32,246.49	£6,990.51
210	Councillor Allowances	£500.00	£0.00	£0.00	£500.00
220	Administration	£11,721.00	£0.00	£8,336.34	£3,384.66
230	Grounds Maintenance	£30,875.00	£136.42	£38,435.40	-£7,423.98
240	Cemetery & Churchyard	£7,379.00	£0.00	£6,905.55	£473.45
250	Playing Field	£16,241.00	£0.00	£17,083.09	-£842.09
260	Grants	£10,000.00	£0.00	£437.60	£9,562.40
270	Neighbourhood Plan	£0.00	£0.00	£0.00	£0.00
280	Other Expenditure	£0.00	£0.00	£242.47	-£242.47
290	VAT	£0.00	£0.00	£0.00	£0.00
300	Contingency	£0.00	£0.00	£0.00	£0.00
310	Parish Office	£5,970.00	£0.00	£6,107.00	-£137.00
320	Pavilion Project	£0.00	£0.00	£0.00	£0.00
Total Bishops Itchington Parish Council		£121,923.00	£136.42	£109,793.94	£12,265.48
Total Expenditure		£121,923.00	£136.42	£109,793.94	£12,265.48
Total Income		£117,850.00	£0.00	£140,522.66	£22,672.66
Total Expenditure		£121,923.00	£136.42	£109,793.94	£12,265.48
Total Net Balance		-£4,073.00		£30,728.72	

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Appendix C**BISHOP'S ITCHINGTON PARISH COUNCIL**

**Minutes of the Pre-Planning Application Discussion with SP Broadway & Mac Mic
Strategic Land
16 March 2026 – 7.30pm**

Present:

Cllr Kettle (Chairman)
 Cllr N Thomas (Vice Chairman)
 Cllr Horsman
 Cllr Burns
 Cllr Dugmore
 Cllr J. Thomas
 Cllr Lamont
 Cllr Natalie Gist - Bishop's Itchington, Napton & Fenny Compton Ward Member, Stratford On Avon District Council

David McFarlane – Director SP Broadway
 Michael Gooch – Regional Head of Planning – Southwest – Mac Mic Strategic Land
 Richard Kelso – Regional Land Director - Mac Mic Strategic Land

In Attendance:

Jill Green - Clerk to the Council

Absent

Cllr Tressler

Background:

A leaflet regarding an online public consultation process (via a consultation website), to view proposals for up to 200 new homes on land west of Station Road, Bishop's Itchington, was issued to residents on 17 February 2026.

<https://www.landwestofstationroad.co.uk/>

SP Broadway requested a meeting with the Parish Council, and it was agreed that this would be in line with the Protocol for Pre-Planning Application Discussions, which can be found on the Parish Council website, under policies and documents:

[protocol for preplanning application discussions with devs.pdf](#)

Prior to the meeting, members of the parish council and representatives of SP Broadway & Mac Mic Strategic Land had received a copy of this protocol and had agreed to its terms and conditions.

1. Apologies:

Apologies received and accepted from Cllr Tressler.

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Cllr kettle advised that SDC Councillor Nigel Rock had stepped down from his position with immediate effect. The clerk to write to thank Cllr Rock for his support over the years.

2. **Overview:**

Introductions were made by all and then Richard Kelso provided an overview of the company, Mac Mic Strategic Land (details can be found on their website) and provided an outline of this particular application.

[Strategic Land Development Consultants](#) | [Mac Mic Strategic Land](#) | [Strategic Land](#)

A plan has been prepared for 200 new homes with a green public space area. A public online consultation exercise has been opened and feedback has been received. Submission is likely to be no later than the end of April 2026 and determination is possible within the next 12 months.

David McFarlane provided an overview of the public online consultation exercise as follows:

- 1363 leaflets have been sent to properties in the area
- 68 responses have been received (just under 5% response rate)

Issues raised on these responses:

- 46 – Facilities
- 31 – Roads and traffic
- 22 – Loss of green field

There have been suggestions regarding:

- The landscaped open space
- Making travel sustainable
- Increasing bus routes
- Adding a large buffer zone to the boundary by Mount Pleasant (2 residents)

A statement of community involvement will be produced and submitted with the outline planning application, along with analysis and any other documents. All documents will be available on the SDC Planning website.

3. **Q & A:**

Q – What type of houses are planned?

A – Detail of the housing mix is left to the reserved matters stage (reserved matters being the detailed aspects of a development to be approved following approval of outline planning permission to allow construction), the plans are indicative currently. At this stage, access and type of land usage is established.

Q – Access and four bus stops have been included on the plan. Plough Lane is very narrow in parts, is it anticipated that this would need to be widened to accommodate bus stops? Also, the first bus stop on the north bound carriageway, is at the peak of a hill and a 40mph speed area, where cars will be accelerating.

A - This would need to be checked and will be subject to a WCC Highways discussion.

Q – If outline planning permission is gained, is there anything to stop further development on the space currently showing as green space on the plan?

A – 200 properties would be the limit for this application, and it is anticipated that with regards to the green space, planning permission would be conditional on this being retained. Funding for bus/transport routes may be requested.

Q – Has infrastructure to support the development been considered such as schools and healthcare?

Signature.....

A – It is expected that a request will be made from the Local Authority for Education and NHS via a Section 106 (a legally binding planning obligation between developers and local authorities to ensure new developments contribute to local infrastructure and affordable housing). Also, funding can be pooled by Local Authorities over a number of developments to fund a school if required. A Community Infrastructure Levy (CIL) can also be requested in addition to a Section 106. (A CIL is a planning charge on new development, designed to fund local infrastructure such as schools, roads, and health facilities).

Q – Can you quantify the need in this location, how do you explain the 50% plus increase in properties proposed within the parish as being sustainable?

A – There is a housing need at a district level. Sustainability is objective and this is an environmentally sustainable proposal.

The areas of Social & Economic sustainability were raised. Cllrs commented that on a prior development at Bishop's Hill, within the parish (an allocated site), the developer identified that the Doctors Surgery was operating at over capacity. A contribution to a new surgery was requested as a planning condition. The Local Health Authority turned the offer down on the basis that the additional houses alone did not justify them financing the operation of a larger building. However, the research highlighted that there were very clear indications that there was not capacity in the Doctors Surgery. Subsequently, applications have been submitted for 470 new homes, plus this proposal of 200 (total 670) however healthcare facilities remain unchanged.

Q – What spare capacity is there today at Bishop's Itchington Primary School?

A – There are 29 spaces at the school, based on the data that is accessible and available.

A Councillor advised that there are only 2 spaces currently.

Cllr Gist explained that access to the Doctors Surgery was also impacted by the lack of facilities in neighbouring village Gaydon/Lighthorne Heath, which has put additional pressure onto the facilities in Bishop's Itchington.

There was a request that the research be revisited with regards to the sustainability of the proposal for medical and education facilities.

Q – It is understood that each application has to be taken on its own merit and that all traffic surveys are completed independently. However, there is a cumulative effect across all planning applications. Can a holistic/overall view be taken?

A – Cllr Gist agreed to contact the Head of Development at SDC regarding this point. Richard Kelso advised that traffic predictions/models would be factored into the application.

Q – What will the proposal bring to the area that is positive?

A –

- Housing available to children/family members of residents
- Half of the site will be a publicly accessible open local space
- Memorial Garden next to the Cemetery
- Improvements and increases to biodiversity
- Financial contributions to the area

Q – Does the site run up to and including the red lines on the plan? There have been previous issues with small areas of land such as ditches and hedges not being maintained that have been on the edges of land developments.

Y – Yes.

Q – What is your intention with the public open space?

A – This could be offered to the Parish Council or the District Council or paid for by residents via a management company.

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Councillors observed that given the considerable space (10 - 15 hectares) there would be a considerable charge to residents of those properties. Historically there have been a commutable sums, for public open spaces, however 15 hectares with various features requiring 20 years of maintenance and management would require a sizable sum. Councillors observed that the village has a number of public open spaces that residents already have access to.

Q – Severn Trent have made it clear that the water treatment works at Southam (that service the area) are at capacity and there is no intention to increase this. They have stated that no further expansion will be made until they have completed existing works supporting the development of 3000 properties at Lighthorne Heath. How will you respond to this?

A – Permission may become conditional on the work from Severn Trent being completed, or it may be that only a certain number of units could be occupied.

Q – Do you own the land?

A – No there is a promotion/land agent agreement with the landowner.

Cllr Gist left the meeting at 8:26pm as she had a further Parish Council Meeting commitment.

Councillors advised that in addition to the issues with education and NHS facilities, the Cemetery is almost at capacity and solutions are being sought to resolve this. Mac Mic Strategic Land advised that an area could be made available to extend the cemetery as part of the proposal.

Q - The drainage area on the map was discussed along with the water course to the west. Councillors advised that there is a flood risk in this area and that flooding in Plough Lane (by the roundabout) is an ongoing problem. There are some local peculiarities that require attention, rather than a review from a desk based study?

A - This will be reviewed and submitted as part of the application.

Q – What are the thoughts behind the sensory memorial garden?

A – The details for this are not available at this stage but it would be a space aligned to the Cemetery.

Q – The survey has identified a possible Iron Age/Roman settlement, how do you know how big this is and if it impacts the building area proposal?

A – A condition would be attached to the application and trial trenches would be dug.

Councillors observed that if a public meeting was held by SP Broadway & Mac Mic Strategic Land it would be well attended by parishioners. David McFarlane commented that online consultations provided a good level of feedback as they were available 24 x 7 to residents.

In summary, Councillors reflected that this was an opportunistic proposal due, in the main, to the issue of the Stratford-on-Avon District Council, Five-Year Housing Land Supply (5YHLS) figure, which was previously at 24 years. However, following the recent Bordon Hill enquiry Planning Inspector's decision, this was recalculated and is now 2.74 years based on this new formula. This situation has generated a number of planning applications, amounting to a total of 1000 houses between Bishop's Itchington and Harbury villages.

It was felt that further research was required regarding sustainability criteria and a response was requested to questions raised.

There were no further questions from Councillors and Cllr Kettle thanked everyone for attending. The meeting finished at 8:48pm

Signature.....