

# **BISHOP'S ITCHINGTON PARISH COUNCIL**

## **Minutes of the Planning Application Discussion regarding Land North of Harbury Depot Bishops Itchington**

### **Bishop's Itchington Parish Council and Persimmon Homes**

**8 September 2026 – 7.00pm**

#### **Present:**

Cllr Kettle (Chairman)  
Cllr N Thomas (Vice Chairman)  
Cllr Horsman  
Cllr Dugmore  
Cllr J. Thomas  
Cllr Lamont  
Cllr Burns  
James Ballantyne – Persimmon Homes  
Thomas Strongman – Persimmon Homes  
Paul Coles – Persimmon Homes

#### **In Attendance:**

Jill Green - Clerk to the Council

#### **Absent**

Cllr Tressler

#### **Proposal**

25/02821/OUT - Land North of Harbury Depot Bishops Itchington  
Hybrid Planning application consisting of: Full application for the development of 230 homes including new vehicular access onto Ropeway and emergency access onto B4551, pedestrian and cycle links; public open space including play areas and community orchard; landscaping sustainable urban drainage and other associated Infrastructure works; and an outline application(with all matters reserved other than access) for the development of a Local Centre (including class E (a) retail), proposed vehicular access, parking and other associated works.

#### **1, Introductions**

Introductions were made by all present. James Ballantyne explained that changes had been made to the original submission, and an outline of these changes would be presented and questions and feedback were welcome.

#### **2, Areas Presented & Discussed**

The following areas were covered within the discussion:

**Increased traffic within the area** – Feedback from WCC Highways is awaited (due within the next week) regarding new traffic data which includes concurrent data for all developments in the village and the impact this will have on village roads. This cumulative data when received, will be fed into the model. This may result in potential upgrades to road junctions, and these were discussed. Councillors advised that they had already met with WCC Highways and outlined their concerns regarding the volume of traffic that would be generated from the multiple applications submitted.

**Design of the Estate** – The layouts are still being worked through, and submission will be made next week. There has been a third-party review of hydraulic modelling and there have been changes to SuDS (Sustainable Drainage Systems) including shallower pond depths. There are no community facilities within the layout, which is Class E use. A walking assessment has been made to Bishop's Itchington however none has been completed for Harbury. There is only one entrance/exit to the development with all vehicles using the junction onto the main road.

Cllr Kettle asked for a drain that crosses Station Road to the middle of the development, to be taken into account. This has been re-instated by David Wilson Homes and was not showing on the plan.

**Streetscene** – Cllrs asked that some of the housing areas be broken up so that they were more visually appealing. In addition, a request was made for the path to feed directly to the existing bus area, for ease of access. There is currently no detailed plan regarding the retail unit.

Shared Ownership and Housing Association houses seem to be grouped together and Councillors observed that this demonstrated an unconscious bias. Persimmon Homes advised that Housing Associations liked their properties to be grouped together to assist with efficient future maintenance. 35% of properties will be affordable housing.

The approach for grounds maintenance was discussed, following development completion. A Management Company would typically be out in place; however, this could be replaced with the Parish Council for the benefit of residents, further discussion would be required should the application be successful.

**Access to Harbury** - A footpath to Harbury along Station Road (from the development to Deppers Bridge junction) has not been considered by Persimmon Homes. Councillors asked for this to be investigated, as the majority of the development is in the Harbury parish, however there is no walking route to Harbury to access the school or any other services. Cllr Kettle advised that this request was made repeatedly to the developers of the current Bishop's Hill site, to no avail.

**Employment** – Gaydon and Leamington Spa are areas of employment for residents. Currently there is 1 bus every 2 hours, however there is the potential to increase this to 1 bus every hour through Section 106 funds. Councillors commented that an increase in bus service of this type would not be sufficient. Most of the traffic heading for the M40 will use the main Station/Gaydon Road.

**Utilities** – There have been no communications with Severn Trent to date, therefore Councillors outlined the current lack of capacity and the fact there would be no further investment in infrastructure at Southam Treatment works until 2052. Electric car chargers are

provided in each property. Solar panel provision is to be made however Councillors asked that this be increased.

**Section 106 Funds** – Councillors outlined concern regarding the Section 106 funds being aligned to Bishop's Itchington, to support the residents that would be most affected. The prior Section 106 funds for the Bishop's Hill estate went to Harbury.

**Education** – Councillors explained that there is no capacity at the Primary Schools in both Bishop's Itchington or Harbury. Persimmon Homes advised that a contribution would be made via Section 106, but this would be for the education authority to administer.

Councillors outlined concerns regarding the impact of increased pupil numbers using the school bus to the High School in Southam. Congestion of pupils at the bus stop on Station Road has already been raised with WCC who have advised that it is unlikely that the bus stop can be moved. Pupil numbers are such that the queue for the bus is very near to the edge of the pavement and ongoing traffic. Child safety would be further negatively impacted by a larger volume of students.

Councillors concluded that Persimmon Homes had failed to communicate that the Planning Application provided a sustainable development and asked that Persimmon Homes responded to all questions raised.

### **3. End of Meeting**

The Chair thanked everyone for their time and the meeting closed at 8:22pm.