

# 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.

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?

**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.

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