

# Bearley Neighbourhood Development Plan 2011–2031







*Tudor Cottage from Church Lane, Winter*



*Apple Tree, Vine and April cottages on Church Lane looking east from Elmdene Cottage*





### Vision statement

The aspiration of Bearley residents is that Bearley continues to be a distinctive neighbourhood, with developments and improvements reflecting the views of the community, while retaining its exceptional rural character, protecting its green areas and heritage assets, and providing an outstanding quality of life for current and future generations of residents.





*Looking west from Bearley Waste*



*Lych Gate from Snitterfield Road*



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# 1 | INTRODUCTION





## 1. INTRODUCTION

# 1.1 OVERVIEW

### 1.1.1

Recent changes to planning laws have given parishes such as ours a greater say in planning and development in their areas. The Neighbourhood Development Plan (NDP) process enables communities to better shape the place where they work and live, to inform how development takes place and help influence the type, quality and location of that development to ensure that change brings local benefits.

### 1.1.2

Local volunteers have prepared the Bearley Neighbourhood Development Plan (NDP) in response to these changes. This ensures residents have a greater say in the long-term development of the village and Neighbourhood Area to achieve its longstanding goals through the planning system and address the challenges and opportunities facing the future vitality of the parish.

### 1.1.3

The community of Bearley has a strong history of local decision-making. In 2001, the community prepared its first action plan, “Bearley, Appraisal, History & Action Plan – Present, Past and Future, September 2001”, establishing its vision for the future. This was followed by the Bearley Village Community Plan in March 2012, which set out a vision for the future development of the community and how that might be achieved. It consolidated and documented the information obtained from the Parish Appraisal of 2001 and laid out opportunities and threats to the community. It also set out a 10-year Action Plan covering facilities, infrastructure, environment and development. Improvements following implementation of the actions are visible around the community.

### 1.1.4

This NDP builds on the guidelines and recommendations of the previous plans, adding updates and new elements based on community consultation. The vision and policies set out in this NDP are the result of extensive evidence gathering and analysis, including a formal survey of residents robustly engaging the community, consultation workshops, independent planning assessments, public meetings and lengthy research into existing documentation.

### 1.1.5

The Bearley Neighbourhood Plan Survey of April 2015 received 152 responses (over 50% of eligible respondents): 109 (72%) from households, 43 (28%) from individual residents. It identified the facilities and services responding Bearley residents feel should be improved, and expressed their desire to preserve the rural character of the parish and their determination to preserve its heritage assets. Responses to the survey show that parishioners feel that the parish needs to continue to develop, but that this should be done in a managed and controlled way. [Reference: pages 3, 13 and 14 Bearley Neighbourhood Plan Survey Results, Final report, April 2015].

### 1.1.6

Should there be a successful majority vote at a referendum held by electors in the Neighbourhood Area, the Neighbourhood Development Plan will have very significant weight in the determination of planning applications, as it would become part of the Development Plan for the district.

### 1.1.7

The document comprises the following sections:

- Background and Village Character – provides detailed information on the history and current state of the village and its surroundings as well as its rural character.
- Vision and strategic objectives – explains the way in which residents would like to see the village develop in the future, based on the feedback given in consultations over the past four years.
- Policies and aspirations – details specific policies in areas such as housing, economy, the built and natural environment, infrastructure and amenities, facilities as well as community; the aspirations of the community for improvements to the village, its surrounds and furthering the community spirit.
- Appendices – provides evidence to support the proposed policies and vision.



## 1.2 NEIGHBOURHOOD PLANNING

### 1.2.1

This NDP has been prepared by the “Neighbourhood Planning Committee (NPC)”, which was formally established by Bearley Parish Council (BPC) on 12 July 2014. The Committee was reconstituted as “Neighbourhood Plan Steering Group (NPSG)” in June 2015. Work on the NDP was halted from April 2015 to July 2016 while the Stratford-on-Avon District Council (SDC) Core Strategy 2011–2031 progressed through its examination phase. During this period, the NPC and its successor NPSG continued to liaise with SDC planners. The “Stratford-on-Avon District Core Strategy 2011 to 2031” was adopted on 11 July 2016. Following receipt of clarification that the core strategy contained no site allocations in Bearley, the BPC, at its 12 September 2017 meeting, agreed to restart the work on the NDP.

### 1.2.2

The NDP is prepared in accordance with the Localism Act 2011, the Town and Country Planning Act 1990 (as amended), the Planning and Compulsory Purchase Act 2004, the Neighbourhood Planning Regulations 2012 (as amended) and Directive 2001/42/EC, the National Planning Policy Framework February 2019, as well as the Stratford-on-Avon District Council Core Strategy 2011–2031.

### 1.2.3

It sets out the direction of development in the Bearley Neighbourhood Area for the period 2011–2031. The NDP sets out a vision for the Neighbourhood Area and its future and defines objectives to achieve the vision through a set of clear policies and aspirations.

### 1.2.4

Once made, the NDP will form part of the statutory development plan for the area. This means that all future planning decisions on development within the Neighbourhood Area should be made in accordance with the Bearley NDP, as well as the SDC Core Strategy, unless material planning considerations indicate otherwise.

### 1.2.5

The NDP contains the vision for Bearley that was developed through consultation with the local community and key stakeholders and sets out clear planning policies to realise this vision. It has appropriate regard to the revised National Planning Policy Framework (NPPF) published in February 2019, and the sustainability objectives of the Government are implemented through local policies. The Stratford-on-Avon District Design Guide and the Landscape Sensitivity Studies 2011 and 2012 also provide essential guidance along with the evidence base behind the Core Strategy in achieving the NDP strategies.



*Bearley Village Hall*



*Dunstable Water Elevator on Old Snitterfield Road*



## 1. INTRODUCTION

# 1.3 THE NEIGHBOURHOOD AREA

### 1.3.1

The whole of the Parish of Bearley has been formally designated as the Neighbourhood Area through an application made to SDC on 7 May 2014 under the Neighbourhood Planning Regulations 2012. This application was approved by SDC Cabinet on 8 September 2014.

### 1.3.2

The Neighbourhood Area is shown in Figure 1 as the thick dotted pink line border. This is also the Bearley Parish Boundary.

### 1.3.3

In addition to extensive communication and consultation with local residents, the NDP has been developed through consultation with stakeholders such as SDC (as the Local Planning Authority), Warwickshire County Council (as the provider of major services), environmental and heritage authorities, and local community businesses, organisations and landowners.

### 1.3.4

The NDP will be reviewed every five years to ensure that the plan is up to date and continues to work well against a changing national and local planning policy context. Furthermore, in line with the already adopted progress monitoring and reporting practices of Bearley Parish Council, the progress of the NDP actions will be annually reported at the Annual Parish Assembly.



*The Stone House, Church Lane*



*Bearley Vineyard*



*Bearley wildlife – Barn Owl in meadow between Church and Ash Lane (courtesy Patrick Hayes)*



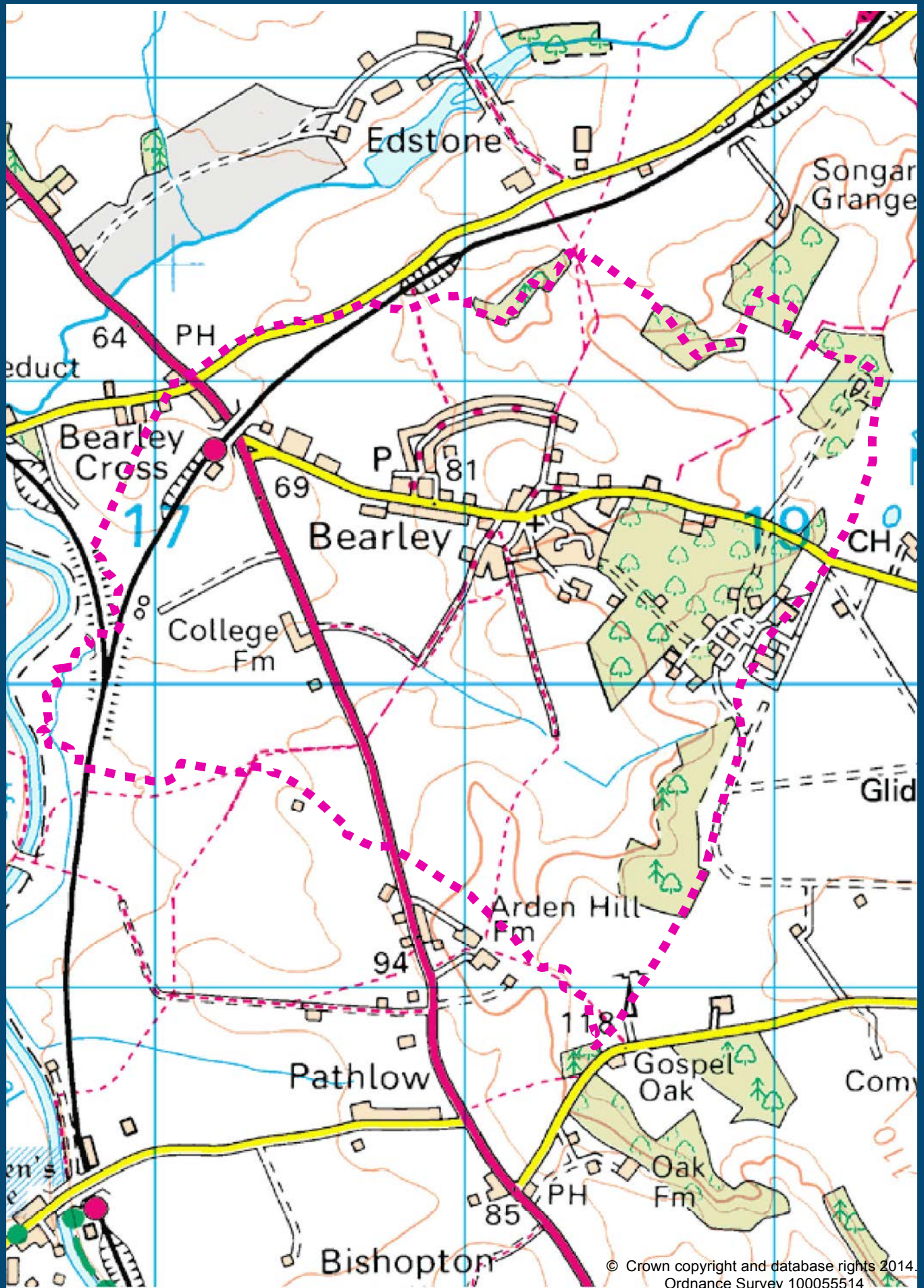


Figure 1. The Neighbourhood Area © Crown Copyright. All rights reserved. 0100055514 Bearley







## 2 | BEARLEY VILLAGE AND NEIGHBOURHOOD AREA





## 2. BEARLEY VILLAGE AND NEIGHBOURHOOD AREA

### 2.1 BEARLEY NEIGHBOURHOOD AREA

#### 2.1.1

The Neighbourhood Area is bounded on the north by Wootton Wawen and Langley, on the east by Snitterfield, and on the south and west by Aston Cantlow and Pathlow. The western boundary is between a stream running out of Edstone Lake and the railway line to Warwick.

#### 2.1.2

It is open except along its eastern boundary, where part of the extensive wood known as Bearley Bushes forms the village boundary.

#### 2.1.3

At Bearley Cross, the road running west to Alcester and east to Warwick is crossed by the A3400 from Stratford-upon-Avon to Henley-in-Arden.

### 2.2 HISTORY

#### 2.2.1

Bearley is mentioned in the Domesday Book (as “Byrlei” or “Burlei”), with the name deriving from Old English “burh + leah” meaning a woodland clearing near a fortified place. It was recorded as consisting of five “hides”, each hide consisting of an area large enough to support a family and its dependants.

#### 2.2.2

In the 1100s, the land was owned by the Monks of Bordesley Abbey, and a small church was built at the highest part of the village, close to the hides.

#### 2.2.3

In 1730, there were about 23 houses in Bearley, and this had risen to 79 by 1821, when there were 230 inhabitants.

#### 2.2.4

The 25-mile canal from Stratford-upon-Avon to Kingswood Junction was built just outside the Neighbourhood Area. The famous Edstone aqueduct, at 130 metres the longest iron trough design in England, was opened in June 1816. The canal became unnavigable in 1945. It was gradually restored by the National Trust between 1961 and 1964 and transferred to British Waterways in 1988.

#### 2.2.5

The first infant school opened in 1820 at No 1, The Yard. This was followed by the new Board School in 1877 at School Lane, with 70 pupils of all ages.

#### 2.2.6

In 1860, Stratford-upon-Avon Railway Company opened a single-track line linking Stratford-upon-Avon with Great Western Railway's Oxford-to-Birmingham line at Hatton. Bearley became an intermediate station on this line. In 1876, Alcester Railway Company opened Bearley to the Alcester Branch Line, and in 1883 both the Stratford and the Alcester companies were absorbed into Great Western Railway Company. A second track from Bearley to Hatton was commissioned in 1939. This reverted to single track in 1969.



## 2. BEARLEY VILLAGE AND NEIGHBOURHOOD AREA



*Tudor Cottage*

### 2.2.7

In 1940, parts of Airfield Farm and Wayfield Farm were requisitioned to construct Snitterfield Airfield.

### 2.2.8

A new school was built at Grange Road in 1952 at the same time as the Oak Tree Close and the Grange Road developments. Falling pupil numbers (26 in 1987) forced the closure of this school in 1988. Today, children in Bearley are driven by bus to schools in the surrounding area.

### 2.2.9

A conservation area, centred around the Church, was designated in 1971. The designation was revised with amendments in 1994 and updated in 2003.

### 2.2.10

The last relatively large scale housing development of 60 houses took place in 1982, with the development of private housing around Bearley Green.

### 2.2.11

The original Village Hall and Social Club (now the Sports and Social Club) opened in June 1983. The current Millennium Village Hall officially opened in May 2000.

### 2.2.12

Stratford-upon-Avon Gliding Club moved to the Snitterfield Airfield in 1987 immediately adjacent to the Bearley Bushes SSSI. The club has been operating at this site since that date with winch-operated sailplanes.



## 2. BEARLEY VILLAGE AND NEIGHBOURHOOD AREA

### 2.3 CHARACTER AND HERITAGE ASSETS

#### 2.3.1

The village of Bearley is largely residential, although there are a number of small businesses in the village.

#### 2.3.2

The majority of the population lives either side of Snitterfield Road up to a kilometre from the A3400. Only residents of the care home and a few houses in the Bearley Cross area live beside the A3400.

#### 2.3.3

The village has a predominantly rural character. Buildings are sited around the Church of St Mary the Virgin in a very loose-knit manner. The core of the village around the church and within the conservation area dates back to the 16th century.

#### 2.3.4

With the exception of the church and the manor house, buildings are generally modest, of two-storey height or single-storey and attic. There is a mix of styles, including the Church of St Mary, with its distinct red-orange brick tower and timber-louvred and plain tile top; Scrooby's, with its painted brick and partly timber-framed attic, and the 16th century stone building of the Stone House with its timber-frame addition [Stratford-on-Avon Conservation Area Study January 1994]. All the buildings in this oldest part of the village are well-maintained examples of the architecture of their period and determine the picture postcard character of the village.

#### 2.3.5

The village is dominated by large open spaces with tall mature trees, in a largely rectangular village habitation pattern of development. The village and parish are washed over by Green Belt.

#### 2.3.6

The Church, Bearley Green, Upper Play Area across Snitterfield Road create a very pleasant open space and amenity for the village. The "Important Open Space" to the west of the church bounded by Ash Lane and the green hedges of Old Vicarage completes the signature rural character of the village [Bearley Conservation Area Designation November 1971 and Bearley Conservation Area Study Stratford-on-Avon District Council, Alan Smith & Partner January 1994].

#### 2.3.7

Bearley village, with a population of over 724 at the 2011 census, has a balanced social mix of occupations, personal beliefs and interests. There is a predominance of Christian (529) and non-religion (141) [UK Census 2011]. With religious and secular supporting facilities, it is still of an appropriate size to maintain a distinct and individual identity as an enterprising and caring community.

#### 2.3.8

The village is surrounded by woods in a 500m radius from its centre. The Site of Special Scientific Interest (SSSI) known as Snitterfield and Bearley Bushes (including Bearley Waste) is at the eastern end, and Mill Hill and Cow Bower Plantation are to the north of the parish boundary [Section 28 of the Wildlife and Countryside Act 1981, SSSI site ref 15WFR].

#### 2.3.9

These woodlands are linked by linear plantation of trees and hedgerows right into the green spaces in the middle of the village. There are numerous tree- and hedge-lined footpaths into the surrounding countryside.

#### 2.3.10

At the southern end, Bearley Waste and Bearley Bushes are bordered by the arable fields of Bearley Farm and Gorse Farm.

#### 2.3.11

As an SSSI, Snitterfield and Bearley Bushes SSSI (including Bearley Waste) already enjoys protected status. Snitterfield Bushes is managed by the Warwickshire Wildlife Trust.

#### 2.3.12

Bearley Bushes and Bearley Waste are privately owned. It is the owner's responsibility to manage Bearley Waste and Bearley Bushes with help and guidance available from Natural England.



### 2.4 CONSERVATION AREA

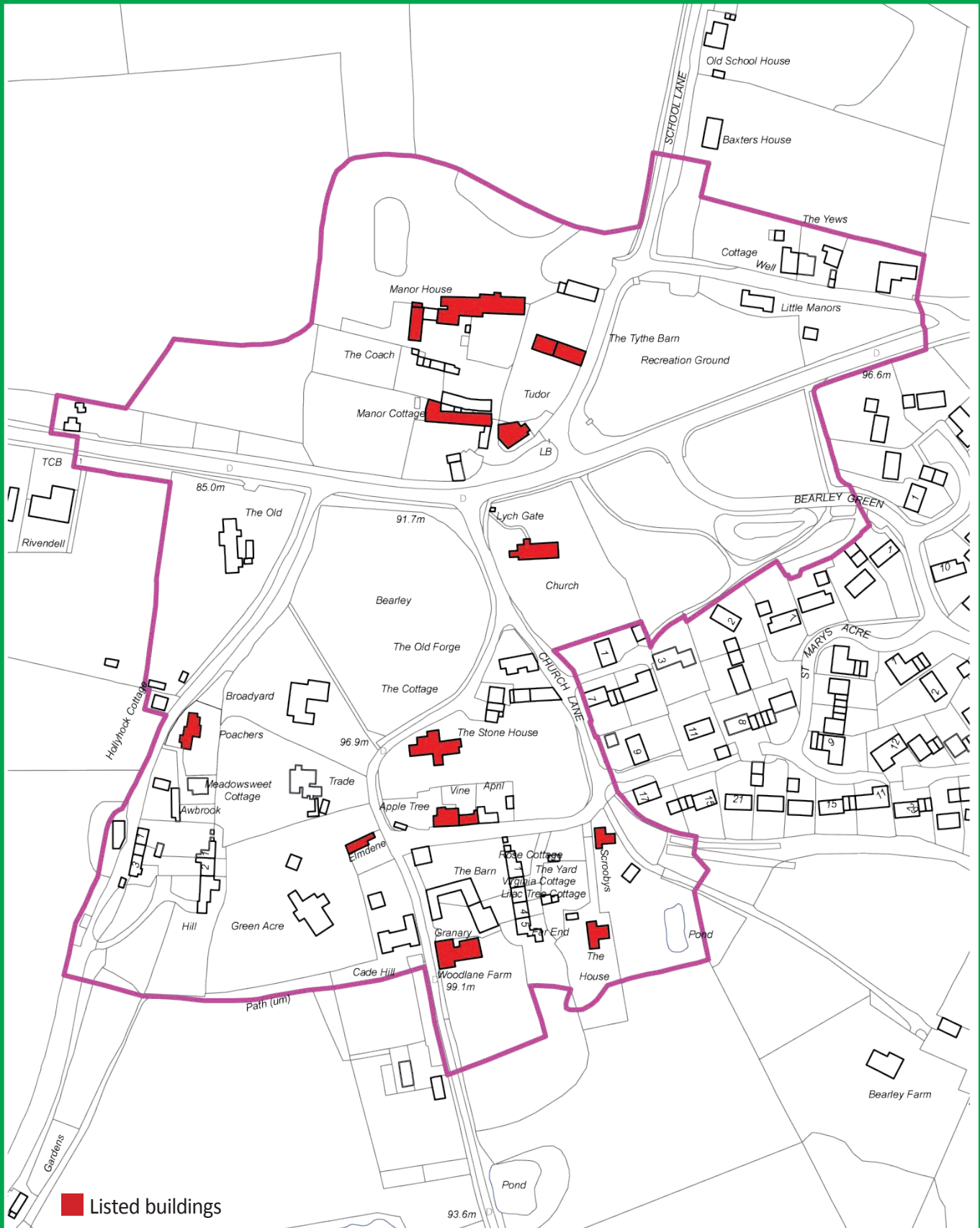


Figure 2. Bearley Conservation Area © Crown Copyright. All rights reserved. 0100024287SDC ©Crown Copyright. All rights reserved. 0100055514Bearley



## 2. BEARLEY VILLAGE AND NEIGHBOURHOOD AREA

### 2.4.1

A conservation area, centred around the church, was designated in 1971 and revised with amendments in 1994, with an update in 2003 as shown in Figure 2. The “Bearley Conservation Area Study” carried out in January 1994 by Alan Smith & Partner on behalf of Stratford-on-Avon District Council cites that the work was carried out under the Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 69 to 75), as amended by the Planning and Compensation Act 1991.

### 2.4.2

The report states that, “at that time there were some 12 listed buildings and another 30 buildings worthy of note, most of which contribute to the character of the village” [Reference “Bearley Conservation Area Study” carried out in January 1994 by Alan Smith & Partner pages 28–45] <https://www.stratford.gov.uk/doc/206066/name/Bearley%20Conservaton%20Area%20Study.pdf>. Citing the Ordnance Survey plan of 1885, it states that the historic core of the village has not been changed by centuries of development, and that the straightening of the road to allow military vehicles access to Snitterfield Airfield has added to the open character of the village.

### 2.4.3

The report “Historic Environment Assessment of Local Service Villages, Stratford-on-Avon District, County of Warwickshire, on behalf of Stratford-on-Avon District Council, July 2012”, confirms that there are 13 Grade II listed buildings in the conservation area [report page 30 and Appendix A page 288, 289 and 290]. These are: Poachers Cottage, Appletree Cottage and Vine Cottage, Church of St Mary the Virgin, Elmdene, Scroobys, The Chimney House, The Stone House, Bearley Manor and adjoining barn, Barn at Bearley Manor (The Tythe Barn), Cart Shed at Bearley Manor, Manor Cottage, Tudor Cottage and Wood Lane Farmhouse.



*St Mary the Virgin church*



## 2. BEARLEY VILLAGE AND NEIGHBOURHOOD AREA

### 2.4.4

With the exception of the St Marys Church, which has 12th century origins, the buildings date from the 16th and 17th century.

### 2.4.5

The Historic Environment Assessment report lists a further 19 locations designated as 'heritage assets' [Appendix A page 288, 289 and 290]. These include medieval/post-medieval ridge and furrow at Bearley Bushes and post-medieval features, such as the site of the former windmill at Mill Hill Plantation and Bearley Mill to the west of the village.

### 2.4.6

The report indicates that the principal area of high archaeological sensitivity relates to the historic settlement of the village, as defined by the Warwickshire Historic Environment Records (WHER) and designated a conservation area by the SDC [page 32]. The report recommends certain measures be taken in case of development at sites of high and medium historic and archaeological sensitivity. It concludes that in areas of low-to-medium sensitivity, there are no statutory constraints to development.

### 2.4.7

Certain works within the conservation area will require Planning Consent, and all works will need to take into account the visual impact on the area and its setting. Similar consideration should be given to the impact on the character of listed buildings in the study area and their setting. Most alterations and demolitions would require Listed Building Consent. Consultation with Historic England and English Heritage may be required for the highest grade of buildings.



*Church Lane heritage properties, looking south from church*







# 3 | BEARLEY VILLAGE CHARACTER APPRAISAL





### 3.1 CHARACTER APPRAISAL

#### 3.1.1

The figures and photographs in this section of the Neighbourhood Development Plan provide an Appraisal of the existing character of Bearley and thus provide the background and context for the policies of this Plan, especially policies on Housing and Built Neighbourhood Environment.

#### 3.1.2

The historical development of the village from its Domesday origins has resulted in a unique blend of thoroughfares, green spaces and building styles. The Bearley Green and Upper Play Area, either side of the Snitterfield Road at the historic centre defining the character of the village, are dominated by green tunnels of trees and well-spaced historic buildings in the surrounding conservation area. The distinct rural character is defined by four main periods of development:

1. The conservation area – 13 listed buildings dating from 12th–19th century to the north and south of the focal point of the village Church of St Mary the Virgin. They are well maintained and form the historic and heritage village centre, which was surrounded by green spaces until the 19th century. The village boundaries are defined by the present-day buildings at Bearley Grange in the west and Woodlands House in the east and the School House in the northeast.
2. The 1951 Grange Road and Oaktree Close social housing development, which followed the demolition of the Bottom Camp huts of RAF Snitterfield around Oaktree Close. The 1950s saw Government investment in council housing hit peak levels, as it sought to address poor-quality housing and housing shortages. As a result, 139 dwellings at Grange Road and 37 dwellings in Oaktree Close were built by 1954. The housing tenure included bungalows, two- and three-bedroomed houses and maisonettes. Three groups of garages were built for the residents, but they proved to be unpopular, as additional rental charges applied and reaching the garages required walking considerable distances. This resulted in on-road parking. Many of these dwellings were bought by their tenants in the 1980s and have been refurbished and extended. However, 66 dwellings are rented through the Orbit Housing Association.
3. The linear housing development consisting of bungalows and two-storey market housing along Snitterfield Road from Bearley Grange to Old Vicarage, which were started in 1966. Typical of architectural styles of the time, with generous front and back gardens marked by hedging and providing ample parking space.
4. The 1980 Bearley Green market housing development of 60 houses around the Green, Cherry Lane, Greenswood and St Mary's Acre. Typical of the architectural style of the time, three- to four-bedroomed houses interspersed by bungalows, with mostly double garages or carports and wooden fencing and brick walls marking the boundaries. Of higher density than elsewhere in Bearley and with smaller gardens.

#### 3.1.3

The open meadow between Church and Ash Lane, designated as an Important Green Space [Bearley Conservation Area Designation November 1971], combining with the green spaces of the Bearley Green provides openness and non-urban character with views to the ends of the built-up areas of the village from the church. The ground level viewpoints illustrated in Figures 3 and 4 and associated 29 photographs marked G1 to G29 provide a selection of settings including imposing red brick walls, low stone walls and hedges marking boundaries. The green fields surrounding the village continue into the built environment through the Bearley Green and the open meadow between Church and Ash Lane, into the wildlife area west of Ash Lane and south of The Old Vicarage. [Ref: Stratford-on-Avon District Council SHLAA Review 2012]. The aerial viewpoints in Figures 5 and 6 and associated 25 photographs marked A1 to A25 provide a good understanding of the interfaces between the built-up and the natural environment of the village and the surrounding area.



### 3. BEARLEY VILLAGE CHARACTER APPRAISAL

#### 3.1.4

Many viewpoints around the village and its surrounds defining the character of the village are included in Figures 3, 4, 5 and 6. The key Valued Landscapes are shown in Figure 7. The views, identified with blue labels, are visible from well-used public highways and footpaths, forming the important settings for the Conservation Area, heritage Assets as well as views of the surrounding Ancient Arden Special Landscapes, stretching towards the Cotswolds, Warwick and Birmingham as follows:

1. Lych Gate of St Mary the Virgin Church framed by almost continuous green hedging in an elevated position. (Fig 3, photo G25)
2. Heritage buildings with the Stone House towering above the green open space and 800-year-old oak, by the Tythe Barn, Tudor Cottage and the green entrance of Manor Cottage, and the towering mature trees of Bearley Green. (Fig 4, photos G15, G9, G7, G11, G12, G8 and G10)
3. Open spaces of Bearley Green dotted with mature trees to the south and the large open grassed space of Upper Play Area ringed by tall mature trees and hedging with steps to Old Snitterfield Road and School Lane. (Fig 4, photo G22)
4. Arriving from Snitterfield the green trees of Bearley Bushes and Bearley Waste and converted farm buildings, with the bending road offering sight of the mature trees and low fencing, marking the edges of Bearley Green and Upper Play Area. (Fig 4, photo G17)
5. Rising land reaching the Mill Hill Plantation to the north, with its bluebells, flowering hedges and arable land to the west. The vista stretching towards Wootton Waven, Little Alne, Aston Cantlow and Wilmcote and the Warwickshire landscapes. (Fig 3, photo G4)
6. Upper floors and roofs of Grange Road housing nestling at the valley and the open land edged by trees and hedging along School Lane, rising towards historic heart of the village and the Bearley Manor. (Fig 3, photos G1 and G2).
7. Rising arable fields with mature trees to Mill Hill Plantation. West views of the hedging by the railway. (Fig3, photo G3)
8. At the gate of the green space between Church and Ash Lane, with view of Tudor Cottage to the north, the bell tower of St Mary the Virgin to the north-east rising above the tall hedging and yews, the edges of the land marked by the wooden fencing. (Fig 4, photos G18 and G15; Fig 5, photos A5 and A17)
9. Footpath to Gospel Oak by Woodlane Farm with 360 degree vistas at the apex of the footpath with Conservation Area to the north, Bearley Waste and Bearley Bushes to the east, Gorse Farm and surrounding woodland to the south, with grazing land between. (Figure 7, photo G31)
10. Top of the footpath at Cade Hill leading to Ash Lane, with 180 degree vistas of Ancient Arden landscape from Stratford-on-Avon to the south, Evesham the south-west, Alcester the west, Studley the north-west and Henley-in-Arden to the north. (Figure 7, photo G30)
11. Panoramic view of Bearley with the land rising to the east, encompassing the railway bridge and Bearley Mill, rear gardens from Bearley Grange to Old Vicarage, properties along Ash Lane and the undulating arable land towards Pathlow. (Fig 5, photos A10 and A11)

There are numerous other inspirational vistas and skylines included in Figures 3,4,5 and 6.

#### 3.1.5

The variety of architecture in the centre, described in the village character and conservation area sections of this NDP, is surrounded by well-maintained housing, with architecture representative of its period that enhances the village character.

#### 3.1.6

This open nature of the local ancient Arden landscape [Warwickshire Landscape Guidelines – Arden, Warwickshire County Council] creates attractive views as one travels in, out and across the village, through tree/hedge-lined boundaries where the green environment penetrates the built environment. Many houses have views over green spaces within the village boundaries.



## VIEWS OF BEARLEY NEIGHBOURHOOD AREA



*Looking south-west from Mill Hill Plantation to Grange Road and Oak Tree Close*



*Looking south from Mill Hill Plantation towards Grange Rd, School Lane and conservation area*



*Looking north-east from sports field behind village hall*



*Looking west from footpath at the corner of School Lane and Grange Road*



*Bearley Vineyard*



*School Lane from Old Snitterfield Road*



*Looking south-west from Mill Hill Plantation to Grange Road and Oak Tree Close*



*Bearley Green*



*Bearley Park*



*Bearley Village Hall*



*Looking east from Bearley Village Hall along Snitterfield Road*



*Oak Tree Close looking east from sports field*



*Western entrance of Grange Road looking north-east*

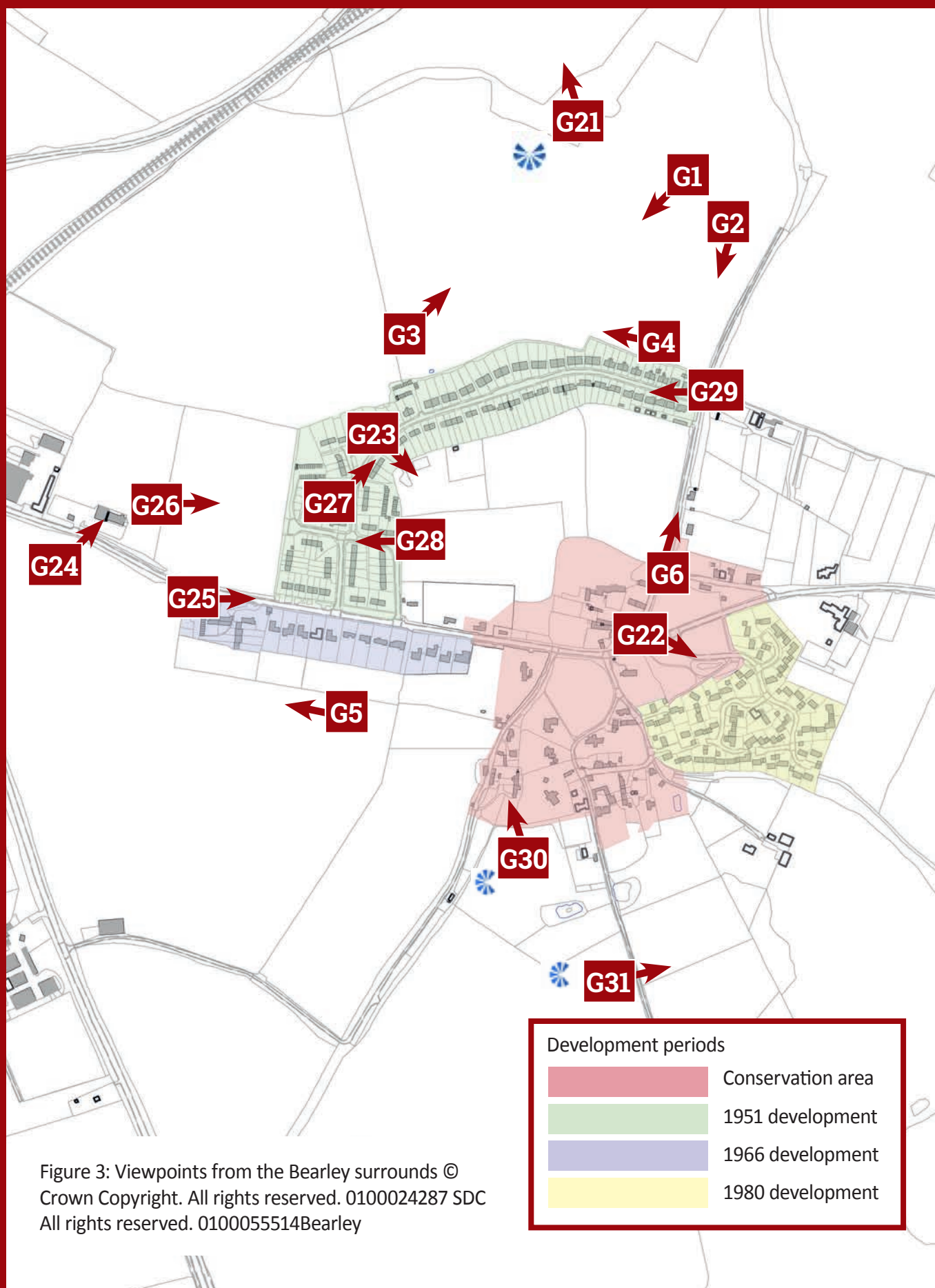


*Oak Tree Close*



*Grange Road looking west from School Lane*







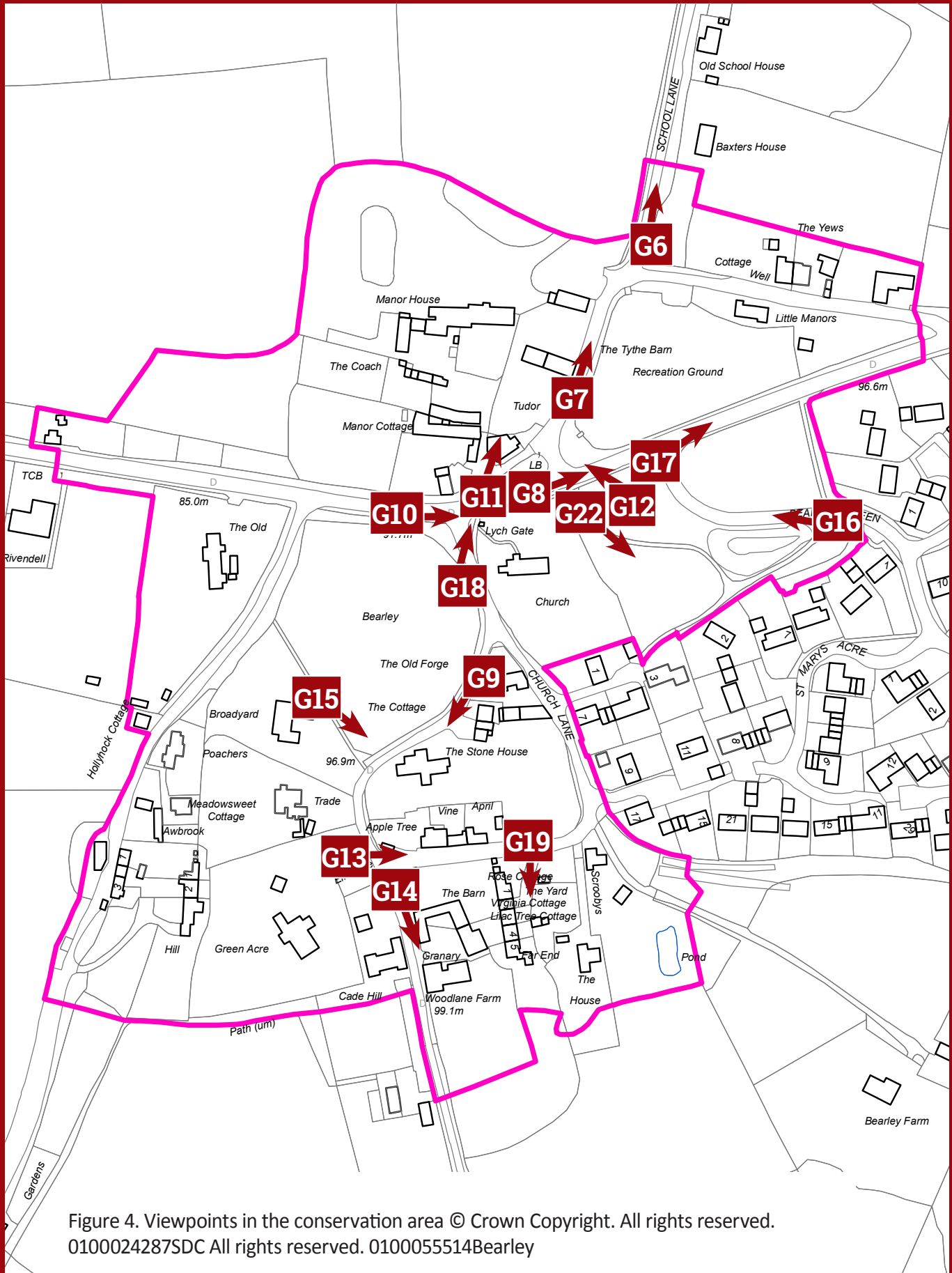


Figure 4. Viewpoints in the conservation area © Crown Copyright. All rights reserved.  
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## VIEWS OF BEARLEY NEIGHBOURHOOD AREA



*School Lane from Old Snitterfield Road*



*The 800-year-old oak on Old Snitterfield Road*



*Snitterfield Road from Lych Gate*



*Stone House on Church Lane*



*Lych Gate of St Mary the Virgin from Snitterfield Road*



*Tudor Cottage from Church Lane*



*Tudor Cottage from Bearley Green*



*Apple Tree, Vine and April cottages on Church Lane looking east from Elmdene Cottage*



*Cade Hill looking south from Church Lane*



*Stone House looking south-east from footpath leading from Ash Lane to Church Lane*



*Bearley Green*



*Bearley Green and Upper Play Area at the junction of Snitterfield Road*



*Tudor Cottage looking north from Church Lane*



*The Yard*



*Bearley Green*



## AERIAL VIEWS OF BEARLEY NEIGHBOURHOOD AREA



*Panorama of main built-up area of Bearley looking south from Mill Hill*



*Built-up area looking south at Bearley Cross towards Stratford-upon-Avon Railway line, crossing A3400*



*Grange Road looking south from Mill Hill plantation*



*From Mill Hill and School Lane and Grange Road and Oak Tree Close*



*From Mill Hill and School Lane and Grange Road and Oak Tree Close*



*School Lane, Manor, Old Snitterfield Road looking south-west from Cow Bower to the north-east of the village*



*Woodlands and Bearley Waste SSSI looking south from Cow Bower to the north-east of the village*



*Main built-up area of the village looking south-west from Cow Bower to the north-east of the village*



*Looking north-west from Gorse Farm to the wildlife area along Ash Lane and properties along Snitterfield Road and Church Lane*



*Bearley Vineyard and properties along Snitterfield Road looking north-east from A3400*



*Looking north-east from A3400 and College Farm towards the Ash Lane properties and Bearley Green properties*



*Stone House looking south-east from Ash Lane end of footpath between Church and Ash Lane*

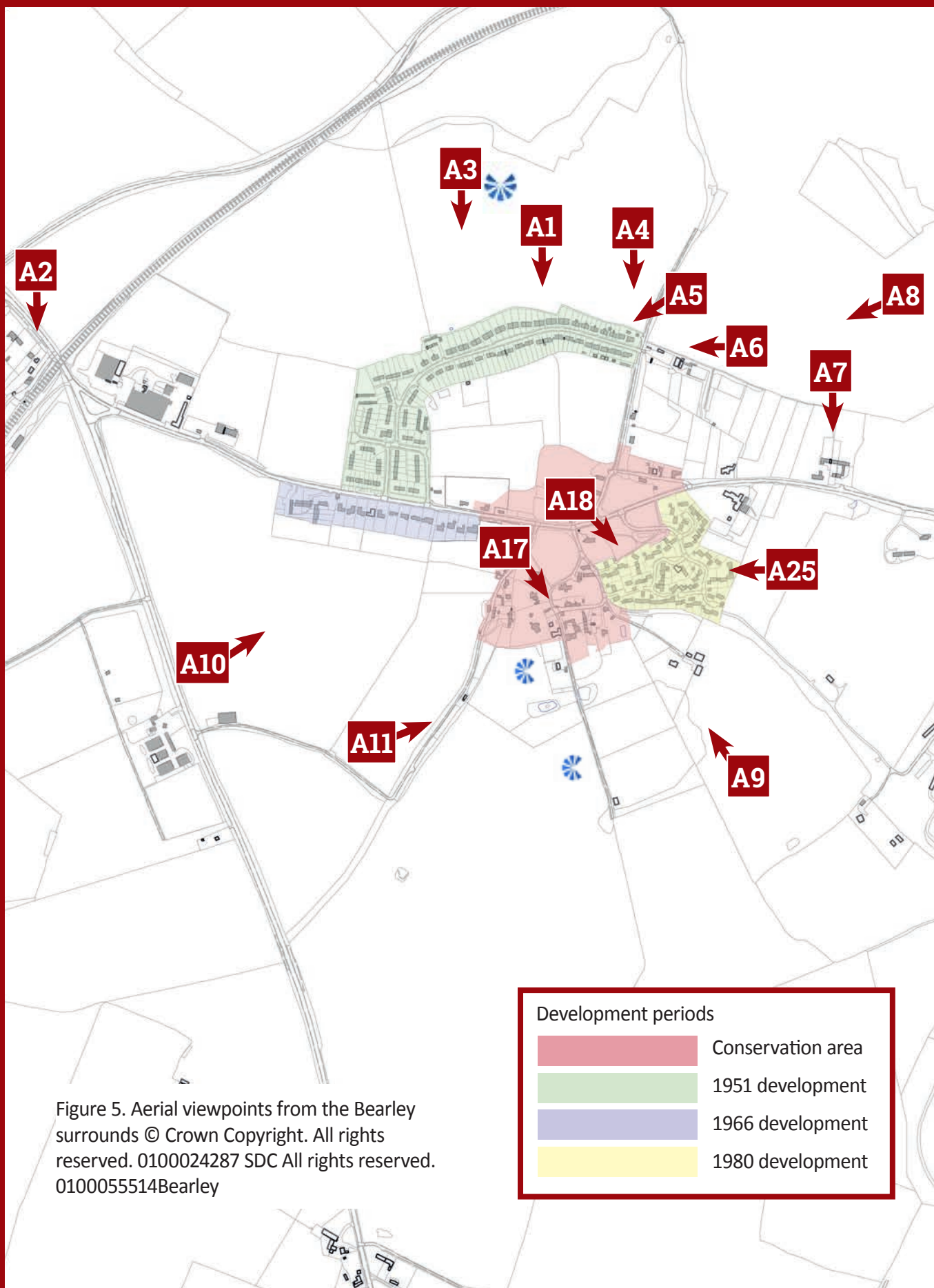


*Bearley Green properties looking south-east from above the church*

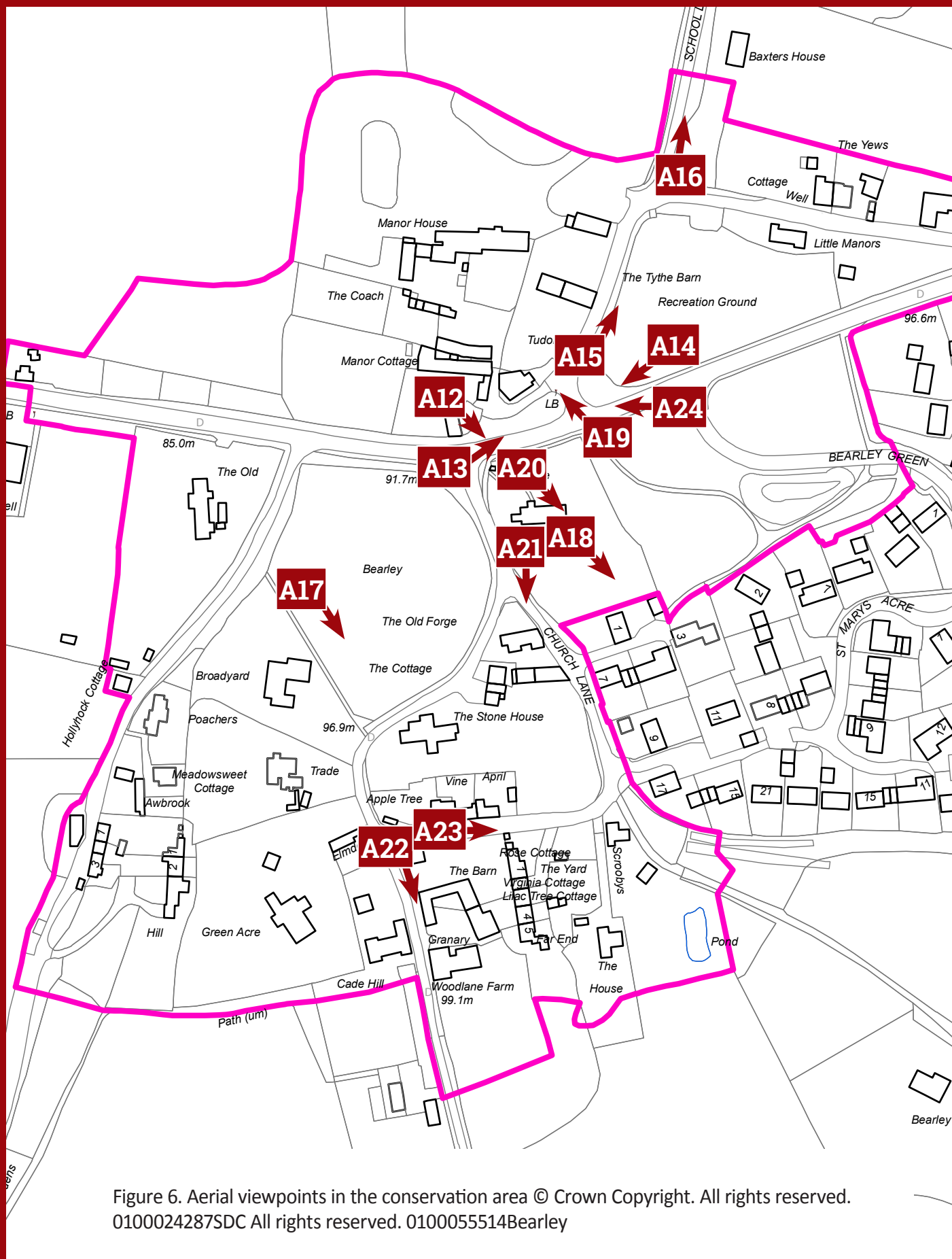


*Cherry Lane and Bearley Green properties looking west from Bearley Waste*











## AERIAL VIEWS OF BEARLEY NEIGHBOURHOOD AREA



*Lych Gate from Snitterfield Road*



*Tudor Cottage looking north-east from Snitterfield Road green space between Church and Ash Lane*



*Tudor Cottage from the steps of Upper Play Area looking south-west*



*Old Snitterfield Road looking north from post box*



*School Lane looking north from Upper Play Area steps*



*Stone House looking south-east from Ash Lane end of footpath between Church and Ash Lane*



*Bearley Green properties looking south-east from above the church*



*Tudor Cottage, Bearley Manor, Manor Cottage, Coach House from church looking north-north west*



*St Mary the Virgin looking south from Bearley Manor*



*Church Lane heritage properties looking south from the church*



*Church Lane looking south from Elmdene Cottage towards Cade Hill*



*Church Lane Cottages looking east from Elmdene Cottage*



*Snitterfield Road looking west from Bearley Green*



VALUED LANDSCAPES AND VISTAS OF BEARLEY

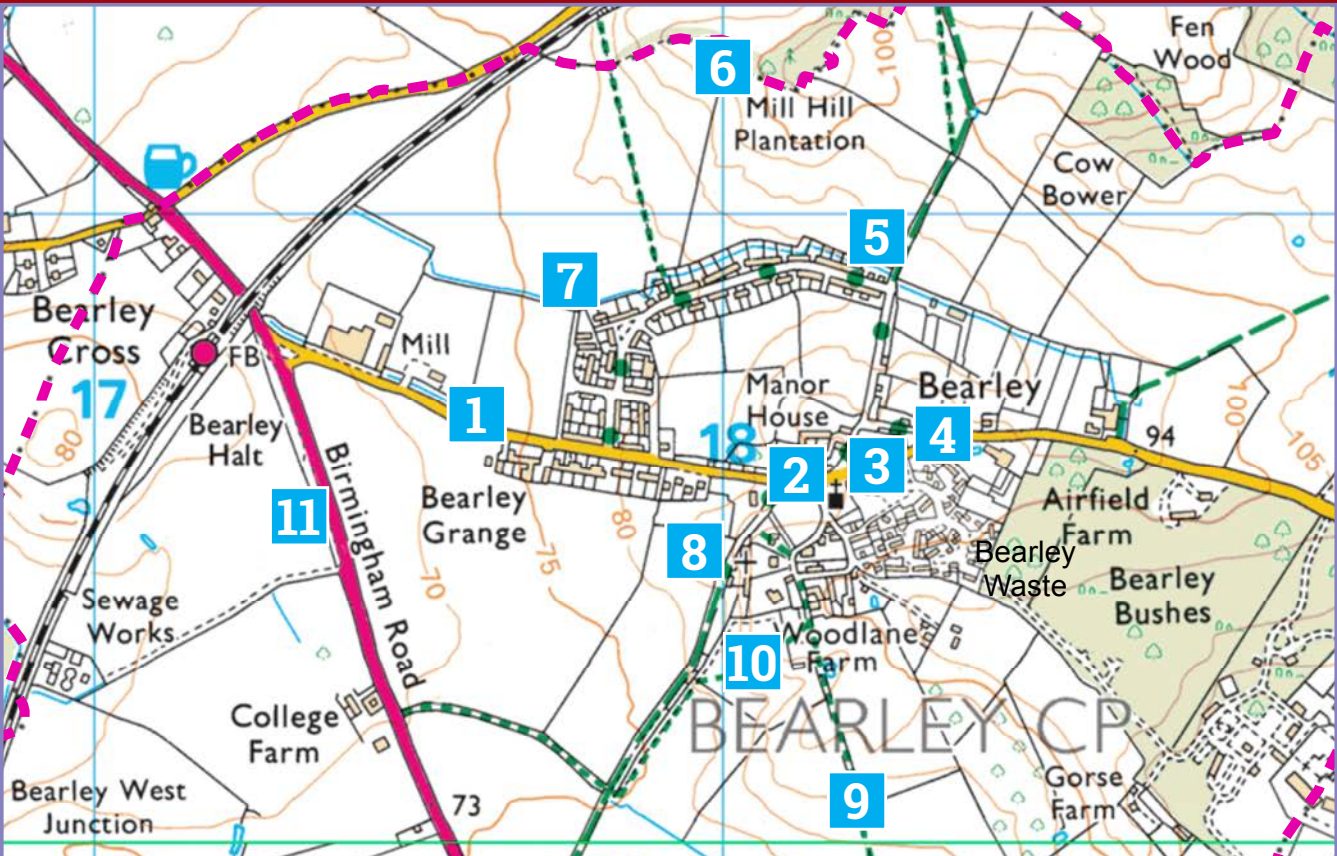


Figure 7. Valued landscapes and vistas of Bearley. Details of these are provided at paragraph 3.1.4 © Crown Copyright. All rights reserved. 0100055514



Looking east from Bearley Village Hall along Snitterfield Road



Lych Gate of St Mary the Virgin from Snitterfield Road



Bearley Green



The 800-year-old oak on Old Snitterfield Road





G17

4

*Bearley Green and Upper Play Area at the junction of Snitterfield Road*



G4

5

*Looking west from footpath at the corner of School Lane and Grange Road*



G2

6

*Looking south from Mill Hill Plantation towards Grange Rd, School Lane and conservation area*



G3

7

*Looking north-east from sports field behind village hall*



G15

8

*Stone House looking south-east from footpath leading from Ash Lane to Church Lane*



G31

9

*Sheep grazing in the fields south of Woodland Farm looking towards Bearley Bushes*



G30

10

*Open views to Birmingham and Coventry from Cade Hill*



A10

11

*Bearley Vineyard and Snitterfield Road looking NE from A3400*







# 4 | VISION STATEMENT AND STRATEGIC OBJECTIVES





## 4. VISION STATEMENT AND STRATEGIC OBJECTIVES

### 4.1 VISION

The aspiration of Bearley residents is that Bearley continues to be a distinctive neighbourhood, with developments and improvements reflecting the views of the community, while retaining its exceptional rural character, protecting its green areas and heritage assets, and providing an outstanding quality of life for current and future generations of residents.

### 4.2 STRATEGIC OBJECTIVES

Housing	To promote new homes of high quality, in appropriate sustainable locations that meet the established needs of the Neighbourhood Area, without compromising the distinctive and attractive setting of the village or the natural environment.
Economy	To promote new high-quality economic and employment opportunities in appropriate locations and encourage the retention of existing employers in the Neighbourhood Area.
Built Neighbourhood Environment	To promote developments of high-quality and sustainable design, while ensuring the historic environment is preserved and enhanced.
Natural Neighbourhood Environment	To safeguard our natural environment, conserve and enhance existing woodlands, trees, hedgerows, flora and fauna and enhance biodiversity through sensitive development that protects and enriches the landscape and green assets.
Infrastructure	To seek ongoing improvements to flood mitigation, transport and parking, utility infrastructure and to digital connectivity, especially mobile phone reception and broadband.
Amenities, Facilities and Community	To ensure residents have access to excellent local facilities, open spaces and recreation, to maintain a strong, active, healthy and vibrant community and help alleviate social isolation.
Managing Aspirations	To ensure that a mechanism is in place to monitor and report on progress in implementing strategic objectives, monitor existing and changing aspirations, and ensure the continuity of community spirit and the ability of the community to own its governance.











## 5 | POLICIES AND ASPIRATIONS FOR BEARLEY



The following policies and aspirations have been developed to promote the strategic objectives, in accordance with the community's vision for Bearley.

They encompass:

Policies for housing, economy, built and natural neighbourhood environments, infrastructure as well as amenities and facilities. Community aspirations are included to mark future improvement targets as funds become available.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### 5.1 HOUSING

#### Strategic Objective

To promote new homes of high quality, in appropriate sustainable locations that meet the established needs of the Neighbourhood Area, without compromising the distinctive and attractive setting of the village or the natural environment.

This is achieved by identifying two brownfield sites suitable for housing within the village, in line with the policies in the Plan.

#### Policy H1 – Development Strategy

Limited infilling and small scale development within the Built-up Area Boundary (BUAB), as defined in Figure 8 will be supported in principle, subject to proposals being in accordance with Core Strategy Policies and Green Belt Policy.

All areas outside the Built-Up Area Boundary are classed as open countryside. New dwellings within the open countryside will be strictly controlled and limited to Rural Exception and Local Needs Schemes (Policy H2), or in accordance with circumstances set out in Green Belt Policy and policies AS.10 and CS.10 of the Core Strategy

#### References

SDC Core Strategy policies CS.10, CS.16, AS.10, CS.15

NPPF paras 13, 69, 78 and 79

#### Explanation

##### 5.1.1

This policy establishes the spatial priority for the NDP and defines a Built-Up Area Boundary (BUAB) as shown in Figure 8. The village remains washed over by the Green Belt.

##### 5.1.2

The BUAB is based on the draft settlement boundary drawn up by Stratford-on-Avon District Council for the Site Allocations Plan (SAP) consultation together with a further ‘island’ made up of the site of Countrywide Stores. It limits most new housing development in the plan period to limited infilling within the BUAB, which is the most sustainable part of the Neighbourhood Area, while protecting the open countryside and Green Belt.

##### 5.1.3

This policy seeks to encourage and enable the completion of limited infilling within the BUAB up to well-established physical boundaries around the village. This will reinforce the sustainability of the village and Neighbourhood Area.

##### 5.1.4

Policy CS.16 of the Core Strategy states that development in Bearley should be “no more than around” 32 dwellings. However, it also states that within the Green Belt Local Service Villages (LSVs), housing development will take place wholly in accordance with the provisions of Policy CS.10 (Green Belt).

##### 5.1.5

In the Bearley Neighbourhood Plan Survey of April 2015, an overwhelming majority of respondents (94%) wished for Bearley to seek to remain in the Green Belt, even though SDC declared that no review of the Green Belt boundaries would be undertaken.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### 5.1.6

In responding to the Neighbourhood Plan Survey, some 63% of respondents agreed the Plan should encourage the majority of new houses to be built in one moderately sized location, with the same number agreeing that the plan should encourage gradual development of infill locations.

### 5.1.7

Around 90% of respondents agreed the Plan should not encourage any development in the high-sensitivity landscape areas, while 80% said that it should not encourage any development in the high/medium sensitivity areas, with the exception of infill sites identified through the Site Assessment process.

### 5.1.8

Infill potential in the BUAB will be regarded as windfall, as its delivery rate is uncertain and entirely dependent on owners' specific circumstances. However, infill development is seen as important for the continued sustainable development of the village to 2031.

### 5.1.9

It is also recognised in paragraph 78 of the NPPF February 2019 that where there are groups of smaller settlements, development in one village may support services in nearby villages.

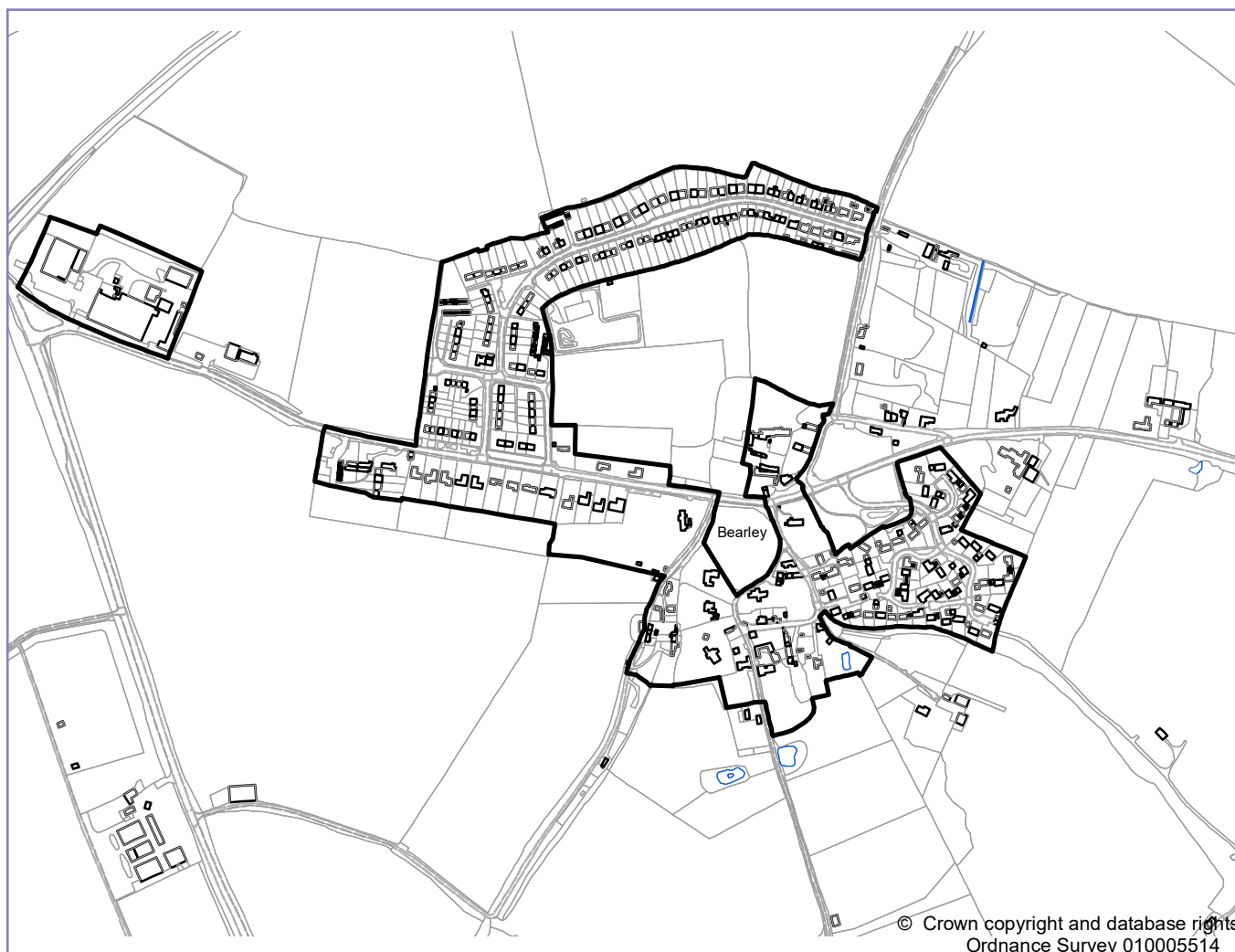


Figure 8: Bearley Built-Up Area Boundary.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Policy H2 – Rural Exception and Local Needs Schemes

Small scale affordable housing development will be supported on rural exception sites that are outside, but adjacent to, the village boundary, as long as the following conditions are met:

- a) There is a proven, unmet local need, identified through an up to date Housing Needs Survey.
- b) The content of the scheme, in terms of the type, size and tenure of homes proposed reasonably reflect the identified local need.
- c) A Section 106 legal agreement will secure delivery of the homes in accordance with their intended purpose. It will also ensure that in perpetuity the homes are first offered to people with a local connection to the parish of Bearley.

Where viability for 100 per cent affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme to facilitate the delivery of affordable homes. In such cases, the application will be required to be accompanied by additional supporting evidence in the form of an open book development appraisal for the proposal, containing inputs assessed and verified by a chartered surveyor.

### References

NPPF paragraph 77

Core Strategy Policies CS.15, CS.16, CS.17, CS.18, CS.19

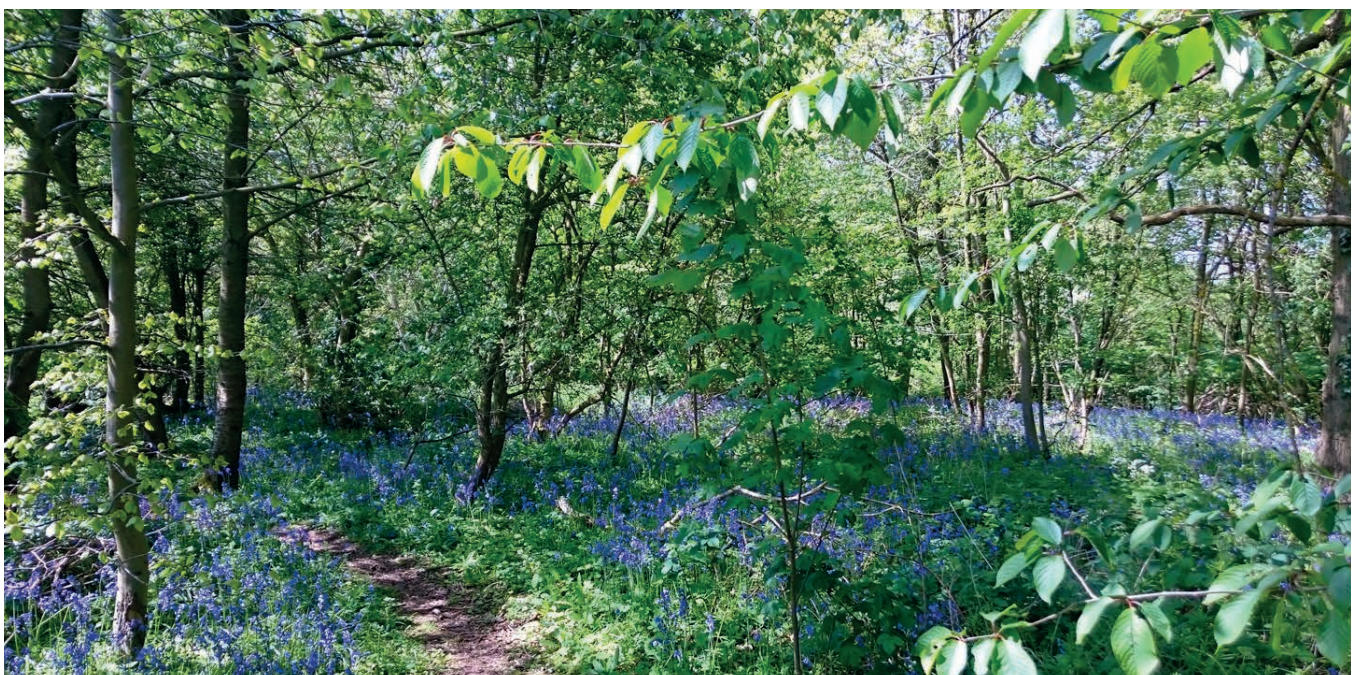
Bearley Housing Needs Survey 2017

Stratford-on-Avon District Council Home Choice Plus

### Explanation

#### 5.1.10

As a Green Belt village, new residential development within the Neighbourhood Area of Bearley will generally be limited to infilling within the village boundary. It is therefore highly unlikely that such developments will be of a scale that attracts a proportion of affordable housing.



*Bluebells at Bearley Waste*



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### 5.1.11

Small Rural Exception sites, on land adjoining Bearley village, solely used for affordable housing cannot be released for general market housing due to restraint policies such as the Green Belt. Such sites address the established local community needs by accommodating current residents or have existing family or employment connections. As such these sites are supported under Paragraph 77 of NPPF February 2019.

### 5.1.12

Policy H2 is supported by this Plan to ensure growth in the affordable housing sector for occupation by people originating from or with a clear connection to the Parish of Bearley in accordance with the needs identified in the Bearley Housing Needs Survey 2017.

### 5.1.13

Policy H2 recognises that the price of open market housing in the Neighbourhood Area is high, so some residents who want to stay local to their parish, family or community links will be unable to buy open market homes.

### 5.1.14

The Housing Needs Survey that was carried out in June 2017 identified the need for a 2-bed house rented from a Housing Association. The survey also concluded that:

“As at May 2017, there were 15 households with a Bearley address registered on the local authority housing waiting list, known as Home Choice Plus. While some of these households may not wish to continue residing in Bearley parish, experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks, etc. This particularly applies to families with children. Details can be found in Appendix E.” [Reference: Housing Needs Survey Report for Bearley Parish Council, prepared by WRCC, June 2017, Section 6 page 10 and Appendix E]

A legal agreement (the “Section 106” agreement) compliant with the District Council’s cascade system, will ensure that the dwellings are available for the foreseeable future for those needing local affordable housing. The availability of affordable housing, whether for sale or rental, will be restricted to individuals with local connections. For the purpose of local needs housing, a local connection is defined as one of the following:

- a) Born in the Parish or whose parent(s) were resident in that Parish at the time of birth;
- b) Currently lives in the Parish and has done so for at least the past 12 months;
- c) Used to live in the Parish and did so for a continuous period of not less than three years;
- d) Currently works in the Parish and has done so for at least the past 12 months for an average of not less than 16 hours per week;
- e) Currently has a close family member living in the Parish and who has done so for a continuous period of not less than three years.

### 5.1.15

As part of its commitment to identifying the community’s needs, Bearley Parish Council in association with Warwickshire Rural Community Council (WRCC) will continue to undertake housing surveys every five years to ensure the most up-to-date evidence for housing is maintained and community needs are fully understood.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Policy H3 – Use of Brownfield Land

The redevelopment of previously developed (brownfield) land will be supported subject to meeting all the following criteria:

- a) The new use would be compatible with the uses in the surrounding area.
- b) Any remedial works to remove contaminants are satisfactorily dealt with.
- c) The proposal would lead to an enhancement in the character and appearance of the site and would not result in the loss of any land of high environmental value.
- d) Safe and suitable access and parking arrangements would be provided to serve the new use.
- e) The proposal would not conflict with national Green Belt policy and would not have a materially greater impact on the openness of the Green Belt than the existing development.

### References

NPPF 17, 117, 118, 121 and 145

Stratford-on-Avon Core Strategy Policies CS.3, CS.4, CS.10, CS.16, AS.10

Brownfield Land Register

### Explanation

#### 5.1.16

One of the key components of the NPPF is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

#### 5.1.17

For the purposes of this Plan, Brownfield land is also known as previously developed land, as defined in Annex 2 Glossary of the NPPF February 2019 and specifically excludes agricultural land and buildings, sports pitches and land in built-up areas, such as residential gardens.

#### 5.1.18

For the purposes of this plan, brownfield land is defined under Previously Developed Land in Annex 2 of the NPPF February 2019. The policy H3 supports the reuse of land that enhances the local environment by using sometimes unsightly and neglected land, while protecting greenfield sites, which are of value to the community and contribute to the appearance and character of the village.

#### 5.1.19

Currently, there are several such sites in the village including the land occupied by the unused garages owned by the Orbit Housing Association, as well as previously used land (the “Old Play Area” or the “Lower Play Area”), which was earmarked for development of affordable housing (see Figure 9). The disused play area is no longer of any value to the local community because it has been replaced with a better bigger facility at Bearley Park. Another brownfield site (Countrywide) is becoming available due to the insolvency of the owner organisation and several attempts to develop the Airmanship Hall site.

#### 5.1.20

Bearley Parish Council in its 2012 Bearley Village Community Plan “decided that the disused Lower Play Area could become the site for building the ‘Affordable Housing’, as identified in the 2001 Village Appraisal. The District Council approved the scheme on the condition that another play area was made available. To this end, the Parish Council purchased 1.5 acres of land on 6 May 2011, which was the site of the former Bearley Primary School, which is well located for a new play area.” This area has been developed and Bearley Park was opened by our MP Nadhim Zahawi on 19 July 2013.





Figure 9: Playground (Lower Play Area) and unused Orbit garages earmarked for affordable housing © Crown Copyright. All rights reserved. 0100055514

### 5.1.21

In addition, Bearley Parish Council registered the two parts of the site, namely the “Old Play Area” and the “Orbit-owned garages” in the Strategic Housing Land Availability Assessment Review 2012 of Stratford-on-Avon District Council. This land is therefore available for development of affordable housing in accordance with the conclusions of the Housing Needs Survey of June 2017, planning and S106 provisions. Development of the former garage site/old play area will be subject to obtaining the necessary planning approvals.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Policy H4 – Use of Garden Land

Development on garden land will be supported where it can be demonstrated that proposals will:

- a) Preserve and/or enhance the character of the area.
- b) Not introduce an inappropriate form of development that is in conflict with the existing settlement pattern.
- c) Not significantly and demonstrably harm the amenity of neighbouring properties.
- d) Provide sufficient parking to avoid unacceptable impact on the amenity of the local area or highway safety.
- e) Be consistent with Green Belt policy and preserve the openness of the Green Belt.

### References

NPPF 118, NPPF Chapter 12

Core Strategy CS.9

### Explanation

#### 5.1.22

There are a number of properties with large gardens inside and immediately adjacent to the Built-Up Area of Bearley. Many of these properties are also close to the conservation area, and are washed over by the Green Belt.

#### 5.1.23

Development within the garden of existing houses can lead to inappropriate development with regard to adverse impacts on neighbouring properties and poor means of access. Development will be resisted unless an adequate land area is available and can demonstrate accessibility and sustainability, without causing detrimental harm to the amenity of neighbouring dwellings or to the character of the area.

#### 5.1.24

Detrimental harm to the amenity of a neighbouring property includes loss of daylight and sunlight (overshadowing), intrusive or overbearing development and loss of privacy (overlooking).



*Oaktree Close*



*Grange Road looking west from School Lane*



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Policy H5 – Housing Mix

Housing developments should seek to meet the housing requirements identified by current up-to date evidence, such as the Strategic Housing Market Assessment or the Housing Needs Survey providing evidence for this Plan.

Specialist accommodation for the elderly and infirm will be supported, subject to the establishment of need and Green Belt Policy.

### References

NPPF 61

Core strategy CS.19

Bearley Neighbourhood Plan Survey 2015, Section 4.2

### Explanation

#### 5.1.25

The Neighbourhood Plan Survey of April 2015 identified the housing preferences of the community as illustrated by the Figures 10 and 11 below.

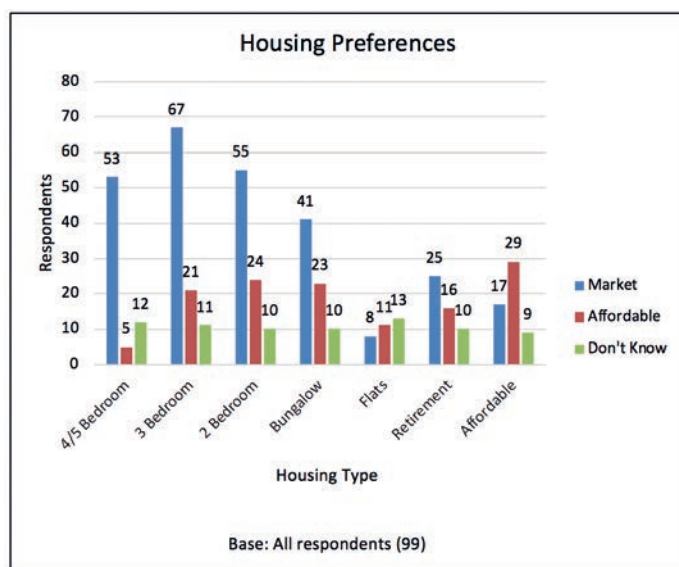


Figure 10. Housing mix preferences [Ref: Neighbourhood Plan Survey April 2015 Table 3, page 9]

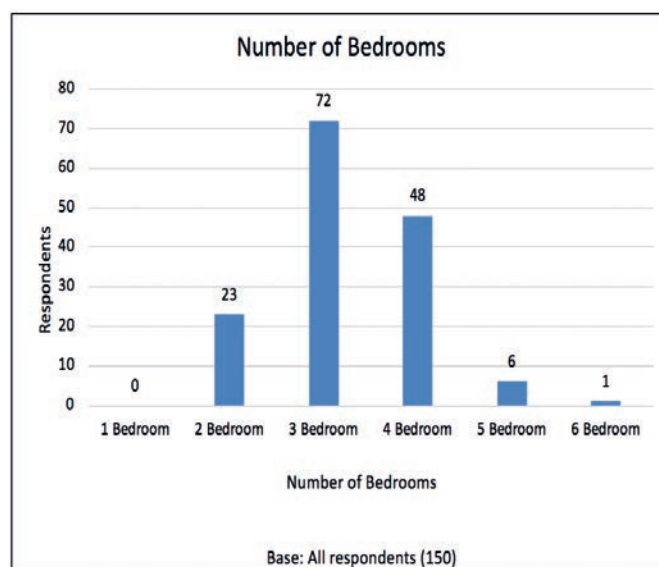


Figure 11. House size preferences [Ref: Neighbourhood Plan Survey April 2015 Table 4, page 10]

#### 5.1.26

This Plan also supports the provision of accommodation and/or facilities to encourage the elderly, infirm or disabled residents to remain within our parish community for the whole of their lives where that is their wish, in particular avoiding late-stage relocation distress due to deteriorating mobility and health, simultaneously facilitating downsizing and release of larger properties.

#### 5.1.27

In addition, the Plan also supports provision of housing for young people and families as an important component in achieving a balanced and mixed community.



### 5.2 ECONOMY

#### Strategic Objective

To promote new economic and employment opportunities in appropriate locations and encourage the retention of existing employers in the Neighbourhood Area.

This Neighbourhood Development Plan aims to provide a set of policies to encourage opportunities for the further development of the local economy and preservation of existing local employment opportunities.

#### Policy ECON1 – Protecting and Supporting Existing Employment Sites

Existing or identified employment land and sites will be retained in employment use unless:

- (a) The applicant can demonstrate that the site/premises are no longer capable of meeting employment needs or where there is no reasonable prospect of the site being used for employment uses, or
- (b) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site, or
- (c) Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them.

Additionally, replacement buildings should not be materially larger than those they replace and should not harm the openness of the Green Belt.

Limited extensions to existing commercial buildings in the Neighbourhood Area will be supported subject to Green Belt Policy and Policies in the Stratford-on-Avon District Core Strategy

#### References

NPPF 80, 81, 82, 83, 84, 145

Core strategy CS.22, CS.23, CS.24

Bearley Neighbourhood Plan Survey 2015, Section 4.10

#### Explanation

##### 5.2.1

The main industry around Bearley is arable farming and several businesses on the eastern edge of the parish boundary. Although Bearley does not have a shop or a post office, there are several businesses engaged in storage, environmental services and construction equipment supply not only locally, but also nationwide and internationally, and providing employment. There are also a number of residents working from home who provide national and international-scale business and consultancy services [Appendix 1F].

##### 5.2.2

The landscape around Bearley is washed over by the Green Belt and its high sensitivity to commercial development [Landscape Sensitivity Study Bearley Addendum Report, August 2014] does not permit medium or large scale industrial development. In confirming the designation of the Neighbourhood Area on 9 September 2014, SDC stated that it decided not to designate the area as a business area under section 61H (1) of the Town and Country Planning Act 1990, “as it is not primarily or wholly business in nature”.

##### 5.2.3

The protection of existing sites providing local jobs provides sustainability, as the sites have good road access, a good-quality environment and good broadband access.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Policy ECON2 – Promoting New Employment Opportunities

Proposals for new employment opportunities that are consistent with Green Belt policy and do not conflict with the purposes of including land within the Green Belt will be supported providing that they:

- a) Do not have a detrimental impact on residential amenity.
- b) Do not lead to the loss of green infrastructure.
- c) Do not have a severe traffic impact.

### References

NPPF 80, 81, 82, 83, 84

Core strategy CS.22

Bearley Neighbourhood Plan Survey 2015, Section 4.2

### Explanation

#### 5.2.4

Although the main business opportunities are in towns and cities in close proximity to the village (Stratford-upon-Avon, Warwick, Leamington Spa, Coventry and Birmingham), there is potential for small businesses and homeworkers to provide services to this wider business community. Arrival of high-speed broadband in 2015 provides an incentive for homeworking and reduced travel in a high-quality environment. Appendix 1F provides details of local businesses.



*Bearley Vineyard looking west*



### 5.3 BUILT NEIGHBOURHOOD ENVIRONMENT

#### Strategic Objective

To promote high-quality, sustainable design while ensuring the historic environment is preserved and enhanced.

National Planning Policy Framework paragraph 125 states that design policies should be developed with local communities so they reflect local aspirations, and that Neighbourhood Development Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

This Plan aims to achieve the above objectives through the following policies in accordance with the stated wishes of the community in the Neighbourhood Plan Survey.

#### Policy BNE1 – Responding to Local Rural Character

Development proposals will be supported where local character detailed in Sections 2 and 3 of the Plan has been taken into account during the conception and evolution of a design in accordance with the following principles:

- a) Be compatible with the distinctive rural character of the area, respecting the local settlement pattern, building styles and materials.
- b) Be of a density that is in keeping with the character of the surrounding development and landscape.
- c) Preserve, enhance and protect heritage assets, including listed buildings and the designated conservation area.
- d) Protect or enhance landscape and biodiversity by incorporating high-quality native landscaping.
- e) Be consistent with Warwickshire Landscape Guidelines, defining special characteristics of the county's different landscapes.
- f) Ensure that key features of views to and from higher slopes, skylines and sweeping views across the landscape can continue to be enjoyed.
- g) Have regard to the impact on tranquillity, including dark skies.
- h) Do not increase the risk of flooding, including that from surface water, within the village or exacerbate foul drainage capacity problems.
- i) Be preceded by an appropriate archaeological survey, where necessary, to ascertain the implications of development on below-ground heritage assets.

Proposals that do not positively contribute to local character will not be supported.

#### References

NPPF 124–132

Core strategy CS.4, CS.5, CS.6, CS.8, CS.9 and AS.10

Bearley Neighbourhood Plan Survey 2015, Section 4.2

Warwickshire Landscape Guidelines <https://www.warwickshire.gov.uk/landscapeguidelines>

Stratford-on-Avon District Special Landscape Area Study June 2012

#### Explanation

##### 5.3.1

It is important that new developments reflect the local character of the village as described in Sections 2 and 3 of this Plan in terms of materials, density, massing and architectural detailing of the building stock and the relationship with the surroundings. The Neighbourhood Design Guidelines are set out in Policy BNE4.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### **Policy BNE2 – Preservation of Heritage Assets**

Proposals that make a positive contribution to the physical fabric and settings of listed buildings will be supported.

Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

Proposals that may cause substantial harm to the special architectural or historical interest of listed buildings and their settings will not be supported unless it can be demonstrated that the public benefit outweighs the harm.

Proposals that cause less than substantial harm will need to demonstrate public benefits of the proposal to outweigh the harm.

Development within and adjacent to all heritage assets will be strictly controlled. Development which fails to preserve or enhance the character or appearance of the conservation area will not be supported.

### **References**

NPPF 184–202

Core strategy CS.8

Bearley Neighbourhood Plan Survey 2015, Section 4.5

### **Explanation**

#### 5.3.2

The preservation of valuable heritage assets described in Sections 2.3 and 2.4 of this Plan is of paramount importance to parishioners, as 97% of the respondents to the Neighbourhood Plan Survey agreed or strongly agreed with conservation and enhancement of conservation area and heritage assets. These assets define the rural and historic character of the village and must be strictly respected by all new developments to ensure their continued appreciation. Pre-application advice for proposals relating to Listed Buildings can be obtained through the Conservation Team at Stratford-on-Avon District Council for a fee.

### **Policy BNE3 – Effective and Efficient Use of Land**

Proposals which achieve the effective and efficient use of land; are of an appropriate density; reuse previously developed land and/or bring properties back into use will be supported in principle.

### **References**

NPPF 117–123

Core strategy CS.1, CS9, CS.20

Bearley Neighbourhood Plan Survey 2015, Section 4.4

### **Explanation**

#### 5.3.3

Preserving the rural character of the village requires all new development to reflect the low-density character of the village. Paragraph 122 of the NPPF encourages a local approach to housing density to reflect local circumstances. The density of any infill housing arising from brownfield development and/or reuse of land must reflect the density of the surrounding area, enabling effective use of land without harming the character of the village.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Policy BNE4 – Neighbourhood Design Guidelines

Where appropriate, development proposals should preserve and enhance Bearley by following design principles that should:

- a) Reflect the density, orientation and layout of surrounding properties.
- b) Arrange buildings to follow established building lines and road hierarchy and to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- c) Use local materials, such as brick, plain tiles and slate.
- d) Incorporate traditional brick detailing to eaves, verges, window and door surrounds.
- e) Provide adequate space between buildings or groups of buildings to preserve public views of open land beyond.
- f) Ensure that extensions to buildings will not normally exceed 30% of the volume of the building as it existed at the time when the Green Belt was established in 1975, or when built (if later). Where the host property is a replacement building which has already benefitted from an increase in volume of 30% or more, further extensions will not normally be supported.
- g) Ensure that extensions will not encroach within eight metres of a watercourse, or closer to the watercourse if already within eight metres. Extensions that could displace flood water elsewhere will not be supported unless they include appropriate mitigation measures.
- h) Provide for chimneys of traditional brick construction.
- i) Ensure the sensitive siting of PV and solar panels, and in particular where they are to be sited in proximity to listed buildings, or to have an effect on views within and outwith of the Conservation Area.

The above guidelines should be considered where appropriate, and exceptional contemporary designs for development proposals using sustainable construction methods should be encouraged and developed within the village environment.

### References

NPPF 124–132, 145

Core strategy AS.10, CS.9, CS.10

Bearley Neighbourhood Plan Survey 2015, Section 4.4

### Explanation

#### 5.3.4

Bearley is washed over by the Green Belt. The purpose of this policy is to support limited extension and alteration of an existing building providing it does not result in disproportionate additions over and above the size of the original building.

#### 5.3.5

The rural character of Bearley village is largely determined by the open spaces within the linear pattern of the development and the surrounding Green Belt agricultural land. Any development proposal must ensure that the concept of space within the village is retained in keeping with its character.

#### 5.3.6

It is important to ensure that the overall design, layout and architectural features of any new buildings or alterations to existing properties are consistent with the adjacent properties. The design details and building materials used in making alterations to properties, especially those within the conservation area, are in harmony with the original and adjacent properties.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### **Policy BNE5 – Designing Out Crime**

Development proposals will be expected, where necessary, to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved. Proposals that fail to satisfactorily create a safe and secure environment will not be supported.

#### **References**

NPPF 91, 124–132

Core strategy AS.10, CS.9

Bearley Neighbourhood Plan Survey 2015, Section 4.9, Appendix 1, Q30 and Q40 Comments

#### **Explanation**

##### **5.3.7**

Paragraph 91 of the National Planning Policy Framework iterates the importance placed by the Government towards creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. There are many recommendations on how to design out crime. The Secured by Design Scheme [[www.securedbydesign.com/](http://www.securedbydesign.com/)], an official police security initiative, provides authoritative Design Guides that incorporate built-in security measures compliant with Building Regulations, embedding crime prevention into the planning process. In addition, local “Design Out Crime Officers” of Warwickshire Police [<https://www.warwickshire.police.uk/CPDA>] provide firsthand advice. It is expected that in considering the development proposals, the extent of the implementation of the recommendations will be given significant consideration.

### **Policy BNE6 – Lighting**

Lighting on new development should be kept to a minimum without compromising highway safety, in order to preserve the rural character of the village.

Proposed lighting should be designed and sited to help reduce light pollution and contribute to dark skies.

Amenity lighting of buildings should be kept to a minimum and its use controlled by sensors and timers where possible.

Proposals which would result in excessive light pollution will not be supported.

#### **References**

NPPF 180

Core strategy AS.10, CS.9

Bearley Neighbourhood Plan Survey 2015, Section 4.7, Appendix 1, Q26 Comments

#### **Explanation**

##### **5.3.8**

The Neighbourhood Plan Survey of 2015 identified spots where improvements to street lighting are required to ensure highway safety. However, residents struck a balance, favouring reduced light pollution in keeping with the rural character of the village.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### **Policy BNE7 – Parking and Access**

All new development should demonstrate that there is adequate provision for off-road parking and cycling parking in accordance with Part O of the Development Requirements Supplementary Planning Document dated July 2019.

Proposals for new dwellings, commercial or community developments will be assessed to determine whether the provision of car parking is sufficient and would not cause harm to the amenity of the area or to highway safety.

Proposals will be supported where pedestrian and cycle routes to local amenities have been created, improved or maximised.

### **References**

NPPF 102, 105

Core strategy AS.10, CS.9

Bearley Neighbourhood Plan Survey 2015, Section 4.7

Development Requirements – Supplementary Planning Documents (SDC)

### **Explanation**

#### **5.3.9**

There are a number of areas in Bearley village where off-road parking either does not exist or is inadequate for modern needs. On-road parking presents significant problems for access in day-to-day use, use by utility services and for emergency use.

#### **5.3.10**

Combined with multiple car ownership use of garages for domestic storage and/or accommodation exacerbates the problem. Car ports which are not utilised for their intended purpose add to the problem.

#### **5.3.11**

New and additional development creating extra bed or commercial floor space will be expected to demonstrate adequate off-road parking provision.

### **Policy BNE8 – Agricultural Land**

Development of the best and most versatile agricultural land (defined as grades 1, 2 and 3a in the Agricultural Land Use Classification) will not be supported unless it can be demonstrated that no other land of poorer agricultural quality is available.

### **References**

NPPF 170

Core Strategy AS.10

Bearley Neighbourhood Plan Survey 2015, Appendix 1, Q10 Comments

### **Explanation**

#### **5.3.12**

Agricultural land surrounding the village and forms an important part of the village's rural character and setting. It is also an important resource for food production.

#### **5.3.13**

The irreversible development of open agricultural land should be resisted where it would result in the loss of the best and most versatile agricultural land in order to preserve land for food production and maintain the rural character and setting of the village.



### Policy BNE9 – Replacement Dwellings

Proposals for replacement dwellings will be supported where the following criteria are met:

- a) Be no more than 30% larger, in volume, than the existing dwelling. Where the host property has been extended by more than 30% or more of the volume of the original dwelling as it existed at the time the Green Belt was established in 1975, or when built (if later) the replacement dwelling should not exceed the current volume unless very special circumstances can be demonstrated;
- b) Be on a similar footprint as the existing dwelling unless for site planning reasons an alternative footprint is necessary or beneficial;
- c) Be of an appropriate scale so as not to be too dominant or adversely affect the amenity of neighbouring uses;
- d) Demonstrate how a replacement is more sustainable in the longer term than refurbishment, alteration or extension to the existing building;
- e) Demonstrate that protected species will not be harmed as a result of the proposals;
- f) Particular importance is placed on sensitive sites such as those within the conservation area or affecting the setting of listed buildings.

This policy will only apply to lawful dwellings and does not apply to caravans or mobile homes.

### References

NPPF 118, 124–132

Core strategy AS.10, CS.9, CS.10, CS.20

Bearley Neighbourhood Plan Survey 2015, Section 4.2

### Explanation

#### 5.3.14

This Policy is for renewal and/or replacement of the existing housing stock, facilitating enhancement of design towards creating a more sustainable living environment. However, it is also important to ensure that good quality habitable dwellings are not simply demolished without fully addressing the need to balance sustainability and renewal requirements.

#### 5.3.15

The Green Belt washes over the village and the replacement of existing dwellings is supported, providing they do not result in disproportionate replacements over and above the size of the original dwelling. In order to ensure that replacement dwellings are not disproportionately larger this Plan considers that they should be no more than 30% larger in volume than the original dwelling.



*Housing along Snitterfield Road looking north-east from A3400*

## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### **Policy BNE10 – Reuse or Change of Use of Buildings**

The conversion or reuse of buildings that are of permanent and substantial construction to housing, employment space or tourist accommodation where it does not conflict with Green Belt policy and preserves the openness of the Green Belt will be supported provided that it:

- a) Does not have a detrimental impact on the visual and landscape amenity of the area.
- b) Does not have a detrimental impact on any of its neighbours' amenity.
- c) Does not cause harm to nature conservation interests.
- d) Benefits from safe and convenient access to the site or satisfactory access can be created.
- e) Ancillary and/or outbuildings and boundary treatments are in keeping with the character and setting of the original building.

Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form and take into account the Village Design Guidelines as set out in Appendix 1M to the Plan.

### **References**

NPPF 79, 83, 118, 148

Core strategy AS.10, CS.9, CS.10, CS.20

Bearley Neighbourhood Plan Survey 2015, Appendix 1, Q15 Comments

### **Explanation**

#### **5.3.16**

There are a number of traditional farm buildings in the Neighbourhood Area. Some of these buildings may cease to be used for their original purpose. If sensitively conserved and converted, in compliance with the Village Design Guidelines, these could have a useful new use without any additional harm to the landscape or purposes of including land within the Green Belt. Reuse of redundant agricultural buildings can be of benefit to the sustainability of farms and other rural businesses and enable people to work in or near their local community.

#### **5.3.17**

Conversions should be carefully designed to ensure buildings' distinctive character and setting are retained and adverse impacts on important nature conservation interests are avoided.

### **Policy BNE11 – Empty Homes and Spaces**

Proposals that bring empty homes back into residential use will be supported and encouraged.

Proposals that seek to reuse empty or unused spaces within existing buildings will also be favourably considered, provided there is no adverse environmental impact and the new use is compatible with existing neighbouring uses.

### **References**

NPPF 118

Core strategy CS.20D

### **Explanation**

#### **5.3.18**

Empty properties are a waste of a valuable resource towards meeting the housing demand in the Neighbourhood Area. Rehabilitation of empty properties equates to efficient land use and helps improve neighbourhoods, removing unsightly environmental problems resulting from fly tipping, vandalism and arson.



### 5.4 NATURAL NEIGHBOURHOOD ENVIRONMENT

#### Strategic Objective

To safeguard our natural environment and enhance biodiversity through sensitive development that protects our flora and fauna and thereby enriches the landscape and green assets.

Preserving and enhancing local biodiversity is of paramount importance. The landscape in the Neighbourhood Area is dominated by farmland, with the village occupying a central location.

The Site of Special Scientific Interest (SSSI) known as Bearley Bushes and Bearley Waste and the Potential Local Wildlife Sites (LWS) already have protected status. The few ancient trees and the mature trees and hedges also need to be protected from development. At present, the Green Belt status is providing some protection for the parish (including the village), but it is important that the natural assets are preserved and the biodiversity enhanced.

As well as the protected sites, the parish has many public footpaths and bridleways that can be enjoyed year-round by residents and non-residents for free. Many residents are active members of conservation organisations, such as the Warwickshire Wildlife Trust (WWT) and the Royal Society for the Protection of Birds (RSPB), and volunteer for surveys and reserve maintenance.

#### Policy NNE1 – Protection of SSSI and Potential Local Wildlife Sites

Development that would adversely affect the SSSI at Bearley Bushes and Bearley Waste either directly or indirectly will not be supported unless in exceptional circumstances where the benefits of development clearly outweigh the likely impacts on the site and any broader impacts on the national networks of SSSIs.

Proposals which directly or indirectly affect the potential Local Wildlife Sites identified in Figure 12 will be expected to minimise impacts on biodiversity and where possible secure net gains in biodiversity by safeguarding and where possible enhancing existing habitats.

#### References

NPPF 175

Core strategy CS.6

Bearley Neighbourhood Plan Survey 2015, Section 4.5

Ecological and Geological Study of Local Service Villages July 2012 by WCC Ecological Services and Habitat Biodiversity Audit

#### Explanation

##### 5.4.1

Bearley Waste and Bearley Bushes ancient woodland, located at the eastern edge of the village, as shown in Figure 12, form part of the Snitterfield and Bearley Bushes designated SSSI under Section 28 of the Wildlife and Countryside Act 1981 (as amended) [SSSI site ref: 15WFR]. They surround Airfield Farm on the eastern side of the Neighbourhood Area boundary.

##### 5.4.2

Snitterfield Bushes and the nearby Bearley Bushes were once part of a larger area of semi-natural broadleaved woodland that has been split by a wartime airfield. The site has been designated as an example of two types of woodland now scarce in Warwickshire. The rich ground flora contains several species uncommon in the county. The site is also important for its butterflies.

## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### 5.4.3

The Warwickshire Wildlife Trust is responsible for the care of Snitterfield and Bearley Bushes SSSI. While there is public right of access to most Common Land under the Countryside and Rights of Way Act 2000, Bearley Bushes and Bearley Waste are privately owned and not Common Land. The management of these sites is the responsibility of the owners, with help and guidance available from Natural England.

### 5.4.4

The owners, through Natural England, have indicated that although no right of way exists, people can have access to the land at the owner's discretion to appreciate the flora, provided they respect the special nature of the site, do not cause any damage or remove any material, or disturb wildlife or the habitat.

### 5.4.5

As public bodies, Bearley Parish Council, Stratford-on-Avon District Council and Warwickshire County Council have a duty under Section 28G of the Wildlife and Countryside Act 1981 (as amended) to "take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of SSSIs". For any operations likely to have an impact on SSSIs, the public bodies are required to give formal notice to Natural England under section 28H of the Wildlife and Countryside Act 1981 (as amended) and work jointly with Natural England.

### 5.4.6

The Snitterfield Bushes part of the SSSI is located east of Bearley Bushes and is within Snitterfield Parish Boundary. It is owned and managed by Warwickshire Wildlife Trust (WWT), so access is restricted to WWT members, and there is no public access in terms of rights of ways, bridleways, etc. However, WWT indicates that non-members and locals may use the site to appreciate the flora, provided that they respect the special nature of the site. WWT points out that this would not constitute permissive access.

### 5.4.7

The Ecological and Geological Study of Local Service Villages 2012 states that "Together with Mill Hill Plantation and Cow Bower Wood to the North of Bearley to Snitterfield Road are the focus of distinctiveness as important areas of woodland with linkages along hedgerows and linear trees."

### 5.4.8

The study and WCC records confirm the following sites with potential to be designated as Local Wildlife Sites (LWS), shown in Figure 12.

- Ref SP16V2 – Woodland and scrub;
- Ref SP16V4 – Ancient Woodland, Twelve Acre Wood;
- Ref SP16V5 – Ancient Woodland, Songar Wood, Fen Wood and Cow Bower;
- Ref SP16V6 – Ancient Woodland strip and scrub near Edstone Crossing, called Mill Hill Plantation;
- Ref SP16Q2 – Semi-natural grasslands and Marsh, Bearley Sidings by the railway station;
- Ref SP16Q3 – Semi-natural grasslands and Marsh, Meadow by Ash Lane;
- Ref SP15Z3 – Woodland, Hawke's Wood; and
- Ref SP05LiR1 – Small tributary of River Alne.

These sites are vital in providing refuges for wildlife, local habitat and biodiversity. They are most the most important places for wildlife outside of protected areas such as the SSSI. In addition, there is a high level of connectivity between the SSSI and potential Local Wildlife Sites through mature hedges acting as wildlife corridors.

### 5.4.9

The veteran oak (SP16V34) located at Old Snitterfield Road is said to be 800 years old. The study also concludes that common and soprano pipistrelle, brown long-eared and indeterminable bats have been recorded in Bearley. In the wider area, there are records of lesser horseshoe bat, grass snake and badger, plus the butterfly species of white admiral, small heath, grizzled skipper, white letter hairstreak and great crested newt that could use habitats in the settlement area. There are additional records for rare plants including small cudweed, common cudweed and field garlic in the wider surrounding area. Full details are provided in Appendix 1K.



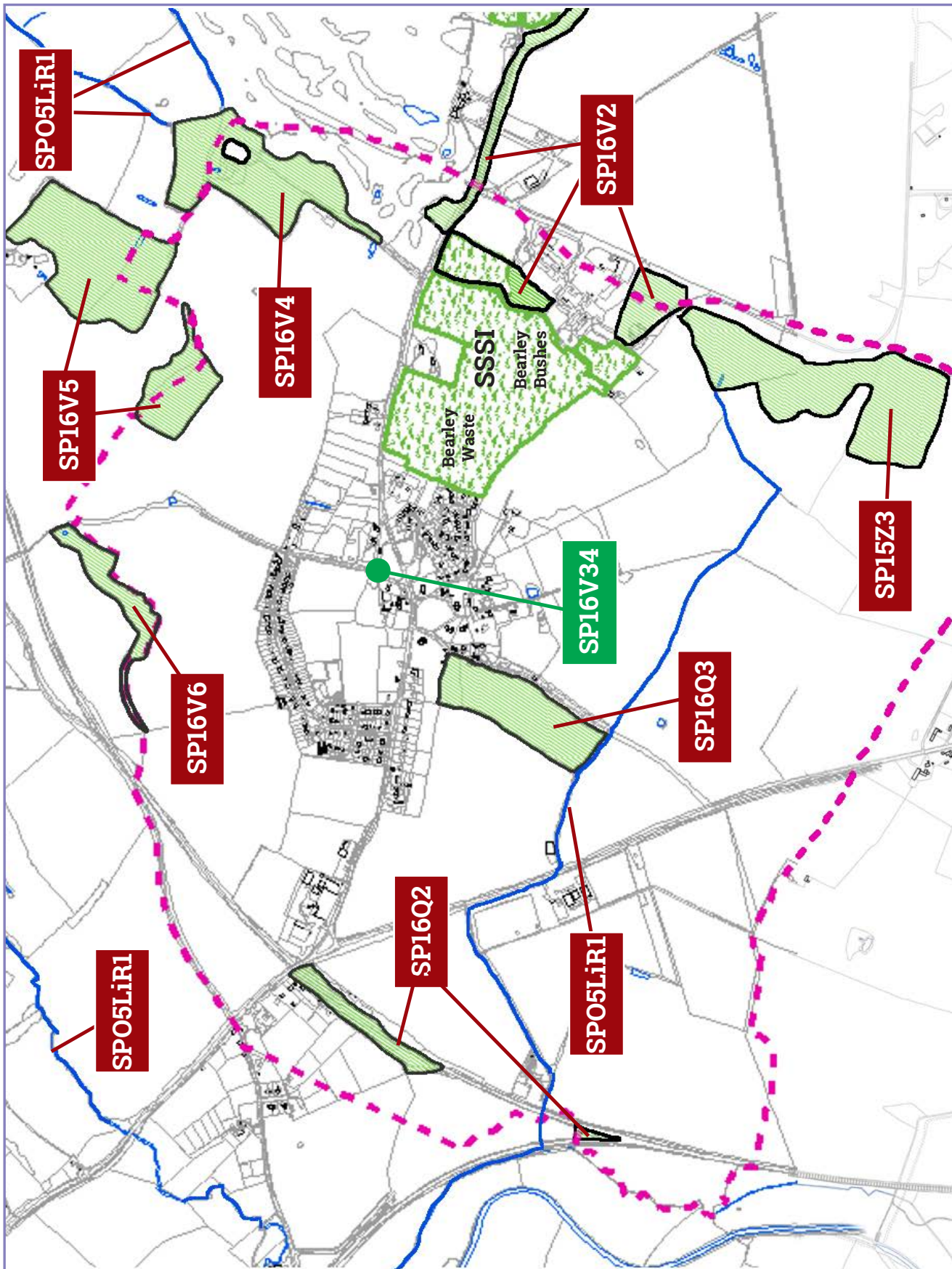


Figure 12. SSSI at Bearley Bushes and Bearley Waste. Sites marked SP16Q or V and SP15Z are sites with potential to be designated as Local Wildlife Sites (LWS). SPO5LiR1 is a small tributary of the River Alne. SP16V34 is the site of the 800-year-old veteran oak. © Crown Copyright. All rights reserved. 0100055514

## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### **Policy NNE2 – Protection of Natural Features and Other Areas of Rich Biodiversity**

Development should protect and enhance the natural environment, including important landscapes, natural features, wildlife corridors and other biodiversity-rich areas.

Development will not be supported that would destroy or have a significant adverse impact on these features unless the impact can be mitigated or as a last resort compensated against.

Development will be expected to ensure that the natural features and functions of watercourses and their wider corridors are retained and, where relevant, reinstated, and that appropriate habitat buffers are established. In all cases, development should not adversely affect:

- a) The integrity of the watercourse structure.
- b) The quality of the water due to unauthorised discharges and run off; or
- c) The ecological quality and character of the waterways.

Where a development will have a negative impact on a biodiversity asset, mitigation will be sought in a “mitigation hierarchy” policy as set out in CS.6 of the Core Strategy, which must be followed to ensure activities do not have unnecessary impacts on the environment.

All new developments should, where appropriate, incorporate the planting of appropriate native tree and hedge species, as well as nectar-rich plants in their plans. New planting should connect habitats to maintain and improve wildlife corridors.

When constructing boundaries, hedges should be used in preference to walls and close-boarded fences.

Opportunities to create, enhance and restore adjacent habitats for biodiversity will be encouraged.

There should be no harm to or loss of irreplaceable habitats such as ancient trees and veteran trees.’

### **References**

NPPF 97, 170, 174, 175

Core strategy CS.5, CS.6, CS.7

Bearley Neighbourhood Plan Survey 2015, Section 4.5

### **Explanation**

#### **5.4.10**

The rural character of the Neighbourhood Area will be protected through maintaining and enhancing important landscape features such as meadows, brooks, ponds, trees and hedgerows. Wildlife corridors connecting wildlife populations are an essential part of ensuring continuity of wildlife populations. The wildlife habitats and wildlife area connectivity in Bearley is detailed in maps included in Appendix 4 of the Ecological and Geological Study of Local Service Villages 2012.

#### **5.4.11**

The study indicates that Snitterfield and Bearley Bushes including Bearley Waste, together with Cow Bower Wood and Mill Hill Plantation, are highly distinctive and important areas of woodland. These woodlands are the focus of connectivity for the area with linkages along hedgerows and linear trees. The study also identified three important areas of semi-improved grassland and scrub as potential Local Wildlife Sites – namely, Woodland Strip near Edstone (SP16V6), Bearley Sidings (SP16Q2) and Meadow site (SP16Q3).

#### **5.4.12**

It is therefore important that the existing connectivity between these important areas of woodland is protected and enhanced through taking care to provide linkages via hedgerows and grassland in the Built-Up Area of the village.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### 5.4.13

The mitigation hierarchy is a sequential process. It is based on avoidance of adverse effects, if possible. Failing this, the nature of the effect should be reduced so that it is no longer significant. If neither avoidance nor reduction is feasible, mitigation measures should be considered. Mitigation measures might include offsetting biodiversity effects or provision of new supporting green infrastructure. Mitigation is proposed to help address adverse effects so that, if possible, no residual effects remain.

#### **Policy NNE3 – Biodiversity and Protection of Individual Species**

Development will be supported where it protects, enhances and/or restores habitat biodiversity.

Development proposals where appropriate will be expected to demonstrate that they:

- a) Assess the impact on biodiversity by means of an approved ecological assessment (see Policy NNE7) of existing site features and development impacts.
- b) Protect or enhance biodiversity assets and secure their long-term management and maintenance.
- c) Minimise impacts on biodiversity and where possible secure a net gain.

Where a development will have a negative impact on a biodiversity asset, mitigation will be sought in a “mitigation hierarchy” based approach as set out in CS.6 of the Core Strategy, which must be followed to ensure the activities do not have unnecessary impacts on the environment.

Where Notable Bird Species or other rare or vulnerable wildlife or plant species are present the proposal should demonstrate that it does not adversely affect the conservation status of such species.

#### **References**

NPPF 97, 170, 174, 175

Core strategy CS.6

Bearley Neighbourhood Plan Survey 2015, Section 4.5

<https://www.thebiodiversityconsultancy.com/approaches/mitigation-hierarchy>

#### **Explanation**

### 5.4.14

All development should take steps to enhance biodiversity both within and outside designated areas.

Development should, wherever possible and feasible, retain, enhance, manage and, if appropriate, reintroduce the indigenous biodiversity of the District. The “mitigation hierarchy” based approach is described in paragraph 5.4.13.

### 5.4.15

The Ecological and Geological Study of Local Service Villages 2012 concludes that there are numerous rare plants and animal species indigenous to the area, as detailed in 5.4.9.

There is a significant maternity (nursery) roost of the rare Lesser Horseshoe Bat (*Rhinolophus hipposideros*) within Bearley Neighbourhood Plan Area, at an undisclosed location to prevent vandalism, which is monitored by the Warwickshire Bat Group on behalf of the Bat Conservation Trust and Natural England. Every effort to enhance wildlife habitats will be made through the policies and Action Plan included in this NDP.

## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### **Policy NNE4 – Designated Local Green Spaces (LGS)**

The following sites identified in Figure 13 are designated as Local Green Spaces.

- LGS1 – Sports and playing fields at the rear of the Village Hall
- LGS2 – Bearley Park playing fields – the New Play Area
- LGS3a – Upper Play Area – the green grassed land bordered by mature trees and hedges along Snitterfield Road and Old Snitterfield Road
- LGS3b/c – Bearley Green – the green grassed land covered in mature trees and hedging bounded by Bearley Green and Greenswood housing, St Mary’s Church and Snitterfield Road
- LGS4 – Land between Church and Ash Lane

Development on any Local Green Space that would harm its special character or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space.

### **References**

NPPF 99–101

National Planning Practice Guidance: Open space, sports and recreation, public rights of way and local green space.

Avon Planning Service Ltd Independent Assessments

Bearley Conservation Area designation November 1971

Bearley Conservation Area Study, Alan Smith and Partner, January 1994

Natural World magazine, Spring 2015, Tony Jupiter

### **Explanation**

#### **5.4.16**

Paragraph 99 of the NPPF enables local communities to designate land as Local Green Space in order to safeguard these important spaces from new development other than in very special circumstances. In accordance with paragraph 100 of the NPPF 2019, Local Green Spaces have been designated based on their close proximity, special qualities and local historic and environmental importance to the local community.

#### **5.4.17**

The green spaces designated in this Plan are an essential and integral part of the character of Bearley and contribute greatly not only to the rural character of the village and openness of the Green Belt, but to the wellbeing of the residents. They have been identified as “important open spaces” in the Bearley Conservation Area Designation November 1971 and “significant open spaces” in Bearley Conservation Area Study, Alan Smith and Partner, January 1994.

#### **5.4.18**

All designated Local Green Spaces, all of which have been independently assessed against relevant criteria in NPPF/PPG are capable of enduring beyond the end of the plan period and do not represent extensive tracts of land. In addition to the Green Belt status of the land, Local Green Space designation is also justified due to the special qualities and important contribution they play within the physical and natural environment of the village and the social role they provide for local residents.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY



Figure 13. Designated Local Green Spaces © Crown Copyright. All rights reserved. 0100055514

## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Policy NNE5 – Landscape Character and Setting

Bearley is located in the Warwickshire Special Landscape Area of Ancient Arden. Development proposals must demonstrate how they are appropriate to, and integrate with, the character of the landscape setting, while conserving and, where appropriate, enhancing the character of the landscape.

### References

NPPF 170

Core strategy CS.5, CS.6, CS.12

Bearley Neighbourhood Plan Survey 2015, Section 4.5 and Appendix 1, Q10 comments

Warwickshire Landscape Guidelines – Arden, Warwickshire County Council–Countryside Commission [<https://www.warwickshire.gov.uk/landscapeguidelines>]

Stratford-on-Avon Council Character Map – SDC [<https://www.warwickshire.gov.uk/landscapeguidelines>]

Stratford-on-Avon District Special Landscape Areas Study June 2012

Stratford-on-Avon District Design Guide – April 2001

Stratford-on-Avon District Landscape Sensitivity Assessment for Villages June 2012

Stratford-on-Avon District Landscape Sensitivity Assessment for Villages – Bearley Addendum Report August 2014

### Explanation

#### 5.4.19

Bearley is located in the “Ancient Arden” region of the Arden Special Landscape Area forming the core of the ancient Warwickshire. It is a small scale farmed landscape with varied undulating topography characterised by an irregular pattern of fields and narrow winding lanes confined by tall hedgerows and roadside oaks. Pockets of permanent pasture closely associated with small scale fields marked by farmsteads and lanes define the treasured, tranquil, well wooded rural landscape of the village. Main building materials are timber frame and brick with some Arden Sandstone. This good quality open space environment contributes immensely to the quality of life and well-being of the residents and visitors. It is therefore essential for the wellbeing of the community.

#### 5.4.20

The rural setting and the special landscape character of the village is fully appraised in the evidence documents listed in the references which all reiterate and agree with the emphatic views of residents expressed in the Neighbourhood Plan Survey of April 2015 on their determination to protect character, green spaces, footpaths and openness of the village. The key management recommendations for maintenance and enhancement of this special landscape are for ensuring continuity of woodland cover, conservation of oaks, maintenance and enhancement of hedgerows and conservation of settlement character to that which reflects its character have been fully reflected in the policies of this Plan.



*Bearley Green (LGS3a and LGS3b) looking east along Snitterfield Road at its junction with Bearley Green*



*Bearley Green (LGS3c) looking south-east from Snitterfield Road*



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### **Policy NNE6 – Communications and Energy Infrastructure**

Communication masts, wind turbines or other structures relating to communications and energy will not be supported if they would have an unacceptable adverse impact on the character of the landscape and the built environment

### **References**

NPPF 170, 172

Core strategy AS.10, CS.5, CS.6, CS.9, CS.10, CS.12

### **Explanation**

#### **5.4.21**

Bearley enjoys an open skyline and vistas uninterrupted by tall man-made structures. This is greatly valued by the residents as part of the defining rural character of the village. Unless proven community benefits can be demonstrated, such developments will be resisted.

#### **5.4.22**

Communication masts, wind turbines and other energy and communications infrastructure should include mitigation through design, location, materials and use of existing screening.



*Open views to Birmingham and Coventry from Cade Hill*

## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Policy NNE7 – Ecological Surveys

Where evidence suggests that developments may have an unacceptably adverse impact on a site of national, regional or local importance or a priority habitat or species, applicants will be expected to provide, where necessary:

- a) A detailed ecological survey undertaken at an appropriate time, which assesses cumulative impacts.
- b) Other assessments as appropriate.
- c) A mitigation plan, as necessary.

Development will not be supported unless it can be demonstrated that any mitigation or compensatory measures proposed have been subject to an Ecological Assessment. The Ecological Assessment should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long-term management) and the extent to which they reduce the impact of the development. Development must follow any applicable Biodiversity Action Plan (BAP).

### References

NPPF 170, 174, 175, 177

Core strategy CS.2, CS.5, CS.6, CS.7

<https://www.bishopsitchington-pc.gov.uk/doc/8766/name/Parish%20BAP.pdf>

### Explanation

#### 5.4.23

It is important for development proposals to assess their potential impact on biodiversity. In appropriate circumstance, applications need to be supported with an ecological survey. The survey should establish the species, the scale of impact and mitigation measures, if needed.

#### 5.4.24

The survey must also have due regard of any existing Biodiversity Action Plans (BAP) at Warwickshire County level. Where development involves a loss of biodiversity or habitat, appropriate habitat should be created in mitigation. This Plan supports creation of a local BAP for the Neighbourhood Area, particularly in the event that a significant increase in pressure for development emerges. An excellent example of this can be found in <https://www.bishopsitchington-pc.gov.uk/doc/8766/name/Parish%20BAP.pdf>.

### Policy NNE8 – Renewable Energy

Development proposals relating to the production of renewable energy will be supported especially when this leads to a demonstrably tangible benefit to the community or economic benefit. Plans being brought forward should ensure that adverse impacts are addressed, including cumulative landscape and visual impacts. Renewable energy projects that would constitute inappropriate development in the Green Belt will need to demonstrate very special circumstances to be supported.

### References

NPPF 151–154

Core strategy CS.2, CS.3

[REF A] Small Wind Energy Feasibility Study [<http://www.snitterfieldacc.org/page.php?pageid=windstudy>]

[REF B] Report, Renewable and Low Carbon Energy Resource Assessment and Feasibility Study, CAMCO, 28 April 2010, presented to The Councils of Stratford-On-Avon, Warwick, North Warwickshire, Nuneaton & Bedworth, Rugby, Solihull and Warwickshire County.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Explanation

#### 5.4.25

This Plan supports the actions required to create a sustainable energy future, mitigating effects of climate change in line with national and international signed objectives. To this effect, this Plan will support proposals that demonstrate valid contributions to sustainable energy. It is recognised that, the probability of small scale wind [REF A] and hydro generation in Bearley is respectively limited or non-existent, making solar energy generation sources the likely means among existing energy generation technologies. Largescale wind power generation was not considered due to its cumulative impact on the landscape [REF B].



*The 800-year-old oak on Old Snitterfield Road.*



# 5.5 INFRASTRUCTURE

### Strategic Objective

To seek on-going improvements to flood mitigation, transport and parking, utility infrastructure and to digital connectivity, especially mobile phone reception and broadband.

#### Policy IN1 – Infrastructure Criteria

Proposals for new residential development or commercial floorspace must not have unacceptable impacts on existing infrastructure and where appropriate seek:

- a) Inclusion of energy efficiency measures in the design.
- b) Connection to a fibre optic network or high speed broadband where feasible and viable.
- c) Permeable surface materials on pathways and driveways, wherever possible.

### References

NPPF 112, 155–165, 170, 178,–183

Core strategy CS3, CS4

Bearley Neighbourhood Plan Survey 2015, Appendix 1, Q15 comments

### Explanation

#### 5.5.1

Bearley has experienced problems with flooding. The 2007 flood being the worst in living memory. New development in Bearley must not exacerbate existing foul and storm water drainage system problems. This policy is aimed at ensuring that development incorporates appropriate mitigation measures and does not make the current situation worse.

#### 5.5.2

Foul water is the responsibility of Severn Trent Water. The Lead Local Flood Authority (LLFA), Warwickshire County Council (WCC), is responsible for the flood risk management associated with all other sources of flooding, including ordinary watercourses, Bearley Brook, surface and ground water flooding. The hierarchy is a list of preferred drainage options that the LLFA refer to when reviewing planning applications. The preferred options are (in order of preference): infiltration (water into the ground), discharging into an existing water body and discharging into a surface water sewer. Connecting to a combined sewer system is not suitable and not favourable.

#### 5.5.3

Neither WCC nor Stratford District Council (SDC) have responsibility for the Bearley Brook. WCC as LLFA has responsibility for management of the flood risk, and can take enforcement action against landowners not fulfilling their riparian responsibilities. Any works on ordinary watercourses will require Ordinary Watercourse Land Drainage Consent which can be obtained from WCC as the LLFA in Warwickshire.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### 5.5.4

Bearley Brook is a man-made drainage ditch adjacent to the back of the gardens on the north side of Grange Road. It continues up to the railway track and joins the gulley by the railway bridge on A3400. The brook drains surface water from the high ground around Airmanship Hall and from the arable fields to the north of Grange Road. Under heavy rain conditions, surface water flooding occurs by the railway bridge on A3400 causing traffic disruption, making it difficult for pedestrians. Surface water from Church Lane and the high ground to the south carries a lot of debris and overwhelms the drains with silt flowing west down the slope along Snitterfield Road. Silting occurs along the ditch by the Village Hall and along Countrywide stores side, blocking the gullies and presenting a standing water hazard to traffic. Without regular and frequent inspection maintenance of the drainage channels, flooding remains a serious threat.

### 5.5.5

Where no other SuDs options are viable, consideration should be given to all mitigation measures, including the retention of land that can be used to slow down the flow of surface water, creation of blue/green spaces and the creation of containment ponds, the latter being regarded as the last resort.

### 5.5.6

Where Bearley Parish Council, in conjunction with the EA and LLFA, determines that mitigation measures require the safeguarding of specific land for flood alleviation, appropriate policies will be developed and compensation for temporary loss (when a watercourse is in flood) or permanent loss of farmland should be achieved under a s106 agreement or through the Community Infrastructure Levy (CIL).

### 5.5.7

Bearley already enjoys high-speed broadband access as the main fibre optic cables through the village are incorporated on to the local network. The provision of fibre optic links is seen as a facilitator of home working and small business opportunities within the Neighbourhood Area and reduced car travel.

### 5.5.8

Recognising the well-documented benefits of low-carbon energy generation, this Plan seeks to encourage rather than stifle opportunities to establish low-carbon technologies in appropriate locations where the benefits of such projects clearly outweigh any harm.

## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Policy IN2 – Drainage and Flooding

Proposed development should be located in areas with the lowest risk of flooding. All new development proposals must provide a minimum easement of eight metres from the top of the bank of the Bearley Brook to allow access for maintenance and to ensure that the natural features and functions of the wider river corridor are retained and/or reinstated.

Appropriate Sustainable Drainage Systems (SuDS) should be incorporated, where necessary, into new developments following the SuDS hierarchy. This should maximise any opportunities to enhance biodiversity, create amenity and contribute towards green infrastructure. Infiltration SuDS and above ground SuDS attenuation, such as swales, ponds and other water-based ecological systems, should be used wherever feasible, as they are preferred to the underground storage of water.

Where it can be demonstrated that infiltration SuDS and above ground SuDS attenuation is not practicable, development proposals should maximise opportunities to use SuDS measures that require no additional land take, such as green roofs.

All development proposals should seek to control and discharge runoff generated on site to the Greenfield runoff rate for all return periods up to the 1 in 100-year plus climate-change-critical storm event using above ground sustainable drainage systems. The reuse and recycling of water within developments will be encouraged, including the use of water butts.

The surface water drainage scheme should be in accordance with Warwickshire's Surface Water Management Plan (SWMP), the non-statutory technical standards for sustainable drainage and must be agreed with the LLFA.

### References

- (1) <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones/>
- (2) [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/415773/sustainable-drainage-technical-standards.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf)
- Environment Agency (GB) <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=418144&northing=260603&address=100071248475>
- NPPF 155–165
- Core strategy CS.3, CS.4

### 5.5.9

The flood risk from surface water and extent of flooding for the Neighbourhood Area is illustrated in Figure 14. The darker the colours in this figure the higher the flooding risk. Occasional flash flooding has occurred in the past exacerbated by poor maintenance of water courses and inadequate trash screens to protect culverts from blockage. The Parish Council, along with SDC and WCC Flood Risk Management Teams, have worked hard in recent years to achieve adequate standards of watercourse management by surveying the surface water drainage system and carrying out inspections of their status. A course of actions has been agreed and the first stage of drainage clearance is in progress. Further work required has been identified and grants to carry out the necessary work will be sought. Any CIL funding that may become available will also be allocated as necessary.

### 5.5.10

In the absence of CIL funds, contributions towards future maintenance and flood alleviation of the Bearley Brook and other already identified flooding locations and action plans, grants will continue to be sought from Stratford-on-Avon District Council and Warwickshire County Council. The Parish Council will also work with riparian owners as necessary to ensure requirements of individual and communal responsibilities are met. The Parish Council will continue to seek financial support when necessary from SDC and WCC towards the future maintenance of the Bearley Brook as part of the WCC duties as the LLFA and DC duties towards riparian enforcement.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

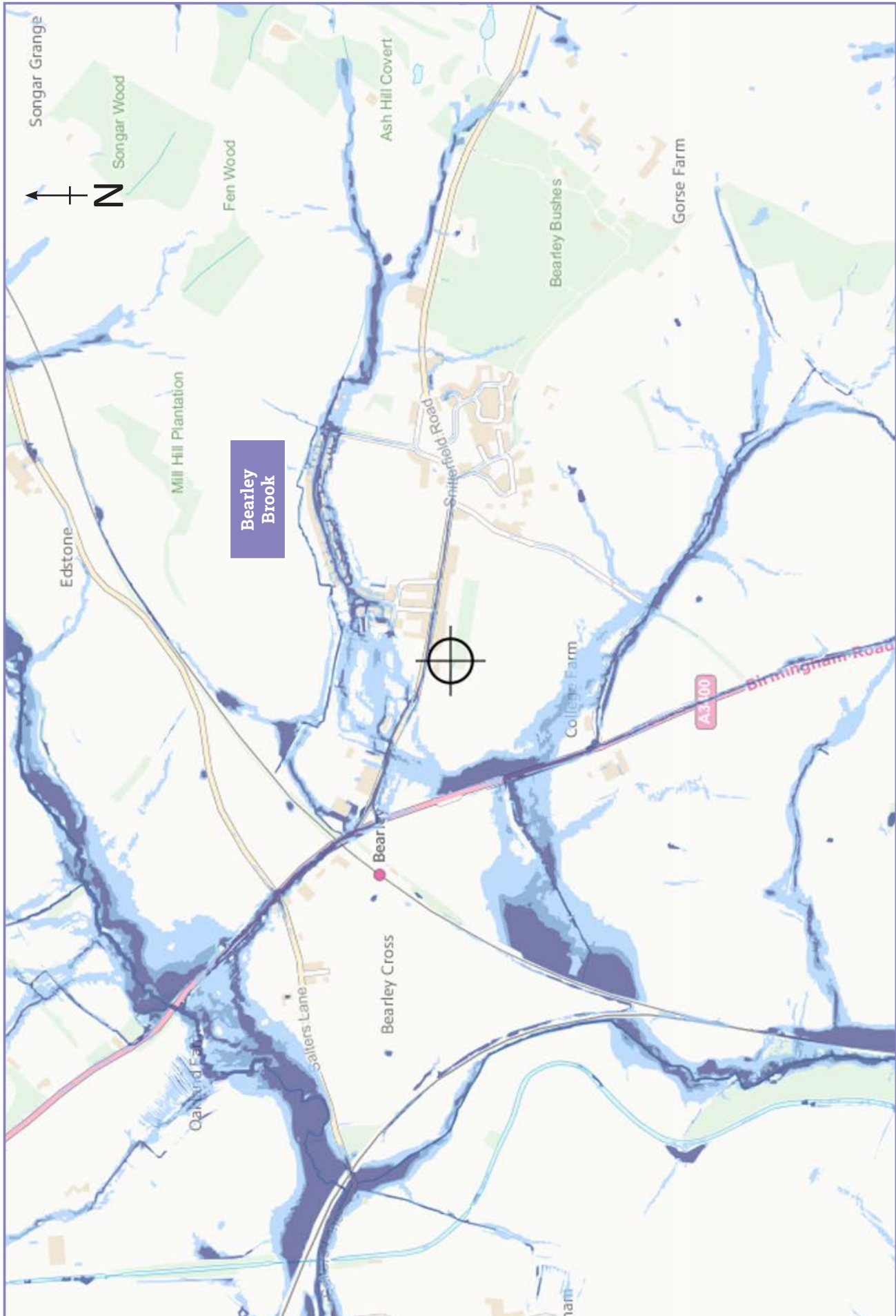


Figure 14. Flood risk from surface water and extent of flooding © Crown Copyright. All rights reserved. 0100055514 and Environment Agency

## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### Policy IN3 – Highway Safety

New development should not have an unacceptable impact on levels of highway safety to all users especially pedestrians and cyclists. It should allow sufficient off-road parking as defined in Policy BNE7.

All new development proposals would be required to demonstrate:

- a) No severe adverse impact on the capacity and operation of the local highway network.
- b) No compromise of safety for all users.
- c) Safe access, egress and visibility serving the development.
- d) No exacerbation of the existing on-street parking problems and, if possible, some mitigation of such problems.

Proposals failing to demonstrate compliance with these requirements will not be supported.

### References

NPPF 102, 104, 108, 109, 110

Core strategy CS.9, CS.20, CS.26

Bearley SpeedAware Survey 2011

### Explanation

#### 5.5.11

To ensure safety of residents and road users, it is important that traffic through and around the Neighbourhood Area is effectively managed.

#### 5.5.12

The village and the Neighbourhood Area lie between two major trunk routes, A46 and A3400, both carrying large volumes of traffic. Traffic travelling between these roads use the Bearley to Snitterfield Road as a short cut. Traffic through the village presents a significant issue, especially at peak times. In addition, roadworks on the trunk roads require diversion of traffic through the village.

#### 5.5.13

Hence, the Neighbourhood Area is exposed to higher volumes of traffic than would usually be expected, with road users often travelling at higher speed through the village, despite the speed limit signs and warnings. This type of traffic creates hazards to pedestrians and other road users and future development should acknowledge this challenging environment and plan to ensure existing issues are not exacerbated.

#### 5.5.14

The limited bus service in the Neighbourhood Area has no direct service provision to Warwick and Leamington Spa. This leaves little choice but to use private transport. An enhanced bus service would help reduce the number of private vehicle movements through the village.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### 5.5.15

The residents' concerns, which were first flagged in the 2001 Village Appraisal and then Bearley Village Community Plan 2012 included:

- a) The deceptively sharp bend by the Church, by far the most dangerous spot, due to speeding westbound traffic to A3400 cutting the corner.
- b) Junction of Snitterfield Road and A3400, due to speeding traffic on A3400.
- c) Lack of off-road parking on Grange Road, restricting access for all due to on-road parking.
- d) Although not within the parish boundary, the sharp bend by Snitterfield Bushes.

The background to the Parish Activities towards highway safety are provided in Appendix 1D.

### **Policy IN4 – Learning and Education**

Proposals that will increase the opportunity for residents of all ages to access education and training will be supported.

### **References**

NPPF 94

Core strategy CS.25

### **Explanation**

### 5.5.16

Bearley does not have any educational facilities. Acquisition of learning, education and life skills involves travel. However, the local resources such as the village hall can be employed to provide learning and skills opportunities to residents of all ages, such as the Digital Inclusion Project (aka Bearley Computer Club) which provides digital proficiency and communication/media skills, especially for mature residents.

### 5.5.17

This Plan supports all sustainable initiatives that will contribute to learning, skills development and community spirit.

### 5.6 AMENITIES, FACILITIES AND COMMUNITY

#### Strategic Objective

To ensure that residents have access to excellent local facilities, open spaces and recreation, to maintain a strong, active, healthy and vibrant community and help alleviate social isolation.

The beauty of the landscape around Bearley provides excellent opportunity for outdoor activities, helping to create a happy, healthy, friendly and social neighbourhood. The historic landscape is part of the village setting and, together with the community facilities, provides for the general wellbeing of the village.

Details of the village facilities, the clubs and organisations in the Neighbourhood Area as at September 2018 are provided in Appendix 1C.

Management of village facilities requires volunteer effort from the community to enable competent management and enhancement of existing facilities and encouragement of new facilities.

#### Policy AFC1 – Protecting and Enhancing Existing Community Facilities

Proposals that enhance and improve existing community facilities will be supported. New community facilities will be encouraged, providing they are compatible with existing neighbouring uses. The loss of existing community facilities will not be supported unless it can be demonstrated that the facility is no longer viable or the facility is no longer in active use and has no prospect of being brought back into use.

#### References

NPPF 28, 83, 91, 92, 97

Core strategy AS.10

#### Explanation

##### 5.6.1

Existing community facilities, such as the Village Hall, Sports and Social Club, play an important role in maintaining a strong and vibrant community. Community venues listed in Appendix 1C, such as sport and leisure facilities, mobile library and the village hall, all offer a multitude of activities for a variety of age groups, both physically and mentally. They play an important role in bringing the community together and helping to alleviate social isolation.

##### 5.6.2

Responding to the Neighbourhood Plan Survey of April 2015, residents voted to retain and improve community facilities. These facilities will be protected from inappropriate forms of new development, redevelopment or changes of use that might cause harm. Any such proposals will be required to demonstrate how the harm will be mitigated through betterment or replacement.

##### 5.6.3

Community venues, such as the village hall and sports and social club, Bearley Park and the green spaces, offer a portfolio of activities for all age groups.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### **Policy AFC2 – Encouraging Safe Walking and Cycling**

Proposals that protect, enhance, expand and promote the positive use of public rights of way will be supported. Proposals adversely affecting existing walking and cycling routes or which fail to encourage appropriate new walking and cycling opportunities will not be supported.

#### **References**

NPPF 91, 92, 98, 102, 104

Core Strategy CS.2, CS.7, CS.9

Bearley Neighbourhood Plan Survey 2015, Section 4.7

#### **Explanation**

##### 5.6.4

Bearley has an extensive system of footpaths linking Public Rights of Way providing access to the surrounding countryside with its rich habitats and wildlife corridors. These existing access networks are a key feature of the local landscape and part of the heritage used for centuries. As such, new development must not adversely affect this amenity enjoyed by users from within and outside the community. Encouraging walking and cycling is an integral and important part of improving health and well-being of the community with the additional benefit of reduced pollution.

### **Policy AFC3 – Sports and Recreation**

Existing formal and informal sport and recreational facilities will be protected, enhanced and expanded where appropriate.

Where appropriate, CIL funds will be used to enhance sports and recreation facilities in order to ensure a suitable quantum and quality is available for the Neighbourhood Area.

#### **References**

NPPF 83, 91, 92, 97

Core Strategy AS.10, CS.25

Bearley Neighbourhood Plan Survey 2015, Appendix 1, Q34 comments

#### **Explanation**

##### 5.6.5

There are a variety of sports facilities in the Neighbourhood Area. Football and cricket pitches are located in the sports field behind the village hall. Bearley Park offers a multi-use games area (MUGA) where five-a-side football, tennis, basketball and netball can be played, as well as a BMX track. There are also facilities such as swings and an adventure castle for younger children. The village hall is used for short mat bowling, popular with the more mature residents. The village hall also provides changing rooms for the teams using the sports field. All facilities are detailed in Appendix 1C.

##### 5.6.6

One major problem is a lack of facilities for young people, which is exacerbated by the lack of public transport to enable them to reach places where they can meet friends. The current facilities only go a small way in fulfilling the needs of youngsters by encouraging sporting activity. However, if the neighbourhood is to avoid groups of youngsters potentially being involved with anti-social behaviour, their needs have to be addressed.

##### 5.6.7

Where appropriate, CIL funds will be used to enhance sports and recreation provision in order to ensure a better quantum and quality is available for the Neighbourhood Area based on detailed establishment of the need for the particular provision. In this respect the Plan will support and encourage village organisations towards introducing further sports and recreation facilities, as well as activities underpinning the community spirit and ownership.

### 5.7 MANAGING ASPIRATIONS

#### Strategic Objective

To ensure that a mechanism is in place to monitor and report on progress in implementing strategic objectives, monitor existing and changing aspirations, and ensure the continuity of community spirit and the ability of the community to own its governance.

#### References

Bearley Village Community Plan March 2012

#### Explanation

##### 5.7.1

Bearley Community Village Plan of March 2012 included an Action Plan, which was the basis of Parish progress monitoring and reporting. It was regularly reviewed to include residents' and community organisations' comments and suggestions for improvements to the Parish. This enabled the Parish to budget, plan and seek to address how the improvements can be implemented. As a result of this, efforts were focused on projects of established need, based on a sound understanding of all aspects of the project by the Parish Council and the community.

Although not part of the Neighbourhood Development Plan and relating to land use, an Action Plan is put in place in Appendix 2. This combines community aspirations originally identified in the Bearley Community Village Plan March 2012 with community aspirations arising from the policies of this Plan, and ensure their implementation by the Parish Council. The progress with the implementation of the Action Plan will be reported at the ordinary Parish Council meetings and at the Annual Parish Assembly.

##### 5.7.2

In the Neighbourhood Plan Survey 2015, the community was asked to comment on all matters that have formed and are covered by the policies in this Plan. In addition, question 45 of the Survey requested the community to identify areas of benefit to the village where developer contributions towards infrastructure and facilities could be directed. Also, questions 45a, 46 and 47 (see pages 95–98) of the Survey also asked the community to provide additional comments and detail. The community wishlist for improvements is illustrated in Figure 15.

##### 5.7.3

A recurring theme on the wishlist is for a village shop/post office, pub and medical centre, together with the creation of a communal meeting place/café. Another suggestion is dual purpose use of the church. More community activities at the village hall and review of the use of the Upper Play Area across from Bearley Green are also items on the improvements agenda from comments received at various Parish meetings.



## 5. POLICIES AND ASPIRATIONS FOR BEARLEY

### 5.7.4

The Action Plan for 2019–2031 is included in Appendix 2. It will be subject to regular reviews at Parish Council meetings.

### 5.7.5

This Plan, based on reasoned evidence, will support proposals towards ensuring the continuity and wellbeing of the community spirit and enhancing the capability of the community to firmly be in ownership of its own governance at all times, as well as volunteering opportunities for the community benefit. This Plan will also support proposals that contribute towards a more integrated community where all members of the community thrive without discrimination based on their financial, social, religious status or abilities. Further details are provided in Appendix 3.

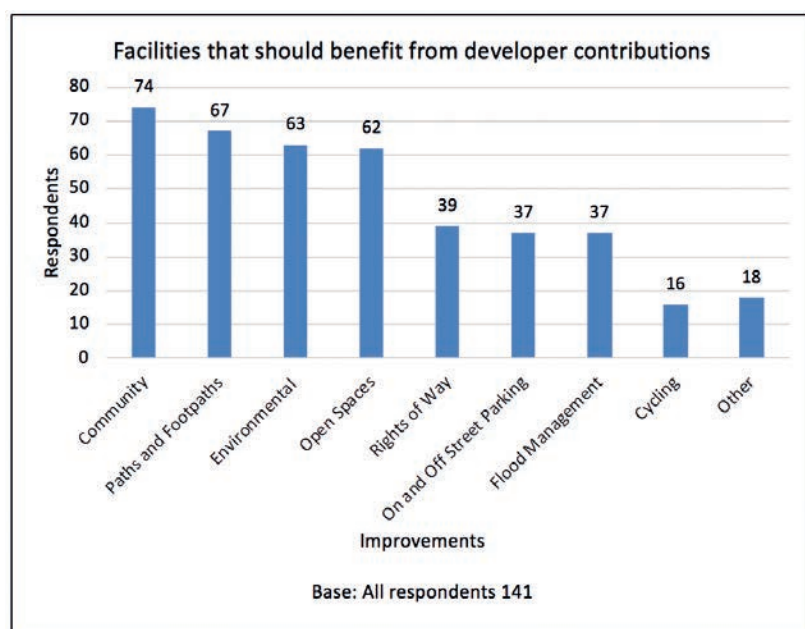


Figure 15. Improvements wishlist of the community







## 6 | APPENDICES





APPENDIX 1: SUPPORTING INFORMATION

1A. Demographics of Bearley

Bearley was a small village of fewer than 200 people until the early 1800s. The population of England was rising at that time, and by 1851 Bearley had 254 residents. The employment brought to the area by the building of the Stratford and Alcester railway lines in 1860 and 1876 most likely offset some of the mass migration from rural locations seen elsewhere. However, from 1861 to 1931, the village’s population steadily declined to 156, its lowest level since the 1700s.

The Second World War and the building of the airfield, with its associated infrastructure, changed the village forever. The history of RAF Snitterfield has been well documented elsewhere. By September 1946, people made homeless by the bombing of cities moved into the vacated huts. In the 1950s, they were succeeded by displaced people from eastern Europe.

By the 1951 census, the population had risen to 787. The proportion of females dropped to 41.4%, indicating that a high proportion of the incoming population were male.

In the early 1950s, a substantial building programme resulted in the Grange Road/Oak Tree Close estate, which, with some residents still at the camp, gave a record population for Bearley in 1961 of 853.

Figure 1A1, based on information obtained from the census records, provides an insight into the population changes in Bearley from 1801 to 2011.

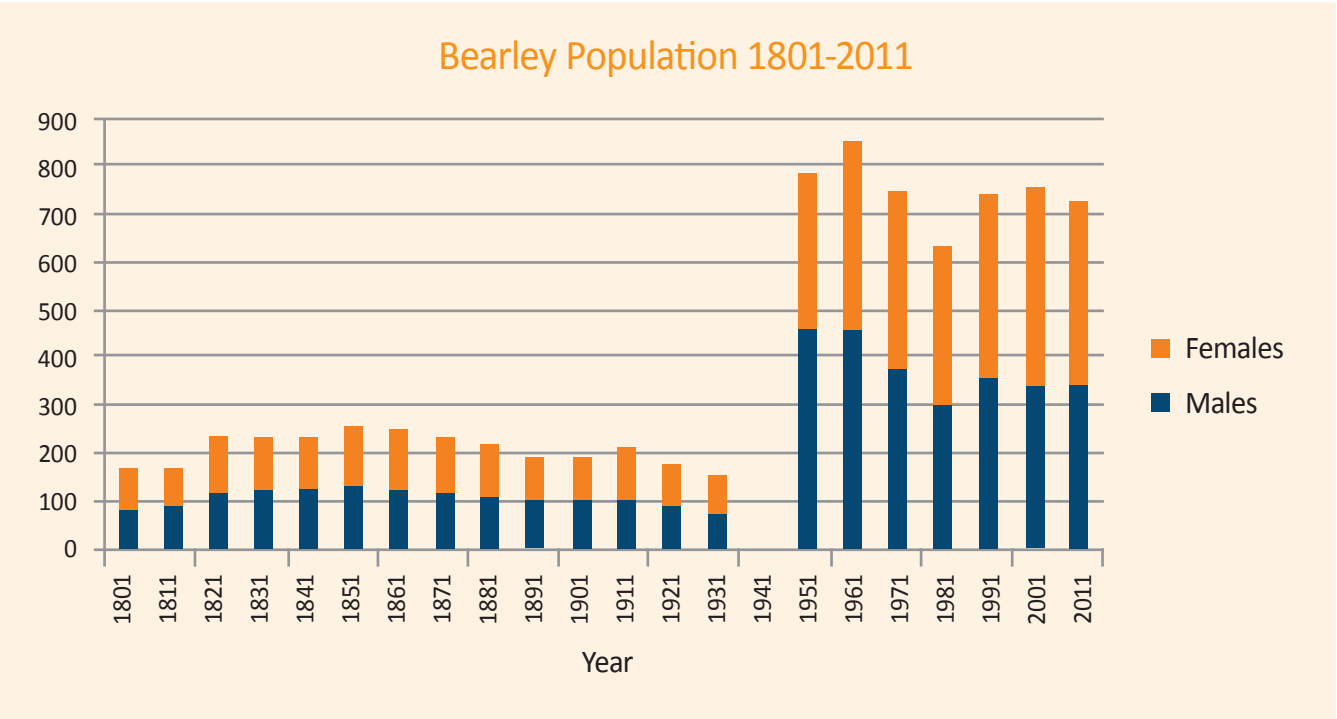


Fig 1A1. Bearley population from census records 1801– 2011 (no census in 1941)

The 1960s saw ribbon development along Snitterfield Road and further new houses and bungalows scattered elsewhere. However, the population dropped to 750 in 1971, the start of another decline.



The 1981 population of 632 increased to 744 by 1991, following the Bearley Green development of 60 houses, and was further increased by the 47 residents of the care home at Bearley Cross in 2001. By 2011, the number of care home residents had decreased to 29, contributing to the slight fall in the number of Bearley residents to 724.

It is reasonable to assume that the population of Bearley is falling, and increasing the population through additional housing would put the village on a more sustainable footing.

From the 1991 census onwards, far more demographic detail was collected and released. Figure 1A2 shows the age profile of Bearley for the past three censuses. There is a variation from the 2001 Bearley Appraisal, History and Action Plan, as the data in 2001 was extrapolated from questionnaires.

In general terms, the population is ageing, with large increases in the 75+ band. However, the care home had 29 residents in the 2011 census, compared with 47 in 2001. Perhaps the starkest statistic is that, excluding the care home residents, the percentage of the population over 45 in 2001 was 43%, and this had risen to 54.4% by 2011.

The respective percentages for Stratford district and Warwickshire are 51.8% and 45.3%. The median age in 2011 for Bearley, Stratford District and Warwickshire was 49, 46 and 41 respectively.

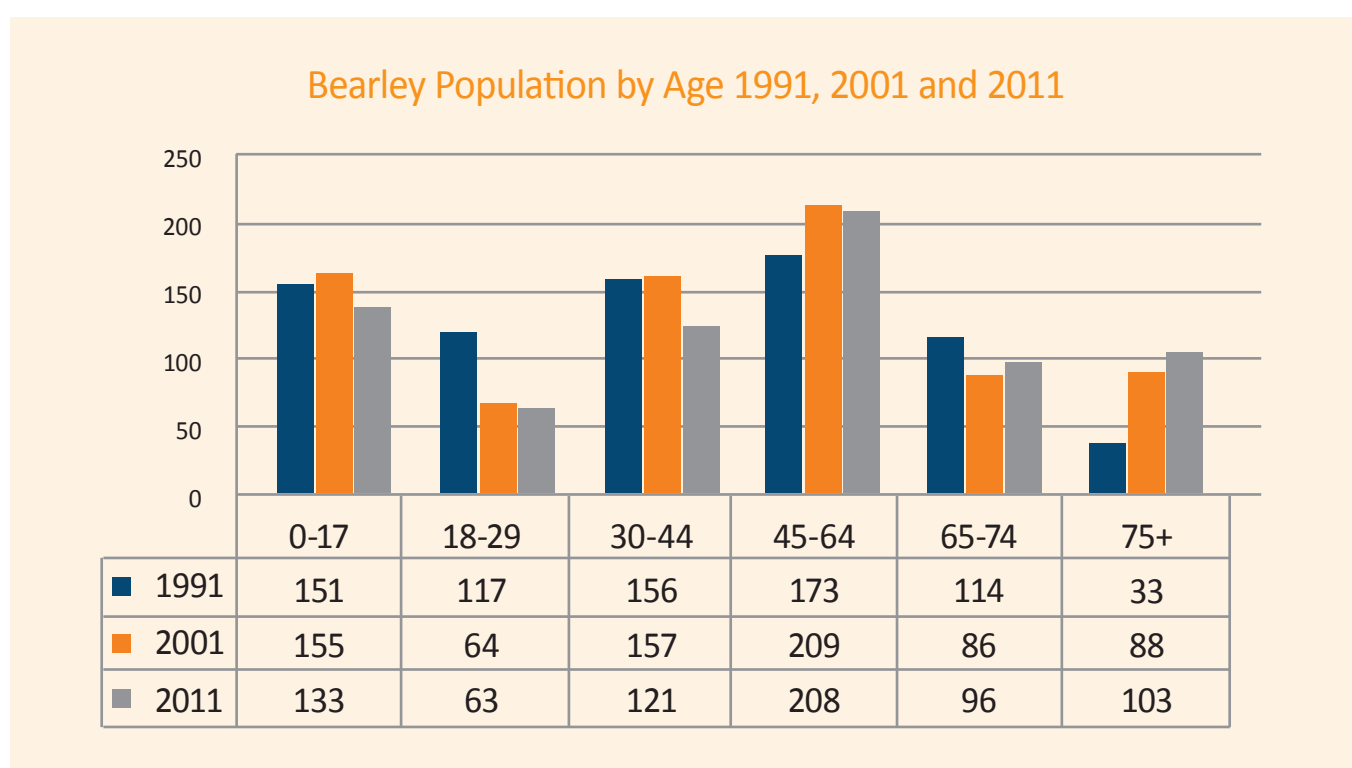


Fig 1A2. Bearley population by age group from census records 1991–2011

A declining population, together with an increasing average age, indicates the need for additional housing that balances the current tenure of housing by being suitable for couples with young families, to encourage them to remain in or move to the village. However, along with housing, there is a need for Bearley to be attractive to families, with continued effort being put into the New Play Area and other facilities for children and young adults.

Encouragement and assistance must continually be given to the Village Hall Management Committee to ensure the facilities serve as a vibrant community centre and Sports and Social Club for the residents as a whole.

## 6. APPENDICES

### 1B: Types of homes

The 2011 Census provides us with information on the ownership and types of housing in Bearley, Stratford District and Warwickshire (Tables 1B1 and 1B2).

**Table 1B1. Housing tenure of Bearley in 2011, compared with Stratford District and the County of Warwickshire**

Housing Tenure	Bearley		Stratford District	Warwickshire
	Numbers	%	%	%
Owned outright	121	41.0%	39.1%	34.5%
Owned with mortgage	85	28.8%	32.7%	35.5%
Shared ownership	1	0.3%	1.1%	0.8%
Rented social	66	22.3%	12.9%	13.8%
Rented private	19	6.4%	12.7%	14.1%
Rent-free	3	1.0%	1.5%	1.2%

Bearley has a similar ownership profile to Warwickshire as a whole. However, compared with Stratford District, it has a higher proportion of rented accommodation, especially social accommodation. This is primarily due to the substantial social housing built in the 1950s. In 2011, Bearley had a total of 302 household spaces, of which seven had no usual resident at the time of the census.

**Table 1B2. Type of Housing of Bearley in 2011 in comparison with Stratford District and County of Warwickshire**

Type of Housing	Bearley		Stratford District	Warwickshire
	Numbers	%	%	%
Detached	117	38.7%	36.8%	28.1%
Semi-detached	81	26.8%	30.3%	33.6%
Terraced	58	19.2%	19.4%	22.9%
Flat	38	12.6%	9.2%	11.5%
Part of shared house	7	2.3%	1.5%	2.2%
Commercial Building	1	0.3%	1.0%	1.0%
Caravan	0	0.0%	1.9%	0.7%

The above statistics indicate that Bearley does have a good mix of housing types to cater for its residents' needs, similar to the neighbourhood district and the county.



## 1C: Village facilities

### Schools

The first infant school in Bearley opened in 1820, followed by the new Board School in 1877 at School Lane. In 1952, an infant and junior school was built in Grange Road. In 1987, with 26 children in attendance, dwindling numbers forced its closure the following year. Since then, children in Bearley are transported to and from school in Snitterfield, Wootton Wawen, Henley-in-Arden, Alcester and Stratford.

### Local shops

The only village shop and post office in Bearley closed in June 2001, as it was being increasingly used for 'last minute' items and couldn't maintain sufficient stock due to dwindling numbers of customers attracted by nearby supermarkets in Stratford and better-stocked village shops and post offices in Wilmcote, Snitterfield, Wootton Wawen and Henley-in Arden. There was an attempt to run the shop by volunteers from the community, but this attempt failed for the same reasons.

Many attempts to persuade Royal Mail to route the mobile post office that makes regular calls at Wilmcote to Bearley have failed, as they deem this to be "opening of another branch" rather than extending a service.

There are many facilities within a two-to-three-mile radius of Bearley, at Snitterfield, Henley-in-Arden, Wootton Wawen and Wilmcote, including shops, post offices, pubs and restaurants, leisure facilities and surgeries. There are also several supermarkets and large shopping centres within five miles of the village. These shops and facilities are accessible to the majority of the Bearley residents, though only through their own means of transport or using the UBUS Service.

### Village Hall and Sports and Social Club

The Village Hall and Sports and Social Club were established around 1957 at the post-war Bearley Holiday Camp, which became the Bearley Green development in 1982. As a condition of the development, the developers built the Village Hall and Sports and Social Club at its present site. Many social and sporting events are held at the village hall and club, including the "Summer Fayre and Fete, Craft & Produce Show", "Christmas Craft and Fayre", fireworks night and other annual events such as the Annual Parish Assembly.

The new Village Hall (named the Millennium Hall) was constructed in 2000 next to the Sports and Social Club by grants and public subscription, and is managed by the Village Hall Trustees. The Village Hall is the focal point for the activities of many village clubs and organisations, with many holding their meetings there. Both the hall and the adjacent outdoor sports facilities are available for hire for functions and special events.

In keeping with the character of a rural village, Bearley Village Hall is surrounded by play areas, sports fields, where cricket and football are played, and there is bowling inside the hall. There are many footpaths and bridleways around the village.

### St Mary the Virgin church

Services, Baptisms, Weddings, Funerals are held and all the major Church Festivals are celebrated at St Mary's Church. Home Communion is available. The aim is to encourage a personal Christian faith. A service is held virtually every Sunday. On the first three Sundays of the month there is Holy Communion at 9.30a.m. On the fourth Sunday at 10:30am there is a Service of Morning Prayer. Service schedule in the Link magazine and church noticeboard. Many of the congregation are involved in village activities.

## 6. APPENDICES

### Health facilities

Surgeries: There are no doctors' surgeries or dental surgeries in Bearley. Following a reorganisation of health services, the nearest surgery at Church Lane, Snitterfield was closed in 2009. Bearley is served by Stratford Healthcare, with Trinity Court Surgery next to the new purpose-built Stratford Hospital. The practice also includes Claverdon Surgery at Station Road, Claverdon. Some villagers are served by Henley-in-Arden Medical Centre at Prince Harry Road, Henley-in-Arden.

Hospital Services: Like all other rural villages in the area, Bearley is served by NHS and private hospitals in Stratford, Warwick, Leamington Spa, Coventry and Birmingham.

Social Care Services: Bearley is served by the Social Care Services provided by the Warwickshire County Council.

Cedar Lodge Nursing Home: This is a nursing and dementia care facility located at Bearley Cross, owned by MHA (Methodist Homes for the Aged), with facilities to provide non-profit care to 47 individuals in private en suite rooms.

### Leisure and sports facilities

Scouts: The 1st Bearley and Snitterfield Scout Group and its campsite is located just inside the Parish boundary in Bearley Woods, next to Bearley Bushes and Bearley Waste. The group has a wide catchment area, including Claverdon, Hatton, Norton Lindsey, Henley-in-Arden, Wootton Wawen and Wilmcote. The Group caters for all sections of the Scout movement, and the campsite comprises four acres of land surrounded by woodland, providing an ideal setting for the scout hut. The site has been in use by the Scouts since 1969 and has enjoyed continuous maintenance and development of facilities. The woodland surrounding the hut becomes a carpet of bluebells every spring, and these four acres are sufficient space for the current range of activities.

Golf: Established in 1993, the Stratford-on-Avon Oaks Golf Club is an 18-hole par 71 course with driving range, practice facilities, clubhouse and restaurant.

Gliding: Opposite the Golf Club, on the Snitterfield side of the eastern village boundary, is the Stratford-upon-Avon Gliding Club, established in 1987. It offers flying seven days a week during summer season (from May to September) and weekends during the rest of the year. It has 84 full flying members, and its four two-seater training aircraft and three single-seater solo aircraft are all launched by a purpose-built winch.

### The Link Magazine

The Link is the Parish Magazine of St James the Great Church, Snitterfield and St Mary the Virgin Church, Bearley. It is published eleven times per year and is used to disseminate relevant information and advertisements to the two village communities.

### Bearley Beacon Magazine

Bimonthly community magazine containing Parish Council report, useful contacts and relevant information, articles and reports from village organisations and the St Mary the Virgin Church, nature notes, announcements of events and adverts from local and non-local businesses.

### Sports Clubs and Village Organisations

Bearley Football Club: Bearley United club was formed in 1962 with a large and keen village membership playing in the Stratford League and joining Leamington Sunday League in 1970. In the mid-70s, it won the Cancer Cup, and for a period up to mid-80s it played in the Stratford League. Currently, there is no Bearley football team. The excellent football pitch is currently used by Henley Forest U15s, who play in Mid-Warwickshire Boys League Division 1.

Bearley Cricket Club: The club was founded in 1964 by lads from the village, who played their early games at



the College Hill Ground, moving to the current Mill Field in 1984. In 1991, the club entered the Cotswold Hills League with great success, winning two championships. There has also been great success with the under-12s and under-14s. After a time in the Warwickshire league, they rejoined the Cotswold Hills League in 2002 and won four promotions in five years. The team played in the Premier Division in the 2012 season ([www.bearleycricketclub.co.uk](http://www.bearleycricketclub.co.uk)). Currently the club is playing in the Cotswold Hills League.

Snipes Short Net Bowls Club: The club participating in the Stratford District League was founded at the Millennium and has over 50 members. It is registered as a charity, with the purpose of providing a facility where members can meet friends and enjoy social bowling. Members meet three times a week at Millennium Hall.

Bearley Ladies' Table Tennis Club: A small group of women who meet on Monday mornings to play table tennis in Bearley Village Hall. They play competitive doubles among themselves, but do not play against other clubs. The group has been established for over 14 years.

The Y-Not Club: A club for ladies who want to have a bit of fun, perhaps learn something new, share some time with old friends and make new friends while pursuing interesting activities in an informal setting. The club was formed in early 2019 and meetings are held at Bearley Village Hall at 7.30pm on the second Thursday of each month. The programme of activities is planned and organised by all members, giving every member an opportunity to choose and organise the activity of common interest.

Bygone Bearley: The aim of this group is to collect photos depicting village life through the ages and hold presentations in the Village Hall. The group also produces DVDs of the presentations to record village life for posterity.

Blooming Bearley: An association formed to plant flowers and trees around the village and keep hedgerows and footpaths tidy.

Bearley Computer Club: Bearley Computer Club was formed by volunteers in May 2016 after obtaining a Digital Inclusion Grant of £4,000 to Bearley Village Hall Trust from the project partners SDC and Orbit. The grant enabled the purchase of tablets and installation of wifi at the Village Hall and funded the hire charges of the meeting room. Meetings are arranged most Friday mornings and there are no charges for attending. The volunteers help attendees to develop their computer skills and learning in a relaxed and friendly environment, especially for the seniors who feel digitally excluded. The activities are planned to be extended to activities that promote and further the community spirit.

Friends of the Bearley Village: The Friends of Bearley Village has been established as a small charity to promote community activities, hold events to raise money for community projects and run a 100/200 club for fundraising. Signature activities of the FOBV are Summer Fayre and Fete, Craft & Produce Show, Christmas Craft and Fayre and Band Concerts, which brings young and old of the community together, as well as neighbourhood communities. The funds raised by the Friends have contributed to many improvements around the village including the Village Hall, St Mary's church, the pedestrian refuge on A3400 also providing a new bench and notice board.'

Friends of Bearley Park: Following the dissolution of the Bearley Play Areas Association after delivering the new Bearley Park play area, a small charity called Friends of Bearley Park was established in 2015 to undertake regular safety inspections and maintenance of the park and its play equipment, as well as holding fundraising events for additional facilities. With additional help from Friends of Bearley Village Friends of Bearley Park have installed further equipment for toddlers and juniors and continue their work towards further improvements.

Bearley Flower Club: The club is a friendly, non-competitive group with a passion for floral arrangements. It was formed in 2010 and meets every second Tuesday of the month from 2pm to 4pm at the Village Hall. Members arrange exquisite floral designs from traditional to contemporary, some of which recently decorated the Church of St Mary during the National Gardens Scheme open day. The club also decorates the Church at Christmas, Easter and Harvest Festival.'

Lunch Club: The club has been running at the Village Hall at noon every Wednesday since 1983. All ages are welcome, and transport is arranged if needed.

The 8th Warwicks (Stratford) Home Guard Rifle Club: The club was formed in 1957 when the local battalion

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of the Home Guard was disbanded. The first ten members shot in the Drill Hall in Broad Street, Stratford-upon-Avon for a number of years and at Warwick School. In 1990, the increased membership took out a lease on the deserted ex-RAF building on Bearley Airfield. After many months of hard work by the members, the 25-yard indoor range was opened for rifle and pistol shooting, and the membership rapidly increased to over 60. After the pistol ban in 1997, the membership fell to below 50. More rifle disciplines were introduced and club membership increased and is currently over 90. The membership comes from the local towns and villages. The club encourages members to shoot competitively and enters teams in several leagues spread over Warwickshire, Oxfordshire and the Midlands.

### Facilities for young people

Play Areas: The 2001 Bearley Village Appraisal drew attention to lack of leisure facilities by stating, “Bored youngsters are likely to return to minor vandalism and have made the old play area a ‘no go’ area for younger children simply by hanging around there. They need transport to activities in Stratford/Alcester/Henley and/or help from respected adults in organising their own activities within the village”. The appraisal was revisited in December 2007 with a ‘Village Play Areas and Housing Needs Circular’. This sought the opinion of the village on relocation of the much-misused Lower Play Area to a new location next to the Sports and Social Club. This proposal received many objections from members of the Sports and Social Club and was abandoned. Understandably, due to continued misuse many parents would not permit their children to go there. The Parish Council decided the disused Lower Play Area could become the site for building the Affordable Housing, as identified in the 2001 Village Appraisal. The District Council approved the scheme on the condition that another play area be made available.

**New Play Area – Bearley Park:** The Parish Council purchased 1.5 acres of land on 6 May 2011, which was the site of the former Bearley Primary School and is well located for a new play area. The site was cleared and levelled in spring of 2012, and Bearley Play Areas Association was formed in November 2012. The Association has completed the first phase of development of the new Bearley Park playing fields at the old school site, which were formally opened on 19 July 2013. Grants from Orbit Housing and the Warwickshire County Councillor’s Fund have enabled Phase I of the development, including a BMX track, a five-a-side football/basketball/tennis pitch, a large climbing frame, a zip wire and swings. Some 90 trees donated by the Woodlands Trust have been planted around the play area. Fundraising efforts continued for the Phase II development, which installed equipment for toddlers and juniors. Further efforts to maintain and improve the Park facilities by installing park benches.

### 1D: Traffic and road safety

The centre of Bearley is situated half a mile off from the main A3400 on Snitterfield Road, four miles north of Stratford-upon-Avon and 20 miles south of Birmingham. The A46 trunk road is two miles away at the edge of Snitterfield.

The majority of Bearley dwellings are located either side of the Snitterfield Road, with a small portion of the village across the A3400 at Bearley Cross, by the railway station. Snitterfield Road is a ‘rat run’ for motorists wanting to avoid the Bishopton roundabout when accessing the A3400 from the A46 and vice versa. Therefore, there is a significant volume of traffic that is not related to activities at Bearley. Despite continued efforts of the Parish Council over the past decade, there are no traffic-calming measures in Bearley. The increasing traffic volume and the associated road safety implications are matters of major concern.

At the request of BPC, a covert speed survey of free-flowing traffic was undertaken by the SpeedAware Officers of the Road Safety Unit of Warwickshire County Council on 3 and 26 October 2011. BPC specified two locations on the Snitterfield Road (near to Oaktree Close and Bearley Green), where a temporary fixed flashing sign known as ‘Smiley SID’ could be fixed. [Ref: Report on SpeedAware Activity Bearley Parish Council 3rd October– 26th October 2011, Warwickshire County Council SpeedAware Officers]

The SpeedAware report concluded that, “Based on the results of the speed survey, we found that overall



most vehicles complied with the speed limit. If residents are still concerned about speeding, then there is a toolkit of measures we can use to address the problem". While the community would agree that the majority of the vehicles complied with the speed limit, the conclusion reached by the SpeedAware report is based on two one-hour periods of observation on two weekdays. The evening rush hour was not surveyed at all. Further analysis of the figures from the report indicate that both westbound and eastbound traffic violate speed limits around Oak Tree Close on a regular basis, especially in the morning rush hour.

BPC has been liaising with Warwickshire County Council (WCC) Highways about residents' concerns, which were first flagged in the 2001 Village Appraisal and the 2012 Parish Community Plan. Specific concerns included:

- a) Bend by the Church regarded as by far the most dangerous spot, based on speeding around the corner and cutting the corner by westbound traffic.
- b) Junction of Snitterfield Road and A3400.
- c) Parking on Grange Road restricting access to emergency vehicles.
- d) Although not within the parish boundary, the sharp bend by Snitterfield Bushes.
- e) Speeding on Snitterfield Road used as a shortcut by motorists wanting to access the A3400 from the A46 or vice versa.

As a result of BPC Liaison with WCC, a 30mph speed limit was introduced in July 2016, with appropriate 40mph buffer zones from the Snitterfield and A3400 approaches, and road markings and signage. Although the 30mph speed limit has reduced travel speeds it has not prevented habitual speeders. Initiatives through use of speed guns by trained volunteers are in hand.

Another significant concern for residents was the lack of safe access to the two bus stops either side of the A3400 at Bearley Cross and to Bearley Railway Station. Crossing the A3400 is at best hazardous due to the constant high volume of traffic. There have already been two fatalities at this location, and a pedestrian crossing is needed to resolve the problem.

Work on a pedestrian refuge which will assist pedestrians crossing this road has been completed on 5th October 2018. The project includes a new pathway across the central grassed area. Funding has been achieved with generous support from the County Councillor's transport budget together with donations from Friends of Bearley Village and Bearley Parish Council.

### 1E: Transport

#### Car/Van Availability

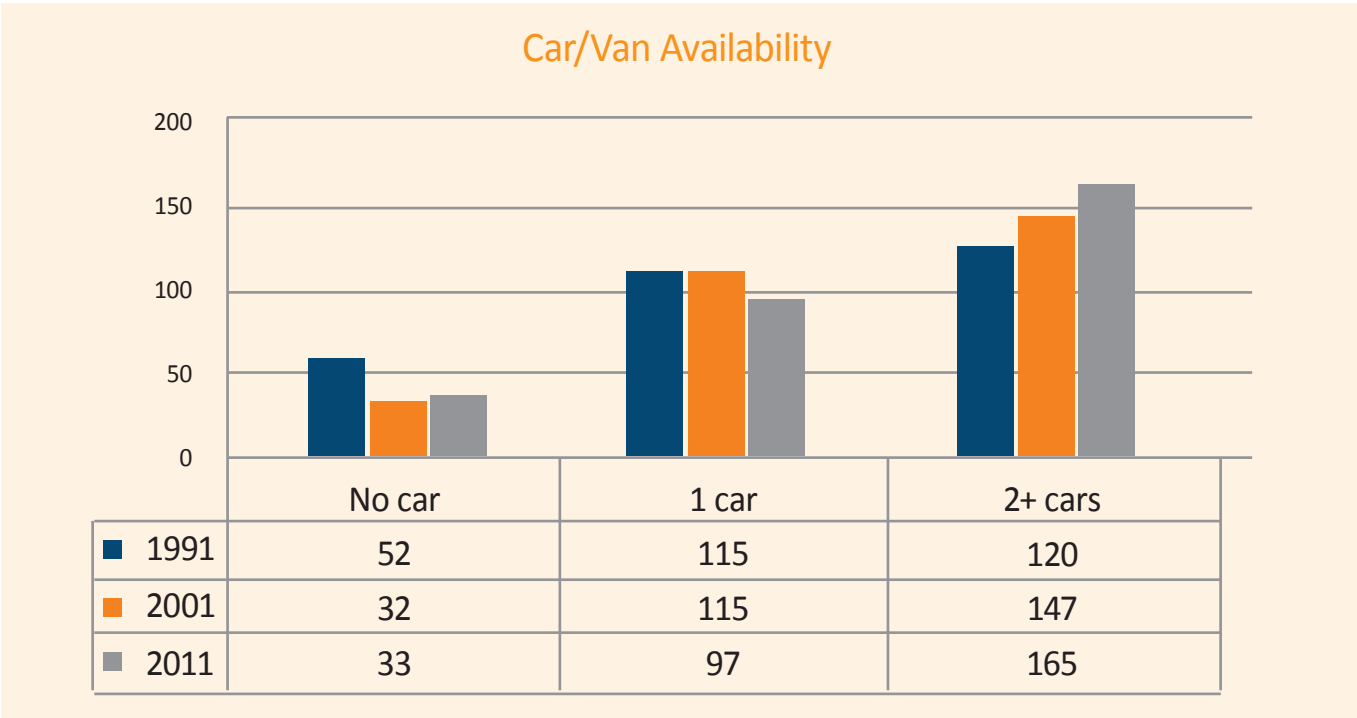
The car/van availability per head of population in the village is much higher than Warwickshire as a whole, but slightly less than Stratford district.

It has grown particularly in the two or more cars/vans per household category since 2001. However, 11.2% of households in Bearley do not have a car, which is static since 2001 following a drop from 1991, as illustrated in Figure 1E1.

In the 2001 census, 14 people took the train or bus, and this had increased to 19 in 2011.

There are a number of factors influencing car ownership, and it is probable the total numbers of cars/vans available to Bearley households will increase beyond the current figures.

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*Fig 1E1 Car/Van availability in the 1991 to 2011 period*

Bus services: The 229 bus is a circular bus route, calls at Stratford, Wilmcote, Aston Cantlow, Bearley Grange Road, Snitterfield, returning along the same route. There are three forward and three return services Monday to Saturday and no services on Sundays.

From Monday to Saturday the Johnsons 20 bus service runs hourly for much of the day from Shirley Station to Stratford, stopping at the Maybird Centre and Stratford giving access to local shops. In the other direction, the 20 service provides access to Wootton Wawen, Henley-in-Arden, Hockley Heath and Shirley. On Sundays, the X50 bus follows the old X20 route from Birmingham to Chipping Norton and return. The 20 and X50 services both stop at Bearley and can be accessed from bus stops on either side of the A3400 trunk road.

Train services: Chiltern Railways runs rail services from Stratford-upon-Avon to Leamington Spa and London (Marylebone). The train service can only be accessed by crossing the busy A3400 trunk road, which requires a walk of over a mile from the outskirts of the village and a half a mile walk from the centre of the village. Chiltern Railways train 115 from Leamington Spa to Stratford-upon-Avon runs four services in the forward and three services in the reverse direction on Mondays to Fridays and Sundays; there are only five journeys (three forward and two reverse) on Saturdays. In addition, Chiltern Railways train 115 from London (Marylebone) to Stratford-upon-Avon, calling at Bearley, runs every two hours throughout the week.

London Midland operates train services at approximately hourly intervals from Stratford-upon-Avon to Birmingham. However, this is only accessible to Bearley residents either from Stratford-upon-Avon, Wilmcote or Wootton Wawen stations. The recent advent of the Stratford Park and Ride has improved access to London Midland and Chiltern Railways services. Rail services to Birmingham are available through Warwick Parkway station at half-hourly intervals on the London (Marylebone)-to-Birmingham Snow Hill line.

UBUS Community Transport Service: This scheme, supported by WCC and Stratford Town Trust, provides transport services for residents of any age living within the district who are “stuck for transport” to get to destinations on weekdays between 9.15 and 14.30. The scheme is established between SDC and WCC with



VASA (Volunteering Action Stratford District). The service is provided through four vehicles adapted to meet the needs of disabled and older, less mobile passengers.

To qualify for the transport service, passengers would need to have:

- a) A genuine need for local transport.
- b) Be unable to access public transport because of mobility problems or other issues.
- c) Live in an isolated location with no other form of transport available to them.

The transport service could be used for a wide range of individual travel needs, such as visiting friends, attending social or support groups, leisure activities, lifelong learning and shopping.

### 1F: Economy

#### **Economy, businesses and employment**

The main industry around Bearley is arable farming and several businesses on the eastern edge of the parish boundary engaged in storage, environmental services and construction equipment supply.. Although Bearley does not have a shop or a post office, there are several businesses engaged in storage, environmental services and construction equipment supply not only locally, but also nationwide and internationally, and providing employment. There are also a number of residents working from home who provide national- and international-scale business and consultancy services.

The landscape around Bearley and its high sensitivity to commercial development does not permit medium- or largescale industrial development. There is some smaller scale industrial development potential at the edge of the village next to Bearley Bushes (SSSI). However, the landscape sensitivity will for the foreseeable future preclude any further development. In confirming the designation of the Neighbourhood Area on 9 September 2014, SDC stated that it decided not to designate the area as a business area under section 61H (1) of the Town and Country Planning Act 1990, “as it is not primarily or wholly business in nature”.

While there is some further potential for small businesses and homeworking, the main business opportunities are in towns and cities in close proximity to the village at Stratford-upon-Avon, Warwick, Leamington Spa, Coventry and Birmingham, with a variety of service and industrial employers.

Arrival of high-speed broadband in 2015 provides an incentive for homeworking and reduced travel.

There are a number of industrial businesses employing full and part-time staff, including a construction equipment supplier, a storage facility and a landscaping and environmental care company. The following small businesses operate within the designated NDP Area:

TÜV SÜD Product Services Midlands Branch: This business, located on Snitterfield Road, offers a comprehensive range of Electromagnetic Compatibility (EMC) testing and advisory services. Its services support the CE marking of consumer and industrial products for the European Union, providing access to other markets and servicing the rail and automotive industries. Bearley facility is an accredited laboratory recognised internationally. It can carry out EMC compliance testing to a wide variety of international standards both at Bearley and at manufacturer’s premises. It also offers a toy safety consultancy service.

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Bearley Vineyard: The vineyard is a small family-run business producing grapes from a three-acre site off Snitterfield Road. The grapevines were planted between 2006 and 2008 and the first harvest was in October 2008. The harvest is taken to Three Choirs winery in Gloucestershire for pressing, fermentation and bottling. Some of the wines are matured in French oak barrels. Wines produced include red, white, rosé and sparkling. All the wines have won awards at either regional or national competitions, with the red Pinot Noir and white sparkling winning silver and gold respectively at the UK Wine of the Year competition. Bearley wines are sold through local garden centres, farm shops, National Trust properties and markets.

P R Wall Fencing: This local business, established in 1978, is experienced in all aspects of domestic fencing, gate hanging, tree and hedgerow planting and hedge laying. It provides these services to the local and neighbouring communities.

The Woodland Kitchen Gorse Farm, Snitterfield Road: A small business engaged in producing smoked meat, poultry and fish products. It has been engaged in catering for various functions since 1995.

Other businesses: There are many other small businesses offering building, interior design, decorating, property maintenance, soft furnishing services, exhibition design, fitness services, environmental care services, architectural, financial and engineering consultancy services.

### 1G: Housing Needs Survey

In April 2017, a Housing Needs Survey (HNS) was commissioned by Bearley Parish Council in partnership with Warwickshire Rural Community Council. The results became available in June 2017. Some 319 Housing Need Survey forms were distributed and 84 forms were returned. This is a response rate of 26.33%, which is considered good for a Survey of this type.

The aim of the Survey was to collect accurate housing needs information for the Neighbourhood Area. This information can be used in a number of ways, including helping to support a small scheme of new affordable homes for people with a local connection. This type of scheme is referred to as a 'Rural Exception' scheme, because the development of new homes in rural areas is an exception to normal planning policy. In this survey, 62% of the respondents were in favour of a small housing scheme being built in the Neighbourhood Area based on the identified needs of local people.

The report concluded that, "There is a need for one home in Bearley Parish for a household with a local connection, namely 1x2 bed house Housing Association rent. The report also concluded that, "In addition, it should be noted that, as at May 2017, there were 15 households with a Bearley address registered on the local authority housing waiting list, known as Home Choice Plus. Whereas some of these households may not wish to continue residing in Bearley parish, experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks, etc. This particularly applies to families with children. Details can be found at Appendix E."

Following the previous Housing Needs Survey of January 2012, BPC undertook a land identification exercise in partnership with SDC, WRCC, WRHA and Rural Housing Enabler. The land identified comprises the 'Old Play Area', owned by SDC, and the disused garages next to it belonging to Orbit Housing Association between Grange Road and Oak Tree Close. BPC registered the land in the 2012 SHLAA Review.

The 2012 HNS report warned that it may be difficult to make a scheme to develop just three homes financially viable. It might be necessary, therefore, to build the homes at the same time as another, perhaps larger, housing development in a nearby Parish. The report also concluded that any new homes that are intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection.



At its 20 November 2017 meeting, the Parish Council considered a proposal by WRCC/WRHA to build seven affordable houses, ranging through small bungalows, 1–2 bed houses and flats for rent. They agreed unanimously that the proposed development would be supported by the Parish Council, subject to a Public Consultation. This consultation took place 5 April 2018. Some design changes have been made as a result of the consultation. At its 23 July 2018 meeting the Parish Council has decided that a planning application based upon the revised layout tabled on 28th June 2018 would be supported. WRHA is currently liaising with landowners Orbit and SDC prior to making a planning application.

### **1H: Biodiversity, surrounding land and Green Belt**

In the heart of the Shakespeare Country, Bearley village is a typical rural village, set among fields and woodland. Bearley is currently washed over by the Green Belt. As the attached extracts from the SDC Core Strategy Evidence Base document, “Ecological and Geological Study of Local Service Villages July 2012” (Appendix 3.3) indicates, there is a wide diversity of flora and fauna. It has one designated site of SSSI and two other designated sites of woodland and one other designated site of a meadow. There are also 125 sites or 306 acres of semi-improved grassland and scrub, identified as potential local wildlife sites (LWS). It also has a three-acre vineyard.

The ‘Distinctiveness Site Score’ for Bearley is 50% high, 16% moderate and 34% low, making it an important rural village, with a geology of potential interest for quaternary deposits and the underlying Triassic (Mercia Mudstone) bedrock.

### **1I: Landscape Sensitivity Assessment**

Extracts from the report “Stratford-on-Avon District Council Landscape Sensitivity Assessment for Villages June 2012” and its companion report “Bearley Addendum Report August 2014”, prepared by White Consulting. In these reports, “sensitivity” is taken to mean the sensitivity of the landscape to a particular type of change or development. It is defined in terms of the interactions between the landscape, the way it is perceived and the nature of the development.

The report provides two distinct maps evaluating the sensitivity of the landscape to ‘housing’ and ‘commercial’ development. It identifies 10 specific areas (BE01 to BE10), where development could be considered. The findings are summarised in the maps in Figures 1I1 and 1I2.

From the maps, it is clear that there is only one location, namely BE08, of medium sensitivity, suitable for housing and commercial development. This location has also been identified as a ‘Broad Location’ in the SHLAA Review 2012.

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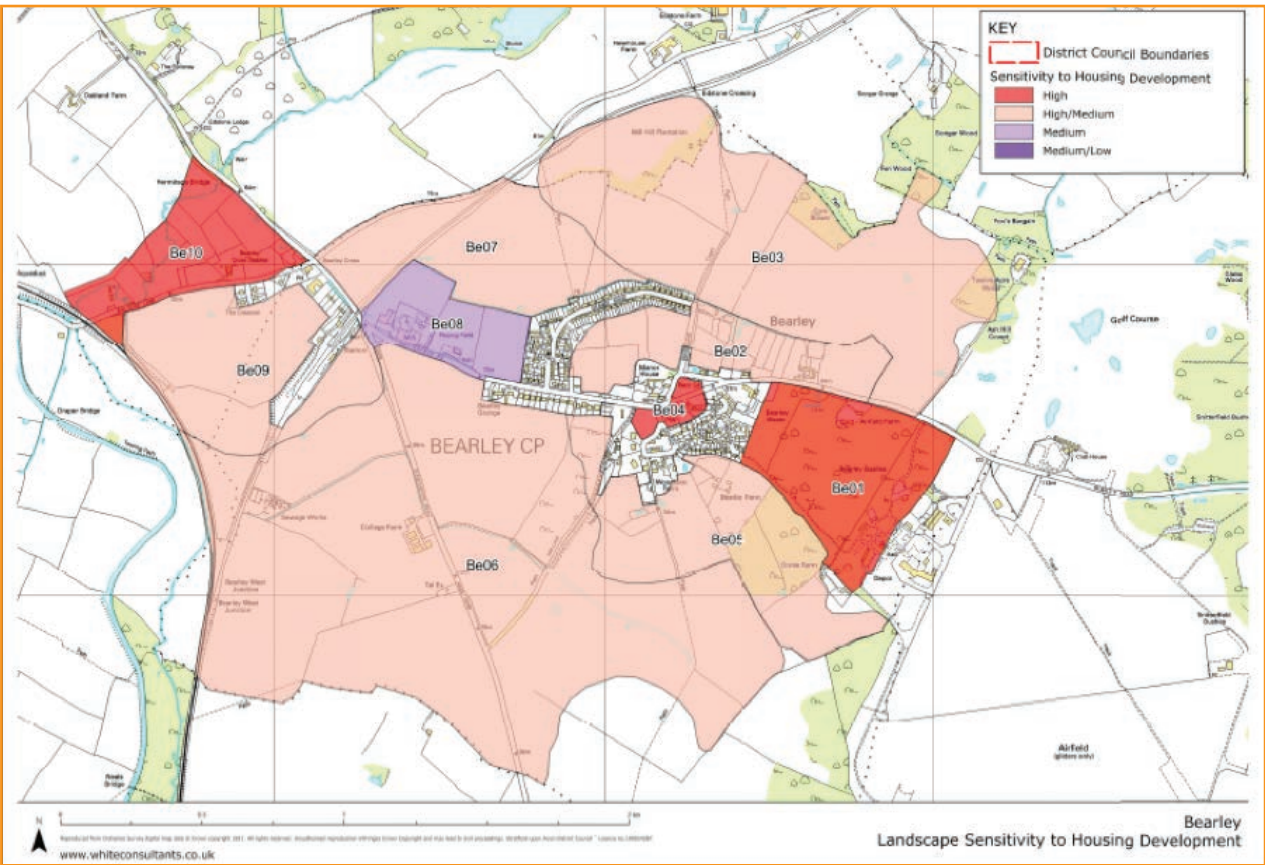


Fig 111: Landscape Sensitivity Assessment for Villages to housing development, June 2012 for Bearley © Crown Copyright. All rights reserved. 0100055514 and White Consultants

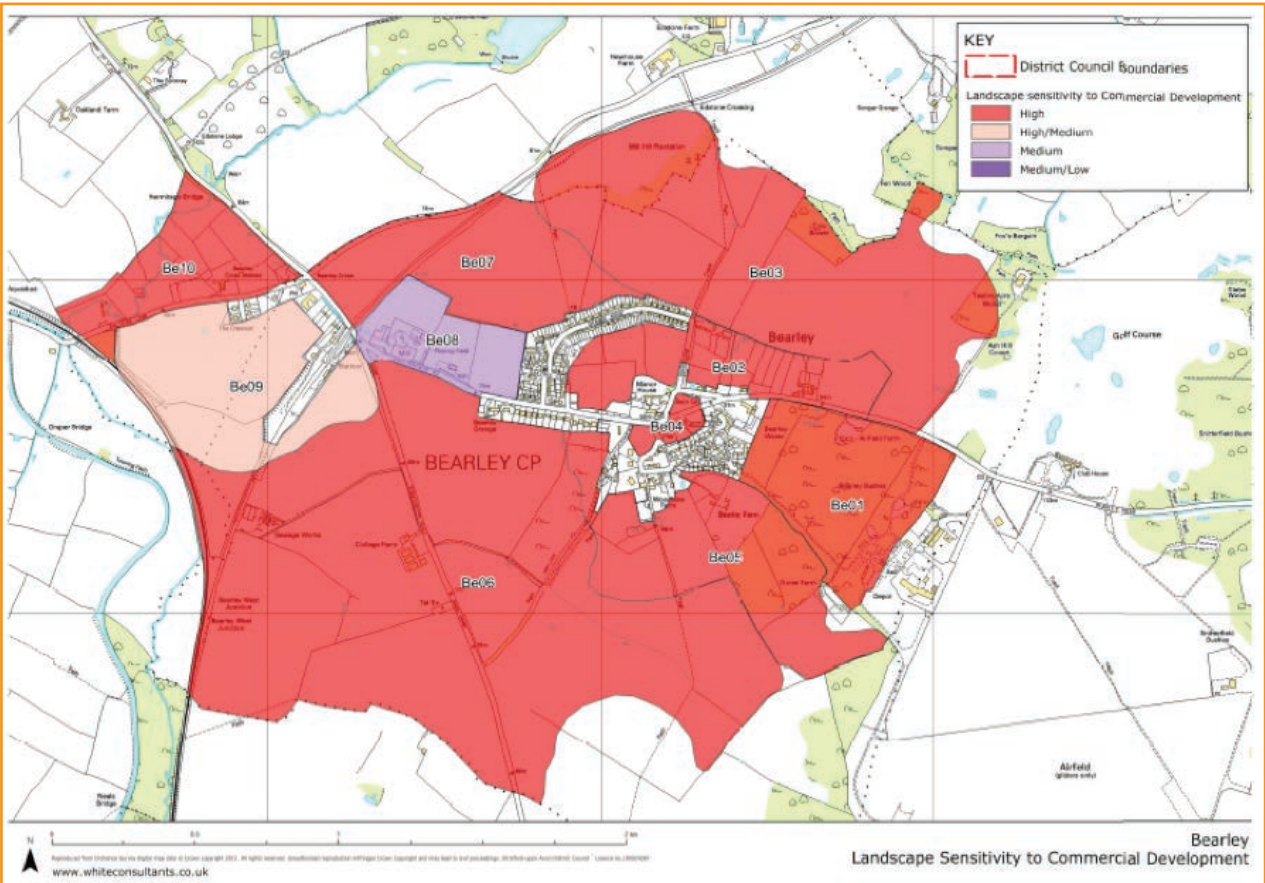


Fig 112: Landscape Sensitivity Assessment for Villages to commercial development, June 2012 for Bearley © Crown Copyright. All rights reserved. 0100055514 and White Consultants



### 1J: Community views and concerns

The Bearley Neighbourhood Plan Survey 2015 provides a good guide for the consensus of opinion and feelings of its community towards the facilities and developments in the village and the improvements required to make the village a better place to live. These can be summarised as follows:

- Many of the residents feel strongly that they have moved to and chose to live in Bearley for its rural character and charm, to live a village life, and therefore want to preserve its character, which they value greatly.
- Through their responses to the 2015 Neighbourhood Plan Survey questionnaire, the residents of Bearley have determined their resolve to retain the Green Belt status of the village and preserve its rural character, its open spaces and its amenities. The residents are also determined that the village should gradually develop in accordance with its own established needs, with due consideration to established housing needs favouring those with family ties to the village.
- While mindful of its lack of facilities and infrastructure, the residents make the best use of its assets and strongly support options for improving village life for the young people of the village, the elderly and the disabled, and making the village a safer place to live. The residents feel strongly that no largescale housing should be imposed on the village.
- Through their responses to this NDP, the residents have identified a set of improvements and are united in bringing about these improvements through participation in open village meetings on the implementation of the Village Plan and in NDP Consultation Meetings.
- BPC partnered with SDC and WCC, as well as other partners, in implementing the Village Plan actions, and a number of identified improvements have already been implemented. The residents are generally satisfied with the level of services: for example, good level of refuse collection, high level of recycling, opening of the new play area, further community institutions to create new activities bringing the village together, completion of kerb lowering work for easier wheelchair and disabled access, support for community links bus service, development of the New Play Area (now Bearley Park), with its sports/play facilities and BMX track, village website, regular Parish Council communications, etc.

#### **The current concerns of residents can be summarised as:**

- Preserving the Green Belt status of the village and protecting its heritage assets.
- Any new housing should be built to reflect the rural character of the village.
- Development to be limited to gradual development of infill locations over the plan period.
- No development in the high/medium landscape sensitivity areas.
- Any new housing should be built to use all available technologies to minimise energy and water consumption.
- Traffic calming and improvement to Church Lane junction with Snitterfield Road.
- Parking improvements to Grange Road and Oak Tree Close.
- Provision of a general store and a post office.
- Additional facilities required, relating to provision of new facilities such as an outdoor bowling green and skateboarding tracks
- Safe cycle path/footpath to Stratford and Snitterfield.
- Further development of Upper Play Area and a community garden.
- Review the necessity of any further flood prevention measures.
- Improved bus shelters.
- More village community events.
- Better facilities at the village hall and surrounding green areas.
- Maintenance of village amenities and access to countryside.
- Improved public transport services.
- Control environmental noise and nuisance.

This NDP will ensure that the Policies and community aspirations it contains are fully addressed.

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### 1K: Rural environment

Bearley village is a typical rural village, and its location among fields and woodland is perhaps not as widely recognised as it should be. The agricultural countryside, with its abundance of trees and hedges, is perfect for wildlife to thrive, including red deer, fallow deer, roe deer, muntjac deer, foxes, badgers, hedgehogs, pheasants, cuckoos, redwings, fieldfares, swallows, swifts, house martins, lesser spotted and green woodpeckers, partridge, snipe, jays, herons, goldcrests, as well as birds of prey, such as sparrow hawk, kestrel, buzzard, red kite as well as barn, tawny and little owls.

The veteran oak in Old Snitterfield Road is around 800 years old and thought to be one of the remaining trees of the Forest of Arden, and certainly one of the oldest oaks in Warwickshire. Young trees grown from its acorns were planted in the green at the Millennium. The countryside is also rich with wildflowers at every season, and there is a very good variety of insects, including moth life.

Lying on lime-rich clay soils, the surrounding woodland is predominantly oak, ash, silver birch and field maple. Woodland plants include early-purple orchid, birds-nest orchid, herb paris, columbine, fragrant agrimony, hawthorn, wych elm, dogwood and wayfaring-tree. In springtime, the wood is covered with primroses, bluebells and early-spring orchids. Sixty bird species have been recorded, with woodcocks, turtle doves and warblers in the spring, and 28 species of butterfly, 89 species of hoverfly, 177 species of beetle and 260 species of moth.

An Ecological and Geological Study was produced by Warwickshire County Council in 2010 to form part of the evidence base for the Local Development Framework. This study assessed the ecological and geological potential of the fringes of Stratford-upon-Avon and the main rural centres of the district. The study was revised in 2012 to analyse the ecological and geological potential of those settlements in the district that have been identified as Local Service Villages in the Core Strategy of 2012.

Consistent with the Historic Environment Assessment, the study area was defined by a 500m wide buffer zone around each of the villages. The study provides information on the settlement distinctiveness, designated sites for nature conservation, local wildlife sites and habitat condition assessment, with detailed maps.

Snitterfield and Bearley Bushes, surrounding the Airfield Farm South of the Bearley–Snitterfield Road, is designated as a Site of Special Scientific Interest (SSSI), comprising 335 acres of ancient and semi-natural woodland. Together with Mill Hill Plantation and Cow Bower Wood to the North of the Bearley–Snitterfield Road, they are distinctive and important areas of woodland, with linkages along hedgerows and linear trees.

There are three further Designated Sites: Woodland Strip near Edstone Crossing (2.2 acres of woodland and scrub – ref: SP16V6), next to the Mill Hill Plantation; Bearley Sidings (2.24 acres of semi-natural grasslands and marsh – ref: SP16Q2), and Meadow to the west of Ash Lane and south of Old Vicarage (5.18 acres of semi-natural grasslands and marsh – ref: SP16Q3). There are also 125 sites (comprising 306 acres) of semi-improved grassland and scrub, identified as potential local wildlife sites (LWS).

The study and WCC records the following sites with potential to be designated as Local Wildlife Sites (LWS) as follows and shown on Figure 12:

- Ref SP16V2 – Woodland and scrub;
- Ref SP16V4 – Ancient Woodland, Twelve Acre Wood;
- Ref SP16V5 – Ancient Woodland, Songar Wood, Fen Wood and Cow Bower;
- Ref SP16V6 – Ancient Woodland strip and scrub near Edstone Crossing, called Mill Hill Plantation;
- Ref SP16Q2 – Semi-natural grasslands and Marsh, Bearley Sidings by the railway station;
- Ref SP16Q3 – Semi-natural grasslands and Marsh, Meadow by Ash Lane;
- Ref SP15Z3 – Woodland, Hawke's Wood; and
- Ref SP05LiR1 – Small tributary of River Alne.

These sites are vital in providing refuges for wildlife, local habitat and biodiversity. They are the most important places for wildlife outside of protected areas such as SSSIs. This importance is accentuated as there is a high level of connectivity between SSSIs and potential Local Wildlife Sites in Bearley through mature hedges acting as wildlife corridors. The study concludes that there are some 36 further sites of high and another 17 of modest distinctiveness giving Bearley a 50% distinctiveness score. The study describes the flora of the village as follows:



Location	Flora
To the rear of the properties south of Snitterfield Road, west of the village (SP16Q10)	Bearley Vineyard. Three-acre vineyard planted in 2005 and in production since 2008.
West of Ash Lane, stretching southwards from Old Vicarage (SP16Q8)	The south end of this field has scattered hawthorn and blackthorn scrub. It has <i>Alopecurus pratensis</i> , <i>Cynosurus cristatus</i> , <i>Phleum pratense</i> , <i>Holcus ianatus</i> , and <i>Arrhenatherum elatius</i> . A mosaic of bush vetch, smooth tare, meadow vetchling, common ragwort, field forget-me-not, cut-leaved cranesbill, common centaury, common bird's-foot trefoil, rosebay willowherb, and common sorrel. The northern section contains semi-improved grassland with encroaching bramble scrub. To the south, the scrub is dense and contains young ash woodland. Ground is damp, but little ground flora.
North of Grange Road by the garages and substation (SP16Q9)	Small piece of rough grassland in the corner of an arable field and beside a stream. Contains abundant primrose, common vetch and lesser celandine.
Woodland north of Snitterfield Road across from Bearley Bushes (SP16V18)	Small oak and ash woodland with some silver birch. Coppicing has taken place in the past. There is a tall understorey of hazel and hawthorn coppice with honeysuckle. The ground flora contains abundant bluebells, but is otherwise quite bare, with fallen dead wood. Bramble is frequent and other species present include <i>dryopteris filix-mas</i> , ivy, privet, wood avens, cuckoo pint, enchanter's nightshade, woodruff and primrose.
South of Snitterfield Road, rear of the industrial area (SP16V19)	Mature oak and ash woodland with a fairly dense understorey of hazel, hawthorn, field maple, elm and honeysuckle. Nettles, bramble and rose are dense, as are bluebells. Other ground flora species include enchanter's nightshade, red campion, ground ivy, herb robert and rare perforate St John's wort.
South of Snitterfield Road by the industrial area (SP16V20)	Dominated by grasses – <i>phleum pratense</i> and a patch of <i>deschampsia cespitosa</i> . There is abundant creeping thistle and occasional marsh thistle, creeping buttercup and white clover. Many butterflies were present, including comma, ringlet, red admiral, small tortoiseshell and several small skippers.
Bearley Bushes (SP16V21)	Ancient woodland and part of Snitterfield and Bearley bushes SSSI. Mature oak woodland with some ash. Contains holly, hazel, hawthorn and honeysuckle. There is much bramble and regeneration of tree and shrub species. <i>Dryopteris filix-mas</i> , privet and enchanter's nightshade are occasional; while woodruff and greater bird's-foot trefoil are rare at the edge. At time of visit (late March), the canopy was open and the ground flora was in bloom. Lesser celandine, primrose, and bluebells in abundance. Other species recorded include wood spruce, ramsons, woodruff, wood anemone, honeysuckle and bramble.

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Bearley Waste (SP16V22)	Mature oak woodland with some ash. Sycamore and a single yew are present in the north-west corner, as are ramsons. The understorey is locally dense and contains holly, hawthorn, field maple, honeysuckle and rare privet and dogwood. The ground flora contains abundant bluebells and locally dense bramble. <i>Dryopteris filix-mas</i> is occasional and also present are enchanter's nightshade, red campion and woodruff. Damper areas contain yellow pimpernel. Open areas contain much dead wood, some of which supports sulphur tuft fungus. The area appears to be ridge and furrow. There is much dumping of rubbish, especially in the north-west (claim disputed by landowners).
By Airfield Farm (SP16v23)	Road verge with ditch. Meadow sweet is abundant, while great willowherb is frequent. Nettle, figwort, red campion and creeping thistle are occasional.
Mill Hill Plantation north of the village (SP16V24)	Mill Hill Plantation. Semi-mature broadleaved woodland. Woodland of mature ash, with oak and, rarely, Scots pine. The understorey is generally quite tall and contains hawthorn, blackthorn, field maple, elder, elm, rose and hazel, some of which has been coppiced in the past. Beneath this is dense bramble, with occasional hogweed, red campion, upright hedge parsley, wood avens, herb robert and cleavers. Grasses are abundant in more open areas and include <i>Bromus ramosus</i> , <i>Dactylis glomerata</i> and <i>Melica uniflora</i> . Ivy covers the ground where the understorey is densest. Open canopy at time of visit, with abundant primrose, lesser celandine, bluebell, cleavers, common dog violet, lords-and-ladies.
Cow Bower Wood (SP16V32)	Access denied. No information is available.
Old Snitterfield Road verges to the north edge of the road and cottages (SP16V33)	Species-rich semi-improved grassland verge, with ground ivy, primrose, lesser celandine, lords-and-ladies, common nettle, red dead nettle, and common dog violet on both sides of the road.
Old Snitterfield Road west edge of the Upper Play Area (SP16V34)	Veteran oak. Approximately 6m girth with a massively swollen base (8m wide). Hollow.



### 1L Protected species

The study also concludes that, together with the veteran oak, common and soprano pipistrelle, brown long-eared and indeterminable bats have been recorded in Bearley. In the wider area, there are records of lesser horseshoe bats, grass snakes and badgers, plus the butterfly species of white admiral, small heath, grizzled skipper, white letter hairstreak and great crested newt, which could use habitats in the settlement area. There are additional records for rare plants, including small cudweed, common cudweed and field garlic in the wider surrounding area.

### 1M Village Design Guidelines

The aim of these guidelines is the maintenance and enhancement of the distinctive qualities and character of the village and its surrounding district which are very precious to the residents. In view of the wide variation of building styles within the village it is imperative that any future new building should be consistent in its general design with its immediate neighbours and the overall rural character of the village. This is particularly important throughout the designated village conservation area. Any alteration or extension of existing properties should harmonise with the original construction in height, style and building materials utilised and with adjacent properties. Any alterations and/or extensions should be carefully sited and designed to prevent any loss of important views to the open countryside. Particular care must also be taken to ensure that all new buildings incorporate readily accessible off-street parking facility with adequate parking in relation to the size of the property. Wherever alteration to existing properties is proposed any change which removes and/or reduces off-street parking provisions should be strictly avoided. The provision and use of off-street parking should be an essential element of planning consents for new building and any alteration or extension which removes or reduces off-street parking spaces should not be granted.

Throughout the village any unique design details giving character to individual buildings should be preserved on existing buildings and wherever possible should be incorporated to some degree in any new construction especially in the conservation areas. The existing character of Bearley being washed over by the Green Belt which is defined and determined by open spaces within the overall pattern of development and the surrounding agricultural land. The preservation of these features should be of paramount importance within any development proposal to ensure that concept of green spaces within the village is retained. Similarly, any future development should require the retention of mature trees, hedges and bushes lining the roadside and should ensure that there is planting of indigenous trees, bushes and hedgerows in keeping and consistent with the locality. The overall linear structure with enclosed open spaces must be maintained and views and must be protected from development. Existing paths and bridleways should be maintained to facilitate access by residents and visitors alike.

All new buildings and barn conversions should have and be required to use off-road parking spaces sufficient to accommodate parking needs in relation to their residents and visitors. Effective traffic engineering measures should be applied to control the speed of through traffic and deter the use of the roads by heavy goods vehicles which have no access requirement to the village and ensure safe and hasty passage of emergency vehicles. All new housing developments should be provided with an adequate road structure that will adequately service the needs of the development as planned and any future additions that may occur from the outset. The kerbs should be designed to be disabled friendly and adequate access for emergency vehicles should be provided together with speed control measures. In addition, adequate provisions should be made for sewers, surface water drainage and flood prevention with due consideration of the immediate and future extension requirements. All new housing developments should incorporate cost effective and efficient energy conservation measures.

## APPENDIX 2: ACTION PLAN 2019-2031

No	Action	Priority	Timescale	Lead Responsibility	Resource	Partners	Comments
<b>HOUSING</b>							
1	Monitor availability of land to ensure organic growth of the village and respond to planning applications						
2	Continue to support WRHA/WRCC affordable homes proposal for the Lower Play Area and unused Orbit Garages						
<b>ECONOMY</b>							
3	Continue Protecting and Supporting Existing Employment Sites						
4	Continue Promoting New Employment Opportunities						
<b>BUILT NEIGHBOURHOOD ENVIRONMENT</b>							
5	Support Community Speed-watch volunteers to address speeding along Snitterfield Road						
6	Address parking problems at Grange Road and Oak Tree Close						
7	Liaise with Orbit to ensure affordable housing does not remain empty for undue periods						
<b>NATURAL NEIGHBOURHOOD ENVIRONMENT</b>							
8	Ensure the Green Spaces owned by the Parish are well maintained and habitats are preserved						
9	Monitor and ensure the privately owned Green Spaces and SSSI are also well maintained and habitats are preserved						
10	Evaluate renewable energy proposals						
<b>INFRASTRUCTURE</b>							
11	Continue with the drainage clearance work based upon the inspections carried out and continue seeking support from WCC and SDC						
12	Seek proposals for learning, education and life skills opportunities that would benefit the community						



No	Action	Priority	Timescale	Lead Responsibility	Resource	Partners	Comments
AMENITIES, FACILITIES AND COMMUNITY							
13	Protect and support enhancements to existing community facilities including Village Hall, Sports and Social Club, Bearley Park working with Village Hall Trust, Friends of Bearley Village and Friends of Bearley Park						
14	Support and encourage proposals for making better use of existing facilities						
15	Ensure maintenance of vegetation by property owners to provide unfettered clear access to pedestrians, cyclists and mobility equipment users						
MANAGING ASPIRATIONS							
16	Review Action Plan 2019-2031 and report progress at every ordinary Parish Council meeting and at the Annual Parish Assembly						
17	Work with the community to ensure enduring continuity of the community spirit and improve community participation in governance						
18	Work with the community to try and create a focal point where residents can socialise on a daily basis						
19	Support two annual community litter pick events per year in liaison with Rubbish Friends						
20	Support and encourage community participation in providing articles for the Bearley Beacon and Bearley website						
ADMINISTRATION							
21	Review standing orders, financial regulations and Parish policies annually						
22	Arrange annual internal and external audit and post Annual Governance Statement on website together with all documents required by the Transparency Code						
23	Review Neighbourhood Plan every five years						

### APPENDIX 3: ENSURING ENDURING CONTINUITY OF COMMUNITY SPIRIT AND CAPABILITY OF THE COMMUNITY TO OWN GOVERNANCE

This Plan, based on reasoned evidence, will support proposals towards ensuring the continuity and wellbeing of the community spirit and enhancing the capability of the community to firmly be in ownership of its own governance at all times, as well as volunteering opportunities for the community benefit. This Plan will also support proposals that contribute towards a more integrated community where all members of the community thrive without discrimination based on their financial, social, religious status or abilities.

The Parish Council can only deliver its governance duties and obligations under the law and the community aspirations included in the Action Plan if it has sufficient councillors to share the administrative burden. The current councillor complement for Bearley is seven. The Parish has a parish clerk who is also the responsible financial officer, who carries out all the administrative and financial duties as required by the law. It is the councillors working together with the community and village organisations who deliver the standard duties, such as considering planning applications, preparing Neighbourhood Development Plans, community centres, play areas, maintaining and improving the environment. Details of legal powers and duties can be found at [ref: <http://www.bearley.org/wp-content/uploads/2018/03/LEGAL-POWERS-AND-DUTIES-OF-PARISH-AND-TOWN-COUNCILS.pdf>].

The councillors are all volunteers and the task of delivering both the duties and aspirations becomes easier for all if the burden is shared by a full complement of councillors. Failure of the community to elect or co-opt a complement of less than three councillor's results in the community being put into administration by the District Council.

During the preparation of this Neighbourhood Development Plan, there were only three councillors in office, which is the absolute minimum for a quorum where decisions can be made during a council meeting. An absence of a councillor would cancel the meeting and prevent any business being conducted in relation to the items on the agenda. This is simply not sustainable in terms of delivering basic duties and obligations of the council and aspirations of the community.

In a similar manner, the wellbeing of the community is entirely dependent on the participation of its residents in both the existing community activities and the input and development of initiatives for new activities, in order to sustain the community spirit. There is a core of volunteers in Bearley who always participate in almost all community events. However, as years go by, there needs to be constant inflow of additional volunteers to enable a sustainable and thriving community spirit. The inflow of volunteers ensures efficient use of available facilities for the community benefit and the addition of new activities and facilities enriching the community experience and feeling of care for all age groups within the community.

The history of the development of the village as shaped by the second world war has been a major factor in the social make-up of the community. In 1942, the camp buildings of RAF Snitterfield Airfield were centred around Bearley Green. When the RAF abandoned the airfield in 1946, the camp accommodation formed the centre of the village. The abandoned accommodation was used by squatters, became a prisoner of war camp, a camp for volunteer agricultural workers and became an Agricultural Holiday Camp in 1954. The first post-war housing development was the rented, affordable, social housing (termed council housing) development of Grange Road and Oak Tree Close in the early 1950s. This was followed by the development of bungalows along Snitterfield Road in the 1960s. The next housing development, around 1980, was market housing of 60 houses at Bearley Green on the site previously occupied by the Agricultural Holiday Camp huts.

The current Sports and Social Club was built as part of the Bearley Green Development as a community project in 1982 and served as a Village Hall as well as a Social Club. It shifted the social centre of the village away from the historic centre of the village, still half a mile from both the eastern end of Grange Road and Bearley Green.

The new Millennium Village Hall was officially opened in May 2000, and was built with grant aid from the Millennium Commission, Stratford District Council and half of the funds being provided Bearley Parish Council, again as a community project. It has recently been refurbished and can accommodate 100 people, it has projection and kitchen facilities, as well as a hearing aid loop and wi-fi. It is currently used by the Parish Council, village organisations and is hired for various functions. It has the capacity for use as a focal point in the village, provided there are volunteers available to initiate further activities, adding to the lunch club, flower club, Snipes Short Mat bowling and table tennis club and children's cookery club activities.

This Plan will put all the effort and resources possible towards supporting the continuity and enhancement of community spirit and participation of all sections of the community in the governance of the village.



## APPENDIX 4: EVIDENCE DOCUMENTS

In the process of preparation of the Bearley NDP, the following documents have been examined and information relevant to Bearley has been used.

Research towards preparation of Bearley NDP started in January 2014 with the study of the guidance documents from Government Planning Portal and through attending the Warwickshire Association of Local Councils (WALC) Annual Briefing on 1 March 2014. Also studied were the Stratford-on-Avon Core Strategy Evidence Documents, saved policies and relevant Warwickshire County Council reference material.

This was followed by appropriate UK and EU legislation statute and directives. In the course of drafting the NDP, interactions with CPRE and Natural England led to examination of further documents. In the course of preparing the NDP, updates of guidance documents were sought and many local and other developing and approved plans were examined to ensure the Bearley NDP provisions were adequate and fit for purpose to serve the needs of the village.

### List of Evidence Base Documents

#### United Kingdom Legislation, Regulations and Guidance

- National Planning Policy Framework, Department for Communities and Local Government, March 2012
- Localism Act 2011
- Neighbourhood Planning Regulations 2012
- Neighbourhood Planning (General) Regulations 2012
- Neighbourhood Planning (Referendum) Regulations 2012
- Neighbourhood Planning (Referendum) (Amendment) Regulations 2012
- Planning Act 2008
- Planning and Compulsory Purchase Act 2004
- Sustainable Communities Act 2007
- Town and Country Planning Act 1990
- Local Government Act 2000
- The Local Authorities (Functions and Responsibilities) (England) (Amendment) Regulations 2013
- The Environmental Assessment of Plans and Programmes Regulations 2004
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2011
- Wildlife and Countryside Act 1981
- Wildlife and Countryside (Amendment) Act 1985
- Wildlife and Countryside (Amendment) Act 1991
- Wildlife and Countryside Act 1981 (Amendment) Regulations 1995
- Wildlife and Countryside Act 1981 (Variation of Schedules 5 and 8) Order 1998
- Wildlife and Countryside Act 1981 (Variation of Schedule 9 Order 1999
- Explanatory memorandum to Wildlife & Countryside Act 1981 (variation of Schedule 5) (England) Order 2008
- Commons Act 2006, Chapter 26
- Explanatory Notes to Commons Act 2006, Chapter 26
- Countryside and Rights of Way Act 2000
- Statutory Instruments 2015 No 20, Town and Country Planning England, The Neighbourhood Planning (General) (Amendment) Regulations 2015, 9 February 2015
- Explanatory Memorandum to Statutory Instruments 2015 No 20, Town and Country Planning England, The Neighbourhood Planning (General) (Amendment) Regulations 2015, 9 February 2015

#### Bearley Parish Council

- Bearley, Appraisal, History & Action Plan – Present, Past and Future, September 2001
- Bearley Village Community Plan, March 2012
- Bearley Village Community Plan Addendum, March 2013
- Bearley Neighbourhood Plan Survey, April 2015
- Bearley Housing Needs Survey, Warwickshire Rural Community Council, January 2012
- Bearley Housing Needs Survey, Warwickshire Rural Community Council, June 2017
- Report on SpeedAware Activity, Bearley Parish Council, 3–26 October 2011, Road Safety Unit, Warwickshire County Council
- Bearley Conservation Area designation, R M W Norris, County Planning Officer, Warwick, November 1971
- Bearley Conservation Area Study – prepared for Stratford-on-Avon District Council, Alan Smith & Partner, January 1994
- Bearley SpeedAware Survey 2011

## 6. APPENDICES

### Stratford-on-Avon District Council Core Strategy Evidence Base Documents

- Schedule of Policies Contained in the Stratford-on-Avon Local Plan adopted 14 July 2006 (Saved Policies list obtained from Matthew Neal of SDC document 3534\_001.pdf)
- Stratford-on-Avon District Council – Core Strategy Proposed Submission Version, June 2014
- Stratford-on-Avon District Council – Statement of Consultation Core Strategy Proposed Submission Version, June 2014
- Stratford-on-Avon District Council – Draft Statement of Compliance with Duty to Co-operate, June 2014
- Stratford-on-Avon District Council – Equality Impact Assessment, May 2014
- Historic Environment Assessment of Local Service Villages, Stratford-on-Avon District, County of Warwickshire, On behalf of Stratford-on-Avon District Council, July 2012, AOC Archaeology Group Project No: 32127, [www.aocarchaeology.com](http://www.aocarchaeology.com)
- Ecological and Geological Study of Local Service Villages (Settlement Assessment Bearley), July 2012
- Habitat Regulations Assessment of Submission Core Strategy, April 2014 – Lepus Consulting
- Sustainability Appraisal of the Stratford-on-Avon Core Strategy – SA Report meeting the requirements of the SEA Directive, May 2014, Lepus Consulting
- Sustainability Appraisal of Potential Strategic Allocations to inform the Stratford-on-Avon Core Strategy, Final Report, June 2013, Lepus Consulting
- Sustainability Appraisal of the Stratford-on-Avon Alternative Strategic Options, SA Report, January 2014, Lepus Consulting
- Stratford-on-Avon District Council, SHLAA Review 2012, Final Report, Peter Brett Associates LLP
- Stratford-on-Avon District Council, SHLAA Review 2012, Sites Information Appendices 1–8, Final Report
- Stratford-on-Avon District Council, SHLAA Review 2012, SHLAA Maps Appendices 9–10, Peter Brett Associates LLP
- Stratford-on-Avon District, Landscape Sensitivity Assessment for Villages, Part A, June 2012, White Consultants
- Stratford-on-Avon District, Landscape Sensitivity Assessment for Villages, Part B, June 2012, White Consultants
- Stratford-on-Avon District, Landscape Sensitivity Assessment for Villages, Part C, June 2012, White Consultants
- Stratford-on-Avon District, Landscape Sensitivity Assessment for Villages, LSVs Alderminster – Brailes, June 2012, White Consultants
- Stratford-on-Avon District, Landscape Sensitivity Assessment for Villages, Bearley Addendum Report, August 2014, White Consultants
- Living and Working in a Conservation Area, undated leaflet produced by Stratford-on-Avon District Council, Sean O’Grady, Director of Planning
- Civic Amenities Act 1967 Designated Conservation Area, Bearley, Produced by R M W Norris, County Planning Officer, Warwick, November 1971
- Stratford-on-Avon District Council, Local Development Framework, Draft Core Strategy (February 2012), Warwickshire County Council Highways Agency, Strategic Transport Assessment October 2012
- Stratford-on-Avon District Council, Local Development Framework, Draft Core Strategy (February 2012), Warwickshire County Council, Highways Agency Strategic Transport Assessment October 2012
- Stratford-on-Avon District Council, Local Development Framework, Draft Core Strategy (February 2012), Warwickshire County Council, Highways Agency Strategic Transport Assessment October 2012 – Appendices
- Stratford-on-Avon District Council, Plan Consultation Process, Briefing Note, by Simon Purfield, Consultation & Insight Manager
- Stratford-on-Avon District Design Guide April 2001
- Character Map of Stratford-on-Avon District – A countryside design summary
- Stratford-on-Avon District Council, Strategic Flood Risk Assessment for Local Development Framework, Level 1, Volume 1 – FINAL, January 2008, Halcrow Group
- Green Infrastructure Study for the Stratford-on-Avon District Vol 1: Main Report, August 2011
- Green Infrastructure Study for the Stratford-on-Avon District Vol 2: Appendices, August 2011
- Stratford-on-Avon District Council, Assessment of Potential New Settlements and Sustainable Urban Extensions, Final Report, June 2013
- Stratford-on-Avon District Council, Planning Obligations, September 2005
- Stratford-on-Avon District Council, PPG17 Open Space, Sport and Recreation Assessment, Final, April 2011
- Stratford-on-Avon District Council, PPG17 Open Space, Sport and Recreation Assessment – update, Addendum Report, Final 8 June 2012
- Stratford-on-Avon District Council, PPG17 Open Space, Sport and Recreation Assessment – update to the PPG17 2011 Study, 19 September 2014
- Extending Your Home – A Planning Guide to Householders Planning Advice Note SDC/1057/APR08
- Character Map of Stratford-on-Avon District – a Countryside Design Summary
- Warwickshire Landscapes Guidelines – Arden
- Stratford-on-Avon Character Map
- Stratford-on-Avon District Special Landscape Areas Study, June 2012, White Consultants



### Natural England

- Why are Sites of Special Scientific Interest (SSSIs) important and how are they protected?
- Areas of Outstanding Natural Beauty (AONB) and how are they protected?
- Local wildlife sites
- Special Areas of Conservation
- Duties of Public Bodies under Wildlife and Countryside Act 1981

### English Heritage

- List Entry Summary of Listed Buildings in Bearley (namely Poachers Cottage, Apple Tree Cottage and Vine Cottage, Church of St Mary, Elmdene, Scrooby's, The Chimney House, The Stone House, Bearley Manor and barn adjoining, Barn at Bearley Manor, Cart Shed at Bearley Manor, Manor Cottage, Tudor Cottage, Wood Lane Farmhouse)

### Warwickshire County Council

- Warwickshire County Council – Census 2001 Parish Profile, Bearley
- Stratford-on-Avon District Council, Local Development Framework, Draft Core Strategy (February 2012), Warwickshire County Council Highways Agency, Strategic Transport Assessment October 2012

### Warwickshire Observatory

- 2011 Census Profile for Bearley CP with Stratford, Warwickshire and England and Wales, included as a comparison geography
- 2001 Census Profile for Bearley CP
- 1991 Census Profile for Bearley CP

### Government Planning Portal

- Guidance – strategic environmental assessment and sustainability appraisal for Neighbourhood Plans 06.03.2014 and updated 09.02.2015
- Planning for the environment at the neighbourhood level (jointly prepared by English Heritage, Environment Agency, Forestry Commission and Natural England)
- Guidance Housing and economic land availability assessment 06.10.2014
- Guidance – Neighbourhood Planning 06.03.2014 and updated 09.02.2015
- Neighbourhood Planning (General) (Amendment) Regulations 2015 published 09.02.2015

### Council for the Protection of Rural England (CPRE) and National Association of Local Councils (NALC)

- Planning Explained
- How to Shape Where you Live: A Guide to Neighbourhood Planning

### Building and Design Standards

- Towards Lifetime Neighbourhoods – Designing sustainable communities for all – A discussion paper, Ed Harding, International Longevity Centre UK, November 2007, Department for Communities and Local Government
- The sign of a good place to live, Building for Life 12, Published in 2012 by the Building for Life Partnership ((Commission for Architecture and the Built Environment (CABE) at the Design Council, Design for Homes and the Home Builders Federation), with the assistance of Nottingham Trent University
- Lifetime Homes Standard, the Joseph Rowntree Foundation and Habinteg Housing Association. Lifetime Homes Design Guide was published on 4th November 2011 Chris Goodman
- Building regulations

## 6. APPENDICES

### Government Planning Portal

- Planning Practice Guidance – Neighbourhood Planning, updated 06.03.2014

### EU Directives and Regulations

- Directive 2001/42/EC of the European Parliament and of the Council on the Assessment of the Effects of Certain Plans and Programmes on the Environment
- Directive 2008/50/EC of the European Parliament and of the Council of 21 May 2008 on Ambient Air Quality and Cleaner Air for Europe
- Directive 2008/98/EC of The European Parliament and of the Council of 19 November 2008 on waste and repealing certain Directives
- Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds
- Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment
- Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora

## APPENDIX 5: ACRONYMS AND ABBREVIATIONS

AFC	Amenities, Facilities and Community policies	NPC	Neighbourhood Planning Committee
BAP	Biodiversity Action Plan	NPPF	National Planning Policy Framework
BNE	Built Neighbourhood Environment	NPSG	Neighbourhood Plan Steering Group
BPC	Bearley Parish Council	ORBIT	Orbit Group of Housing Associations
BUAB	Built-Up Area Boundary	PPG	Planning Policy Guidance
CPRE	Council for the Protection of Rural England	RAF	Royal Air Force
CIL	Community Infrastructure Levy	SAP	Site Allocations Plan
EA	Environment Agency	SDC	Stratford-on-Avon
ECON	Economy policies	SHLAA	Strategic Housing Land Availability Assessment
H	Housing policies	SSSI	Site of Special Scientific Interest
HNS	Housing Needs Survey	SuDS	Sustainable Drainage Systems
IN	Infrastructure policies	S106	Section 106 Agreement
LGS	Local green space	VASA	Volunteering Action Stratford-on-Avon District
LLFA	Lead Local Flood Authority	WCC	Warwickshire County Council
LSV	Local service village	WRCC	Warwickshire Rural Community Council
LWS	Local wildlife sites	WRHA	Warwickshire Rural Housing Association
NDP	Neighbourhood Development Plan	WT	Woodlands Trust
NNE	Natural neighbourhood environment	WWT	Warwickshire Wildlife Trust



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### Steering Group Members from June 2015:

Simon Ward (Chairman)  
Arslan Erinmez (Parish Council)  
Richard Le Page (Parish Council) (Secretary)  
James Maiden  
David Hotten (resigned September 2018)  
Marion Mitchell  
Chris Grimes  
Jane Harrison  
David Harrison  
Jon Bolger  
Julia Hayes  
Michael Hayes  
Linda Lucas  
Keith Lucas  
Ken Lillie  
Gillian Lillie  
Carolyn Phillips (resigned June 2017)  
Patrick Hayes (wildlife advisor)  
Joanne Hayes (wildlife advisor)

### Committee Members from June 2014 to June 2015:

Arslan Erinmez (Parish Council) (Chairman)  
Graham Musson (Parish Council to Nov 2014)  
Tom Hawkes  
Steven Evans  
Simon Ward  
Andy Shanks  
Rosie Flynn  
Nigel Davies  
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Michael Hayes  
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Independent Planning Consultant: Neil Pearce of Avon Planning Services Ltd

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# Bearley Neighbourhood Development Plan 2019–2031

