

Brailes and Winderton Neighbourhood Development Plan Examination

Request for further information and questions from the Examiner to Stratford-on-Avon Council and Brailes Parish Council.

Please note, the requests have been forwarded to the Chair and Vice-Chair of the Brailes Neighbourhood Development Plan Steering Group who have responded on behalf of the Brailes Parish Council.

Request from the Examiner on 18th March 2019

“As I understand it , there have been two phases of Regulation 14 Consultation - the first between 22 November 2016 and 17 January 2017 and the second between 13 June and 25 July 2018. It would be very helpful if updated titles could be added to Appendices 29 and 38 to specify these exact dates. I appreciate that the Steering Group will be very familiar with each stage and with the timeline, but it is important that those that are unfamiliar with the NDP can track their way through each consultation stage. Please can you therefore ask the Parish Council to add these dates to the Appendices?”

I have also noticed that the Habitat Regulations Screening Assessment is on the District Council's website but not included in the list of Appendices which support the NDP on the Parish Council website. Please can you ask the Parish Council to organise this?”

Response from the Steering Group:

We have amended both the website description and the document headings for Appendix 29 and 38 to reflect the actual dates of the consultation periods.

We have added the Habitat Regulations Screening Assessment as Appendix 40.

We have changed the “Latest News” section on the Plan Home Page to inform people of these changes

Request from the Examiner on 19th March 2019

“Please note that these questions and requests for information is a public document and the answers and any associated documents will also be in the public domain. Both my questions and the responses should be placed on the Councils’ websites as appropriate.”

Response from the Steering Group:

We have created a new tab on the Plan website called “Examiners Questions and Final Report”. As we add documents to this section, we will update the “Latest News” section on the website.

Request from the Examiner on 19th March 2019

I have carried out a preliminary review of the Neighbourhood Development Plan and the evidence submitted in support of it and there are a few points where I need some clarification or further information. I would therefore be grateful if both Councils could assist me, as appropriate, in answering the following questions.

Site Assessment Tool

In the Meeting Housing Requirements Section of the NDP, para 4.2.3 explains that the site selection process was carried out using an Assessment Tool which is described in more detail in Appendix 14. This is a spreadsheet which assesses and scores each site against a number of criteria to which a weighting factor is then applied. Please can you explain the weighting factors and how these were arrived at and applied – these are described in the spreadsheet as “Linea Factor” and “Parabolic Factor”? It would also be helpful to have a brief explanation of each criteria and how the Initial Rating score in the first column of the table was arrived at.

Response from the Steering Group:

Let us deal with the criteria first. The groups aim was to develop a methodology that enabled a more objective way of assessing the sites put forward in the “Call for Sites” activity.

Given the location of the village in the Cotswold AONB, key criteria around landscape, habitat etc were considered as essential for the “feedback” exercise. In addition to this we also asked people how they felt about “where to build” and “where not to build”.

At the Public Consultation Event 3, held in January 2016, we had 164 attendees at the meetings. Each person was asked to complete a questionnaire and to rate the criteria in order of importance to them in how the village developed, each criteria was supported by a map of the village showing salient points.

Criteria:

- Flooding – Flooding has been a major problem for certain parts of the village. This criterion used the Flood Map SDC had used in their Core Strategy.
- Landscape Sensitivity High – This was based on the work done by SDC as part of their Core Strategy.
- Landscape Sensitivity Med/High – Again, based on the work done by SDC as part of their Core Strategy.
- Conservation Area – This map showed the Conservation Area in Lower Brailes.
- Green Finger – This map showed where undeveloped land ran adjacent to roads to form “green fingers”.
- AONB – This map showed the boundaries of the Cotswold AONB.
- Green Separation Corridors – This map showed fields which were currently separating the settlements of Upper and Lower Brailes.

- VDS Views – This map showed the “important” views as defined in the Village Design Statement. (see Appendix 9).
- Green Entry Corridors – This map showed the fields adjacent to the roads as you enter the village.
- Habitat High (4-6) – This map was based on the WCC – Warwickshire Habitat Biodiversity Audit.
- Habitat Low (1-3) – This map was based on the WCC - Warwickshire Habitat Biodiversity Audit.
- Ridge & Furrow – This map was based on the Historic Environment Record.
- Medieval Settlement – This map was based on the Historic Environment Record.
- Footpath – This map was based on the OS map of footpaths and bridleways in the village.
- Medieval Earthworks – This map was based on the Historic Environment Record.
- In addition, there was a map showing all the numbered fields in the village and we asked people to select those fields they would be happy to see built on and those they would not.

The results of the consultation exercise were then entered into the “Assessment Tool” to rank the fields put forward in the “Call for Sites” in terms of suitability for “Allocation” in the Plan and further discussions with the relevant landowners.

With regard to the weighting factors in the tool:

Initial rating = the order in which residents placed the criteria in.

Magnifying factor = A linear function provides a straight line relationship between the lowest and highest ranked criteria. However, when the criteria was ranked in order, a linear function did not reflect the importance attached by residents to criteria that fell in the middle. It gave a false impression of how important things like Green Entry Corridors were in comparison to flooding. A parabolic function closely matches the curve generated by the number of responses for each criteria when they are ranked in order – highest to lowest. The assessment tool therefore closely reflects resident’s views when a parabolic function is used compared to a linear.

A parabolic function was applied, so the tool matched the responses from village residents – i.e. for more people, flooding was more important than Medieval earthworks.

Interim rating = not required because we deleted the “override weight” to make the tool more transparent.

Outputweighting = the score the criteria received that then went towards scoring each site.

Housing related Appendices

Appendix 22 Evidence Base Housing has two dates on the front cover – June April 2018 – please can you confirm which is the correct date?

Response from the Steering Group:

Apologies for this, the correct date “JUNE 2018”

Appendix 39 – Evidence Base for the Allocation of Sites based on the Locality Checklist Approach - provides an assessment of three sites but uses a different site referencing system to the NDP. Please can you confirm that Plot 1 in Appendix 39 is referred to as Site A3 Righton 189 Sutton Lane in the NDP; Plot 3 is Site A1 Compton Estates 222 East in the NDP and Part of Site B is A2 James 425e Sutton Lane in the NDP?

Response from the Steering Group:

Your Assumptions are correct. We would be happy to re-number Appendix 39 to avoid any further confusion.

Local Green Space

Policy E3 lists four separate areas for designation as Local Green Space and these areas are assessed in more detail in Appendix 13. However, the mapping which accompanies the plan – notably on page 37, 42 and 43 – shows many more areas proposed as LGS. In particular, there appear to be smaller areas adjacent to LGS2, LGS3 and LGS4. Please can you provide an explanation? It would also be helpful if you could provide larger scale plans for each proposed LGS designation so that these can be more readily checked.

Response from the Steering Group:

The areas designated as “village greens” are in some cases made up of pockets of land. The best example of this being LGS2. The green has been split by the main road and a number of unmade access roads. The whole area has been designated as a “village green”.

Larger Scale Plans









Thank you for your assistance with these questions. Once I have received your responses, I may need to ask for further clarification or further queries may arise as the examination progresses.

Barbara Maksymiw

19 March 2019