

BEARLEY NEIGHBOURHOOD DEVELOPMENT PLAN 2019-2031

CONSULTATION STATEMENT

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1. Extract from minutes of 20 January 2014 Parish Council Meeting;

Agenda Item 7 - Village Action Plan Update

Cllr Erinmez had previously circulated an updated action plan which was noted.

Strategy for Affordable Housing and New Development – The Council reviewed the options and considered the strategy would be as follows:

- i) Challenge any change to our LSV status i.e., stay as Category 4 which is 10 – 25 houses rather than being Category 3 which is 25 – 50 houses
- ii) Establish the basis on which we can object to Development 1 (Rajkowski) being included as a Site Allocation and proceed on a vigorous basis
- iii) Establish a Neighbourhood Development Working Group to start work on a Neighbourhood Development Order as it appears less onerous than a Neighbourhood Plan and we do have a strong Village Plan; and
- iv) Accept that to achieve the numbers required by becoming an LSV Village, as the Lower Play Area Development is by no means a done deal, work with Development 2 (Faccenda) to give us the required numbers. This approach however, bears the possibility that if Development 1 (Rajkowski) put in for a Site Allocation we could get both developments in years to come.
- v) It was not considered necessary to hold a Parish Meeting but it was AGREED that an Extraordinary Parish Council Meeting be held on 17 February to update Councillors on progress. A new “tab” would be added to bearley.org to publish all relevant information.

2. Extract from the Minutes of 17 February 2014 Extraordinary Parish Council Meeting;

Agenda Item 4 - Update on the Progress on the Development of a Strategy for Affordable Housing and New Development

The Chairman stated that the Strategy for Affordable Housing and New Development agreed at the Parish Council meeting on 20 January 2014 had been published in the Bearley Beacon and posted on the bearley.org website. The progress since that meeting could be summarised as follows:

- i. Following a letter to SDC pointing out the errors in Information Sheet No: 004/2014 dated 22 January 2014 designating Bearley as Category 3 LSV (26-50 dwellings) the LSV status of Bearley had now reverted to Category 4 (10-25 dwellings).
- ii. Towards establishing the basis on which the village could object to Rajkowski development being included in Site Allocation a lot of work in establishing capacity of drains and researching the findings of the 2012 Landscape Sensitivity study had been done.
- iii. Work had started on the preparation of a Neighbourhood Plan or Neighbourhood Development Order establishing the development boundary identifying both infill and land requirements towards meeting the requirements for 10-25 dwellings in the Core Strategy.
- iv. The numbers of dwellings required at Bearley were likely to be at the top end of the band i.e., 25 as the numbers of dwellings required had risen from a total of 9500 in the 2008-2028 Core Strategy to 10800 in the latest 2011-2031 Core Strategy. The infill potential established so far was a maximum of 15 dwellings. Therefore in order to ensure delivery of adequate dwellings there was no other option but to consider both infill and a staged development of the Medium Sensitivity Faccenda land since the 2012 Land Sensitivity Study had indicated only “a few dwellings in large plots were possible in the high sensitivity Rajkowski land provided they did not close all the gaps in the settlement frontage and commercial development was not appropriate”.

Mr Wilkins indicated that the NPPF (National Planning Policy Framework) took a long range view of the Green Belt and also created the “Safeguarded Land” concept between the urban area and the Green Belt. Faccenda could develop their land initially to 25 dwellings with the rest of their land for 25 dwellings could be safeguarded for future development. Faccenda would only consider a consultation presentation if it considered the development as serious prior to a Planning Application. He suggested that working together with the Parish Council could deliver the needs of the village and avoid building in highly sensitive land. A provision for 35% of the dwellings to be Social Housing was essential. Faccenda could consider the Social Housing at the Old Play Area as part of their development including established needs of the village.

The Cllrs unanimously agreed for the dialogue with Faccenda should continue.

Agenda Item 5. Consideration of a Response to the Stratford-on-Avon Core Strategy Focused Consultation: 2011-2031 Housing Requirement and Strategic Site Options

Cllr Erinmez taking the chair indicated that the starting point for Site Allocations, Neighbourhood Plans or Neighbourhood Development Orders was the establishment of a Boundary Plan where the development boundary of the village was established clearly marking the development, infill and safeguarded land. Once the Boundary Plan was established it would need to be put into consultation and agreed with SDC. Then the decision whether to do a Site Allocation, Neighbourhood Plan or Neighbourhood Development Order is undertaken would be agreed with advice from SDC. This would help define the help required by the Parish Council to enable completion of the necessary work. He reiterated the requirements of the NPPF and the Core Strategy.

John Horner indicated that there was a lot of work done with SDC which could speed up the completion of the necessary work and he would provide the necessary contact and resource information including examples of completed and Planning Inspector approved local Neighbourhood Plans.

Cllr Erinmez circulated a summary of the development options in the “Stratford-on-Avon District Core Strategy Focused Consultation: 2011-2031 Housing Requirement and Strategic Site Options” document. The period for responses to this consultation was from Friday 31 January to 5pm on Friday 14 March 2014. Cllr Erinmez invited the councillors to indicate their preference by Thursday 20th February so that an agreed response could be prepared to the consultation process.

3. List of Potential Infill consultees February 2014

Mrs Mary Birtles Cutlers Farm, Edstone Wootton Waven Henley-in-Arden Warwickshire B95 6DJ	Mr Derick Gray Halffield Snitterfield Road, Bearley Stratford Upon Avon CV37 0EX	Mrs Heather Griffiths Bearley Manor Snitterfield Road, Bearley Stratford Upon Avon CV37 0SJ
Mr Peter Hartley Holly Tree Cottage Snitterfield Road, Bearley Stratford Upon Avon CV37 0SJ	Mr Michael Hayes The Stone House Church Lane, Bearley Stratford Upon Avon CV37 0SL	Ms Dawn Kitchener The Manor Cottage Snitterfield Road, Bearley Stratford Upon Avon CV37 0SJ
Mr Richard Maiden Wood Lane Farm Church Lane, Bearley Stratford Upon Avon C CV37 0SL	Mr Graham Musson Old School House School Lane, Bearley Stratford Upon Avon CV37 0SQ	Mr Tony Tustin Baxter's House School Lane, Bearley Stratford Upon Avon CV37 0SQ
Mr Simon Quantrill Little Manors Old Snitterfield Road Bearley Stratford Upon Avon CV37 0SH	Mr Richard Woodman The Old Vicarage Snitterfield Road, Bearley Stratford Upon Avon CV37 0SR	Mrs Christine Drake Woodlands Cottage Old Snitterfield Road, Bearley Stratford Upon Avon CV37 0Sh
Mr Martin Ridehalgh Tradewinds Church Lane Bearley Stratford Upon Avon CV37 0SL	Mr Simon Ward Green Acre Church Lane Bearley Stratford Upon Avon CV37 0SL	Mr Gordon Buck Woodlands Snitterfield Road, Bearley Stratford Upon Avon CV37 0EX
Mrs Charlotte Pettitt Hollyhock Cottage Ash Lane Bearley Stratford Upon Avon CV37 0SP	Ms Caroline Gionis 7 Bearley Grange Snitterfield Road, Bearley Stratford Upon Avon CV37 0SR	

4. Letter to potential infill residents February 2014

Update on the Progress on the Development of a Strategy for Affordable Housing and New Development 20 February 2014

Dear Bearley Resident

As you may know your Parish Council is in the process of liaising with Stratford District Council on the development requirements demanded by Core Strategy and the 2013 Village Plan.

The Parish Council Strategy for Affordable Housing and New Development adopted at the 20 January 2014 council meeting was published in the Bearley Beacon and posted on the "bearley.org" website as follows.

- i) Challenge any change to our LSV (Local Service Village) status i.e., stay as Category 4 which is 10 – 25 houses rather than being Category 3 which is 26 – 50 houses;
- ii) Establish the basis on which we can object to Development 1 (Rajkowski) being included as a Site Allocation and proceed on a vigorous basis;
- iii) Establish a Neighbourhood Development Working Group to start work on a Neighbourhood Development Order as it appears less onerous than a Neighbourhood Plan and we do have a strong Village Plan; and
- iv) Accept that to achieve the numbers required by becoming a LSV Village, as the Lower Play Area Development is by no means a done deal, work with Development 2 (Faccenda) to give us the required numbers. This approach however, bears the possibility that if Development 1 (Rajkowski) put in for a Site Allocation we could get both developments in years to come.

Our first objective was achieved through a letter to SDC pointing the errors in Information Sheet No: 004/2014 dated 22 January 2014 on LSV Methodology designating Bearley as Category 3 LSV (26-50 dwellings) the LSV status of Bearley has now reverted to Category 4 (10-25 dwellings).

A lot of work has been done towards our second objective including researching the findings of the 2012 Landscape Sensitivity study undertaken by SDC which indicated only "a few dwellings in large plots were possible in the high sensitivity Rajkowski land, provided they did not close all the gaps in the settlement frontage and commercial development was not appropriate".

Our work towards our third objective indicated that the starting point for Site Allocations, Neighbourhood Plans or Neighbourhood Development Orders was the establishment of a Boundary Plan where the development boundary of the village was established clearly marking the development, infill and safeguarded land. Once the Boundary Plan was established it would need to be put into consultation and agreed with SDC.

As part of the fourth objective your Parish Council continued its dialogue with Faccenda to ascertain their approach on the development towards meeting the needs of the village which ensures delivery of circa 25 dwellings in the 2011 – 2031 Core Strategy period now subject to consultation and expected to be finalised towards the end of this year.

As part of establishing the Boundary Plan we need to establish the "infill" development potential of the village which can be designated as "development" or "safeguarded" land in Site Allocations, Neighbourhood Plans or Neighbourhood Development Orders.

We have identified your property as having a potential for infill and have attached a questionnaire in relation to your plot of land that we would very much appreciate the opportunity to discuss with you along with the Council's Strategy.

We wish to hold meetings in the period from 24th February to 10th March in order to complete the task in due time to hold discussions with SDC.

Please give a call to Cllrs Graham Musson (at 01789 731545) or Arslan Erinmez (at 01789 731392) so that they arrange a suitable date and time. The venue will be the Meeting Room at the Village Hall.

5. Questionnaire attached to the letter to potential infill residents February 2014

Bearley Parish Council Questionnaire – Potential Infill Development

You will see from the attached leaflet that in order to have development as required by the SDC Core Strategy in the village that can be considered best for the majority of residents we are preparing a boundary plan. Owners of properties within this boundary may wish to consider putting their land forward for possible development by means of infill as permitted by the National Planning Policy Framework (NPPF).

This process is advisory only in that should you wish to apply for planning permission this document will do no more than highlight that you and the Parish Council considers the land as a possibility.

Likewise should you agree that the land can be put forward as a Site Allocation to Stratford on Avon District Council or in a Village Plan then it will still remain your choice as to whether you subsequently apply for planning permission.

Contact details

Titles First name/s Surname

Titles First name/s Surname

Address

<input type="text"/>	
Bearley, Stratford-upon-Avon	
Warwickshire	Post Code: CV37

Telephone: Day Evenings

E mail:

Please confirm by drawing the outline on the attached map of the land you own.

Also should you consider that you may consider development at some time in the future please mark where you anticipate the dwellings would be located and where you would expect access.

The outline should be as accurate as possible though any line will not be taken as your legal boundary and only used as an indication.

The number of infill dwellings that could be considered reasonable for your land is

This is based on the area of the land the proximity to the sensitivity assessment of your address and the proximity to the Conservation Area.

Please enter the number of dwellings you might consider if different from the above. However, the Parish Council will submit what they consider as most suitable in accordance with the recommendations of the Land Sensitivity Study 2012

Map

Comments (please continue overleaf as necessary)

Signed

Date

Signed

Date

This document is signed on the basis it is intention only and incurs no liability of ownership of the land nor commits the owners to any future commitment on the use of the land

6. Briefing note #1 circulated by e-mail to all residents who indicated support for Neighbourhood Plan following presentation of a development proposal on 11 January 2014 at the Village Hall

Briefing Note Support for Neighbourhood Plan and/or Development Order Update 18 March 2014

Following the presentation by Ricketts Architects on 11th January 2014 on the proposed Rajkowski development and following the Parish Council meeting of 20th January 2014 your Council has received many pledges of support towards progressing the agreed strategy for Affordable Housing and New Development.

This briefing is intended to update the supporters who pledged to help with the work that may be required towards Site Allocations, Neighbourhood Plan or Neighbourhood Development Order as appropriate.

An Extraordinary Parish Council meeting was held on 17th February 2014 to update Councillors on the Progress on the Development of a Strategy for Affordable Housing and New Development as follows:

- i. Following a letter to SDC pointing out the errors in Information Sheet No: 004/2014 dated 22 January 2014 designating Bearley as Category 3 LSV (26-50 dwellings) SDC has confirmed that the LSV status of Bearley had now reverted to Category 4 (10-25 dwellings).
- ii. Towards establishing the basis on which the village could object to Rajkowski development being included in Site Allocation a lot of work in establishing capacity of drains and researching the findings of the 2012 Landscape Sensitivity study had been done.
- iii. Work had started on the preparation of a Neighbourhood Plan or Neighbourhood Development Order establishing the development boundary identifying both infill and land requirements towards meeting the requirements for 10-25 dwellings in the Core Strategy.
- iv. The numbers of dwellings required at Bearley were likely to be at the top end of the band i.e., 25 as the numbers of dwellings required had risen from a total of 9500 in the 2008-2028 Core Strategy to 10800 in the latest 2011-2031 Core Strategy. The infill potential established so far was a maximum of 15 dwellings. Therefore in order to ensure delivery of adequate dwellings there was no other option but to consider both infill and a staged development of the Medium Sensitivity Faccenda land since the 2012 Land Sensitivity Study had indicated only "a few dwellings in large plots were possible in the high sensitivity Rajkowski land provided they did not close all the gaps in the settlement frontage and commercial development was not appropriate".

With permission of the Chair, Mr Wilkins of Lone Star Land (acting on behalf of Faccenda), addressed the Council and indicated that the NPPF (National Planning Policy Framework) took a long range view of the Green Belt and also created the "Safeguarded Land" concept between the urban area and the Green Belt. Faccenda could develop their land initially to 25 dwellings with the rest of their land for 25 dwellings could be safeguarded for future development. He suggested that working together with the Parish Council could deliver the needs of the village and avoid building in highly sensitive land. A provision for 35% of the dwellings to be Social Housing is a Policy requirement. Faccenda could consider the Social Housing at the Old Play Area as part of their development including established needs of the village.

The Cllrs unanimously agreed for the dialogue with Faccenda should continue.

Cllr Musson prepared a response to SDC on the Stratford-on-Avon Core Strategy Focused Consultation: 2011-2031 Housing Requirement and Strategic Site Options. The response was prepared after analyzing a report prepared by Lepus Consultants for SDC dated June 2013 and entitled "Sustainability Appraisal of Potential Strategic Allocations to inform the Stratford-on-Avon Core Strategy". Response sent to SDC on 14th March 2014 with the ranking of options

Strategic Option	Rank
Option A: Further Dispersal	5
Option B: Gaydon/Lighthome Heath	2
Option C: Long Marston Airfield	3
Option D: Southeast Stratford-upon-Avon	1
Option E: North of Southam and Stoneythorpe	4

and the following comment on LSV Methodology

Lepus Consulting's document - Sustainability Appraisal of Potential Strategic Allocations - is the basis on which Stratford on Avon District Council have established the Options B through to E. It is considered therefore by the Council as a valid and credible way of appraising sustainability. The first line of the Lepus Methodology states "The assessment of the strategic options has been prepared using a high level assessment technique." The LSV Methodology as above is an unsophisticated measure as it only measures 3 areas – settlement size, key facilities and public transport. Lepus Consulting measure 15 areas to determine a Sustainability Appraisal (SA) of a site. Therefore to minimise disputes would it be prudent to use the Lepus methodology in establishing the numbers of dwelling to be put into a village.

Towards establishing infill potential, a preliminary boundary covering the built-up area of the village was drawn and all properties with large gardens and land suitable for infill development were sent questionnaires on 20th February to state their infill intentions. These questionnaires are being analysed in preparation for the 17th April 2014 meeting with SDC planners.

The discussion with the SDC planners will then determine the direction Bearley needs to take and will enable preparation of a project plan and assessment of tasks that need to be carried out as part of that plan.

Although there are some cash and advisory grants available for engaging professional help the Parish Council is always grateful for the help and support from the residents of the village especially for consultation, plan preparation and referendum required. The help received in preparation and submission of the Bearley Village Community Plan and its Addendum was crucial for timely delivery and successful adoption of the plan by SDC. The effort in that case was required for some 4 months or so. It is most likely that a much larger effort for a longer period will be required towards the preparation of Site Allocations, Neighbourhood Plan or Neighbourhood Development Order.

Your Council will be extremely grateful if you would confirm your commitment and indicate the type of help you are able to provide. We would also be grateful if you would canvass other residents to see if they are also able to help and let us know.

Thank you

On behalf of Bearley Parish Council
 Cllr Graham Musson (graham.musson@btinternet.com – 01789 731545)
 Cllr Arslan Erinmez (Arslan.erinmez@btinternet.com – 01789 731392)

7. Briefing note #2 circulated by e-mail to all residents who indicated support for Neighbourhood Plan following presentation of a development proposal on 11 January 2014 at the Village Hall

Briefing Note #2 Support for Neighbourhood Plan 10 July 2014

Following the presentation by Ricketts Architects on 11th January 2014 on the proposed Rajkowski development and following the Parish Council meeting of 20th January 2014 your Council has received many pledges of support towards progressing the agreed strategy for Affordable Housing and New Development.

The supporters may recall the first briefing note sent 18 March 2014. This second briefing is intended to update the supporters who pledged to help with the work that may be required towards Site Allocations and the Neighbourhood Plan. The progress can be summarized as follows.

1. The questionnaires sent to properties with large gardens and land suitable for infill development were sent questionnaires were analysed and a map indicating locations prepared.
2. A meeting was arranged with SDC planners on 17th April to discuss the developing strategy of the Parish Council.
3. A lot of research was carried out on the processes and resource requirements preparation of Neighbourhood Plan and/or Development Order as well as the Evidence Base required that demonstrates compliance with UK and EC statute.

The meeting with SDC planners led the Parish Council to conclude that:

1. Preparation of a Neighbourhood Plan (NP) was essential if the Parish were to control the developments in the Parish and the NP provided the legal muscle to achieve the needs and preferences of the parish;
2. It was necessary for the Parish to deliver 25 houses in accordance and compliance with the SDC Core Strategy 2014-2031;
3. The deliverability of the 25 houses must be demonstrable;
4. SDC would include any infill in the Site Allocations process in October 2014; and
5. The NP will define a Parish and a Built-up Area Boundary for Bearley.

The preparation of the NP started in earnest on 20 April with preparation of a Project Management Plan including the major steps and timetable. The major steps are illustrated in the table below.

Step	Activity	Timescale
1	Preparation	January -June 2014
2	Neighbourhood Area Boundary Submission to SDC	June 2014
3	SDC Consultation and Boundary Approval (6 weeks)	September 2014
4	Writing first draft of Neighbourhood Plan (main chapters)	April – Sept 2014
5	First Consultation with Bearley Residents	Sept - -Oct 2014
6	Engage consultants for Site Allocations and Environmental Impact Assessment	Oct 2014
6	Complete drafting of main chapters	Dec 2014
7	Pre submission consultation (6 weeks)	Jan – Feb 2015
8	Receiving comments from stakeholders	Mar – April 2015
9	Revisions based on comments received	May – June 2015
10	Submission of Plan to SDC	July 2015
11	Publication of Draft Plan by SDC (6 weeks)	July – Aug 2015
12	Appointment of Examiner by SDC and Bearley PC	September 2015
13	Examination of Plan	October 2015
14	Consideration of examiners recommendations by SDC	November 2015
15	Publication of Examiners report and pre-referendum statement	November 2015
16	Referendum (28/56 days)	December 2015
17	Publication of referendum decision and Approval of Plan	January 2016
18	Target completion deadline	February 2016

An application was sent to SDC on 7 May 2014 for preparation of NP and designation of NP Area boundary. The SDC has given public notice inviting comments for a statutory 6 weeks of consultation which ends on 8th August 2014. Based upon comments received the SDC cabinet is expected to approve the designation of NP Area boundary in September 2014.

The NP will include chapters on the “State of the Bearley Village” the “Vision and Objectives” of its residents and the “Policies and Proposals” by which the objectives can be achieved. The NP has to be compatible and compliant with SDC Core Strategy and Local Plan as well as UK and EU legislation. Once approved it has the same legal status as the SDC Local Plan and an equal standing in evaluating planning applications for the use of land and developments in the Parish.

The following supporting reports also need to be prepared as follows:

1. Evidence Base Report – all document supporting the statements and facts in the NP;
2. Basic Conditions Statement – The NP satisfies legal requirements and is compliant with NPPF and SDC Core Strategy (NP cannot deliver less than Core Strategy requirement);
3. Site Assessment Report – Information on sites allocated for development;
4. Environmental Impact Assessment and Sustainability Report – Assessment of the impact of developments and necessary mitigation measures or planning conditions;
5. Consultation Report – To prove that Parish Council has consulted all stakeholders e.g., SDC, WCC, WRCC, landowners, Natural England, English Heritage, utilities etc etc

The Parish Council have submitted a “draft NP contents” document to SDC and received feedback. The drafting of the chapters and supporting documents has started. The Parish Council also applied for and obtained £7k Locality grant for expert/consultant input.

As you will note from the above timetable 24 weeks of the time is taken by the compulsory consultation periods. Therefore, it is necessary to get the documents well prepared and delivered ahead of time and organise events to inform the residents at every stage so that the referendum is a resounding success.

Clearly your Parish Councillors alone cannot do this and as it was in the preparation of the Village Community Plan. This time our incentive is we are defining how our village will develop for the next 17 years and beyond and making our own planning law.

The help needed ranges from distributing meeting leaflets to opinion questionnaires, collecting and analysing results to reading drafts of report chapters and liaising with stakeholders.

Please tell us what you can do for your village.

8. Extract from the minutes of Annual Parish Assembly 28 April 2014;

Development

The potential of residential developments in our Village continue to take up considerable amount of our time.

As you know Bearley is a Local Service Village and at the end of 2013 Stratford on Avon District Council increased the number of houses expected from 25 to 50. Your Parish Council submitted a paper opposing the increase. As a result, the decision has been reversed back to 10 to 25.

Many of you know we had the Rajkowski - RIL proposals outlined at their Public Meeting on 11th January 2014. This was for a total of 90 houses to be built. There have been no formal discussions with RIL even though this was suggested in a letter to Mr Rajkowski 13th February 2013.

We have Faccenda wishing to build 50 houses between the Village Hall and Oaktree Close in two lots of 25. The first tranche being in the near future and the second being safeguarded for a much later date.

After canvassing residents with gardens capable of having houses built on them as infill, we estimate there are 18 houses in total to be built between now and 2031 including the old Lower Play Area for affordable housing.

Following a meeting with Policy Manager (Planning and Housing), Stratford District Council (SDC) the actions outlined below will be progressed by your Council

- (1). Start by requesting landowners who established their wish for infill to complete SHLAA Site Nomination Forms
- (2). Approach SDC for adoption of the Parish Boundary for the Neighbourhood Plan;
- (3). Prepare the evidence base for the Neighbourhood Plan reassessing the suitability and relative benefits of development on various plots of land around Bearley including reassessment of the Conservation Area and any enhancements to the existing area;
- (4). Liaise with SDC on Site Allocations (completion by early 2015); and
- (5). Complete Neighbourhood Plan well before February 2016.

Generally, the proposal for discussion by your Council will be to propose limited infill numbering approximately 18 plus 25 units for Faccenda. This will give us the best chance of keeping our major open spaces clear of development and ensure some growth in the village in a manageable manner.

We consider the two Open Areas the first surrounded by Snitterfield Road, Oaktree Close, Grange Road and School Lane and the second between Church Lane and Ash Lane to be vital open spaces that specifically add to the character of the Village. This consideration will be in all our communications with the District Council.

9. Councillors Letter – Bearley Beacon July 2014 Issue

Councillors Letter

At the Annual Parish Council Meeting on Monday 19th May there were very important items on the Agenda regarding the future development of the Village. These were identifying sites to meet all of our housing requirements as a Local Service Village and formerly establish the Neighbourhood Plan Committee.

Overall the Council is progressing a policy of development in three areas:

1. The old Lower Play Area and Orbit Garages. This is being discussed with Orbit Housing, Warwickshire Rural Community Council, Faccenda and Stratford District Council. Initial proposals are for six houses rented from a housing association on the site, three of which have been identified in the Housing Needs Survey 2012 and these and the other three have been identified for those with a very close connection with Bearley.
2. The Faccenda site between the Village Hall and Oak Tree Close. This development is hoped to be in two stages. The first of 20 – 25 houses will be in the next 5-10 years and the following after 2031. Faccenda are prepared to work very closely with the Village which as can be seen from item 1 above - close liaison with the Lower Play Area and Orbit Garages. Part of the discussions with Faccenda will be a meeting of residents next to the development – Oak Tree Close and The Grange.
3. The Government Policy – National Planning Policy Framework allows for limited infill which as we are ‘washed over by the green belt’ enables house owners to establish their land for future development. Your Councillors’ have identified a number of what are considered suitable sites and have been in touch with the owners.

The result of potential development in these three key areas will enable your Councillors to discuss with Stratford District Council (SDC) the potential sites and build these into a development boundary within the Neighbourhood Plan. Following advice we have looked closely at the uniqueness of our Village and believe the open spaces that are vital to the ongoing character of our Village are:

- the New Play Area and all the open land bounded by houses on Grange Road, Oak Tree Close, Snitterfield Road and School Lane;
- Bearley Green;
- Upper Play Area; and
- The land between the Old Vicarage and the Church.

To establish a Development Boundary with SDC all of the land that has been identified will need to be registered with the Strategic Housing Land Availability Assessment (SHLAA) and the Council will be liaising with those house owners previously contacted on how to progress with registration. The target date for the SHLAA registration will be mid September and thereafter the identity of all those who have registered will be in the public domain.

However, it is accepted that there may be locations that have been missed where a house owner would like the opportunity to be considered. If so please contact either Arslan Erinmez or Graham Musson to progress the matter.

It is possible for anyone with land in the village with potential for development to register with SHLAA without liaising with the Parish Council. However, when the development boundary is agreed between your Parish Council and SDC and incorporated in the SDC Site Allocation Plan and thereafter in the Neighbourhood Plan it is anticipated the needs of the Village in respect of development will be set for a period of up to 30 – 35 years.

Note. Your Councillors are putting in a lot of hard work, time and commitment into establishing the best course of action in the Village’s development for the residents. The Neighbourhood Plan, which legally establishes the development of the village and its environment for the next 30-35 years, is likely to take up to 18 months, we need help, and therefore anyone who wishes to be part of this vitally important planning process please contact Arslan Erinmez (01789 731392 or arslan.erinmez@btinternet.com).

In May 2015 all your Councillors’ are due for election. The Parish Council, like any correctly run organisation, has to consider its succession policy. Therefore, if you feel you would like to be part of running Bearley in a most important stage of its history, as a member of the Parish Council, please contact our Parish Clerk Lizzie Price (07760 819436, bearleypc@gmail.com) who will explain what can be offered in training and how to move forward.

Please help to shape the future of the village the way you would like it to be.

10. Bearley Parish Council Neighbourhood Planning Committee

10.1 Presentation to the Neighbourhood Planning Committee – 28 August 2014

**BEARLEY
NEIGHBOURHOOD PLAN**

Presentation to the
Neighbourhood Plan Committee
Thursday 28 August 2014

Why a Neighbourhood Plan (1)

- Bearley Village Community Plan:
 - Completed and submitted to SDC March 2012;
 - Comments from SDC December 2012;
 - Addendum submitted March 2013;
 - Approval by SDC Cabinet 20 May 2013 (commended the plan);
- Immediate advice Neighbourhood Plan not necessary (8000-9200 houses);
- SDC meeting July 2013 if enough infill (more than say 12) then no need for Neighbourhood Plan and Site Allocations will be sufficient;
- January 2014 Bearley Local Service Village requirement is now 25 under latest Core Strategy (10800 houses);
- SDC meeting April 2014 you must do a Neighbourhood Plan or else we (the SDC) will do the Site Allocations;
- NPPF para 184 says a Neighbourhood Plan should not promote less development than the Local Plan (SDC Core Strategy) or undermine its strategic policies;

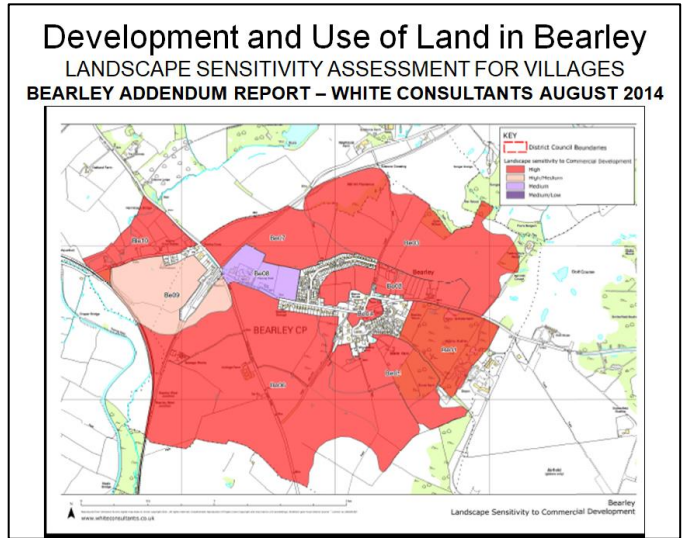
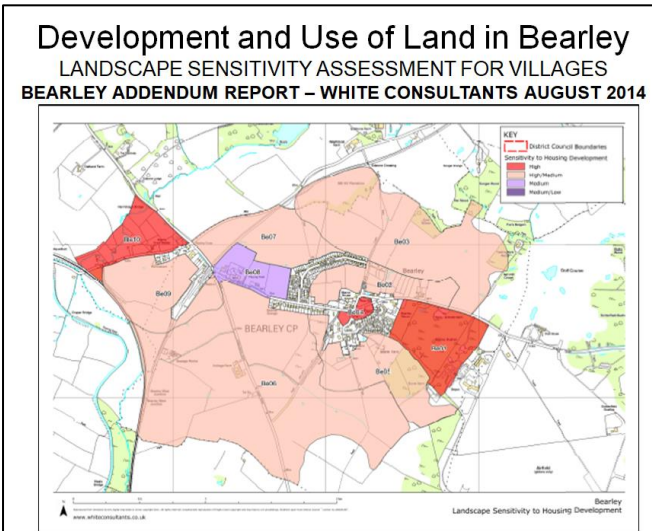
Why a Neighbourhood Plan (2)

- We must do a Neighbourhood Plan because:
 - It has the same legal status as the SDC Core Strategy;
 - It will have same legal status as the statutory SDC Local plan in deciding planning applications;
 - It will permit us (the neighbourhood) to control the development in the village in accordance with the wishes of the majority of residents;
 - It will prevent SDC from allocating development sites for housing and industrial development without consultation with the community;
 - As a Local Service Village we are obliged to deliver 25 houses in the Local Plan period 2014-2031;

What is a Neighbourhood Plan

National Planning Policy Framework (NPPF) 2012 requires neighbourhoods to:

- Develop plans that support strategic development needs set out in Local Plans (SDC Core Strategy) including policies for housing and economic development;
- Plan positively to support local development, shaping development in their area that is outside strategic elements of the Local Plan;
- Develop a shared vision for the community to deliver a sustainable neighbourhood development;
- Make policies which will determine planning decisions;
- Address “development and use of land” to ensure the right types of development within the community consistent with the strategic policies of the area;
- Plan for a period in line with SDC Core Strategy 2014 - 2031



What is in the Bearley Neighbourhood Plan

1. Introduction
 2. State of the Bearley Village
 3. Planning Policy Context
 4. Vision and Objectives
 5. Policies and Proposals
 6. Delivery Principles and Policies
 7. Evidence Base
 8. Appendices
- Additional Supporting Reports
- Basic Conditions Statement
 - Consultation Report
 - Site Assessment Report
 - Environmental Impact and Sustainability Appraisal (Subject to need)
 - Village Design Statement

Vision

- Bearley
 - reducing and aging population;
 - Not any growth in housing stock since early 1980s;
 - Infrastructure requires reinforcing and maintenance;
 - Facilities need improving;
- Vision
 - Ensure development in a manner to improve sustainability as a pleasant rural village of character for the next 20 years (2014 – 2031);
 - Meet established needs of the village for housing and infrastructure;
 - Ensure a steady rate of growth out with character of the village;
 - Provide focal points for residents to meet and socialise;
 - Preserve open green spaces and heritage assets;
 - Preserve tranquility;

Objectives

1. Development in bite size chunks supporting a range of good quality housing meeting established needs;
2. Provide focal points and facilities for diverse leisure and recreation activities;
3. Develop without prejudicing Green Belt;
4. Ensure developments are of good design and meet village design statement;
5. Ensure sufficient social housing to meet established needs;
6. Ensure development delivers requirements of SDC Core Strategy;
7. Ensure adequate infrastructure provision;
8. Protect and conserve green environment and heritage assets maintaining distinctive character of the village;

Policies and Proposals (1)

1. General Policies
 - i. Approval of conforming planning applications
 - ii. Bearley Settlement Boundary (Built-up Area Boundary)
2. Housing Policies
 - i. Housing allocations (where, broad location or infill)
 - ii. Affordable housing provision
 - iii. Development criteria
 - iv. Mixture of housing, density, design, development layouts, garages, energy, clean water
 - v. Reuse of buildings
 - vi. Flood mitigation and drainage
 - vii. Environmental sustainability
 - viii. Home working
 - ix. Maintaining green spaces between settlements

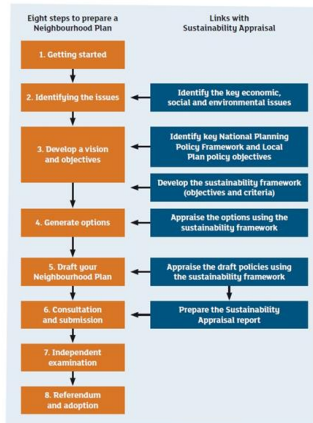
Policies and Proposals (2)

3. Transport Policies
 - i. Improving bus and rail services
 - ii. Traffic and parking management
 - iii. Cycle routes
 - iv. Mobility services
4. Community Policies
 - i. Develop and enhance Village Hall facilities
 - ii. Play areas develop and enhance
 - iii. Support village organisations
5. Environmental Policies
 - I. Local Green Spaces and Bearley Bushes SSSI
 - II. Preservation of agricultural land and heritage
 - III. Skyline and tranquillity protection
 - IV. Green electricity generation
 - V. Trees and hedgerows
 - VI. Streamside development

Policies and Proposals (3)

6. Communication Policies
 - i. Improving communications with residents
 - ii. Use of e-mail
7. Infrastructure Policies
 - i. Infrastructure criteria (sewerage, drainage, parking, access, broadband, water treatment capacity, electricity and gas supplies)
 - ii. Maintenance of existing infrastructure
 - iii. Emergency Plans
 - iv. Developer contributions to new infrastructure and facilities

Eight Steps



Steps and Timescales

Step	Activity	Timescale
1	Preparation	January - June 2014
2	Neighbourhood Area Boundary Submission to SDC	June 2014
3	SDC Consultation and Boundary Approval (6 weeks)	September 2014
4	Writing first draft of Neighbourhood Plan (main chapters)	April - Sept 2014
5	First Consultation with Bearley Residents	Sept - Oct 2014
6	Engage consultants for Site Allocations and Environmental Impact Assessment (Subject to need)	Oct 2014
6	Complete drafting of main chapters	Dec 2014
7	Pre submission consultation (6 weeks)	Jan - Feb 2015
8	Receiving comments from stakeholders	Mar - April 2015
9	Revisions based on comments received	May - June 2015
10	Submission of Plan to SDC	July 2015
11	Publication of Draft Plan by SDC (6 weeks)	July - Aug 2015
12	Appointment of Examiner by SDC and Bearley PC	September 2015
13	Examination of Plan	October 2015
14	Consideration of examiners recommendations by SDC	November 2015
15	Publication of Examiners report and pre-referendum statement	November 2015
16	Referendum (28/56 days)	December 2015
17	Publication of referendum decision and Approval of Plan	January 2016
18	Target deadline	February 2016

What have we done so far

- Research on preparation on Neighbourhood Plans
- Research on SDC Core Strategy Evidence Documents
- Submission of Neighbourhood Area Boundary to SDC (Consultation deadline 8th August adoption by SDC Cabinet 8th September 2014);
- Contact with some stakeholders (SDC, WRCC, Locality, Natural England, Warwickshire Wildlife Trust)
- Locality Grant for £7k for preparation of Neighbourhood Plan
- First Draft of the NP Chapters
 - 1. Introduction
 - 2. State of the Bearley Village
 - 3. Planning Policy Context
 - 4. Vision and Objectives
 - 5. Policies and Proposals
 - 7. Evidence Base
 - Appendix: Site Assessment Report (under evaluation by SDC planner)
 - Maps

What else we have to do

- Complete First Draft of the NP Chapters and the Additional Supporting Reports
 - 6. Delivery Principles and Policies
 - Appendix - Basic Conditions Statement
 - Appendix - Site Assessment Report
 - Appendix - Village Design Statement
 - Appendix - Consultation Report
 - Appendix - Environmental Impact Assessment and Sustainability
- First consultation with the Residents (November 2014) - Questionnaire?
- Pre- submission Consultation with the Residents (Jan-Feb 2015)
- Pre-submission Consultation with other stakeholders (Mar- April 2015)
 - SDC, WCC (Highways, Flood Risk, Ecology, Museum Services, Observatory, Adult Health and Community Services), WRCC, Natural England, English Heritage, Environment Agency, National Grid, Severn and Trent Water, Sport England
- Edit and submit plan to SDC
- Examination
- Referendum

What help do we need

- Critical reading of the Draft NP Chapters and preparation of
 - 6. Delivery Principles and Policies
 - Appendix - Basic Conditions Statement
 - Appendix - Site Assessment Report
 - Appendix - Village Design Statement
 - Appendix - Consultation Report
 - Appendix - Environmental Impact Assessment and Sustainability
- First consultation with the Residents (November 2014)
- Pre- submission Consultation with the Residents (Jan-Feb 2015)
- Pre-submission Consultation with other stakeholders (Mar- April 2015)
 - SDC, WCC (Highways, Flood Risk, Ecology, Museum Services, Observatory, Adult Health and Community Services), WRCC, Natural England, English Heritage, Environment Agency, National Grid, Severn and Trent Water, Sport England)
- Edit and submit plan to SDC
- Examination
- Referendum

Type of help needed

1. Drafting Chapters and Appendices (supporting reports);
 2. Critical reading of Plan Chapters and Appendices (supporting reports);
 3. Consultation with stakeholders;
 4. Preparation printing and distribution of consultation surveys;
 5. Survey data input and analysis of survey results;
 6. Analysis of comments received;
 7. Input to the Neighbourhood Plan policies;
 8. Ensuring high participation and response in consultation and surveys;
 9. Ensuring high participation and response in referendum;
 10. Printing and distribution of the Neighbourhood Plan;
 11. A succession of volunteers to participate in Parish Council affairs and take over management of the Parish over the next two decades ensuring implementation of the plan;
- * 64% response rate was achieved for the Bearley Village Community Plan

What help have we obtained

- Locality Grant £7k likely to buy 14 man-days of specialist consultancy input;
- Chair and Vice Chair working at 4 hours per weekday so far;
- One Councillor doing a lot of evidence document research;
- One resident offering to help with printing;
- One resident offering to help with survey distribution;
- One resident offering help with Village Design Statement;
- Parish Councillors participating in preparation and distribution of surveys;
- Volunteers came forward for the Neighbourhood Plan Committee;

Volunteers

- We need to know
 - How much time you can commit
 - What type of help you can give
 - Your contact details
 - Your availability
- Contacts on all Neighbourhood Plan Matters
 - Graham Musson 01789 731545
(graham.musson@btinternet.com)
 - Arslan Erinmez 01789 731392
(arslan.erinmez@btinternet.com)

Immediate Next Steps

- Presentation on behalf of Faccenda on potential development on Faccenda Land, adjacent to the Village Hall - 8th September 2014 19:30 – 20:30 hours;
- Critical reading of the drafted chapters;
- Preparation of first drafts of remaining chapters and supporting reports;
- First Consultation meeting with residents November 2014;
- Questionnaire in preparation for the first Consultation meeting with residents (to verify Village Plan Conclusions and seek any new information);
- SDC (Simon Purfield) can help with data input and analysis – cost?
- Distribute and collect responses to questionnaire and analyse results by end January 2015 as input to the final draft NP;

Any Questions?

10.2 Neighbourhood Planning Committee - Terms of reference – August 2014

BEARLEY PARISH COUNCIL

NEIGHBOURHOOD PLANNING COMMITTEE

TERMS OF REFERENCE

Purpose of the Committee

The Committee is responsible for the preparation of a Neighbourhood Development Plan for Bearley and ensuring its adoption. This shall include the following responsibilities.

1. In consultation with the residents of Bearley to develop a sustainable and durable plan for the development of the village for a 17 year period from 2014 to 2031 and beyond. The Committee has delegated powers to incur expenditure for the professional services of a planning consultant who is a member of the Royal Town Planning Institute (RTPI) and engage any other environmental impact assessment expertise within the approved annual budget for the committee in 2014/15.
2. To establish a Neighbourhood Development Plan for Bearley taking it through all the compulsory stages of consultation through to statutory examination and referendum and secure its final approval by the planning inspector and making (adoption) of the plan by SDC.
3. To seek any funding and volunteer or institutional expert help to ensure compliance of the Neighbourhood Plan with current UK and EU legislation, regulations, NPPF and emerging SDC Core Strategy and Local Plan.
4. To prepare all the necessary supporting documents and reports for the Neighbourhood Plan, not limited to but including, Evidence Base Report, Basic Conditions Statement, Site Assessment Report, Environmental Impact Assessment and Sustainability Report, Consultation Report.
5. To hold at least three public meetings in 2014/2015 with residents and to use other forms of consultation to obtain the views of stakeholders including SDC, WCC, WRCC, Natural England, Environment Agency, English Heritage, landowners, businesses, utilities, health and medical service providers, Sports England, schools and the local education authority about the proposed Neighbourhood Development Plan.
6. The Committee shall not delegate the discharge of its functions to a sub-committee or to a staff member, but it may appoint an advisory sub-committee.

11. Councillors Letter – Bearley Beacon September 2014 Issue

The Parish Council was very pleased to receive a petition from a number of residents presented at the last Parish Council Meeting – Monday 14th July. Thank you to those who spent time in organising it.

We are pleased firstly because it shows a lot of residents are concerned about the type of development we have in Bearley and secondly it focuses our mind on the soundness of the reasons we have progressed so far.

It is for that reason this letter explains the process.

From adoption of the Bearley Village Community Plan in May 2013 by Stratford District Council (SDC) we have been trying our very best to understand the concept of Green Belt, the processes through National Planning Policy Framework (NPPF), emerging SDC Core Strategy, the Local Service Village (LSV) Criteria and their impact on Bearley. Whilst we can be critical of the provisions of these processes, we nevertheless are bound by them and the determination of Planning Inspectors on Core Strategy.

In 2010-2011 the SDC's Consultants recommended provision for circa 12,000 houses for Stratford District. SDC Cabinet in its wisdom adopted a figure of 8,000 in January 2012 and adopted a dispersal policy based on LSVs. In the interim the figure went up to approx. 9,200 and in the Core Strategy for submission to the inspector of July 2014 it is around 10,800.

We have managed to preserve the Category 4 LSV status of Bearley which requires delivery of approximately 10-25 houses in the period to 2031. Whereas Bearley could have accommodated assured delivery of housing at the lower end of the scale say 11-15 by say limited infill, the increase of housing requirement by 2800 meant that LSVs were now expected to deliver at the top end of the scale i.e., 25. This was made clear by SDC planners in our meetings through 2013.

We have also been trying to find out whether the Village Plan 2013 was sufficient or a Neighbourhood Plan was an absolute necessity. In adopting the Village Plan SDC Cabinet said the Bearley Village Plan was of "material consideration in planning applications" and the SDC planners initially advised against the preparation of a Neighbourhood Plan as they felt that development in the village could be managed by the Site Allocations process. However, after July 2013 this advice was changed to "you have to start a Neighbourhood Plan if you as a Parish Council want to be legally in control of development in Bearley".

However, after July 2013 this advice was changed to "outcome the best way forward in ensuring developments in keeping with the preferences of Bearley would be through the preparation of a Neighbourhood Plan. Such a document could reassess the suitability and relative benefits of development on various plots of land around Bearley to underpin the decisions made by the BPC as the evidence base".

Furthermore, if more than 50% of those voting in the referendum in the community vote 'yes', to the Neighbourhood Plan then the council will bring the plan into legal force. Once a Neighbourhood Plan is made (i.e. brought into legal force by the local authority), it will be used to determine planning applications and guide planning decisions in the neighbourhood area.

In the meantime, the Landscape Sensitivity Assessment Study and SHLAA Review reports SDC commissioned in 2012 indicated that there was one "Broad Location" in Bearley of "medium sensitivity" namely the Faccenda Land between Village Hall and Oak Tree Close. These reports stated "*Though the zone contributes to the entrance to the village and relates to an extent to the countryside it does appear to present an opportunity for housing development on the easternmost arable field which could improve the*

built edge of the settlement. This should be subject to a development/design brief to ensure that the Snitterfield Road frontage and eastern edge are carefully considered.”

In July 2013 we discussed the concept of the Green Belt with SDC. They stated that *“Green Belt since 1972 was instituted to avoid urban sprawl. However, it is not a legal concept but a Planning Policy determination mechanism. The Green Belt boundaries are determined by the Local Authority. Any alteration of boundaries needs to follow a formal process and is subject to the scrutiny of the public and the independent Planning Inspector.”*

The NPPF paragraphs 83 to 89 confirm the above SDC statement. These paragraphs now determine and govern how land use is managed in the Green Belt. We have been asking SDC at every meeting since 2012 to clarify whether Bearley will continue to be washed over by the Green Belt. SDC told us that they have been seeking legal advice on the matter and will let us know the verdict.

NPPF in its paragraph 184 states *“Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.”* In this respect Bearley has to deliver at least 25 houses to 2031 subject to the Core Strategy. As above the SDC advice is to provide at the upper end. Under NPPF paragraph 47 the delivery has to be *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.”*

The above demonstrates where your Parish Council is coming from and the limits within which it has to make decisions which deliver the development at the right rate without harming the character of the village.

As detailed in Item 2 of the June 2014 Councillors’ Letter, a meeting has been arranged by the Faccenda representative on Monday 8th September 2014 at 7:30 pm in the Village Hall. Whilst the meeting is specifically for all residents adjacent to the land as well as those adjacent to the potential old Lower Play Area/Orbit garages land, all residents are welcome. The Faccenda representative has invited Bearley Parish Council to report on progress including the above and additionally the demographics within Bearley that also have a bearing.

In November the Parish Council will be holding a formal meeting for all Bearley residents and stakeholders to present the progress made in the preparation of the Neighbourhood Plan as part of the Consultation process.

The process Bearley Parish Council has embarked upon will result in an extremely important plan as it directly affects the development of the Bearley through to 2031 and establishes guidelines for the next period thereafter to 2048. Your Parish Council looks forward to your continued interest and questioning from the parishioners in order to achieve the required development in Bearley in accordance with the established needs and requirements of the community.

12. E-mails to potential infill residents 24 September 2014

12.1 Letter to residents with infill confirmed for consideration

Dear

As you know in February 2014 the Parish Council sought your opinion towards infill development potential of the village. By completing an application form you have indicated that you would consider infill development in your land over the period 2011 – 2031 Core Strategy period of Stratford on Avon District Council (SDC) subject to due Planning Process.

All similar applications were sent to SDC Planning for an initial assessment. Following this submission on 8th August we have informed you that Mr Matthew Neal would be carrying out the site assessments.

Mr Neal has completed his assessments today and has decided that in your specific case has confirmed that infill development should be considered to be included in the Bearley Neighbourhood Plan. Based on this recommendation your Parish Council will include your land as marked in your application in the Bearley Neighbourhood Plan as site suitable for infill development. Later on in the year when the first draft of the Bearley Neighbourhood Plan is submitted to SDC all the sites earmarked for development will be automatically included by SDC in the Site Allocations and the Strategic Housing Land Availability Assessment processes.

However Just to make doubly sure you have a further opportunity to individually submit your land for infill development consideration by applying as an individual through completion of Strategic Housing Land Availability Assessment (SHLAA) "Call for Sites Form" available from "www.stratford.gov.uk/siteallocations". We understand that completed forms are to be submitted to SDC by 5 pm on Thursday 2nd October 2014 and would require a 1:1250 scale Ordnance Survey Map clearly marking the precise boundaries of your site.

In anticipation that you may wish to apply as an individual as well we have attached an electronic copy of the application form and the appropriate 1:1250 scale Ordnance Survey Map made available to your Parish Council through a licence.

Please let your Parish Council know whether you have made an individual application as we will need to know the outcome of your application especially if the new assessment is positive since it will then have to be included in the Bearley Neighbourhood Plan. Please e-mail graham.musson@btinternet.com or arslan.erinmez@btinternet.com.

Kind regards
Graham Musson
Chairman Bearley Parish Council

Attachments:
SHLAA Call for Sites Form
1:1250 map of individual property

12.2 Letter to residents with infill potential not confirmed for consideration

Dear

As you know in February 2014 the Parish Council sought your opinion towards infill development potential of the village. By completing an application form you have indicated that you would consider infill development in your land over the period 2011 – 2031 Core Strategy period of Stratford on Avon District Council (SDC) subject to due Planning Process.

All similar applications were sent to SDC Planning for an initial assessment. Following this submission on 8th August we have informed you that Mr Matthew Neal would be carrying out the site assessments.

Mr Neal has completed his assessments today and has decided that in your specific case due to a number of Planning Rules infill development should not be considered to be included in the Bearley Neighbourhood Plan.

However you have a further opportunity to individually submit your land for infill development consideration by applying as an individual through completion of Strategic Housing Land Availability Assessment (SHLAA) "Call for Sites Form" available from "www.stratford.gov.uk/siteallocations". We understand that completed forms are to be submitted to SDC by 5 pm on Thursday 2nd October 2014 and would require a 1:1250 scale Ordnance Survey Map clearly marking the precise boundaries of your site.

In anticipation that you may wish to apply for a reassessment by an individual application we have attached an electronic copy of the application form and the appropriate 1:1250 scale Ordnance Survey Map made available to your Parish Council through a licence.

Please let your Parish Council know whether you have made an individual application as we will need to know the outcome of your application especially if the new assessment is positive since it will then have to be included in the Bearley Neighbourhood Plan. Please e-mail graham.musson@btinternet.com or arслан.erinmez@btinternet.com.

Kind regards

Graham Musson
Chairman Bearley Parish Council

Attachments:
Call for Sites Form
1:1250 map of individual property

13. Councillors' Letter – Bearley Beacon November 2014 Issue

Bearley Neighbourhood Plan

Stratford District Council (SDC) Cabinet at a meeting on 8 September 2014, agreed to designate the 'Bearley Neighbourhood Area' as the current Parish Boundary for preparing a Neighbourhood Development Plan. The SDC Cabinet decided not to designate the area as a business area as it is not primarily or wholly business in nature.

A "Built-up Area Boundary" has been developed taking account of SDCs Landscape Sensitivity and SHLAA report findings. Site assessments to establish the levels of development are in progress.

A Public Consultation Meeting was held at the Village Hall on 24th November 2014 starting at 7:30 pm. Residents and developer's representatives Faccenda/Orbit and Rajkowski Developments were in attendance as stakeholders. The presentation will be posted on bearley.org and hard copies will be made available on request.

In preparation for the Public Consultation, the Neighbourhood Plan Committee made every attempt to notify all stakeholders by individual letter, e-mail, newspaper advert, village notice-boards and through bearley.org website.

Comments received from the residents after the meeting indicated that the presentation was factual, honest and transparent with the background, progress to date and the next steps clearly explained.

The Consultation meeting will be followed by a questionnaire which will be distributed to residences at the beginning of December. Stamped addressed envelopes will be provided for posting the completed questionnaire. The deadline for the completion and return of the questionnaire is set as 8th January 2015.

The Neighbourhood Plan process gives the community the power to have their say in sustainably shaping the Neighbourhood Area, enhancing the environment, protecting the character of the Parish and ensuring the appropriate size of development is agreed. It is a golden opportunity to secure a bright future for the village and the next generation.

If you require any further information to help in completing the questionnaire, additional copies or to request the collection of completed questionnaires please contact a Parish Councillor or the Parish Clerk.

Bearley Parish Clerk	bearleypc@gmail.com	07760 819436
Cllr Arslan Erinmez	arslan.erinmez@btinternet.com	01789 731392
Cllr Jon Bolger	jonbolger@gmail.com	07970 690812
Cllr Carolyn Phillips	carolynphillips1@googlemail.com	01789 730621
Cllr Jane Harrison	harrisonsbearley@gmail.com	01789 731042
Cllr Jo Wall	jowallflowers@talktalk.net	01789 731872
Cllr James Maiden	jimbomaiden.44@googlemail.com	01789 730338

14. 24 NOVEMBER 2014 PRE-PLAN PUBLIC CONSULTATION MEETING

14.1 Stratford Herald Advert in 30 October 2014 Issue

**NOTICE TO STAKEHOLDERS
AND RESIDENTS
BEARLEY PARISH COUNCIL
TOWN AND COUNTRY
PLANNING ACT 1990
NEIGHBOURHOOD PLANNING
(GENERAL) PLANNING
REGULATIONS 2012**

Preparation of a Neighbourhood Plan
by Bearley Parish Council

Notice is given that Bearley Parish Council has received confirmation from the Stratford-on-Avon District Council that the Cabinet at a meeting on 8th September 2014 agreed to designate the "Bearley Neighbourhood Area" for the purposes of preparing a Neighbourhood Development Plan by Bearley Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. Stratford-on-Avon District Council decided not to designate the area as a business area under section 61H(1) of the Act as it is not primarily and wholly business in nature. The relevant designation information can be found at [https://www.stratford.gov.uk/planning/neighbourhood-area designations.cfm](https://www.stratford.gov.uk/planning/neighbourhood-area%20designations.cfm) or by writing to the Bearley Parish Clerk Ms Elizabeth Price at Bearley Parish Council, Withymoor, Spernal Ash, Studley, B80 7HA.

Bearley Parish Council therefore gives notice to stakeholders and residents that the preparation of the Bearley Neighbourhood Area Development Plan is now in progress. The Plan intends to provide policies towards land use, infill and housing development and all matters affecting the village and its environment for the period 2014-2031 and beyond. All stakeholders and residents who may wish to contribute to the process and register the needs and requirements to develop the village are invited to make their thoughts and proposals known to the Parish Clerk so that these can be included in the discussions and the Consultation process.

All the briefings prepared by the Bearley Parish Council in the local bi-monthly publication Bearley Beacon in relation to the Neighbourhood Plan and village development strategy can be found at <http://www.bearley.org/thebearleybeacon.html> or obtained from Bearley Parish Clerk.

Bearley Parish Council also gives notice to and cordially invites all stakeholders and residents to attend a Consultation Meeting has been arranged to present to the residents and stakeholders the progress with the Neighbourhood Plan so far and the next steps towards completion of the Plan. The meeting will be held on Monday 24th November 2014 at 7:30 pm at Bearley Village Hall.

Elizabeth Price
Clerk to Bearley Parish Council

Date: 27 October 2014

BEARLEY PARISH COUNCIL

IMPORTANT NOTICE



**YOU NEED
TO COME
AND HAVE
YOUR SAY**

PUBLIC CONSULTATION MEETING

Monday 24 November 2014

7.30 pm Bearley Village Hall
Snitterfield Road, Bearley, CV37 0SB

Presentation of proposed
Bearley Neighbourhood Plan

WHAT IS A NEIGHBOURHOOD PLAN?

A Plan containing policies which will determine planning decisions in Bearley ensuring the right type of development and will also support development needs set out in Stratford on Avon Local Plan to 2031.

A Plan that gives the community the power to have their say in sustainably shaping the Neighbourhood Area, enhancing the environment, protecting the character of their Parish and ensuring the right size of development is agreed. It is a golden opportunity to secure a bright future for the village and the next generation.

If you really love your village and want to play your part in determining how your village develops to 2031 and beyond. So please come along and have your say or run the risk of Stratford District Council making the decisions for us all.

NOTICE TO BEARLEY PARISH RESIDENTS

Bearley Parish Council is currently preparing a Neighbourhood Plan and would like to hear the views of residents as to what should or should not be included.

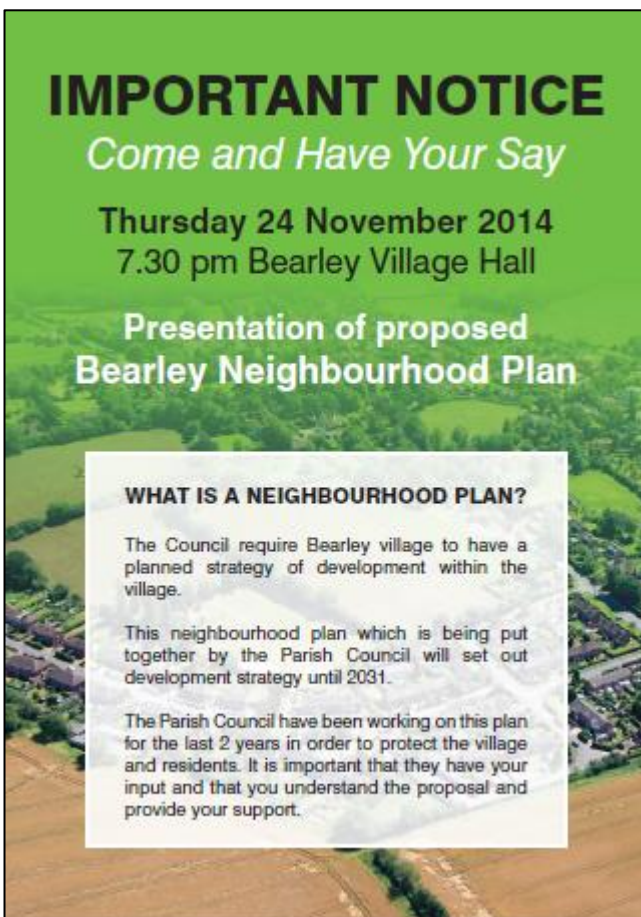
Therefore a Public Meeting will take place on

**Monday 24th November, 7.30pm
at Bearley Village Hall.**

Please come along and “HAVE YOUR SAY”

This is not a formal Parish Council Meeting but it is an opportunity for residents to engage with the Neighbourhood Plan Committee as part of the consultation process.

**Elizabeth Price
Clerk to Bearley Parish Council
29 October 2014**



IMPORTANT NOTICE
Come and Have Your Say
Thursday 24 November 2014
7.30 pm Bearley Village Hall

**Presentation of proposed
Bearley Neighbourhood Plan**

WHAT IS A NEIGHBOURHOOD PLAN?

The Council require Bearley village to have a planned strategy of development within the village.

This neighbourhood plan which is being put together by the Parish Council will set out development strategy until 2031.

The Parish Council have been working on this plan for the last 2 years in order to protect the village and residents. It is important that they have your input and that you understand the proposal and provide your support.

BEARLEY PARISH COUNCIL

IMPORTANT NOTICE



**YOU NEED
TO COME
AND HAVE
YOUR SAY**

PUBLIC CONSULTATION MEETING

Monday 24 November 2014

7.30 pm Bearley Village Hall

Snitterfield Road, Bearley, CV37 0SB

Presentation of proposed Bearley Neighbourhood Plan

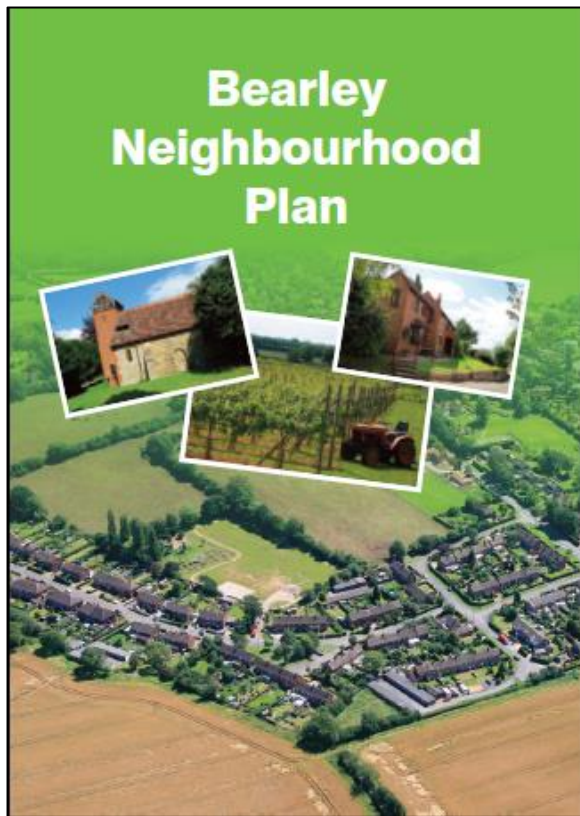
WHAT IS A NEIGHBOURHOOD PLAN?

A Plan containing policies which will determine planning decisions in Bearley ensuring the right type of development and will also support development needs set out in Stratford on Avon Local Plan to 2031.

A Plan that gives the community the power to have their say in sustainably shaping the Neighbourhood Area, enhancing the environment, protecting the character of their Parish and ensuring the right size of development is agreed. It is a golden opportunity to secure a bright future for the village and the next generation.

If you really love your village and want to play your part in determining how your village develops to 2031 and beyond. So please come along and have your say or run the risk of Stratford District Council making the decisions for us all.

14.5 Four page leaflet for the attendees of the Public Consultation Event 24 November 2014



Vision

- Bearley**
 - Reducing and aging population;
 - Not any growth in housing stock since early 1980s just extensions and renovations;
 - Infrastructure requires reinforcing and maintenance;
 - Facilities need improving;
- Vision**
 - Ensure development in a manner to improve sustainability as a pleasant rural village of character for the next 16 years (2014 – 2031);
 - Meet established needs of the village for housing and infrastructure;
 - Ensure a steady rate of growth preserving the rural character of the village;
 - Provide improved facilities for residents to meet, socialise and play;
 - Preserve open green spaces, heritage assets and tranquility;

Policies and Proposals (1)

Policies and Proposals (2)

Policies and Proposals (3)

All Policies and Proposals Developed taking full account of the preferences of the residents in Bearley Village Community Plan 2012.

- General Policies**
 - Approval of conforming planning applications
 - Bearley Settlement Boundary (Built-up Area Boundary)
- Housing Policies**
 - Housing allocations (where, broad location or mix)
 - Affordable housing provision
 - Development criteria
 - Mix of housing, density, design, development layouts, garages, energy, clean water
 - Design of buildings
 - Flood mitigation and drainage
 - Environmental sustainability
 - Home working
 - Maintaining green spaces between settlements
- Transport Policies**
 - Improving bus and rail services
 - Traffic and parking management
 - Cycle routes
 - Mobility services
- Community Policies**
 - Develop and enhance Village Hall facilities
 - Play area development and enhance
 - Support village organisations
- Environmental Policies**
 - Local Green Spaces and Bearley Status SSSI
 - Preservation of agricultural land and heritage
 - Skyline and tranquility protection
 - Green electricity generation
 - Trees and hedges
 - Streamside development
- Communication Policies**
 - Improving communications with residents
 - Use of e-mail
- Infrastructure Policies**
 - Infrastructure criteria (sewerage, drainage, parking, access, broadband, water treatment capacity, electricity and gas supplies)
 - Maintenance of existing infrastructure
 - Emergency Plans
 - Develop contributions to new infrastructure and facilities

Objectives

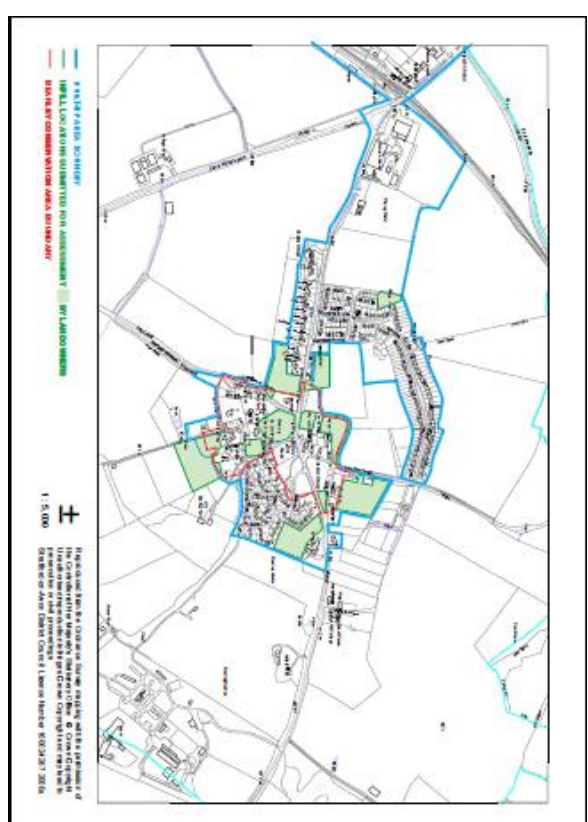
- Development in bite size chunks supporting a range of good quality housing meeting established needs;
- Provide focal points and facilities for diverse leisure and recreation activities;
- Develop without prejudicing Green Belt;
- Ensure developments are of good design and preserve the rural character of the village;
- Ensure sufficient social housing to meet established needs and balance of housing tenure;
- Ensure development delivers requirements of SDG Core Strategy;
- Ensure adequate infrastructure provision;
- Protect and conserve green environment and heritage assets maintaining distinctive character of the village;

Conclusions of SHLAA Review 2012 for Bearley

SHLAA Review 2012 sought to identify land suitable for 6+ dwellings

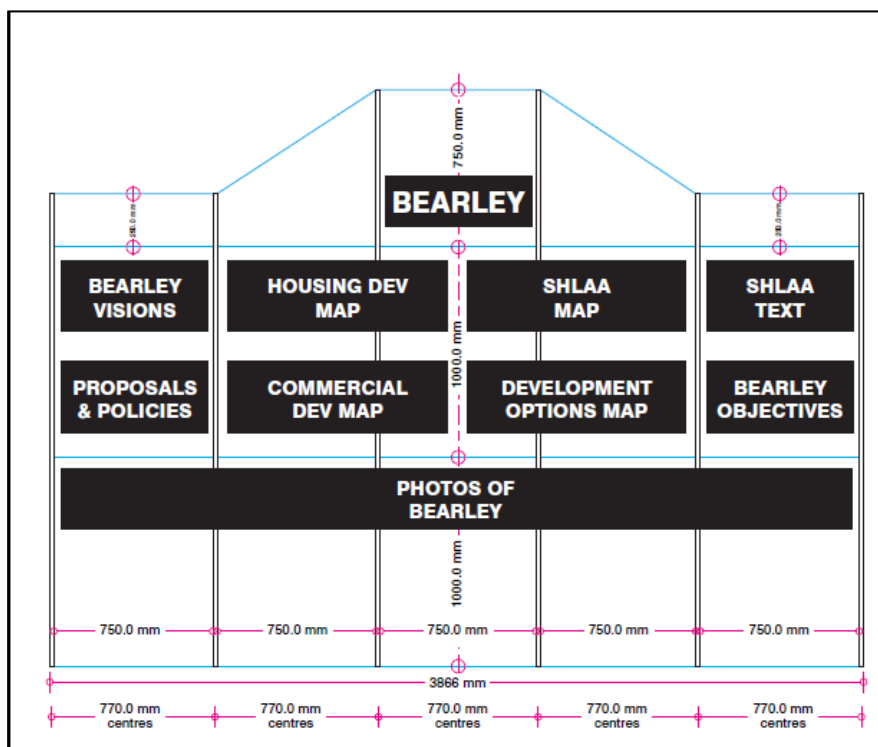
Designations	Accessibility	Landscape Sensitivity	Conclusions
The principal physical constraint is Green Belt. There is an area of Ancient Woodland to the east of the village. There is a local wildlife site located to the south west of the village center.	The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.	All areas are identified as being of high or high-medium or medium sensitivity to housing development. The most potential in landscape terms is identified within zones BEO0 to the west of the village.	There may be 1 broad location for further growth around the settlement. Land to the west of the settlement at Snitterfield Road. No specific sites have been identified as having future potential.

Site Ref	Address	Reason for Rejection
BEA10 1	Baxters House, School Lane Bearley	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high. The Landscape Sensitivity Study does state that housing development is not appropriate in this zone apart possibly from one or two houses in large plots provided they do not close all the gaps in the settlement heritage. This therefore indicates that even if some development here may be appropriate, it will be below the study threshold*.
BEA10 2	Off Snitterfield Road, Bearley	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high. The Landscape Sensitivity Study does state that housing development is not appropriate in this zone apart possibly from one or two houses in large plots provided they do not close all the gaps in the settlement heritage. This therefore indicates that even if some development here may be appropriate, it will be below the study threshold*.
BEA10 3	Land behind Grange Road Bearley	The site is too small.
BEA10 4	Snitterfield Road Bearley	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.



14.6 Display arrangements for Pre-plan Public Consultation Event 24 November 2014

Display layout and material



BEARLEY

NEIGHBOURHOOD PLAN

Vision

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Policies and Proposals

All Policies and Proposals Developed taking full account of the preferences of the residents in Bearley Village Community Plan 2012.

1. General Policies

- 1.1 Approval of conforming planning applications
- 1.2 Bearley Settlement Boundary (Built-up Area Boundary)

2. Housing Policies

- 2.1 Housing allocations (where, broad location or infill)
- 2.2 Affordable housing provision
- 2.3 Development criteria
- 2.4 Mixture of housing, density, design, development layouts, garages, energy, clean water
- 2.5 Reuse of buildings
- 2.6 Flood mitigation and drainage
- 2.7 Environmental sustainability
- 2.8 Home working
- 2.9 Maintaining green spaces between settlements

3. Transport Policies

- 3.1 Improving bus and rail services
- 3.2 Traffic and parking management
- 3.3 Cycle routes
- 3.4 Mobility services

4. Community Policies

- 4.1 Develop and enhance Village Hall facilities
- 4.2 Play areas develop and enhance
- 4.3 Support village organisations

5. Environmental Policies

- 5.1 Local Green Spaces and Bearley Bushes SSSI
- 5.2 Preservation of agricultural land and heritage
- 5.3 Skyline and tranquility protection
- 5.4 Green electricity generation
- 5.5 Trees and hedgerows
- 5.6 Streamside development

6. Communication Policies

- 6.1 Improving communications with residents
- 6.2 Use of e-mail

7. Infrastructure Policies

- 7.1 Infrastructure criteria (sewerage, drainage, parking, access, broadband, water treatment capacity, electricity and gas supplies)
- 7.2 Maintenance of existing infrastructure
- 7.3 Emergency Plans
- 7.4 Developer contributions to new infrastructure and facilities

Objectives

1. Development in bite size chunks supporting a range of good quality housing meeting established needs;
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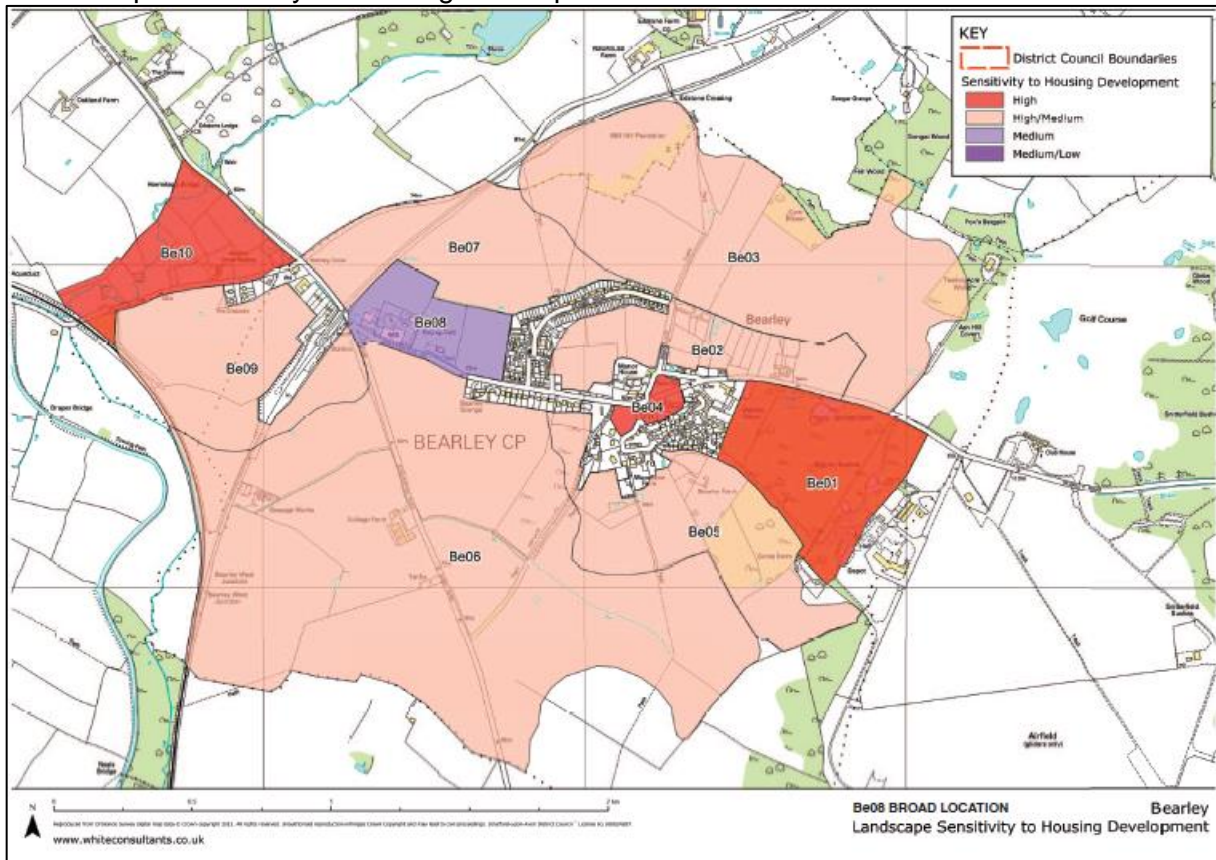
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SHLAA Review 2012 sought to identify land suitable for 6+ dwellings

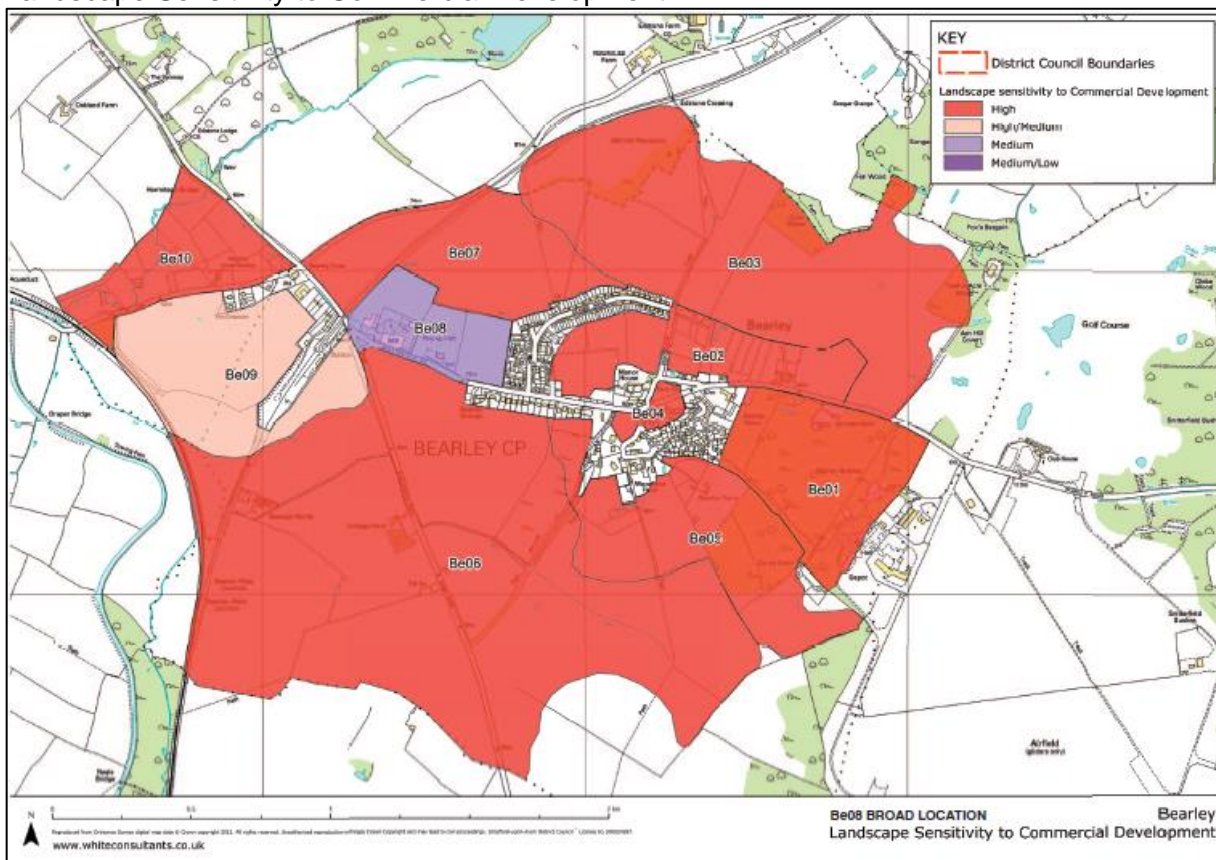
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Site Ref	Address	Reason for Rejection	
BEA101	Baxters House, School Lane Bearley	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high. The Landscape Sensitivity Study does state that 'housing development is not appropriate in this zone apart <i>possibly from one or two houses in large plots provided they do not close all the gaps in the settlement frontage</i> '. This therefore indicates that even if some development here may be appropriate, it will be below the study threshold*.	
BEA102	Off Snitterfield Road, Bearley	The site has been identified within the Landscape Sensitivity Study with a landscape sensitivity of medium/high. The Landscape Sensitivity Study does state that 'housing development is not appropriate in this zone apart <i>possibly from one or two houses in large plots provided they do not close all the gaps in the settlement frontage</i> '. This therefore indicates that even if some development here may be appropriate, it will be below the study threshold*.	
BEA103	Land behind Grange Road Bearley	The site is too small.	
BEA104	Snitterfield Road Bearley	This site is not adjacent to a study settlement, is poorly related to facilities, and is therefore not in a sustainable location for housing development.	

Note (1): In SHLAA 2012 study threshold is 6+ dwellings which may be developable. Site BEA102 is locally known as Pajkowski land and site BEA 103 is the land known as Old Play Area. - SHLAA is Strategic Housing Land Availability Assessment regularly carried out by SCA District Council to ensure adequate land exists for housing and commercial development. - BE08 is the land owned by Paccorda between Village Hall and Oak Tree Close.

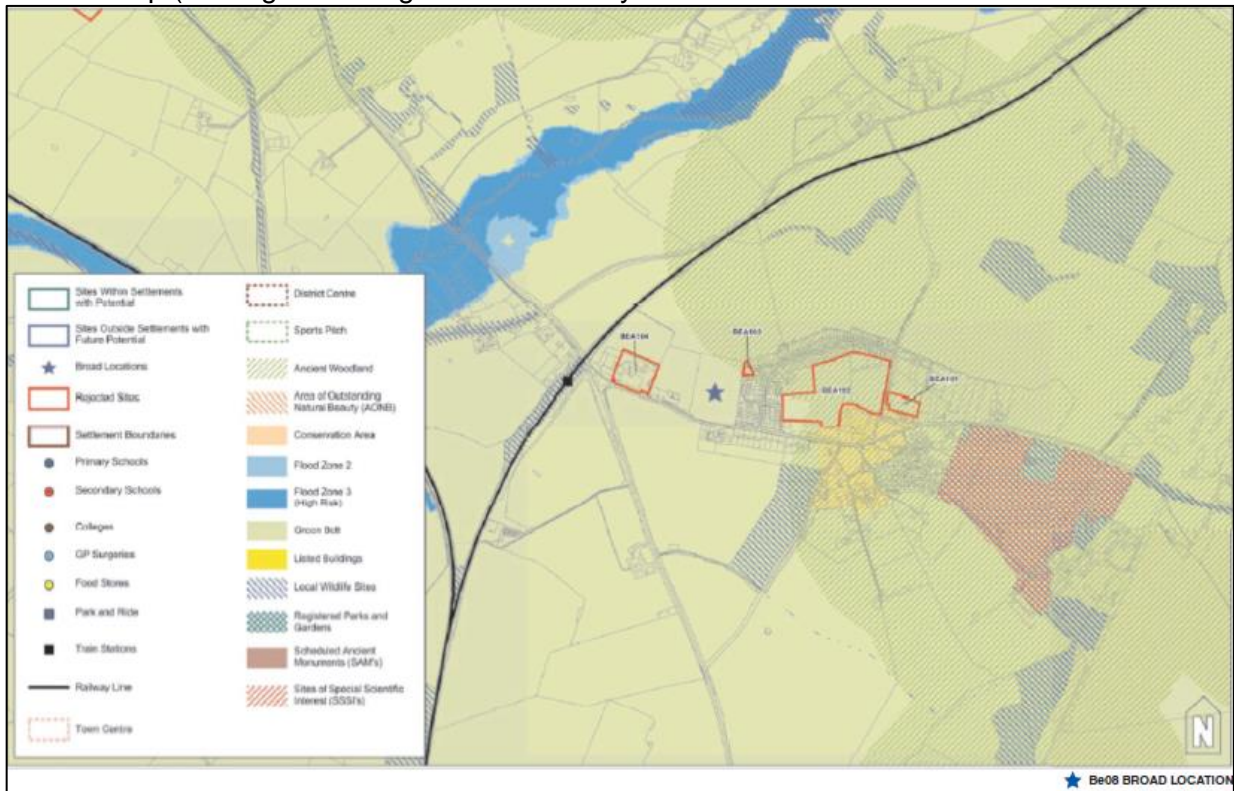
Landscape Sensitivity to Housing Development



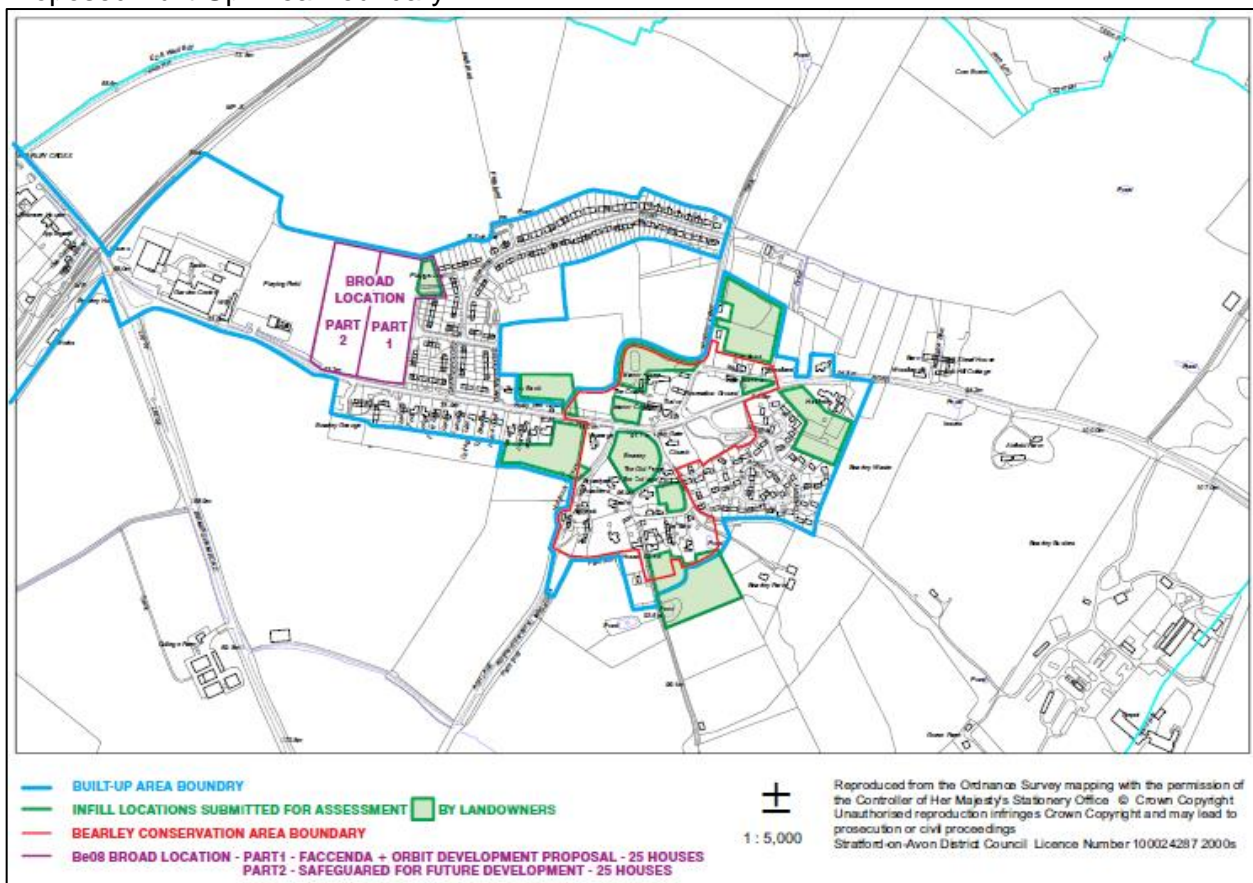
Landscape Sensitivity to Commercial Development



SHLAA Map (Strategic Housing Land Availability Assessment)



Proposed Built-Up Area Boundary





BEARLEY NEIGHBOURHOOD PLAN

Presentation to the Consultation Meeting
Monday 24 November 2014
7.30 pm
Bearley Village Hall

OVERVIEW

- Why we need a Neighbourhood Plan
- What is a Neighbourhood Plan
- Land sensitivity to residential and commercial development
- Outline of the Bearley Neighbourhood Plan
 - Policies and proposals
 - Progress so far
- What will happen next
- The role of the residents and stakeholders

NEIGHBOURHOOD PLAN – WHY?

- 2011** **APRIL** 8000 dwellings in Stratford DC Core Strategy to 2028
- 2012** **MARCH** Bearley PC submits Bearley Village Community Plan to Stratford DC
DEC Stratford DC comments on Village Community Plan
- 2013** **MARCH** Bearley PC submits Addendum to Village Community plan to Stratford DC
APRIL Bearley Now Group 4 Local Service Village (LSV) to contribute 10-25 houses in Core Strategy period
MAY Bearley Village Community Plan approved by Stratford DC Cabinet
JULY Enquiries indicate District Councils can move Green Belt boundaries
JULY Stratford DC says if enough infill (more than 12) then no need for Neighbourhood Plan and Site Allocations process will be sufficient to define development

NEIGHBOURHOOD PLAN – WHY?

- 2014** **JAN** Bearley LSV status now Group 3 with 25-50 houses under latest Core Strategy (10800 houses)
JAN RIL presentation at Village Hall proposing 90 houses west of School Lane
FEB Bearley LSV status reinstated to Group 4 with 10-25 houses with delivery at the top end of the requirement
FEB Bearley PC suggests formal discussions to RIL, no response
APRIL Stratford DC advises a Neighbourhood Plan should be done as Site Allocations process cannot guarantee the right developments for Bearley
APRIL NPPF paragraph 184 says a Neighbourhood Plan should not promote less development than the Local Plan (Stratford DC Core Strategy) or undermine its strategic policies
APRIL Bearley PC adopts assumption for 25 houses as the requirement in the latest 2014 Core Strategy for 2014-2031 being submitted to the Planning Inspectorate for approval

NEIGHBOURHOOD PLAN – WHY?

We **MUST** do a Neighbourhood Plan because:

- It will have same legal status as the statutory Stratford DC Local Plan in deciding planning applications
- It will permit Bearley to control the development in the village in accordance with the wishes of the majority of residents
- It will prevent Stratford DC from allocating development sites for housing and commercial development

NEIGHBOURHOOD PLAN – WHAT IS IT?

National Planning Policy Framework (NPPF) 2012 requires neighbourhoods to:

- Develop plans that support strategic development needs set out in Local Plans (Stratford DC Core Strategy) including policies for housing and economic development
- Plan positively to support local development, shaping development in their area that is outside strategic elements of the Local Plan
- Develop a shared vision for the community to deliver a sustainable neighbourhood development
- **Make policies which will determine planning decisions**
- **Address “development and use of land” to ensure the right types of development within the community consistent with the strategic policies of the area**
- **Plan for a period in line with local Stratford DC Core Strategy 2014 – 2031**

NEIGHBOURHOOD PLAN – DESIGNATION OF BEARLEY

2014

7 MAY

Bearley PC applied for Designation of Bearley Neighbourhood Plan Area

BPC submits the current Parish Boundary as NP Area;

26 JUNE

Stratford DC requests representations/comments from neighbouring PCs and stakeholders

8 AUGUST

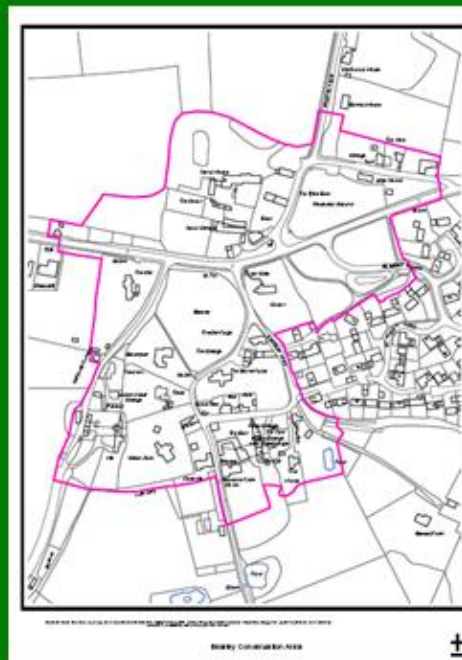
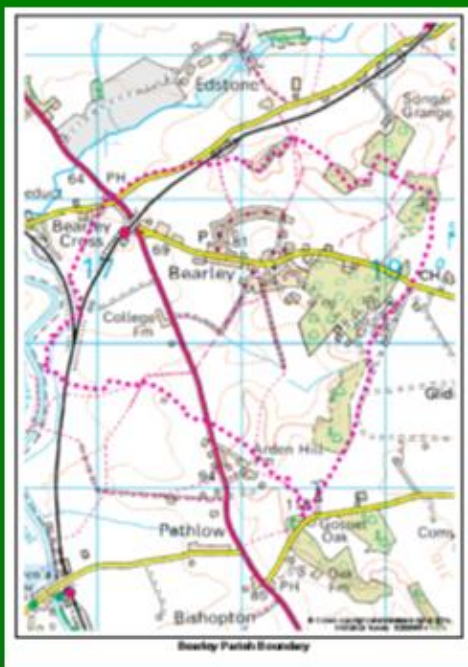
End of consultation period

9 SEPT

Stratford DC informs Bearley PC of Stratford DC Cabinet approval for the current Parish Boundary as “Bearley Neighbourhood Area” for its Neighbourhood Plan

Stratford DC 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

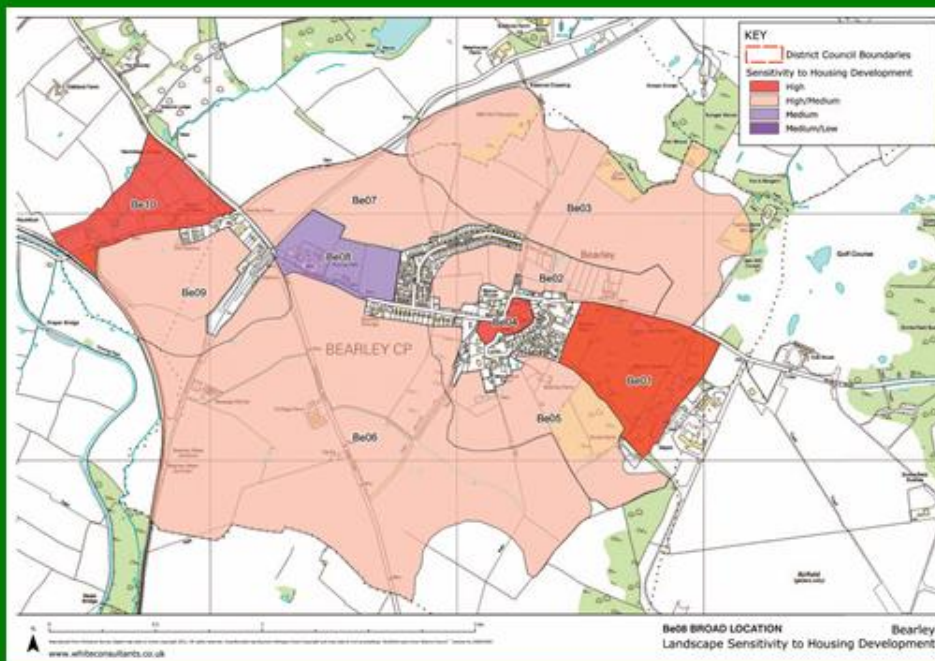
BEARLEY NEIGHBOURHOOD PLAN AREA



BEARLEY PARISH COUNCIL - Approach to Identify Development & Infill Potential

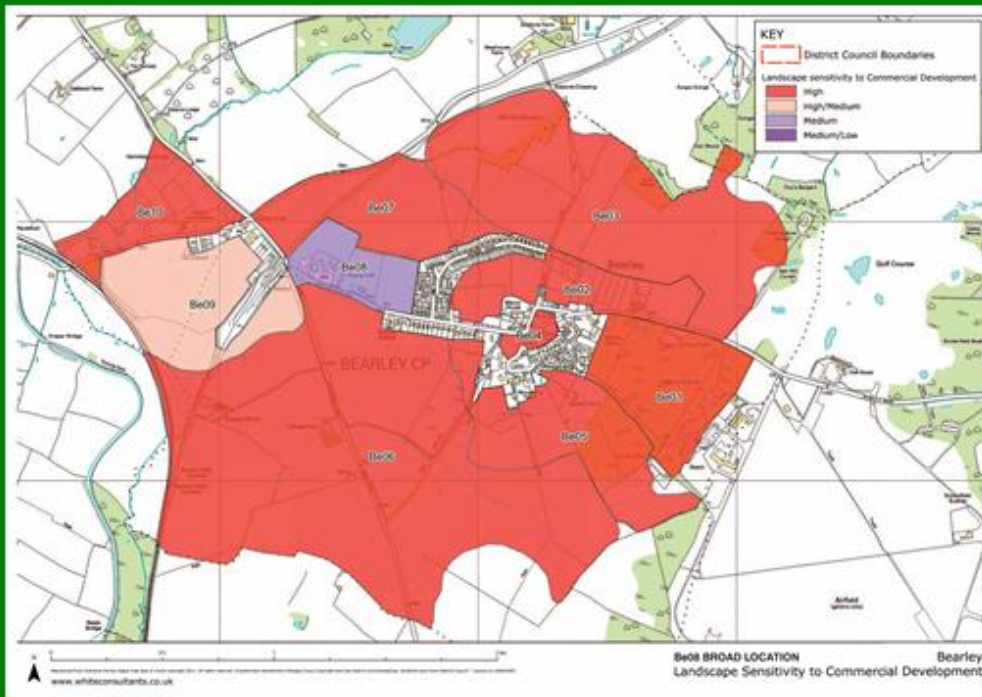
- NPPF paragraph 184 says a Neighbourhood Plan should not promote less development than the Local Plan (Stratford DC Core Strategy) or undermine its strategic policies
- Obligations placed by NPPF, UK and EU statutes, regulations and directives
- The wishes of the residents as recorded in the Bearley Village Community Plan March 2012 and Addendum March 2013 and Housing Needs Survey
- Starting point - reports commissioned by Stratford DC for Core Strategy Evidence Base
 - Landscape sensitivity assessment for villages - White Consultants June 2012" (did not include the correct map for landscape sensitivity to commercial development)
 - Landscape sensitivity assessment for villages - Bearley addendum report – White Consultants August 2014"
 - Strategic Housing Land Availability Assessment (SHLAA) Review 2012 for Stratford-on-Avon District Council issued in January 2013
 - Ecological and Geological Survey of Local Service Villages July 2012
 - Historic Environment Assessment of Local Service Villages July 2012

LANDSCAPE SENSITIVITY ASSESSMENT FOR VILLAGES AUGUST 2014 – Sensitivity to Housing Development



LANDSCAPE SENSITIVITY ASSESSMENT FOR VILLAGES

AUGUST 2014 – Sensitivity to Commercial Development

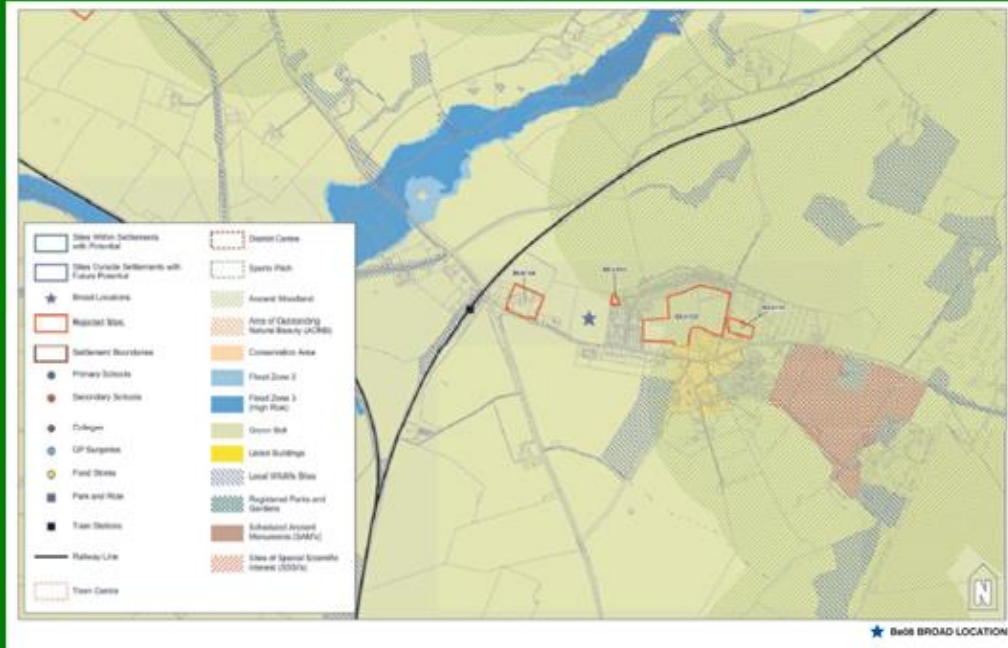


FINDINGS OF LANDSCAPE SENSITIVITY STUDY 2012

Settlement Ref	Housing Development Sensitivity	Commercial Development Sensitivity
Bearley Be01	high	high
Bearley Be02	high/medium	high
Bearley Be03	high/medium	high
Bearley Be04	high	high
Bearley Be05	high/medium	high
Bearley Be06	high/medium	high
Bearley Be07	high/medium	high
Bearley Be08	medium	medium
Bearley Be09	high/medium	high/medium
Bearley Be10	high	high

Be08 is the land owned by Faccenda between Village Hall and Oak Tree Close

STRATFORD DC - SHLAA REVIEW 2012



★ Broad Location – Land owned by Faccenda

SHLAA REVIEW 2012 CONCLUSIONS

SHLAA Review 2012 sought to identify land suitable for 6+ dwellings

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is Green Belt.</p> <p>There is an area of Ancient Woodland to the east of the village.</p> <p>There is a local wildlife site located to the south west of the village center.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>There is a limited range of facilities.</p>	<p>All areas are identified as being of high/high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones BE08 to the west of the village.</p>	<p>There may be 1 broad location for further growth around the settlement.</p> <p>Land to the west of the settlement at Snitterfield Road.</p> <p>No specific sites have been identified as having future potential.</p>

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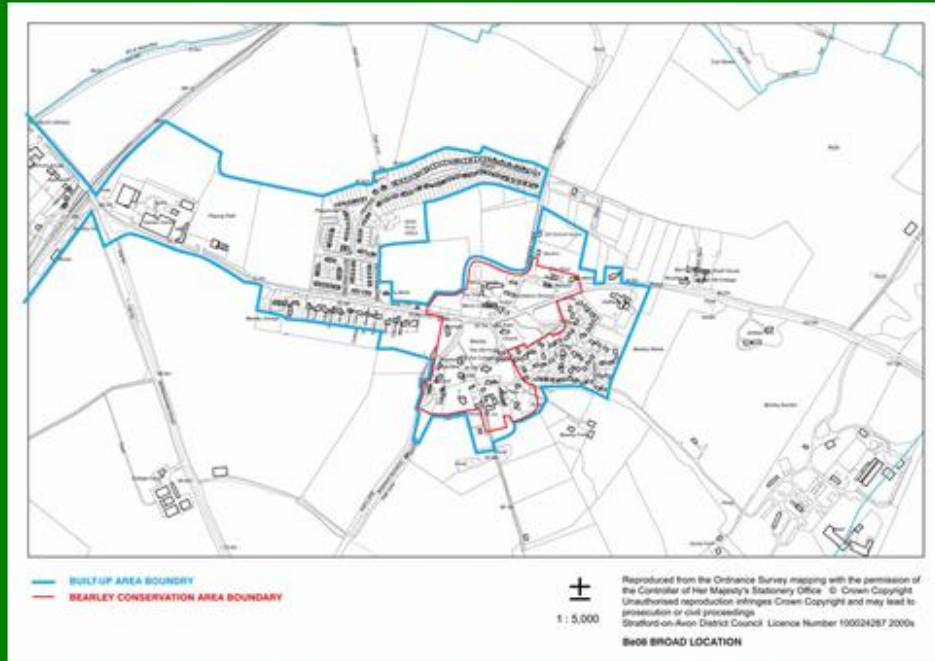
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DEFINING BUILT-UP AREA BOUNDARY

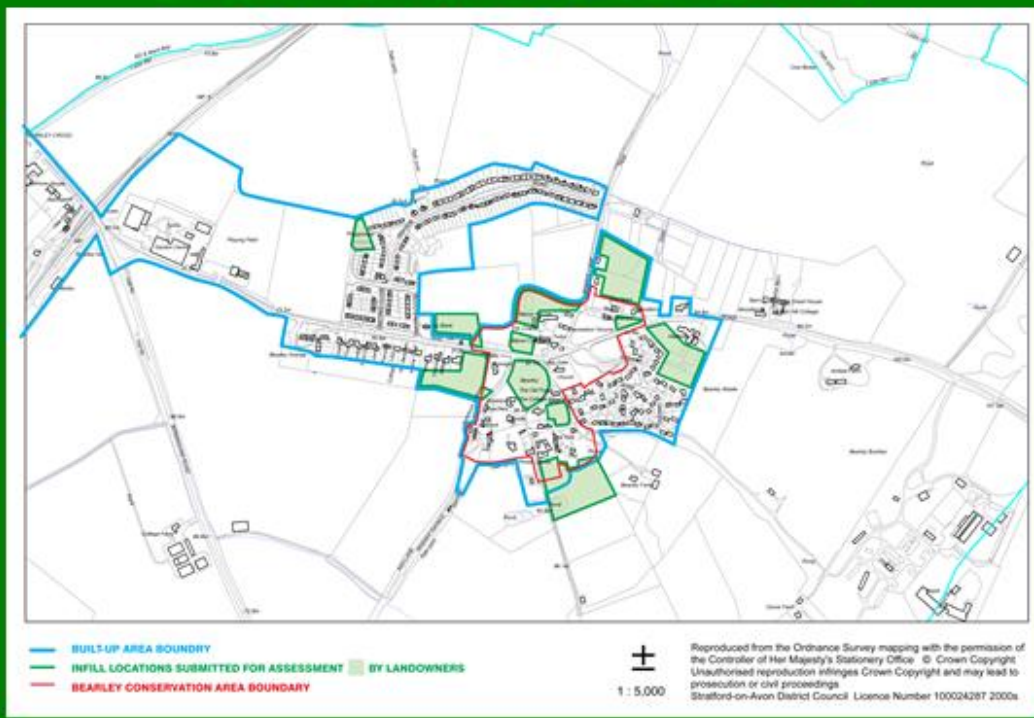
- Built-up Area Boundary chosen based on maps in Landscape Sensitivity 2012 and SHLAA 2012 Reports to include Broad Location
- Broad Location is defined as location which appears to present an opportunity for housing development
- Built-up Area Boundary incorporates the existing built-up area of the village and the Broad Location
- All land outside the defined Built-up Area Boundary is High/Medium sensitivity to housing development and High sensitivity to commercial development (Bearley not designated as business area)
- The exception to the above statement is areas identified as BE01 (Bearley Waste and Bushes), BE04 (Bearley Conservation Area) and BE10 (farmland and flood plain divorced from main Bearley settlement) which are High sensitivity to any form of development

DEFINING BUILT UP AREA BOUNDARY

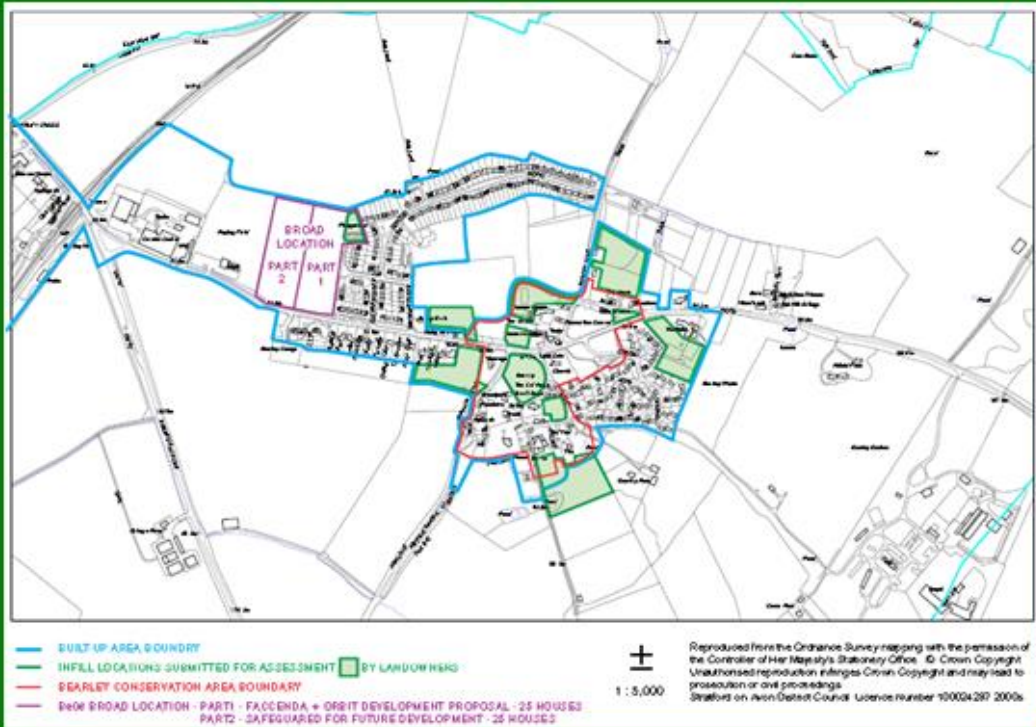


- All land outside the built-up area boundary is high/medium sensitivity to housing development and high sensitivity to commercial development
- Conservation Area, Bearley Waste and Bushes high sensitivity to all development

DEVELOPMENT OPTIONS IN BUILT UP-AREA BOUNDARY



DEVELOPMENT OPTIONS IN BUILT UP-AREA BOUNDARY



DEVELOPMENT OPTIONS IN BUILT-UP AREA BOUNDARY

PROPOSAL

Jointly developed by Faccenda and Orbit for a total of 25 houses at Broad Location to be built on one half of Faccenda owned land, Old Play Area and unused Orbit garages

- » Two 1-2 bed starter homes Two 2 bed bungalows
- » Five 2 bed houses Nine 3 bed houses
- » Seven 4 bed houses

Remaining half of Faccenda land with potential for 25 houses to be “safeguarded” for future development

Delivery of Faccenda development within 5 years as per NPPF

INFILL

Eleven locations submitted for assessment by landowners for infill development

Based on land alone some 50 plots are identifiable for infill but mostly located within or next to Conservation Area

Realistically provide some 12-15 houses dependent upon location and planning considerations

Delivery of infill is entirely dependent upon owner’s circumstances

OBJECTIVES

1. Development in bite size chunks supporting a range of good quality housing meeting established needs
2. Provide focal points and facilities for diverse leisure and recreation activities
3. Develop without prejudicing Green Belt
4. Ensure developments are of good design and preserve the rural character of the village
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 - v. Reuse of buildings
 - vi. Flood mitigation and drainage
 - vii. Environmental sustainability
 - viii. Home working
 - ix. Maintaining green spaces between settlements

POLICIES AND PROPOSALS

3. Transport Policies

- i. Improving bus and rail services
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- iii. Cycle routes
- iv. Mobility services

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- i. Develop and enhance Village Hall facilities
- ii. Play areas develop and enhance
- iii. Support village organisations

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- I. Local Green Spaces and Bearley Bushes SSSI
- II. Preservation of agricultural land and heritage
- III. Skyline and tranquillity protection
- IV. Green electricity generation
- V. Trees and hedgerows
- VI. Streamside development

POLICIES AND PROPOSALS

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- i. Improving communications with residents
- ii. Use of e-mail

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- i. Infrastructure criteria (sewerage, drainage, parking, access, broadband, water treatment capacity, electricity and gas supplies)
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STEPS AND TIMESCALES

No	Activity	Timescale
1	First Draft of Plan completed	October 2014
2	Pre-Submission Consultation with Residents and Stakeholders (6 weeks)	November 2014
3	Questionnaire to residents	November 2014
4	Produce Revised Plan	March/April 2015
5	Complete Basic Conditions, Site Assessments and EIA and/or Sustainability Statement (if required)	May/June 2015
6	Submit Plan to SDC	July/August 2015
7	Publication of Plan by SDC (6 weeks consultation with residents and consultation bodies), appointment of Independent Examiner	August/September 2015
8	Examiner's Report to SDC SDC makes decision whether to send report to Referendum	October/November 2015
9	Referendum (28/56 days)	December 2015 January 2016
10	Making of the Plan i.e., NP being brought into legal force by the local authority SDC	February 2016

PLAN PREPARATION - UNCERTAINTIES

- Stratford DC submitting Core Strategy to Planning Inspectorate October 2014
- There are still parties objecting and making representations especially on LSV
- The Inspectorate may decide to reject for amendments, make changes or approve
- If approved then Bearley as Group 4 LSV to provide 10-25;
- If not directly approved the provision may increase or decrease
- By the time Inspectorate decides Bearley NP may well be at a more advanced stage of Plan submission i.e., partial rewrite may be required
- Stratford DC has as yet not confirmed whether a comprehensive Environmental Impact Statement and/or Sustainability Appraisal is required
- However, if Stratford DC Core Strategy not approved can still go ahead and complete its NP and seek approval

WHAT HAPPENS NEXT

- **A questionnaire prepared by NP Committee will be circulated to every household on 25-29 November 2014**
- We have engaged the services of Simon Purfield, Stratford DC Consultation & Customer Insight Manager and his staff providing market research agency services to independently analyse the questionnaire
- **Please, please, please complete the questionnaire and become part of the future of Bearley village JUST HAVE YOUR SAY**
- **Completing the questionnaire will help your Council to secure all the development in the village to the year 2031 and beyond**
- **Your opinion will only count if you complete and send the questionnaire in the Reply Paid envelope provided**
- **Replies to the questionnaire by 8 January 2015**

ANY QUESTIONS?

BEARLEY

NEIGHBOURHOOD PLAN

Survey

A CLEAR VISION FOR BEARLEY

**An opportunity to say how you would like
Bearley to develop over the next 15-30 years**

November 2014

www.bearley.org

A CLEAR VISION FOR BEARLEY - QUESTIONNAIRE

The enclosed questionnaire has been created to enable you to have your say in the future of Bearley.

You may already be aware that Stratford-on-Avon District Council (SDC) is obliged to approve the building of an additional 10,800 homes over the next two decades. In deciding where those homes are built, the Council is consulting with local communities throughout the district to help it assess the impact of any development.

To ensure the voices of Bearley residents are heard, it is important that everyone in the community has the opportunity to contribute to our Neighbourhood Plan. This will let the SDC know what the people of Bearley want for our community, as well as detailing the impact on local infrastructure, services, green spaces and the wider environment of any land use project. It will also give us an input into the size, style and location of any proposed development.

The attached questionnaire is key to creating a Neighbourhood Plan that accurately reflects our views and those of our neighbours. By providing your opinion, you ensure you have to say in how our community develops over the next two decades.

The Neighbourhood Plan is an important document. If approved, it will form part of the overall planning process for the district and will strongly influence both Stratford-on-Avon District Council and Warwickshire County Council decisions on any changes in our area.

Your input into the questionnaire will also be used in the formulation policies updating the 2012 Bearley Village Community Plan towards a sustainable future. This not only covers housing development, but also details our shared vision of what we want for our parish, protecting the rural character of the village and its green spaces, the transport and communications infrastructure, village facilities, employment opportunities and the local economy.

Arrangements have been made for independent professional analysis of the responses to the questionnaire. All responses will be analysed and all individual information will be kept confidential in accordance with the provisions of the Data Protection Act. A reply paid envelope is provided for returning the completed questionnaire. The deadline for the returning the questionnaire is **8 January 2015**. If you have mislaid the envelope please return the questionnaire to the following address (no stamp required) to Freepost RTJX - GHEE - ZUCS, Stratford-on-Avon District Council, Consultation Unit, Elizabeth House, Church Street, Stratford-upon-Avon CV37 6BR.

Please feel free to include further information on additional pieces of paper.

Any queries on completing the questionnaire or requests for additional questionnaires or for collection of completed questionnaires, should be addressed to your Parish Councillors or the Parish Clerk.

Bearley Parish Clerk	bearleypc@gmail.com	07760 819436
Cllr Dr Arslan Erinmez	arslan.erinmez@btinternet.com	01789 731392
Cllr Carolyn Phillips	carolynphillips1@googlemail.com	01789 730621
Cllr Jane Harrison	harrisonsbearley@gmail.com	01789 731042
Cllr Jo Wall	jowallflowers@talktalk.net	01789 731872
Cllr James Maiden	jimbomaiden.44@googlemail.com	01789 730338

THANK YOU - YOUR HELP IS GREATLY APPRECIATED.

Bearley Parish Council

A CLEAR VISION FOR BEARLEY - QUESTIONNAIRE

Please tick the appropriate box or answer in the space provided.

A: About You

Your household

In order to compile accurate information about the area, we would appreciate it if you would provide us with the following information about your household. This will enable us to identify priority issues from different groups. Individual responses from every adult (aged 16 and over) would be ideal, but you may prefer to submit a household response. Additional questionnaires can be obtained from the Parish Councillors or the Parish Clerk.

Q1 I am answering as...

An Individual Resident A Household

Q2 Your Postcode

Q3 How long have you lived in Bearley?

Less than 1 year..... 6-10 years..... 21-40 years
1-5 years..... 11-20 years 40+ years.....

Q4 If you have lived in Bearley less than 5 years where did you live previously and what brought you to the Parish (e.g. job, to be near to family, retirement)?

Q5 How many people in each of the following age ranges are in your household?

0-10 years	<input type="text"/>
11-18 years	<input type="text"/>
19-30 years	<input type="text"/>
31-55 years	<input type="text"/>
56-75 years	<input type="text"/>
76 years+	<input type="text"/>

Employment

Q6 Please tell us how many members of your family fall into each of the following categories (individuals may be listed in more than one category)

Employed full time	<input type="text"/>
Employed part time	<input type="text"/>
Unemployed	<input type="text"/>
Working within the parish of Bearley	<input type="text"/>
Working outside the parish of Bearley	<input type="text"/>
Self-employed	<input type="text"/>
Retired	<input type="text"/>
In full-time education	<input type="text"/>
In part-time education	<input type="text"/>
Other (for example, looking after family)	<input type="text"/>

Q7 Do you have any long-standing illness, disability or infirmity? Long-standing means anything that has troubled you over a period of time or that is likely to affect you over a long period of time.

Yes No

Q8 If yes to Q7, does this illness or disability limit your activities in any way?

Yes No

Q9 Do you feel in any way isolated?

Yes No

If yes, why?

B: Housing

Proposals arising from Consultations on the Stratford District Local Development Plan included a policy of dispersing developments into Local Service Villages (Parishes such as Bearley that supply services only to their own residents). As a Group 4 Local Service Village, Bearley is required to deliver 10-25 additional dwellings in the Local Plan period 2014-2031. Paragraph 184 of National Planning Policy Framework (NPPF) says a Neighbourhood Plan should not promote less development than the Local Plan (Stratford DC Core Strategy) or undermine its strategic policies.

Q10 Please share any views you may have on development in Bearley. For instance, do you feel there is currently sufficient/insufficient housing in the area or what level of housing would you like to see in Bearley e.g., 10-25 or 25 plus or any other?

Q11 Of the new houses to be built in the parish, which of the following property types do you think would be appropriate?

	Appropriate for Market Housing	Appropriate for Affordable Housing	Don't Know
4/5 bedroom houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 bedroom houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 bedroom houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable/shared-ownership properties*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flats/apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retirement properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q12 Please indicate the tenure of Affordable Housing you would prefer to see.

Rent Both
Sole or Shared Ownership.....

B: Housing

Proposals arising from Consultations on the Stratford District Local Development Plan included a policy of dispersing developments into Local Service Villages (Parishes such as Bearley that supply services only to their own residents). As a Group 4 Local Service Village, Bearley is required to deliver 10-25 additional dwellings in the Local Plan period 2014-2031. Paragraph 184 of National Planning Policy Framework (NPPF) says a Neighbourhood Plan should not promote less development than the Local Plan (Stratford DC Core Strategy) or undermine its strategic policies.

Q10 Please share any views you may have on development in Bearley. For instance, do you feel there is currently sufficient/insufficient housing in the area or what level of housing would you like to see in Bearley e.g., 10-25 or 25 plus or any other?

Q11 Of the new houses to be built in the parish, which of the following property types do you think would be appropriate?

	Appropriate for Market Housing	Appropriate for Affordable Housing	Don't Know
4/5 bedroom houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 bedroom houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 bedroom houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable/shared-ownership properties*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flats/apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retirement properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q12 Please indicate the tenure of Affordable Housing you would prefer to see.

Rent Both
Sole or Shared Ownership.....

Q13 How many bedrooms do you have in your property?

Bearley has developed over many hundreds of years. Today the Character of the Parish reflects many building styles and materials from the 16th Century, to 1950s to mid-1980s.

Q14 Please let us know your opinion on the following statements.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
Neighbourhood Plan should encourage any new housing to be built reflecting the rural character of the village and in keeping with its heritage assets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighbourhood Plan should encourage any new housing to be built to utilise all available technologies to minimise energy and water consumption	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q15 Please provide any additional comments here you may wish to make on Housing

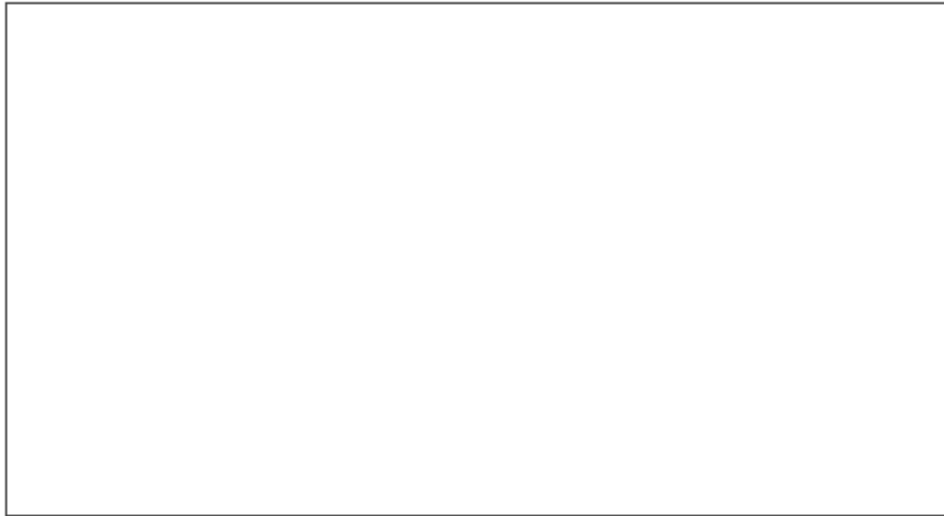
C: Built-up Area Boundary

Taking full account of the Strategic Housing Land Availability Assessment (SHLAA) as well as a Landscape Sensitivity Study in 2012 commissioned by Stratford District Council, your Parish Council has drawn Built-up Area Boundary as shown in the attached map at the back of this questionnaire. This boundary is intended to set the limits for housing development for the Neighbourhood Plan period to 2031.

Q16 Please indicate your opinion on the Built-up Area Boundary

Agree with it Disagree with it Have no view

Q17 Please provide any additional comments here about the Boundary.



D: Site Allocations

Your Parish Council will be submitting the Site Allocations to SDC and for inclusion in the Neighbourhood Plan towards the end of 2014. Under the NPPF the Parish Council has to work with the SDC Planners and cannot deliver less than the number of houses it is allocated under the Local Plan. In April 2014 SDC advised your Parish Council that Bearley would be expected to deliver towards top end of the scale of the 10-25 house requirement in the Core Strategy.

Both the Strategic Housing Land Availability Assessment (SHLAA) and Landscape Sensitivity studies have identified one Broad Location, namely the site between Village Hall and Oak Tree Close owned by Faccenda. A Broad Location is defined by the NPPF, as a suitable location for development achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Development in one half of the Broad Location would deliver a single development of up to 25 houses within the first 5 years of the Plan period to 2031.

Government Policy also permits limited infilling at villages within the Green Belt. To determine the infill potential, your Parish Council has also sought the opinion of landowners through a questionnaire. Your Parish Council has been undertaking site assessments by qualified planners. The initial advice indicates that 12-15 dwellings can be built. The rate of infill type development is gradual and entirely dependent on the owner's or heir's wishes and circumstances. Other possible sites for consideration include the Old Play Area and the unused Orbit owned garages.

As you will know Bearley currently enjoys the status of being "washed over by the Green Belt". The Green Belt boundaries are determined by the Local Authority. Development in the Broad Location may mean that the built-up area of Bearley may be "inset" or removed from the Green Belt by SDC. Any alteration of boundaries needs to follow a formal process and is subject to the scrutiny of the public and the Independent Planning Inspector. Your Parish Council is currently seeking clarification from Stratford District Council towards the Green Belt status of Bearley in relation to proposed developments.

Q18 For the 10-25 new houses required to be delivered by Bearley in the period 2014-2031 as set in the SDC Core Strategy, please indicate your preference for the new development within the Parish. Tick one box only.

Broad Location Both Broad Location and Infill
 Infill.....

Q19 Do you think Bearley should seek to remain in the Green Belt?

Yes No Don't know

Q20 How much do you agree or disagree with the following statements?

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
Neighbourhood Plan should encourage the majority of the new houses to be built in one moderately sized location identified as a Broad Location likely to be delivered early in the Plan period to 2031 and deliver the established needs of the village for rented accommodation, social housing, bungalows for the elderly and balance the types of housing available to encourage new families to live in Bearley to address the population profile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighbourhood Plan should encourage gradual development of infill locations over the years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighbourhood Plan should encourage the majority of the new houses to be built in one moderately sized location identified as a Broad Location likely to be delivered early in the Plan period to 2031 and the gradual development of infill locations over the years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighbourhood Plan should encourage safeguarding of whole or parts of Broad Location set aside for future development beyond 2031	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighbourhood Plan should not encourage any development in the high sensitivity landscape areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighbourhood Plan should not encourage any development in the high/medium sensitivity areas with the exception of infill sites identified through the Site Assessment process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q21 Please provide details of any other sites you feel have potential for development (please indicate why site(s) offers potential and identify owner if known)

E. The Environment

Q22 What are your views on living in Bearley and in particular the aspects of the local environment that are most important to you?

Q23 On which of these environmental issues do you agree that the Parish Council should develop a policy...?

	Strongly agree	Agree	Disagree	Strongly disagree	No opinion
Conserve and enhance the Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of open spaces within and outside of built-up area of the village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conserve and enhance wildlife and their habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protect bridleways and public footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promote energy conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promote reduction in car usage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

F. Communications

Q24 Until recently, there has been no terrestrial broadband in Bearley. Recently, BT Infinity has been installed in the village. Please tell us about your online experience in Bearley?

	Yes	No	Don't Know
Do you have broadband internet access at home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, are you satisfied with the broadband speed you receive?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do you visit the village website (bearley.org)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you satisfied with mobile phone coverage in the village?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q25 Please share any additional views you may have on communications in Bearley, including any suggestions for how it might be improved.

G. Transport Infrastructure

Roads and footpaths in the area

Traffic in Bearley is generated by local residents and non-residents accessing the A3400 and A46. Please tell us if you agree or disagree with the following proposals on how personal transport in the village could be improved.

Q26a Introducing traffic calming in the village

Strongly agree Disagree No opinion

Agree Strongly disagree

If you strongly agree or agree, where?

Q26b Improving junctions in the village

Strongly agree Disagree No opinion

Agree Strongly disagree

If you strongly agree or agree, where?

Q26c Improving street lighting

Strongly agree Disagree No opinion

Agree Strongly disagree

If you strongly agree or agree, where?

Q26d Improving footpaths in the village

Strongly agree Disagree No opinion
Agree Strongly disagree

If you strongly agree or agree, where?

Q26e Lowering speed limits in the village

Strongly agree Disagree No opinion
Agree Strongly disagree

If you strongly agree or agree, where?

Q26f Better provision for cyclists

Strongly agree Disagree No opinion
Agree Strongly disagree

If you strongly agree or agree, where?

Q26g On-street parking improvements

Strongly agree Disagree No opinion
Agree Strongly disagree

If you strongly agree or agree, where?

Q26h Please share any additional comments here on the roads and pathways in Bearley.

Local public transport

Q27 Are the current train services adequate for your needs?

Yes No
If no, please tell us how they could be improved?

Q28 Do you use trains from Stratford or Bearley to Warwick, Leamington Spa and London or the services from Stratford to Birmingham and onwards?

Yes No
If yes, which services and how frequently do you use them? What station do you use?

Q29 Would you use the services more if there was a safer means of crossing the A3400 to the Bearley station?

Yes No

Q30 Would you use the services more if better car parking and bus stops and facilities were provided?

Yes No
If yes, where would you like to see improvements?

Q31 Do you use local bus services?

Yes No
If yes, which services and how frequently do you use them?

Q32 Are the current bus services adequate for your needs?

Yes No
If no, please tell us how they could be improved?

Q33 Please share any additional comments you may have below on public transport in Bearley and the surrounding area.

H. Local Facilities

Q34a Please tell us if you think we have adequate local shops in and around Bearley?

Yes No Don't know

Facilities you use...

Q34b Please tell us if you think we have adequate community buildings in and around Bearley?

Yes No Don't know

Facilities you use...

Q34c Please tell us if you think we have adequate schools in and around Bearley?

Yes No Don't know

Facilities you use...

Q34d Please tell us if you think we have adequate medical practices in and around Bearley?

Yes No Don't know

Facilities you use...

Q34e Please tell us if you think we have adequate dental care in and around Bearley?

Yes No Don't know

Facilities you use...

Q34f Please tell us if you think we have adequate sports facilities in and around Bearley?

Yes No Don't know

Facilities you use...

Q34g Please tell us if you think we have adequate public houses in and around Bearley?

Yes No Don't know

Facilities you use...

Q34h Please tell us if you think we have adequate childcare services/facilities for in and around Bearley?

Yes No Don't know

Facilities you use...

Q34i Please tell us if you think we have adequate services/facilities for young children in and around Bearley?

Yes No Don't know

Facilities you use...

Q34j Please tell us if you think we have adequate services/facilities for teenagers in and around Bearley?

Yes No Don't know

Facilities you use...

Q34k Please tell us if you think we have adequate services/facilities for older people in and around Bearley?

Yes No Don't know

Facilities you use...

Q34l Please tell us if you think we have adequate leisure spaces in and around Bearley?

Yes No Don't know

Facilities you use...

Q35 Please tell us about additional facilities you feel would contribute to the area or existing facilities that could be improved.

Q36 Are there any improvements that could be made to help those with mobility problems?

I. Concerns

Flood protection

Q37 Do you feel flood protection is adequate in the area?

Yes No

If no, is there anything you feel should be done that isn't being done at the moment?

Noise pollution

Q38 Do you experience any problems with noise in the village?

Yes No

If yes, do you have concerns over any activity that may generate unwanted noise?

Crime and nuisance behaviour

Q39 Have you experienced crime or nuisance behaviour in the village?

Yes No

If yes, please provide details

Q40 What do you feel could be done to reduce crime and nuisance behaviour?

Q41 Have been the victim of a crime in the area in the last 2 years?

Yes No

Q42 Do you feel the appropriate services dealt with it adequately?

Other areas of concern

Q43 Are there other areas of concern you feel should be addressed in the plan?

1. Business and Economy

In approving the Parish Boundary as the Bearley Neighbourhood Plan Area SDC 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.

The previous survey undertaken for the Village Community Plan suggested a number of businesses were operating in the Parish. At least half of these businesses are working from home, and are now self-employed.

Q44 Please let us know your opinions on statements below.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
There could be developments of small business units to provide jobs and facilities in the Parish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allow small business developments to be accommodated on existing built upon sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change of use of sites from business to residential (with the possible loss of associated facilities) should be allowed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change of use of sites from residential to business use should be allowed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

K. Developer Contributions

SDC Core Strategy Policy CS.26 states that developer contributions can be sought towards infrastructure.

Q45 Your Parish Council would like to establish appropriate policies to enable the village to benefit from such contributions. Please indicate the sorts of facilities you and your family's priorities in terms of facilities if such contributions are to be secured? Tick **3 boxes only** to indicate the facilities you wish to see benefit.

- Community facilities e.g., village hall improvements.....
- Open spaces
- Footpaths/pedestrian facilities
- On and off street parking
- Cyclist facilities.....
- Rights of way.....
- Flood management.....
- Environmental improvement e.g., tree planting.....
- Other specific improvements you may consider important

Q45a Please provide more detail here about the three facilities that you would like to be implemented.

L. Additional Comments

Q46 Is there anything else you would like to see in the Neighbourhood Plan/parish plan?

Q47 Please let us know any other positives or negatives about living in Bearley that haven't been covered elsewhere in this questionnaire, and anything you think would improve life in the village.

Thank you very much for completing the questionnaire. Your feedback is greatly appreciated.

14.8.3 List of properties to which the survey questionnaires were delivered

Street	Number of dwellings	Number of copies
Ash Lane (CV37 0SP)	6	6
Bearley Cross (B95 6DR)	2	2
Cedar Lodge (B95 6DR)	1	10
Bearley Green (CV37 0SZ)	4	4
Birmingham Road (CV37 0EU)	5	5
Cherry Lane (CV37 0SX)	29	29
Church Lane (CV37 0ST)	24	24
Church Lane - The Yard (CV37 0SN)	4	4
Grange Road (CV37 0 SE)	139	139
Greenswood (CV37 0SU)	10	10
Oaktree Close (CV37 0SD)	37	37
Old Snitterfield Road (CV37 0SH)	5	5
School Lane (CV37 0SQ)	2	2
Snitterfield Road (CV37 0SB)	8	8
Snitterfield Road (CV37 0EX)	27	27
Snitterfield Road Bearley Grange (CV37 0SR)	9	9
St Mary's Acre (CV37 0SY)	21	21
Village Hall	1	10
TOTAL	334	352

14.8.4 List business consultees

The Manager MHA Cedar Lodge, Bearley Cross, Wootton Waven Solihull West Midlands B95 6D	TÜV SÜD Product Service Ltd • TÜV SÜD Group Snitterfield Road • Bearley Stratford upon Avon Warwickshire CV37 0EX	Richard Le Page Bearley Vineyard The Beeches Bearley Stratford upon Avon Warwickshire CV37 0SR
Countrywide Stores Bearley Mill Snitterfield Road, Bearley Stratford upon Avon Warwickshire CV37 0SA	The Woodland Kitchen Gorse Farm Snitterfield Road Bearley Stratford upon Avon Warwickshire CV37 0EX	Windows-Are-Us Units 1-2, Bearley Mill Snitterfield Road Bearley Stratford upon Avon Warwickshire CV37 0SA
Jane and Tony Bartlett Planet Exhibitions and Events <i>Airmanship Hall, Twelve Acre Wood,</i> Snitterfield Road, Bearley Stratford upon Avon, Warwickshire CV37 0EX	P R Wall Fencing 28 Grange Road Bearley Stratford upon Avon, Warwickshire CV37 0SE	Jo Wall Flowers 28 Grange Road Bearley Stratford upon Avon, Warwickshire CV37 0SE
Spa Environmental Care plc The Lairage Bearley Stratford upon Avon Warwickshire CV37 0TY	Arden Gas Services 133 Grange Road Bearley Stratford upon Avon Warwickshire CV37 0SF	Ann Baddeley Pilates Lilac Cottage, Snitterfield Road Bearley Stratford upon Avon Warwickshire CV37 0SR

14.8.5 List of landowner consultees

Faccenda agent Andrew Wilkins Managing Director Lone Star Land LLP Forward House 17 High Street Henley in Arden B95 5AA	Rajkowski Developments Limited Riverside Studio, Avonford Cottage Bridge Street Hampton Lucy Warwick Warwickshire CV35 8BA
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14.8.5 List of Village Organisations consulted

CONTACT	ORGANISATION	ADDRESS	EMAIL ADDRESS
Mr H J Hathaway Hon Treasurer	Bearley Cricket Club	10 Mill Close Broom Nr Alcester B50 4HT	aileen.hathaway@googlemail.com
Mrs J Wall	Bearley Flower Club	28 Grange Road Bearley CV37 0SE	jowallflowers@talktalk.net
Mr D Bull Chairman	Bearley Gardeners	11 St Mary's Acre Bearley CV37 0SY	bygonebearley@btinternet.com
Mrs C Phillips	Bearley Play Areas Association	Tudor Cottage Snitterfield Road Bearley CV37 0SJ	carolynphillips1@googlemail.com
Ms K Edwards	Bearley Sports & Social Club	Snitterfield Road Bearley CV37 0SB	bearleyssc@gmail.com
Ms A Bolger	Bearley Village Book Club	Baytrees 11 Church Lane Bearley CV37 0ST	amandabolgercoaching@gmail.com
Ms C Pettitt	Bearley Village Hall	Holly Hock Cottage Ash Lane Bearley CV37 0SP	charlotte_pettitt@btinternet.com
Mr D Bull	Bygone Bearley	11 St Mary's Acre Bearley CV37 0SY	bygonebearley@btinternet.com
Mrs G Smith	Lunch Club	15 Grange Road Bearley CV37 0SE	
Mr C Bull Chairman	Snipes Short Mat Bowls Club	3 St Mary's Acre Bearley CV37 0SY	
Mrs J Harrison	St Mary the Virgin PCC	1 Church Lane Bearley CV37 0ST	harrisonsbearley@gmail.com
Ms J Meaden	Ladies Table Tennis	Wood Lane Farm Church Lane Bearley CV37 0SL	jacqueline.meaden@btinternet.com
Mr K Lillie	Bearley History Group	3 Bearley Green Bearley CV37 0SZ	Lillie.energytech@ukgateway.net
Mr D Harrison	8 th Warwick's (Stratford) Home Guard Rifle Club	1 Church Lane Bearley CV37 0ST	harrisonsbearley@gmail.com
Mrs June Callaghan President	Bearley WI	8 Cherry Lane Bearley CV37 0SX	junecallaghan@hotmail.com

14.8.6 List of Statutory Consultees

No	Name	Organisation	E-Mail Address	Phone Number
1	Peter Davies	Severn Trent Water	peter.davies@severntrent.co.uk	07771 938817
2	Becky Clarke	Environment Agency	becky.clarke@environment-agency.gov.uk	01543 404945 (722 - 4945)
3	Jane Field	Environment Agency	jane.field@environment-agency.gov.uk	01543 404878 (Internal 722 4878)
4	Peter Boland	English Heritage	Peter.Boland@english-heritage.org.uk	0121 625 6887 - Mob: 07967 208 296
5	Jamie Melvin	Natural England	jamie.melvin@naturalengland.org.uk	0300 060 4935
6	Dave Neale Neil Benison	Warwickshire County Council - Highways	daveneale@warwickshire.gov.uk Dave Neale (Highways) – new contact: neilbenison@warwickshire.gov.uk	01926 418036
7	Michael Green	Warwickshire County Council - Flood Risk Manager	michaelgreen@warwickshire.gov.uk	T: 01926 412781 M: 07795 236847
8	David Lowe	Warwickshire County Council Ecology Services	davidlowe@warwickshire.gov.uk	
9	Anna Stocks	Warwickshire County Council Museum Services	annastocks@warwickshire.gov.uk	
10	Jonathan Grigg Robert Leahy	SDC Gypsy & Traveller Info	jonathan.grigg@stratford-dc.gov.uk Jonathan Grigg (G & Ts) – new contact: robertleahy@warwickshire.gov.uk	Mob: 07976238449
11	Phil Ward	WRCC Rural Housing Enabling Officer	philw@wrccrural.org.uk	01789 472610
12	Warwickshire County Council Observatory and Census	Warwickshire County Council Observatory and Census	research@warwickshireobservatory.org	01926 418066
13	Leslie Morris	National Grid (gas and electricity)	leslie.morris@uk.ngrid.com	Land Development Team 01926 653172
14	Bob Sharples	Sport England	bob.sharples@sportengland.org	0207 272 1793/1797/179 9
15	Tim Willis	WCC Adult Health and Community Services (extra care housing)	Timwillis@warwickshire.gov.uk	01926 745140
16	Billy Roden	Communities (NP Team)	william.roden@communities.gsi.gov.uk	0303 444 2918
17	Simon Purfield	SDC Consultation and Customer Insight Manager	simon.purfield@stratford-dc.gov.uk	01789 260118

Replacements contacts from Matthew Neal of SDC 07.11.2014

Dave Neale (Highways) – new contact: Neil Benison neilbenison@warwickshire.gov.uk

Jonathan Grigg (G & Ts) – new contact: Robert Leahy robertleahy@warwickshire.gov.uk

No replacement for Leslie Morris National Grid identified

15. Councillors' Letter – Bearley Beacon January 2015 Issue

Bearley Neighbourhood Plan (NP)

The final count for the Bearley NP Survey Questionnaire responses was 152 with 109 households and 43 individual residents responding. The top line results including the statistical analysis have been received from the independent professional analysts. The comments made on various issues are now being analysed and results are expected by the end of January with a full report scheduled for mid-February. The findings of the report will be incorporated in the Draft Neighbourhood Plan.

The SDC Core Strategy hearing by the Planning Inspector continues. On 15 January the issue of housing allocation for Local Service Villages (LSV) was on the agenda. SDC has submitted the following revised approach to the treatment of Green Belt LSVs to the Inspector, ***“The Council (SDC) is of the view that these figures will be achievable in the Green Belt LSVs over the course of the plan period based on the lower end of the range given in Policy CS.16; i.e., Category 2 = around 51 dwellings; Category 3= around 26 dwellings; Category 4 = around 10 dwellings.”*** SDC then stated that to give greater confidence to the to the Inspector and the communities the dwelling figures given are capable of being achieved without having to resort to removing any of them from the Green Belt and they believed the scale of development can be provided in accordance with NPPF para 89.

For the avoidance of doubt NPPF para 89 refers to limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan and Bearley is designated as a Category 4 LSV in SDC Core Strategy. Of course, the above revised approach of SDC will need to be approved by the Inspector and his final verdict is expected in March. The full text of the above document and any further documents from the hearing will be posted in bearley.org website as they occur.

16. Summary of Neighbourhood Plan Survey Results – A Clear Vision for Bearley - Final Amended Report – April 2015 – By Consultation Unit, Stratford-on-Avon District Council

About You

- 72% of the responses were from households and 28% from individuals.
- Respondents were asked to indicate how long they had lived in Bearley parish. The highest percentage was for those who had lived between 21 and 40 years in Bearley (30%).
- A quarter of respondents said they had a long-standing illness, disability or infirmity.
- Of those with a disability etc., half of these felt it limited their activities in some way.
- Only 2% of the sample felt they were isolated.

Housing

- Three-quarters of the sample felt that 4/5 bedroom houses were appropriate for market housing, with 7% saying affordable housing, the lowest percentage of the housing types.
- 67 residents felt three bedroom houses to be appropriate for market housing and 55 for two bedroomed homes. For types of property appropriate for affordable housing there was no clear conclusion on the preferred size of property.
- Exactly half of respondents indicated the tenure of affordable housing to be a mixture of sole or shared ownership and rent.
- Almost half of those surveyed had a three-bedroomed property.
- Three-quarters of those surveyed (73%) strongly agreed and 25% agreed that the Neighbourhood Plan should encourage any new housing to be built reflecting the rural character of the village and in keeping with its heritage assets. Only 2% disagreed in some way.
- Asked if the Neighbourhood Plan should encourage any new housing to be built to utilise any new all available technologies to minimise energy and water consumption, six in ten (60%) strongly agreed and 37% agreed.

Built-up Area Boundary

- Residents were asked to look at the Built-Up Area Boundary map which intended to set the limits for housing development for the Neighbourhood Plan period. Just over half (54%) agreed with it, three out of ten (30%) disagreed and 17% had no view.

Site Allocations

- For new development within the Parish, 48% wished it to be in a Broad Location, 33% as infill and 19% as both Broad Location and Infill.
- An overwhelming majority of residents (94%) wished for Bearley to seek to remain the Green Belt.
- 63% agreed the Plan should encourage the majority of new houses to be built in one moderately sized location.
- 63% agreed that the Plan should encourage gradual development of infill location over the years.
- 55% agreed that the Plan should encourage the majority of the new houses to be built in one moderately sized location identified as a Broad Location likely to be delivered early in the Plan period to 2031 and the gradual development of infill locations over the years
- 79% agreed the Plan should encourage safeguarding of whole or parts of Broad Location set aside for future development beyond 2031.

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

The Environment

- There was extremely strong support for all but one, promote reduction in car usage. There was universal agreement to protect the bridleways and public footpaths.

Communications

- 93% of respondents had broadband internet access at home. Of these just over half (53%) were satisfied with the broadband speed they received.
- Just under two-thirds of villagers (65%) visited the village website.
- Just below half of those surveyed (49%) were satisfied with the mobile phone coverage in the village.

Transport Infrastructure

- 78% of residents wished to see the introduction of traffic calming in the village.
- 61% of those surveyed wished to see improved junctions in the village.
- 47% agreed that there should be improved street lighting.
- 70% of residents would like to see improved footpaths in the village.
- The lowering of speed limits in the village was favoured by 82% of residents.
- 46% of respondents wished to see better provision for cyclists.
- 61% of residents wished to see on-street parking improvements in the village.
- 63% of residents felt that the current train services were adequate for their needs. Frequency was the main issue.
- Four out of ten residents (39%) use the trains from Stratford to Bearley to Warwick, Leamington Spa and London or the services from Stratford to Birmingham and onwards.
- A third of those surveyed would use the train service more if there was a safer means of crossing the A3400 to the Bearley Station.
- 28% of those completing the questionnaire would use the services more if better car parking and bus stops and facilities were provided.
- 37% of residents use the local bus services. The X20 was mentioned by half of those commenting with 12 references to the 229. Frequency was very varied.
- 31% of residents felt the current bus services are not adequate for their needs. Frequency was the prominent reason.

Local Facilities

- 38% of respondents feel they have adequate local shops in and around Bearley.
- A very high proportion (92%) felt there are adequate community buildings in and around Bearley.
- Almost three-quarters of those surveyed felt there were adequate schools in and around Bearley.
- 58% feel they have adequate medical practices in and around Bearley.
- Almost six out of ten respondents (59%) feel they have adequate dental care in and around Bearley.
- 89% felt there are adequate sports facilities in and around Bearley.
- Around two-thirds of those responding (68%) feel they have adequate public houses in and around Bearley.
- 46% of respondents feel they have adequate childcare services/facilities for in and around Bearley.

- Seven out of ten residents (71%) feel they have adequate services/facilities for young children in and around Bearley.
- 38% of respondents feel they have adequate services/facilities for teenagers in and around Bearley.
- Almost three-quarters of these surveyed (73%) feel there are adequate services/facilities for older people on and around Bearley.
- 88% feel there are adequate leisure spaces in and around Bearley.

Concerns

- Two-thirds of residents (68%) feel flood protection is adequate in the area.
- Noise is a problem for 29% of residents who answered the question.
- 28% of residents claim to have experienced crime or nuisance behaviour in the village.
- 3% said they had been a victim of crime in the area in the last two years.

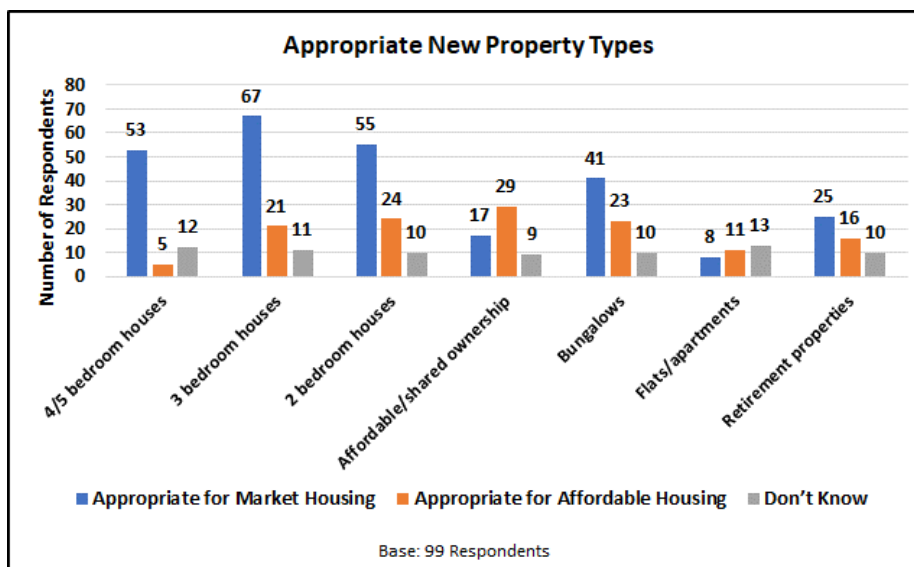
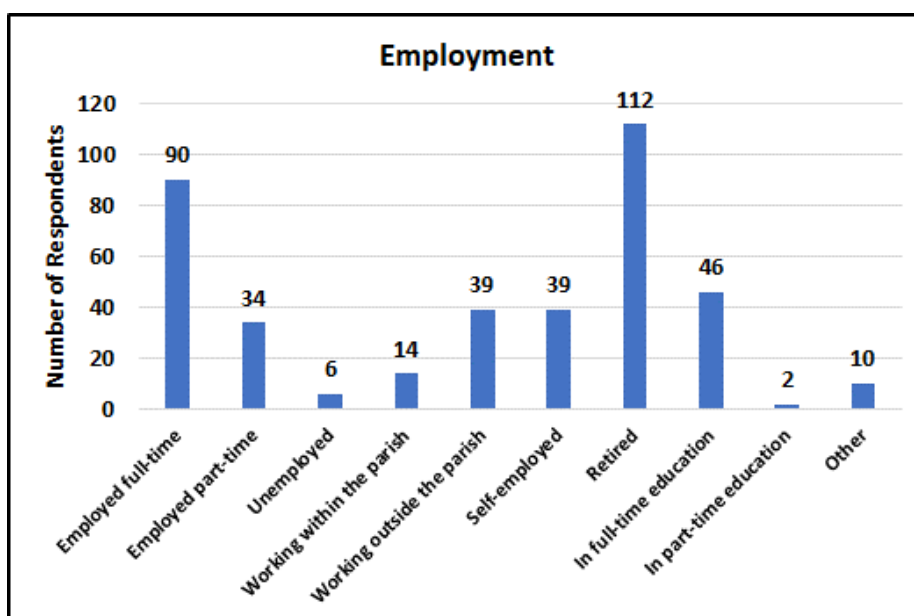
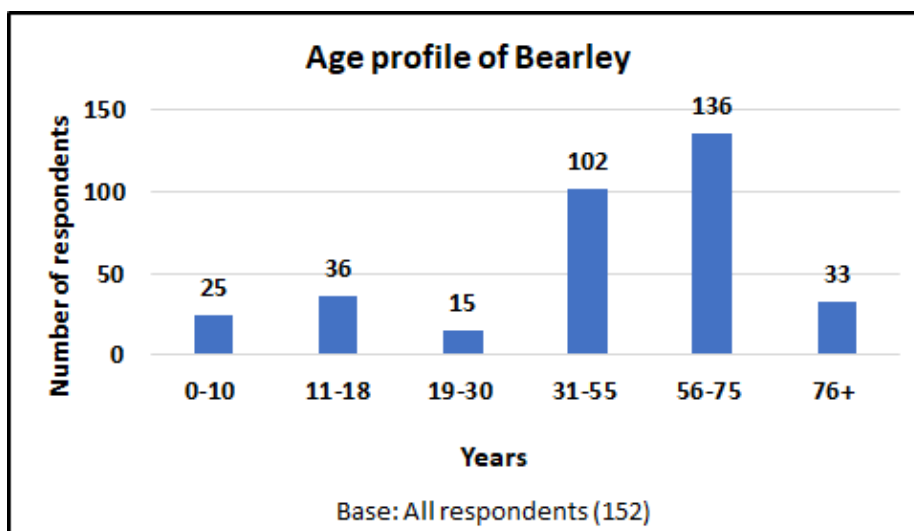
Business and Economy

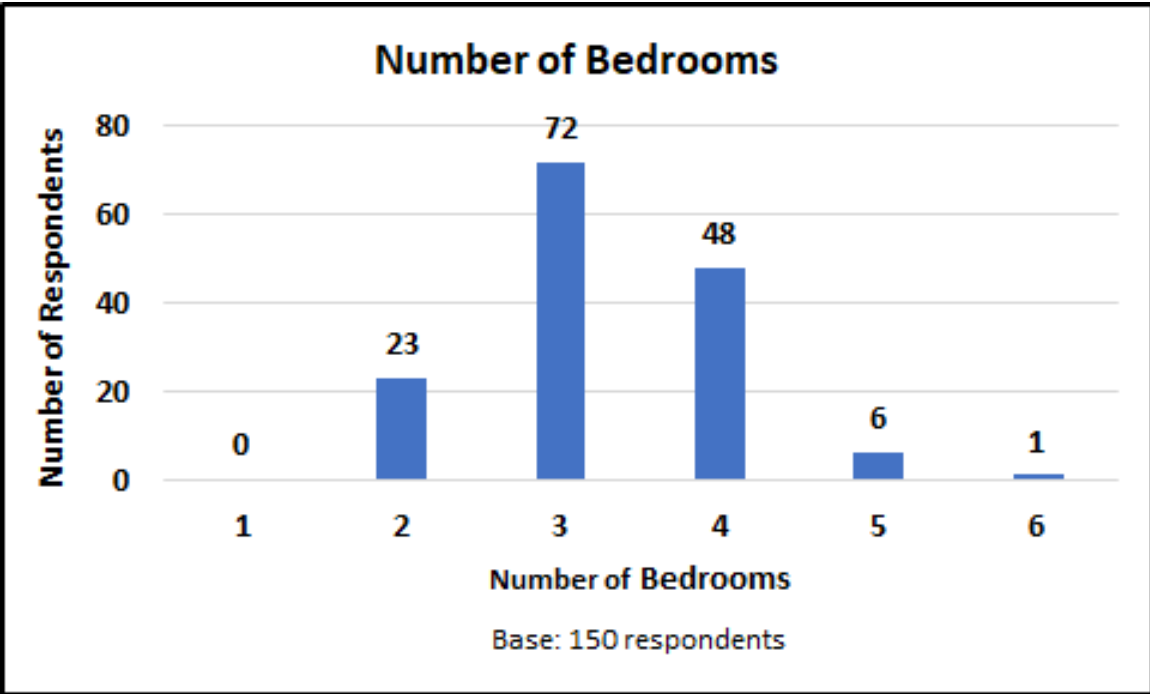
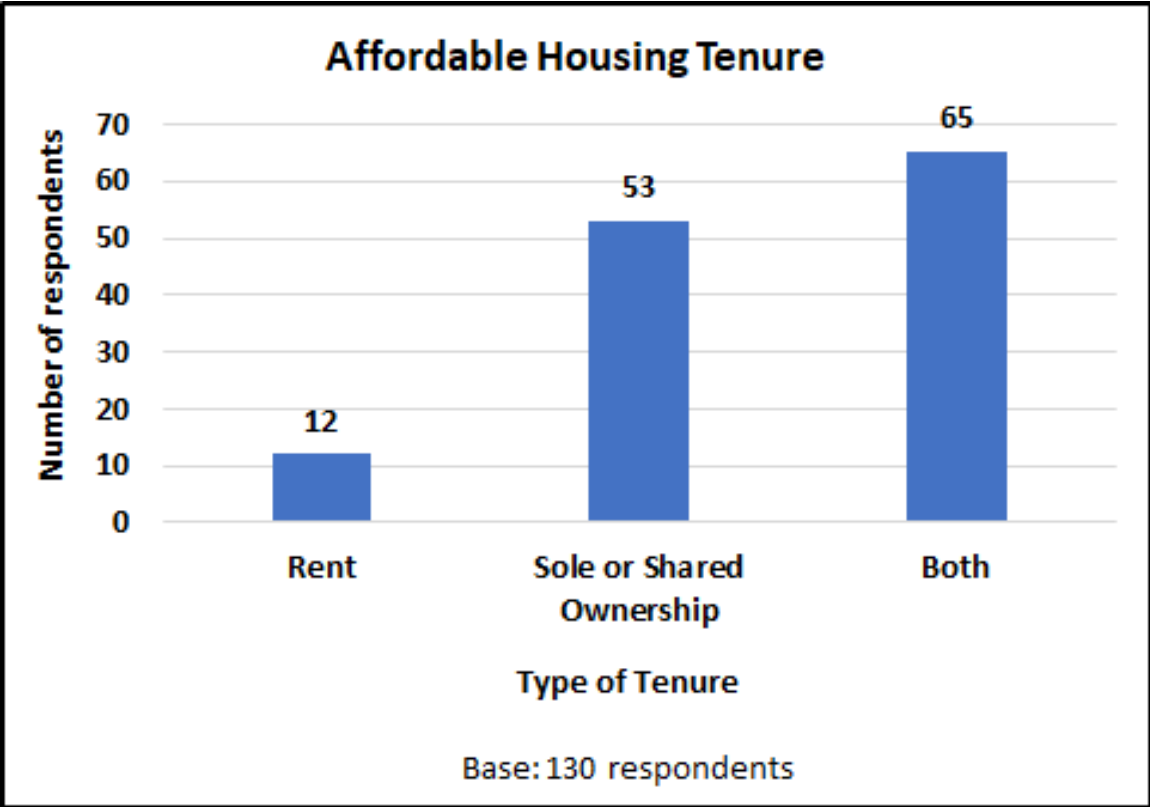
- 61% agreed that there could be development of small business units to provide jobs and facilities in the Parish.
- 76% agree that small business developments should be accommodated on existing built upon sites.
- 54% agree that a change of use of sites from business to residential (with the possible loss of associated facilities) should be allowed.
- Two-thirds of residents (66%) felt a change of use of sites from residential to business use should be allowed.

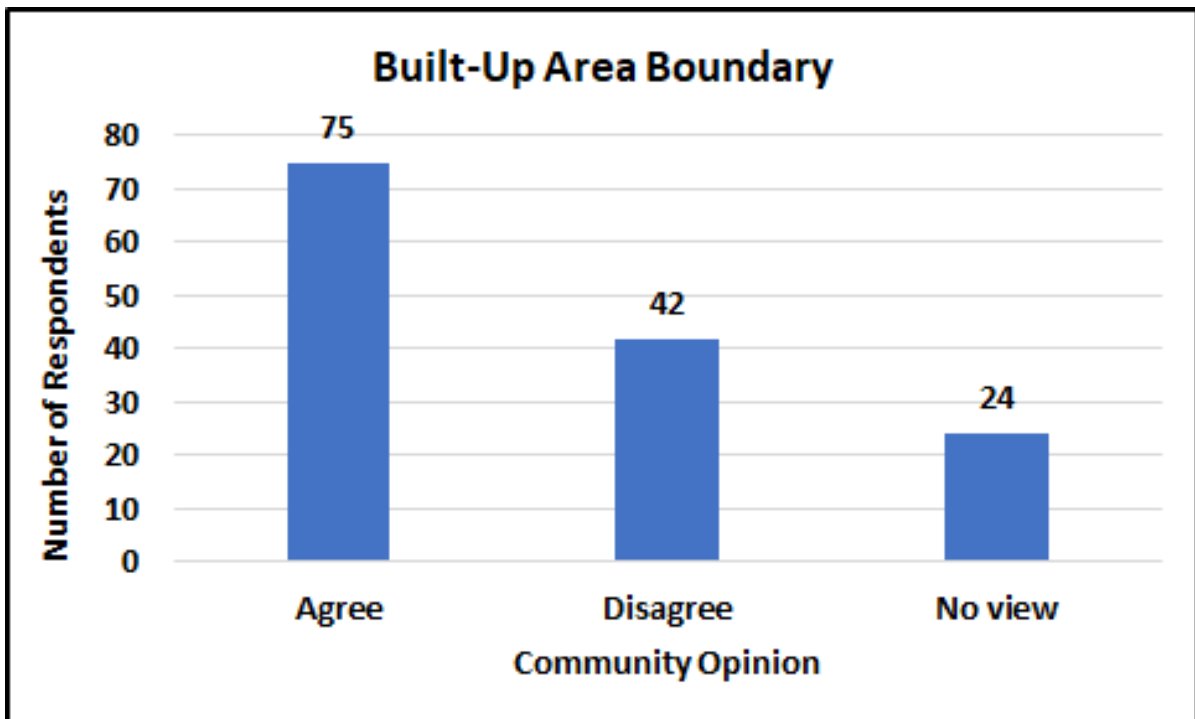
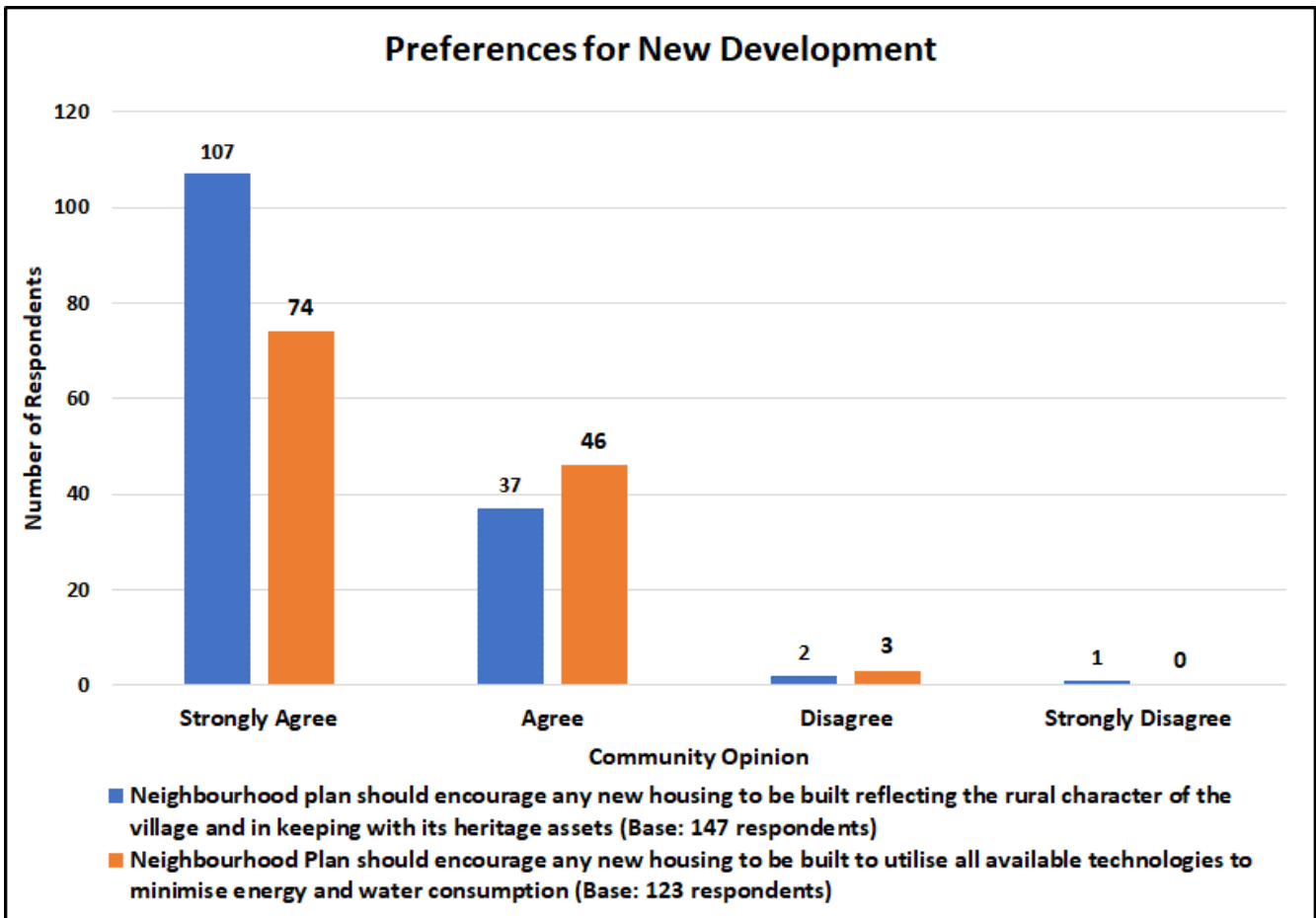
Developer Contributions

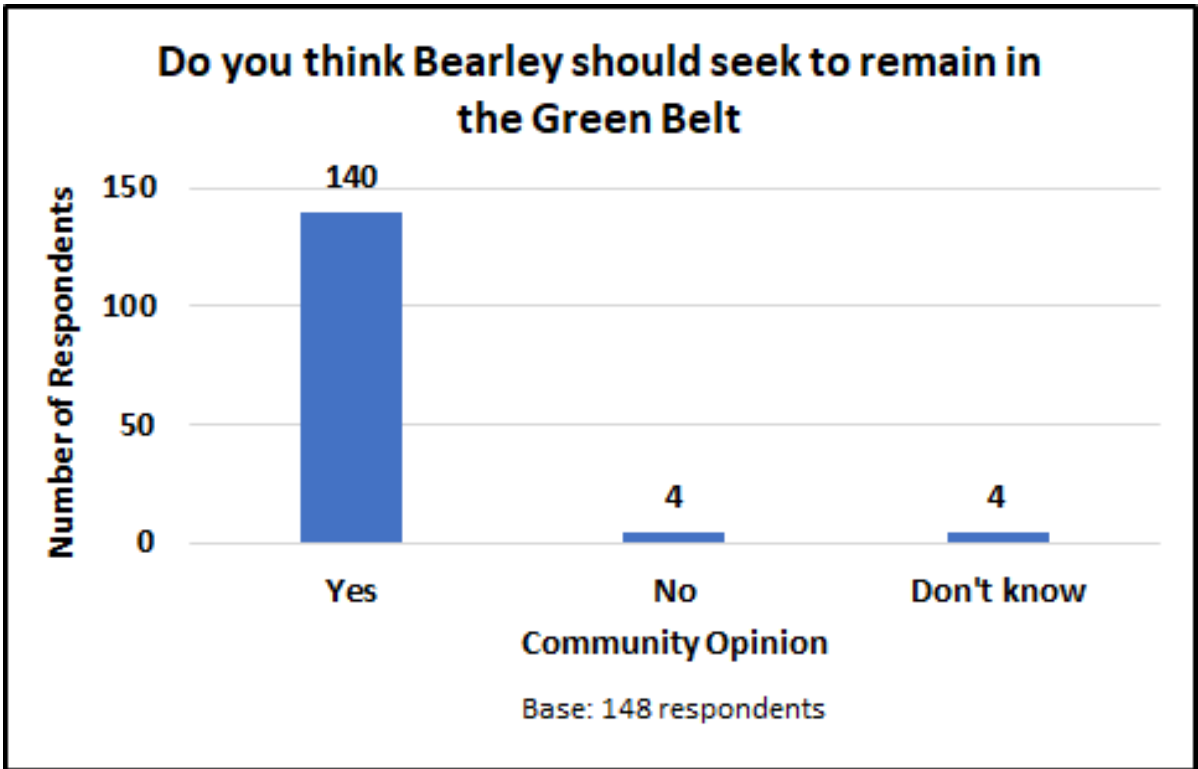
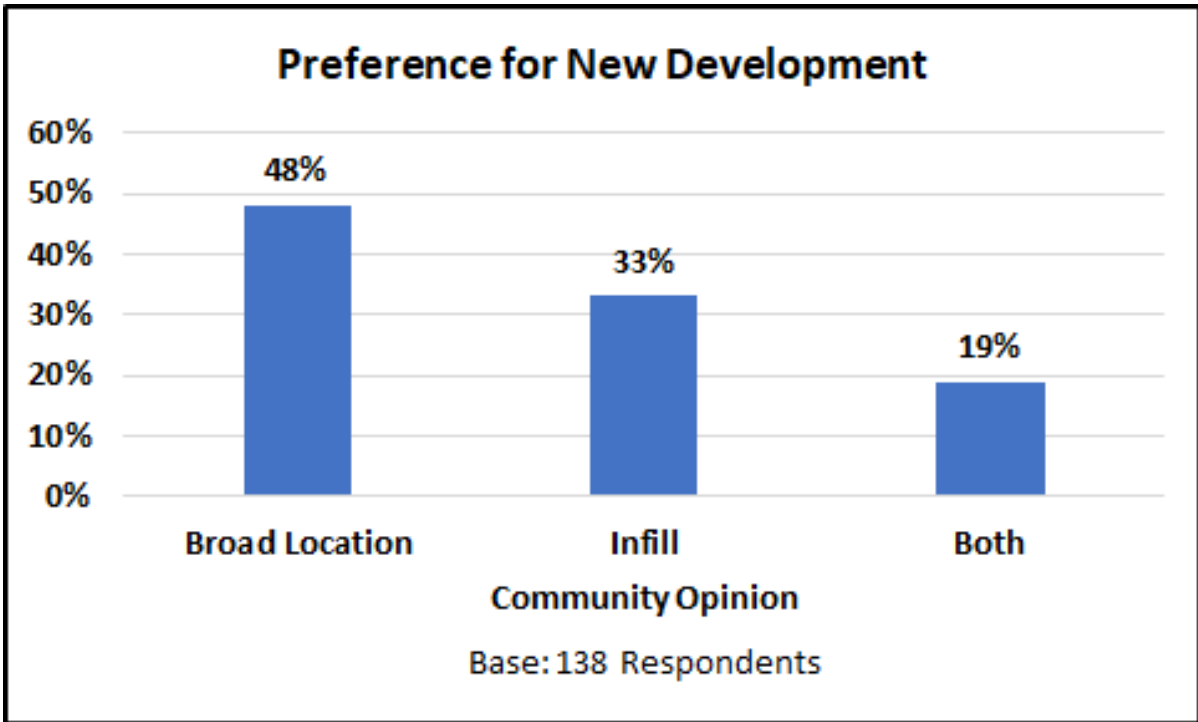
Just over half of those questioned (52%) felt community facilities would benefit from the money. 48% investment on footpaths and pedestrian facilities was important, 45% improvements to the environment and 44% to open spaces.

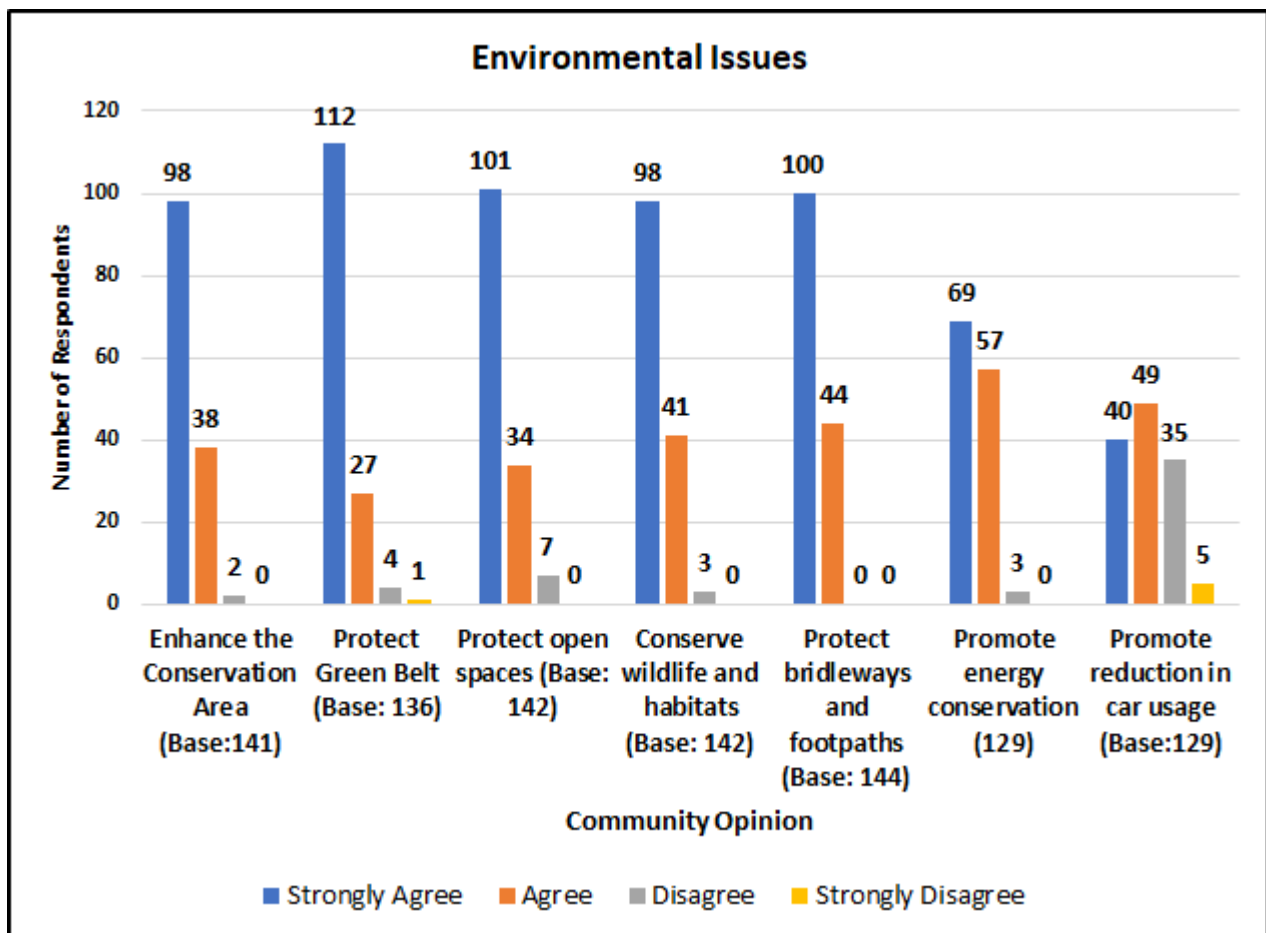
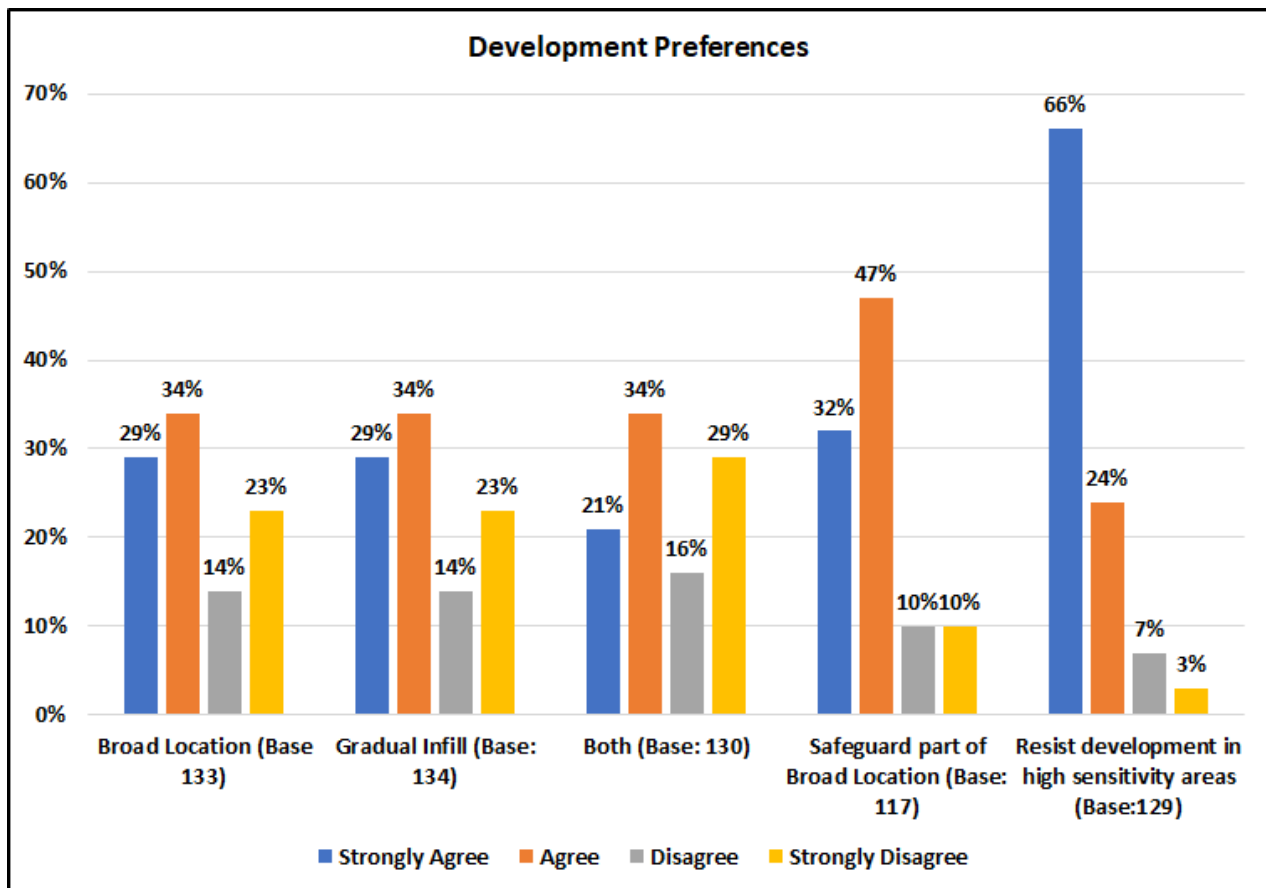
17. Summary of Neighbourhood Plan Survey Results – Data Analysis and Literal Comments

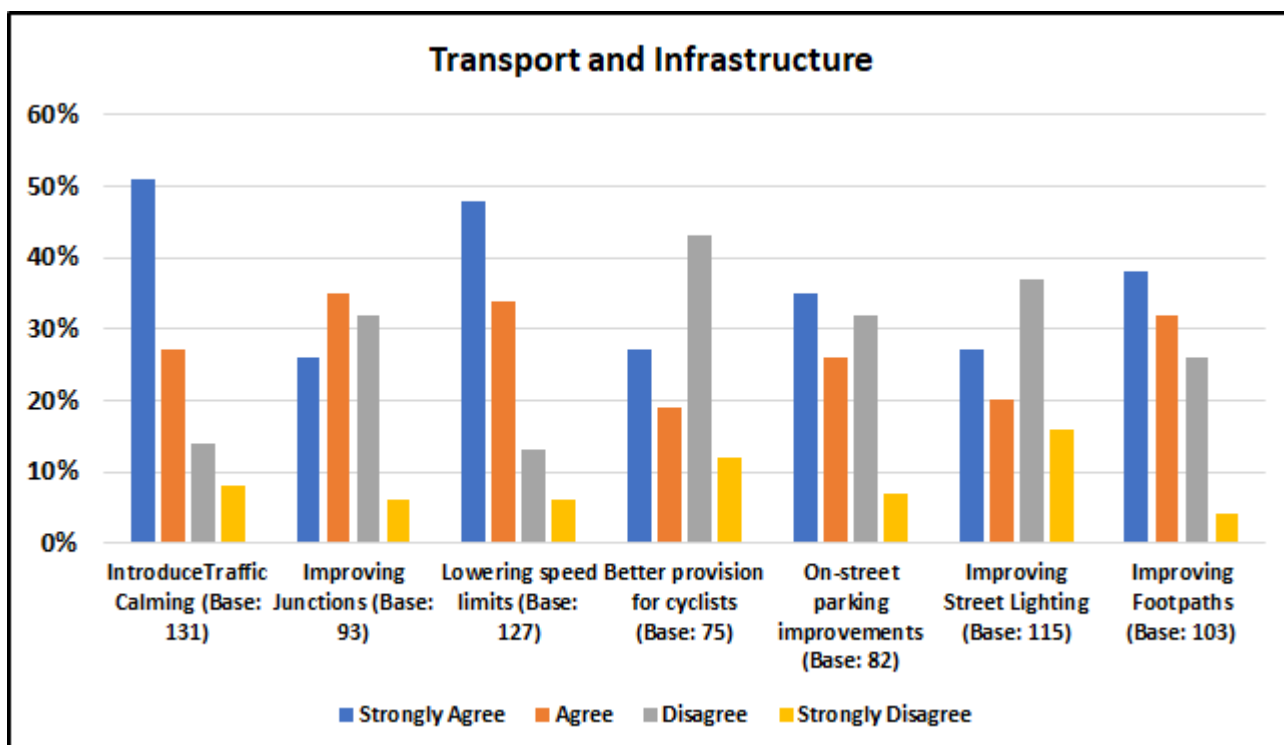
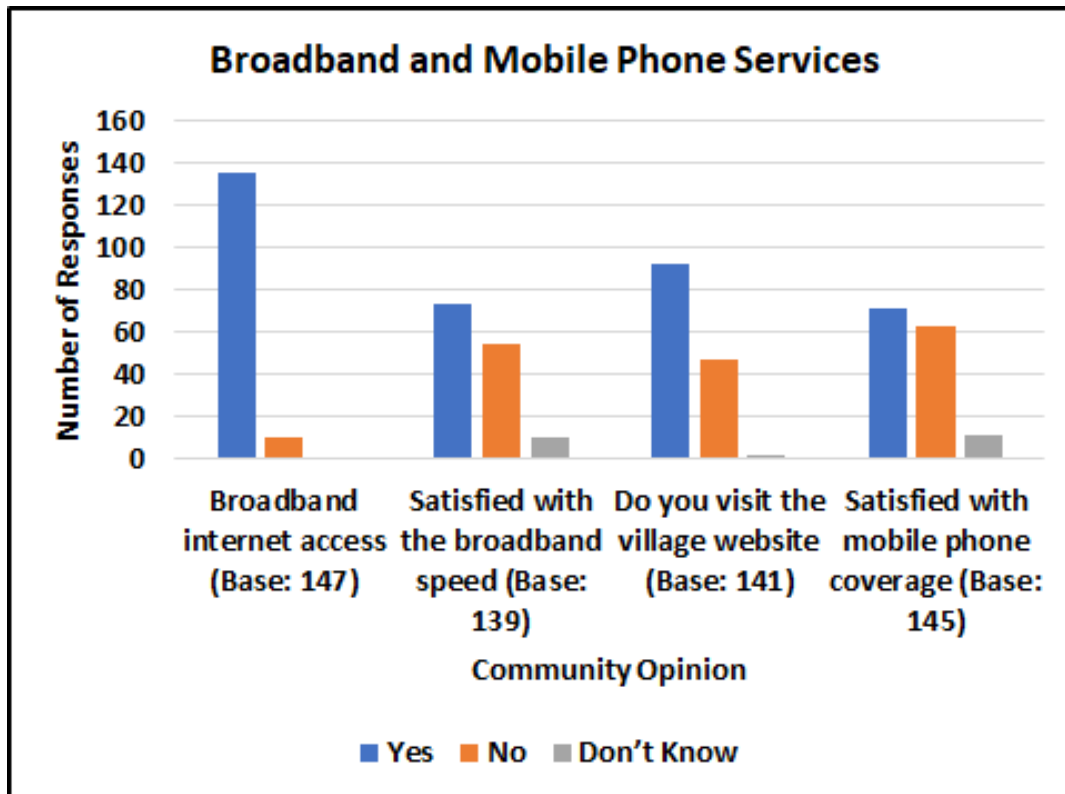


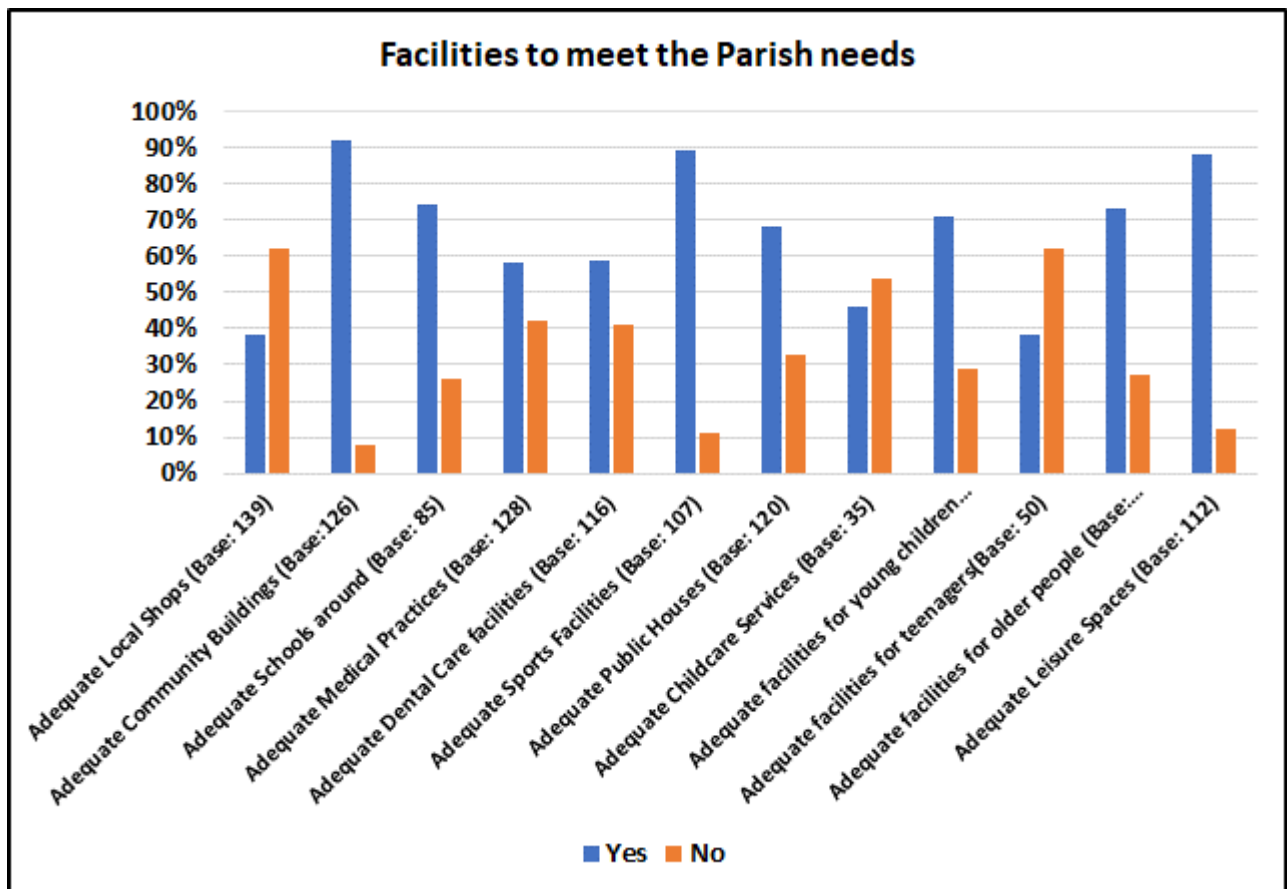
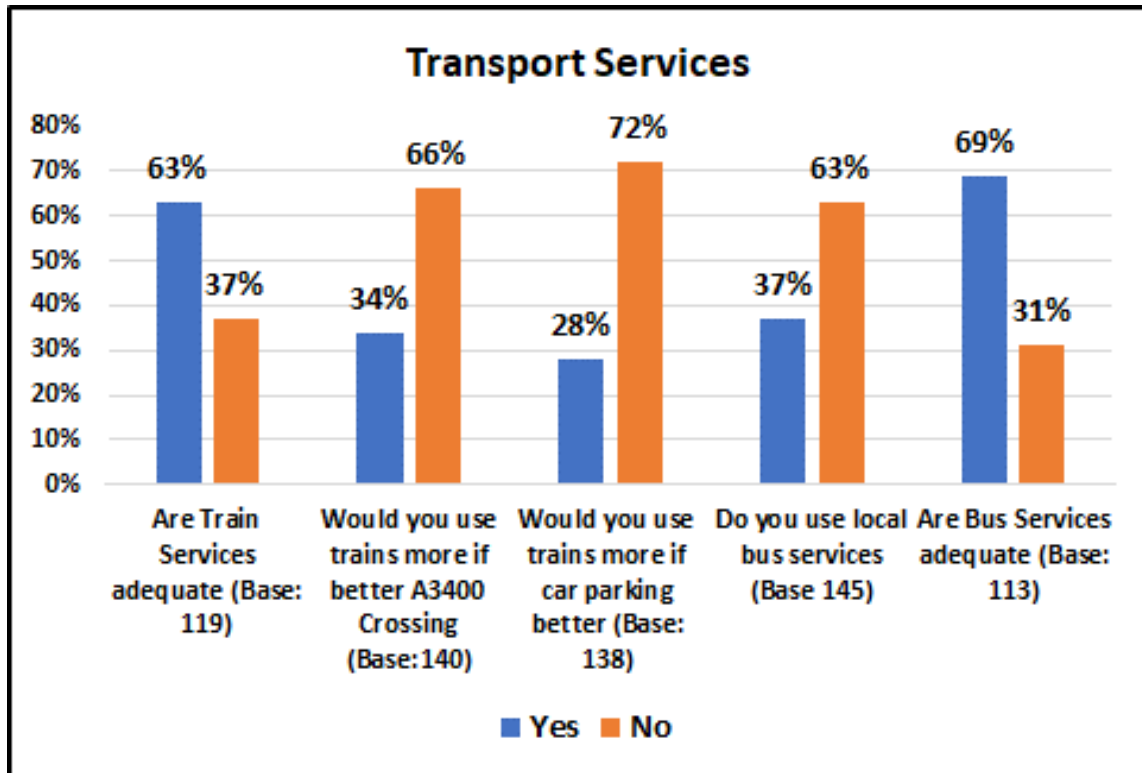


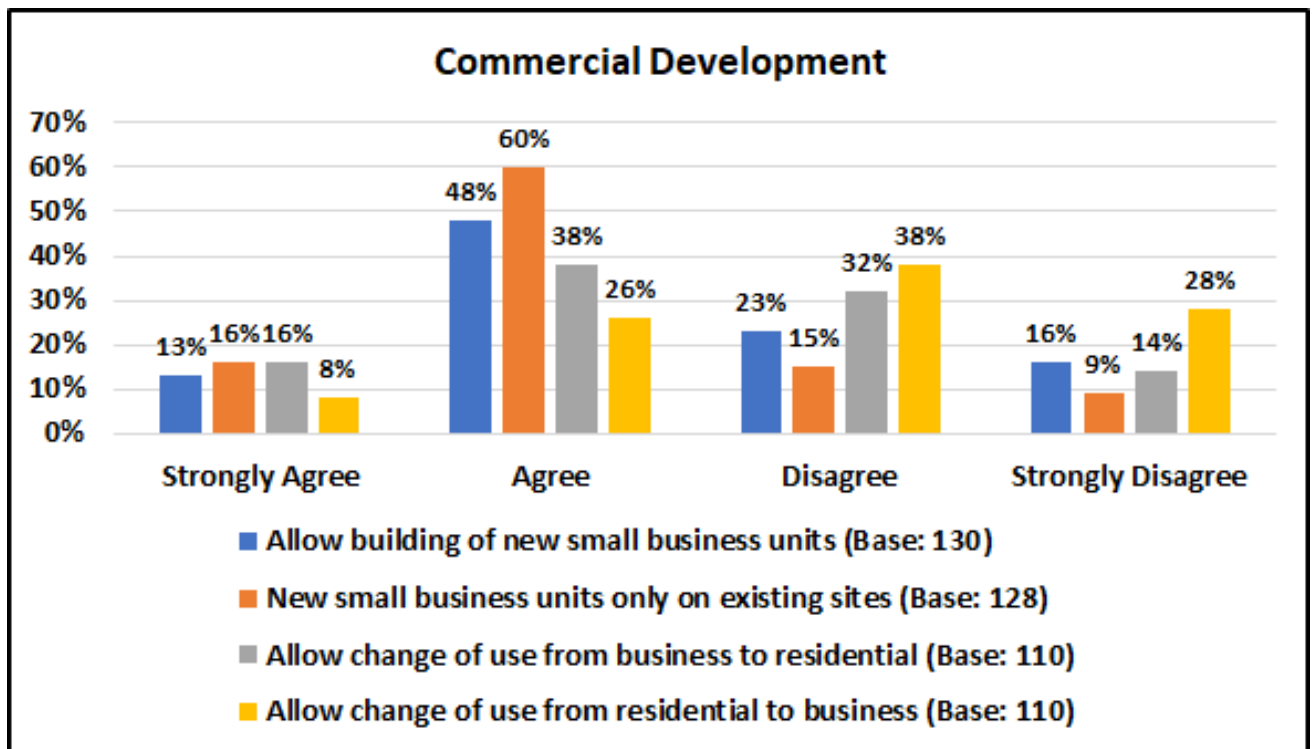
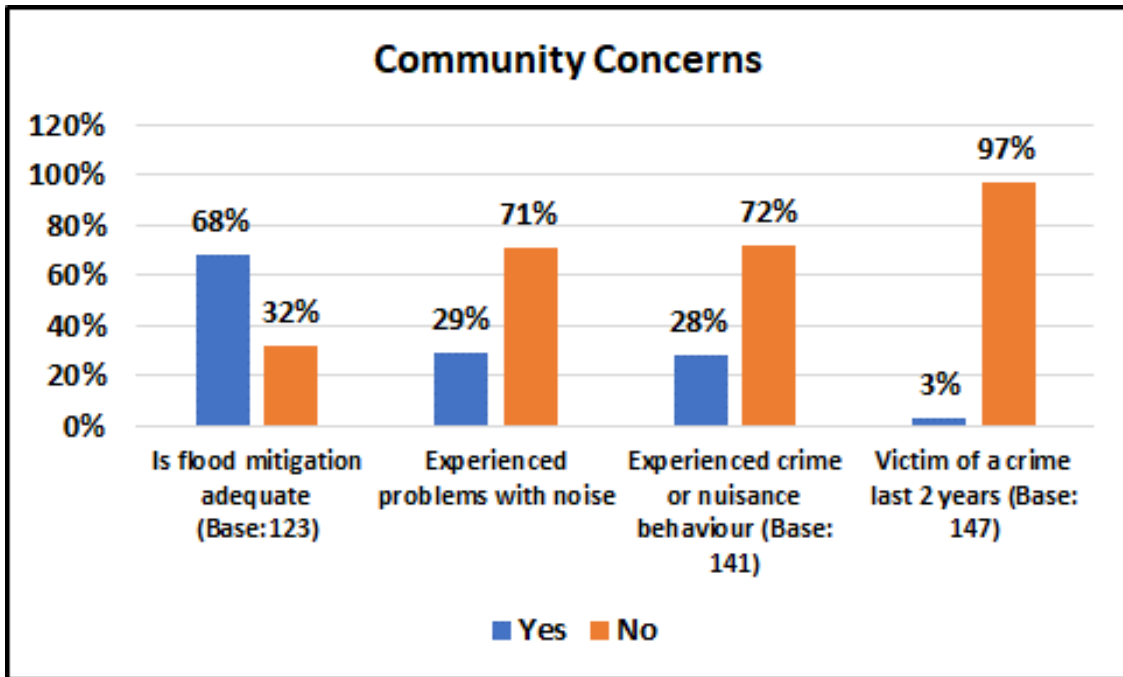


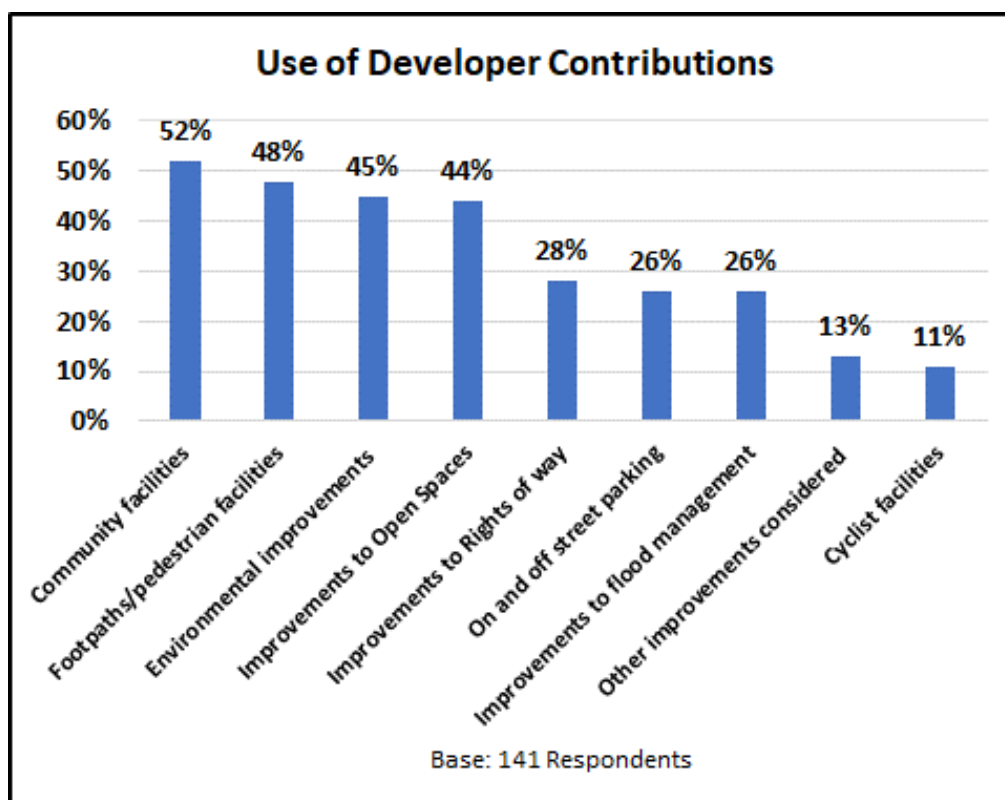












LITERAL COMMENTS TO QUESTIONS

Q4. If you have lived in Bearley less than 5 years where did you live previously and what brought you to the Parish (e.g. job, to be near to family, retirement)?

Wilmcote 15 years, Birmingham 2 years, returned to quiet country life
Wanted to move to a nice location in the country near my husband's place of work
Hampton Magna, Warwick. We moved to Bearley as we liked the house and its surroundings, and it also was still fairly close to Warwick
Peaceful environment for the family and space to enjoy countryside
Solihull. Countryside, village location
Tomlow Stockton CV34
Hatton Warwick, like the village
Previous address; Orchard Well, Chapel Street, Welford - closer to motorway for work and the house
Snitterfield - moved due to divorce
We have relocated from London for a life style choice
Warwick and Clitheroe, wanted a small, quiet village
Great Alne - smaller house and garden
Pinley Green, Claverdon, downsizing
To be near family
Hinckley, Leicestershire. It was always our intention to move back to South Warwickshire, so to be nearer our family
Market Harborough
Rented in Stratford, moved for family
Lapworth - moved to Bearley for quieter area and larger property
Will be in 5 years April 2015, Live in South Warwickshire/Stratford area all of our lives.

Bexhill on Sea, East Sussex
Priors Marston, returned to area
Wilmcote - bought a house
Previously in Redditch. Moved here due to idyllic rural location

Q9. Do you feel in any way isolated – if yes, why?

No facilities, very fast roads causing difficulty in crossing
Poor, infrequent bus service. No post office, no retail, or general store. No pub or coffee shop. No doctors
Bearley has no pub, no school, no shop nor GP. The railway station is of little use to residents. Individuals need a car for a modern life

Q10. Please share any views you may have on development in Bearley. For instance, do you feel there is currently sufficient/insufficient housing in the area or what level of housing would you like to see in Bearley e.g., 10-25 or 25 plus or any other?

Insufficient housing. 25 plus houses would be better than a smaller number to meet demand in the area
Sufficient at present but possibly 15-25 new houses needed within next 20 years
25 plus to include bungalows for aged people. The more houses the better as this may provide facilities i.e. shop, doctor's surgery
10-25 is more than enough for the village as local services i.e. school, shops etc. are not in village and public transport is not the best
25 houses is plenty
Bearley should deliver 10-25 additional dwellings as required in the local plan period 2014-2031, but no more than this number. The 10-25 additional dwellings should be built in keeping with the local vernacular style
Development proposals should be considered very carefully. Infilling could ruin the character of the village while estate development would overwhelm it. I am totally against any new development in Bearley
I feel there is currently sufficient housing in the area but appreciate that some development will have to take place and personally think 10-25 houses would be the most sensible level of housing considering the lack of amenities, for instance, a shop in the village
10-25
There is insufficient housing. We require more bungalows for the elders of the family, allowing them to vacate the houses for their family, allowing families to be available locally for any support they may need. I feel 10-25 houses would be sufficient for our village for this to happen
I feel that there is currently sufficient housing in Bearley
Ideally, we would wish for there to be no further development in Bearley, but we understand that there is a national need for additional housing and we thereby accept, reluctantly, that Bearley is required to deliver 10-25 additional dwellings
We are content to see the village grow slowly. Small scale developments are preferred on infill sites rather than large block developments. We have 2 examples of large scale developments which have dramatically changed the nature of the village over the last 70 years. A large proportion of existing properties are affordable housing status, we do not need more!
There is insufficient housing in Warwickshire and due to Stratford DC; Bearley would be a village that is used to increase Warwickshire properties. I think 25 properties would be a sufficient amount for Bearley
We feel that 10-25 New homes are appropriate for this village
House sales in Bearley at all levels look to be very slow from modern bungalows suitable for retired people to old character cottages. If this is not a village where people are keen to move to (lack of amenities), why build more houses here at all?
A small number of new houses would be ok. No more than ten houses added via infill in selected plots around the village would work best to keep the character of Bearley whilst adding new homes and people to it

There is room for more housing
Development in Bearley must be structured. The current residents' wishes as per the NP process should be paramount. Thereafter, any developments must add to the residents' wellbeing, bearing in mind the factors of traffic, buses, trains, footpaths, cycle tracks, drainage etc. Therefore, it is unlikely that over the period 2014-2031 the village can sustain a large development. The question does not put an upper limit. Our conclusion is no more than 40 units in the longer term
No more than 10 extra dwellings
I think Bearley could take up to 25 additional houses comfortably, with possibly a further 25 later.
I agree that Bearley can take up to 25 additional houses comfortably with a further 25 later. I am mystified by the omission of any future development of the Rajkowski land.
No more than 10 as services will be affected
I feel there is adequate housing in Bearley
10-25
Insufficient housing in area. Amenities. Reduce substantial housing to create desired amenities and shops. Transport links. 100+ houses of a high class social group are needed
The infrastructure e.g. no schools, shops, GP, post office. Does not support the development of houses geared towards families
We think Bearley is perfect as it is but if we have to build houses to meet local plan requirements, then this should be restricted to the minimum required i.e. 10-25 additional dwellings
Currently sufficient housing
10-25
Sufficient housing in the area
I know it is very difficult to find sites to build houses, but, Bearley is not a place that can take a lot of houses. The lay out of the village is not suitable for a large build; at least eight people have died on its roads, four of them teenagers. Therefore, as few as possible should be built
There should not be housing estates and no use of actively farmed land, nor should members of the parish/district council swing fence around in the centre of the village. There is already sufficient housing in Bearley and an elderly population will ensure more vacancies in due course. Schools are already subscribed and there are no services in the village
A few more are ok if other facilities match, e.g. shop, social and sports for old and young
10 - no further housing as road system and amenities will not be able to cope/sustain
10-25
Bearley has previously had 2 large scale developments (at least). Bearley has few facilities and should not have large scale development. 10-25 houses are plenty and we should not be exceeding this. Bearley is a village. Development should be in keeping with the village i.e. a range of sizes and styles and preferably locations
Sufficient housing
Bungalows
25 homes, affordable, shared ownership. Also need further 10 new homes for purchase as 4 bed detached in centre infill sites. Village is too linear
We are concerned that more housing would impact on the road infrastructure and the already problematic parking. If houses were built in Bearley, we would like to see more of 2 bedroom, affordable houses, suitable for young couples. A local shop would also be beneficial
10-25 including affordability
There should be more than 25 new houses in Bearley to bring in more younger people
25 new houses would be ok
I would like to have the 10-25 group of housing made available, so the children that are born and bred here will have somewhere that they are near to their family to live
I believe Bearley is a small village with very few services and amenities. The building of 10-25 houses on a green field site is wholly unacceptable
I think that up to 25 houses in the village would enhance it as long as they are not all big expensive ones. There should be a good mix of small to medium size

Split into 10-25 dwellings into equal proportion. 1-2 dwellings. Fill by local individual proposals first before giving permission to developers. Sign off planning only for environmentally friendly developments and aesthetically pleasing designs
Sufficient housing. No need for anymore. No facilities in village either.
The current village plan for 25 new properties in the planning period 2014-2031 would support both county and village, however, this development should not include 4/5 bed houses and so the 25 may be able to be increased by 1 or 2
Sufficient housing thank you
Aging population, not sufficient housing for younger families. Middle of 10-25 range, say 15
We consider that the current levels are sufficient. Further growth would inevitably lead to demands for more services and change in character of the village
Bearley has an aging population and requires some development. Currently there is not sufficient housing for younger families e.g. starter homes and affordable housing with different tenures. Delivery in the mid of 10-25 range without prejudicing green belt status, would be most appropriate
As little as possible so as to not change the character of the village
Private Housing
10-25 should be ok
Sufficient
25 or so new houses of mixed type should be encouraged over the period
Small increase in housing would be fine. Roads can only support so much traffic
Small level of development. 10-25 houses aimed principally at first time buyers to encourage young people to buy in the village
Affordable housing is an issue nationwide and is one of the reasons we relocated. extra housing if bringing extra services to the village would be good
25
10 houses should be built in areas agreed by the parish council and nowhere else. The road infrastructure will not take anymore
We understand that development is necessary and feel that 10-25 homes is reasonable over the coming years. However, we strongly feel these should be accommodated via infill housing and that Bearley must protect its green belt status
Bearley needs more housing for elderly i.e. bungalow
10-25 Be08 broad location - part 1; This location would be best as any facilities are at the lower end of the village. Adjacent to this site, i.e. rail, bus, village hall, A3500. Disruption to the village would be kept to a minimum
Can't see any point to all of these houses being built. There are no facilities at all. Bearley is a small village that is near to Stratford and Henley. House should be built where there is employment and facilities
25 houses by Faccenda next to village hall would be perfect and cause least disruption. Not keen on infill as this would be inconvenient to existing housing during construction
No more than 25, because you have to be careful of over developing
Sufficient housing - losing too many open spaces
There is sufficient at present. No more than 3-5 in the next 15 years
Like to see 3-4 social housing. 3-5 individual designed modern housing and no more than 9-10 as new development
At best, no development, then I suppose 10-15 infill
I understand the need for more housing but do not welcome it. 10-25 additional houses in the planned locale is reasonable but will increase traffic particularly the A3400 junction
10-25
I believe that 10-25 is more the sufficient. This is a rural community with very limited facilities which could not sustain larger scale development. In addition, the residents moved here because of its rural nature and wish to keep it that way
10-25 otherwise the village nature of Bearley will be lost
10-25
Nil

Bearing in mind the lack of a school, village shop etc. we believe that there is sufficient housing in Bearley. If we have to accept more housing, it should only be a maximum of 10-25
10-25
No need for more new builds. Too many existing properties do not sell for months/years
There is already sufficient housing in the area
There is currently sufficient housing in Bearley
10-25 houses (assorted categories), I feel would be sufficient due to lack of amenities and access
10-25 carefully planned houses to integrate with the general existing layout of Bearley would be acceptable
No more than 10-25
<p>The level of housing should reflect that Bearley is within the green belt.</p> <p>Housing, Built-Up Area Boundary and Site Allocations</p> <p>Background: The Green Belt and Local Plan</p> <p>The village of Bearley is within the Green Belt, it is 'washed over'. The National Planning Policy Framework (NPPF) sets out that new buildings in the Green Belt should be regarded as inappropriate, with a few exceptions including limited infilling in villages and limited affordable housing for local community needs.</p> <p>The NPPF states that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It defines a Local Plan as the plan drawn up by the local planning authority. This suggests that any changes to the Green Belt should be made by Stratford-on-Avon District Council (SDC) through their Local Plan, rather than a Parish Council through a Neighbourhood Plan (NP).</p> <p>This approach would ensure any changes to the green belt are through a comprehensive Green Belt Review, rather than piecemeal changes through a number of NPs that cumulatively could undermine the strategic purposes of the Green Belt. Notwithstanding this, should Green Belt changes be necessary, in the spirit of localism, it would be reasonable to expect those preparing NPs to be invited to assess the Green Belt boundary in their area and feedback the results to their local planning authority. However, this would take place following demonstration of exceptional circumstances and as part of a comprehensive review of Green Belt boundaries taking account, amongst other things, of the need for sustainable patterns of growth and the contribution of individual settlements to the openness of the Green Belt. As noted above, this is the responsibility of SDC, but, to date at least, does not appear to have taken place.</p> <p>SDC is preparing a Local Plan. The first document is the Core Strategy, which is currently being examined by an Inspector (herein referred to as the emerging Core Strategy). In addition, a Site Allocations Plan is in the early stages of preparation.</p> <p>The emerging Core Strategy sets out strategic objectives, including protection of the Green Belt from inappropriate development. Other than three specific cases, of no relevance to Bearley, it does not propose to alter the Green Belt and it states that SDC do not consider a comprehensive review of Green Belt boundaries to be necessary. Consultation on a Site Allocations Plan states that it is not SDC's preference to alter Green Belt boundaries.</p> <p>The emerging Core Strategy also sets out a development strategy. This identifies Bearley as a Local Service Village (LSV) to accommodate approximately 10-25 houses in the period to 2031. However, it states that the scope for individual villages to accommodate development, will take into account the presence of designations such as the Green Belt. This is explained further in SDC's response to 'Inspector's Further Comments and Queries' dated 7 November 2014. This response states that the dwelling range for each category of LSV is approximate, with embedded flexibility in the LSV's as a whole – that is, should development of a scale lower than envisaged occur in a particular LSV, for example due to Green Belt constraints, it can be accommodated in other LSVs. Referring to LSVs in the Green Belt, this response goes on to state that sites identified in NPs should satisfy the principle of limited infilling.</p> <p>However, as stated, the emerging Core Strategy is currently being examined by an Inspector and amendments have been suggested. The Inspector has raised that SDC are proposing housing across villages within the Green Belt, such as Bearley which may require them to come out of the Green Belt, but that there has not been a full assessment of exceptional circumstances to demonstrate that the required housing could not be accommodated in villages outside of the Green Belt.</p> <p>Consequently, the Inspector has suggested that the Core Strategy might be amended so that villages across the District are given a number of houses to accommodate between them. This could mean villages within the Green belt provide a level of housing commensurate with the constraint of</p>

the Green belt, with most houses being provided in the villages that are not in the Green Belt. As Bearley is within the Green belt this may mean delivery of 10 or so houses, or even less. The emerging Core Strategy sets out that Built Up Area Boundaries (BUAB) will need to be considered for LSVs. The Site Allocations Plan consultation elaborates on this. This states that land within the boundary would be where development would be considered acceptable in principle. Whilst exceptional circumstances do not appear to have not been demonstrated to justify alterations to the Green belt, it goes onto set out two approaches for LSVs in the Green belt, depending on the scale of development – that is that the LSV could continue to be ‘washed over’ by the Green Belt, with the boundary defining the extent of the built up area to support limited infilling and limited affordable housing to meet local community needs, or the LSV could be ‘inset’, with the boundary defining the extent of the village where Green Belt policy would not apply. The second approach – that is, ‘inset’ – would require the Green Belt boundary to be altered.

The proposed Bearley NP

The Bearley NP is being prepared in response to the emerging Core Strategy. In particular it is being prepared in response to the proposal that Bearley should accommodate approximately 10-25 houses in the period to 2031 and advice from SDC that Bearley should seek to accommodate a level of housing towards the upper end of the 10-25 houses range. However, whilst SDC may have advised that the Bearley NP seeks to accommodate around 25 houses, as set out above, SDC’s position is that the scope for individual villages to accommodate development should take into account designations such as Green belt, and should development of a scale lower than envisages occur in a particular LSV due to green Belt constraints it can be accommodated in other LSVs. Consequently, the Bearley NP could provide for 10 houses, or even less, and comply with the emerging Core Strategy.

In addition, the NP has placed weight on SDC’s Strategic Housing Land Availability Assessment (SHLAA), which identifies Faccenda’s land as potential broad location for housing, as it is least sensitive in landscape terms. Whilst a NP should take into account available evidence, the SHLAA does not give consideration to the Green belt. However, the Government has updated its advice in the Planning Practise Guidance and states that a SHLAA should take account of constraints such as the Green Belt. It goes onto state that this may restrain an authority in meeting its need. This is not to say landscape sensitivity is not important, just that it is one factor and needs to be part of a comprehensive assessment that includes consideration of the Green Belt.

On the basis of advice from SDC the Bearley NP seeks to accommodate 25 houses. This has dictated a BUAB that has had to include open countryside and, taking account of the SHLAA, Faccenda’s land has been put forward. In turn this is likely to require Bearley to come out of the Green belt, to be ‘inset’. This is because such development on Faccenda’s land is unlikely to be considered to be limited infilling or limited affordable housing for local community needs given, amongst other things, the site size and the level of housing proposed.

Consequently, the Bearley NP appears to propose that the Green belt be altered. However, as set out above, the NPPF states that Green belt boundaries should only be altered in exceptional circumstances, which do not appear to have been demonstrated, and through preparation of a Local Plan, that is a plan drawn up by SDC. As such, the Bearley NP appears to run counter to national policy and it may therefore fail to meet one of the basic conditions required of such a document – that is, to have regard to national policy and advice. In addition, given a strategic objective of the emerging Core Strategy is to protect the Green Belt from inappropriate development, it may also fail to meet the basic condition that is complies with the strategic policies of the development plan. Consequently, the Bearley NP as it stands may not pass examination and, consequently, would not be able to proceed to referendum.

Way forward

In the absence of SDC demonstrating exceptional circumstances and undertaking a comprehensive review of Green Belt boundaries, any NP for Bearley should work within the constraint of the Green belt. It should start by drawing a tight BUAB that excludes areas of open countryside and then it should seek to identify infill sites, which in turn dictate the level of housing that can be accommodated. That is, the direct reverse of the process that has taken place.

The NP has considered infilling and evidence to date suggests that 12-15 houses may be able to be met by through this approach. As noted, this would comply with the emerging Core Strategy. It would also comply with the Inspector’s suggested amendment to the Core Strategy. This approach would protect the Green belt in line with national policy and the strategic objectives of the emerging Core Strategy. Consequently, in this respect, it should be able to demonstrate that it meets the basic conditions required of a NP of having regard to national policy and advice and complying with the strategic policies of the development plan.

Support 10-25, including provision for younger families. Also, some retirement homes for rent
Development be of mixed housing stock and not in too large amounts on one site. To be kept in keeping with natural village development
10-25 and thereafter steady
10-25
I am happy that Bearley takes its share of the additional housing required in Stratford district
10-25
Insufficient bungalows and 2/3 bedroom houses. 10-25
Agree that there should be some extra, affordable housing. Not over crowded estates, max. 20 properties per plot. Spread over a 5 year period
For the amenities we currently have in Bearley, which are very limited, there is sufficient (if not too many) houses. Any additional housing will require increased transportation and community based development. We appreciate the nationwide need for new housing, but, in such a rural environment we would want this kept to under 25 and those should be infill to existing developments. Also, they should be sympathetic to the peaceful nature of this village
Ten-twenty five houses are enough for the village.
We think there are enough houses in Bearley, so, we are not in favour of any additional houses being built
Sufficient for support services
More bungalows please, perhaps 10 houses
Sufficient
I think we need a few more houses. Maybe between 10-25, no more
Sufficient houses
More bungalows should be built for those who have lived here for most of their lives and I would like to down size to a bungalow in the future
Sufficient housing of both private and housing association. I do not see the need for development in Bearley
Sufficient
I think the current level is sufficient. Given we don't have a large infrastructure (shops, doctors etc.)
10-25 max
I am very concerned with plans for houses opposite Bearley Grange. It will make Snitterfield Road highly congested. I would hope for no more than 25 on that piece of land
More affordable housing to attract young families
There is insufficient housing and Bearley needs more employment
We moved to Bearley because it is quieter, so we would not require any further developments. If any development were approved, then we would have moved from Lapworth for nothing. The fields and woodlands are very special to the parish of Bearley. If properties have to be built, then reclaimed land should be used i.e. demolish existing buildings to re-build new
We are against infill; this will close up the village. We recognise the need for additional housing and believe that this should be 1 site.
Yes, I feel there is currently sufficient housing. There are no amenities to support more
10-25 carefully planned houses to integrate with the general existing layout of Bearley would be acceptable. But with the majority in one location such as the broad location rather than sporadic, unsuitable infilling
Infill only
Lack of local facilities befits Bearley's status as a small, once agricultural village, stuck in the countryside. Poor rail and other transport facilities would suggest that the number of additional dwellings should be no more than 25
Do not want greedy builders such as Rajkowski getting planning permission for a village he has no ties or connections
There is currently sufficient housing with a good balance of properties suitable for most age and social-economic groups. More sheltered/retirement housing is needed with a mix of affordable/private housing. This could encourage older residents living in family homes to downsize thus alleviating the need for further housing development. 10-15 units would be appropriate

Providing residential sheltered accommodation for increasing elderly population could release houses for sale. 10-15 sheltered accommodation bungalows could suffice
10-25 houses
Sufficient housing
Bearley is washed over by green belt and as such, should not be required to build high levels of housing.
We feel there is currently sufficient housing available in the area.
We are happy to see 10-25 new homes in Bearley
Insufficient information to form an opinion as we moved here less than 2 months ago
Any new builds should be small in number and spread about, not new estates being built. The odd bit of infill building is acceptable
As our house is not in main part of Bearley we have no preference
I feel that Bearley can deliver a small number of houses without it affecting the rural character of the village. I feel any large scale development would change the character of the village to such an extent that we would seriously consider moving elsewhere

Q15. Please provide any additional comments here you may wish to make on Housing

We have a large proportion of local authority housing already in the village, so open market housing would balance this out rather than putting more social housing in
Any additional housing should be built in the local vernacular style
With regard to present dwellings, it should be noted that of the 9 in Bearley Grange, 4 of them are not on main drainage. This should be a priority including any other within the village who have similar drainage problems
Adequate provision to be made for parking. Most properties require 2 vehicles
We are appalled by the recent garden grabbing survey in Bearley. All attempts to greedily brick up our green corners should be resisted by everyone.
Housing should be in keeping with the current environment and if added discretely in small pockets will blend in. Large sites should be avoided and focus on individual / 2 property size max sites
I do not believe that development should be allowed in the current conservation area. There are particular problems re: access and traffic.
I am amazed that infill housing seems to be being encouraged in a conservation area where access onto narrow, winding lanes is already under pressure.
Homes to rent ease the housing problem not 4 or 5 bedrooms to sell
Until the transport links are upgraded (rail and cycle) and amenities (shops, school), the village is large enough. Any further expansion should infill towards the station and A3400
Planners should be far more flexible in approving planning applications
Solar panels on roofs should not be allowed. Water meters, re-use of water should be encouraged
Additional housing should include major road structure in the village
Any new developments should not increase the likelihood of flooding to the village. Should provide adequate off vocal parking and provide minimal disruption to existing village life during the construction period i.e. noise, traffic etc.
Villages and active farm land should be preserved at the existing level
Use up derelict buildings first
Unfortunately, village is linear and the old centre needs to be in filled. Bring back life around the church not on the western boundary only
There are no retirement properties for elderly people of the village to move into, thus, vacating larger properties needed by larger families
Any development should be done sympathetically and not the usual default large house builder rubbish
Energy efficient, renewable energy, decent sized properties, aesthetically pleasing
Any significant building must include infrastructure development.
New housing should not create infrastructure problems, parking problems and should be in keeping with village character

New housing should not create additional problems e.g. flooding and should be designed so as not to cause parking problems
Affordable /buy-to-let housing is a potential time bomb for the country. When people retire and cannot afford rent, which picks up the bill?
Services available to match number of houses especially if building for the elderly
New housing should include smaller 2 bedroom houses for first time home owners. Larger luxury homes should be limited
Planning enforcement must make sure what is agreed to be built is built - not 50% more
We feel strongly that any affordable housing should be allocated to people with connections to the village
We do not need either the Faccenda development nor the Rajkowski
As an architect and designer, we don't build in villages, contemporary housing, which reflect the period and build, technology of 2020 etc. Why must we always copy the past? Tradition if fine and character but the village should show the changing face of design
Any additional housing should cater for a variety of needs. It is important that we encourage young people, families and retirees
Garages and off road parking essential
The style should ensure it is in keeping with the rural character although I would not be averse to a modern twist for small scale development
Don't do it
Do not want low cost rental
Social rented housing is significantly above district/county levels. Affordable housing tenure should therefore, as far as possible, seek a better balance for Bearley
I agree to the above
Any new housing should reflect the rural character of the village and in keeping with its heritage
I believe that the percentage of affordable housing in Bearley far exceeds that in other similar sized villages
Housing should only be within the Bearley boundary
No 3 storey houses/apartments. Maximise open spaces
Sewerage is a worry when loads of houses etc. are to be built
We don't need any new housing
No new housing needed
Family houses need better parking. Grange Road parking very limited
We do not want large development spoiling our beautiful rural area. We moved to Bearley to get away from the city, not for it to be built around us
As mentioned previously, concerned with housing only in area on back of survey
Housing association 3 bed houses with one elderly person seems wrong when young families in Maisonette
School Lane would be ideal for more houses and its near Bearley village hall
Given the isolation of Bearley and its lack of facilities for the old, it would seem to be unsuitable for the provision of more homes for the elderly
Any housing should be minimal and in keeping with style surrounding the land
Houses should have an individual style to reflect the village architecture. Not new build, egg box style estates and all new buildings must have adequate parking spaces
All new housing should include green energies e.g. solar panels, ground source, heat pumps etc.
I strongly feel that overdevelopment will be a detriment to the village. The people who have chosen to live in Bearley have done so due to the beautiful rural nature of the village and too much development would ruin this

Q17. Please provide any additional comments here about the Boundary.

Some agricultural land seems to have been included - why?

Please could we have infill i.e. the large area between Grange Road and the Snitterfield Road. It is better to infill and join the village together than spread the outer limits which could end up as another Redditch, where all the smaller villages were joined
The boundary should include the group of houses at the East end of the village. Ash Hill Cottage etc. and the area of land between these houses and the rest of the village, as these houses are an integral part of the village. The boundary should also include the 'Rajkowski' land in the middle of the village, otherwise, this would exclude suitable infill development land in the centre of the village
Most of the infill sites, proposed within the boundary will have little visual impact on driving through the village
The parish council needs to investigate the effect of the boundary on the villages washed over by the green belt status
Bearley needs to keep its green belt status. There is no infrastructure to support removal of built up area status. Flooding is a real risk
It does not make sense to me that the parish council appear to be happy with infilling in the conservation area but have excluded from any development of the Rajkowski land, which appears to me to be ideal for development.
The Rajkowski land has been carefully excluded from the built-up area, apparently because School Lane is not suitable for an access road.
If more large homes are built, it will affect infrastructure and services
The boundary needs to be flexible to enable houses to be built
The road infrastructure cannot take big builds
The boundary has been placed by our parish council so their members are not affected. They have agreed amongst themselves to preserve ground which may affect them
I do not understand why site ref Bea102 is not deemed suitable for housing development in line with the other built-up area boundary plots
The boundary excludes a large part of land in the centre of the village and extends beyond the current housing edge. It seems to me that infilling would make more sense than extending the village
There is the opportunity to infill between the main road cutting through and Grange Road. A western extension only will not allow Bearley to have a heart. The village lacks a central space for public gatherings. The village hall is some distance from Bearley Green and the church. Use the infill sites
The problem with the boundary is surface water drainage
I feel that areas 1 and 2 on the map would be ideal for development. Preferably for bungalows so as not to block resident's views and provide suitable homes for the elderly
These exclude a large piece of land in the centre of the village. This would make a much better development as opposed to a sprawling development. I have marked it 'x'
The boundary is for provision of 25 houses. However, if as a result of planning inspector's deliberation, the infill development will suffice then it must be redrawn to exclude facenda (<i>sic</i>) development
The boundary appears to be drawn towards provision of about 25 houses as recommended and advised by Stratford-on-Avon district council. This may prejudice the green belt status of the village is SDC is to inset the village and remove green belt protection at a time the village will need it most.
Why include Bearley Cross
Agree with the boundary
With the location of the site, I feel it would increase traffic obstructions on the roads
Any attempt to infill within the conservation area should not be permitted
The boundary is too big. The village would surely lose its green belt status. The map is out of date regarding the play area
We live directly opposite the broad location area have paid a premium for such a view. I do not want me and my family to look out across a new development
The large area to the east of School Lane should be included. The land owner has previously sort planning to build a housing development on this site. He reinforced this during an open meeting on 24/11/14. I would still prefer the broad location Be08 site to be developed.
Approval of Faccenda plan runs the risk of Rajkowski being approved as well. Both should be vigorously opposed
It seems extremely logical and well thought out

I get the impression matters regarding future developments have already been decided. Broad location. Faccenda
The boundary line is sensible with development land identified in the only really logical place
The boundary looks correct - it is important to have open space within a rural community
Do not wish to see any further violation of surrounding countryside other than boundary outlined
I feel it should be opened up in certain areas especially with a view to making the village as a whole, a more cohesive place to live, to incorporate the whole community and involve all in moving forward as a community
The land behind the manor and bordering School Lane should take limited infill development Of 2-5 houses, subject to feasibility i.e. access, drainage, etc.
The built-up area boundary should reflect that Bearley is within the green belt
I fail to see why the area of land surrounded by Oak tree Close, Grange Road, School Lane has been omitted. I feel we must protect the green belt around the village
The boundary includes green belt
Boundary to remain unattended
I have no issue with most of this, but I don't understand why the larger area by the playing field, boarded on two sides by open land, is included in the built-up area above the area to the left of School Lane, which is almost completely surrounded by existing development
Needs to be smaller
We strongly disagree with building on playing fields. We disagree with building in the broad location and behind the garden centre
The boundary is unfairly restricted, extending far beyond the village to the West and imbalanced to the East, which is still a part of the village. It is not Snitterfield, there can be no justification in excluding that area
Plenty of infill land available without using actively farmed land
Bearley has some nice open land, the boundary I agree with, but think broad locations should be kept protected
Please consider Old Play area and the unused Orbit owned garages in preference
Should include Manor fields and land to east of the village
Any building needs to be away from the conservation area/centre of the village. Next to the sparks field or over by the station. Infill will not provide sufficient area for future needs
Too big
Depends what the boundary is for?
Why the infill location at Wood Lane farm sitting is west of Bearley farm shown as outside the built-up area boundary line?
We would not wish to see any development within the conservation area or any green belt
I feel the most important thing is to protect the land bordering Grange road and School Lane from development. This land is central to the village and any development of it would have a major and detrimental impact on the character of Bearley

Q21. Please provide details of any other sites you feel have potential for development (please indicate why site(s) offers potential and identify owner if known)

As already stated, there is a large area of infill between Grange Road and Snitterfield which would be ideal
If the parcel of land in the centre of the village gets the go ahead for development, will the number of homes built be deducted from the neighbourhood plans future development
The Rajkowski land in the centre of the village should be identified as a broad location and promoted by the parish council for the 25 dwelling development rather than the Faccenda land. Bearley is an unusual village, being a collection of separate groups of houses with no centre, no heart to the village. The various distinct groups of houses, being the 1950's Grange Road estate, the ribbon development along the Snitterfield Road down to Bearley Grange, the 1980's estate and the older houses of Ash Lane and Church Lane, all have very separate identities and do not collectively function as a community, as they lack a focal point, a meeting place in the centre. The centre of the conservation area is open land (the Green, the recreation ground, the land on the corner of Ash

Lane) with only a small church and about 7 houses, most wholly or partly hidden from view. This openness extends right across the Rajkowski land. People passing through Bearley identify the village as the ribbon development along the Snitterfield Road, not the centre of the conservation area. Developing the Faccenda site will move the centre of the conservation area. Developing the Faccenda site will move the centre of gravity further to the West. Bearley will be seen as a 1950's - 2010's outlying suburb of Stratford, with a conservation area of a disparate group of old houses attached to its East side. Villages need a concentrated heart. Sensitive development of the Rajkowski land and other central infill sites would create a more integrated community, building on and enhancing the fabric of the existing historic houses and the church. We do now have the opportunity to recreate the real centre of the village by sensitive infill and create a sense of place, provide a focus for the community. If you think of any village with a thriving green etc. enclosed by a tightly knitted pattern of buildings of varying types, sizes and styles. A concentrated centre would also enable a village shop to be sustainable, again enhancing the community. Perhaps one day a new, modest, community centre and club could be built in the centre of the village, leaving the existing village hall as a sports and leisure centre. Further development on the Western edge of the village, on the Faccenda land, would exaggerate the split in the village, between East and West, old and new, divided at the top of the hill, creating two separate communities. This cannot be the right way to fulfil the potential of Bearley.
Build on the airfield. This would have no impact on current residents of all parts of Bearley and would remove the prospect of motorised gliders from the area
None.
The Rajkowski land is an obvious site for development on a similar scale to the broad location and may be more likely to preserve our green belt status
The Rajkowski land off School Lane is an obvious site for development on a similar scale to the broad location and may be more likely to protect our green belt status
None
Opposite side of a A3400 and opposite side of social club
All boundary areas should be considered for housing expansion
The fields in the middle of village. This village needs a shop. Too many cars going out daily to other shops
10-25 houses could easily be placed in the Rajkowski owned land, which is not actually farmed, although, years before last there were cattle plus millions of flies. Behind School Lane, all landowner's submissions inside the village should be a priority
BEA102
I do not understand why the landscape study found site ref: BEA102 to be inappropriate for development aside from 1 or 2 houses. This plot would easily take 10 houses with minimum disruption to the landscape and provide sensible infill
The other development site is of huge potential as marked on the map at the back
None for the quantity of houses to be built other than infill locations identified
Rajkowski owned site behind School Lane, Grange Road, Oak Tree Close and Snitterfield Road. The SDC SHLAA review says only one or two houses can be built on it as there are access problems to the site
Airmanship Hall; for some reason planning refusal for change of use to residential
The garages behind Grange Road. The old playground
There are no other sites. Infill will look ghastly, as developers will only build modern square blocks with no character
No obvious sites
In the absence of exceptional circumstances and a comprehensive review of green belt boundaries, the neighbourhood plan should reflect that Bearley is within the green belt
Site I have marked 'A' on the plan. Access is available from Oak tree Close.
Rajkowski land
None
Old Play area and Orbit owned garages
Infill will ruin/over crowd the existing village.
DO we need more housing in the village at all?

Q22. What are your views on living in Bearley and in particular the aspects of the local environment that are most important to you?

Bearley would benefit from having a village shop similar to Snitterfield
The peace and tranquillity of this hamlet
Quiet location, views, nice to live in a village with no traffic congestion - as other areas have traffic problems
Enjoy the community, no services
A quiet, rural location with good accessibility to public footpaths, SSSI and local woodland
Relatively unspoilt by housing development, great views, great walks, lovely flora (<i>sic</i>) and fauna. Clean, well maintained, friendly due to small village population. Pride in village environment
Bearley is a very pleasant village to live in and to walk around. We have fields that we can walk across on warm sunny days in the summer and also for dog walkers. It would be a shame to spoil the size of the village with a higher than 25 houses when we have no facilities other than the village hall and club
We have lived here for 37 years and have no wish to move. It is a good village to live in. Plenty of local support and interests. However, a local shop would be great but could one sustain it? Probably not
It is a village that consists of many generations of the same family, there are some members that have to move away due to lack of family homes. I feel the stipulations of new homes should be that of having family links to the village
The countryside, feel the strong sense of community
The sense of community and friendliness that we have with the residents of the nine properties in Bearley Grange.
Bearley has suffered from poor planning policy over the last 70 years and the legacy of this is still with us. The massive council house development in the 1950's swamped the original village of approximately 60 houses. The next development by the SDC on Bearley Green of 60 houses did similar damage to the social integration of the village
Access to countryside walks - good. Small community - good
Bearley is a quiet, peaceful and unpolluted village with access to open countryside within a few yards of everyone's home. Wildlife abounds, quite literally on our doorstep and is a daily delight
Bearley has limited infrastructure such as roads, schools, shops and there is no need to increase housing beyond a limited (10-15 max) increase. Bearley offers a tranquil and environmentally pleasant environment to live and raise families. This must be maintained. The conservation area and surrounding countryside are very important to the overall environment.
Bearley is a pleasant village. However, residents make a community not infrastructure. The living experience could be enhanced by the active promotion of the community spirit through village organisations and other volunteer opportunities by the parish council
Bearley is a quiet village and has a friendly community spirit. Excessive development would disrupt this aspect considerably. The risk of flooding is also a threat to all residents if building developments are allowed
Bearley is a nice place to live but is lacking in key facilities such as; post office, village store, doctors. Church Lane has to be a local beauty spot but is struggling because of the increased level of traffic. Access to the lane has always been a problem and would be worsened if some or all of the possible infilling is allowed.
Bearley is a nice place to live but is lacking in key facilities such as; post office, village store and doctors. Church Lane is struggling with increased traffic.
I moved here as it was a small local village. Some wish to try and develop it to a large village or small town. This would destroy our local environment
I like living in Bearley. I am underwhelmed by cycling or footpath provision to Stratford or Snitterfield. I feel that the station would get more use if trains to/from Solihull stopped there
A peaceful place to live near Stratford-on-Avon but without a car it is very difficult for younger people to travel for their employment, or for elderly with no transport
We require much better amenities such as doctors, shops, post office, general stores and better public transport links. To achieve these, we need to enlarge the village with substantially more housing - 100+

We have bought a house backing onto woodland and would be devastated if this became a housing site. High amounts of natural habitat and wildlife would be lost
The peace and quiet nature of the village. The ability to walk on open footpaths in the local countryside. The efforts of villagers and parish council to safeguard the village's way of life. We are concerned about parking on Grange Road and how this can restrict access to emergency vehicles
I like living in a rural village
The wildlife in Bearley is very important to our family
Flora and fauna and walks via public pathways, the tranquillity and necessary to keep but only possible if it is encouraged and allowed. Bearley should not be a service village full of housing estates where there are no jobs, schools or doctors
Access to country walks, use of village hall
The village environment is perfect for living especially for people with busy lives who need to relax within village life
The village is fine as it is. Yes, it can accommodate 10-25 more houses but that is it. No additional amenities required. Need to maintain the green space
We have been here 18 years and intend to stay here. It is a village and should not be over-extended as there are no facilities (school, shop, pub, buses, trains etc.) We value the countryside and the views.
Bearley is a lovely rural settlement and convenient for access to Stratford and Warwick. Also benefits from proximity to A46 and M40. We enjoy the access to outstanding walking routes from our doorstep. Wish that we could regain a small convenience store for newspapers etc.
A nice quiet village, with nice views of the countryside
Not to have too many houses in one area, but to distribute new buildings over any of the proposed sites, so as to keep a village atmosphere intact and not turn it into an estate of many buildings in one area
The wonderful views our property gives us. The proposed broad location would massively effect this and as a consequence, force us to move and obviously our sale price will be greatly affected by such broad location proposed sites
We like it because it's quiet
Peaceful village. Easy access to Stratford. Good links to access motorway network
Open spaces/rural environment
A tranquil Warwickshire village away from major roads, green spaces and rural character
To maintain the rural nature of the village. Prevent any aspect likely to increase noise pollution e.g. through traffic, aircrafts etc.
A lovely, quiet rural Warwickshire village with a lot of Green Spaces and relative tranquillity sufficiently away from major roads to enable birdsong to be heard. Mature trees, hedges, woodland covered with bluebells in the spring. In an ideal location to reach anywhere in England in a short time
Peace and quiet, the sound of the birds, good neighbours and idyllic surroundings
Being in central England has reasonably easy access to nearby cities and motorway system
The conservation area creates the feel of Bearley and should be enhanced to raise the pull status of the village
The fact that it is quite rural and good for walks
We moved to enjoy a country lifestyle and moved away from an area of rented and social housing as the influx of additional houses caused a decline in the area
Open spaces, access, relative quiet
Peace and quiet, rural views, small number of hours
It's very important to us to keep the area green and minimise traffic. Properties built should be in keeping with the village
We live in Bearley as it is a safe and quiet location in which to raise our family. I am worried about an increase in crime and traffic
Bearley is a safe area to live in but is lacking in facilities for elderly i.e. shop, housing. Too much focus is given to children
We want to keep the rural environment with the green open spaces in the middle of the village kept. This will keep the village atmosphere

Quietness, rural atmosphere. No shops, no major roads, fields, green belt
Good location with easy access to facilities. Traffic on Birmingham Road to Stratford is a nightmare
Like the fact that it is a small village with a variety of styles and size of property. The fact that there is a feeling of open countryside with green areas within the boundary of the village
Preserve our green belt status. Developments over 10 houses will change the make-up of the village. No infrastructure to support larger developments
Open space between housing. Retention of the walks, woods and country makes for escapism to the rural environment. Quietness, cleanliness and peace
Quiet, park at night, small, little traffic
A quiet, rural location, housing to be less dense than city areas
To maintain a quiet village atmosphere
The peace and quiet we have in Bearley is particularly important as is the ability to walk through the village with the feel of a village rather than a large housing estate
Maintenance of the brook. Speed humps in Grange Road and footpath parking in Grange Road
Beautiful village, surrounding green fields
Rural environment should be preserved and character especially of conservation area should not be compromised
Bearley is a peaceful village of character in the conservation area, largely unchanged for many years and should remain so
Maintaining existing historical heritage of the village ensuring commercial visiting vehicles respect the lanes and minor roads in the village
Support policies re: conservation area, green belt and open spaces, that add to, rather than duplicate, higher level policy, e.g. - conservation area character appraisal - definition of 'limited infilling' in green belt, within context of Bearley - identification of open spaces to be protected.
Pleasant rural location, able to enjoy the peacefulness and ease of access to the countryside. An active social community
I like living in Bearley but miss it having a social hub in the form of a shop or a village pub.
It is the open greenness that is the attraction of living in Bearley
I enjoy living in Bearley - peace - tranquillity - community feeling and feeling safe
I would prefer there to be more activity and opportunity to communicate casually with other; dog walkers find this easier as they have a reason to walk regularly. A shop would encourage more interaction, additional housing could make this feasible
You need a car to live in the village as it's a 1/2 mile walk to nearest public transport.
No pollution and at present wide open countryside and fairly close to Stratford and Henley in Arden
We enjoy the peace and tranquillity of living in a rural village. We do not want the village to be turned into an over-crowded, over populated town
The current atmosphere of the village is great. Environmentally, with access for humans to open green spaces for walking. Also, the range of wildlife including deer that co-habit with us.
We like living in Bearley due to low crime rate, good access to local towns, reasonable cost of living, no vandalism, no children hanging around the streets, peaceful atmosphere and countryside walks
This is a quiet, rural village. Hopefully we can keep it so. Access to footpaths/keeping the existing level of bus services are important to us
Good. Need younger people/families
Nice - suits us
We have lived in Bearley for over 57 years, all very happy ones, but I am afraid too many new residences will spoil Bearley life. We are a village and do not want to be a town
Rural
Independence
Pleasant village in the countryside providing easy access to the motorway system but with little heart
I moved to Bearley for the peace and quiet and because it is in the green belt. We do not need any more housing in the village
Countryside and actively farmed land, must be preserved

Local community feel, park/village centre. Bearley Beacon. Green belt status must remain, plenty of brownfield sites closer to centre of Stratford
Peace and quiet, rural setting, wildlife, very little light pollution, very little traffic
It is most important to me that houses are spread and not all used in the broad location
Nice environment for children. Need more young families
Woodlands and fields give a peaceful and quiet lifestyle. Nature requires these areas to be kept for today and future generations
Particularly like living in Bearley for its size, chosen location for smallness of village. Very important no more traffic to protect heritage of village
Bearley is a peaceful village of character in the conservation area, largely unchanged for many years and should remain so.
Bearley is an isolated community, virtually surrounded by countryside, very suited to the production of food. It only has one amenity worth mentioning and that is the priceless one of peace and quiet
We love the fact we are not over looked and are surrounded by open fields, perfect for walking. It was one of the selling points of our move to Bearley
Quiet country village - an excellent location
Generally, Bearley is a quiet village with plenty of scope for walking in the nearby countryside. By car, there is easy access to Stratford-on-Avon, Warwick and Leamington. Speeding traffic up and down from the church to the A3400 is dangerous as is the need to brave crossing the A3400 or foot for the Birmingham bus stop and Bearley station
Not having a shop is detrimental to the village
Bearley is a quiet and peaceful village. We moved here for just those reasons.
The general peace and quiet, being surrounded by countryside, being near to many interesting towns and places to visit, being centrally located near motorway network and nice people to live with
Quiet, rural locality with public footpaths to access various walks
Rural character is important
Bearley is a pleasant village
As out of the main village, don't feel part of the village. No shop or pub in village
The rural nature of the village. Maintaining green belt status

Q25. Please share any additional views you may have on communications in Bearley, including any suggestions for how it might be improved.

New BT Infinity has made a big difference to our broadband speed; very marked improvement. We have been very happy with it
4G and cable broadband
The website would benefit from being modernised with more current info
Install a local area mast and share amongst mobile providers
Phone signal is poor and broadband is not good enough. It can't cope with current population so won't cope if increased
Honesty from officials who compose questionnaires like this
None
BT Infinity is available but there is insufficient capacity to meet demand
It would be useful if the local exchange was enabled to allow for broadband packages other than BT's own, i.e. Sky, PlusNet, Virgin, Talk Talk, which would make it cheaper for residents
Sometimes poor reception from Vodafone
Some parts of Bearley complained about poor mobile reception but networks offer solutions if approached
BT Infinity speeds not as advertised, as there is an upgrade required at the Snitterfield telephone exchange. I was informed by BT in November 2014 this was the case
BT Infinity is not available to new customers as all the lines have been used up. Need more
Mobile reception is awful, although, broadband is better, still not brilliant
Although high speed broadband is now available it is at extra cost. I can cope with existing speed

Mobile signal is rubbish - needs drastic improvement
It is easy to access information from Bearley.org website or by talking to local councillors
E-mail forum/Twitter
Bearley Beacon, bearley.org, friends of Bearley village, St Mary the Virgin, W.I, garden club, flower club, bowls club, lunch club, social club - all of the above help to bring the village together
Cable, more in Beacon
More info on noticeboards
Parish council and SDC often Hobsons choice
Broadband speed key. Good improvement in last 6 months with BT Infinity
I have recently had Infinity broadband supplied by BT and have been very disappointed at its lack of speed
Repair the Snitterfield Road from the Stratford Road to and beyond Bearley Green
Boost in mobile signal
Even the BT Infinity speed is poor - clearly can't cope with current demand
We have signed up for BT Infinity - it is faster but speed is still intermittent at times. Hopefully this will improve
Mobile telephone coverage needs considerable improvement in Snitterfield Road

Q26a1. Traffic in Bearley is generated by local residents and non-residents accessing the A3400 and A46. Introducing traffic calming in the village - If you strongly agree or agree, where?

Main road from Bearley Grange to corner before church
Grange Road, Snitterfield Road
Traffic still goes above 40mph along Snitterfield Road, needs to slow down
On main road through village
Along the Snitterfield Road, the introduction of speed bumps before and after the bend near the church and at beginning and end of village
On the Snitterfield Road approaching the bend opposite the church and as for on Bearley Green, it is fairly dangerous coming out of the road junction from Old Snitterfield Road due to speed of vehicles coming from both directions, especially around the bend
Before the church and before village hall entering from A3400
There is a bend on the road near the church and School Lane. That is hard to cross
Between village hall and Bearley Grange. Top of the hill by Old Vicarage. By Ash Hill Cottage
Snitterfield Road - the race track through the village
On the Snitterfield Road
Before the bend by the church in both directions
Snitterfield Road and Grange Road
Between the southern end of Bearley green and Church Lane.
At each end of the village
On the bend by Bearley church
Not chicanes. Yes, to solar powered sign before bend by Church Lane on Snitterfield Road
Golf clubs, airfield and woods either side
From A3400 to the recreation ground
Snitterfield Road - end to end of housing
There is much more traffic recently and a lot of it drives dangerously fast
Before Bearley Green and 100 yards after the church
Entrance to village at both ends, before the bus stops and either side of the bend at the church
Snitterfield Road needs speed bumps and reducing to 30mph
Main road through the village from Snitterfield to A3400

Snitterfield Road, Oak tree Close, Grange Road
Snitterfield Road, Grange Road
The straight road through Bearley allows drivers to drive at speeds over 50mph
No entry and exit to village
Snitterfield Road
Throughout the current speed limit area. Walking the footpath can be intimidating as cars/lorries go past
Either side of Snitterfield Road junction with Old Snitterfield Road and Church Lane
Either side of the junction of Snitterfield Road with Church Lane and Old Snitterfield Road and before Ash Lane
Main Road by the church
Before the bend in the road by the church and towards Grange Road
Adjacent to field and prehousing coming from Birmingham Road
Before and after the poor visibility on corner by the church
Along Snitterfield Road
Snitterfield Road from council estate to top of the hill
Snitterfield Road solid white line - especially on Church Road
People drive too fast through the village. Needed between the church and countryside
Snitterfield Road
By the church
Snitterfield Road
Snitterfield Road
Snitterfield Road race track
Anywhere to discourage speeders
Dependant on the type of measures proposed throughout Bearley
Particularly Snitterfield Road near church
Not by speed bumps or chicanes but better enforcement of the speed limit
Grange and Snitterfield Road
On entering village from Snitterfield and Birmingham Road, the bend by the church, the straight from the church to the bottom
By the golf centre
All through the village
Snitterfield Road
On the bend near the church
On the bend by the church on Snitterfield Road
Approaching the bend opposite the church in both directions
Snitterfield Road through Bearley
Snitterfield Road
The bend by the church
From Bearley junction A3400 through and along Snitterfield Road to Stratford Oaks golf club
Along Grange Road and Snitterfield Road
On bend by Church Lane
By church
Grange Road
In centre of village - important
By church
40mph speed limit

The bend by Bearley church and T-junction opposite the church, traffic too fast along the Snitterfield Road
Main road through the village needs traffic calming measures
Snitterfield Road, Grange Road, Oak tree Close
Cars use us as a cut-through to/from A46
On the main through road
On the bend near the church (but not speed bumps) something in the form of vehicle priority, or a light-up speed sign)
Speed control on Snitterfield Road
30mph limit from A3400 to the end of Bearley Green
Snitterfield Road
From the church, down to the A3400
Snitterfield Road
Length of Snitterfield from A3400 past church
Provide chicane/single lane restrictions at entry to both ends of the village
Along the main Snitterfield Road
40mph zone (not speed bumps)
Where the bus stops for children on Snitterfield Road
Along the main section through Bearley, from countryside towards Snitterfield

Q26b1. Traffic in Bearley is generated by local residents and non-residents accessing the A3400 and A46. Improving junctions in the village - If you strongly agree or agree, where?

Junction by Bearley Manor (opposite church) very dangerous
Oak tree Close, Grange Road, cars parked on the junctions and on pavements, very dangerous
Need more dotted around the village
Opposite church, coming from Old Snitterfield Road
Conservation area access on to Snitterfield Road
Opposite church
Around the church area
On the bend by Bearley church
MSF - dangerous and confusing to strangers
Stop bus making a reverse turn into Bearley Green. Extremely dangerous
The junction off School Lane onto Snitterfield Lane has a blind spot on vehicles approaching from the left
Junction from Birmingham Road via countryside to join Snitterfield Road
Oak tree Close/Grange Road
As above
As above
On the entry to the Birmingham Road
Blind turning off School Road
30 mph particularly on the bend by the church
Old School Road onto Snitterfield Road
A3400 junction to Snitterfield Road
Most junctions especially in vicinity of the church
Ensure white lines and road marking are maintained
The church
Junction of School Lane and Snitterfield Road
Exit from Old Snitterfield Road by the post-box

Coming out of Old Snitterfield Road onto Snitterfield Road by the post box
Bearley main road junction A3400, Old School Lane and Church Road onto Snitterfield Road
Opposite the church and Oak tree Close - Grange Road
From Oak tree Close to Snitterfield Road, had to reverse very quickly as bus turning in backwards to Oak tree Close
Replace road markings
Coming out up by the church, cars come too fast both ways
As above, Snitterfield Road
Top of Old Snitterfield Road
Junction at Oak tree Close. Junction of Snitterfield Road/A3400 particularly for pedestrians
Provision of mini bumps to slow down traffic where Church Lane and School Lane join the Bearley Road

Q26c1. Traffic in Bearley is generated by local residents and non-residents accessing the A3400 and A46. Improving street lighting - If you strongly agree or agree, where?

Snitterfield Road, Grange Road, School Lane (particularly at junction)
Around the housing
Along the Snitterfield Road from A3400
Grange Road
For safety; require more lights around the village
Lighting in Bearley Green is non-existent
Everywhere
In Grange Road
Restore lamp at entrance to Ash Lane
There is hardly any on main streets
Throughout Snitterfield Road to infill current lighting
Along Snitterfield Road
There are some areas that are completely dark at night
Grange Road
Throughout
From village hall up to School Lane
Between Oak Tree Close and village hall
In Bearley Green and connecting roads
Between Oak tree Close and village hall
At the bend by the church
For pedestrians walking from Birmingham Road buses and trains
Around my estate, Oak tree Close and Grange Road
Everywhere! It's quite dark on all of the roads
Current lamps are not bright enough
Oak tree Close by the dog poo bin. Along from social club to the church on main road. Oak tree Close fringes alongside the field
The whole village
Snitterfield Road
Snitterfield Road
Road from Bearley to Snitterfield
There has to be a balance between safety and light pollution
Bearley Green
Some street lighting required until 11pm

Grange Road and Oak Tree Close
Orbit estate
Between A3400 and up Snitterfield Road - If you use trains or buses, the lighting is not adequate at night
Snitterfield Road
In centre of village and to bus stop
Grange Road to Oak well. Walk up to the church
Walk up from Birmingham Road very dark. Grange Road too
Very dark for walking from Church Lane down to Bearley Grange
Snitterfield Road, very dark walks to our church
Between Oak tree Close and village hall
From the church down to the A3400
The light on the corner of Oak tree Close by no.1 is horrendously bright. The poor woman who lives there must get her house lit up like an Xmas tree

Q26d1. Traffic in Bearley is generated by local residents and non-residents accessing the A3400 and A46. Improving footpaths in the village - If you strongly agree or agree, where?

Grange Road
Around the village
Please cut back bushes and repair where required
School Lane
Old School Road
Ensure all footpaths are maintained, especially School Lane and Snitterfield Road by the village hall
Most of the footpaths are often over-grown and/or very muddy
Most of the footpaths need annual maintenance.
Towards Stratford and Snitterfield
Some maintenance of Ash Lane bridle path is required. 2 years high rainfall and no maintenance has caused excessive growth
The footpath on the Snitterfield Road is not safe
Nowhere to park out of the village dogs cannot climb over styles, farmers forget to keep them open
Maintain them and increase the number (there is no such thing as too many)
Out to Bearley Bushes and Snitterfield
Snitterfield Road
Grange Road. Difficult for prams, wheelchairs, mobility scooters etc. pavement is broken and a steep slope into the road
All of Old Bearley
Throughout
From Ash Lane towards Pathlew (<i>sic</i>)
From Ash Lane towards Stratford
Church Lane
To the A3400 bus stops
As needed
Improved surfaces. Improved canal towpath
The farmers plough over them
School Road; over grown hedges
Snitterfield Road hedges should be trimmed so the pavement will have a better width

All footpaths
Snitterfield Road
Poor signage in many places
Throughout the road running from the Birmingham Road to the golf course. Existing paths too narrow
Along towpath to the canal to Wilmcote, walking to Stratford would be safer
We would like to see better signposted footpaths in the village
Outside church to stop parking on verges
Restore Ash Lane bridle way
Along the whole length of Snitterfield Road
Snitterfield Road
Along Bearley and Snitterfield Road
Generally
Many footpaths in village, slant or slope, very difficult for disabled to access
Tidy edges - overgrown
Opposite Countrywide, overgrown, can't see path
Keep them clean
By church on other side of road leading to Snitterfield Road top end of Grange Road
No footpaths from Church Lane to Bearley Grange
Some are impassable
The pathway on left hand side of Snitterfield Road - opposite village hall is now almost unusable. It links to the safest crossing of the A3400 where there is a dropped kerb
On the left, below the Bearley sign, the tarmac footpath has disappeared under grass and moss.
Along Bearley where the current provision is very poor, too narrow and poor surface
Throughout 40mph zone on Snitterfield Road
Along Snitterfield Road
Not well maintained

Q26e1. Traffic in Bearley is generated by local residents and non-residents accessing the A3400 and A46. Lowering speed limits in the village - If you strongly agree or agree, where?

From Countrywide to end of village
Snitterfield Road, Grange Road
30mph on Snitterfield Road through village
Main Road through village
Beginning and end of village along the Snitterfield Road
Before bend on Snitterfield Road opposite church
From Airfield farm to A3400
30mph from Birmingham Road to the end of the village
Snitterfield Road
Snitterfield Road
40mph zone to 30mph zone
30mph through the whole length of the village. Chances of drivers adhering to this? Zero
From horse stables to countrywide store
The full length of the village on the Snitterfield Road
On Snitterfield Road, full length of village
The bend on Snitterfield Road by St Mary's church where cars speed without a good view
Main road into the village to be 30mph

20 mph limit on Grange Road
Snitterfield Road
Snitterfield Road should be 30mph
Or at least get traffic to drive at 40mph or less
Down to 30mph throughout the main road
Reduce the 40mph through the village to 30mph or longer
Main Road to A3400
Snitterfield Road, Oak tree Close, Grange Road
Snitterfield Road, Grange Road
Grange Road, Snitterfield Road
Speeding is a real problem for this village, especially with poor signs upon leaving the A3400
Entry and exit to village
Snitterfield Road, Grange Road
Throughout
Throughout the current 40mph limit
30mph limit at the junction of Snitterfield Road with Church Lane and Old Snitterfield Road
From Bearley Green to A3400
30mph limit from Snitterfield Road - Old Snitterfield Road junction to Ash Lane - Snitterfield Road junction
By Grange Road area and by the bend by the church
From start to finish of village, which can be a rat-run by speeding traffic
Snitterfield Road within the boundary reduced to 30mph
Along Snitterfield Road - make it 30mph
Snitterfield Road council estate to the top of the hill (30mph). A3400 from cross roads to beyond Snitterfield Road (new limit)
Control people's speed in Grange Road/oak tree Close
Lower to 30mph through the village
Throughout
Snitterfield Road
Snitterfield, Grange Road, Oak Tree Close
Snitterfield Road and Old Snitterfield Road
Snitterfield Road
Bearley to Snitterfield Road
30mph
Snitterfield Road should be 30mph
In the vicinity of the church
Along Snitterfield Road
Snitterfield Road
30mph through the village and side roads, i.e. Bearley Green, Church Lane, Ash Lane, School Lane, Grange Road etc.
Snitterfield Road by the church
Currently motorists that use Bearley as a cut through are flouting the 40mph speed limit.
Snitterfield Road
Drop the 40mph to 30mph
40mph reduced to 30mph and 30mph reduced to 20mph
Whole village 30mph – enables reduction in street furniture
Snitterfield Road
Snitterfield Road

Snitterfield Road and Grange Road
All areas
All over the village
All village
From Bearley Green through to A3400
Manage existing
Grange Road, speeding cars
Centre of the village - important
On mainland by church, cars regularly exceed the speed limit
School Lane footpath is not maintained and Grange Road footpaths could be improved
Main Road through the village
Dangerous for children, especially leaving the school bus
Village used as a cut-through by speeding cars
Main through road to 30mph and Grange Road to 20mph
40mph should be reduced to 30mph on Snitterfield Road
Snitterfield Road
Snitterfield Road
From the church down to the A3400
Snitterfield Road
All through village - 20 is plenty
From the Countrywide shop to Airfield farm
Snitterfield Road
Whole of built up area
Along Snitterfield Road. Why is it 30mph in Snitterfield but 40mph in Bearley?
30mph

Q26f1. Traffic in Bearley is generated by local residents and non-residents accessing the A3400 and A46. Better provision for cyclists - If you strongly agree or agree, where?

Not sure what can be done but it would be nice to feel safe on my bike
Improvement required to road surface on Snitterfield Road from recreation ground to Bearley Grange
Grange Road/oak tree Close
Cycle paths to Snitterfield and cycle paths to either Wilmcote and/or Stratford
Street lighting would help
Road surface through the village
Throughout village
Bearley and surrounding villages should embrace to provide a well-developed cycle path network
Better signage along Snitterfield Road
All along Bearley, Snitterfield Road by proper signage and road improvements as there really is no room unless major works are undertaken
Better cycle routes throughout village
Cycle lane on A3400 to allow easier access to Langley Road and Edstone Road
Difficult to achieve. Main road by the church is particularly dangerous
Along the road running through the village
Safer route for cyclists between Bearley and Snitterfield
Improve road surface of Snitterfield Road
If there was a 30mph speed limit, cyclists would be safer
Village to village hall cycleway

on A3400
All over the village
Better road lighting
The roads in Bearley are inherently unsafe for cyclists, could only be improved with considerable expense
Main Road

Q26g1. Traffic in Bearley is generated by local residents and non-residents accessing the A3400 and A46. On-street parking improvements - If you strongly agree or agree, where?

oak tree Close, Grange Road
Grange Road
Grange Road
Grange Road /Oaktree Close
Grange Road
Limit parking to one side of Grange Road to allow access for emergency services
Church, Oaktree Close, Grange Road, only one side of the road
There is some dangerous parking going on. Snitterfield Road and Grange Road
Reserved parking spaces for home owners on Grange Road
Grange Road
Oaktree Close
Bearley Road
Grange Road and Oaktree Close
On Grange Road
On Grange Road by lowering curbs to get cars parked on fronts of houses
Grange Road, Oak Tree Close, Church Lane
Reducing gardens, widen road
Grange Road
Grange Road, Oaktree Road
Oak Tree Close, Grange Road
Along Grange Road
Improve parking for areas where houses do not have driveways and/or garages
Grange Road
Grange Road
Around Grange Road including Oaktree Close/Snitterfield Road - address verge parking
Grange Road and Oaktree Close
Grange Road
Grange Road is an emergency vehicle nightmare
Grange Road
All areas
Around Grange Road
Up Grange Road
Grange Road access is bad, particularly evenings and weekends
Grange Road (12-15) plus road opposite park could have a few bays put in
Grange Road
Very dark in Lower Bearley area
Terrible parking on Grange Road

Grange Road
Too many cars park on the road outside their houses. A problem for fire engines/ambulances etc.
Grange Road parking is terrible
Mid-section of Grange road residents park badly

Q26h. Please share any additional comments here on the roads and pathways in Bearley.

Improved repairing of potholes
Please stop cars parking on pavements, this is really dangerous. As an adult, I can see over the top of these cars and check the road is clear, children can't and have to walk out on to the road to get past. Particularly at junction of Oaktree Close
Problem with speeding cars and lorries
Traffic calming and speed reduction will help to stop the rat race currently through Bearley/Snitterfield
Dog mess everywhere on pavements and footpaths. Probably only a couple of irresponsible owners through
None
To assist in pedestrian access to the village hall, there should be a well-lit footpath from Oaktree Close
The current facilities function well
Roads are for vehicles, pathways are for walking on and not for cars to park on. This should be enforced as there are some who insist on parking on all of the pathways, forcing walkers on to the road.
The right turn into St Mary's Acre from Cherry Lane. The trees on the corner impede the view of cars exiting and turning in
Better hedgerow maintenance to keep roads and pathways clear
Snitterfield Road is very rough especially at sides of road
The roads and paths in Bearley are not safe
Leave it alone, it's a village. The standard of road surface is poor but otherwise it's a village!
The public footpaths and bridleways need upkeep because of undergrowth/bushes
The footpaths need to be more clearly marked, it is difficult to know where you are allowed to walk. A pavement is needed on the Birmingham Road to Stratford
If grass areas around Oaktree Close were tarmacked, there would be sufficient parking and no need for grass cutting mess
Footpaths are breaking up to the extent that they are now leaning on a slant. When the weather is bad, you can slide down, instead of walking on a level
All properties need driveways as most homes have at least 2 cars (Grange Road)
Speeding is a big problem, literally cutting through the village. The school children find the path proximity to speeding cars quite terrifying
A properly designed and actioned plan to provide good maintenance of the main Bearley/Snitterfield Road. The current condition is appalling
Bearley, Snitterfield Road is in bad repair and traffic signs are faded/damaged
The road condition from Bearley Green is very poor. The verges around the corner by the church are very poorly maintained making the church corner a hazard
The Bearley Snitterfield Road was last surfaced about 22 years ago.
Keep paths and roadways clear
Main Snitterfield Road requires relaying, it has its own calming due to bumps
It is an issue for us that the footpaths are ploughed over. We need consistency
No real footpath through village
Grange Road is an accident waiting to happen. How fire engines etc. are gaining access is a miracle with the parking

At times it would be impossible/difficult for emergency vehicles to go down Grange and Oaktree Roads
The road and the footpaths from the Birmingham Road towards Snitterfield are generally not fit for purpose (very dangerous)
No further comments
It would be good to clear all roads of cars, so put a driveway on every household
Need better signage of rights of way
Cycle pathway to Stratford, also for mobility scooters
More definition on the verges
Pathway along the whole of Snitterfield Road is a disgrace.
On the whole pathways are good but parking on footpaths on the top end on Grange Road is unsafe for pedestrians also emergency vehicles access
Pathways for prams don't always link up
Limited parking in Grange Road but there is little room for improvement as the road is very narrow and some houses have three or four cars
There is little to no lighting from Church Lane to Countrywide
Repair the Snitterfield Road surface from the Stratford Road and beyond Bearley Green
Would like to see better street cleaning, removed of leaves
Snitterfield Road is of very poor quality and has been badly maintained for many years. Its structure needs improving
Apart from the odd pot hole, I think both the roads and footpaths are in good condition
Safety on Snitterfield Road needs improving.
The road surface from the church down to the A3400, is uneven and bumpy to drive over
Pathway A3400 towards Wilmcote is poor
There are some nasty potholes
I live where the bus stop is for school children. The parents who drive their children to school park all over the grass outside our house, making it a horrendous mess, no consideration.

Q27a. Are the current train services adequate for your needs? - If no, please tell us how they could be improved?

A more frequent bus service
Hourly train service
Very limited times to allow commuting
More frequent services
If there was a more regular off-peak service to London, we would use the train service more frequently.
Improve links to main line services. Warwick parkway used at present.
Low frequency
Link Bearley station to main line to Birmingham
Too infrequent
Allow the Stratford to Solihull service to stop at Bearley
More frequent trains
There are hardly any
More frequent
Service to London is too slow and infrequent
More frequent, perhaps hourly
Increased service
Local train service does not go to centres of population
More regular trains required

Next to no useful services
Request stops only. Dangerous to cross the road to gain access to station
More frequent and more stops en route to Solihull
Bearley to Birmingham is very limited
The service from Bearley is too limited. There needs to be more frequent trains to Stratford plus link in with Henley and Birmingham line. Also trains from London need to stop at Bearley
Too expensive and no connections
Due to the infrequency of the service, we rarely use the train from Bearley. We would use more if it was more frequent
More trains
Very few trains to Warwick
Trains at Bearley
On the wrong train line. Needs to go to Stratford or Birmingham
More frequent trains to Stratford/Birmingham
We work in Birmingham but unfortunately Bearley Station does not provide an early enough service, so we have to drive to Henley or Warwick Parkway
Bearley's services have been of no use to us throughout our stay here
Increase service to Leamington and have trains in Stratford to Dorridge route stop in Bearley
A train from Bearley to Birmingham and back
Unless Chiltern invest millions it can be improved
Later in the evening
If more trains, would use them

Q28a. Do you use trains from Stratford or Bearley to Warwick, Leamington Spa and London or the services from Stratford to Birmingham and onwards? - If yes, which services and how frequently do you use them? What station do you use?

Henley to Birmingham - 2 or 3 times a year
Bearley to Warwick and Leamington Spa - only a few times a year due to inadequate services
Stratford to London and Birmingham infrequently
Bearley to Birmingham but use Henley Station for parking. Bearley to London but use Warwick for parking.
Stratford to Leamington and Stratford to Birmingham, very rarely
1/2 times per year. Bearley to London
Only use Stratford to Birmingham (occasionally)
As not enough trains stop at Bearley, we use Warwick parkway
Stratford to London annually. Stratford to Birmingham once every two months
Henley in Arden for Birmingham. Warwick Parkway for London
Stratford - often
Occasionally - Henley
Daily
Used infrequently to Warwick and Leamington
Occasionally for day trips - usually I use Stratford Parkway
Henley in Arden
Infrequently
Birmingham and from there on to other destinations
Infrequently - train to Birmingham
Warwick to London, infrequently
Infrequently, 2 or 3 times per year. Bearley

Bearley to Leamington 6 times a year. Stratford to Birmingham 6 times per year
Warwick Parkway to London. Stratford Parkway to Birmingham
Stratford Parkway to Birmingham 3 times a year
Stratford to Birmingham, Stratford to London
Henley in Arden to Birmingham - infrequently
Stratford, Warwick Parkway, Henley, London and Birmingham
London from Warwick parkway
Have used the service from Bearley to London but it is very slow. Stratford to Birmingham used half a dozen times a year
Very infrequently - Stratford/Bearley
Stratford or Henley to Birmingham. Stratford or Warwick to London
Bearley or Wootton Waven infrequently
Very occasional use of Stratford to Henley/ Birmingham
Stratford to Birmingham occasionally
We use Stratford Parkway and would use Bearley more with better services around commuter times
S-O-A to Birmingham
Every few months
Leamington Spa - 3 times per week
3 times per annum
Bearley, occasionally
Warwick Parkway, Henley in Arden. twice per week, 1 per month
Warwick Parkway as Bearley is not good enough (too infrequent)
Chiltern
Stratford to Birmingham once a year
Bearley to Warwick, Leamington, London
Bearley to Leamington approx. 6 times a year. Bearley to Marylebone approx. 4 times a year
Once a month, Henley, Warwick
Rarely
Sometimes to Birmingham
Wilmcote to Birmingham. Warwick to London

Q30a. Would you use the services more if better car parking and bus stops and facilities were provided? - If yes, where would you like to see improvements?

Car parking in Bearley station
A more regular service rather than more stops
At the station itself
More car parking. Heated accommodation and toilets whilst waiting for trains
From bottom of Snitterfield Road to get to the bus stop and train station on opposite side
Pedestrian crossing across A3400
A pedestrian crossing across A3400 is required to safely get to Bearley station
Small cafe/rest room for use by travellers/cyclists and residents. Potential to combine with a small shop
Free parking at stations
Bearley Station
More regular buses to A3400
Bus service and station in Bearley
More car parking at the station

Parking at station
Car parking at Bearley station
At station

Q31a. Do you use local bus services? - If yes, which services and how frequently do you use them?

Local bus into Stratford-On-Avon
Park and ride from Bishopton
229 weekly. X20 into Stratford but not out because of getting across the road
Johnsons - once a week
X20 - every day. E29 - Twice a year
Infrequently
Everyday
229 - Children use to school/college. School bus to Alcester
2 or 3 times a week from the village
X20 daily
2/3 times per year
Park and ride regularly
X20, 12 times per annum
X20 occasionally
Rarely to Birmingham
Only occasionally to Stratford
Twice a year in emergency. Bus service inadequate
X20 frequently
229 once a month
229 village bus and X20 Stratford to Birmingham regularly
Park & Ride in Stratford and X20
X20 - few times a year
Mainly my Mum uses this service although less so recently.
X20 = 2-3 times per year
X20 infrequently
229 service 6 times per year
Once a fortnight
X20 a couple of times per month
X20 to Stratford and Birmingham varies but usually weekly
Occasionally
Sometimes
2 or 3 times per week
X20 twice per week
229, Park & Ride 20 times per annum
X20 2/3 times a week
X20 & 229
Bearley bus & X20, occasionally
Daily. Children take the bus to school/college
Park and ride, X20, school bus which drops children off at the village hall
229

X20 very rarely when car not in use
229 and X20 frequently
Bearley to Stratford - X20 and local buses - approx. 6 times a year. Bearley to Birmingham - X20 approx. 6 times a year
Park & Ride - weekly
As and when needed
To Stratford X20 - Rarely
X20 and 229 most weekends
229, X20 - a few times per month

Q32a. Are the current bus services adequate for your needs? - If no, please tell us how they could be improved?

More regular buses into the village itself
Not used, but soon our children will need to use them more, so would look at frequency
More frequent bus service through the village
X20 - more buses in the evening. Last bus is at 7:30pm, an additional service at 8:30 and 9:30pm would be advantageous. 229 - needs more services throughout the day and evening
Urban frequency would be necessary for viable use of a bus service. This is extremely unlikely.
Frequency
Frequency improved and run later in the evenings
Regular distribution of timetable
The X20 service is good but others no so
More frequent services. Better bus stop shelters and accommodation to protect against winter rain and cold
Not frequent enough
Insufficient buses to Stratford and service takes too long as it visits other villages
Need a bus to Stratford at 5am
If you want to get to surrounding areas, the buses need to be more frequent
Not frequent enough
They are not frequent enough. Smaller coaches running more often may be the answer
Higher frequency
Infrequent, unreliable, expensive
More frequent
More frequent
If you do not have a car
Too infrequent and alternative route includes crossing the A3400 to access the bus stop which is very dangerous
There is no direct service to Warwick
Frequency
Don't go early enough, I have to be at work at 6am in the summer and 7am in the winter
Need to have a late night service
Crossing of A3400 a major problem when using X20
Increased frequency of 229 and extension into the evening

Q33. Please share any additional comments you may have below on public transport in Bearley and the surrounding area.

I think our bus service is underused

More buses into Bearley village through to Snitterfield and then onto Stratford or the other way around. Too far to walk to get bus from main road, when it's dark it's a real problem
Public transport does not go where I have to go, so while I can still drive, I don't use it
Our household uses cars as we could not get to work if using public transport - so it is very limited
We use Warwick parkway to travel to London by train at least once a month
The main A3400 bus route (X20) drops off and picks up on a very dangerous bit of road. The village bus (229) is very infrequent.
The local population density cannot sustain a viable public transport provision. Personal transport provision is essential
We tried to find a public transport means of getting to Stratford for a 9am-5pm work expensive placement for our daughter but it proved impossible surely a fairly normal working day?
Public transport is limited and unless dramatically improved, only just serves current population
Do not use it.
None
Without a car it is very difficult to get to the any of the shops/medical facilities. At night time there is no public transport at all after about 8pm. Hopeless for getting home from Stratford at that time
We do not use public transport
Bus service may not be adequate if it did need to use it
Get a good train service
The bus pass for Stratford high school is far too expensive
I would use Bearley railway station more if there were more frequent services
Too many traffic lights on Birmingham Road into Stratford. Ring & Ride excellent. Park & ride ok
Appalling public transport and cycle network
Good service, very reliable
This facility will become more important when I get older
Bearley bus services are infrequent and timings are inconvenient
Something to support this or improvements in crossing the A3400 would be welcome
Public transport will never improve until we get government ministers to use them
The village hopper is so infrequent and slow, you have to be fit to walk to catch the X20. No direct way to get to Warwick
Village bus service seems to be adequate
A bus after Stratford theatre performances would be appreciated
Sunday 229 service would be good
Last bus from Stratford to Bearley is too early. A later last bus to allow younger people to go into Stratford in the evenings on the bus
A more regular service would result in less people using their cars

Q34a1. Please tell us if you think we have adequate local shops in and around Bearley? - Facilities you use...

Snitterfield shop and Freemans Farm Shop
Stores in Snitterfield, Shrewley and Wootton Wawen
Would be good to just have somewhere to go for milk, bread and fresh produce
Snitterfield stores and Wootton Wawen stores
Snitterfield shop
Snitterfield store and shops in Stratford
Shops
Wootton Wawen stores, Wilmcote stores, Snitterfield stores, Stratford and Warwick stores
Wootton, Snitterfield
Countrywide. Shops in Snitterfield/Wootton Wawen

Drive to Wilmcote for papers and top up shopping
Snitterfield stores, countrywide store, no need for a shop in Bearley (not enough customers)
Stratford, Leamington, Warwick
Snitterfield Maybird centre, Stratford on Avon, Coventry
Snitterfield stores and Wootton stores
Snitterfield store and Wootton store
Stratford, Warwick and Leamington
Snitterfield shop
There are no shops
Snitterfield and Wootton Wawen stores
Snitterfield, Stratford Upon Avon
I go into Stratford
Snitterfield store manages to be successful. We could do with our own
Shop in Wootton Wawen
Snitterfield stores and shops in Henley/Wilmcote
Snitterfield stores
Stratford Upon Avon
Stratford town centre is the only place
Countrywide store
Snitterfield shop
Countrywide store, Snitterfield stores, Wootton Wawen post office
Shop at Snitterfield, post office Wootton Wawen
Shop at Snitterfield, post office at Wootton Wawen
General stores/mini supermarket
Wilmcote shop, Wootton Wawen post office
Countrywide
No shops!
Snitterfield stores and Countrywide store
Tesco etc. Countrywide - Wootton Wawen
Use Waitrose in Alcester
We use Snitterfield and Wootton Wawen shops but it would be nice to have a Bearley newsagent
Nearest shop a car journey away
Snitterfield stores
Snitterfield stores, Maybird, Henley, Stratford, Warwick
None
Maybird and town centre
A shop near the Bearley Green area would service a large estate, School Lane etc.
Shops have to make money
Snitterfield Stores, Wootton Wawen post office
None
Snitterfield stores, Wootton Wawen stores, Henley, Stratford. It would be useful for Golden Cross to have shop and post office in it
Snitterfield stores and Wilmcote stores
Stratford if taken there
None
Wilmcote stores, daily. Maybird centre, several times a week. Snitterfield, occasionally
Golden Cross

Snitterfield store and Wootton Wawen
Countrywide store
Wootton Wawen or Wilmcote or Snitterfield
Snitterfield stores and local supermarkets
Snitterfield, Stratford, Warwick
Snitterfield village shop
Snitterfield stores, Wootton Wawen post office
Snitterfield shop
This is a small, rural village, minutes' drive from 2 shops or 5 miles from Henley
Countrywide
Only adequate because of bus service
All in Stratford
Maybird, Henley, Stratford town centre
Local shop or mobile shop
Snitterfield store and Stratford shops
Snitterfield stores, Countrywide
Snitterfield
Snitterfield stores, Countrywide store, Wootton Wawen stores, Henley in Arden craft centre
None
Maybird Morrison's, Wootton
Could do with a local store
Snitterfield and Wilmcote
Snitterfield store requires transport
Don't use any because there aren't any
Snitterfield stores
Snitterfield stores, Windows R Us, Countrywide stores
Supermarkets
Snitterfield store is perfectly adequate
Snitterfield shop, supermarkets and shops generally is Stratford
Snitterfield shops, Hiltens butcher (Stratford upon Avon), Maybird centre
Countrywide
Wilmcote or Henley/Stratford
Snitterfield store, Country wide

Q34b1. Please tell us if you think we have adequate community buildings in and around Bearley? – Facilities you use...

Village Hall
Village hall
The only community building is the village hall, which is far too expensive for locals to use
Village hall
Village Hall
Village needs using more
Village Hall
Bearley village hall and social club, Snitterfield village hall and sports club
Club, village hall
Village hall

Village Hall facilities inadequate. Needs substantial upgrade
Village hall, mobile library
Bearley memorial hall
Bearley memorial hall
None
Village Hall
Village hall, social club
Village hall
Village Hall
None - don't need them - it's a rural village
Stratford and Warwick
Village Hall
Village hall
Village hall
Village Hall, social club
Village Hall
Village Hall
Can't keep up the one we have
Village Hall, church
Social club and village hall
Only village hall, nothing happens here that interests us
Village hall
Village Hall, play areas
None
Village hall
Village hall is not satisfactory. Acoustics bad and facilities inadequate
Community centre
Village hall and social club
None
Village Hall
Village hall and social club
Sports field, play area, village hall
Village hall
Village Hall
Village hall, church
Village hall
Village hall
Village hall, church
Hall at the village sports & social centre
Village Hall
Bearley and Snitterfield village halls
Village Hall
Village hall
Village hall, indoor sports complex, Henley tennis club, astro turf football, Snitterfield village hall, bowling club, Stratford leisure centre
Village Hall
Village Hall

Village hall
Village hall and church
Village hall and church
Village hall
Social club, Snitterfield and Bearley village halls

Q34c1. Please tell us if you think we have adequate schools in and around Bearley? – Facilities you use...

No children
Wootton school
School bus to Alcester
None
For current population
We are not big enough for a school and the local ones are good
Stratford high school
College
Wootton Wawen
None - no children
None
None
Welford
None
My children must travel to school and nursery. Alcester Grammar, Wootton Wawen, Henley-in-Arden
None
At present for the size of the village
None
None
Catchment area is strong and there are at least 3 schools within a mile
Henley High School
None
Wootton Wawen School
Snitterfield
Wootton Wawen primary and Henley in Arden high school
Wootton
Snitterfield Primary
Wootton Nursery

Q34d1. Please tell us if you think we have adequate medical practices in and around Bearley? – Facilities you use...

Henley in Arden medical centre
Claverdon/Trinity Court surgeries
Doctors but have to travel to Claverdon or Stratford
Bridge House medical centre
Henley in Arden medical centre
We all have to travel to another town for these services

Henley medical centre
Hampton Magna medical centre
Rother House medical centre
Henley in Arden
Henley in Arden for Doctors
Surgery in Stratford
Henley in Arden medical centre. No need for one in Bearley
Henley
Claverdon clinic
Henley in Arden
Henley in Arden
Stratford, Claverdon
Stratford healthcare
Stratford doctors and Coventry dentist
Claverdon
Henley
Warwick
I go to Henley. At the moment this is ok, as I can drive
Doctors in nearby towns - not needed here
Claverdon surgery
Use Stratford doctors
Henley in Arden
Henley in Arden medical centre
Henley in Arden
Henley in Arden surgery
Rother house surgery Stratford
Claverdon Surgery
Claverdon Surgery
Binton
Claverdon surgery
Claverdon surgery
Henley in Arden
Claverdon
Henley medical centre
Henley in Arden
Claverdon surgery
Rother house medical centre
None. Travel to Claverdon
Doctors at Snitterfield closed so now go to Claverdon
Trinity Court
None
Henley in Arden medical centre
Surgery at Claverdon, dentist at Henley
Stratford and Claverdon
Henley medical centre is fine
Trinity Court, Stratford Upon Avon and Claverdon
Henley medical centre

None
Doctor, Henley in Arden. Dentist, Stratford Upon Avon
Henley in Arden medical centre - excellent service
Henley medical centre
Henley GP
Henley in Arden medical centre
Henley in Arden
Trinity Court/Claverdon
Stratford practice
Trinity Court and Claverdon, Stratford
Claverdon/Trinity
Henley medical centre
Claverdon
Claverdon surgery
Henley
Henley medical centre
Trinity Court
Stratford surgery
Trinity Court
Bridge house Scholars Lane
Henley in Arden medical centre
Stratford
Claverdon and Trinity Court
None
Henley
Could do with a local practice
Henley in Arden
Henley/Stratford/Solihull
Henley in Arden medical centre
Henley medical centre
Henley
Henley and Stratford practices
Claverdon, Stratford and Warwick
Claverdon surgery

Q34e1. Please tell us if you think we have adequate dental care in and around Bearley? – Facilities you use...

Stratford-On-Avon
Henley in Arden
Euston Place, Leamington Spa
Dental practice on Tiddington Road, Stratford -Upon-Avon
We have to travel for these
Warwick dentist
Cape Road, Warwick, Dental practice
Henley in Arden
Henley in Arden

Dentist in Stratford
Practice in Stratford town centre
Warwick
Henley in Arden
Snitterfield
Snitterfield
Warwick
Dental practice in Stratford
Coventry dentist
Henley
Leamington Spa
Henley
Dentists in all local towns
Warwick dental practice
Stratford
Henley in Arden
Henley in Arden
Ivory dental, Henley in Arden
None
Dentist at Leamington Spa
Dentist at Leamington Spa
Binton
Dentist in Knowle, Solihull
Stratford Upon Avon
Warwick
Previous dentist in Worcestershire good, therefore have continued to attend
Henley in Arden
Henley-in-Arden
Our practice is in Warwick
Henley in Arden
Longmans - Stratford
Hockley Heath
Dentist in Henley
Stratford
I travel a long distance but only because of service. My wife goes to one in Stratford
Dentist, Stratford Upon Avon
Henley in Arden and Stratford
Stratford
Henley
Henley in Arden
Henley in Arden
Carisbrooke dental, Leicester
Coventry practice
Leicester
We have none
Snitterfield
Henley

Henley
Henley
Stratford
Langham's
Henley dental care
Langman Ely Street
Henley
Alcester - private. Henley NHS
None
Henley
Henley in Arden
Henley in Arden
Solihull and Stratford
Henley dental
Henley dentist
Stratford Dental practice
Practice in town centre
Henley
Morton Morrell
Henley

Q34f1. Please tell us if you think we have adequate sports facilities in and around Bearley? – Facilities you use...

None
Grandchildren use play area
Own facilities - past team games
Sports field, Bearley Park
Golf club
Golf
None
Kenilworth community centre
Sports ground in village
Stratford Oaks golf and Stratford sports centre
Henley college
Birmingham and Stratford Upon Avon
None
Village Hall, Wildmoor Spa
Sports fields by the village hall and Wildmoor spa & gym
Swimming pool
Previously used Snitterfield tennis club. Family also uses Bearley shooting club
None
None
None
None at present except for golf range
Henley tennis club. Henley Forest FC, Warwickshire college, Henley.
None

None
Sports field
Stratford Oaks gold club
Tennis club, Snitterfield
Oaks golf club
Badminton would be appreciated
Playground
Henley football club
Tennis court in the park would be nice
Stratford leisure centre and Henley indoor sport centre
Village Hall
Henley, Bearley, Stratford
Henley tennis
Village Hall
Golf club and leisure centre
Golf and tennis club

Q34g1. Please tell us if you think we have adequate public houses in and around Bearley? – Facilities you use...

Could do with a pub in the centre of the village
Golden Cross public house
We have not been into the local pubs
Norton Lindsey, Snitterfield
Club
Assuming pub is a viable business
None
None
None
Snitterfield Arms. Golden Cross and if it stays open
Pubs outside Bearley
Snitterfield
Golden Cross
The Cross (slightly under-developed facilities)
Have used the Golden Cross in the past - it has been closed for the last 4 months
None
Golden Cross (when open)
Golden Cross, Snitterfield Arms, social club
Snitterfield Arms, Golden Cross
None at Bearley. Others at Snitterfield and Aston Cantlow
None
None
Kings Head, Aston Cantlow, Crabmill
Armouries Arms, Golden Cross both changing ownership
Snitterfield Arms
We would if the Golden Cross could stay open. We'd like a village pub
One pub and it's not good. Social club is awful

Snitterfield Arms, Red Lion (Claverdon)
They keep closing down
It would be great if the Golden Cross worked but the use of the social club by many Bearley residents makes it difficult for the pub
None
Don't want any more drinking facilities
Snitterfield Arms, Crabmill at Preston Baggott
None
Masons Arms, Wilmcote. Kings Head, Aston Cantlow
Kings Head, Aston Cantlow
Need a decent pub
Snitterfield
The club will hold most social activities
Bearley sports and social club
Golden Cross is a disaster
Local pub keep shutting so go into Stratford
Snitterfield Arms and Bearley Cross
None
Social club
Golden Cross, Snitterfield Arms, The Navigation
Snitterfield Arms
Kings Head, Aston Cantlow and Blue Bell, Henley
Social club, Golden Cross/Rustic Kitchen, Snitterfield Arms, Navigation Inn
Golden Cross - needs more local support to succeed

Q34h1. Please tell us if you think we have adequate childcare services/facilities for in and around Bearley? – Facilities you use...

We have to travel for these services
Hatton Nursery
None
N/A
It's not the availability of services but the prices
Claverdon village nursery
No children
None
None
None and no child-minders. We employ a childcare nanny
None
Not applicable
Closest nursery is in Stratford upon Avon
Park is lacklustre

Q34i1. Please tell us if you think we have adequate services/facilities for young children in and around Bearley? – Facilities you use...

Grandchildren would like equipment for small children e.g. swings etc.
The new park

Young children play equipment is needed in the playground
New playground
Bearley Park
None
Playground
Bearley Park and sports field
Finally, after 10 years of debating we have a decent playground
No children
Bearley Park
Bearley Park with grandchildren
Now the playground is built
Park
Play area
New playground recently provided
Not applicable
An amazing playground and park, cricket and football pitch
New playground
Playground is good
Under 4 playgroup would be good. Plus swings in the park
Bearley Park, Grange Road (old school site)
Henley, Bearley
Scouts

Q34j1. Please tell us if you think we have adequate services/facilities for teenagers in and around Bearley? – Facilities you use...

A youth club is needed as a focus for young people
None
Needs are too varied
They have a variety of needs as satisfying everyone is difficult
No children
None
None
Nothing for teenagers
None
Not applicable
Youth club Wootton Wawen and sport centres at Stratford and Henley
Scouts

Q34k1. Please tell us if you think we have adequate services/facilities for older people in and around Bearley? – Facilities you use...

Village Hall
WI, Gliding club, church club
Bearley is family friendly, long may it continue
Help to manage popular short mat bowling in the village hall
Village hall, mobile library
None

None
Stratford hospital
None
None
None at present
Lunch club
Garden club
Village Hall
Village hall
None
Keep fit open and items
Bearley gardeners, Bearley history group
The clubs and societies seem numerous and accommodating
Village hall
Church, village hall and gardening club
None at present
Village Hall
None
Flower club
Public transport, village hall
Garden club, WI, history group, flower club
Village hall
None
Village hall
Village Hall
Various village activities
Village Hall

Q3411. Please tell us if you think we have adequate leisure spaces in and around Bearley? – Facilities you use...

Footpaths/Bridleways
Local footpaths for countryside walking. Park and recreation ground with grandchildren
Bridal paths/footpaths/Bearley bushes
Village hall, footpaths, wood etc.
Village hall, mobile library, both children's play areas
Playing fields, lanes and footpaths
Playing fields, lanes and footpaths
None
Footpaths and woods
Village hall, walks
Plenty of green space
We could always have more
Unfortunately require a more centred space to bring village together
Walk and cycle around the area
Village park, green areas, village hall and social club
More for smaller children i.e. 1-7 years

Local footpaths
Footpaths
The footpaths around the village
Walks
Local rights of way paths
My own garden
Playing field
Play areas
Access to more countryside?
Stratford leisure complex
Sports field, village hall, footpaths, bridleways
Bridle paths for walking
Footpaths, walks, village hall
Public footpaths
Golf club
Footpaths will take you to some very nice places
None
Indoor bowls Bearley, Henley tennis club, Stratford leisure centre
The area for broad location is a delightful walk and open space
Play area, village sports/social club
Park on Old School site, cricket pitch
Children's playground, footpaths, bridle paths
Children's playground and footpaths across local countryside
Local canal and countryside footpaths

Q35. Please tell us about additional facilities you feel would contribute to the area or existing facilities that could be improved.

Bearley is a small village and is not large enough to support facilities such as shops, medical practices, dentists etc. Such facilities are readily available within a 5 mile radius of Bearley (i.e. in Henley, Stratford and surrounding larger villages)
Local shop, local medical practice
Provide individual cycle routes not white lines on the edge of busy, narrow lanes
Village Hall needs improving externally to be more pleasant to look at
Village hall as Q34b
None
N/A
Shops, doctors, general stores, pub and post office
New medical centre and dentists
Shop and doctor surgery
Improve village hall
None - for goodness sake, it's a rural village, so stop trying to make it a town
Would be better off with a concrete skate park in the park instead of a mud hump
Outdoor gym
Local shop, small doctors' surgery
The village is desperate for a general store
Better equipped village hall, more community events, youth club

A better equipped village hall with more facilities for the older age groups. A youth club that actively engages young people.
Shop
Community cafe/shop or privately run facility could also serve as a meeting place
A village pub, better footpaths
Shop, gym, pool, good pub, post office, bakery, cycle routes and walks
A post office
More equipment in play areas
More resting benches and/or seats around the village, bottom of School Lane and within the landscaping to Bearley Green
Leave things as they are
Village Hall
Don't know
For the village to attract more classes at the village hall, i.e. yoga, Pilates, boxercise, circuits etc. Plus, cookery classes. I would use this and I am sure others would too
Village shop
A shop or newspaper delivery
Village hall facilities are in need of updating
Don't know
Don't know
Need a better gym
Sixth Form college facilities at Henley High School
A shop, post office and pub
The park needs some improvement. Old Wooden Park needs attention

Q36. Are there any improvements that could be made to help those with mobility problems?

More regular buses into the village for transport out of village
No
Dropped curbs at bottom of Snitterfield Road to allow easier access to X20 bus stop. Clear, well maintained pavements
More local bus services in the village centre. 229 bus to be improved
More dropped curbs on pavements
Dropped curbs to ease access for mobility scooters
Grit-bins when pavements are icy
Maintenance of footpaths, dropped curbs as applicable and safe crossing to bus stops and station
Small bus around village rather than one stop on main road
Stop cars parking on the paths
More local bus services
No
No
A door to door service for shopping etc.
Footpaths and crossing facilities on Birmingham Road. Dropped curbs outside resident's homes for those that cannot afford to pay to have one done by council private contractors
Traffic calming and street lighting
Sort out parking at Grange Road
The pavements are too narrow. Dropped kerbs exist throughout the village but cars parking at Grange Road impedes and rules out any mobility vehicles successfully negotiating the travel from one end to the other
Make parking on pavements restricted

Footpaths improved, speed limit reduced
None
Not aware
Footpaths/pavements
Stop parking on footpaths
Don't know
Keep footpaths clear of moss leaves and tree branches
Yes, the slope outside the church lytchgate (<i>sic</i>) is extremely dangerous
All kerbs have been lowered
No
Footpath access
Don't think so, seem adequate
Don't know as we are not affected by this issue
The provision of wider and well surfaced pavements with safe areas provided for waiting at bus stops etc.

Q37a. Do you feel flood protection is adequate in the area? - If no, is there anything you feel should be done that isn't being done at the moment?

Ditches should be regularly maintained and cleared. Road rainwater gully's in and around village need unblocking to prevent surface flooding
Professionals to be called in to assess drains, fields, flood plains etc.
Clear the drains along the main road - some grids are blocked solid
When heavy rain or long spells, flooding occurs from top of School Lane to junction with Grange Road at bottom. Fields flood on left and right
Making sure no building developments are planned especially for built up area boundary. Also, regular ditch cleaning and drain cleaning
Annual maintenance required to the run-off ditch behind Grange Road
The drains are never cleared, notice should be given so cars are not parked over the drains
Ditches need to be kept clear
In heavy rain, the culvert under A3400 always floods - please fix it
A sand bin and bags available for Grange Road residents.
Drainage adjacent to Hallfields on Snitterfield Road. Drainage near village hall and garden centre
A3400 is prone to flooding and flash floods
Run off onto A3400 at Ash Lane and under the railway bridge has been a problem when rainfall is heavy
Main Road, Flooding in Grange Road - Cherry Lane
A3400 floods, Snitterfield floods leading to no access to the village
Birmingham Road near Pathlow Road floods from fields in heavy rain
Lack of maintenance
Drains
Clean out drains and ditches more often
Drain in Church Lane opposite the church has disappeared as a result of heavy vehicles driving over the edge. As a result, all surface water run off goes down Snitterfield Road
Brook alongside Grange Road is a risk also under railway bridge
Church Lane
To improve drainage at the top of Grange Road as some houses do get flooded
Clean out ditches
Flooding already where parish council want to build
Bushes at the back of Grange Road could be cut more regularly

All drainage systems need to be maintained and improved where possible. The brook along Grange Road needs to be dredged more regularly
Checking & clearing of storm drains and streams/brooks
Keep drains clear
Ditches on main road need sorting out
Improve flooding protection on A3400 which frequently happens after spells of heavy rain
On A3400 - floods in Arden on Arden Hill
Better ditches and drainage is required

Q38a. Do you experience any problems with noise in the village? - If yes, do you have concerns over any activity that may generate unwanted noise?

Noise from the Stratford gliding club when winching gliders up. Heavy lorries using village as a short cut from M42/A46
More traffic. The gliding club's planning application for motorised gliders. Large lorries travelling through the village to local businesses
Traffic noise along Snitterfield Road
Stratford gliding club activities create noise
Gliders
Very concerned about the prospect of planning permission being applied for again by the gliding club for motorised aircraft to take off and land from their site
Had problems in the past with noise from neighbours but not for some time
Very occasionally. Bored children
Airfield noise
Non-legal motorcycles being driven on Grange Road and the fields to the North
From time to time the alarms at Bearley Mill go off and it is awful
Gliding
The speeding traffic has a huge impact on the village
Snitterfield glider club. Motorised gliders noise equal to +120 dba
Noisy gliding club winch. Noise of dogs belonging to neglectful owners
Motorised gliders should not be allowed
The noisy winch of the gliding club
Noisy gliders being winched up and motorised ones that were used illegally
Alarm from the farm shop constantly sounding
Boy racers in super cars, 30 something's drunk, on their way back from clubs/pubs. Children playing in the street rather than the £50k plus play area they've just had built
Noisy traffic speeding through Snitterfield Road and noise from club
Occasionally - cars down Snitterfield Road
Concerned at the use of motorised gliders by the local club
Motorised gliders
Motorised gliders
Not here most days, however, some early morning, low flying, plane noise
Shooting from the armouries
Gliding club launches
The gliding club causes noise
At present no motorised gliders fly from the Bearley/Snitterfield glider club. If this is allowed, Bearley will lose the peace and tranquillity forever
Not at present
Moderate noise from the winching machine for gliders
Shooting noise from the Armouries and noise from the winch used by the glider club

Objection to motorised gliders. Poor use of granite chips on road surfaces causing more noise
Potential problems if motorised gliders are allowed
Frequent alarm going off at factory by MSF
Road noise due to excessive speed
Problem along Grange Road and field to rear with teenagers on off road motorbikes

Q39a. Have you experienced crime or nuisance behaviour in the village? - If yes, please provide details

Problems with teenagers
Burglary
Teenagers in the summer seem to meet under the street light on Snitterfield Road/Oaktree Close - playing loud music and football on the road until late at night
It stems from boredom and lack of services
Occasional issues with abuse to village hall users and property
Youths banging front door
Bonfires. Some residents still fail to understand why their anti-social pollution is unacceptable when their neighbours have windows open/washing out etc.
In 20 years one house burglary and one shed contents burgled. Very occasional nuisance by youths
Very occasionally. Bore children
Non-legal motorcycles being driven on the field behind our property to the North of the village. Reported to the police on several occasions
Football matches in the streets, loutish behaviour and posting of litter in hedges
In the past, groups of young people banging on doors and windows. Ok at the moment
Boy racers using farmer's field as dirt bike track. Grange Road used as drag strip
I hate drunken behaviour from the pub and social club
Several garage break-ins at neighbours. Severe anti-social behaviour of social housing tenants
Some petty vandalism, some dog fouling
Some petty vandalism and graffiti which seems to be in a lull at the moment
Post box outside my house vandalised at start of the year
Dropping litter and dog mess is a problem
Dog mess is a significant issue
Catalytic converter stolen from our car
Car broken into and bonfires at weekends from residents in Ash Lane
12 years ago my car was broken into. Noise from youth tin hut
Not for a very long time
Only occasionally - noise from youngsters in play area. Snitterfield Road/Old Snitterfield Road, opposite The Green
Garden shed in our back garden has been broken into and petrol mower stolen
Green house windows smashed out. Scratches and marks on cars. Eggs on cars
Car break in. Teenagers stalking house
Damage to my car
Removal of notices from public notice boards
Not recently but suffered theft and loutish behaviour in the past
Garden shed burgled 3 years ago
High powered vehicles racing up and down Grange Road. On occasion bad behaviour and rudeness from children/teenagers in play area
Robbery
We had a terrible time when the parish council allowed a shelter area on the now Broad location

Car on driveway was broken into 14 years ago
House sign taken from hedge at drive entrance and found in Oak Tree Close the very next day.
Criminal damage to signs, phone box and bins
Teenagers destroying Oaktree Close signpost
Off road bikes are a nuisance

Q40. What do you feel could be done to reduce crime and nuisance behaviour?

More street lighting in the village
More visible policing
Move teenagers to play area as unsafe so close to road to mess about
More police interaction with villagers
Better parental control/involvement
Parish council to declare a bonfire smoke free zone in Bearley. It's not as if the tip is very far away
Continue place presence
Nothing as there is no one. We are lucky to live in Bearley
Not sure
Gated fields
Bearley Beacon notices by the parish council only when required, no ball games notices
Cameras and a help line
Keep all of the things you are trying to do to make it a town. Leave it alone
Better street lighting
Speed calming on Grange Road
More police presence
Stop this crazy tendency to provide more and more social housing. We have become a social benefit society without supporting and relying on yourself
Effective use of police resourcing placing complaints to the police
Community effectively using the police by complaining wherever such behaviour occurs.
Unless the courts hand out meaningful sentences, nothing will reduce idiots performing
More police patrols/visible presence
National campaign to stop people dropping litter and make dog owners guilty if their dogs make a mess
People simply need to pick it up
Parenting classes and more local jobs
Not a lot, just be vigilant neighbours
Higher profile police presence
More regular police visits and patrols
More visible police presence as appropriate
Encourage neighbourhood watch
Activities for teenagers
Police footpaths
Lock them up, that's what I say
More frequent police presence
More use of village hall for young people.
Police presence
General vigilance
More good parenting and more police involvement. Respect for other people
More public lighting

Newsletter/contact details
Less people, less crime. One of the reasons we moved here
Better youth facilities
A continuation of current policies coupled with better parental control
Residents reporting such nuisance activities to the police straight away
They pay for damages
Greater SNT engagement - landowners to do more to prevent bikes using land

Q42. Do you feel the appropriate services dealt with it adequately?

Yes. Community police officers were marvellous. Thieving, scumbag neighbour has now moved away
N/A
Yes
No
Never see a police officer
Yes
Yes
No
Yes

Q43. Are there other areas of concern you feel should be addressed in the plan?

No
The brook at the back of the houses is far too deep. I know of two instances; a pensioner fell in and the fire service had to get her out. My eldest granddaughter fell in and a six foot ladder was needed to get her out. If a child fell in, what would happen if they weren't being supervised?
Foul drainage
Traffic speed along Snitterfield Road
If the LSV methodology is maintained by SDC in core strategy, then any category must be maintained for say 5 years. That is the category should not be changed at the whim of a bus timetable, number of children in a school or shop opening hours
The greed of developers needs to be watched carefully. People in Bearley would suffer from their interference and quality of life would deteriorate
No
No
No
Doing all we can to limit building on fields other than those outlined in Broad locations 1 and 2
Give us a demographic choice, not a choice by the parish council
I think parish council needs to sort itself out
No
The road through Bearley has not been properly resurfaced since the gas was introduced to the village and the road dug up, how many years ago
No
Yes - do not agree with proposal to develop Facenda field
No
No
Lighting in general
No
The houses should be no higher than 2 stories and should have space between them with gardens, not crammed in as they are at Bishopton Island

Infill garden areas as explained on last page
To keep Bearley a village and not become a new town
Motorised gliders
No
No
HGV's using Snitterfield Road as a cut through and parking on the road by Countrywide store causing a traffic hazard
Clearance/policing of people leaving dog poo on footpaths etc.
No
Not building behind Grange Road at all
More activities for young people to be provided
No
No

Q45a. Your Parish Council would like to establish appropriate policies to enable the village to benefit from such contributions. Please indicate the sorts of facilities you and your family's priorities in terms of facilities if such contributions are to be secured? Tick 3 boxes only to indicate the facilities you wish to see benefit. - Please provide more detail here about the three facilities that you would like to be implemented.

Assisting with a village shop. Water running down from top of village at times of heavy rain. Ensuring certain parts of the village are kept well and remains a rural village with plants/trees etc.
Rights of way are not properly maintained, especially across farmland. Bridleways not cleared of undergrowth and overhanging hedges
These are the things that affect me and have already been started
Environmental improvement e.g. tree planting to obscure any ugly new housing development. Flood management to deal with the usual drainage issues from building on greenfield sites. More bins to deal with increased rubbish generated by influx of new people
Part of Grange Road is heavily congested with street parking making it difficult for vehicles to get through on occasions, so if this were to be alleviated by on and off street parking, it would help the flow of traffic. The bungalows at the top of Grange Road have problems with flood water off the fields flowing down the service road at the back of the bungalows and getting into several garages
Right of way - upkeep of signposts
Lighting for pedestrian usage. Much flooding in 2007 which was very serious, drainage needs to be addressed.
The village hall desperately requires development of storage facilities to accommodate users. Cycling through the village - mainly Snitterfield Road is not safe. Separate cycle paths would improve this. Traffic management - reactive messaging costs money annually
Rights of way maintained. Maintenance of current environmental assets e.g. tree cutting, tidying grassed areas. Not allowing serious to park on grass e.g. BT by substation
Additional housing in the village by the village hall should be professionally landscaped to ensure a pleasing visual approach into the village and its impact on those who live at the bottom end of the village
Flooding is an issue in parts of Bearley, School Lane/Grange Road fields in particular. Need to ensure they won't increase. The natural environment is a key feature and must be enhanced/protected
Village hall, as previous footpaths/pedestrian facilities - as previous on and off street parking - ensure emergency vehicle access at all times
The community uses the village hall. It is a focal point for disseminating information and an area for local entertainment and education. Regular cleaning of drains, ditches will ensure less risk of flooding and the current open spaces function as natural drainage
The 3 facilities I have selected should benefit all members of the community. The others are more limited
They should benefit all members of the community. The others are more limited
More activities for residents. More parking to ease problems and make it safer for all. Anything to ease flooding problem

Improved footpath and cycle path provision to local villages and towns. Protect open spaces
Village Hall needs a new kitchen so that groups could cook/serve meals adequately. A small car park should be made available to avoid congestion on the narrow roads, somewhere near the centre of the village. Trees are growing too large on Bearley green and taking up too much of the open space there
Need to improve street lighting
Improved street lighting. Car parking to then access Bearley station and the X20 bus
Maintenance (annual) of run-off ditch behind Grange Road. Maintain and improve village hall building and services. Safety improvements to Grange Road parking to improve access for emergency vehicles at all times
Trees are very important to all of us. Also open spaces
Village hall - general updating, facilities to encourage new types of usage and adequate facilities for catering
Street lights and standard of roads. Otherwise, keep it a village
Mains sewerage to Bearley Grange. Tree planting and hedgerow in any new build areas
Local shop
Open spaces are important to maintain our village wildlife and beauty. Footpaths to enable people to walk safely. On and off road parking to enable emergency services to get through especially when everyone is home from work and all the road is blocked by parked cars
Any development allowed should address any impact on traffic, drainage and flooding and in general terms enhance the appearance, quality of life, attractiveness of Bearley.
Grange Road parking, footpaths on Oak Tree Close/Grange Road to bus stops on A3400, improve village hall amenities, better kitchen, other sports facilities
Grange Road on and off street parking. Better footpaths from Grange Road/Oak Tree Close to the bus stops on A3400 and a pedestrian crossing on A3400. Improvements to the village hall, replacement of aging kitchen and some sports other than bowling to encourage young and middle aged residents
Footpaths to have shrubs/trees maintained and not allowed to grow over pavements. There are a couple of rights of way that are not clearly marked, especially when idiots go shooting. Traffic calming
Maybe a small area allocated to permanent keep fit items - usable by the not so young.
Keep green spaces as much as possible. Improve footpaths. Help Bearley Wood, plant more trees
Village hall; no stage, poor kitchen, poor acoustics. Rights of way; ensure well pointed and kept open. Tree planting; long term benefit could include wildflower meadow
Village hall would benefit from refurbishment. Open spaces should remain so. Trees and shrubs are always welcome
Footpaths need to be protected. More street lighting needed for pedestrian facilities
Village hall needs tables/chairs. Flood management as previously stated. Keep open spaces
Pavements to be kept clear by pruning the hedges
Better kitchen equipment in the village hall. New development - good landscaping, tidy edges, footpaths
Sustainable village shop
Certainly more tree planting and lawns, with open green areas that have seating. Social interaction
Environmental is particularly important. Development of open spaces. Community facilities
Revamp of village hall, retain existing open spaces. Trees alongside the road through the village. Choice of trees that do not grow very tall
See previous answer
As someone that works in health and recreation (public sector), we should be creating local environments and infrastructure that encourages and makes it easier for people to choose an active lifestyle or consider changes to their existing behaviour. Hence, our choices of the above facilities
The question above is leading. We would not want developer contributions as we do not want large development
Stage and acoustics in village hall. Finding economical way of tidying parking in Grange Road, Oaktree Close and lower part of Snitterfield Road

Community facilities - funds to support village hall building and activities rights of way - better signage. Environmental improvements - address verge parking, provide village gateway features
Village hall acoustics and improved storage facilities for equipment
Footbridge across A34, toilet for the church
Soundproofing of existing village hall, open spaces i.e. gardens around any new houses being built in the village
More use of village hall, create cycle routes, maintain rights of way and footpaths
Developer must landscape selected areas of the village as well as his own development. Provide cycleway from village to village hall. Find a way to provide a shop.
Community facilities - shop. Care of environment and cycling facilities improvement
Village Hall in need of improvements. Open spaces to keep Bearley village rural. Environmental improvements e.g.; tree preservation and conservation
Drainage clearing
Community spirit prevented by imbalance in population of village. New development should enhance village, more attention to landscape, SDC standards
Better parking on Grange Road - opposite park, too many cars parked on the road. Emergency vehicles may not be able to get through
Outside space of village hall improved/tidied. Footpaths cleared/maintained
Question development motives
Climate change suggests we should be much more vigilant about the risk to previously unflooded corners of Bearley
Please could we have a pavement from Bearley to Snitterfield?
Improve village hall acoustics. More frequent monitoring of local footpaths. Clear rights of way sign posts
Shop
The above improvements will be longstanding and benefit all who live and enjoy the area
Footpaths, cycle paths and traffic calming
Existing public footpaths to be kept open
Village hall - insufficient information. Footpaths - see Q26d. Rights of way - poor maintenance of rural footpaths needs addressing

Q46. Is there anything else you would like to see in the Neighbourhood Plan/parish plan?

If development of the broad location site takes place by Faccenda, the freehold of the village hall and sports field site was promised to be gifted to the village hall trust. This is currently owned by Faccenda and leased to the village hall on a peppercorn rent. The village hall trust requests that this is formalised
The key areas are covered by this questionnaire
Provision of small shop maybe negotiate with major retailer. Provision of small bus with stops around the village rather than just the one on main road. No plans for development. Green belt status for all the village
No
No
I would like to see brown field sites used for building and not green fields. We as a country have lost too much of our wildlife already, do not let us lose anymore
No
Better maintenance of green spaces
Better maintenance of green spaces. Identification of suitable land for burials
No
No
No
Vigorous opposition to large residential development and preservation of 'washed over' green belt status

2x shops either end of Bearley
No
There should be no further development i.e. houses, commercial expansion etc. until roads, pavements access points are introduced. The road through Bearley needs remaking. The pavements are too narrow and need remaking, 70% of all traffic cuts the corner at the church, lorries and buses can't get around without crossing the centre dotted line. This is a very busy, dangerous road
To allow for village shop/post office/pub/doctors/medical centre. These facilities would unite the village
We are conscious that currently the village, due to its linear design, is a little fragmented as a community. Therefore, the plan should be mindful of this in any future policies and decisions
I believe there is a right for the poor to collect wood from Bearley wastes, given in the enclosures act which should be documented here
As the owner of the land marked as infill on the plan which is outside the Bearley boundary. We would like to withdraw this. It was never our intention to include it. Thank you
Most items are covered
No
No
No - looking good
No
Swings in playground
Develop the church as a dual purpose building serving the needs of Bearley residents for a communal meeting place in a central area.
A small development of retirement dwellings for older people to rent, therefore, releasing under occupied properties for families to rent, who can't afford to buy. A larger development would not then be needed, enabling Bearley to remain the nice and friendly village it has always been
No

Q47. Please let us know any other positives or negatives about living in Bearley that haven't been covered elsewhere in this questionnaire, and anything you think would improve life in the village.

A newspaper delivery service would be good!
We get power cuts frequently due to the weather conditions. Telephone services can prove to be a problem in extreme weather. Water fills up the holes that houses these items. People look after each other, many have lived here all of their lives, this is particularly good for some to have family around
The prospect of motorised gliders has been hanging over us for far too long. This must be stopped for good. The likelihood of the closure of Wellesbourne airfield when small plane owners will be looking elsewhere for landing/take-off/refuelling makes this issue even more important if we are to maintain the tranquillity of Bearley
Covered by questionnaire
Bearley is a family orientated village with a good community spirit. Over development would be a disaster. There is no infrastructure to support too much development and the community and flooding would be a greater risk. The wildlife, flora and fauna is abundant and the current street lighting enables the stars to be visible at night, unlike many urban areas. The only improvement can think of would be a small shop to help people and not have to travel too far for supplies, or a small bus service around the few streets, apart from that please leave Bearley alone and away from developers
None
There would have to be some sort of shop to enable residents to buy necessities if the housing expands. This would also provide a meeting place for people to get to know their neighbours
The parish council does nothing. Sort out the countryside shop and grocers.
We love Bearley. We are grateful to the parish council for trying to protect our interests
Husband works in Stratford starting at 6am. He doesn't drive and it is difficult for him to get to work with no public transport before 8am
None

There are a good variety of walks within the village. These would benefit from improved surfacing, so that they are more accessible when the weather is poor. This would further enhance these lovely walks. The community would benefit from a cafe and a shop. These might be best located close to the A3400, in order to attract sufficient custom for sustainability. A safe crossing of the A3400 would need to be provided. Pedestrian bridge close to railway bridge with ramps for pushchairs/wheelchairs
Having such a wide range of organisations to belong to is a major benefit. We have strong community spirit
Although this questionnaire was thorough, it has been quite difficult to read and is therefore not inclusive of the demographic of the whole village. How are the views of people who cannot access the written content of this document being gathered. It could have been a lot simpler
Reduce where possible, cars permanently parked on the road
You must have covered everything as this questionnaire is at least twice as long as it should be. A lot of people will be deterred from completing it as it looks far too long and complicated. However, I applied the effort that has gone into compiling it
The route through Bearley should be made more attractive and in keeping with a rural village
No more houses, thank you
We are disappointed to learn that consent is likely to be given for motorised gliders. When the gliding club originally gave assurances to Bearley residents that it would just be for silent gliders launched by winches only. Due to the lack of school, shop, doctors and dentist, the village could not support an influx of young, demanding families with children
Beauty is a lovely village to live in. It would be great if we had a thriving shop and good village pub. We feel there would be more community spirit and co-operation between villagers if these buildings were present. To have to go out of the village for these services causes isolation for villagers
Nothing that has not been already noted, thank you.
Stop gliding club motorised aircraft
The infill sites have already caused a lot of ill feeling in the village. If these areas are allowed to be built in further problems will develop. It is totally inappropriate to build in back gardens of designated houses. The broad location is a suitable site for all the houses
The infill sites should be immediately withdrawn from the plan
To promote more community spirit. A number of residents moan but they themselves are not willing to do anything about it
We love the village as it is
No
Better integration and involvement of residents
Keep green belt status, avoid building on broad location, landfill opportunities used
Should attract young families
Bearley has the best of everything and we all wish it to remain so. We have been and still are fortunate to have dedicated people who work tirelessly for the benefit of residents. Their work is appreciated and we are confident they will act in the best interests of the people of Bearley

18. Extract from Annual Parish Assembly 27 April 2015

Neighbourhood Plan

First draft of the Plan was completed in October 2014. The Plan assumed Bearley had to provide towards the higher end of 10-25 dwellings as a Group 4 Local Service Village and define a “built-up area boundary”. A copy of the draft was sent to SDC for comments to check we were proceeding along the right lines.

SDC Core Strategy was submitted to the Planning Inspector in October 2014. In November 2014 SDC issued a statement to the effect that “should a particular LSV not be able to deliver due to Green Belt constraints by other than “limited infill” then it can be accommodated at other LSVs”.

The NP Open Day Consultation meeting was held on 24 November 2014 about 200 persons attended the presentation and the Q/A session. A four page handout summarising the essential points of the presentation and initial thoughts on the built-up area boundary were provided for all attendees together with displays.

NP Questionnaire “A Clear Vision for Bearley” circulated by 12 December 2014 to residents, businesses, landowners, village organisations and statutory consultees. A total of 152 responses received from 109 households and 43 individual residents. Analysis and report prepared by Consultation Unit Stratford-on-Avon District Council, engaged as independent professional analysis contractor. The report entitled “BEARLEY NEIGHBOURHOOD PLAN SURVEY RESULTS A CLEAR VISION FOR BEARLEY Final Report 2015” is on the website and a copy is placed at the Village Hall.

On 15 January 2015 SDC stated that “The Council is of the view that these (housing numbers in the Core Strategy) figures will be achievable in the Green Belt LSVs over the course of the plan period based on the lower end of the range given in Policy CS.16. The ranges being around 51 dwellings for Category 2; around 26 dwellings for Category 3 and around 10 dwellings for Category 4 LSVs e.g., Bearley.”

19. Neighbourhood Plan Steering Group Terms of Reference May 2015

BEARLEY NEIGHBOURHOOD PLAN STEERING GROUP TERMS OF REFERENCE

1. Introduction

Bearley Parish Council took the decision on 6 May 2014 to produce a Neighbourhood Plan. The Parish Council is the responsible body for the Neighbourhood Plan. However, in order to progress the plan and engage local residents¹ to ensure it is a community-led plan, the Parish Council seeks to establish a Neighbourhood Plan Steering Group. This is an advisory group, with final decisions being made by the Parish Council. (1 A local resident is defined as an individual that resides within the Parish but is not a Parish Councillor.)

The Steering Group, and Parish Council, will work to following Terms of Reference (ToR). The ToR shall be published on the Bearley Village website and copies shall be made available on request to the Steering Group or Parish Council. Any changes to the ToR shall be drafted by the Steering Group for approval of the Parish Council.

2. Roles and responsibilities – Steering Group

Key tasks of the Steering Group are to:

- a) Monitor preparation of development plan documents by Stratford-on-Avon District Council (SDC) (i.e. Core Strategy and Site Allocations documents), drafting representations as appropriate/necessary for approval and submission by the Parish Council.
- b) Investigate and identify support for a Neighbourhood Plan.
- c) Consider the scope and aims of the Neighbourhood Plan.
- d) Propose and monitor a project programme for delivery of the Neighbourhood Plan.
- e) Liaise with relevant organisations and stakeholders, including SDC.
- f) Engage the local community to gather views and consult on emerging policies.
- g) Draft the Neighbourhood Plan, with particular regard to future land use and development.
- h) Arrange meetings and appoint Working Groups, as appropriate/necessary to progress preparation the Neighbourhood Plan.
- i) Ensure supporting documents are drafted, such as the basic conditions report.
- j) Draft representations to any planning applications within the Parish that may have implications for the Neighbourhood Plan for approval and submission by the Parish Council.
- k) Regularly report to the Parish Council on progress, informing of any potential changes in programme or budget requirements.

3. Roles and responsibilities – Parish Council

The Parish Council will:

- a) Ensure links between the Parish Council and Steering Group are maintained through a standing Neighbourhood Planning item on the Parish Council agenda whereby the Steering Group can report on progress and receive on-going endorsement via a Parish Council minute.
- b) Minute all Parish Council decisions in relation to the Steering Group and Neighbourhood Plan and make these publically accessible in a timely manner through the Bearley Village website and Bearley Beacon.
- c) Hold budget responsibility (see 6 below).

d) Support the Steering Group throughout the process providing sufficient assistance and financial resources to ensure the plan is prepared in accordance with the project programme and that overall expenditure falls within the budget set by the Parish Council. This includes, but is not limited to:

- Facilitating an open and transparent process by advertising/publishing all Steering Group meetings, agendas and minutes on the Bearley village website and in the Bearley Beacon.
- Supporting Steering Group efforts to engage and consult with the local community throughout the process.
- Appointing any relevant external expertise to assist the process identified as necessary by the Steering Group and approved by the Parish Council.

e) Carry out all statutory duties for which the Parish Council are responsible, including submission of the draft Neighbourhood Plan to SDC for inspection and independent examination.

f) Ensure appropriate insurance is in place for all Steering Group activities.

4. Membership of the Steering Group

a) The Steering Group will be formed primarily from local residents. Parish Councillors may also be members of the Steering Group. Membership may also be open to other interested parties, such as local businesses based within the Parish.

b) Members of the Steering Group will declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the Steering Group, such as ownership of potential development land. Any member deemed to have a conflict of interest shall not be eligible to vote in any decisions taken by the Steering Group and shall not hold position of Chair.

5. Chair / Secretary

a) At the first meeting the Steering Group shall elect a Chair. The Chair shall:

- Run the Steering Group meetings, including preparation of a draft agenda. If the Chair is not present at a meeting the Steering Group shall elect a temporary Chair from amongst members present.
- Act as the link between the Steering Group and Parish Council.

b) At the first meeting the Steering Group shall elect a Secretary. The Secretary shall:

- Co-ordinate the work of the Steering Group.
- Take minutes of all meetings, noting, amongst other things, decisions taken and actions with responsible persons and indicative timescales. If the Secretary is not present at a meeting the Steering Group shall elect a temporary Secretary from amongst members present.
- Circulate minutes in a timely manner to all Steering Group members and, following agreement of the Steering Group members present at the meeting, the Parish Council for publication in accordance with 3(d) above.

5. Frequency, Timing and Procedure of Meetings

a) The Steering Group will as a minimum meet every two months.

b) Meetings shall normally be held at 7.30pm at an appropriate venue such as the Village Hall.

c) All Steering Group meetings shall be open and may be attended by local residents and other interested parties to observe or participate in the proceedings.

- d) Steering Group members shall be informed of meetings and the draft agenda 14 days prior to the meeting by email, unless an alternative communication method is agreed with individual members.
- e) Public notice of meetings, together with a draft agenda, shall be made 14 days prior to the meeting through the Bearley Village website and noticeboards and, subject to publication timing, the Bearley Beacon.
- f) A rolling schedule of meetings will be set in place following preparation of a project programme and made publicly available via the Bearley Village website and noticeboards.
- g) The Steering Group will be deemed to be quorate if (i) a minimum of 5 members that are eligible to vote are present; and (ii) of those eligible to vote at least half are local residents. If inquorate, meetings may proceed but any decisions will require future ratification by the Steering Group when a quorum can gather.
- h) Any decisions taken by the Steering Group will be carried forward if more than 50% of members voting are in favour. The Chair will have the casting vote in instances where there is no majority.
- i) All decisions will be advisory only and require endorsement of the Parish Council.

6. Finance

- a) The budget will be set by the Parish Council.
- b) All grants and funding will be applied for and held by the Parish Council who will ring fence the funds for Neighbourhood Plan purposes only.
- c) Accounts related to the Neighbourhood Plan shall be open to the Steering Group and wider public.
- d) The Steering Group shall report planned expenditure to the Parish Council and the Parish Council shall regularly review and update the budget.
- e) Costs should normally be incurred directly by the Parish Council, for example, hire of the village hall or appointment of external expertise.
- f) If expenditure is to be incurred by any Steering Group member and claimed back from the Parish Council, for example for postage, this shall be agreed in advance and supported by receipts.

7. Working Groups

- a) The Steering Group may form Working Groups to undertake various aspects of the work involved in producing the Neighbourhood Plan, such as public consultation.
- b) Each Working Group shall work to ToR drafted by the Steering Group and approved by the Parish Council.
- c) Each Working Group shall have a lead person to organise the work of the Working Group and regularly report to the Steering Group including through a standing item on the Steering Group agenda.
- d) Membership and purpose of each Working Group will be regularly reviewed by the Steering Group.

8. Dissolving the Steering Group

- a) If the Steering Group wishes to dissolve before the conclusion of the Neighbourhood Plan project it must notify the Parish Council in writing.
- b) At the conclusion of the Neighbourhood Plan project the Parish Council and Steering Group shall discuss the future working, if any, of the Steering Group.

20. Bearley Neighbourhood Plan Steering Group Meeting leaflet distributed to residents also displayed at notice boards and website

UPDATE – UPDATE – UPDATE – UPDATE – UPDATE – UPDATE – UPDATE – UPDATE – UPDATE – UPDATE

BEARLEY NEIGHBOURHOOD PLAN

UPDATE – UPDATE – UPDATE – UPDATE – UPDATE – UPDATE – UPDATE – UPDATE – UPDATE – UPDATE

Bearley Parish Council took the decision on 18 May 2015 to establish the Bearley Neighbourhood Plan Steering Group. The purpose of the Steering Group is to assist the Parish Council to progress the plan and engage local residents to ensure it is community-led.

The first meeting of the Steering Group is to be held as part the Extraordinary Meeting of the Parish Council on:

Monday 22 June 2015 at 7pm at Bearley Village Hall

STEERING GROUP MEETING AGENDA

Presentation

- Update on the Inspector's Interim Conclusions on the District Council's Core Strategy, how this is likely to influence housing development in Bearley and implications for the Bearley Neighbourhood Plan
- Terms of Reference of the Steering Group, including its roles and membership

Open Forum

- Opportunity to ask questions and discuss neighbourhood planning and the Steering Group

Steering Group formalities

- Invitation to join
- Election of a Chair and Secretary
- Date of next meeting

Please come along and join in, or simply come along and find out more about neighbourhood planning in Bearley

If you want to find out more about the Steering Group before the meeting, including how you can get involved, please email bearleynpsg@gmail.com or contact the Parish Clerk, Mrs Jennifer Bendall, on 07760 819 436

Your Neighbourhood, Your Plan

Your Choices, Your Decisions

21. Extraordinary Meeting of the Parish Council on 22 June 2015

Recent History of Planning in Bearley 2011-2015

Extraordinary Meeting of Bearley Parish Council
22 June 2015
Prepared by
Cllr Arslan Erinmez
Chairman, Bearley Parish Council

Recent History of Planning in Bearley 2011–2013

2011	Apr	Stratford DC Core Strategy to 2028 (8000 dwellings)
2012	Mar	Bearley PC submits Bearley Village Community Plan to Stratford DC
2012	Dec	Stratford DC comments on Village Community Plan
2013	Mar	Bearley PC submits Addendum to Village Community plan to SDC
2013	Apr	Bearley as Group 4 Local Service Village (LSV) in Core Strategy to contribute 10-25 houses in Core Strategy period
2013	May	Bearley Village Community Plan approved by SDC Cabinet
2013	Jul	SDC says if enough "Limited Infill" (more than 12) then no need for Neighbourhood Plan and Site Allocations process will be sufficient to define development

Recent History of Planning in Bearley 2014

2014	Jan	Bearley LSV status now Group 3 with 25-50 houses under latest Core Strategy (10800 houses)
2014	Jan	RIL presentation at Village Hall proposing 90 houses west of School Lane; research on Neighbourhood Planning starts;
2014	Feb	Bearley LSV status is now back to Group 4 with 10-25 houses with delivery at the top end of the requirement
2014	Feb	Bearley PC suggests formal discussions to RIL, no response Identification of "Limited Infill" sites commences
2014	Apr	SDC advises a Neighbourhood Plan is needed as Site Allocations process cannot guarantee the right developments for Bearley
2014	Apr	NPPF paragraph 184 says a Neighbourhood Plan should not promote less development than the Local Plan (SDC Core Strategy) or undermine its strategic policies
2014	Apr	Bearley PC adopts 25 houses as the requirement in the latest 2014 Core Strategy for 2014-2031 to be submitted to the Planning Inspectorate (NP Strategy standing agenda item)

Recent History of Planning in Bearley 2014 -2015

2014	May	Bearley PC applies for designation of Parish Boundary as Neighbourhood Plan Area
2014	Jun	Drafting of Neighbourhood Plan commences after meeting with SDC. Limited Infill Site Assessment to be carried out by SDC
2014	July	Neighbourhood Planning Committee established
2014	Sep	SDC confirms Bearley Neighbourhood Plan Area the area is not designated as a business area
2014	Sep	SDC provides Site Assessment commentary to Parish Council
2014	Oct	First Draft of NP submitted to SDC for comment. SDC submits the Core Strategy to Planning Inspectorate for Examination
2014	Nov	First Consultation meeting with stakeholders and Survey Questionnaire "A Clear Vision for Bearley"
2015	Jan	Independent Analysis of Questionnaire

Recent History of Planning in Bearley 2015

2015	Feb	SDC confirms to Inspector "Within the Green Belt Local Service Villages, housing development will take place wholly in accordance with the provisions of Policy CS.10" (Green Belt policy) in accordance with the NPPF Para 89 i.e., "Limited Infill" and "Small Scale Housing to meet Local Need"
2015	Apr	Report on Neighbourhood Plan Survey Questionnaire issued
2015	Apr	Report on the current status of the Neighbourhood Plan at Annual Parish Assembly
2015	May	Parish Council approves Neighbourhood Plan Steering Group
2015	May	Meeting with SDC to seek clarifications on Core Strategy
2015	Jun	Extraordinary Meeting of Parish Council on community engagement for the next steps for NP

BEARLEY NEIGHBOURHOOD PLAN

Your Neighbourhood, Your Plan: Your Choices, Your Decisions

**Bearley Neighbourhood Plan Steering Group
Inaugural Meeting
22 June 2015**

BEARLEY NEIGHBOURHOOD PLAN

Your Neighbourhood, Your Plan: Your Choices, Your Decisions

AGENDA

Presentation

Core Strategy
Steering Group

Open Forum

Questions / discussion

Formalities

Members
Chair / Secretary
Date of next meeting

BEARLEY NEIGHBOURHOOD PLAN

Your Neighbourhood, Your Plan: Your Choices, Your Decisions

CORE STRATEGY

Local Plan 2006

New Plan

Guide development to 2031
Core Strategy – first and most important document

Core Strategy

Public consultation - closed July 2014
Submitted for examination - September 2014
Independent examination hearings - January 2015
Inspectors initial findings - March 2015
District Council meeting - July 2015
Consultation - conclude end September 2015
Examination resumes - late October 2015

BEARLEY NEIGHBOURHOOD PLAN

Your Neighbourhood, Your Plan: Your Choices, Your Decisions

INSPECTOR'S CONCLUSION

"... there is a problem with the approach to LSVs ... the methodology fails to take account of Green Belt.

... the original range of dwelling numbers for each category was unsatisfactory ... because, without any evidence of the capacity for each village to accommodate a minimum number of dwellings, this could have required Green Belt releases.

With no attempt to demonstrate exceptional circumstances I am unclear how I could have found such an approach to be sound.

However the Council has recognised the shortcomings ... and has put forward a revised form of words ... It would ensure there would be no conflict with Green Belt policy."

BEARLEY NEIGHBOURHOOD PLAN

Your Neighbourhood, Your Plan: Your Choices, Your Decisions

REVISED WORDING

Requirement – Category 4 LSVs

"approximately 400 homes in total, of which no more than around 8% should be provided in an individual settlement"

"Within the Green Belt Local Service Villages, housing development will take place wholly in accordance with the provisions of Policy CS.10."

Policy CS.10 – Green Belt

"Limited infilling ..."

BEARLEY NEIGHBOURHOOD PLAN

Your Neighbourhood, Your Plan: Your Choices, Your Decisions

WHAT DOES THIS MEAN FOR BEARLEY?

Small scale development, primarily on infill plots

Do we need / want a Neighbourhood Plan?

Planning matters to consider

Built Up Area Boundaries
Definition of limited infilling
Identification of sites

Also

Relationship between Site Allocations document and Neighbourhood Plan
Green Belt Review

BEARLEY NEIGHBOURHOOD PLAN

Your Neighbourhood, Your Plan: Your Choices, Your Decisions

STEERING GROUP

Roles

Monitor preparation of Core Strategy and Site Allocations documents
Liaise with District Council

Investigate local support for a Neighbourhood Plan
If there is support, consider the scope of the Neighbourhood Plan, set a programme, draft policies, consult with the community ... etc, etc

Also

Regularly report to Parish Council on progress and to receive on-going endorsement

BEARLEY NEIGHBOURHOOD PLAN

Your Neighbourhood, Your Plan: Your Choices, Your Decisions

MEMBERSHIP

Formed primarily of local residents
Also Parish Councillors and other interested parties

Conflicts of interest
Declare personal interest that may be of relevance – for example, ownership of potential development land
Not be eligible to vote or hold position of Chair

Chair
Run the meetings
Act as link between the Steering Group and Parish Council

Secretary
Co-ordinate work of Steering Group
Take and circulate minutes

BEARLEY NEIGHBOURHOOD PLAN

Your Neighbourhood, Your Plan: Your Choices, Your Decisions

MEETINGS

Frequency / Timing
Minimum of one every two months
Normally 7.30pm, Village Hall

Open
Not just for members, anyone can attend to observe or participate

Quorum
Need a minimum of 5 members that are eligible to vote
Of these at least half must be local residents

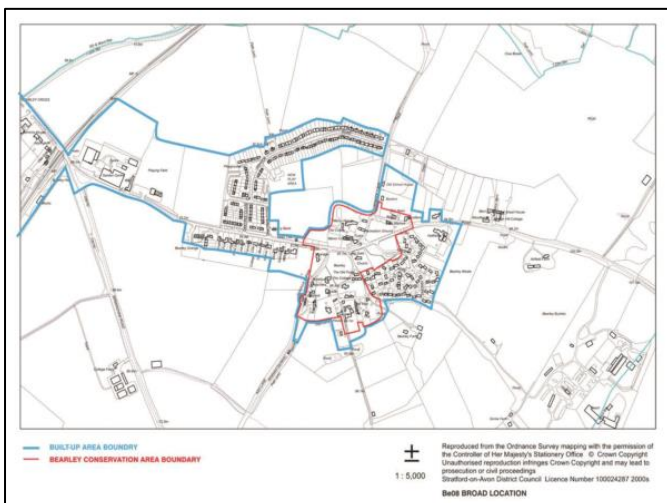
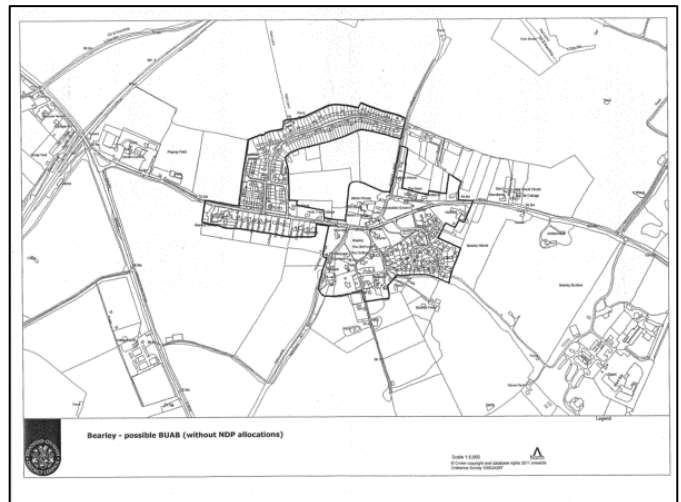
Decision-taking
Taken forward if more than 50% of members voting are in favour

BEARLEY NEIGHBOURHOOD PLAN

Your Neighbourhood, Your Plan: Your Choices, Your Decisions

BEARLEY NEIGHBOURHOOD PLAN

*Your Neighbourhood, Your Plan
Your Choices, Your Decisions*



22. Bearley Beacon May 2015 Issue

Important Notice

The report entitled "BEARLEY NEIGHBOURHOOD PLAN SURVEY RESULTS A CLEAR VISION FOR BEARLEY Final Report 2015" prepared by Consultation Unit Stratford-on-Avon District Council, engaged as independent professional analyst and has now been published. A copy will be posted on [bearley.org](http://www.bearley.org) website under the neighbourhood Plan/ Documents tab as <http://www.bearley.org/neighbourhoodplan/documents.html>. Please copy and paste the url to your browser for direct access to the documents page.

A paper copy will also be printed and made available for inspection at the Village Hall and further copies can be requested from the Parish Clerk at 7 Brick Kiln Close, Norton Lindsey, Warwick CV35 8DL or by leaving a message on (07760) 819436.

Jennifer Bendall
Bearley Parish Clerk



Lizzie Price Retires...

After many years dedicated service to Bearley Parish Council and to its residents; we bid farewell to Lizzie and thank her for all of her hard work as Parish Clerk. PC Chairman Arslan Erinmez presented Lizzie with a floral display. (Image)

23. Bearley Beacon September 2015 Issue

Parish Council Meeting

Minutes of the Parish Council Annual Meeting held on 18 May 2015 are available on the website www.bearley.org

Monday 6 July 2015, 7pm

Present:

CLlr Arslan Erinmez (Chair); CLlr Jo Wall; CLlr Kizzy Warner; WCC CLlr Horner
Parish Clerk: Jennifer Bendall, 10 present for all or part of the meeting.

Apologies:

Apologies were accepted from SDC CLlr Lawton who had to attend another meeting, and WCC CLlr Horner sent apologies for late arrival caused by attending another meeting.

To Approve the Minutes of the Annual Meeting held on 18 May 2015

The Minutes of the Annual Meeting held on 18 May 2015 were taken as read, confirmed and signed.

County and District Council Liaison

SDC CLlr Lawton and WCC CLlr Horner both submitted reports which are available on the website.

To Receive an Update from the Neighbourhood Plan Steering Group

Stephenie Hawkins gave an update on the Neighbourhood Plan Steering Group and confirmed that the group now had 10 members, with a chair and secretary in place. She went on to give a brief report on the current situation regarding SDC Core Strategy and how that affects Bearley's Neighbourhood Plan. The next meeting will be held on 3 August 2015.

Parish Council Report

The Ordinary Meeting of Bearley Parish Council took place on:

Monday 14th September 2015, 7pm

It was attended by all Parish Councillors and the Parish Clerk, Stratford District Councillor Simon Lawton and Warwickshire County Councillor John Horner. There were five members of the public in attendance for all or part of the meeting.

The Chairman opened the meeting at 7.00pm and the Clerk read out a statement regarding the recording and filming of meetings. Cllrs Wall, Erinmez, Spiller and Warner declared interest in items on the Agenda.

During the Public Forum discussion took place regarding the new road surface which is seen as a great improvement, but the gully on the road is still bubbling and needs to be addressed. It was noted that the hedge is overgrown from the bend to the Village Hall, on the Village Hall Land. Cllr Wall advised that it will be added to the Village Hall Trust's maintenance list. A resident asked if seating could be provided at the bus stops at Oak Tree Close and Bearley Green for elderly residents who use the service. Cllr Horner advised there is a community grant scheme available, and advised contact details.

SDC Cllr Lawton and WCC Cllr Horner both submitted reports which are included as Appendix 1 and 2 to the Minutes of the Meeting.

Neighbourhood Plan

Stephenie Hawkins gave an update on the Neighbourhood Plan Steering Group meeting held on 3 August where discussions took place regarding the SDC Core Strategy, the implications as to whether Bearley should go ahead with a neighbourhood plan, and the NPSG terms of reference. It was confirmed that the Parish Council had voted not to contribute to the current Core Strategy examination as it is not discussing matters related to Bearley but had requested that the NPSG continue monitoring the process.

PARISH COUNCIL REPORT *Continued...*

Stephenie advised that no conclusions had been reached regarding whether or not Bearley should go ahead with a Neighbourhood Plan, but that a long list of questions had been drawn up to be addressed to SDC. It was agreed that Matthew Neal from SDC would be invited by the Parish Council to attend a meeting to answer these questions. At this point Cllr Lawton recommended that Bearley parish continues with a Neighbourhood Plan.

The meeting was advised that the NSPG terms of reference had been amended following Government guidance. The Chairman proposed the revised terms of reference be adopted. Agreed unanimously. The Chairman thanked Stephenie for her and the NPSG members' efforts to date.

VILLAGE HALL

Cllr Wall gave a report on the Village Hall Trust. This is available as Appendix 3 to the Minutes of the Meeting.

The Chairman confirmed that the first half payment of the annual grant had been made due to the Village Hall Trust's excellent progress. The Parish Council wishes the Village Hall Trust the best in their endeavours to make the Village Hall a focal point for the community and assured that all such efforts will have Parish Council support.

It was agreed that Cllr Jo Wall be reappointed as the Parish Council representative on the Village Hall Trust.

PLAY AREAS

Cllr Spiller confirmed that the constitution of the charity Friends of Bearley Park has been agreed and signed by five volunteers, and that the AGM would take place shortly. It was confirmed that the Friends of Bearley Park has been set up to raise funds to pay for maintenance of the play equipment and area and to fund any new purchases in the future.

It was agreed that a grant would be made available to the Friends of Bearley Park. Cllrs Spillers and Warner left the room whilst discussions took place regarding the amount of grant to be given. The

Parish Council Report

The Ordinary Meeting of Bearley Parish Council took place on:

Monday 16th November 2015

It was attended by Councillors Erinmez, Wall, Spiller and Le Page, and the Parish Clerk. There were three members of the public in attendance for all or part of the meeting.

The Chairman opened the meeting at 7.00pm and the Clerk read out a statement regarding the recording and filming of meetings.

During the Public Forum discussion took place regarding developers' interest in land in the Parish, and tree preservation orders.

Neither SDC Cllr Lawton nor WCC Cllr Horner were able to attend the meeting, and Cllr Horner submitted a report which is included as Appendix 1 to the Minutes of the Meeting.

NEIGHBOURHOOD PLAN STEERING GROUP

Stephenie Hawkins updated the meeting on the NPSG progress to date. She advised that Stratford District Council had responded to questions raised by the NPSG, giving more clarity to the situation, but this had led to further questions being raised. The NPSG is trying to arrange a meeting with the Strategic Planners at SDC. Concerns were raised regarding the recent planning application at Manor Cottage, for which the Parish Council had submitted "No Representation" despite the NPSG recommending that an objection be submitted. Discussion took place regarding this matter, and Stephenie expressed concern that as the Parish Council didn't appear to have an opinion regarding this planning application, it caused doubt that the Council would manage a Neighbourhood Plan. No representation response had left the matter to the expertise of SDC planners for determination. Discussion also took place regarding the Golden Cross owners being approached to present their development plans, the appeal at the Gliding Club, and that SDC plans for gypsy sites were of no concern to Bearley.

26. Bearley Beacon January 2016 Issue

MINUTES OF BEARLEY NEIGHBOURHOOD PLAN STEERING GROUP MEETING

Monday 3rd August 2015 at 7.30pm Bearley Village Hall

PRESENT: Stephenie Hawkins, (Chair), Caroline Taylor, David Hotten, Jonathan Smith, Steven Evans, James Maiden, Carolyn Phillips, (Secretary)

APOLOGIES: Cllr Arslan Erinmez, Cllr Jo Wall, Ken Lillie

ATTENDING: Paula McCleod, Dawn Kitchener (residents)

No conflict of interest declared.

TERMS OF REFERENCE

The government has indicated that Neighbourhood Planning Groups can only act as an advisory group to Parish Councils.

Stephenie will amend the Terms of Reference to better reflect this role and circulate for approval for submission at next Parish Council meeting on 14 September 2015.

[Post meeting: Draft amendments circulated to Steering Group members on 29 August 2015 for comment.]

NATIONAL NEIGHBOURHOOD PLANNING UPDATES

The Parish Council receive neighbourhood planning updates from Planning Aid and the DCLG by email. Those dated July 2015 have been forwarded to Stephenie and hard copies were made available at the meeting. Stephenie requested that Steering Group members advise her if they wish to have the July 2015 emails, and any future email updates she receives, forwarded.

CORE STRATEGY UPDATE AND IMPLICATIONS FOR BEARLEY NEIGHBOURHOOD PLAN

Following on from the inaugural meeting of 22 June, the Steering Group looked in more depth at the emerging Core Strategy, focusing on Policies CS10 Green Belt, CS15 Distribution of Development and CS16 Housing Development, to:

- Decide if Bearley should make representations to the forthcoming Core Strategy consultation; and
- See whether Bearley should pursue a Neighbourhood Plan or seek to influence the Site Allocations Plan.

Core Strategy consultation: All agreed that there probably isn't a need for Bearley to comment, given the revised approach to LSVs in the Green Belt, as previously presented to the examination, and that the consultation is likely to focus on unresolved housing issues, such as new allocations. Agreed that Steering Group members will review this when the consultation formally opens and documentation is available.

Stephenie to inform Steering Group members when the consultation opens and direct them to the documentation.

[Post meeting: Consultation opened on 13 August 2015 and a link to the online Core Strategy consultation was sent to Steering Group members on 15 August 2015 inviting comments. No views expressed contrary to general consensus formed at the Steering Group meeting of 3 August 2015, that is, that there is no need to

27. Bearley Beacon January 2016 Issue

PARISH COUNCIL REPORT *Continued...*

MINUTES OF BEARLEY NEIGHBOURHOOD PLAN STEERING GROUP MEETING

Wednesday 21st October 2015 at 7.30pm Bearley Village Hall

PRESENT: Stephenie Hawkins, (Chair), Caroline Taylor, David Hotten, Ken Lillie, Cllr Arslan Erinmez, Carolyn Phillips (Secretary)

APOLOGIES: Cllr Jo Wall, James Maiden, Jonathan Smith, Steven Evans

ATTENDING: Jo Le Page, Richard Le Page (residents)

No conflict of interest declared.

RESPONSE FROM DISTRICT COUNCIL ON POINTS FOR CLARIFICATION

The Bearley Neighbourhood Plan Steering Group (NPSG) meeting of 3 August 2015 considered the District Council's Core Strategy and Implications for Bearley Neighbourhood Plan, in particular whether Bearley should pursue a Neighbourhood Plan or seek to influence the Site Allocations Plan. Following this, as agreed, Bearley Parish Council submitted points, asking for clarification, to Matthew Neal, the District Council's Neighbourhood Planning Officer, and also invited him to attend the next meeting of the Bearley NPSG.

Matthew initially declined the invitation to attend the meeting, but did respond in writing to the points raised. Matthew has subsequently agreed to a meeting, but at this point it is felt that it would be more beneficial to have a meeting with planners that are responsible for the preparation of the Site Allocations Plan.

Initial thoughts of the NPSG on the response from Matthew were sought and circulated in advance of the meeting. The NPSG consider that the response from Matthew does still leave points requiring further clarification. It was agreed that the NPSG's thoughts on Matthew's response now be sent to Matthew asking for further clarification, with a request for a meeting at Stratford District Council's offices between representatives from the NPSG, including a Parish Councillor, (Stephenie Hawkins / Cllr Erinmez), and District Council Officers, in particular an Officer with responsibility for the Site Allocations Plan.

Stephenie is to directly send the NPSG's thoughts on the points for clarification to Matthew Neal, with a request for a meeting. The thoughts are to be as previously circulated, with the exclusion of NB items (which are for later NPSG consideration) and with an addition to ask for clarification that if Bearley were to leave the Built Up Area Boundary to the Site Allocations Plan to define, then changes take place in the future - e.g. a currently developed site outside the Built Up Area Boundary is vacated - would we be able to re-visit the Built Up Area Boundary with a view to changing it.

ANY OTHER BUSINESS

Manor Cottage

A revised planning application has been submitted to build one (previously two) new dwelling on land at Manor Cottage

Concern expressed that the Parish Council had not shared this application with the NPSG or sought the Group's views in accordance with the NPSG's Terms of Reference. It was noted that the Parish Council had submitted a "no representations" response. However, Cllr Erinmez explained that he had forwarded the application details to the NPSG by email from overseas, but that the email, along with others, appears not to have reached recipients.

The NPSG considered the new planning application. It was acknowledged that the new proposal is an improvement and is more in scale to its surroundings, but the Group considered that there were matters of principle in relation to development of the site and that the four reasons given for the initial decision to refuse planning permission still stood - i.e. harm to the green belt as it is not limited infilling and would result in a loss of openness, harm to rural character of the village, harm to the listed building of Manor Cottage and its group setting, and harm to the Conservation Area.

Parish Council Report

The Ordinary Meeting of Bearley Parish Council took place on:

Monday 18th January 2016

It was attended by Councillors Erinmez, Spiller and Le Page, and the Parish Clerk. There were five members of the public in attendance for all or part of the meeting, along with SDC Cllr Lawton.

The Chairman opened the meeting at 7.00pm and the Clerk read out a statement regarding the recording and filming of meetings.

During the Public Forum discussion took place regarding flooding in the Parish.

SDC Cllr Lawton gave a brief report on activities within the District, and the Chairman read out a report from WCC Cllr Horner who was unable to attend the meeting. Cllr Horner's report is included as Appendix 1 to the Minutes of the Meeting.

NEIGHBOURHOOD PLAN STEERING GROUP

Stephenie Hawkins gave the Meeting an update on proposed changes to green belt policy and the impact the changes will have on Bearley, and the SDC Core Strategy which is currently out to consultation. She explained that she and Cllr Erinmez had met SDC in December, which had raised two key issues: the built up area boundary to be drawn up and put into the site allocation plan, and whether or not Bearley should have a Neighbourhood Plan. A joint extraordinary Parish Council and Neighbourhood Plan Steering Group (NPSG) meeting is to be called to discuss the boundaries, and following that a NPSG meeting will take place to decide whether or not Neighbourhood Plan is required.

29. Extract from Annual Parish Assembly 27 April 2016

Neighbourhood Plan

In February 2015 SDC confirmed to Planning Inspectorate in the Core Strategy “Within the Green Belt Local Service Villages (LSV’s), housing development will take place wholly in accordance with the provisions of Policy CS.10” (Green Belt policy)” in accordance with the NPPF Para 89 i.e., “Limited Infill” and “Small Scale Housing to meet Local Need”.

The Parish Council have agreed the Terms of Reference of Neighbourhood Plan Steering Group to provide advice on the Core Strategy developments at its 18 May 2015 meeting.

The Chairman and the Clerk met SDC on 19 May 2015 as part of the continuing dialogue. Some 25 questions were put to SDC seeking clarification on Neighbourhood Plan matters to enable assessment of the next steps in the Neighbourhood Planning and Site Allocations Plan process.

In August 2015 SDC published its “Proposed Modifications in Response to Inspector’s Interim Conclusions”. This reaffirmed the February 2015 statement and stated that the process of allocating sites for the development in the LSV’s will be carried out through the preparation by the Council of a separate Site Allocations Development Plan (SAP)”.

In August 2015 NSPG has prepared a set of points for discussion and clarification with regards to definition of the “Built Up Area Boundary”, site identification and assessment and how the appropriate level of housing is to be determined given there is no minimum requirement in the Core Strategy.

On 21 December 2015 Parish Council and NSPG representatives met with SDC planners. SDC confirmed that:

- The SAP will only define a Built-Up Area Boundary (BUAB) for Bearley; and
- The SAP will not identify or allocate sites for development in Bearley.

SDC had provided a copy of the “Possible BUAB for Bearley” and would consider comments ahead of formal consultation on SAP. The Possible BUAB did not include the Bearley Cross. Also confirmed that for Core Strategy purposed Bearley is a category 4 LSV and inclusion of Bearley Cross would not affect this. SDC would include a BUAB in SAP endorsed by the Parish Council. The Parish Council responded that they broadly support the Possible BUAB, subject to a fairly minor amendment. The amendment sought is to exclude the meadow between Church Lane, Ash Lane and Snitterfield Road as it is defined as “non-urban” in the “Guidelines for Defining Built-Up Area Boundaries” of the 2006 Local Plan.

30. Bearley Beacon May 2016 Issue

Parish Council Report

The Ordinary Meeting of Bearley Parish Council took place on:

Monday 14th March 2016

It was attended by Councillors Erinmez, Spiller and Le Page, and the Parish Clerk. There were four members of the public in attendance for all or part of the meeting, along with SDC Cllr Lawton and WCC Cllr Horner.

The Chairman opened the meeting at 7.00pm and the Clerk read out a statement regarding the recording and filming of meetings.

During the Public Forum discussion took place regarding the WALC (Warwickshire Association of Local Councils) Briefing Day which the Chairman had attended, and also possible changes to the route / bus stop of one of the buses through the Village.

SDC Cllr Lawton gave a brief report on activities within the District including the planning core strategy, the West Midlands Combined Authority and information about Council Tax for the forthcoming year, and the Chairman read out a report from WCC Cllr Horner who was late arriving at the meeting. Cllr Horner's report is included as Appendix 1 to the Minutes of the Meeting.

NEIGHBOURHOOD PLAN STEERING GROUP UPDATE

Stephenie Hawkins gave a brief update on the NPSG and advised that there had been no further changes since the last meeting and that the next meeting to be arranged will discuss if Bearley should continue with a neighbourhood plan.

VILLAGE HALL TRUST UPDATE

Graham Musson updated the Council on the current status of the Village Hall, and his report is attached to the Minutes of the Meeting as Appendix 2.

PARISH COUNCIL REPORT *Continued...*

Currently there are only three serving councillors me, Richard Le Page and Andrew Spiller. By law this is the minimum requirement for a quorum where decisions could be made. We advertised vacancies on the village notice boards in June/July 2015. The vacancy notice and hence opportunity for co-option for four Parish Councillors was also circulated to all households in February 2016. Currently despite all efforts no other interest for co-option has been received.

This means that unless further co-options candidates come forward there may be times when the Parish Business is prejudiced if one councillor is unable to attend at the required date as decisions can only be made with quorum of three councillors as a minimum.

I would again like to take the opportunity of thanking all the Councillors who have served in the past year. The efforts of the Parish Clerk Jennifer Bendall quickly getting into grips with her duties, keeping all council business within the statutory requirements, ensuring compliance with governing regulations and wise counsel to the Councillors is greatly appreciated.

Precept and Accounts

Parish Council has maintained the Precept the same for 2016/7. This means the precept has not changed for the last three years. Our main expense continues to be the Village Hall and this is expected to continue for a few more years dependent upon fund raising efforts of Village Hall Trust. Our reserves are now at a steady level thanks to prudent financial management. The rises in costs may require a modest increase in precept for 2017/8. The reserves will be needed for the envisaged Plan expenditure and for street light replacement, play area maintenance as well as potential cost of the provision of a graveyard.

A printed copy of the end of year accounts to 31 March 2016 has been made available for perusal during the meeting.

Neighbourhood Plan

In February 2015 SDC confirmed to Planning Inspectorate in the Core Strategy "Within the Green Belt Local Service Villages (LSV's), housing development will take place wholly in accordance with the

provisions of Policy CS.10 (Green Belt policy)" in accordance with the NPPF Para 89 i.e., "Limited Infill" and "Small Scale Housing to meet Local Need".

The Parish Council have agreed the Terms of Reference of Neighbourhood Plan Steering Group to provide advice on the Core Strategy developments at its 18 May 2015 meeting. The Chairman and the Clerk met SDC on 19 May 2015 as part of the continuing dialogue. Some 25 questions were put to SDC seeking clarification on Neighbourhood Plan matters to enable assessment of the next steps in the Neighbourhood Planning and Site Allocations Plan process.

In August 2015 SDC published its "Proposed Modifications in Response to Inspector's Interim Conclusions". This reaffirmed the February 2015 statement and stated that the process of allocating sites for the development in the LSV's will be carried out through the preparation by the Council of a separate Site Allocations Development Plan (SAP)".

In August 2015 NSPG has prepared a set of points for discussion and clarification with regards to definition of the "Built Up Area Boundary", site identification and assessment and how the appropriate level of housing is to be determined given there is no minimum requirement in the Core Strategy.

On 21 December 2015 Parish Council and NSPG representatives met with SDC planners. SDC confirmed that:

- The SAP will only define a Built Up Area Boundary (BUAB) for Bearley; and
- The SAP will not identify or allocate sites for development in Bearley.

SDC had provided a copy of the "Possible BUAB for Bearley" and would consider comments ahead of formal consultation on SAP. The Possible BUAB did not include the Bearley Cross. Also confirmed that for Core Strategy purposes Bearley is a category 4 LSV and inclusion of Bearley Cross would not affect this. SDC would include a BUAB in SAP endorsed by the Parish Council. The Parish Council responded that they broadly support the Possible BUAB, subject to a fairly minor amendment. The amendment sought is to exclude the meadow between Church Lane, Ash Lane and Snitterfield Road as it is defined as "non-urban" in the "Guidelines for Defining Built-Up Area Boundaries" of the 2006 Local Plan.

32. Extract from Annual Parish Assembly 24 April 2017

Neighbourhood Plan

In February 2015 Stratford-on-Avon District Council (SDC) confirmed to Planning Inspectorate in the Core Strategy "Within the Green Belt Local Service Villages (LSV's), housing development will take place wholly in accordance with the provisions of Policy CS.10" (Green Belt policy)" in accordance with the NPPF Para 89 i.e., "Limited Infill" and "Small Scale Housing to meet Local Need".

The Parish Council have agreed the Terms of Reference of Neighbourhood Plan Steering Group to provide advice on the Core Strategy developments at its 18 May 2015 meeting.

On 21 December 2015 Parish Council and NSPG representatives met with SDC planners. SDC confirmed that:

- The Site Allocation Process (SAP) will only define a Built-Up Area Boundary (BUAB) for Bearley; and
- The SAP will not identify or allocate sites for development in Bearley.

SDC had provided a copy of the "Possible BUAB for Bearley" and would consider comments ahead of formal consultation on SAP. The "Possible BUAB" did not include the Bearley Cross. Also confirmed that for Core Strategy purposed Bearley is a category 4 LSV and inclusion of Bearley Cross would not affect this. SDC would include a BUAB in SAP endorsed by the Parish Council. The Parish Council responded that they broadly support the Possible BUAB, subject to a fairly minor amendment. The amendment sought is to exclude the meadow between Church Lane, Ash Lane and Snitterfield Road as it is defined as "non-urban" in the "Guidelines for Defining Built-Up Area Boundaries" of the 2006 Local Plan.

Stratford-on-Avon District Core Strategy 2011 to 2031 was adopted in July 2016. In November 2016 SDC confirmed its intent to consult on SAP May/June 2017. The decision whether to continue with NP now depends on formal consultation on SAP.

33. Bearley Beacon May 2017 Issue

NSPG Meeting

Bearley Neighbourhood Plan Steering Group (NPSG) Meeting

The meeting was held on Monday 13th February 2017 at 7.30pm Bearley Village Hall

PRESENT: Stephenie Hawkins (Chair), Caroline Taylor, David Hotten, Ken Lillie, Cllr Arslan Erinmez, Carolyn Phillips (Secretary), James Maiden

APOLOGIES: Jo Wall, Jonathan Smith, Steven Evans

ATTENDING: Around 40 Bearley residents

No conflicts of interest declared.

TO CONSIDER APPLICATION REF: 16/04020/FUL AND TO MAKE RECOMMENDATIONS TO THE PARISH COUNCIL

The NPSG considered the above application for the erection of three detached dwellings with associated vehicular access from Ash Lane on land off Church Lane, Bearley.

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NSPG Meeting *Continued...*

Several objections have been lodged on the District Council's e-planning website; no support for this proposed development.

This was an open meeting, widely advertised to the Village, and was well attended by local residents (around 40). There was lively debate about the need for additional housing in the Village and the merits of this site, but the majority objected to the proposed development. The objections are to the principle of the development as it would harm the Green Belt and the character of the Village and its historic environment, namely the Conservation Area and surrounding listed buildings. Concerns were also raised about the amenities of residents next to the proposed site and the impact on trees, ecology and archeology.

In light of discussions, the NPSG agreed to recommend to Bearley Parish Council to object to the principle of development on the following grounds:

- Harm to the Green Belt, through being inappropriate development (the site is part of the open countryside and not built area of the Village and the proposal is not limited infilling), loss of openness, and encroachment into the countryside.
- Harm to the character of the Village, its Conservation Area and listed buildings, through loss of an important open space and adverse impact on views. It was also felt that the design was uninspiring and level of detail regarding building materials was inadequate.

The NPSG also advise that the Parish Council request the District Council to give due regard to the more detailed technical matters.

TO CONSIDER THE WHETHER OR NOT TO COMMENT ON THE SNITTERFIELD NEIGHBOURHOOD DEVELOPMENT PLAN

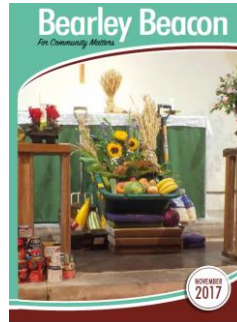
Snitterfield Neighbourhood Development Plan is at consultation stage. No comment had been given to an earlier version of the Plan as it would not have direct implications for Bearley, and as little has changed in this respect, the NPSG decided against commenting on this Plan.

DATE OF NEXT MEETING

Date to be arranged

10

34. Bearley Beacon November 2017 Issue



that people with dementia can live well with a little help from other people. Becoming a Dementia Friend is about understanding a bit more about dementia and the small things that can help people with the condition. You don't need to already know someone with dementia to become a Dementia Friend.

Become a Dementia Friend in the following ways:

- Watch a short video to become a dementia friend dementiafriends.org.uk
- Go along to a Dementia Friends session in your local area – you can find the nearest sessions on the Dementia Friends website: dementiafriends.org.uk

Cllr Anne Parry

Wellesbourne Division

07917 117737

anneparry@warwickshire.gov.uk

Parish Council Report

Site Allocations Process (SAP) and Built Up Area Boundary (BUAB)

In 2014 BPC made a decision to draw up a Neighbourhood Plan (NP). The decision remains in force. To ensure successful delivery of a community led NP the BPC also set up the Neighbourhood Plan Steering Group (NPSG) required by law to provide evidence that the NP is a community led document fully signed on by the community.

With the adoption of the SDC Core Strategy, BPC considered the options below:

Option 1: Rely on the "Site Allocations Process (SAP)" of SDC. Contribute to SDC consultation on SAP and continue with the existing Bearley Village Community Plan which is now 5 years old and soon will be past its sell by date;

Option 2: Review and update the existing Bearley Village Community Plan which will probably have a shelf life of five years to 2022;

Option 3: Deliver a NP based upon more than half of the required work already completed which will endure to 2031.

It was agreed unanimously to progress with Option 3 and the Clerk was asked to apply for funding from the Transparency Fund (WALC) for two hours consultancy.

35. Joint Meeting of the Parish Council and the Neighbourhood Plan Steering Group 23 November 2017

BEARLEY NEIGHBOURHOOD PLAN

Joint Meeting of Bearley Parish Council and
Neighbourhood Plan Steering Group
Thursday 23 November 2017
Bearley Village Hall

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Agenda

1. Chairman's notice regarding the recording and filming of the meeting
2. Record members present;
3. Apologies for absence;
4. Declaration of Interest (existence and nature) on Items on the Agenda;
5. Public Forum (subject to a time limit of 15 minutes);
6. Summary of the Neighbourhood Plan project to date;
7. Options considered by the Parish Council in determining the way forward;
8. Current status of the Bearley Neighbourhood Plan;
9. Engagement of Professional Services;
10. Project Timetable and Activities for delivering the Plan;
11. Contributions from Neighbourhood Plan Steering Group towards delivery of Plan;
12. Professional assistance available to the Neighbourhood Plan Steering Group;
13. Election of Chairman and Secretary;
14. Terms of Reference of Neighbourhood Plan Steering Group;
15. Date of next meeting;

2

Summary of the Neighbourhood Plan Project to date

MONTH	YEAR	ACTIVITY
April	2011	Preparation of Stratford DC Core Strategy to 2028
March	2012	Bearley Village Community Plan submitted to SDC
December	2012	SDC requests definitions for statistical information in the Plan
March	2013	Addendum to Village Community Plan submitted to SDC
April	2013	Bearley declared as Group 4 Local Service Village (LSV) to contribute 10-25 houses in Core Strategy period
May	2013	Bearley Village Community Plan approved by Stratford DC Cabinet
July	2013	SDC if more than 12 infill then no NP and Site Allocation process will suffice
January	2014	Bearley LSV status now declared Group 3 with 25-50 houses under latest Core Strategy
February	2014	Bearley LSV status reinstated to Group 4 with 10-25 houses
February	2014	Parish Council work on Built Up Area Boundary and potential infill locations
April	2014	Stratford DC advises a Neighbourhood Plan should be done as Site Allocations process cannot guarantee the right developments for Bearley
April	2014	Work on NP starts with Neighbourhood Area application
September	2014	SDC approve Parish Boundary as "Bearley Neighbourhood Area" for NP

3

SDC Core Strategy Examination and liaison 2015 - 2017

MONTH	YEAR	ACTIVITY
September	2014	SDC Core Strategy Submission to Planning Inspectorate for examination
October		First draft of Bearley NP sent to SDC for comment
January	2015	Hearings held by Planning Inspectorate
March	2015	Interim Conclusions issued by Inspectorate and examination suspended
May	2015	BPC meeting with SDC seeking clarifications for continuing with NP
Aug/Sept	2015	New evidence and changes submitted to Inspectorate by SDC
December	2015	BPC meeting with SDC seeking clarifications on Site Allocations Process
January	2016	Further hearings held by Planning Inspectorate identifies further changes needed
Mar/May	2016	Consultation on further changes
July	2016	SDC Core Strategy adopted and published
July	2017	Many e-mail exchanges in July 2016 to July 2017 period with SDC. After many delays SDC requests Bearley to comment on their proposed BUAB.
July	2017	BPC decide to employ the services of a consultant to seek advice regarding the NP
August	2017	Meeting with Neil Pierce of Avon Planning Services
October	2017	Appointment of Neil Pierce and briefing of NPSG members

4

Options considered

Option 1:
Rely on the "Site Allocations Process (SAP)" of SDC. Contribute to SDC consultation on SAP and continue with the existing Bearley Village Community Plan which is now 5 years old and soon will be past its sell by date;

Option 2:
Review and update the existing Bearley Village Community Plan which will probably have a shelf life of five years to 2022; and

Option 3: Deliver a Neighbourhood Plan based upon more than half of the required work already completed which will endure to 2031

Advice
From SDC continue with Neighbourhood Plan

5

Neighbourhood Planning Process

1. Preliminaries
 - Neighbourhood Area application
 - Establish funding and structure
 - Publicity and questionnaires
2. Plan Preparation
 - Analyse evidence and create draft policies
 - Carry out site assessments
 - Create map and diagrams
3. Pre-Submission
 - 6 week public consultation by QB
 - SEA Screening
 - Modifications and amendments
4. Submission
 - Legal checks by LPA
 - 6 week public consultation by LPA
 - Appointment of Independent Examiner
5. Examination
 - Examiners report published
 - Post Examination modifications
 - 6 week public consultation by LPA
6. Referendum
 - Submit referendum version of NDP
 - Publicity for referendum
 - Post referendum adoption

6

Brief summary of the Neighbourhood Plan Project to date

STAGE 1 - PRELIMINARIES, PUBLICITY AND CONSULTATION		
MONTH	YEAR	ACTIVITY
April	2014	Work on NP starts with Neighbourhood Area application
July	2014	Neighbourhood Plan Steering Group established and ToR prepared
September	2014	SDC approve Parish Boundary as "Bearley Neighbourhood Area" for NP
September	2014	Site assessments for potential infill sites completed by SDC
October	2014	Locality funding obtained and Neighbourhood Plan strategy established
November	2014	Questionnaires produced and delivered to parishioners (consultation 4-6 weeks)
November	2014	Presentation to stakeholders and residents at Village Hall on 24.11.2017

ALL STAGE 1 WORK COMPLETED BY BEARLEY PARISH COUNCIL END OF 2014

7

Brief summary of the Neighbourhood Plan Project to date

STAGE 2 - PLAN PREPARATION				
Task	Who	Task Duration (weeks)	Tasks for BPC and NPSG	
Analysis and summary of open days and questionnaires	BPC/Other	2-3	Questionnaire prepared by BPC and SDC Consultation and Insight Unit Nov 2014, Final Report independently analysing the questionnaire issued 15.04.2015	
Produce draft structure of NP (chapters and sections)	BPC/APS	1-2	Draft chapters prepared which were seen by SDC on 27.10.2014 and passed on to Neil Pearce	
Site assessments for potential allocations	APS	1-2	SDC Site Assessments of 22.09.2014 passed on to Neil Pearce	
Produce first draft content of NP policies	BPC/APS	12-16	Draft policies prepared which were seen by SDC on 27.10.2014 passed on to Neil Pearce	
Maps and diagrams	Other	2-4	Maps and diagrams all available	
SEA screening exercise (required)	SDC	6-8	Neil Pearce ?	
SEA scoping exercise (if required)	SDC	4-6	Neil Pearce ?	

BPC: Bearley Parish Council, APS: Avon Planning Services, SDC: Stratford-on-Avon District Council

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Project Timetable - 1

STAGE 3 - PRE-SUBMISSION VERSION				
Task	Who	Task Duration (weeks)	Target Date	Tasks for BPC and NPSG
Alternatives evidence for SEA	APS/Other	4-6		Neil Pearce
Health check review of draft NP	APS/SDC	2-4	Nov 2017	Neil Pearce
Statutory consultation of pre-submission version (Regulation 14)	BPC	6-7	Nov/Dec 2017	Neil Pearce
Analysis, summary and tabulation of consultation responses	BPC/SDC	3-4	Jan 2018	Neil Pearce
Amendments and modifications to pre-submission version	APS	4-6	Jan/Feb 2018	Neil Pearce

BPC: Bearley Parish Council, APS: Avon Planning Services, SDC: Stratford-on-Avon District Council

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Project Timetable - 2

STAGE 4 - SUBMISSION VERSION				
Task	Who	Task Duration (weeks)	Target Date	Tasks for BPC and NPSG
Submit NP to LPA (with Submission Statement)	BPC/APS	1	April 2018	Neil Pearce contract work ends here
Legal and process checks	SDC	1-2	April 2018	
Statutory consultation period (Regulation 16)	SDC	6-7	May-June 2018	
Appointment of examiner	SDC/BPC	2-3	May 2018	
Analysis, summary and tabulation of public consultation responses	SDC/BPC	2-4	June-July 2018	
Submission of NP to examiner	SDC	1	July 2018	

BPC: Bearley Parish Council, APS: Avon Planning Services, SDC: Stratford-on-Avon District Council

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Project Timetable - 3

STAGE 5 - EXAMINATION				
Task	Who	Task Duration (weeks)	Target Date	Tasks for BPC and NPSG
Examination (written or hearing)	EX	3-5	July-August 2018	
Receipt of examiners report for fact check purposes	SDC/APS	1	August 2018	Neil Pearce help needed
Receipt and publication of examiners report	EX	1	August 2018	
Post examination modifications	ALL	4-6	September 2018	Neil Pearce help needed
Consultation on major changes (if required)	BPC	6-7		

EX: Examiner
BPC: Bearley Parish Council, APS: Avon Planning Services, SDC: Stratford-on-Avon District Council

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Project Timetable - 4

STAGE 6 - REFERENDUM				
Task	Who	Task Duration (weeks)	Target Date	Tasks for BPC and NPSG
Submission of Referendum Version of the NP	BPC/SDC	1	September 2018	
Consultation on Post Examination Amendments (if required) (Regulation 17A)	SDC	6-7		
Statutory publication of arrangements for referendum include date	SDC	6-7	October 2018	
Referendum	SDC	1	Oct-Nov 2018	
Consideration and adoption by LPA Cabinet/Full Council	SDC	4-6	November 2018	
Plan is 'Made'	SDC	1	December 2018	

BPC: Bearley Parish Council, SDC: Stratford-on-Avon District Council

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Built Up Area Boundary Consultation July 2017

Stratford-on-Avon District Council Site Allocations DPD
Preparation of Built-Up Area Boundaries for LSVs - Comment Form - June/July 2017

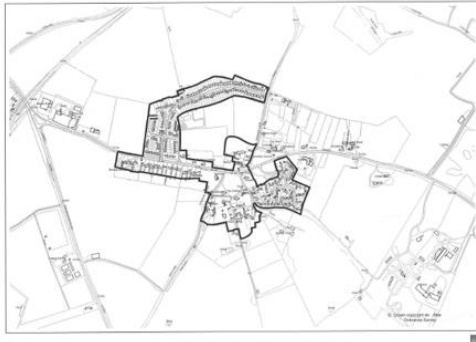


Fig 1. Bearley BUAB proposed by Stratford District Council

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Built Up Area Boundary Consultation July 2017

Stratford-on-Avon District Council Site Allocations DPD
Preparation of Built-Up Area Boundaries for LSVs - Comment Form - June/July 2017

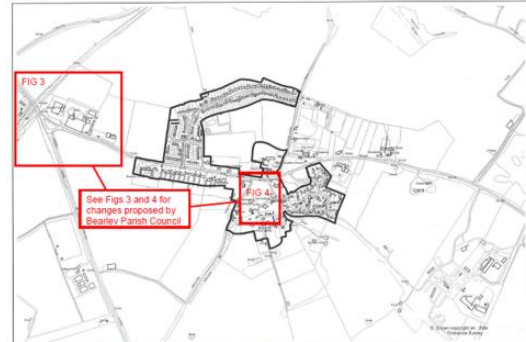


Fig 2. Changes to Bearley BUAB proposed by Bearley Parish Council

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Built Up Area Boundary Consultation July 2017

Stratford-on-Avon District Council Site Allocations DPD
Preparation of Built-Up Area Boundaries for LSVs - Comment Form - June/July 2017



Fig 3. Proposed BUAB for Bearley Cross properties within Bearley Parish Boundary
Properties to the west of A3400: Applearth, Cedar Lodge Care Home, Station House, Station Cottage, Oak Cottage, The Bungalow at Bearley Station, Bearley Cross and Belmore House boundaries marked by solid yellow line. There is also a piece of land used as a scrap yard as well as a brownfield site along the railway line shown by yellow dotted lines.
To the east of A3400: Countrywide Stores, Bearley Mill

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Built Up Area Boundary Consultation July 2017

Stratford-on-Avon District Council Site Allocations DPD
Preparation of Built-Up Area Boundaries for LSVs - Comment Form - June/July 2017



Fig 4. Features defining the openness and non-urban nature of Bearley and pivotal importance of land between Church Lane and Ash Lane

Legend
 - - - - - the green, open non-urban areas
 - - - - - Land between Church Lane and Ash Lane
 - - - - - Boundary of 'high sensitivity' landscape to residential and commercial development

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Warwickshire Rural Community Council
Warwickshire Rural Housing Association
Proposal
20 November 2017

Plot	Property
1	2 bed 4 person house
2&3	1 bed 2 person maisonettes
4&5	3 bed 5 person houses
6	2 bed 3 person bungalow
7	1 bed 2 person bungalow

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Bearley Parish Council Report

Parish Council Meeting – Monday 20 November 2017

Warwickshire Rural Community Council (WRCC) & Warwickshire Rural Housing Association (WRHA)

Sarah Brooke Taylor of WRCC and Neil Gilliver of WRHA gave a presentation on a proposed development of 7 residential dwellings on land at the rear of Grange Road. Sarah was to arrange for a public consultation to take place early in 2018. It was agreed unanimously that the proposed development would be supported by the Parish Council subject to a public consultation.

Neighbourhood Development Plan (NDP)

It was reported that a meeting of the NDP was to take place on Thursday 23 November 2017 at 7.30pm in the Village Hall. Consultant Neil Pearce of Avon Planning Services was to attend the meeting to give a presentation. The Chairman had invited past members of the Neighbourhood Plan Steering Group as well as asking for new members. The Chairman was to report back to the next meeting of the Parish Council.

To Receive an Update on Stratford on Avon Gliding Club

Councillor A Erinmez reported that he had been in touch with the Gliding Club which was in the process of carrying out noise-testing on the winch-cable and would report the results to a future meeting. The Club did not provide information on the status of the Compliance Report which was due to be considered by their Committee in July 2017.

To Receive an Update on Flood Prevention Measures

Councillor R Le Page circulated a report following a site visit held with County Council officers. The report raised issues with the piped culvert crossing sited in the field adjacent to the sports field. It was noted that the landowner had attempted to clear the culvert, but further works were required. There were also issues with the ditch course running adjacent to the sports field and outfalls from Snitterfield Road and A3400 as one of the culverts had a 95% blockage and another had a 40% blockage. This required cleansing with high pressure jetting. Additionally, the ditch near to Countrywide may need light clearance and also the ditch outside of the sports field.

Parish Council Report

The Parish Council met on Monday 22 January 2018 and a summary of the minutes of that meeting is as follows:

Co-option of New Councillor

Following agreement at the meeting held on 17 July (Minute 16) 2017 Mr Keith Newton was co-opted on to the Parish Council. The Chairman invited Cllr Newton to sit with Parish Councillors and welcomed him to the Parish Council. Councillor Newton had indicated that he is interested in pursuing provision of a defibrillator and fellow Councillors approved his proposal.

Neighbourhood Development Plan (NDP)

It was reported that Mr Neil Pearce of Avon Planning Services was looking at the Draft Neighbourhood Plan and that a date was to be set in the near future for a further meeting and workshop with members of the Neighbourhood Plan Steering Group to take the plan to the next stage.

To Receive an Update on Stratford on Avon Gliding Club

There were no matters to report. All Parish Council requests regarding sight of a report being prepared by the Club on Compliance with the Planning Conditions remain unaddressed.

To Receive an Update on Flood Prevention Measures

Councillor R Le Page reported that the Parish Council had been making every effort to address the flooding problems in the village. To this end the PC has established a programme of inspections with the Flood Risk Management Team at WCC. As a result a number of drain clearing actions and a grant application for £5,000 to undertake major clearance along A3400 and adjoining drainage ditches are under way. Particular attention was being given to the flooding under the bridge.

One of the silting problems causing backing up and blockage is at the ditch around Sport and Social Club where the water from the drains is unable to flow and causes a traffic hazard. The Flood Risk Management Team estimate that this could all be cleared by a small digger. It was hoped that works would commence in April 2018.

Website

The Clerk reported that MI Business Services was still in the process of building the website and the Clerk was to meet with MI Business Services to hand over further photos and text.

38. Extract from Annual Parish Assembly 16 April 2018

Neighbourhood Plan

Work on Neighbourhood Plan started July 2014. However, work was halted April 2015 to September 2017 due to SDC Core Strategy examination and delays in Site Allocation Process for Stratford-on-Avon Local Plan. Work restarted September 2017 and a Consultant engaged to help Parish Council and Neighbourhood Plan Steering Group (NPSG) in October 2017. The Parish Council with the help of NPSG has sent comments to the SDC Consultation on the Site Allocation Process in March 2018. The NPSG meeting is scheduled for 23rd April 2018 to discuss and adopt a project timetable for the plan. It is estimated that plan will be “made” i.e., it will reach legal status in December 2019.

Bearley Neighbourhood Plan Steering Group – Cllr A Erinmez

The Neighbourhood Plan Steering Group (NPSG) was established by the Parish Council in 2015 to assist the Parish Council in neighbourhood planning and engage local residents in the process.

Over the last year membership of the NPSG has been constant, but activity has been limited. The reason for this is that the NPSG is awaiting consultation on the District Council’s Draft Site Allocations Plan, the timetable for which has been subject to considerable slippage.

The key NPSG tasks over the year have been:

Monitoring progress of the District Council’s Core Strategy and Site Allocations Plan. The Core Strategy was adopted in July 2016, and the latest position on the Site Allocations Plan (SAP);

Providing advice to the Parish Council in respect of planning applications for housing development within the Parish. The NPSG has considered proposals for four dwellings at Airmanship Hall, three dwellings on land off Church Lane and proposed development at Golden Cross.

Providing input to SDC Local Plan Built-Up Area Boundary Consultation in June 2017.

On 6th June 2017 the Chairman Stephanie Hawkins stood down due to change in her circumstances. And on 27th June 2017 the Secretary Carolyn Phillips stood down due to an impending house move.

As a member of the NPSG and Chair of the Parish Council Arslan Erinmez kept NPSG informed of the progress of the BUAB consultation whilst arrangements for an NPSG meeting to elect a chair was in progress

Following advice from NPSG members, SDC and a Planning Consultant on 12 September 2017 Bearley Parish Council decided to continue with the Neighbourhood Plan which has been halted since June 2015.

The next NPSG meeting is scheduled for 23 April 2018 when elections of chair and secretary will be held and the Neighbourhood Plan Project Timetable will be discussed.

Please look out for notices and come along. All meetings are open to residents and you do not need to be a member of NPSG to participate.

39. Bearley Beacon May 2018 Issue

I am pleased to note that both Wootton and Wilmcote have now had their plans adopted, and Bearley PC is well underway with its plan.

Of great concern to ward members has been the continuing traffic congestion problems on the Birmingham Road. We have been working with Warwickshire Highways and held several workshops with our local MP. The result is that plans are approved to widen the Birmingham Road, create a new entrance to Tesco, and several other measures. I am pressing for a reduction in the number of traffic lights. SDC applied to the local enterprise partnership and got an award of £2.7 million for these works which are expected to start this year. In relation to transport, a new Stratford Transport Policy has just been released by the County Council. This continues to propose a new western relief road that will take some pressure off the Birmingham Road planning, and also an eastern relief road. It will be debated at Cabinet and full Council in April.

Cllr Simon Lawton - Ward Member for Wootton, Bearley, Wilmcote, Preston and Langley.

Parish Council Report

The Parish Council met on Monday 19 March 2018 and a summary of the minutes of that meeting is as follows:

Neighbourhood Plan, Site Allocations Plan & Built up Area

The Chairman reported that Mr Neil Pearce of Avon Planning Services was looking at the Draft Neighbourhood Plan and the Chairman was meeting with Mr Pearce on 21 March 2018. A date was to be set in the near future for a further meeting and workshop with members of the Neighbourhood Plan Steering Group to take the plan to the next stage.

To receive an update on Stratford on Avon Gliding Club

No communication had been received from the Gliding Club, thus the report on compliance with planning conditions is still outstanding. It was noted that the temporary planning permission for Touring Motor Gliders was due to expire in June 2018.

To receive an update on Flood Prevention Measures

Councillor R Le Page reported that the Flood Group had applied for a grant of £5,000 from Warwickshire County Council to assist with the clearance of ditches and culverts. Works had already commenced, but further works were required.

Parish Council Report

The Parish Council met on Monday 23 July 2018 and a summary of the minutes of that meeting is as follows:

To approve the Minutes of the Annual Meeting and an Ordinary Meeting held on 14 May 2018

The minutes of the Annual Meeting and the Ordinary Meeting held on 14 May 2018 were taken as read, confirmed and signed by the Chairman.

County and District Council Liaison

Councillor Mrs Anne Parry had submitted her apologies, but she had asked the Clerk to remind members regarding the Community Grant Fund, the deadline of which was the 31 August 2018. Cllr Parry was also awaiting an update regarding the Pedestrian Refuge. Cllr S Lawton had also submitted his apologies but had notified the Clerk that he would provide an update in the near future.

Neighbourhood Plan Steering Group (NPSG)

The Chairman reported that Simon Ward, Chairman of the NPSG, had asked a professional editor to help edit the Draft Neighbourhood Plan. The editing was expected to be completed by the end of July. An NPSG meeting will be arranged to discuss the plan.

Avon Planning Services had finalised the Green Space Designations Report and the Parish Council and NPSG would write to the private landowners of the designated green space as soon as the draft plan was discussed by NPSG.

Warwickshire Rural Housing Association (WRHA) and Warwickshire Rural Community Council (WRCC)

The Chairman and Cllr R Le Page had met with WRHA and WRCC on 28 June 2018 regarding the proposed plans for affordable housing. The Chairman had prepared a draft statement, which indicated the due planning process and consultation followed by the parties and resolution of community comments. The statement is aimed to provide the background information to the SDC planners in relation to the planning application. The Chairman was to contact Sarah Brooke-Taylor to progress the matter. The statement was agreed by members of the Parish Council.

To Receive an Update on Stratford on Avon Gliding Club

It was understood that the Gliding Club had submitted a planning application and the Parish Council would have sight of the application once it had been validated with the Planning Authority.

41. Bearley Beacon November 2018 issue

Bearley Parish Council Report

The Parish Council met on Monday 24 September 2018 and a summary of the minutes of that meeting is as follows:

Present: Cllr Arslan Erinmez (Chair), Cllr Richard Le Page and Cllr Andrew Spiller.

Councillor Mrs A Parry for part of the meeting

Parish Clerk: Nicola Overall

Public: 6 members of the public were in attendance

Public Forum (subject to a time limit of 15 minutes)

Mrs G Lillie was concerned as to the removal of trees on the former Countrywide site with regard to future development and the Chairman assured those present that the Parish Council would be notified of any proposed development and that if necessary, Tree Preservation Orders would be put in place to protect trees.

Neighbourhood Plan Steering Group (NPSG)

The Chairman reported that it was expected that the final version of the Draft Neighbourhood Plan would be available for public consultation by the end of the year.

Warwickshire Rural Housing Association (WRHA) & Warwickshire Rural Community Council (WRCC)

The Chairman reported that WRCC was progressing with the proposal for affordable housing on land at the rear of Grange Road and was looking to apply for planning permission by the end of the year.

To Receive an Update on Flood Prevention Measures

Councillor R Le Page reported that he was in the process of obtaining an update in relation to the works under the railway bridge.

Website

The Chairman confirmed that the Neighbourhood Plan section was now complete and contained the necessary documentation required by legislation to meet with Neighbourhood Plan guidelines.

The Chairman also raised a vote of thanks to Mr Ian Broadbridge, the Webmaster who continued to support the Parish Council in keeping the website up to date.

Play Areas

The Clerk was to make arrangements for the annual inspection of the Play Areas to take place in September.

42. Extract from Annual Parish Assembly 15 April 2019

Neighbourhood Plan

Pre-submission version of Plan was printed and posted to all residents, businesses, landowners and statutory consultees from mid-January 2019 in sufficient time for the Statutory Consultation from 31 January to 14 March 2019. Two events have been arranged at the Village Hall for the Public Review of Plan, with displays and presentations held on 9th and 16th February 2019. A total of 71 responses received from the public and statutory consultees and detailed comments were received from SDC on 8th April 2019. Analysis of responses is currently in progress.

Following the completion of response analysis, the Submission Version of the Plan will be checked by SDC who will appoint an Independent Examiner to conduct an examination. Additional documents such as Basic Conditions Statement, Consultation Statement and results of Strategic Environmental Assessment Screening Process will accompany the Plan to the examiner.

After examination final corrections will be made and the Plan will go to a Referendum where the residents will vote to adopt the Plan. The Plan formally adopted by simple majority of votes in favour over 50%. Once adopted Plan assumes the same level legal status as the SDC Local Plan. Estimated date for plan to reach legal status December 2019.

Neighbourhood Plan Steering Group – Simon Ward (read by Councillor A. Erinmez)

The NPSG was established by the Parish Council on 18 May 2015 to assist the Parish Council in preparation of Neighbourhood Plan and engaging local residents in the process. The group met on 23 April, 30 August, 04 and 27 October 2018.

The “Neighbourhood Plan- What are we doing in Bearley” brochure and delivered it to all households in September 2018. The Neighbourhood Plan Pre-submission version was redrafted with assistance from Avon Planning. A drone was used to take the photos of the locations defining the essential rural character of the village and its heritage assets. Printing and delivery of the Pre-submission version of the Plan to all households, businesses, landowners and statutory bodies in time for the Public Consultation from 31 January 2019 to 14 March 2019.

The NPSG arranged all banners, Open Day Public Consultation Displays for 9th and 16th February 2019, the handouts summarising salient points of Plan vision, strategic objectives and policies of the Plan and members attended the Open Days responding to queries.

The NPSG will now focus on analysing the responses received from the public and the SDC and respond. This will enable preparation of the Submission Version of the Plan. The Submission Version will be submitted to the scrutiny of the SDC and it will then be submitted for Examination. The Final Plan will address the Examiners comments and then be put to a Referendum. for adoption. The target for the adoption of the Plan remains as end of 2019.