

# APPENDIX 2

## Summary of consultation on Pre-Submission Bearley Neighbourhood Plan

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# 1. Activities prior to consultation

## 1a. Neighbourhood Plan- What are we doing in Bearley Brochure – September 2018

Delivered to all households in Bearley end of September 2018 with a cover letter.

September 2018



**Dear Bearley Resident**

In 2014, Bearley Parish Council took the decision to produce a Neighbourhood Plan for the village. This Plan would ensure that we, as a community, would have a much stronger voice on any proposed development in Bearley.

Much of the work, including a survey to seek the opinions of the community, was carried out at that time. Unfortunately, due to delays in Stratford-on-Avon District Council forming their strategy, we put our Neighbourhood Plan on hold.

We are now in a position to continue the project, so we have formed a Neighbourhood Plan Steering Group, made up of Bearley residents, to take us through the process.

Later this year, a draft Plan will be printed and circulated to all individuals and organisations affected by the Plan. They will be able to comment on it, so that it becomes a true reflection of the community's views.

The enclosed brochure explains in more detail what the Neighbourhood Plan is, why it is needed, and how and when it will be produced. Please take the time to read it, and feel free to voice your opinion at any stage of the process. Contact details are at the back of the brochure.

**Bearley Parish Council**



“

As you're probably aware, recent changes to our planning laws mean that all of us who live in Bearley can now have a direct say in the number, location and type of new housing and business properties that can be built in our village. The aim is to guide the local council to approve only those developments we feel are appropriate for our community.

The way we do this is to produce and approve a Neighbourhood Plan. The process of creating the Plan for Bearley started in 2014. Many of you may have attended the first public consultation meeting that took place in November 2014. You may also have answered the parish questionnaire that was distributed shortly afterwards.

This brochure will tell you where we are in the process now and give you more information about how your ideas and opinions can help shape the final Plan.

”



The Neighbourhood Plan is a legal document that spells out our long-term vision for Bearley village to 2031, with the aim of ensuring all development is in line with that vision. As residents, we can all contribute to the Plan, as well as voting on whether to approve it.

Once approved, it provides a way of ensuring our local council - Stratford-on-Avon District Council - as the local planning authority (LPA) takes into consideration our views fully when approving any new development.

It doesn't mean we have complete control over all planning in the community - our Plan has to comply with relevant legislation and national policy, as well as generally conforming to local planning policy. However, it does mean our views will form a key part of the decision-making process when any planning application is made, giving us a bigger say in what happens in our village.

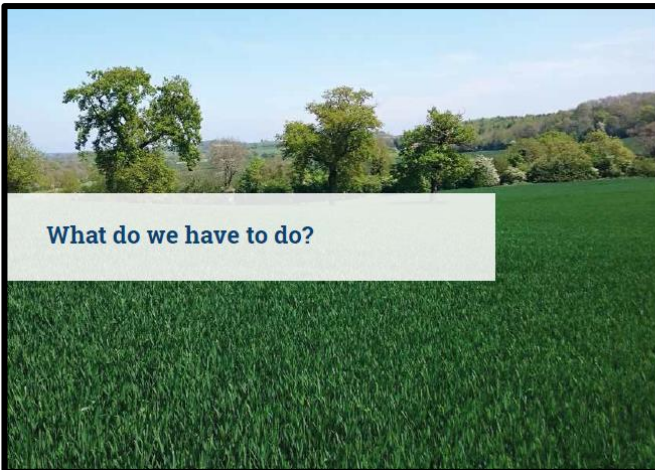


### What can be included?

The Neighbourhood Plan covers many things. We are free to include our ideas about what additional facilities we will need in the future, our approach to conservation and environmental issues, as well as addressing concerns around areas such as regeneration, the local economy, employment and transport.

For example, we could highlight the need to improve specific public places or streets, and this could help set the local council's work priorities.

We can also put forward policies that we believe will help achieve our vision for Bearley. It is up to us all to decide what we want to include in the Plan.



### What do we have to do?

For our Neighbourhood Plan to be adopted by the local council, we have to follow a very strict process. This includes wide consultation, including the survey we sent out in 2014, inviting you to list your priorities on issues as diverse as the environment, housing, communications and transport. This formed a starting point for the Plan.

Once the Plan is complete, it will be submitted to the local council, which is the local planning authority, and be subject to independent scrutiny to ensure it conforms to legal and local policy requirements.

Once the Plan is approved, a local referendum will be called. For the plan to be adopted, it requires a simple majority of those voting to vote 'Yes'.



### Who is responsible for drafting the Plan?

A Neighbourhood Plan Steering Group (NPSG) has been set up by Bearley Parish Council to consult with residents, gather all the information that needs to go into the Plan, and create the physical document.

The NPSG currently comprises 17 resident volunteers; however, any resident of the village is welcome to come along to a meeting and get involved.



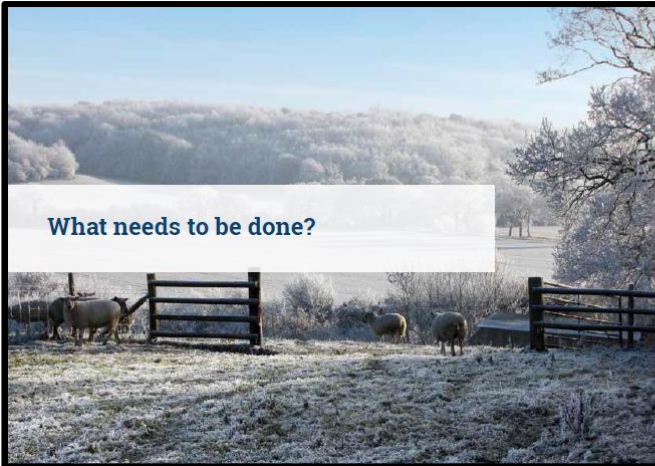
**How can you help?**

Any resident of Bearley village can have their say or volunteer to help with creating the Plan. For the purposes of the Neighbourhood Plan, the village boundary as defined by the local council is the designated Neighbourhood Plan Boundary, stretching from Bearley Cross to Bearley Bushes.

There's lots to do, and you can do as much or as little as you like. No one will pressure you to do anything you don't want to do.

Why not come along to a meeting, get a better idea of the tasks that are still to be done, and if you see something you think you'd enjoy, volunteer to help? Or just contribute by expressing your opinion.

If you would like to attend an upcoming meeting, get in touch with the Parish Clerk Nicola Overall (contacts on the back page), who will be happy to let you know when and where meetings are taking place. Contact details are given on the back page. Details of meetings will also be posted on village noticeboards and on the Parish Council website ([www.bearley.org](http://www.bearley.org)).



**What needs to be done?**

There are a large number of detailed tasks involved in creating a Neighbourhood Plan, which are divided into three broad stages. Where we are now in this planning programme can be seen on the 'Stages' charts:

**1. Getting established** – creating the Steering Group, defining the Neighbourhood Area and carrying out initial consultations. The Neighbourhood has to be approved by the local council to ensure it doesn't overlap with other Neighbourhoods and that the boundary makes sense.

**2. Preparing the Plan** – this is a detailed process that involves wider consultation with residents, local groups, businesses, landowners, designated authorities and conducting extensive research on the area to provide strong evidence to support our recommendations and vision for the future of the village.

**3. Getting the Plan accepted** – this involves submitting it to the local planning authority, who will study it in detail. Once they accept it, they will arrange for an independent assessment. When they are satisfied, they will organise a local referendum where you can vote on whether to accept the Plan.

You can read about this process in more detail at

<https://www.gov.uk/guidance/neighbourhood-planning-2>



**What kind of things are likely to be in our Plan?**

Planning policy needs to be built on evidence, so the Plan will contain an extensive analysis of the neighbourhood, including not just current land and buildings, but social, economic and environmental factors.

It will look at population, housing needs, transport, parking and traffic, the rural environment and heritage sites, existing building styles, businesses, community facilities, clubs and organisations, and other factors that will help provide evidence to support our vision for the long-term future of the village.

It will include a Strategic Environmental Assessment as part of our commitment to ensuring that any policies we put forward contribute to sustainable development and avoid any adverse environmental impact.

It will set out our vision, objectives and policies, which will be informed by the opinions and concerns of residents, including those expressed in the 2014 survey and any new opinions and ideas that are put forward.



The following is a list of just some of the objectives under consideration, following the consultation to date:

1. Development of good quality housing and facilities that meet our needs and enhance the environment, in line with our current and future needs and infrastructure requirements
2. Providing diverse sports and leisure facilities to promote health and discourage petty criminality
3. Grow the village organically, without threatening the Green Belt
4. Support well-designed developments that are in keeping with the environment and incorporate energy-saving measures
5. Require that building only takes place in suitable, identified locations, and that adequate parking is provided
6. Ensure any new housing types match the needs of the community
7. Insist new developments are supported by appropriate infrastructure
8. Commitment to protecting all heritage sites and active management of our green environment, natural habitats and river amenities



We're quite a way along the process, and we are now at the stage where we need as many additional views as possible to ensure the Plan we create reflects what you and everyone else in the village would like to see.

Over the next few pages is a list of the tasks we have already completed and an indication of when we will complete the other required tasks.

### Stage 1: Getting established – preliminaries, publicity and consultation

Task	Target Date
Prepare and submit Neighbourhood Area application to Stratford-on-Avon District Council	Complete
Statutory consultation on Neighbourhood Area application by Stratford-on-Avon District Council	Complete
Neighbourhood Area designation approved by Stratford-on-Avon District Council	Complete
Locality/groundworks funding – expression of interest and bid application	Complete
Establish steering group and sub-group structure, chair and vice chair	Complete
Declaration of interest forms completed	Complete
Establish terms of reference for steering group	Complete
Establish a project timetable	Complete
Undertake a skills audit to identify strengths and weaknesses of steering group membership and identify if external help is needed	Complete
Logo design and website/webpage creation	Complete
Establish an overarching strategy and vision for the Neighbourhood Plan	Complete
Questionnaires produced and delivered to parishioners (consultation 4-6 weeks)	Complete
Arrange promotional open days/events	Complete
Pin map exercise for potential allocations	Complete

### Stage 2: Preparing the Plan

#### 2A: Research and preparation

Task	Target Date
Analysis and summary of open days and questionnaires	Complete
Produce draft structure of NP (chapters and sections)	Complete
Site assessments for potential allocations	Complete
Produce first draft content of NP policies	Complete
Create maps and diagrams	Complete
SEA screening exercise by Stratford-on-Avon District Council	Sept-Oct 2018
SEA scoping exercise (if required)	

#### 2B: Producing pre-submission version

Task	Target Date
Alternatives evidence for SEA	
Health check review of draft NP by Stratford-on-Avon District Council	Sept-Oct 2018
Statutory consultation of pre-submission version (Regulation 14)	Sept-Oct 2018
Analysis, summary and tabulation of consultation responses	Nov 2018
Amendments and modifications to pre-submission version	Dec 2018
Targeted consultation (if required)	
Draft SEA for approval (if required)	
Basic Conditions Statement (required)	Jan 2019
Consultation Statement (required)	Jan 2019

**Stage 3: Getting the Plan accepted**

**3A: Producing submission version**

Task	Target Date
Submit NP to LPA (with Submission Statement)	Jan 2019
Legal and process checks	Jan 2019
Statutory consultation period (Regulation 16)	Feb-March 2019
Appointment of examiner	Feb 2019
Analysis, summary and tabulation of public consultation responses	April 2019
Submission of NP to examiner	May 2019

**3B: Examination**

Task	Target Date
Examination (written or hearing)	May-June 2019
Receipt of examiners report for fact check purposes	July 2019
Receipt and publication of examiners report	July 2019
Post-examination modifications	August 2019
Consultation on major changes (if required)	

**3C: Referendum**

Task	Target Date
Submission of Referendum Version of the NP	September 2019
Consultation on post-examination amendments (if required) (Regulation 17A)	
Statutory publication of arrangements for referendum, including date	October 2019
Referendum	Oct-Nov 2019
Consideration and adoption by LPA Cabinet/Full Council	November 2019
Plan is 'Made' and becomes a legal document bearing the same weight as the Local Plan of Stratford District Council	December 2019



**What happens if we do not create a Neighbourhood Plan?**

Stratford-on-Avon District Council has set its priorities for the future, including development targets for new housing. It is currently progressing the Local Plan.

Each community knows its own neighbourhood better than anyone else, so in producing the Plan, we are helping the Council decide the most suitable places for any development.

We are not required to create a plan, but those villages that do, and have their plans accepted, are providing the Council with clear guidance, backed by law, about the appropriate types of development in their area. Those that don't have far less protection against inappropriate development.

Also, if you have a Neighbourhood Plan, you are entitled to a higher proportion of revenue from the Community Infrastructure Levy, which local authorities can charge on new buildings and use to deliver infrastructure that supports the development of the area.

Although it involves a lot of work, we believe it is worth the effort to retain maximum control over development in our village and protect its rural character.



**Will the Plan enable us to block development?**

It won't enable us to block development. However, it will ensure any development is in line with our wishes and sympathetic to our vision for the village.

**Will I get a say?**

Every resident in the area can have their say by taking part in consultations and attending public meetings, or by getting more actively involved in the preparation of the plan. You can participate as much or as little as you like.

Everybody is encouraged to get involved and provide their input, and of course the referendum vote means we all get our say too.





### Will my opinions be heard?

We're very open to everyone's ideas. We're all volunteers and all residents, and we all want what's best for our community. The more opinions that are expressed, the richer and more complete the plan will be.

#### How do I know if I can vote?

Everyone who lives in the area covered by the Neighbourhood Plan and who is on the electoral register can vote in the referendum.

#### Do I need to do anything?

You are not obliged to get involved – or even to vote in the referendum. But we think we will produce a better plan if everyone's voice is heard.



### Which other local villages have produced a Neighbourhood Plan?

A number of local villages are producing – or have produced – Neighbourhood Plans, including Snitterfield and Wootton Wawen. Both plans have already been approved via a referendum. You can go online and read their Plans here:

- **Snitterfield** <https://www.snitterfieldneighbourhoodplan.org.uk>
- **Wootton Wawen** <https://www.wwnp.co.uk>

#### What happens if our Plan is approved at a referendum?

The Steering Group will be disbanded and responsibility for delivering and monitoring activity related to the Plan will be handed over to the Parish Council.



### How do I get in touch?

Contact the Parish Clerk at:

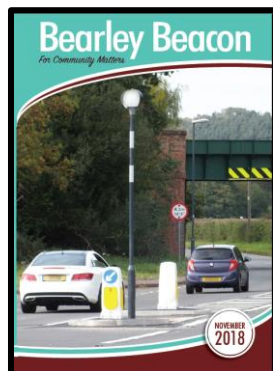
**Parish Clerk:** Nicola Everall, Grove Cottage West, Church Road, Honiley CV8 1TJ

**Telephone:** 01926 485066/07940 476727

**Email:** [bearleypc@outlook.com](mailto:bearleypc@outlook.com)

**Website:** <http://www.bearley.org/neighbourhood-plan/>

## 1.b Bearley Beacon November 2018 Issue



### Have your say on local planning...

As a Bearley resident, you can have a direct say in making Bearley a better place and environment to live for the benefit of the whole community.

You should have recently received a booklet in the post entitled Neighbourhood Plan: What are we doing in Bearley?

The Neighbourhood Plan is a legal document where we can detail our shared vision of our community. The booklet explains how the draft local plan is being prepared and the range of policies it will contain.

Policies included in the Plan have been devised by a team of volunteering residents based on public consultation on local needs, including the detailed questionnaire that many of us answered in 2014.

This Draft Plan will shortly be circulated for approval to every adult in the village who is on the electoral register and stakeholders including businesses, landowners and specified public and private bodies. This will be followed by a six week period consultation where stakeholders will have the opportunity to comment on the Draft Plan.

Comments made by stakeholders will be analysed and necessary modifications will be incorporated. The Plan will then be presented to Stratford-on-Avon District Council and will be sent to be examined by an independent examiner.

Once accepted, it will have the force of law. This means the policies it contains will form a key part of the decision-making process when any planning application is made, giving us all a bigger say in what happens in our village.

If you didn't receive a copy of the booklet, or want to find out more about the Neighbourhood Plan, please contact Nicola Everall at [bearleypcc@outlook.com](mailto:bearleypcc@outlook.com) or visit <http://www.bearley.org/neighbourhood-plan/>.

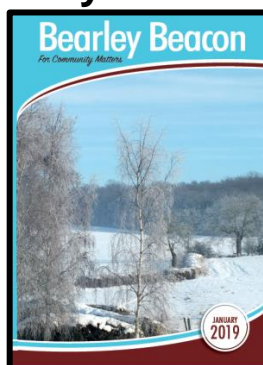
*Arslan Erinmez*

Chairman of Bearley Parish Council

*Simon Ward*

Chairman of Neighbourhood Plan Steering Group

## 1c. Bearley Beacon January 2019 Issue



### Bearley Parish Council Report

The Parish Council met on Monday 26 November 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.  
**Parish Clerk:** Nicola Everall  
**Public:** 2 members of the public were in attendance  
**Apologies:** Cllr Mrs A Parry

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

Concern was raised regarding the cladding on the former Golden Cross Public House, but it was understood that the Planning Authority was aware of the situation and was to contact the owner. However, the Parish Council was to write to the Planning Authority to voice its concerns.

The Chairman asked the Parish Clerk to contact the Highways Department at the County Council regarding the overhanging branches from trees on the footpaths near the former Countrywide site.

It was also noted that the footpath on the Snitterfield Road towards the village had subsided in a number of areas and the Clerk was asked to contact the Highways Department at the County Council to address the matter.

#### **County & District Council Liaison**

In the absence of Councillor Mrs A Parry, the Clerk reported that Bearley Village Hall had been awarded £750 towards the cost of a website and booking system from the Community Grants Scheme.

#### **Neighbourhood Plan Steering Group (NPSG)**

The Chairman reported that the pre-submission draft of the Neighbourhood Plan was being progressed by the NPSG and Councillors to ensure that it met with necessary legislation. It was expected that the first draft would go to the District Council in the second week of December to ensure it met with the requirements of the Local Plan. The finalised Plan will be printed and circulated to residents, businesses, landowners, village and statutory organisations for a six week consultation period that is termed as the pre-submission consultation starting in mid-January 2019. The Clerk was asked to set up an additional email address to enable residents and organisations to respond to the Neighbourhood Plan when it reached that stage.

## 2. Consultation Cover Letters accompanying Bearley Neighbourhood Development Plan

### 2a. Cover letter to Bearley Residents

#### Bearley Neighbourhood Plan Consultation

January 2019



Dear Bearley Resident

Bearley Parish Council is pleased to provide you with a copy of the Draft Bearley Development Plan for you to review and comment. This Plan is prepared on behalf of the Parish Council by the Neighbourhood Plan Steering Group, a group of local volunteers including Parish Councillors, with the help of an Independent Planning Consultant.

#### Why have we produced a Neighbourhood Plan?

The Neighbourhood Plan process enables communities to better shape the place they work and live, to inform how development takes place and help influence the type, quality and location of that development, ensuring that change brings local benefit with it.

It will cover a 12-year period, from 2019 to 2031, in line with the Stratford-on-Avon District Council's Core Strategy published in 2016. It provides policies that should be taken into account when deciding Planning Application, as it becomes part of the Statutory Development Plan when it is adopted.

#### Consultation

We are commencing a formal six (6) week consultation period, to seek the views of residents, businesses and organisations in our Neighbourhood Area. The Consultation runs from Thursday 31 January until 5pm on Thursday 14 March 2019. Responses to the Draft Plan will be reviewed and potentially used to modify the plan before it is formally submitted to the District Council.

Once the Council checks that the Plan complies with legal requirements, they will formally publicise it and an Independent Examiner will be appointed to review and ensure the Draft Plan conforms to all National and Local Planning Policies.

Once the Examiner approves the Plan, the District Council will arrange a referendum for registered voters in the Neighbourhood Area. A simple majority of votes (over 50% of votes in favour) is sufficient for the Plan to succeed and be adopted.

**We are holding two Public Consultation Events, as part of the public review of the Draft Plan, at Bearley Village Hall on Saturday 9 February and Saturday 16 February between 10am and 3pm. Briefing Presentations will take place at 11am and 1.30pm.**

This is your opportunity find out more and raise any questions directly with the team involved in putting the Plan together. A copy of the Draft Plan and supporting background information can be found at [www.bearley.org/neighbourhood-plan/neighbourhood-plan/](http://www.bearley.org/neighbourhood-plan/neighbourhood-plan/). Additional copies of the Plan can be obtained from the Parish Clerk.

We'd like to encourage you to use the Response Form on the website or share your views using the paper copy of the response form provided with your copy of the plan and post it using the pre-paid envelope. Additional forms will also be available at the Consultation Event.

Your sincerely,

**Dr Arslan Erinmez**  
Chairman of Bearley Parish Council

*Please don't forget, this is your chance to voice your views and influence the shape and detail of the final plan.*

## 2b. Covering letter to Bearley businesses



### **Bearley Neighbourhood Plan Consultation**

January 2019

#### **Dear Local Business**

We are pleased to provide you with a copy of the Draft Bearley Neighbourhood Plan for you to review and comment on. This Plan is prepared on behalf of the Parish Council by the Neighbourhood Plan Steering Group, a group of local volunteers including Parish Councillors, with the help of an Independent Planning Consultant.

#### **Why have we produced a Neighbourhood Development Plan?**

The Neighbourhood Development Plan process enables communities to better shape the place where they live and/or work. It will cover a 12-year period, from 2019 to 2031, in line with Stratford-on-Avon District Council's Core Strategy published in 2016. It provides policies that should be taken into account when deciding planning applications, as it becomes part of the Statutory Development Plan when it is adopted.

#### **Consultation**

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Once the Inspector approves the Plan, the District Council will arrange a referendum for registered voters in the Neighbourhood Area. A simple majority of votes (over 50% of votes in favour) is sufficient for the Plan to succeed and be adopted.

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Your sincerely,

**Dr Arslan Erinmez**  
Chairman of Bearley Parish Council

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## 2c. Cover letter to Bearley landowners



### **Bearley Neighbourhood Plan Consultation**

January 2019

**Dear Local Landowner**

We are pleased to provide you with a copy of the Draft Bearley Neighbourhood Plan for you to review and comment on. This Plan is prepared on behalf of the Parish Council by the Neighbourhood Plan Steering Group, a group of local volunteers including Parish Councillors, with the help of an Independent Planning Consultant.

#### **Why have we produced a Neighbourhood Development Plan?**

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Your sincerely,

**Dr Arslan Erinmez**  
Chairman of Bearley Parish Council

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## 2d. Cover letter to Bearley village organisations



### **Bearley Neighbourhood Plan Consultation**

January 2019

#### **Dear Village Organisation**

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We are commencing a formal six (6) week consultation period to seek the views of residents, businesses and organisations in our Neighbourhood Area. The Consultation runs from Thursday 31 January until 5pm on Thursday 14 March 2019. Responses to the Draft Plan will be reviewed and potentially used to modify the plan before it is formally submitted to Stratford-on-Avon District Council. Once the District Council checks that the Plan complies with legal requirements, they will set up another 6-week consultation and an independent Examiner will be appointed to review and ensure the Draft Plan conforms to all National and Local Planning Policies.

Once the Examiner approves the Plan, the District Council will arrange a referendum for registered voters in the Neighbourhood Area. A simple majority of votes (over 50% of votes in favour) is sufficient for the Plan to succeed and be adopted.

**We are holding two Public Consultation Events, as part of the public review of the Draft Plan, at Bearley Village Hall on Saturday 9 February and Saturday 16 February between 10am and 3pm. Briefing Presentations will take place at 11am and 1.30pm.**

This is your opportunity find out more and raise any questions directly with the team involved in putting the Plan together. A copy of the Draft Plan and supporting background information can be found at [www.bearley.org/neighbourhood-plan/neighbourhood-plan/](http://www.bearley.org/neighbourhood-plan/neighbourhood-plan/) Additional copies of the Plan can be obtained from the Parish Clerk.

We'd like to encourage you to use the Response Form on the website or share your views using the paper copy of the response form provided with your copy of the plan and post it using the pre-paid envelope. Additional forms will also be available at the Consultation Event.


Your sincerely,

**Dr Arslan Erinmez**  
Chairman of Bearley Parish Council

*Please don't forget, this is your chance to voice your views and influence the shape and detail of the final plan.*

## 2e. Posting label for all letters

<p><b>NOT A CIRCULAR</b></p> <p><b>IMPORTANT DOCUMENT</b></p> <hr/> <p><b>BEARLEY PARISH COUNCIL</b> <b>BEARLEY NEIGHBOURHOOD PLAN</b></p> <hr/> <p>Address Line 1 Address Line 2 Address Line 3 BEARLEY WARWICKSHIRE (POSTCODE)</p>
--

	Royal Mail <b>24</b>	Delivered by  Royal Mail	<b>24</b> ROYAL MAIL POSTAGE PAID 08 H085069
<p><b>NOT A CIRCULAR</b></p> <p><b>IMPORTANT DOCUMENT</b></p> <hr/> <p><b>BEARLEY PARISH COUNCIL</b> <b>BEARLEY NEIGHBOURHOOD PLAN</b></p> <hr/>			
<p>Bearley Resident [REDACTED] Bearley Stratford-upon-Avon CV37 0SX</p>			



### 3. E-mail to formal statutory consultees

Subject: Bearley Neighbourhood Plan Consultation – February/March 2019

Dear Consultee

Bearley Parish Council is pleased to provide you with a copy of the Draft Bearley Neighbourhood Plan for you to review and comment. This Plan is prepared on behalf of the Parish Council by Neighbourhood Plan Steering Group, a group of local volunteers including Parish Councillors, with the help of an Independent Planning Consultant.

#### **Why have we produced a Neighbourhood Plan?**

The Neighbourhood Plan process enables communities to better shape the place they work and live, to inform how development takes place and help influence the type, quality and location of that development, ensuring that change brings local benefit with it. It will cover the 12 year time period, from 2019 to 2031, in line with the Stratford District Council's Core Strategy published in 2016.

It provides policies that should be taken into account when deciding Planning Applications, as it becomes part of the Statutory Development Plan when it is adopted.

#### **Pre-submission Consultation**

We are commencing a formal six (6) week consultation period, to seek the views of residents, businesses and organisations in our Neighbourhood Area. The consultation runs from Thursday 31<sup>st</sup> January 2019 until 5pm on Thursday 14<sup>th</sup> March 2019.

Responses to the Draft Plan will be reviewed and potentially used to modify the plan before it is formally submitted to the District Council.

Once the Council checks that the Plan complies with legal requirements, they will formally publicise it and an Independent Examiner will be appointed to review and ensure the Draft Plan conforms with all National and Local Planning Policies.

Once the Inspector approves the Plan, the District Council will arrange a Referendum for the registered voters in the Neighbourhood Area. A simple majority of votes (over 50% of those votes in favour) is sufficient for the Plan to succeed and be adopted.

**We are holding two Public Consultation Events on Saturday 9<sup>th</sup> and Saturday 16<sup>th</sup> February 2019 between 10am and 3pm at Bearley Village Hall, as part of the public review of the Draft Plan. In both events Briefing Presentations will take place at 11am and 1.30pm.**

This is your opportunity find out more and raise any questions directly with the team involved in putting the Plan together.

A copy of the Draft Plan and supporting background information and the Response Form can be found at <http://www.bearley.org>. Printed copies of the Plan can be obtained from the Parish Clerk.

We'd like to encourage you to use the Response Form on the website or requesting a paper copy from the Parish Clerk and posting it. Paper copies will also be available at the Consultation Event.

Yours sincerely,  
Dr Arslan Erinmez  
Chairman of Bearley Parish Council

#### 4. List of properties consultation notices and copies of Neighbourhood Development Plan have been delivered

In accordance with the Stratford-on-Avon District Council Electoral Register

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

#### 5. List of businesses consulted

The Manager MHA Cedar Lodge, Bearley Cross, Wootton Waven Solihull West Midlands B95 6DR	TÜV SÜD Product Service Ltd • TÜV SÜD Group Snitterfield Road • Bearley Stratford upon Avon CV37 0EX	Richard Le Page Bearley Vineyard The Beeches Bearley Stratford upon Avon CV37 0SR
Administrators for Countrywide Stores Bearley Mill Snitterfield Road, Bearley Stratford upon Avon CV37 0SA	Philip Pratt Partner, Alder King Brunswick House Gloucester Business Park Gloucester GL3 4AA Countrywide Administrator	K T Edwards Ltd Bearley Sports and Social Club Snitterfield Road Bearley Stratford upon Avon CV37 0SR
The Woodland Kitchen Gorse Farm Snitterfield Road Bearley Stratford upon Avon CV37 0EX	Windows-Are-Us Units 1-2, Bearley Mill Snitterfield Road Bearley Stratford upon Avon CV37 0SA	P R Wall Fencing 28 Grange Road Bearley Stratford upon Avon, CV37 0SE

Jo Wall Flowers 28 Grange Road Bearley Stratford upon Avon, Warwickshire CV37 0SE	Spa Environmental Care The Lairage Bearley Stratford upon Avon Warwickshire CV37 0TY	Arden Gas Services 133 Grange Road Bearley Stratford upon Avon Warwickshire CV37 0SF
R.G. & V.A. Hobbs Limited Buildings S10 & S20 Airfield Farm Bearley Stratford upon Avon Warwickshire CV37 0EX	Ammann Equipment Ltd Snitterfield Road Bearley Stratford upon Avon Warwickshire CV37 0TY	Warwick Packaging Limited Snitterfield Road Bearley Stratford upon Avon Warwickshire CV37 0TY

## 6. List of landowners consulted

Andrew Wilkins Managing Director Lone Star Land LLP Forward House 17 High Street Henley in Arden B95 5AA	Mrs Irene Mary Birtles Cutlers Farm, Wootton Wawen, Henley-In-Arden B95 6DJ	Mr A Rajkowski, Director Rajkowski Developments Limited Riverside Studio, Avonford Cottage Bridge Street Hampton Lucy Warwick CV35 8BA
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## 7. List of village organisations consulted

Mr Rob Yewer Bearley Cricket Club 30 Tilesford Close Solihull B90 4YF	Mrs J Wall Bearley Flower Club 28 Grange Road Bearley Stratford upon Avon CV37 0SE	Mrs J Wall Friends of Bearley Village 28 Grange Road Bearley Stratford upon Avon CV37 0SE
Ms Kizzy Warner Friends of Bearley Park 8 Grange Road Bearley Stratford upon Avon CV37 0SE	Ms K Edwards Bearley Sports & Social Club Snitterfield Road Bearley Stratford upon Avon CV37 0SB	Mr Jack Fawke Snipes Short Mat Bowls Club 31 Seymour Road Shottery Stratford upon Avon CV37 9EP
Ms C Pettitt Bearley Village Hall Trust Holly Hock Cottage Ash Lane Bearley Stratford upon Avon CV37 0SP	Mrs G Smith Lunch Club 15 Grange Road Bearley Stratford upon Avon CV37 0SE	Mrs Gillian Groom Y-Not Club Four Gables. Snitterfield Road, Bearley Stratford upon Avon CV37 0SR
Mrs J Harrison St Mary the Virgin PCC 1 Church Lane Bearley Stratford upon Avon CV37 0ST	Ms J Meaden Ladies Table Tennis Wood Lane Farm Church Lane Bearley Stratford upon Avon CV37 0SL	Mr D Harrison 8 <sup>th</sup> Warwick's (Stratford) Home Guard Rifle Club 1 Church Lane Bearley Stratford upon Avon CV37 0ST

## 8. List of formal statutory consultees

### Parish Councils and Councillors

Aston Cantlow PC	<a href="mailto:lizbutterworth1@btinternet.com">lizbutterworth1@btinternet.com</a>	
Wilmcote PC	<a href="mailto:lizbutterworth1@btinternet.com">lizbutterworth1@btinternet.com</a>	
Wootton Wawen PC	<a href="mailto:wawenpc05@aol.com">wawenpc05@aol.com</a>	
Langley Parish Council	<a href="mailto:nigelhewin@btinternet.com">nigelhewin@btinternet.com</a>	
Snitterfield	<a href="mailto:snitterfieldpc@outlook.com">snitterfieldpc@outlook.com</a>	
Cllr Peter Richards	<a href="mailto:peter.richards@stratford-dc.gov.uk">peter.richards@stratford-dc.gov.uk</a>	Snitterfield Ward
Cllr Robert Vaudry	<a href="mailto:robert.vaudry@stratford-dc.gov.uk">robert.vaudry@stratford-dc.gov.uk</a>	Bishopton Ward
Cllr Simon Lawton	<a href="mailto:simon.lawton@stratford-dc.gov.uk">simon.lawton@stratford-dc.gov.uk</a>	Wootton Wawen Ward
Cllr Maurice Howse	<a href="mailto:maurice.howse@stratford-dc.gov.uk">maurice.howse@stratford-dc.gov.uk</a>	Avenue Ward
Cllr Thirlwell	<a href="mailto:stephen.thirlwell@stratford-dc.gov.uk">stephen.thirlwell@stratford-dc.gov.uk</a>	Henley-in-Arden Ward
Cllr Susan Adams	<a href="mailto:susan.adams@stratford-dc.gov.uk">susan.adams@stratford-dc.gov.uk</a>	Alcester & Rural Ward
Cllr Mike Gittus	<a href="mailto:mike.gittus@stratford-dc.gov.uk">mike.gittus@stratford-dc.gov.uk</a>	Kinwarton Ward
Cllr Justin Kerridge	<a href="mailto:justin.kerridge@stratford-dc.gov.uk">justin.kerridge@stratford-dc.gov.uk</a>	Studley with Mappleborough Green Ward
Cllr Peter Moore	<a href="mailto:peter.moore@stratford-dc.gov.uk">peter.moore@stratford-dc.gov.uk</a>	Hathaway Ward
Bearley PC	<a href="mailto:bearleypc@outlook.com">bearleypc@outlook.com</a>	
County Councillor	<a href="mailto:cllrhorne@warwickshire.gov.uk">cllrhorne@warwickshire.gov.uk</a>	
County Councillor	<a href="mailto:cllrparry@warwickshire.gov.uk">cllrparry@warwickshire.gov.uk</a>	

### Formal Statutory Consultation Bodies

Atkins Ltd	<a href="mailto:windfarms@atkinsglobal.com">windfarms@atkinsglobal.com</a>
Ancient monuments society	<a href="mailto:office@ancientmonumentsociety.org.uk">office@ancientmonumentsociety.org.uk</a>
arqiva	<a href="mailto:enquiries@arqiva.com">enquiries@arqiva.com</a>
Birmingham International Airport	<a href="mailto:andrew.davies@birminghamairport.co.uk">andrew.davies@birminghamairport.co.uk</a>
CABE	<a href="mailto:info@designcouncil.org.uk">info@designcouncil.org.uk</a>
Canal and River Trust	<a href="mailto:planning@canalrivertrust.org.uk">planning@canalrivertrust.org.uk</a>
Capital and Property Projects	<a href="mailto:property@warwickshire.gov.uk">property@warwickshire.gov.uk</a>
Coal Authority	<a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>
Council for British Archaeology	<a href="mailto:webenquiry@archaeologyuk.org">webenquiry@archaeologyuk.org</a>
Council for British Archaeology	<a href="mailto:casework@britarch.ac.uk">casework@britarch.ac.uk</a>
Cotswold Conservation Board	<a href="mailto:alison.rood@cotswoldsaonb.org.uk">alison.rood@cotswoldsaonb.org.uk</a>
Coventry Diocese DAC Secretary	<a href="mailto:will.jones@covcofe.org">will.jones@covcofe.org</a>
Civil Aviation Authority	<a href="mailto:mark.wakeman@caa.co.uk">mark.wakeman@caa.co.uk</a>
Coventry Airport	<a href="mailto:rsweeney@coventryairport.co.uk">rsweeney@coventryairport.co.uk</a>
CTC - National Cycling Charity	<a href="mailto:righttoride@ctc.org.uk">righttoride@ctc.org.uk</a>
CTC - National Cycling Charity	<a href="mailto:cycling@ctc.org.uk">cycling@ctc.org.uk</a>
Historic England	<a href="mailto:e-wmids@historicengland.org.uk">e-wmids@historicengland.org.uk</a>
Historic England	<a href="mailto:peter.boland@historicengland.org.uk">peter.boland@historicengland.org.uk</a>
English Heritage Parks and Gardens	<a href="mailto:kim.auston@english-heritage.org.uk">kim.auston@english-heritage.org.uk</a>
Environment Agency	<a href="mailto:swmplaning@environment-agency.gov.uk">swmplaning@environment-agency.gov.uk</a>

Force Crime Prevention Design Advisor	<a href="mailto:mark.english@warwickshire.pnn.police.uk">mark.english@warwickshire.pnn.police.uk</a>
Forestry Commission	<a href="mailto:paul.webster@forestry.gsi.gov.uk">paul.webster@forestry.gsi.gov.uk</a>
Garden History Society	<a href="mailto:conservation@gardenhistorysociety.org">conservation@gardenhistorysociety.org</a>
Georgian Group	<a href="mailto:david@georgiangroup.org.uk">david@georgiangroup.org.uk</a>
Glide Sport UK	<a href="mailto:office@glidesportuk.co.uk">office@glidesportuk.co.uk</a>
Homes England	<a href="mailto:enquiries@homesengland.gov.uk">enquiries@homesengland.gov.uk</a>
Highways Agency (Midlands)	<a href="mailto:planningM@highwaysengland.co.uk">planningM@highwaysengland.co.uk</a>
Inland Waterways Association	<a href="mailto:iwa@waterways.org.uk">iwa@waterways.org.uk</a>
Joint Radio company	<a href="mailto:windfarms@jrc.co.uk">windfarms@jrc.co.uk</a>
Kernon Countryside Consultants	<a href="mailto:info@kernon.co.uk">info@kernon.co.uk</a>
London Oxford Airport	<a href="mailto:info@londonoxfordairport.com">info@londonoxfordairport.com</a>
MBNL (Acting for Everything Everywhere)	<a href="mailto:info@mbnl.co.uk">info@mbnl.co.uk</a>
Ministry of Defence	<a href="mailto:deopsnorth-lms7safe@de.mod.uk">deopsnorth-lms7safe@de.mod.uk</a>
Accessible Stratford	<a href="mailto:med2swan@gmail.com">med2swan@gmail.com</a>
Mr Butler (CPRE)	<a href="mailto:namb999@btinternet.com">namb999@btinternet.com</a>
CPRE	<a href="mailto:office@cprewarwickshire.org.uk">office@cprewarwickshire.org.uk</a>
National Air Traffic Services	<a href="mailto:nerlsafeguarding@nats.co.uk">nerlsafeguarding@nats.co.uk</a>
National Grid Gas Distribution	<a href="mailto:plantprotection@uk.ngrid.com">plantprotection@uk.ngrid.com</a>
National Grid UK Transmission	<a href="mailto:n_grid@amec.com">n_grid@amec.com</a>
National Planning Casework Service	<a href="mailto:npcu@communities.gsi.gov.uk">npcu@communities.gsi.gov.uk</a>
National Trust	<a href="mailto:james.sharp@nationaltrust.org.uk">james.sharp@nationaltrust.org.uk</a>
National Trust	<a href="mailto:chris.lambart@nationaltrust.org.uk">chris.lambart@nationaltrust.org.uk</a>
Natural England	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>
Natural England	<a href="mailto:jamie.melvin@naturalengland.org.uk">jamie.melvin@naturalengland.org.uk</a>
Network Rail	<a href="mailto:townplanning.LNW@networkrail.co.uk">townplanning.LNW@networkrail.co.uk</a>
Ofcom	<a href="mailto:spectrum.licensing@ofcom.org.uk">spectrum.licensing@ofcom.org.uk</a>
Off Route Airspace	<a href="mailto:steve.hyett@caa.co.uk">steve.hyett@caa.co.uk</a>
SDC Conservation	<a href="mailto:planning.conservation@stratford-dc.gov.uk">planning.conservation@stratford-dc.gov.uk</a>
WCC Principle Highway Control Officer	<a href="mailto:joannearcher@warwickshire.gov.uk">joannearcher@warwickshire.gov.uk</a>
Ramblers Association	<a href="mailto:policy@ramblers.org.uk">policy@ramblers.org.uk</a>
SDC Planning and Environment	<a href="mailto:planning.applications@stratford-dc.gov.uk">planning.applications@stratford-dc.gov.uk</a>
Royal Agricultural Society of England	<a href="mailto:martynluscombe@hotmail.com">martynluscombe@hotmail.com</a>
RSPB	<a href="mailto:colin.wilkinson@rspb.org.uk">colin.wilkinson@rspb.org.uk</a>
Severn Trent Water	<a href="mailto:net.dev.east@severntrent.co.uk">net.dev.east@severntrent.co.uk</a>
Sport England West Midlands	<a href="mailto:planning.westmidlands@sportengland.org">planning.westmidlands@sportengland.org</a>
Sport England West Midlands	<a href="mailto:bob.sharples@sportengland.org">bob.sharples@sportengland.org</a>
Stratford-on-Avon Gliding Club	<a href="mailto:chairman@stratfordgliding.co.uk">chairman@stratfordgliding.co.uk</a>
Stratford-on-Avon Gliding Club	<a href="mailto:nick.jaffray@btopenworld.com">nick.jaffray@btopenworld.com</a>
Sustrans	<a href="mailto:edward.healey@sustrans.org.uk">edward.healey@sustrans.org.uk</a>
Thames Water Utilities	<a href="mailto:thameswaterplanningpolicy@savills.com">thameswaterplanningpolicy@savills.com</a>
Thames Water Utilities	<a href="mailto:devconteam@thameswater.co.uk">devconteam@thameswater.co.uk</a>
The Design Council	<a href="mailto:kate.jones@designcouncil.org.uk">kate.jones@designcouncil.org.uk</a>
Theatres Trust	<a href="mailto:planning@theatrestrust.org.uk">planning@theatrestrust.org.uk</a>
Upper Avon Navigation Trust Ltd	<a href="mailto:elainebaird@avonnavigationtrust.org">elainebaird@avonnavigationtrust.org</a>
Victorian Society	<a href="mailto:notifications@victoriansociety.org.uk">notifications@victoriansociety.org.uk</a>

Warwickshire Badger Group	<a href="mailto:sahyll@yahoo.co.uk">sahyll@yahoo.co.uk</a>
Warwickshire Bat Group	<a href="mailto:enquiries@warksbats.co.uk">enquiries@warksbats.co.uk</a>
Warwickshire Police	<a href="mailto:planningconsultations@warwickshire.police.uk">planningconsultations@warwickshire.police.uk</a>
Warwickshire Police	<a href="mailto:ian.king@warwickshire.pnn.police.uk">ian.king@warwickshire.pnn.police.uk</a>
Warwickshire Police Road Safety	<a href="mailto:roadsafety@warwickshire.police.uk">roadsafety@warwickshire.police.uk</a>
Warks Primary Care Trust	<a href="mailto:graham.nuttall@property.nhs.uk">graham.nuttall@property.nhs.uk</a>
NHS Property Services Ltd	<a href="mailto:mark.jones@property.nhs.uk">mark.jones@property.nhs.uk</a>
Warwickshire Rural Housing Association	<a href="mailto:sarahbt@wrccrural.org.uk">sarahbt@wrccrural.org.uk</a>
Warwickshire Wildlife Trust	<a href="mailto:annie.english@wkw.org.uk">annie.english@wkw.org.uk</a>
Warks Wildlife Trust	<a href="mailto:gina.rowe@wkw.org.uk">gina.rowe@wkw.org.uk</a>
WCC - planning	<a href="mailto:planningstrategy@warwickshire.gov.uk">planningstrategy@warwickshire.gov.uk</a>
WCC Archaeology	<a href="mailto:annastocks@warwickshire.gov.uk">annastocks@warwickshire.gov.uk</a>
WCC Extra Care Housing	<a href="mailto:timwillis@warwickshire.gov.uk">timwillis@warwickshire.gov.uk</a>
WCC NDP Liaison Officer	<a href="mailto:jasbirkaur@warwickshire.gov.uk">jasbirkaur@warwickshire.gov.uk</a>
WCC Flood Risk	<a href="mailto:michaelgreen@warwickshire.gov.uk">michaelgreen@warwickshire.gov.uk</a>
WCC Ecology	<a href="mailto:planningecology@warwickshire.gov.uk">planningecology@warwickshire.gov.uk</a>
WCC Forestry	<a href="mailto:forestry@warwickshire.gov.uk">forestry@warwickshire.gov.uk</a>
WCC Fire & Rescue Service	<a href="mailto:fireandrescue@warwickshire.gov.uk">fireandrescue@warwickshire.gov.uk</a>
WCC Gypsy & Traveller Officer	<a href="mailto:paulgibbs@warwickshire.gov.uk">paulgibbs@warwickshire.gov.uk</a>
WCC Health & Communities	<a href="mailto:timwillis@warwickshire.gov.uk">timwillis@warwickshire.gov.uk</a>
WCC Highways	<a href="mailto:highwayconsultation@warwickshire.gov.uk">highwayconsultation@warwickshire.gov.uk</a>
WCC Land Registry	<a href="mailto:peterendall@warwickshire.gov.uk">peterendall@warwickshire.gov.uk</a>
WCC Libraries	<a href="mailto:libraryenquiryteam@warwickshire.gov.uk">libraryenquiryteam@warwickshire.gov.uk</a>
WCC Rights of Way	<a href="mailto:elainebettger@warwickshire.gov.uk">elainebettger@warwickshire.gov.uk</a>
Wellesbourne Airfield	<a href="mailto:mjlittler@hotmail.com">mjlittler@hotmail.com</a>
Wellesbourne Airfield	<a href="mailto:tower@wellesbourneairfield.com">tower@wellesbourneairfield.com</a>
Western Power Distribution	<a href="mailto:wpdwayleavesmidlands@westernpower.co.uk">wpdwayleavesmidlands@westernpower.co.uk</a>
Woodland Trust	<a href="mailto:enquiries@woodlandtrust.org.uk">enquiries@woodlandtrust.org.uk</a>
Warwickshire Rural Community Council	<a href="mailto:kims@wrccrural.org.uk">kims@wrccrural.org.uk</a>
Warwickshire Amphibian and Reptile Team	<a href="mailto:tim@gribblybugs.com">tim@gribblybugs.com</a>
Stansgate Planning	<a href="mailto:mail@stansgate.co.uk">mail@stansgate.co.uk</a>
Coventry and Warwickshire Partnership NHS Trust	<a href="mailto:enquiries@covwarkpt.nhs.uk">enquiries@covwarkpt.nhs.uk</a>
South Warwickshire Clinical Commissioning Group	<a href="mailto:hannah.willetts@southwarwickshireccg.nhs.uk">hannah.willetts@southwarwickshireccg.nhs.uk</a>
Community Forum - Stratford area	<a href="mailto:southernareateam@warwickshire.gov.uk">southernareateam@warwickshire.gov.uk</a>
Stratford Business Forum	<a href="mailto:jon@stratford-business-forum.co.uk">jon@stratford-business-forum.co.uk</a>
Strutt and Parker	<a href="mailto:simon.handy@struttandparker.com">simon.handy@struttandparker.com</a>
Bromford Housing Group	<a href="mailto:darren.isbell@bromford.co.uk">darren.isbell@bromford.co.uk</a>
Stonewater Housing Association	<a href="mailto:claire.orpwood@stonewater.org">claire.orpwood@stonewater.org</a>
Fortis Living Housing Association	<a href="mailto:mbaggett@fortisliving.com">mbaggett@fortisliving.com</a>
Warwickshire Rural Housing Association	<a href="mailto:neil.gilliver@midlandsrural.org.uk">neil.gilliver@midlandsrural.org.uk</a>
Orbit Group	<a href="mailto:jason.clarke@orbit.org.uk">jason.clarke@orbit.org.uk</a>
Waterloo Housing Group	<a href="mailto:reuben.flynn@waterloo.org.uk">reuben.flynn@waterloo.org.uk</a>

## 9. Consultation response form

### Consultation response form

**Bearley Neighbourhood Plan**  
**Pre-Submission Draft Public Consultation Response Form**  
**Consultation period 31 January 2019 to 14 March 2019**



Bearley Neighbourhood Plan Steering Group and Bearley Parish Council has prepared a draft pre-submission plan and is inviting you to review and comment on it by 14 March 2019.

In order for your remarks to be taken into account when the Neighbourhood Plan is submitted to Stratford-on-Avon District Council for Examination, and to keep you informed of the progress of the Neighbourhood Plan, your contact details are requested. This will also enable the Parish Council to contact you if necessary to clarify any points you raise.

Please fill in your contact details below:

*Name	
*Address	
*Postcode	Tel no.
Organisation represented (where applicable)	
*Email address	
*Required information	

**Overall, do you support the vision, content and policies contained in the draft Neighbourhood Plan?**

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

If you have answered no, or wish to share any other thoughts, please use the response boxes below to give details of your concerns or identify your comments. There is a separate response section for each set of policies.

Comments on Sections 1, 2, 3, 4 or other general aspects of the Plan	
Section	Comments

**Section 5.1 – Housing**

**Do you support the policies in this Section?**

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

Policy number	Comments

**Section 5.2 – Economy**

Do you support the policies in this Section?

YES

NO

Policy number	Comments

**Section 5.3 – Built Neighbourhood Environment**

Do you support the policies in this Section?

YES

NO

Policy number	Comments

**Section 5.4 – Natural Neighbourhood Environment**

Do you support the policies in this Section?

YES

NO

Policy number	Comments

**Section 5.5 – Infrastructure**

Do you support the policies in this Section?

YES

NO

Policy number	Comments

**Section 5.6 – Amenities, Facilities and Community**

Do you support the policies in this Section?

YES

NO

Policy number	Comments

**Section 5.7 – Managing Aspirations**

Do you support the policies in this Section?

YES

NO



Policy number	Comments
---------------	----------

**Section 6 – Appendices and Action Plan**  
Do you support the policies in this Section?

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

Policy number	Comments
---------------	----------

**Please return to:**  
[npbearley@outlook.com](mailto:npbearley@outlook.com)

or by post to:  
Nicola Everall  
Parish Clerk  
The Village Hall  
Snitterfield Road  
Bearley  
Stratford-upon-Avon  
CV37 0SR

**Thank You**

## 10. Publicity material and advertising posters

### 10.1 Publicity for Noticeboards and website

Publicity placed on the website and Bearley Parish Noticeboards on 24<sup>th</sup> January 2019.



# Bearley Neighbourhood Plan Consultation Events

Public review of the Draft Plan at Bearley Village Hall  
on **Saturday 9th February 2019** and on  
**Saturday 16th February 2019 10am to 3pm.**

This is part of a formal six-week consultation period, to seek the views of residents, businesses, village organisations, landowners and statutory consultees in our Neighbourhood Area

## Consultation period runs from 31 January to 14 March 2019

Copies of the Draft Plan will be delivered to all consultees and can also be found at [www.bearley.org/neighbourhood-plan](http://www.bearley.org/neighbourhood-plan)

***This is your chance to voice your views and influence the shape and detail of the final plan which will be submitted for independent examination and adoption***

**10.2 Publicity at the two Snitterfield Road entrances to Bearley, in front of the Village Hall and on the green area in front of Tudor Cottage**



**Bearley Neighbourhood Plan Consultation**

**Saturday 9th February 2009**  
and  
**Saturday 16th February 2019**

10am to 3pm, Bearley Village Hall



### 10.3 Advertisement placed on 24 January 2019 issue of Stratford Herald

#### **Town and Country Planning Act 1990**

#### **The Neighbourhood Planning (General) Planning Regulations 2012 (as amended)**

#### **Regulation 14 – Pre-submission consultation and publicity Bearley Neighbourhood Plan**

Bearley Parish Council, as the qualifying body, has prepared a neighbourhood development plan entitled the 'Bearley Neighbourhood Plan' for the Bearley Neighbourhood Area with the help of the local community, and has published its Pre-submission Draft Plan for public consultation.

The plan sets out a vision for the future of the Bearley Neighbourhood Area, and policies which will be used to determine planning applications within it. In accordance with Regulation 14 of Part 5 of The Neighbourhood Planning (General) Regulations 2012 (as amended), the Parish Council is publicising the Pre-submission Draft Plan for a minimum six (6) week period and inviting feedback on the Draft Plan from residents, those who work within the area, businesses and organisations.

Copies of the Pre-submission Draft Plan and supporting documentation are available on the website **[www.bearley.org](http://www.bearley.org)**.

The consultation starts on Thursday 31st January 2019. Representations on the Pre-submission Draft Plan may be made to the Parish Council by no later Thursday 14th March 2019. There will be two public Consultation Events at Bearley Village Hall, on Saturday 9th February and Saturday 16th February 2019 between 10.00 a.m. and 3.00 pm. at which brief presentations will take place at 11.00 a.m. and 1.30 p.m.

Your representation can be made online via **<http://www.bearley.org>** by completing a response form and emailing it to **[np@bearley.org](mailto:np@bearley.org)**.

Alternatively, send your representation by post to the following address:

Nicola Everall  
Parish Clerk to Bearley Parish Council  
Snitterfield Road,  
Bearley,  
Stratford upon-Avon  
CV37 0SR

All representations received will be taken into account and will inform possible modifications to the Neighbourhood Development Plan before it is formally submitted to the Local Authority.

**11. Presentation delivered at the Village Hall on 9<sup>th</sup> and 16<sup>th</sup> February 2019 at 11 am and 2 pm on each occasion**





# **BEARLEY NEIGHBOURHOOD PLAN Pre-submission Consultation**

**Presentation to the Public Consultation Meeting  
By Bearley Parish Council  
Saturday 9<sup>th</sup> and 16<sup>th</sup> February 2019  
11:00 am and 1.30 pm  
Bearley Village Hall**

## **BEARLEY NEIGHBOURHOOD PLAN**

**Welcome all to the Public Consultation Day of the  
Pre-submission Neighbourhood Plan**

- **Start of the formal 6 week consultation period on the Draft Plan seeking feedback on the Draft Plan;**
- **Copies of the draft plan and response requests have been distributed to:**
  - **All households in the Neighbourhood Area**
  - **Businesses**
  - **Village Organisations**
  - **Landowners**
  - **Mandatory Consultees including Neighbouring Parish Councils Neighbouring Ward Councillors National Agencies, Utilities, Stratford District Council and Warwickshire County Council**
- **Consultation period runs from Thursday 31<sup>st</sup> January to Thursday 14<sup>th</sup> March 2019**



## BEARLEY NEIGHBOURHOOD PLAN

- **Purpose of Neighbourhood Plan elaborated in Parish Council brochure delivered to households in Sept 2018;**
  - Develop a shared vision for our neighbourhood;
  - Choose where new development should be built;
  - Influence what new buildings should look like;
  - Protect important local green spaces and heritage assets;
  - Improve the village facilities and environment;
- **The Plan offers the same level of legal authority as the District Council to determine future development of Bearley;**
- **The Neighbourhood Plan will cover 2019 to 2031 period;**



## BEARLEY NEIGHBOURHOOD PLAN Committee & Steering Group

- **Neighbourhood Planning Committee (NPC) was formally established by Bearley Parish Council on 12 July 2014;**
- **Became "Neighbourhood Plan Steering Group (NPSG)" in June 2015;**
- **Worked with PC on NP and other planning matters;**
- **Work on NP was halted from April 2015 to July 2016 during SDC Core Strategy 2011–2031 examination by Planning Inspectorate;**
- **During this period, regular meetings with SDC planners continued to respond to changes in the Core Strategy on Green Belt villages;**
- **Core Strategy 2011 to 2031 adopted on 11 July 2016;**



## BEARLEY NEIGHBOURHOOD PLAN Neighbourhood Plan Steering Group

- SDC Core Strategy developed a site allocations process for Local Service Villages (LSV) washed over by the Green Belt;
- Bearley classed as a Category 4 Local Service Village in 2014;
- Following assurances from SDC of no site allocations in Bearley, work on NP restarted 12 September 2017;
- Engaged Neil Pierce as Independent Planning Consultant;
- Secured funding of £9,000 from Locality and Groundworks to cover consultant's costs;
- Simon Ward donated professional printing, photography, design and artwork services carried out by Inspired Thinking Group (itg);



## BEARLEY NEIGHBOURHOOD PLAN Effect of emerging SDC Core Strategy

### Housing development in Bearley as Category 4 Local Service Village

Core Strategy As Submitted May 2014	Adopted Core Strategy July 2016
<b>Number of dwellings 10-25 in plan period</b>	<b>Only in accordance with NPPF 2013 para 89</b>
<b>Possible Site Allocation to identified Broad Location in SHLAA</b>	<b>No site allocation</b>
Limited infill and affordable housing to local needs	Limited infill and affordable housing to local needs
Brownfield not impacting Green Belt	Brownfield not impacting Green Belt
Replacement of building, same use/size	Replacement of building, same use/size
Proportionate extension/alteration	Proportionate extension/alteration
Sport facilities not impacting Green Belt	Sport facilities not impacting Green Belt

- NPPF: National Planning Policy Framework
- NPPF 2013 para 89 is now para 118 in NPPF 2018





## **BEARLEY NEIGHBOURHOOD PLAN**

### **Vision**

#### **Vision statement**

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



## **BEARLEY NEIGHBOURHOOD PLAN**

### **Supporting the Vision – NP Survey**

#### **Views of the residents from the Neighbourhood Plan Survey**

- **Encouraging a thriving and prosperous community that delivers a high quality of life for all its residents;**
- **Recognising and protecting the character and history of neighbourhood area;**
- **Supporting measured, proportionate, timely and sustainable development to meet local requirements;**
- **Promoting a flourishing local economy;**
- **Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change, reduce our carbon footprint and minimise the impact of increased traffic; and**
- **Maintaining a high quality natural environment that preserves and enhances biodiversity.**



## BEARLEY NEIGHBOURHOOD PLAN Strategic Objectives

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



## BEARLEY NEIGHBOURHOOD PLAN Strategic Objectives and Policies

Strategic Objectives	Policies
<b>Housing</b>	<ul style="list-style-type: none"> <li>H1 - Village Boundary,</li> <li>H2 - Affordable Housing,</li> <li>H3 - Use of Brownfield Land,</li> <li>H4 - Use of Garden Land,</li> <li>H5 - Market Housing Mix</li> </ul>
<b>Economy</b>	<ul style="list-style-type: none"> <li>ECON1 - Protecting and Supporting Existing Employment Sites</li> <li>ECON2 - Promoting New Employment Opportunities</li> </ul>
<b>Built Neighbourhood Environment</b>	<ul style="list-style-type: none"> <li>BNE1 - Responding to Local Rural Character</li> <li>BNE2 - Preservation of Heritage Assets</li> <li>BNE3 - Effective and Efficient Use of Land</li> <li>BNE4 - Neighbourhood Design Guidelines</li> <li>BNE5 - Designing Out Crime</li> <li>BNE6 - Lighting</li> <li>BNE7 - Parking and Access</li> <li>BNE8 - Agricultural Land</li> <li>BNE9 - Replacement Dwellings</li> <li>BNE10 - Reuse or Change of Use of Buildings</li> <li>BNE11 - Empty Homes and Spaces</li> <li>BNE12 - Skyline Protection</li> </ul>



## BEARLEY NEIGHBOURHOOD PLAN Strategic Objectives and Policies

Strategic Objectives	Policies
<b>Natural Neighbourhood Environment</b>	<ul style="list-style-type: none"> <li>• NNE1 - Protection of Sites of Special Scientific Interest or the Local Nature Reserve</li> <li>• NNE2 - Protection of Natural Features and Other Areas of Rich Biodiversity</li> <li>• NNE3 - Biodiversity and Protection of Individual Species</li> <li>• NNE4 - Designated Local Green Spaces</li> <li>• NNE5 - Valued Landscapes, Vistas and Skylines</li> <li>• NNE6 - Ecological Surveys</li> <li>• NNE7 - Renewable Energy</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• IN1 - Infrastructure Criteria</li> <li>• IN2 - Drainage and Flooding</li> <li>• IN3 - Highway Safety</li> <li>• IN4 - Learning and Education</li> </ul>



## BEARLEY NEIGHBOURHOOD PLAN Strategic Objectives and Policies

Strategic Objectives	Policies
<b>Amenities, Facilities and Community</b>	<ul style="list-style-type: none"> <li>• AFC1 - Protecting and Enhancing Existing Community Facilities</li> <li>• AFC2 - Encouraging Safe Walking and Cycling</li> <li>• AFC3 - Sports and Recreation</li> </ul>
<b>Managing Aspirations</b>	<ul style="list-style-type: none"> <li>• MA1 - Managing aspirations</li> <li>• MA2 - Ensuring enduring continuity of community spirit and the capability of the community to own its governance</li> </ul>
<b>Appendices</b>	<ul style="list-style-type: none"> <li>• Appendix 1: Supporting Information;</li> <li>• Appendix 2: Action Plan 2019-2031;</li> <li>• Appendix 3: Evidence Documents;</li> <li>• Appendix 4: Acronyms;</li> </ul>



# BEARLEY NEIGHBOURHOOD PLAN

## Factors determining what you can build and where

- **SDC Strategic Housing Land Availability Assessment Review 2012**
  - All areas are identified as being of high or high/medium or medium sensitivity to housing development;
  - All areas high sensitivity to commercial development;
  - One broad location for further growth land to the west of the settlement at Snitterfield Road (Land owned by Faccenda);
- **SDC Landscape Sensitivity Assessment for Villages 2014**
  - Sensitivity to housing development (high or high/medium or medium);
  - Sensitivity to commercial development (high);
- **Brownfield Land - para 118 NPPF 2018 and para 89 NPPF 2013**
  - Old Play Area + Orbit Garages and Countrywide site (market and affordable);
- **Infill Available - para 118 NPPF 2018 and para 89 NPPF 2013**
  - Potential for 8 locations some within and others on the periphery of Conservation Area;
  - Willingness of owners to develop (market housing);
- **Rebuild, replace and extend - para 118 NPPF 2018 and para 89 NPPF 2013**



# BEARLEY NEIGHBOURHOOD PLAN

## Conclusions of SDC Strategic Housing Land Availability Review 2012

The review sought to identify land where 6+ dwellings may be developable

landscape sensitivity of medium/high 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 frontage.'

Site too small for 6+ dwellings

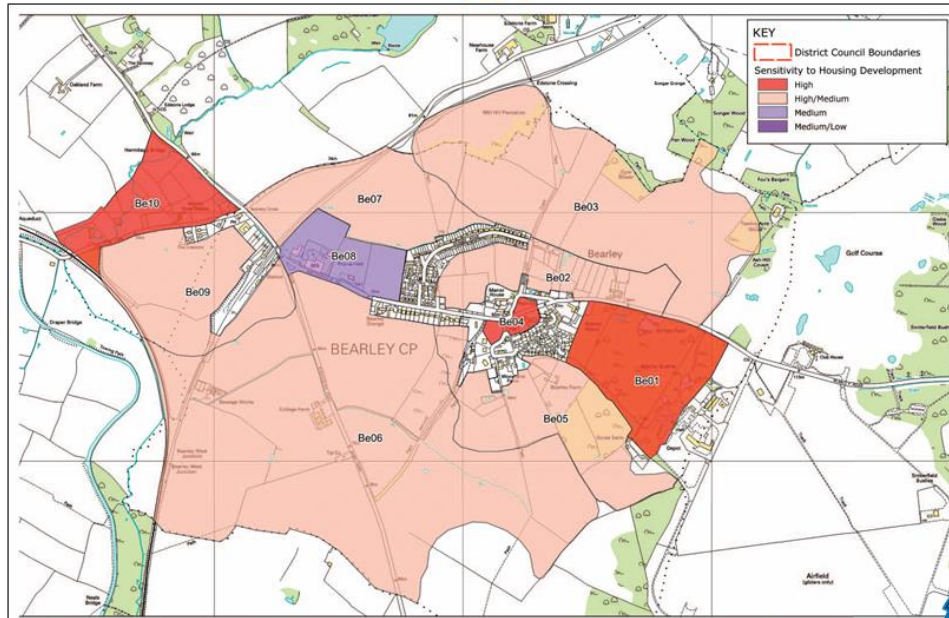
broad location for further growth around the settlement

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.



# BEARLEY NEIGHBOURHOOD PLAN

## Landscape Sensitivity to Housing Development 2014



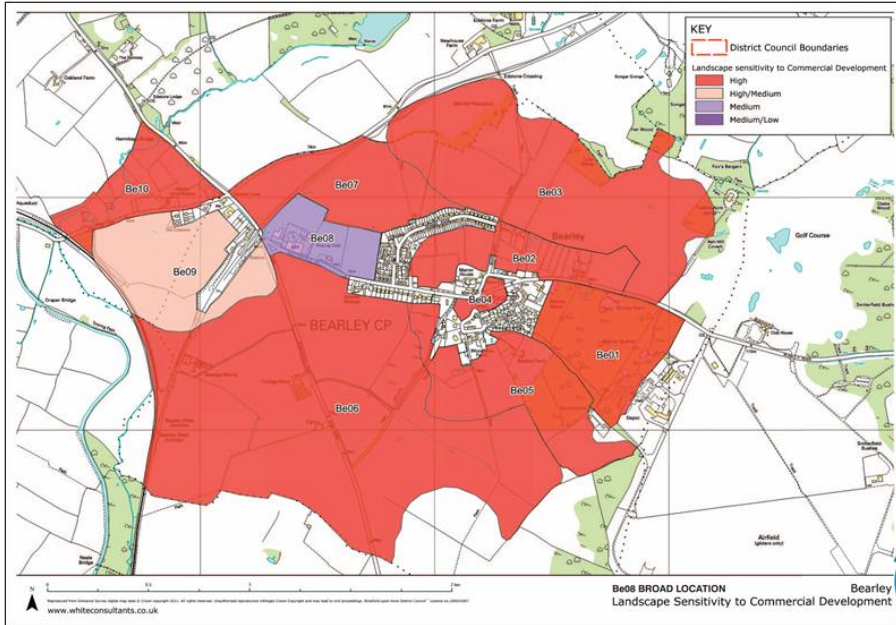
www.whiteconsultants.co.uk

Be08 BROAD LOCATION  
Landscape Sensitivity to Housing Development



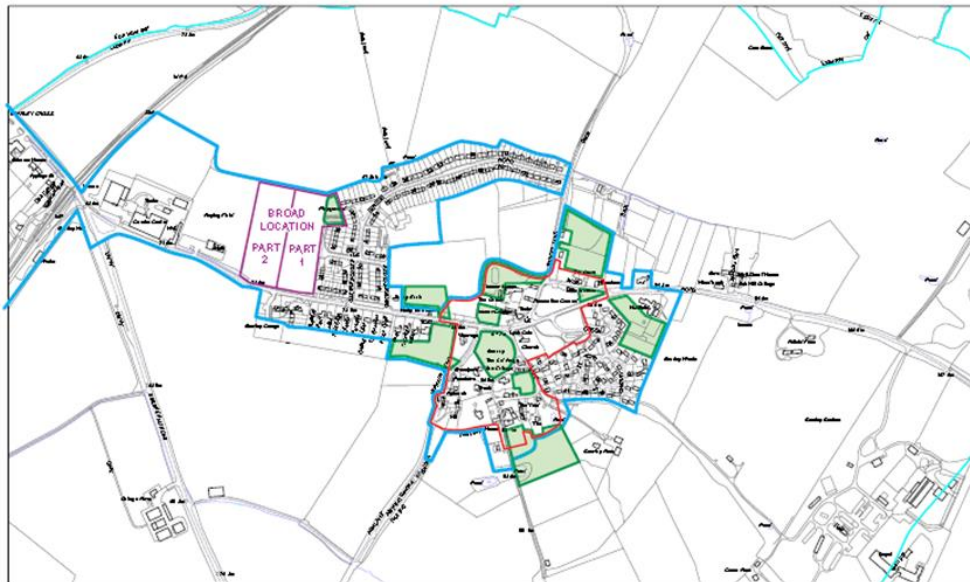
# BEARLEY NEIGHBOURHOOD PLAN

## Landscape Sensitivity to Commercial Development 2014



# BEARLEY NEIGHBOURHOOD PLAN

## Emerging Core Strategy Development Options 2014

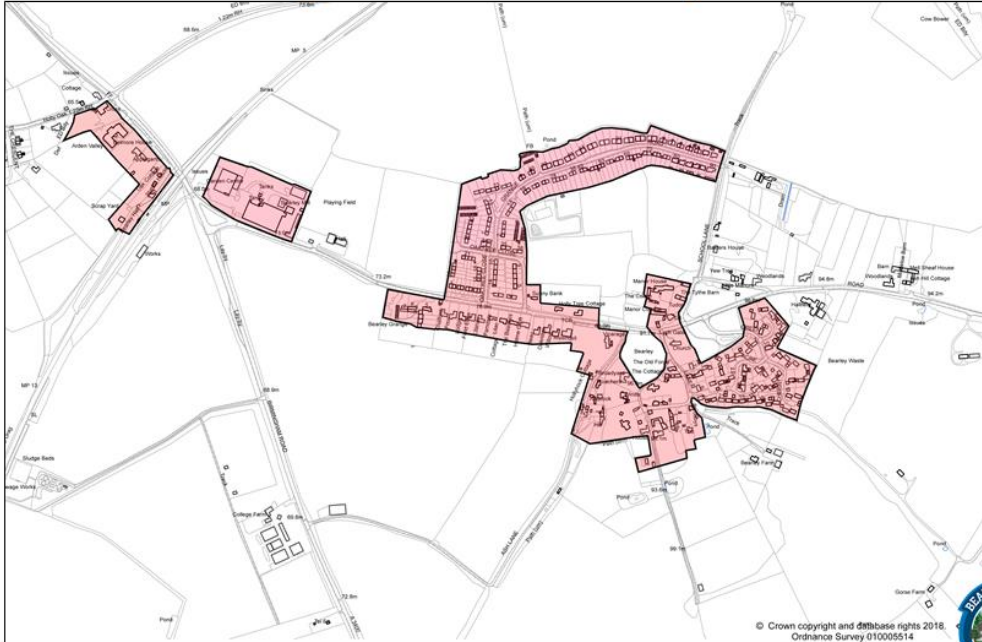


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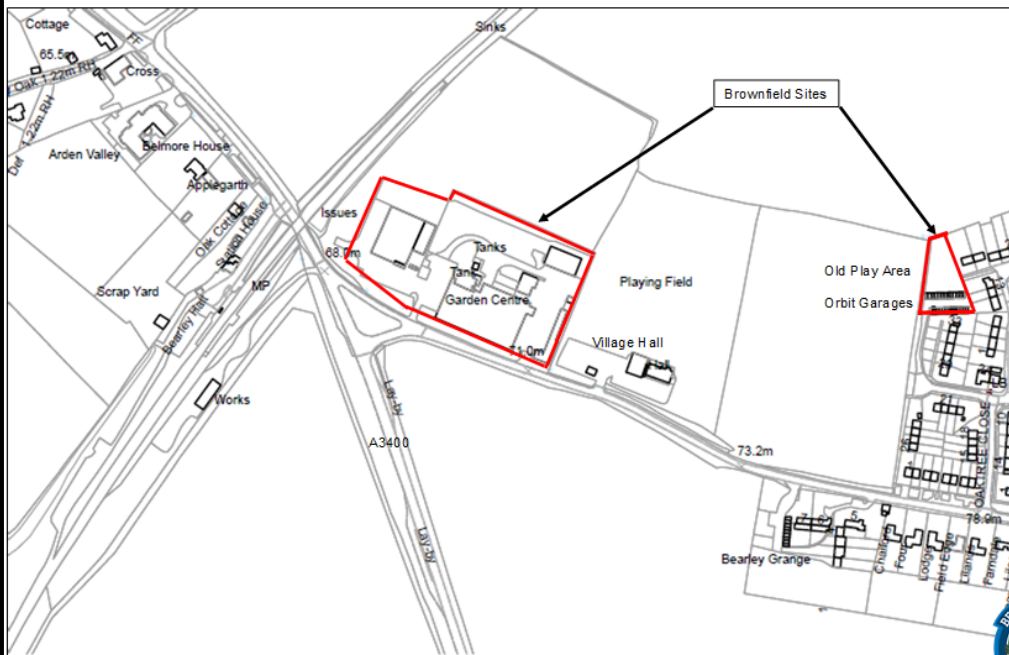
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# BEARLEY NEIGHBOURHOOD PLAN Built Up Area Boundary 2018



# BEARLEY NEIGHBOURHOOD PLAN Development Options 2018



# BEARLEY NEIGHBOURHOOD PLAN

## Affordable Homes Proposal

- Parish Council registered the brownfield land at Old Play Area and Orbit Garages as suitable for housing in April 2012 following decision to develop Bearley Park at the Annual Parish Meeting;



- Warwickshire Rural Housing Association (WRHA) proposed to build seven Affordable Homes for rent on comprising:
  - 2 x 1 bed flats;
  - 2 x 2 bed houses;
  - 2 x 2 bed bungalows; and
  - 1 x 3 bed house;
- Public consultation held 5 April 2018;
- Design changes implemented following consultation;
- WRHA is negotiating with landowners SDC and Orbit and seeking a builder;



# BEARLEY NEIGHBOURHOOD PLAN

## Affordable Homes Proposal by Warwickshire Rural Housing Association

- Plot 1 - one 3 bed house;
- Plots 2 and 3 - two 1 bed flats;
- Plots 4 and 5 - two 2 bed bungalows;
- Plots 6 and 7 - two 2 bed houses;
- Two parking spaces per dwelling





# BEARLEY NEIGHBOURHOOD PLAN

## Designated Local Green Spaces



# BEARLEY NEIGHBOURHOOD PLAN

## Next Steps

- **Consultation period runs from Thursday 31<sup>st</sup> January to Thursday 14<sup>th</sup> March 2019;**
- **Please make your views known via**
  - Posting your response form in the pre-paid envelope;
  - Completing the on-line form on the [bearley.org](http://bearley.org) website;
- **You can hand completed forms to councillors and if you are unable to post you can call the councillors to collect your form;**
- **All comments will be reviewed without prejudice and the Plan modified as necessary;**
- **The modified Plan will be submitted to SDC for validation;**
- **SDC will appoint an Independent Examiner and a formal 6 week consultation will follow;**
- **If required Plan will be updated;**
- **Final plan will be voted on by the residents in a Referendum;**
- **Formally adopted by simple majority of votes in favour over 50%;**



## **BEARLEY NEIGHBOURHOOD PLAN**

### **Stop Press Tuesday 12 February 2019**

**“Strategic Environmental Assessment and Habitats Regulations Assessment of the Bearley Neighbourhood Development Plan SEA and HRA Screening Document February 2019”**

- **Report commissioned by SDC prepared by Lepus Consulting Natural England, Environment Agency and Historic England**
- **This screening report has explored the potential effects of the proposed Bearley NP with a view to determining whether an Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA) is required under the EU Directives.**

**Report recommended that the Bearley NP “should not be screened into the SEA and HRA process” i.e., no Environmental and Habitats Assessment is needed.**

NB: Lepus Consulting Report received on 12 February 2019 and this slide was added to the 16 February presentation

## **BEARLEY NEIGHBOURHOOD PLAN**

**Thank you for coming and your input during the consultation process**

**Please use the Response Forms and make your views known**

**This is your chance to voice your views and influence the shape and detail of the final plan**

**<http://www.bearley.org/neighbourhood-plan/>**

**Bearley Parish Council**

**and**

**Neighbourhood Plan Steering Group**



## BEARLEY NEIGHBOURHOOD PLAN

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Bearley Parish Council

and

Neighbourhood Plan Steering Group



## BEARLEY NEIGHBOURHOOD PLAN

Parish Councillors:

- Arslan Erinmez (Chairman) – 2 Cherry Lane, Bearley, CV37 0SX  
Tel: 01789 731392  
Email: [arslan.erinmez@btinternet.com](mailto:arslan.erinmez@btinternet.com)
- Andrew Spiller – 7 Snitterfield Road, Bearley, CV37 0SB  
Tel: 01789 731352, Email: [aspiller@hotmail.co.uk](mailto:aspiller@hotmail.co.uk)
- Richard Le Page – The Beeches, Snitterfield Road, Bearley, CV37 0SR, Tel: 01789 731676 Email: [rmlep@aol.com](mailto:rmlep@aol.com)

Parish Clerk:

- Nicola Overall – Tel: 01926 485066, Mobile: 07940 476727  
Email: [bearleypc@outlok.com](mailto:bearleypc@outlok.com)



## 12. Consultation Displays on 9<sup>th</sup> and 16<sup>th</sup> February 2019



# 13. Handout summarising NP policies

### Natural Neighbourhood Environment Policies - Part 2

**Policy NNE4 - Designated Local Green Spaces**  
 Designated Local Green Spaces below will be protected, maintained and where possible enhanced to ensure adequate amenity for the community and to keep with the rural character of the village:  
 1. LGS1 - Sports and playing fields at the rear of Village Hall;  
 2. LGS2 - Bearley Park - New Play Area;  
 3. LGS3a - Upper Play Area, bordered by Old Sitterfield Road and Sitterfield Road;  
 4. LGS3b/c - Bearley Green, bordered by housing at Bearley Green and Greenwood, St Mary's Church and Sitterfield Road;  
 5. LGS4 - Land between Church and Ash Lane bordered by Sitterfield Road  
 LGS3a/b/c and LGS4 were identified as "important" and "significant" open spaces in Conservation Area Designation of November 1971 and Conservation Area Study of 1994

### Infrastructure Policies


**Policy IN1 - Infrastructure Criteria**  
 New development must not adversely impact on the existing infrastructure and must demonstrate:  
 • an adequately dimensioned sustainable drainage system (SuDS) which will not increase surface water flooding has been adopted;  
 • comprehensive energy efficiency measures are included;  
 • connection to a fibre optic network;  
 • permeable surface materials on pathways and driveways;

**Policy IN2 - Drainage and Flooding**  
 Proposed development should be located in low flood risk zone;  
 • Above ground sustainable attenuation measures will be preferred;  
 • Surface water drainage to be in accordance with Warwickshire Plan;


**Policy IN3 - Highway Safety**  
 New development must demonstrate  
 • No adverse impact on existing highway safety;  
 • No exacerbation of on-street parking problems;  
 • Sufficient off-road parking;

**Policy IN4 - Learning and Education**  
 Proposals that increase the opportunity for residents of all ages to access further education and learning acquiring new skills and life skills will be supported.

### Designated Local Green Spaces



### Built Up Area Boundary 2018



### Natural Neighbourhood Environment Policies - Part 3

**Policy NNE5 - Valued Landscapes, Vistas and Skylines**  
 Development proposals must:  
 • demonstrate they are appropriate and integrate with the character of landscape;  
 • safeguard prominent views, vistas and skylines particularly where they relate to heritage assets;

**Policy NNE6 - Ecological Surveys**  
 Where evidence suggests development may have an impact the developer will be expected to provide an ecological survey assessing cumulative impacts;  
 • Development will not be supported unless mitigation measures are proved to be satisfactory by an Ecological assessment

**Policy NNE7 - Renewable Energy**  
 Development proposals relating to renewable energy demonstrating tangible benefit to the community and make economic sense will be supported;

### Amenities, Facilities and Community Policies

**Policy AFC1 - Protecting and Enhancing Existing Community Facilities**  
 Proposals that enhance and improve existing community facilities will be supported. New community facilities will be encouraged, providing they are compatible with existing neighbouring uses


**Policy AFC2 - Encouraging Safe Walking and Cycling**  
 Proposals adversely affecting or failing to encourage appropriate new walking and cycling opportunities will be resisted

**Policy AFC3 - Sports and Recreation**  
 Existing formal and informal sport and recreational facilities in the Neighbourhood Area will be protected, enhanced and expanded where appropriate;  
 • Where appropriate, CIL funds will be used to enhance sports and recreation facilities in order to ensure a suitable quantity and quality is available for the Neighbourhood Area;



### Managing Aspirations Policies



**Policy MA1 - Managing aspirations**  
 Community aspirations included in Bearley Neighbourhood Action Plan with progress reporting on actions at Parish Council meetings;

**Policy MA2 - Ensuring enduring continuity of community spirit and the capability of the community to own its governance**  
 Proposals towards ensuring the continuity and wellbeing of the community spirit and enhancing the capability of the community to be in ownership of its governance, as well as volunteering opportunities for the community benefit will be supported;  
 • Proposals that contribute towards a more integrated community, where all members of the community thrive without discrimination of their financial, social, religious status or abilities will also be supported;



## Bearley Neighbourhood Plan

## Vision

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

## Strategic Objectives

Housing	To promote new homes of high-quality, in appropriate sustainable locations that meet the established needs of the Neighbourhood Area, without compromising the distinctive and attractive setting of the village or the natural environment.
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Strategic Objectives	Policies
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Economy	<ul style="list-style-type: none"> <li>ECON1 - Protecting and Supporting Existing Employment Sites</li> <li>ECON2 - Promoting New Employment Opportunities</li> </ul>
Built Neighbourhood Environment	<ul style="list-style-type: none"> <li>BNE1 - Responding to Local Rural Character</li> <li>BNE2 - Preservation of Heritage Assets</li> <li>BNE3 - Effective and Efficient Use of Land</li> <li>BNE4 - Neighbourhood Design Guidelines</li> <li>BNE5 - Designing Out Crime</li> <li>BNE6 - Lighting</li> <li>BNE7 - Parking and Access</li> <li>BNE8 - Agricultural Land</li> <li>BNE9 - Replacement Dwellings</li> <li>BNE10 - Reuse or Change of Use of Buildings</li> <li>BNE11 - Empty Homes and Spaces</li> <li>BNE12 - Skyline Protection</li> </ul>
Natural Neighbourhood Environment	<ul style="list-style-type: none"> <li>NNE1 - Protection of Sites of Special Scientific Interest or the Local Nature Reserve</li> <li>NNE2 - Protection of Natural Features and Other Areas of Rich Biodiversity</li> <li>NNE3 - Biodiversity and Protection of Individual Species</li> <li>NNE4 - Designated Local Green Spaces</li> <li>NNE5 - Valued Landscapes, Views and Skylines</li> <li>NNE6 - Ecological Surveys</li> <li>NNE7 - Renewable Energy</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>IN1 - Infrastructure Criteria</li> <li>IN2 - Drainage and Flooding</li> <li>IN3 - Highway Safety</li> <li>IN4 - Learning and Education</li> </ul>
Amenities, Facilities and Community	<ul style="list-style-type: none"> <li>AFC1 - Protecting and Enhancing Existing Community Facilities</li> <li>AFC2 - Encouraging Safe Walking and Cycling</li> <li>AFC3 - Sports and Recreation</li> </ul>
Managing Aspirations	<ul style="list-style-type: none"> <li>MA1 - Managing aspirations</li> <li>MA2 - Ensuring enduring continuity of community spirit and the capability of the community to own its governance</li> </ul>
Appendices	<ul style="list-style-type: none"> <li>Appendix 1: Supporting Information;</li> <li>Appendix 2: Action Plan 2019-2021;</li> <li>Appendix 3: Evidence Documents;</li> <li>Appendix 4: Acronyms;</li> </ul>

## Housing Policies

- Policy H1 - Village Boundary**
- Dwellings supported in principle within Built Up Area Boundary (BUAB) provided they are compliant with other policies;
  - Outside BUAB, only rural exception sites, replacement and conversion permitted;
- Policy H2 - Affordable Housing**
- Small scale affordable housing on rural exception sites to proven local need and tenure secured by S105 agreement will be supported;
- Policy H3 - Brownfield Sites**
- Will be supported subject to strict criteria being met and restricted to the built up area boundary only;
- Policy H4 - Use of Garden Land**
- Development only supported after demonstrably no harm to amenity of neighbouring properties and several other conditions;
- Policy H5 - Market Housing Mix**
- Developments of 5 or more units that demonstrably to meet established needs will be supported;
  - Specialist accommodation for elderly and infirm will be supported;

## Local Economy Policies

- Policy ECON1 - Protecting and Supporting Existing Employment Sites**
- Proposals for change of use or redevelopment of existing premises providing or identified for employment will not be supported unless strict conditions are fully met;
  - Limited extensions of existing commercial buildings will be supported providing there is no conflict with other policies of this Plan;
- Policy ECON2 - Promoting New Employment Opportunities**
- Proposals providing new employment opportunities consistent with other policies of this Plan will be supported provided there is no detrimental impact on residential amenity, loss of green infrastructure and unacceptable impact due to increased traffic;

## Built Neighbourhood Environment Policies - Part 1

- Policy BNE1 - Responding to Local Rural Character**
- To be supported all development proposals must demonstrate:
    - compatibility with rural character, preserve and enhance heritage assets, landscape, biodiversity and tranquillity
    - no increase risk of flooding;
    - there is no impact on below-ground heritage assets;
- Policy BNE2 - Preservation of Heritage Assets**
- Proposals enabling sensitive restoration of listed buildings will be supported;
  - Proposals causing less than substantial harm will need to demonstrate public benefit will outweigh the harm;
  - Development of heritage assets failing to preserve or enhance the character of the conservation area will not be supported;

## Built Neighbourhood Environment Policies - Part 2

- Policy BNE3 - Effective and Efficient Use of Land**
- All proposals must demonstrate effective and efficient use of land by appropriate density, reuse of previously developed land and bringing empty properties back into use
- Policy BNE4 - Neighbourhood Design Guidelines**
- Development proposals should demonstrably address:
    - density, orientation and layout of surrounding properties;
    - Follow established building lines and road hierarchy;
    - Use local materials reflecting traditional building forms and shapes;
    - Extensions should not exceed 90% of the building volume and should not encroach within 8 meters of a watercourse or displace the foodwater;
    - Sensitive siting of PV and solar panels;
    - The policy does not discourage high quality modern design;

## Built Neighbourhood Environment Policies - Part 3

- Policy BNE5 - Designing Out Crime**
- Proposals must satisfactorily create a safe and secure environment to be supported;
- Policy BNE6 - Lighting**
- Lighting to be designed so as not to compromise highway safety;
  - Amenity lighting of buildings to be kept to a minimum;
- Policy BNE7 - Parking and Access**
- All new development to demonstrate provision of adequate parking;
  - Developments of two or more bedrooms to have at least two off-road parking spaces;
  - All developments where bed and floor space is increased must demonstrate adequate off-road parking provision;
- Policy BNE8 - Agricultural Land**
- Development on versatile agricultural land will be resisted unless non-availability of poorer quality of land can be demonstrated;

## Natural Neighbourhood Environment Policies - Part 1

- Policy NNE1 - Protection of Sites of Special Scientific Interest or the Local Nature Reserve**
- Development which may adversely affect Bearley Bushes and Bearley Waste directly or indirectly will not be supported
- Policy NNE2 - Protection of Natural Features and Other Areas of Rich Biodiversity**
- Development which does not protect and enhance natural environment, important landscapes, wildlife corridors, watercourses and biodiversity-rich areas will not be supported;
  - All developments must plant native tree and hedge species connecting habitats
- Policy NNE3 - Biodiversity and Protection of Individual Species**
- Development will not be supported unless it protects, enhances and/or restores biodiversity;

## 14. Consultation responses

### Bearley Neighbourhood Development Plan

#### Pre-Submission Consultation Responses – 31 January 2019 to 14 March 2019

Rep Code	Name and Postcode	Organisation Represented (where applicable)	Summary of Third Party Response	Neighbourhood Plan Steering Group Response
001	Martin and Jenny Ridehalgh CV37 0SL (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4            Para 2.4: Is this area the same as the tree conservation area which is not mentioned?            Photo on page 9: Where is the Dunstable Water Elevator located?</p> <p>Do you support policies in Section 5.1? Yes            Para 5.1.11: We feel that the village should promote more affordable housing. We know that developments have to be a certain size before they must provide these but can basic planning require or promote these? Life and growth of village requires these to enable first homers to live here.            Policy H4 (f): Don't understand this.</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes            Para 5.3.11: Typo should be ... use of garages.</p>	<p>There is no separate tree conservation area. All trees, buildings and monuments on conservation area are subject to provisions of "Planning (Listed Buildings and Conservation Areas) Act 1990". The Dunstable water elevator is on Old Snitterfield Road. Refer to Parish Council to add location to photo caption.</p> <p>The Parish Council can only promote permitted developments as dictated by NPPF and Green Belt. Proposals for affordable housing are stated in paras 5.1.17 to 5.1.23. Planning application for provision of 7 affordable houses has been submitted to SDC on 09.04.2019. H4 (f) is referred to Parish Council for deletion as it was an editorial drafting note which should have been deleted.</p> <p>Referred to Parish Council for correction.</p>

			<p>Do you support policies in Section 5.4? Yes Paras 5.4.7, 5.4.8 and 5.4.11: Mill Hill Plantation, Cow Bower Wood and other sites not shown on maps.</p> <p>Do you support policies in Section 5.5? Yes Para 5.5.3: Bearley Brook not identified on maps 1, 11, 12 and 13.</p> <p>Do you support policies in Section 5.6? Yes Appendix 4: Acronyms omitted EA, NPPF, LWS, LNR, BAP, CIL, SHLAA, CPRE.</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes Page 87 Resident's concerns: Provision of Post Office and General Store- we do not think this is a viable proposal unless it were sited on Snitterfield Road to attract passing traffic (probable cause of demise of the shop and post office).</p>	<p>Maps will be redrawn to include. The so-called Brook flows immediately north of Grange Road properties but not shown on Ordnance Survey maps because it is a manmade ditch. It will be marked on the map.</p> <p>Referred to Parish Council to include definitions for all of these acronyms.</p> <p>Noted and referred to Parish Council which would, in line with already expressed wishes of the residents noted in previous village plans and this NDP, support a viable proposal if it came forward.</p>
002	Emily O'Brien CV37 OSB (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes Section 5.6: Agree strongly that a local shop is required.</p>	



			<p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>Noted. The Plan has a Policy which seeks to protect existing community facilities. Whilst there is no policy which would be directly supportive of a new community facility such as a shop, this is likely to get significant support locally. However, it is unlikely that new facilities such as a shop will come forward due to viability reasons.</p>
003	Jacqui Maiden CV37 0SZ (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>Your support is noted.</p>
004	James Maiden CV37 0SZ (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p>	<p>Your support is noted.</p>

			<p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	
005	Diana Erinmez CV37 0SX (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
006	Arslan Erinmez CV37 0SX (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 Page 9: Dunstable Water Elevator caption should reflect</p>	

			<p>its location at Old Snitterfield Road.</p> <p>Do you support policies in Section 5.1? Yes Para 5.1.10 page 39: complete the sentence by adding ... <i>may support services in nearby villages.</i></p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes Policy H4, page 44: Delete item f and replace with the missed item f during editing "<i>f) The proposal would not conflict with any other policies in this Plan</i>".</p> <p>Do you support policies in Section 5.4? Yes Page 60: Replace LGS map with correct one excluding Jo and Peter Wall's garden from the Bearley Park LGS.</p>	<p>Referred to Parish Council to apply the proposed correction.</p> <p>Referred to Parish Council to apply the proposed correction.</p> <p>Referred to Parish Council to apply the proposed correction.</p> <p>Referred to Parish Council to apply the proposed correction. LGS statement will be included in the Submission Version package sent to the Examiner.</p>
007	S Orton CV37 0SE (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p>	<p>Your support is noted.</p>

			Do you support policies in Section 6? Yes	
008	Richard Stanbury CV37 0ST (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes Para 5.1.28 page 39: When will this happen, I'm getting on a bit!</p> <p>Do you support policies in Section 5.3? Yes Seems very restrictive, chimneys wasteful and polluting.</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>Your support is noted.</p> <p>Referred to Parish Council to consider. However, designs of modern housing have to take into account adequate energy efficient provisions for fresh air circulation for health and wellbeing.</p>
009	Kitten Von Mew CV37 0SF (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p>	

			<p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes Section 5.6: We need a shop or community café in the centre of this village. The village hall is too far out to be the centre of the village.</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>Noted. The Plan has a Policy AFC1 which seeks to protect existing and enhancing community facilities. Whilst there is no policy which would be directly supportive of a new community facility such as a shop, this is likely to get significant support locally. However, it is unlikely that new facilities such as a shop will come forward due to commercial viability reasons. The Parish Council would, in line with already expressed wishes of the residents noted in previous village plans and this NDP, support a viable proposal if it came forward.</p>
010	John Simkins CV37 0SX (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes – “in principle”</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? No definite answer provided Policy BNE 4 Design Guidelines see attached letter in Supporting Documents</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? No answer</p>	<p>Referred to Parish Council. BNE4 - last sentence changed to reflect the comments made to read: "The above guidelines should be considered where appropriate, but equal enthusiasm for exceptional modernistic designs for future architectural projects</p>

			<p>Do you support policies in Section 5.6? No answer</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes Attached letter included as item 1 in Supporting Documents.</p>	<p>should be encouraged and cultivated within the village environment."</p>
011	David Mason CV37 0SP (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>Your support is noted.</p>
012	Ray Greening CV37 0EX (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 See comments in Section 5.3</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p>	

			<p>Do you support policies in Section 5.3? Yes  Section 5.3: I would request that all future road surfaces new and replacement should be of a “Low Noise” construction. New surfaces are available and the whole village would benefit.</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes  Section 1D: the 30mph speed limit should be extended beyond the public footpath at Woodlands Farm towards Snitterfield. It is a bridal (<i>sic</i>) (<i>bridle?</i>) way and exiting horses are in danger from speeding cars.</p>	<p>Referred to Parish Council. This is not a land use related policy issue. The NDP has limited scope to be able to influence this issue. The issue should be taken up directly with WCC highways. The Parish Council will support as appropriate.</p> <p>Referred to Parish Council. The 30 mph speed limit boundaries were determined by WCC Highways and Warwickshire Police was part of the speed limit review process. Any changes that are perceived to be required need to be brought to the attention of WCC Highways by persons perceiving the need for change. The Parish Council will support as appropriate.</p>
013	Robert Browett CV37 0SX (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p>	<p>Your support is noted.</p>

			<p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes Excellent and well thought out Plan.</p>	
014	Richard Timothy (e-mail)	Highways England Statutory Consultee	<p><b>From:</b> Timothy, Richard &lt;<a href="mailto:Richard.Timothy@highwaysengland.co.uk">Richard.Timothy@highwaysengland.co.uk</a>&gt;  <b>Sent:</b> 04 February 2019 10:10  <b>To:</b> 'BearleyPC@outlook.com'  <b>Cc:</b> Wong, Eri  <b>Subject:</b> FW: Bearley Neighbourhood Plan Consultation – February/March 2019</p> <p>Good Morning,  Thank you for providing us with a copy of your draft Neighbourhood Plan.  Highways England have no comment to make on it at this time.  Regards  Richard Timothy  <b>Asset Manager</b>  <b>Coventry and Warwickshire</b>  Highways England   The Cube   199 Wharfside Street   Birmingham   B1 1RN  Tel: +44 (0) 7849078655  Web: <a href="http://www.highways.gov.uk">http://www.highways.gov.uk</a></p>	This is a standardised comment from a statutory consultee. No response needed.
015	Planning Central (website)	Sport England Statutory Consultee	Thank you for consulting Sport England on the above neighbourhood plan.	



		<p>Government planning policy, within the <b>National Planning Policy Framework</b> (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in <b>protecting playing fields</b> and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.  <a href="http://www.sportengland.org/playingfieldspolicy">http://www.sportengland.org/playingfieldspolicy</a></p> <p>Sport England provides guidance on <b>developing planning policy</b> for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.  <a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of <b>assessments of need and strategies for indoor and outdoor sports facilities</b>. A neighbourhood planning</p>	<p>This is a standardised comment from a statutory consultee. No response needed. However, it is worth pointing out that Section 5.6 of the Plan makes provisions for protecting and enhancing all community facilities.</p> <p>Policies NNE4 and AFC3 of the Plan address green spaces and sports facilities in terms of protection, maintenance and enhancement. The Parish Council supports village organisations such as Friends of Bearley Village and Friends of Bearley Park works hand in hand with such organisations in maintaining and improving sports facilities. Policies NNE4 Local Green Spaces AFC1 Protecting and Enhancing Existing Community Facilities and AFC3 Sports and Recreation refer.</p>
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		<p>body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. <a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>If <b>new or improved sports facilities</b> are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>Any <b>new housing</b> developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then</p>	
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		<p>planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how <b>any new development</b>, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p>	
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			<p>Sport England's Active Design Guidance:  <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p> <p>Yours sincerely</p> <p>Planning Administration Team  <a href="mailto:Planning.central@sportengland.org">Planning.central@sportengland.org</a></p>	
016	Diane Clarke (website)	Network Rail Statutory Consultee	<p>Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order).</p> <p>Network Rail has the following comments:</p> <p>The Neighbourhood Plan area includes Bearley Hill Railway Station and there are several level crossings in the area and in the vicinity on the HSA railway line.</p> <p>(1)  Consideration should be given in Transport Assessments to the potential for increased footfall at Bearley Railway Station as a result of proposals for residential</p>	<p>Noted and referred to Parish Council. The Parish Council carefully considers every planning application. The level crossings in the area are only accessed by farm traffic or pedestrians using the footpaths There are no level crossings in or around the Built-up Area Boundary of the village which is washed over by the Green Belt. NPPF does not permit development on the green fields where the level crossings are located.</p> <p>The Parish Council has carefully monitored use of public transport services and has made every effort to provide infrastructure to make access to public transport easier and hence improve usage. This was achieved by improving pavements and pathways as well as the installation of a pedestrian refuge across the busy A3400 to enable</p>

		<p>development / employment areas within the neighbourhood plan area. Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the station. Where proposals are likely to increase footfall and the need for car parking at the station; the council should include developer contributions (either via CIL, S106) to provide funding for enhancements as part of planning decisions.</p> <p>(2) Developments within the neighbourhood plan area should be accompanied by a TS/TA which includes consideration of the impact of proposals upon level crossings with mitigation implemented as required. We would encourage the neighbourhood plan to adopt specific policy wording to ensure that the impact of proposed new development (including cumulative impact) on the risk at existing level crossings is assessed by the developer(s), and suitable mitigation incorporated within the development proposals and fully funded by the developer(s). TS/TAs should be undertaken in conjunction with the local highways authority with advice from Network Rail. Contributions will be sought where proposals impact on level crossings to mitigate the impacts of those developments. Wherever possible level crossings will be closed, and either replaced with a footbridge or by a diversionary route.</p> <p>(3) Sustainable drainage proposals should take into account the impacts upon adjacent railway infrastructure, i.e. proposals must not import a risk of flooding, pollution, soil slippage onto the existing operational railway. Sustainable drainage systems within the Local Plan area should be directed away from the railway and should not use soakaways within 30m of the railway boundary. Attenuation ponds/basins on sites adjacent to or near to</p>	<p>safer access for pedestrians wishing to access Bearley Hill Railway Station. The refuge was completed 23 October 2018.</p> <p>The Parish Council has been regularly inspecting and maintaining the drainage facilities especially adjacent to the railway line and have been in correspondence with the Network Rail as well WCC Highways. As part of this effort the culvert under the A3400 railway crossing has been dredged and maintained. Infrastructure policies IN1 and IN2 have been prepared in the light of the Parish Council's experience and continued vigilance.</p>
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		<p>the railway boundary should only be included in proposals with the agreement of Network Rail and should not be included in proposals that are adjacent to a railway cutting.</p> <p>(4) Developments in the neighbourhood areas should be notified to Network Rail to ensure that:</p> <ol style="list-style-type: none"> <li>a. Access points / rights of way belonging to Network Rail are not impacted by developments within the area.</li> <li>b. That any proposal does not impact upon the railway infrastructure / Network Rail land e.g. <ul style="list-style-type: none"> <li>• Drainage works / water features</li> <li>• Encroachment of land or air-space</li> <li>• Excavation works</li> <li>• Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues</li> <li>• Lighting impacting upon train driver's ability to perceive signals</li> <li>• Landscaping that could impact upon overhead lines or Network Rail boundary treatments</li> <li>• Any piling works</li> <li>• Any scaffolding works</li> <li>• Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949)</li> <li>• Any use of crane or plant</li> <li>• Any fencing works</li> <li>• Any demolition works</li> <li>• Any hard standing areas</li> </ul> </li> </ol> <p>All initial proposals and plans should be flagged up to the Network Rail Town Planning Team London North Western</p>	<p>Lack of maintenance on the part of Network Rail of the culvert under the railway bridge on A3400 by Network Rail adversely affects the community by causing flooding of the A3400 which could potentially cause accidents. The Parish would like Network Rail to heed the requests made by the Parish Council and take timely action towards discharging its own riparian obligations.</p>
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			<p>Route at the following address:</p> <p>Town Planning Team LNW  Network Rail  1<sup>st</sup> Floor  Square One  4 Travis Street  Manchester  M1 2NY</p> <p>Email: <a href="mailto:TownPlanningLNW@networkrail.co.uk">TownPlanningLNW@networkrail.co.uk</a></p>	
017	Tricia Scott (website)	Warwickshire Bat Group Statutory Consultee	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2 3 and 4  Section 4.2: The objective for the Natural environment seems unnecessarily limited and I would suggest it includes a reference to species as well as landscape and green assets, e.g. "To safeguard our natural environment and to protect and enhance biodiversity through sensitive development that protects our flora and fauna while protecting and enriching the landscape and green assets".</p> <p>Do you support policies in Section 5.3? No  Policy BNE8: Warwickshire Bat Group would like to see reference to the conservation and improvement of hedgerows. Hedgerows are vital wildlife corridors and it is important that, where they exist, they are properly managed and where they have not been maintained they are reinstated and improved wherever possible.  Policy BNE 10: Disused buildings can be roosts for the rare Lesser Horseshoe Bat. It is vital that any applications for conversion, demolition or other work on such buildings is only permitted after appropriate ecological surveys have been conducted.</p> <p>Do you support policies in Section 5.4? Yes</p>	<p>Noted and recommended to the Parish Council for inclusion of the suggested rewording. Taking into account these comments and comments from Woodland Trust the Strategic objective was changed to:  "To safeguard our natural environment, conserve and enhance existing woodlands, trees, hedgerows, flora and fauna and enhance biodiversity through sensitive development that protects and enriches the landscape and green assets."</p> <p>Fig 11 has been amended covering a larger landscape in the Neighbourhood Plan Area. The associated paragraph 5.4.8 has been rewritten to emphasize the connectivity afforded by hedgerows in providing wildlife corridors between the important wildlife areas surrounding the village and the green areas in the historic centre of the village. The Parish Council insists on Ecological Surveys in</p>

		<p>Policy NNE3: Within the Bearley NPA there is a significant maternity (nursery) roost of the rare Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) which is monitored by the Warwickshire Bat Group on behalf of the Bat Conservation Trust and Natural England. The distribution of this bat is generally restricted in the UK to Wales and western England and the roost at Bearley is one of only two significant roosts in Warwickshire. (The location of the roost is not disclosed as there have been several instances of vandalism of the site).</p> <p>Lesser Horseshoe Bats forage for insects in sheltered valleys, woodland edge, pasture and wetlands. Loss of foraging habitat may be responsible for the decline in this species in Europe. A study on Lesser Horseshoe Bats in Monmouthshire, UK, showed that they mainly foraged in broadleaf woodlands, as well as in other woodlands and areas of high habitat diversity (Bontadina et al., 2002). As a result of these findings, Bontadina et al. emphasise the importance of conserving such habitats if they occur within 2.5km of a Lesser Horseshoe Bat nursery roost. Motte and Libois (2002) found similar results from a study in Belgium and recommend the conservation of woodlands and hedgerows within 1-2km of Lesser Horseshoe Bat roosts.</p> <p>Warwickshire Bat Group would like to see Bearley's plan looking to promote habitat enhancements and the conservation of potential hibernating and breeding sites to support the existing, regionally important, Lesser Horseshoe bat population. This can be achieved through sensitive development design and focusing planning gain to such enhancements.</p> <p>Do you support policies in Section 5.5? No response provided</p> <p>Do you support policies in Section 5.6? No response provided</p>	<p>all planning applications as appropriate within the Planning Law.</p> <p>Noted and recommended to the Parish Council to consider further emphasis to the wording. Parish Council has added further wording to para 5.4.14. to emphasise this point and its cooperation with Warwickshire Bat Group, Bat Conservation Trust and Natural England on this as follows." There is a significant maternity (nursery) roost of the rare Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) within Bearley Neighbourhood Plan Area, at an undisclosed location to prevent vandalism, which is monitored by the Warwickshire Bat Group on behalf of the Bat Conservation Trust and Natural England. Every effort to enhance wildlifehabitats will be made through the policies and Action Plan included in this NDP."</p> <p>Noted and referred to the Parish Council. The Parish Council has made sure that the Local Green Spaces which provide foraging habitat for bats are well maintained, protected and enhanced through the LGS designation. The land between Church Lane and Ash Lane where bats are often seen is now designated as an LGS and protected as</p>
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			<p>Do you support policies in Section 5.7? No response provided</p> <p>Do you support policies in Section 6? No response provided</p>	<p>an important habitat providing uninterrupted connectivity to hedgerows around the village. Warwickshire Bat Group, Bat Conservation Trust and Natural England will be further consulted on habitat enhancement through the Action Plan in this NP.</p> <p>The LGS designated Bearley Park has undertaken further planting of local tree species to improve wildlife habitat.</p> <p>Bearley NP permits habitat enhancements in the policies and special attention has been paid in supporting in principle an Affordable Housing proposal to ensure that all aspects of habitat preservation and enhancement will be applied when the planning application is made. Bearley NP also has an Action Plan in place to monitor and report its performance.</p>
018	<p>Alf Rajkowski (e-mail) See also a second submission No 062 sent in paper form and also via the website</p>	<p>Rajkowski Developments Limited Landowner</p>	<p>From: Jessica Jarvis [REDACTED] Sent: 12 February 2019 11:26 To: bearleypc@outlok.com; bearleypc@outlook.com Cc: Alf Rajkowski; [REDACTED] Subject: Bearley Neighbourhood Plan</p> <p>Dear Nichola (<i>sic</i>),</p> <p>Re: Bearley neighbourhood plan</p> <p>Thank you for the copy of the draft neighbourhood plan which I found very informative.</p> <p>As well as owning a large amount of land in the centre of the village, I also own a small piece on School Lane. This land currently has no viable use and lies within a central</p>	<p>The Parish Council cannot give pre-application advice, but you may be able to obtain this from the Local Planning</p>

			<p>village location, adjoining built development to the north and east. It therefore complies with the NPPF guidelines for 'infill' development within the Green Belt. I see that the site lies just outside your draft Built Up Area Boundary but note that the Landscape Sensitivity Assessments on page 86 of your Draft Plan treat the site as being part of the built-up area and not open countryside. In my view, the site is ideally located for a development of two small bungalows within the heart of the village. A low-rise sensitively designed development retaining all boundary vegetation would not harm either the Conservation Area or views along School Lane.</p> <p>I personally feel this form of development will create an excellent opportunity to provide much needed reasonably priced housing which Bearley like most villages urgently require.</p> <p>Please find attached a draft scheme showing my initial proposal for which our parish council support would greatly improve our chances in obtaining planning permission.</p> <p>I would very much like to know if your parish council would consider supporting such a scheme and include this in your draft neighbourhood plan, either by inclusion within the BUAB or by specific allocation.</p> <p>Kind regards</p> <p>Alf Rajkowski</p> <p>See sketch attached to the e-mail included as item 2 in Supporting Documents.</p>	<p>Authority at the District Council and details can be found on their website. The land is in the designated Bearley Conservation Area and is washed over by the Green Belt. It is also in the vicinity of listed buildings. NPPF 145 sets out forms of development that is deemed "not inappropriate" and should not cause material harm to the Green Belt. Until a planning application is made the Parish Council would not be able to comment.</p> <p>The PC has considered the inclusion of this land in the NDP and has decided not to amend the current BUAB because this would result in including undeveloped Greenfield land within the BUAB. If the PC did this for this site it would need to be consistent and do it for many others. The site is not part of the Built-up Area of the Village and therefore its inclusion in the BUAB is not appropriate. SDC supports the PC's position on this matter.</p>
019 A	Valerie Hobbs (website)	RG&VA Hobbs Ltd T/A	Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? No	

		<p>Airfield Storage Business</p>	<p>Comments on Sections 1, 2, 3 and 4: Overall Summary: The B.U.A.B. is too restrictive on Housing development to allow local businesses to employ local people. No mention is made of the businesses situated on the old Saville site and the old Airfield which is partly within the parish boundary which, along with the Spa Environmental site, is only half a mile from the village. Between them they employ about 26 full time workers, plus another 40 to 50 part time workers. About 30 are on call to do night time work at short notice during icy weather conditions. By allowing the above businesses to thrive and employ local people the village of Bearley will be able sustain the exsistng (<i>sic</i>) community facilities and possibly allow some expansion.</p> <p>Do you support policies in Section 5.1? No Para 5.1.1: The B.U.A.B is too restrictive. If the land between the sociall (<i>sic</i>) club and Oak Tree Close, which is close to public transport bus service on the A3400 and the railway link should be allowed for housing. A green space should be made between the development and the Snitterfield road as is the case with the Bearley green development as it would give an open area to the entrance of the village. This would allow people who work within the village to also live near their place of their employment.</p> <p>Do you support policies in Section 5.2? No Para 5.2.1: This statement is incorrect as over 34 people are employed full time outside arable farming and another 40 to 50 part time workers are also employed outside farming within a short distance of the parish boundary. This does not include the small businesses working from home. These industries should be supported and these points should be highlighted in 5.2.3.</p> <p>Do you support policies in Section 5.3? Yes</p>	<p>The BUAB has been prepared taking full account of the SDC Core Strategy, NPPF, washed over by Green Belt status and other pertaining legislation. The landscape is highly sensitive to commercial development. 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.</p> <p>The land between Social Club and Oak Tree Close is a Broad Location and being medium landscape sensitivity suitable for housing or commercial development. However, it is not permitted development within the provisions of NPPF and Core Strategy.</p> <p>Referred to the Parish Council to change the text to reflect the businesses on the eastern edge of the Parish boundary.</p>
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			<p>are on call to do night time work at short notice during icy weather. These are thriving businesses and should be supported in the neighbourhood plan as any expansion would use the concrete existing concrete runways of the old airfield and not affect the local environment.</p>	<p>NPPF, washed over by Green Belt status and other pertaining legislation. The landscape is highly sensitive to commercial development. 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.</p>
019B	RG &VA Hobbs Ltd CV37 0EX	R G & VA Hobbs Ltd T/A Airfield Storage and RG &Va Hobbs Partnership Business	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? No</p> <p>Comments on Sections 1, 2, 3 and 4: Overall Summary: The B.U.A.B. is too restrictive on Housing development to allow local businesses to employ local people. No mention is made of the businesses situated on the old Saville site and the old Airfield which is partly within the parish boundary which, along with the Spa Environmental site, is only half a mile from the village. Between them they employ about 26 full time workers, plus another 40 to 50 part time workers. About 30 are on call to do night time work at short notice during icy weather conditions. By allowing the above businesses to thrive and employ local people the village of Bearley will be able sustain the existing community facilities and possibly allow some expansion.</p> <p>Do you support policies in Section 5.1? No The B.U.A.B is too restrictive. If the land between the social club and Oak Tree Close, which is close to public transport bus service on the A3400 and the railway link should be allowed for housing. A green space should be</p>	<p>The BUAB has been prepared taking full account of the SDC Core Strategy, NPPF, washed over by Green Belt status and other pertaining legislation. The landscape is highly sensitive to commercial development. 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.</p> <p>The land between social club and Oak Tree Close is a Broad Location and being medium landscape sensitivity suitable for housing or commercial</p>

		<p>made between the development and the Snitterfield road as is the case with the Bearley green development as it would give an open area to the entrance of the village. This would allow people who work within the village to also live near their place of their employment.</p> <p>Do you support policies in Section 5.2? No          Para 5.2.1: This statement is incorrect as over 34 people are employed full time outside arable farming and another 40 to 50 part time workers are also employed outside farming within a short distance of the parish boundary. This does not include the small businesses working from home. These industries should be supported and these points should be highlighted in 5.2.3.</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? No          Para 5.4.3: The owners of Bearley Bushes and Bearley Waste can not accept any liability for injuries that may occur from falling trees and branches when villagers walk in these sites. This means that general access to the woods is not acceptable (<i>sic</i>) and so the last sentence in 5.3.4. should be deleted.</p> <p>Para 5.4.6: This statement is confusing as it implies access rights to Bearley Bushes. Please note that Snitterfiels Bushes are not near the Parish boundary and there is no map to indicate the location of Snitterfileld Bushes which are east of the Airfield well within the Parish of Snitterfield</p> <p>Do you support policies in Section 5.5? No          Para 5.1.5: This figure should be increased.</p> <p>Do you support policies in Section 5.6? No</p>	<p>development. However, it is not permitted development within the provisions of NPPF and Core Strategy.</p> <p>Referred to the Parish Council to change the text to reflect the businesses on the eastern edge of the Parish boundary.</p> <p>This information was provided by Natural England which would not provide the Parish Council direct access to legal owners. Refer to Parish Council to delete last sentence of the para 5.4.3.</p> <p>This information was provided by Natural England which would not provide the Parish Council direct access to legal owners. Refer to Parish Council to amend wording to remove reasonable doubt. Fig 11 has been enhanced to include all SSSI's and Local Wildlife Sites.</p> <p>The figure was determined by the Core Strategy and cannot be altered.</p>
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			<p>Para 5.6.7: These aspirations are not achievable without encouraging more young people to live and work in the village.</p> <p>Do you support policies in Section 5.7? No          Para 5.7.4: Again to achieve these aspirations there is a need to encourage a new generation of people to live and work in the local area.</p> <p>Do you support policies in Section 6? No          Appendix 1F: The appendix highlights the increasing age profile of the population of the Parish. The decrease of villagers under the age of 45 yrs will continue if suitable housing is not available. It omits in section 1.F the employment facilities on the old Saville site and old airfield. Some of which is within or very near the Parish Boundary. Some 26 full time and up to 40-50 part time workers are employed on these sites. 30 of these workers are on call to do night time work or short notice during icy weather. These are thriving businesses and should be supported in the neighbourhood plan as any expansion would use the concrete existing concrete runways of the old airfield and not affect the local environment.</p>	<p>Policies and facilities in the Plan strive to be for all in the village and not only to the young.</p> <p>The Plan has a Policy which seeks to protect existing community facilities. Whilst there is no policy which would be directly supportive of a new community facility such as a shop, this is likely to get significant support locally. However, it is unlikely that new facilities such as a shop will come forward due to viability reasons.</p> <p>The BUAB has been prepared taking full account of the SDC Core Strategy, NPPF, washed over by Green Belt status and other pertaining legislation. The landscape is highly sensitive to commercial development. 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.</p>
020	Richard Hobbs CV37 0EX (website)	Airfield Farm Resident/Business	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? No</p> <p>Comments on Sections 1, 2, 3 and 4:          Section 2, 5, &amp; 1F and summary: The plan identifies the</p>	<p>Referred to the Parish Council to change the text to reflect the businesses on the</p>

		<p>ageing population and has aspirations to improve local facilities. However, the plan is very restrictive on the development of residential properties and employment facilities which would support this goal. In the list of employment sites it omits the old Saville Site to the east of Bearley which is partly inside the parish boundary which combined with Airfield Storage (est 2005) gives employment to about 21 people. These should be added to the Neighbourhood Plan. More local employment will encourage younger people to live and work in the parish if new housing is made available, and help create an environment for a new generation of young people to live in the village. This will also help to replace the employment which has been lost due to the demise of the Country Wide site. The land to the west of Bearley adjacent to the sports field, if carefully managed by giving a green open space adjacent to the Snitterfield road, as demonstrated by the Bearley Green development, may be acceptable. Section 2.3.12 should read ' Over the years Bearley residents have, with the owners' permission, responsibly enjoyed the beauty of Bearley Bushes and Waste noting that there is no right of access.</p> <p>Do you support policies in Section 5.1? No  Policy 5.1.1: The B.U.A.B. is too restrictive. The land near the A3400 between the social club and Oak Tree Close could be developed leaving an open green space between any new housing and the Snitterfield Road. This area is easily accessible to the village hall, the social club and sports field, as it is has the benefit of a bus service on the A3400 and the railway station. Further development of limited housing and employment expansion could take place to the east of the village. This would not effect (<i>sic</i>) the environment of the village as it is already covered by concrete and buildings left over from the airfield and the old radio station. The Core Strategy identifies a shortage of commercial sites on the edge of built up areas.</p>	<p>eastern edge of the Parish boundary in para 5.2.1 and 5.2.3.</p> <p>Page 84 para 2 refers to the small scale industrial development immediately outside the Parish boundary.</p> <p>The land between social club and Oak Tree Close is a Broad Location and being medium landscape sensitivity suitable for housing or commercial development. However, it is not permitted development within the provisions of NPPF and Core Strategy.</p> <p>The BUAB has been prepared taking full account of the SDC Core Strategy, NPPF, washed over by Green Belt status and other pertaining legislation. The landscape is highly sensitive to commercial development. 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.</p>
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			<p>Do you support policies in Section 5.2? No Policy 5.2.1: This statement needs enlarging to include the old Saville site and Airfield Storage, which is partly within the parish boundary and facilitates the employment of over 21 people.</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? No Policy 5.4.1: Please delete the last sentence as it indicates right of public access. Access is only by the owner's express permission as the owners cannot accept any responsibility for injury to persons from falling branches or trees within Bearley Waste and bearley (<i>sic</i>) Bushes.</p> <p>Policy 5.4.6: This statement is confusing as it implicates access rights to Bearley Bushes and Bearley Waste. Please note that Snitterfield Bushes are not near the parish boundary and there is no map to indicate the location of Snitterfield Bushes which are to the east of the old Airfield in the Parish of Snitterfield.</p> <p>Do you support policies in Section 5.5? No Policy 5.1.5: This figure should be increased.</p> <p>Do you support policies in Section 5.6? Answer not provided</p> <p>Do you support policies in Section 5.7? Policy 5.7 The present plan is no acheivable (<i>sic</i>) and unrealistic</p> <p>Do you support policies in Section 6? No Appendix 1F: This section omits the employment of the businesses on the Old Airfield ie Saville Site and Airfield</p>	<p>The buildings referred to are outside village boundary.</p> <p>Changes to 5.2.1 referred to Parish Council as above.</p> <p>This information was provided by Natural England which would not provide the Parish Council direct access to legal owners. Refer to Parish Council to amend wording to remove reasonable doubt.</p> <p>This information was provided by Natural England which would not provide the Parish Council direct access to legal owners. Refer to Parish Council as above.</p> <p>The figure was determined by the Core Strategy and it cannot be altered.</p> <p>The Plan has a Policy which seeks to protect existing community facilities. Whilst there is no policy which would be directly supportive of a new community facility such as a shop, this is likely to get significant support locally. However, it is unlikely that new facilities such as a</p>
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			Storage and makes no mention of any support for their expansion using the old concrete areas. This would not harm the environment and they would help to achieve the aspirations in 5.6.7.	shop will come forward due to viability reasons.  Page 84 para 2 refers to the small scale industrial development immediately outside the Parish boundary.
021	Anne Parry (e-mail)	Warwickshire County Councillor	I have now had the chance to read your submission document which is extremely well presented and very professional. Congratulations to you and your team on all this hard work - having worked with Wellesbourne & Walton on their plan I know what goes into the document - so well done to you all, it is a really good document that you can all be very proud of and reflects what Bearley needs and wants.	Your comments in acknowledging the hard work in putting together this Plan are greatly appreciated
022	Lucy Bartley Wood E&I Solutions UK Ltd (website)	National Grid Statutory Consultee	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus. <b>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</b>  See letter included as item 3 in Supporting Documents.	This is a standardised comment from a statutory consultee. No response needed.
023	Patrick Hayes CV37 0SL (e-mail)	Resident By e-mail dated 16.02.2019	Hi Arslan, please note that on page 88 of our "neighbourhood Plan" it states red Fallow Deer. As there is no such deer I assume It should say Red Deer, Fallow Deer.  I appreciate that the list of fauna is not exhaustive, but I think it is important to say that we also have 3 species of Owl that frequent the village, Barn Owl, Tawney Owl and Little Owl.  Other birds of prey that are seen frequently, are Sparrowhawk and Red Kite.  I think the plan is most comprehensive and those involved	Refer to Parish Council to amend accordingly.  Noted and referred to Parish Council for inclusion. Included.  Noted and referred to Parish Council for inclusion. Included.  Thanks for acknowledgement of the effort.

			<p>should be congratulated.          Kindest Regards          Pat Hayes.</p>	
024	<p>Stephen and          Sanoria Scott          CV37 0SD          (paper form)</p>	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 -None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes          Para 5.5.10: The road calming humps and the road being made into a single traffic (priority to oncoming vehicles) in Snitterfield seems to work. Can we not adopt these measures in Bearley. Also, a sign telling people they are travelling over 30 mph and need to slow down might help.</p> <p>Do you support policies in Section 5.6? Yes          Section 5.6: We do support this. However, if the village has to grow you would need to look at providing a shop of some sort and a youth club etc for families moving into the area.</p> <p>Do you support policies in Section 5.7? Yes          Para 5.7.4: As commented on Section 5.6.</p> <p>Do you support policies in Section 6? Yes</p>	<p>Unfortunately, traffic calming is not a land use planning issue. A 30 mph exists on this stretch of road. Excessive speeds are a policing issue. The Parish Council has made every effort to enhance signage.</p> <p>Noted. The Plan has a Policy AFC1 which seeks to protect existing community facilities. Whilst there is no policy which would be directly supportive of a new community facility such as a shop, this is likely to get significant support locally. However, it is unlikely that new facilities such as a shop will come forward due to viability reasons. The Parish Council will support a viable scheme in accordance with the expressed wishes of the community.</p>

025	Cathie Foster, CV37 OSF (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
026	Richard Smith, CV37 OSF (paper form)	Arden Gas Services Resident and Business	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p>	Your support is noted.

			Do you support policies in Section 5.7? Yes	
			Do you support policies in Section 6? Yes	
027	Mr & Mrs Passalacqua, CV37 OSD (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
028	Wendy Jones, CV37 OSF (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p>	Your support is noted.

			<p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	
029	S Caton, CV37 0ET (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
030	Rozanne Chapman, CV37,0SL (paper form)		<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 Section 2.4, 2.4.3: This section mentions the listed buildings but on the map on Page 17 April Cottage is shown as listed which it is NOT. In that terrace of cottages Appletree &amp; Vine Cottage are the only listed properties.</p> <p>Do you support policies in Section 5.1? Yes</p>	The respondent is correct. According to the Historic England website, April Cottage is not listed. Correction applied.

			<p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p> <p>Appendix 1D: Traffic calming measures would be a good idea from Bearley Green down to Bearley Grange to slow the traffic to within the speed limit (similar traffic calming measures appear to work very well in Snitterfield)</p>	<p>Unfortunately, traffic calming is not a land use planning issue. A 30MPH exists on this stretch of road. Excessive speeds are a policing issue.</p>
031	Andrew Shanks, CV37 0SF (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>Your support is noted.</p>

032	Judith Hayes, CV37 0SL (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4- None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
033	David and Jane Harrison, CV37 0ST (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes 5.1 Policy H1: “dwellings of exceptional design” et seq. No emphasis on this in 5.1.1-5.1.10 but covered in BNE4. General: No emphasis on ensuring that builds are as designed/approved (Holly Cottage comes to mind)</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p>	Planning applications for all new builds, replacement builds and extensions will be scrutinized to ensure compliance of the build with the granted planning permission.



			<p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes Policy 5.5.14a) and b): Very much support action here.</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
034	c/o CV37 OST David and Jane Harrison (paper form)	St Mary the Virgin Parochial Church Council	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes Policy 5.1.29: Very important</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes Policy 5.4.17: Noted with approval see also Policy NNE4:LGS4</p> <p>Do you support policies in Section 5.5? Yes Policy 5.5.14a): Endorsed</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes Policy MA2: The PCC are investigating how the Church building can be more integrated into village life without losing its essential character.</p> <p>Do you support policies in Section 6? Yes</p>	<p>Your support is noted.</p> <p>Refer to Parish Council to ensure full support to proposals enhancing wellbeing of the community and ensuring sustained community spirit.</p>

035	Ava Stanton, CV37 0SF (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p> <p>Note at end: Thank you for sending me this information. I am new in the area and am happy to support where the area can maintain itself as it is or improve it without spoiling its environment or charm of countryside. I hope to one day attend one of the meetings. Kind regards Ava.</p>	Your support is noted.
036	Malcolm Andrew, CV37 0SU (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p>	Your support is noted.

			<p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	
037	Sally O'Brien, CV37 0SU (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
038	Mrs Andrea and Mr Ben Davis, CV37 0SJ (paper form)	Resident	<p>Note at top: I have proof read the Plan, as suggested by Richard at the Consultation. I hope it is helpful. Andrea.</p> <p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes General: "wellbeing" is written different ways throughout the plan.</p>	Noted and referred to Parish Council for a comprehensive check in the Submission Version of the Plan.

		<p>Comments on Sections 1, 2, 3 and 4:          Para 1.1.7: 2<sup>nd</sup> point “based <u>on</u> the feedback” “on “is missing.          Para 2.4.5: “and post mediaeval features” “s” is missing.          Para 3.1.2: “historic and heritage village centre” the use of the word “heritage” is poor-it is not an adjective in this way. (Different to “heritage assets”.)          Strategic Objective 4.2: Managing Aspirations – whilst I understand the meaning of this long-winded sentence, it is not accessible language and many will struggle to get the point.</p> <p>Do you support policies in Section 5.1? Yes          Para 5.1.3: 1<sup>st</sup> paragraph: “the two distinct portions <u>of</u> Built-Up Area of Bearley” – “of” is missing.          Para 5.1.10: Where is the end of this sentence?          Policy H2: Smallscale – <u>not</u> one word          Policy H4: f) – this line doesn’t make sense!!</p> <p>Do you support policies in Section 5.2? Yes          Para 5.2.2: “does not permit medium- “no hyphen necessary.          Para 5.2.3: This is clumsy; you have <u>a</u> good environment because it is a noun, but you can “have good access” because you can write it as a verb.</p> <p>Do you support policies in Section 5.3? No          Section 5.3: I am not fully comfortable with BNE4, “Modern” design is not the same as contemporary, it is mid-to-late 20<sup>th</sup> century, or can be even earlier going back to 1920s. See enclosed additional pages included in Supporting Documents.          Para 5.3.2: “strongly agreed/agreed” – this needs to be written in a clearer way as it is confusing.          Para 5.3.7: “New buildings” typo          Para 5.3.11: “ownership<sub>1</sub> use of garages.....” typo          Policy BNE9: superfluous use of semicolons!</p>	<p>Thank you for all your sterling effort to thoroughly read and scrutinise the language of the Plan. Your comments will be fully taken into account and fully implemented.</p> <p>Your comments on Policy BNE4 has been noted and referred to Parish Council. The last sentence of BNE4 has now been changed to reflect the comments you and others made to read: "The above guidelines should be considered where appropriate, but equal enthusiasm for exceptional modernistic designs for future architectural projects should be encouraged and cultivated within the village environment."</p> <p>The Parish Council has received planning applications of modern architectural style and has supported them. The submission version of the NDP fully acknowledges different architectural styles of conservation area, 1950s, 1960s and 1980s and would expect full respect to these styles in the context of extensions and infill developments. However, new developments of good design, materials and environmental provisions will be positively welcome as the way forward of</p>
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		<p>Do you support policies in Section 5.4? Yes          Para 5.4.22: “take full regard of” – this does not make grammatical sense; you don’t <u>take</u> regards.          Para 5.4.23: “sustainable energy future mitigating effects”. This is clumsy and needs a comma somewhere.          “it is recognised that, the probability” – no comma</p> <p>Do you support policies in Section 5.5? Yes          Policy 5.5.16: “learning, skills <u>development</u>....”</p> <p>Do you support policies in Section 5.7? Yes          Section 5.7. Strategic objective: “.... arising from policies in this Plan and along with any additional.....” (There are too many sentences in the Plan where “and” is overused, resulting in clumsy and confusing text.)          Para 5.7.9: The second half of the opening sentence needs rewriting, see below.          “In a similar manner, the wellbeing of the community is entirely dependent on the participation of its residents in both the existing community activities and the input and development of initiatives for new activities, in order to sustain the community spirit”.</p> <p>Do you support policies in Section 6? Yes          Section 6, FoBV: Typo/poor grammar “Craft &amp; Produce Show are Christmas Craft and Fayre and Band Concerts”.</p> <p>Section 6.1K: Are there two “800yr old” oak trees?! Elsewhere it states that it is located on Old Snitterfield Road, but it is referred to as “The veteran oak”. Here, you have named it “The Bearley Oak”, in School Lane.</p> <p>See attached letter included as item 4 in Supporting Documents.</p>	<p>the styles distinct to today and will be supported based upon its merits and design characteristics.</p>
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039	Marion Mitchell, CV37 0SY (website)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? No response provided</p> <p>Do you support policies in Section 5.2? No response provided</p> <p>Do you support policies in Section 5.3? No response provided</p> <p>Do you support policies in Section 5.4? No response provided</p> <p>Do you support policies in Section 5.5? No response provided</p> <p>Do you support policies in Section 5.6? No response provided</p> <p>Do you support policies in Section 5.7? No response provided</p> <p>Do you support policies in Section 6? No response provided</p>	Your support is noted.
040	Christopher Telford (website)	The Coal Authority Statutory Consultee	<p>Bearley Neighbourhood Plan - Pre-submission</p> <p>Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p> <p>Attached letter included as item 5 in Supporting Documents.</p>	This is a standardised comment from a statutory consultee. No response needed.

041	Valerie Hobbs CV37 0EX (website)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? No</p> <p>Comments on Sections 1, 2, 3 and 4: Section 5: Limited affordable housing should be encouraged to enable people to live and work within their community.</p> <p>Do you support policies in Section 5.1? No Section 5.1: Too restrictive and only looks at the short term and not for the next 10/20 years. Do not agree with Garden development in conservation area. Brown field sites and low grade farm land should be investigated. Limited development would encourage and enable more villagers to remain and work in village and facilitate some of aspirations outlined. Too much concentration on Conservative (<i>sic</i>) Area and centre of village and ignores (<i>sic</i>) existing boundaries of village as defined by signage. Should include School Lane and Snitterfield Road.</p> <p>Do you support policies in Section 5.2? No Section 5.2: Farming very limited. No mention of businesses on Old Saville Site and Old Airfield Site ie Amman, Airfield Storage and Spa Environmental (boundary border) who are the major employers in the locality.</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? No Para 5.4.3 to 54.6: Incorrect: Warwickshire Wildlife Trust own, manage and are responsible for Snitterfield Bushes (no map provided to indicate where Snitterfield Bushes are). Bearley Bushes and Bearley Waste are privately owned and managed and have no connection with Warwickshire Wildlife Trust. There is no right of way through Bearley</p>	<p>The Plan makes such provision see 5.1.2.</p> <p>The Plan is obliged to follow the Core Strategy period to 2031. There are provisions for all aspects mentioned e.g., brownfield and low grade farm land as well as the village boundaries.</p> <p>Since the village is washed over by the Green Belt development can only be considered within the Built-up Area Boundary.</p> <p>There are amendments to Section 5.2. Page 84 para 2 refers to the small scale industrial development immediately outside the Parish boundary.</p> <p>This information was provided by Natural England which would not provide addresses of the legal owners enabling the Parish Council to verify directly with the owners. Refer to Parish Council to amend wording to remove reasonable doubt.</p>
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			<p>Bushes and Waste and public access is at own risk with owners' permission noting dangers of falling trees etc. Delete last sentence</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? No Section 5.7: With limited development it seems unlikely that 5.7.4 will be achieved.</p> <p>Do you support policies in Section 6? No Appendix 6.1.F: Please add : Businesses of Old Saville Site and Old Airfield Amman - employs 12+ Airfield Storage (est 2005) employs 4 Container Storage Facility and storage (sic) units Spa Environmental - located on Parish Border - employs over 30 people</p>	<p>The Plan has a Policy which seeks to protect existing community facilities. Whilst there is no policy which would be directly supportive of a new community facility such as a shop, this is likely to get significant support locally. However, it is unlikely that new facilities such as a shop will come forward due to commercial viability reasons.</p> <p>Page 84 para 2 refers to the small scale industrial development immediately outside the Parish boundary.</p>
042	Mr and Mrs M Varley CV37 OSD (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 – None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p>	<p>Your support is noted.</p>



			<p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	
043	Mark Dalton CV37 0SX (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 – None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
044	R J Allies CV37 0SF (paper form)		<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? No response provided</p> <p>Do you support policies in Section 5.2? No response provided</p> <p>Do you support policies in Section 5.3? No response provided</p>	Your support is noted.

			<p>Do you support policies in Section 5.4? No response provided</p> <p>Do you support policies in Section 5.5? No response provided</p> <p>Do you support policies in Section 5.6? No response provided</p> <p>Do you support policies in Section 5.7? No response provided</p> <p>Do you support policies in Section 6? No response provided</p>	
045	Mrs E M Hitchins CV37 OSF (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? No response provided</p> <p>Do you support policies in Section 5.2? No response provided</p> <p>Do you support policies in Section 5.3? No response provided</p> <p>Do you support policies in Section 5.4? No response provided</p> <p>Do you support policies in Section 5.5? No response provided</p> <p>Do you support policies in Section 5.6? No response provided</p>	Your support is noted.

			Do you support policies in Section 5.7? No response provided	
			Do you support policies in Section 6? No response provided	
046	Clare Grant CV37 0EX (paper form)	Resident and landowner	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 Section 2.3.12: The final sentence of this paragraph should be removed i.e., “over the years, Bearley residents have responsibly enjoyed the beauty of these places and the owners are aware of this”. This may have been the situation during the lifetime of the previous owner, but it is no longer the case. This should therefore be removed as it is factually incorrect.</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes Please see attached sheet regarding item 5.4.3, removal of final paragraph + 5.4.4 where this complete section should be removed as both of these are factually incorrect.</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes Section 1C Scouts: In the final sentence the word “there”</p>	<p>This information was provided by Natural England which would not provide addresses of the legal owners enabling the Parish Council to verify directly with the owners. Refer to Parish Council to delete last sentence of the para 2.3.12.</p> <p>This information was provided by Natural England which would not provide addresses of the legal owners enabling the Parish Council to verify directly with the owners. Refer to Parish Council to delete last sentence of the para 5.4.3</p> <p>Refer to Parish Council for correction.</p>

			<p>and the words “this four Acres” added so as to read “...., and this four acres (<i>sic</i>) is sufficient space for the current range of activities.”</p> <p>Section 1K Bearley Waste: Having recently inspected the area of Bearley Waste that we own, we are not aware of any “dumping of rubbish”. This comment seems out of context with other comments in this appendices (<i>sic</i>)+ please remove.</p> <p>See attached letter included as item 6 in Supporting Documentation</p>	<p>The statement quoted is reproduced verbatim from the Warwickshire County Council Ecological and Geological Study of 2010. Since it is a direct quote of another document a correction is not possible as it will prejudice the integrity of the reference. However, a further explanatory note will be added.</p>
047	Mrs Christine Lock CV37 0SF (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 – None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>Your support is noted.</p>
048	Simon Birtles CV37 6TY (paper form)	Resident and landowner	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? No</p> <p>Comments on Sections 1, 2, 3 and 4 – None</p>	

			<p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? No Policy NNE4: I do not support the designation of LGS4 as local Green Space which has no public access and does not meet the criteria set out in the National Planning Policy Framework.</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p> <p>See attached letter included as item 7 in Supporting Documentation</p>	<p>Your support is noted.</p> <p>LGS designation would be justified to preserve the openness of this important and valued site within the village which is part of the Conservation Area. Amenity can be enjoyed, as indeed in this case it is, without public access. The LGS designation does not imply public access will be forthcoming.</p>
049	Nikki Greenway CV37 0SX (website)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4; A thorough and well-evidenced appraisal of need and an appropriate vision.</p> <p>Do you support policies in Section 5.1? Yes Absolutely support the retention of the greenbelt and the maintenance of the character of our village - particularly protecting the visual appeal of our older properties. New developments should be on brownfield sites insofar as possible, but we should only grow the village if (a) there is a clear need or (b) there is a wider opportunity to gain other amenities (<i>sic</i>) that could benefit the whole</p>	<p>Your support is noted.</p> <p>Noted. The Plan has a Policy which seeks to protect existing community facilities. Whilst there is no policy which would be directly supportive of a new community facility such as a shop, this is likely to get significant support locally. However, it is unlikely that new facilities</p>

		<p>community. The large ex-Countrywide site has a lot (<i>sic</i>) of potential for both residential and amenity (e.g. doctors, dentist, skate park, etc) or light commercial use (e.g. shop, hairdressers, etc.)</p> <p>Pleased to see the references to adequacy of parking - given limited public transport it is essential (and sadly lacking in the Grange Road area).</p> <p>Do you support policies in Section 5.2? Yes As with above, this may be best achieved through mixed development of the old Countrywide site - and depending on the type of business appropriate consideration will need to be given to access and parking to avoid disruption.</p> <p>Do you support policies in Section 5.3? Yes Big fan of dark skies, skyline protection, and our beautiful historic buildings, as well as more practical things like designing out crime and ensuring adequate parking.</p> <p>Do you support policies in Section 5.4? Yes Green space is essential to maintaining (<i>sic</i>) the village feel and to providing space for exercise and recreation; similarly we must protect our local wildlife.</p> <p>Do you support policies in Section 5.5? Yes I particularly note the point about mobile phone reception, which is fairly limited in the village at the moment, and would welcome the parish council and wider authorities taking more active steps to address this.</p> <p>Do you support policies in Section 5.6? Yes References are made to an extensive system of footpaths - I suspect that these are not nearly as well known as you might assume, and would encourage efforts to be made to map these out on the website.</p>	<p>such as a shop will come forward due to commercial viability reasons.</p> <p>Your support is noted.</p> <p>The policies in this Plan will be applied.</p> <p>Your support is noted.</p> <p>Parish Council has already supported a planning application for a mobile phone mast to the North of the village and requested its implementation as soon as possible.</p> <p>A map is in preparation.</p>
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			<p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes very (<i>sic</i>) thorough and professional production; well done to all involved.</p>	Your appreciation of the effort put in is noted.
050	Victoria Kirkham (website)	Natural England Statutory Consultee	<p>Thank you for your consultation on the above dated 31 January 2019.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p> <p>See attached letter included as item 8 in Supporting Documents.</p>	This is a standardised comment from a statutory consultee. No response needed.
051	Mike Whitecross (e-mail)	Resident	<p>N Plan typos</p> <p>1. CIL -An explanation of what those initials mean would be useful. A search of the book yielded countless mentions of council, of course, so I googled it. Maybe there could be a sentence or two in the report about how large allocations from the fund could be?</p> <p>2. 5.1.10 Sentence is unfinished.</p> <p>Page 30 Should the word Bearley, near the centre of the plan, be followed by another word?</p>	Refer to Parish Council for implementation of corrections.

			Page 17 The word Vicarage should be attached to "The Old" A lonely small word Bearley occurs here again	The last two comments relate to Ordnance Survey maps which do not always have all the words related to a property.
052	Peter Boland (website)	Historic Places Advisor, Historic England Statutory Consultee	<p>In conclusion, the plan reads overall as a well written, well-considered and fit for purpose document. We consider that a very commendable approach is taken to the historic environment of the Parish and that the Plan constitutes a good example of community led planning.</p> <p>See attached letter dated 13<sup>th</sup> March 2019 included as item 9 in Supporting Documents.</p>	<p>Your comments are noted. The following changes were made in accordance with your comments in the accompanying letter.</p> <p>2.4.8 Change "Conservation Area Consent" to "Planning Consent" and change "English Heritage" to "Historic England".</p> <p>BNE1 add "All development proposals must take full account of local character as described in sections 2 and 3 of the Plan and the Neighbourhood Planning Design Guidelines set out in Policy BNE 4 and must demonstrate how these have been taken into account.</p> <p>BNE10 add "Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form."</p>
053	Ian Lings (website)	Local Planning Support Volunteer, Woodland Trust Statutory Consultee	<p><b>Re: Consultation on Bearley Neighbourhood Plan</b></p> <p><b>Woodland Trust response</b></p> <p><b>Thank you very much for consulting the Woodland Trust on your neighbourhood plan for Bearley, we very much appreciate the opportunity. Neighbourhood planning is an important mechanism for also</b></p>	This is a standardised comment from a statutory consultee. No response needed.



		<p><b>embedding trees into local communities, as such we are very supportive of some of the policies set out in your plan.</b></p> <p><b><u>Vision and Strategic Objectives</u></b></p> <p>The Woodland Trust is pleased to see that your Neighbourhood Plan identifies the important role that trees play, and that opportunities should be taken to increase tree cover in appropriate locations in Bearley.</p> <p>Trees are some of the most important features of the area for local people. Already, this is being acknowledged with the adopted Stratford-on-Avon District Council Core Strategy (2016), and Policy CS.5 (Landscape) which seeks to maintain the landscape character of the District and proposals for development should not lead to any loss or damage to trees, woodland and hedges. Also, Policy CS.7 (Green Infrastructure) identifies woodland as an important part of Stratford-on-Avon’s physical and cultural resource, and the need to protect landscape beauty, and how any proposals for development should have regards to the distinctiveness of local landscapes. Therefore, this should also be taken into account with your Strategic Objective for the natural environment in your Neighbourhood Plan for Bearley, and should include the following:</p> <p>To safeguard our natural environment, <b>conserve and enhance existing woodlands, trees and hedgerows</b>, and enhance biodiversity through sensitive development that protects and enriches the landscape and green assets.</p>	<p>Section 5.4 of the Plan includes many policies towards the protection and enhancement of the Natural Environment and green assets.</p> <p>Change Strategic objective to:          “To safeguard our natural environment, conserve and enhance existing woodlands, trees, hedgerows, flora and fauna and enhance biodiversity through sensitive development that protects and enriches the landscape and green assets.”</p>
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		<p><b><u>Natural Neighbourhood Environment</u></b></p> <p>We are pleased to see that Policy NNE2 specifically acknowledges the vital contribution of woodland and trees in Bearley, and how your plan can assist with safeguarding these from encroachment, whilst also seeking to protect and enhance this resource. But this should also recognise the fact that development should not lead to the loss or degradation of trees and woods in your parish. Increasing the amount of trees in Bearley will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods, and also outside woods in streets, hedgerows and amenity sites.</p> <p>Information can be found here: <a href="http://www.magic.gov.uk/MagicMap.asp">http://www.magic.gov.uk/MagicMap.asp</a> and <a href="http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/">http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/</a></p> <p>Ancient woodland would benefit from strengthened protection building on the National Planning Policy Framework (NPPF). On 24<sup>th</sup> July 2018 the Ministry of Housing, Communities and Local Government published the revised NPPF which states:</p> <p><b>development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists</b></p> <p>The Woodland Trust believe this must be given due weight in the plan making process as it shows a clear direction of travel from central Government to strengthen</p>	
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		<p>the protection of irreplaceable ancient woodland and trees. Therefore, we would recommend that Policy NNE2 acknowledges this and should start with the following sentence:</p> <p><i>‘There should be no harm to or loss of irreplaceable habitats such as ancient trees and veteran trees’</i></p> <p>The Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient tree protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017), identified the importance of ancient woodland, and how it should be protected and enhanced. Also, we would like to see buffering distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland. Standing Advice from Natural England and the Forestry Commission has some useful information:  <a href="https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences">https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</a></p> <p>Also, we would like to see the importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Bearley. In an era of ever increasing concern about the nation’s physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health &amp; wellbeing at a local level. Whilst, at the same time, the Health &amp; Social Care Act 2012 has passed much of the responsibility for health &amp; wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014. Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them as well.</p>	<p>Added to NNE2 “There should be no harm to or loss of irreplaceable habitats such as ancient trees and veteran trees.”</p> <p>Noted</p>
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			<p><b><u>Amenities, Facilities and Community</u></b></p> <p>Whilst Policy AFC1 does identify the fact that any shortfalls in community provision is going to be acknowledged as something is taken forward, protecting natural features such as community space provision should also be taken into account. It should seek to retain and enhance recreational and local green spaces, resist the loss of open space, whilst also ensuring the provision of some more. Therefore, to what extent there is considered to be enough accessible space in your community also needs to be taken into account with new development proposals, such as housing. There are Natural England and Forestry Commission standards which can be used with developers on this:</p> <p>The Woodland Access Standard aspires:</p> <ul style="list-style-type: none"> <li>• That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.</li> <li>• That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people’s homes.</li> </ul> <p>The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber &amp; green infrastructure - see the Woodland Trust publication <b><i>Stemming the flow</i></b> – the role of trees and woods in flood</p>	<p>In this Plan the Parish Council has made sure that all important green spaces in the village have been designated as Local Green Spaces. These spaces are both of recreational value and also provide habitat for flora and fauna including rare bat species. These spaces are well maintained, protected and enhanced through the LGS designation. The land between Church Lane and Ash Lane in the heart of the village hitherto designated as an “Important Space” where bats and other wildlife are often seen is now designated as an LGS and protected as an important habitat providing uninterrupted connectivity to hedgerows around the village. Warwickshire Bat Group, Bat Conservation Trust and Natural England will be further consulted on habitat enhancement through the Action Plan in this NP.</p> <p>The volunteers of Friends of Bearley Park of the LGS designated Bearley Park providing recreational space to all ages has undertaken further planting of local tree species to improve wildlife habitat with the support from the Parish Council working with Woodlands Trust. The Parish Council is undertaking a full survey of all the trees and hedging to ensure timely maintenance and replacement wherever necessary</p>
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		<p>protection -  <a href="https://www.woodlandtrust.org.uk/publications/2014/05/steaming-the-flow/">https://www.woodlandtrust.org.uk/publications/2014/05/steaming-the-flow/</a>.  <b><u>Woodland Trust Publications</u></b></p> <p>We would like to take this opportunity to draw your attention to the Woodland Trust's neighbourhood planning microsite: <a href="https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/">https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/</a> which may give you further ideas for your plan.</p> <p>Also, the Woodland Trust have released a planners manual which is a multi-purpose document and is intended for policy planners, such as community groups preparing Neighbourhood Plans. Our guide can be found at: <a href="https://www.woodlandtrust.org.uk/mediafile/100820409/planning-for-ancient-woodland-planners-manual-for-ancient-woodland-and-veterandtrees.pdf?cb=8298cbf2eaa34c7da329eee3bd8d48ff">https://www.woodlandtrust.org.uk/mediafile/100820409/planning-for-ancient-woodland-planners-manual-for-ancient-woodland-and-veterandtrees.pdf?cb=8298cbf2eaa34c7da329eee3bd8d48ff</a></p> <p>In addition other Woodland Trust research which may assist with taking your Neighbourhood Plan foreword is a policy and practice section on our website, which provides lots of more specific evidence on more specific issues such as air quality, pollution and tree disease: <a href="https://www.woodlandtrust.org.uk/publications/">https://www.woodlandtrust.org.uk/publications/</a></p> <p>Our evidence base is always expanding through vigorous programme of PhDs and partnership working. So please do check back or get in touch if you have a specific query. You may also be interested in our free community tree packs, schools and community groups can claim up to 420 free trees every planting season: <a href="http://www.woodlandtrust.org.uk/plant-trees/community-tree-pack/">http://www.woodlandtrust.org.uk/plant-trees/community-tree-pack/</a></p>	<p>ensuring continuity of hedging around the village.</p>
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			<p>If I can be of any assistance please do not hesitate to get in touch, I would be more than happy to discuss this further with you. If you require any further information or would like to discuss specific issues please do not hesitate to contact Victoria Bankes Price – Planning Advisor 0343 7705767 <a href="mailto:victoriabankesprice@woodlandtrust.org.uk">victoriabankesprice@woodlandtrust.org.uk</a></p> <p>Best wishes and good luck with your plan</p> <p><b>Ian Lings</b> – Local Planning Support Volunteer</p> <p>On behalf of the Woodland Trust</p> <p>Letter dated 14 March 2019 attached as item 10 in Supporting Documents.</p>	
054	Julia Hayes CV37 OSL (website)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes Figure 7 Why is Old Snitterfield Rd etc. not included? It appears as built up as some over parts which are included.</p> <p>5.1.15 Affordable Housing. I support affordable housing but am very concerned about the wording of this section and would ask the Council to seriously look at it again. Noting that this section refers to 'sale or rent' not just rent as mentioned at one of the meetings.</p> <p>Are we assuming that because one 2 bed house, to rent, came up in the Housing Needs Survey 2017 all the properties should be to rent? While renting gives people</p>	<p>SDC have not included this land in the NDP although it was considered. Inclusion of this land and School Lane in current BUAB would result in including undeveloped Greenfield land within the BUAB. If the PC did this for this site it would need to be consistent and do it for many others. The site is deemed to be not part of the Built-Up Area of the Village and therefore its inclusion in the BUAB is not considered appropriate.</p> <p>Affordable housing both for sale and rental must be considered under the specific circumstances based upon the most up to date established needs. The</p>

		<p>homes it does not as implied at the Presentation' get people on the ladder' whereas Shared Ownership does. With shared ownership, owners can gradually enlarge there (<i>sic</i>) share but in rural exception sites etc. a percentage can be retained to insure the properties are kept for local needs on resale.</p> <p>Relevant comments heard at the Presentation:- One family with 2 small children were renting in Bearley but wished to buy their home but were not sure if they could find the deposit. They wished to stay in Bearley, shared ownership could be very suitable in these circumstances. An older lady, felt any trouble in the area was normally from the rented properties!</p> <p>These are some of the reasons I feel this and any future developments of Affordable housing would be better as mixed housing. To confirm this in my mind I looked at the website for Hastoe, who specialise (<i>sic</i>) in sustainable, energy efficient, affordable housing for rural areas in Southern England and East Anglia and note that they mix rented and shared ownership sometimes with market sales properties on their village sites. In 2010 one Norfolk village has been so pleased with their small Hastoe development that they now have a second and one was also being built in the next village. One of the appeals of villages is to live in a mixed environment.</p> <p>Section 1.06 (<i>sic</i>)</p> <p>I understand Section 1.06 (<i>sic</i>) of the Planning Code allows land outside village 'envelopes' to be used for housing if it provides affordable housing for local people. Yes, the Plan definitely needs to provide for this but also</p>	<p>NPPF has widened the definition of affordable housing and this should be also recognised in the Plan. However, the housing scheme supported by the Plan meets the new NPPF definition in terms of tenure offering a wide range of choice.</p>
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		<p>to be mindful of leaving a loophole which could mean extensive invasion of the Green Belt.</p> <p>Definition of 'local needs'. Section 1.06 (<i>sic</i>)  On inspecting several 'made' Plans on the Stratford DC website I found the following:</p> <ul style="list-style-type: none"> <li>a. Not every Plan which has used the term 'local needs' has givn (<i>sic</i>) details.</li> <li>b. Snitterfield 'made' Plan refers one to the Housing Needs Survey for details. This gives the Council flexibility to change it after future Housing Needs Surveys. There are marked differences in their terms to ours.</li> <li>c. Stratford DC has a template Cover Sheet V9 March 18. for use for Affordable Housing for Stratford and several other areas of the District. These are again markedly different to ours but similar to Snitterfield's.</li> <li>d. I also looked at the WRCC website - they defined the term generally as:  ordinarily resident in the parish  previously lived in the parish  Need by reason of current employment or need to move to take up permanent employment.  Need to reside in the parish either to support or be supported by another member of the family, who ordinarily resides in the parish.  A local authority may also require certain time periods.  There is a definite emphasis on 'need' which is not in ours.</li> </ul> <p>I am not saying any of these are right but I would ask the Council to look at it very thoroughly and if in doubt leave a</p>	<p>Para 5.1.15 defines “local needs” in line with established Bearley local needs at the Housing Needs Survey of 2017 which is the most recent survey conducted.</p> <p>The Parish Council will revisit criteria and discuss with SDC whilst project is on its way. However, The Parish Council does not have any powers on the choice tenants. This is managed at the District Council level by a cascading allocation system developed over many years and</p>
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			<p>way open for the definition to be changed at the time of each Housing Needs Survey.</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>drawing on practical experience. The Plan text has been amended to clarify.</p>
055	Richard Hannis CV37 0SR (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4:          Para 2.4.6: "certain measures" is a bit vague. Why not add reference to where the full info can be found.          Para 3.1.2.3: 1966 is incorrect. Helme Croft was built in 1931. This is also incorrect on page 29. Additionally the plan for Helme Croft is incorrect. The small strip of land to the right of the property (viewed in plan) is incorporated in the Helme Croft Plot.</p> <p>Do you support policies in Section 5.1? Yes          Para 5.1.10: Incomplete sentence.</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p>	<p>The report is referred to in paragraph 2.4.5.          Refer to Parish Council. The maps used in the plan are provided by SDC and Ordnance Survey. They are not indicative of ownership. Most of the properties in the area are understood to be 1960's vintage.</p>

			<p>Para 5.5.8: Figure 13 is incomplete and not up to date. We regularly get run-off flooding in the back garden. Water running from Old Vicarage, Beau Baudet ends up at Helme Croft.</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p> <p>Section 1L: My feeling is that the sports field and the field between it and the houses should be re-classified as medium/high sensitivity on Fig 111 and 112.</p>	<p>The map is provided by Environment Agency indicating medium and high surface water flooding risk. The maps are indicative but are the best maps available.</p> <p>The classification is recorded in the White Consultants' report of June 2012 entitled "Stratford-on-Avon District Landscape Sensitivity Assessment for Villages" commissioned by Stratford-on-Avon District Council which forms the evidence base for the Core Strategy and cannot be altered.</p>
056	Sarah Hancocks CV37 OSR (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p>	<p>Your support is noted.</p>

			Do you support policies in Section 5.7? Yes	
			Do you support policies in Section 6? Yes	
057	Linda Rigby and Grahame Rodgers CV37 0SY (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
058	Derick and Gaynor Gray CV37 0EX (Paper form after website delivery failed)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4: A well researched summary of what Bearley currently consists of but little detail on the economy of the village. How many are employed in the Parish? The strategic objective is to “promote new high quality economic and employment opportunities”. We need a baseline and the NP is lacking in that regard. Appendix 1F consists of less than one page to this important issue.</p> <p>Do you support policies in Section 5.1? No Section 5.1: The Built Up Area Boundary promoted by the</p>	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.

			<p>Parish Council in 2015 gave scope for small infill development opportunities. The latest BUAB is much tighter and removes most of this potential. The village should provide for gradual development of market housing which can be gradually assimilated into the structure of the village and help mitigate the dramatic social housing development of the 1950's. With over 50% of housing in Bearley currently considered to be "social" or "affordable" housing the village is currently unbalanced.</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>The BUAB has been prepared taking full account of the SDC Core Strategy, NPPF, washed over by Green Belt status and other pertaining legislation. The landscape is highly sensitive to commercial development as indicated in the Appendices of the Plan.</p> <p>Your support is noted.</p>
059	J Guthrie CV37 0SY (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes Para 5.1.5 and 5.1.11: Would like consideration to be given to low density development in the area bounded by Grange Road and School Lane.</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes Para 5.3.3: See response to Section 5.1.</p>	<p>Refer to Parish Council. The land is privately owned and adjacent to the Conservation Area and listed buildings. It is in the private owner's gift to apply for planning permission. However, this is undeveloped Green Belt land and may not be supported by SDC.</p> <p>It is designated as a Local Green Space</p>

			<p>Ash lane and Church Lane managed in a way to encourage wildlife and enhance its appearance.</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes Para5.6.4: I would like a footpath (safe) available between Bearley and Snitterfield other than the one that goes around the golf course (more direct).</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>but its management remains the responsibility of its private owners.</p> <p>The Parish Council has noted that such a path is on the wish list. However, its realisation requires funding and cooperation of government authorities and public organisations such as the ramblers. Perhaps you will join the Parish Council and pursue.</p>
060	Evelyn Gould CV37 OSF (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>Your support is noted.</p>
061	Janet Donegan CV37 OSF (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p>	

			<p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
062	Alf Rajkowski CV35 8BA (paper form) and (website)	Landowner	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? No</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? No I fully acknowledge the enormous (<i>sic</i>) amount of work the parish council and the steering group have undertaken in preparing the Neighbourhood Plan which reflects the local opinion and will no doubt influence the development of the area in a positive way. The plan fails to consider the small piece of scrub land located in the School lane and should be in our opinion an acceptable development for 2 no small bungalows. One of the categories of acceptance development within GB is limited infill. The Core Strategy identifies Bearley as a category 4 Local Service Village within which new insill (<i>sic</i>) is acceptable on sites within either their Built Up Area Boundaries or otherwise within physcial (<i>sic</i>) confines. At this stage of th (<i>sic</i>) consultation there is no adopted Built Up Area</p>	<p>The Parish Council cannot give pre-application planning advice, but you may be able to obtain this from the Local Planning Authority at the District Council and details can be found on their website. The land is in the designated Bearley Conservation Area and is washed over by the Green Belt. It is also in the vicinity of listed buildings. NPPF 145 sets out</p>

			<p>boundary to the village. The land however lies within the heart of the “Old Village” and is centrally located the site quite clearly lies within the established village. The site forms a small gap bounded by the developemnt (<i>sic</i>) to either side and therefore complies with typical infill criteria. The site is ideally located for a development of two small well designed bunaglows (<i>sic</i>) within the heart of the village.</p> <p>The sensitively (<i>sic</i>) designed development retaining all the boundary, vegetation (<i>sic</i>) would not harm either the Conservation Area or the views along School Lane. The proposed development will create an excellent opportunity (<i>sic</i>) to provide much needed reasonably price (<i>sic</i>) affordable housing which Bearley like most villages urgently need.</p> <p>Attached is an illustration of the proposal which complies with the adopted Core Strategy and will help meet the identified (<i>sic</i>)</p> <p>For affordable homes on a small site.</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p> <p>Illustration attached to Supporting Documents item 11.</p>	<p>forms of development that is deemed “not inappropriate” and should not cause material harm to the Green Belt. Until a planning application is made the Parish Council would not be able to comment.</p> <p>The established need for affordable housing is being met by the WRHA proposal to build 7 affordable homes. WRHA has submitted a planning application on 9 April 2019.</p>
063	Sue Adcock CV37 0EX (website)	Resident	Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? No	

		<p>Comments on Sections 1, 2, 3 and 4: Lack of local amenities including no village store, poor infrastructure for residents of the village with no transport who rely on public transport to do their shopping, could impact on families in social housing.</p> <p>Do you support policies in Section 5.1? No Para 5.1: How do you ensure social/affordable housing to be of high quality.</p> <p>Para 5.1.7: Spreading of new housing throughout the village more acceptable, less impact on the village, not to have mass of new housing in one area. Mix of affordable/social/general market housing to keep balance of village dwellings.</p> <p>Para5.1.10: Proposed boundary of the village extends to the A34 including the village hall and former Countrywide, our collection of 5 dwellings at the east end of the village and far closer to the main village has been excluded from the village boundary even though we are well within the village sign post. What is the reasoning behind this?</p> <p>Para 5.1.17: Sould (<i>sic</i>) the area designated for new housing/former garaging not be reused for new parking to keep vehicles off the road.</p> <p>Do you support policies in Section 5.2? No Para 5.2.3: Businesses running from the buildings attached to the former Bearley Mill are exceedingly untidy in the outside parking area and have a detrimental (<i>sic</i>) effect on the village,it is an eyesore, does not enhance the local enviroment (<i>sic</i>) or encourage new businesses.</p> <p>Do you support policies in Section 5.3? No</p>	<p>The NDP cannot force new village amenities to be provided. It can only encourage them. Such facilities would need to be commercially viable and in a small rural village this will always be a challenge.</p> <p>The quality of social/affordable housing will be assured through Planning Conditions set at the granting of planning permission.</p> <p>Development can only take place subject to provisions NPPF, Core Strategy and relevant Planning legislation as well as the Neighbourhood Development Plan.</p> <p>Simply this group of buildings does not fall within the definition of built up area in the Core Strategy and Planning context.</p> <p>The garages have remained unused for years and are almost derelict because everyone wants to park their cars in front of their property.</p> <p>The matter has been brought to the attention of the current leaseholder. Change of ownership is imminent.</p>
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			<p>Para5.3.8: Lighting of the streets is inadequate for walking down to the main road.</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? No          Para 5.5.10: ur group of 5 properties at the east end of the village are not included in the 30mph speed limit, living here are famlies that have teenagers &amp; grandchildren, the road here is where vehicles drive down from the hill travelling often at high speeds, it at times is very dangerous, the speed restriction limit of 30 mph should be extended to start beyond our properties at the beginning of the village.</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? No          Para 5.7.4: A village shop or similar busines (<i>sic</i>) will not thrive in this village as majority of villagers shop at supermarkets where the products are more econnomical (<i>sic</i>) to buy.</p> <p>Do you support policies in Section 6? No          Section 6.1G: As previously mentioned a spread of new houses of various sizes throughout the village would be a better option rather than a than a small housing scheme.          Section 6.1J: If the village is to retain its rural charater (<i>sic</i>) it does not need another small estate of houses.</p>	<p>Majority of the residents prefer not to have light pollution. This is not something that the NDP can change.</p> <p>Warwickshire Highways working together with the police have determined the speed limits including the extent of 40 mph buffer zones. This matter needs to be referred to Warwickshire Highways</p> <p>Development can only take place subject to provisions NPPF, Core Strategy and relevant Planning legislation as well as the Neighbourhood Development Plan.</p>
064	First City Ltd WV1 4DY (website) and by special delivery post	Trine Developments Limited Developer who has MOU	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? No</p> <p>Comments on Sections 1, 2, 3 and 4 – None</p> <p>Do you support policies in Section 5.1? No</p>	

		with landowner	<p>Policy H1: We appreciate the significant amount of hard work which the Parish Council and its Steering Group have undertaken to prepare the Neighbourhood Plan that reflects local opinion and will influence the development (<i>sic</i>) of the area in a positive way. The Plan has many good features. However, in our opinion it is unsound as it fails to consider the Land off Oaktree Close that should be identified on Figure 7 as a rural exception housing site for affordable housing as defined in Annexe 2 (<i>sic</i>) the NPPF, comprising 8 x two bed houses and 6 x2 bed specialst (<i>sic</i>) care bungalows. There is an overriding local need as evidenced by the SMA and Housing Needs Survey 2015 for these properties that will be controlled by a Section 106 Agreement and will be a mic (<i>sic</i>) of tenures We have attached an illustration of the proposal that we consider complies with Policy AS10 of the adopted Core Strategy and will help meet the identified need for affordable homes on a small site in accordance with paragraph 68 of the NPPF facilitating sustainable development over the plan period. This proposal should be listed as a modification to Figure 7.</p> <p>Do you support policies in Section 5.2? No response provided</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p> <p>Attachment included in Supporting Documents item 12.</p>	<p>The NDP does not need to pass a test of soundness but it does have to meet the Basic Conditions.</p> <p>The current housing needs survey does not identify a need for the quantum of development being promoted on this site. Future surveys may dictate otherwise. Policy H2 provides an adequate policy 'hook' for such future schemes.</p>
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065	Charles Robinson TwelveTwentyOne Planning Services B91 1PQ	On behalf of Mr& Mrs P Hartley CV37 0SJ Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 - None</p> <p>Do you support policies in Section 5.1? No Policy H1 and Fig 7: The general principles are accepted as they will facilitate the natural and organic growth of the village. However, the definition of Holly Tree Cottage as shown on Fig 7 is incorrect as it does not follow the existing and natural boundary to this property as shown clearly on the attached plan. An extract of Fig 7 is also attached with the minor correction to the boundary marked on it (shaded red). This not only follows the existing defensible boundary to Holly Tree Cottage itself but also the adjoining property.</p> <p>It is important to secure this correction as Holly Tree Cottage is the one property at the confluence of three distinct development periods (50s, 60s and Conservation Area) and is thus ideally located to ensure that any development within the village sensitively 'knits' together seamlessly these three distinct areas (which each have a clear and distinct character).</p> <p>Do you support policies in Section 5.2? No response provided</p> <p>Do you support policies in Section 5.3? No response provided</p> <p>Do you support policies in Section 5.4? No response provided</p> <p>Do you support policies in Section 5.5? No response</p>	The proposed NDP BUAB at this point follows the BUAB prepared by SDC.
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			<p>provided</p> <p>Do you support policies in Section 5.6? No response provided</p> <p>Do you support policies in Section 5.7? No response provided</p> <p>Do you support policies in Section 6? No response provided</p> <p>Attachments included in Supporting Documents item 13.</p>	
066	Andrew and Elizabeth Gorsuch CV37 0EX (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 – None</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.
067	P Macleod CV37 0SD (paper form)	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? No</p> <p>Comments on Sections 1, 2, 3 and 4: Boils down to a question of trust. We were fooled before. This is a village not a dormitory town.</p>	

			<p>Do you support policies in Section 5.1? No Council houses proposed for old playground was 6 now 7. Constant creeping up in numbers. The road is not wide enough, nor is there adequate drainage now.</p> <p>Do you support policies in Section 5.2? No response provided</p> <p>Do you support policies in Section 5.3? No We need specific help to improve the environment. Litter is a major problem as is speeding (dead wildlife on roads)</p> <p>Do you support policies in Section 5.4? Yes With reservations, keep all green spaces and encourage bees etc. Renewable energy is great.</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? No response provided Please note we have had antisocial behaviour in the past, action was not effective. Put up with it or move was the advice.</p> <p>Do you support policies in Section 5.6? No Development within the village will always have a knock on effect. People come to a village not to be in suburbia.</p> <p>Do you support policies in Section 6? No A wish list for a shop is not viable without huge increases in building. We had a shop and it didn't make enough money. No change there.</p>	<p>WRHA affordable housing proposal has always been for 7 dwellings. The road is the same standard as surrounding access roads. New drainage will be installed and connected to the main system.</p> <p>Litter is not a land use planning issue. The PC organises regular litter picks with the support of Rubbish Friends a local charity.</p> <p>Antisocial behaviour is a police matter however, the Plan contains policies towards minimising crime.</p> <p>Development of 7 affordable dwellings does not constitute suburbia.</p>
068	Graham Adcock CV37 0EX	Resident	Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes	

		<p>Comments on Sections 1, 2, 3 and 4 – None</p> <p>Do you support policies in Section 5.1? No  Paras 5.1.7 and 5.1.11: Gradual development of infill locations does not appear to correspond with other housing policies.  Para5.1.13: Affordable housing for people from Bearley is seen as a rather restrictive policy together with other restrictive housing policies appears to isolate Bearley and prevent a balanced mixed community.  Para 5.1.15: Defining a local connection with Bearley as having lived in the village for 6 out of past 12 months could easily include transient occupants.</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? No  Para 5.3.1: There is little evidence of development reflecting local character as would be perceived Snitterfield Road street scene.  Para 5.3.7: New building to provide off-street parking is not compatible with allocation of unused Orbit garages for affordable housing, garages must be for use existing occupants of affordable housing.  Para5.3.9: Health and safety of pedestrians walking Snitterfield Road in hours of darkness is compromised by lack of street lighting.</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? No  Para 5.5.10: Safety of residents and road users is compromised by present lack of effective management which seems in the main to rely upon random (<i>sic</i>) voluntary speed restriction stickers. Speed restriction road signs need to be better placed further outside the village to allow motorists time to adjust. As it is recognised as a</p>	<p>Building on potential infill locations depends entirely on the owner's timing.</p> <p>The affordable housing is aimed at enabling relatives of residents living in Bearley who have moved away to return to their roots.</p> <p>Each case will be carefully considered.</p> <p>The garages have remained unused for years and are almost derelict because everyone wants to park their cars in front of their property.</p> <p>The community favours dark skies. The Plan cannot change that.</p> <p>The current road signage was designed by Warwickshire Highways jointly with Warwickshire Police when 30 mph limit</p>
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			<p>short cut route speed bumps are the only quick and practical solution to speeding traffic particularly as this is on the increase. This is a current issue which should be addressed separately.</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	<p>came into force with 40 mph buffer zones in July 2016. Speed bumps cost £42k each and there is no budgetary provision from WCC highways. Attempts to set up Speed Watch Group failed due to lack of volunteers.</p>
069	Graham Nicholson (website using the general purpose contact form)	Inland Waterways Association (Warks branch) Statutory Consultee	<p><b>From:</b> WordPress [REDACTED]  <b>Sent:</b> 27 February 2019 18:34  <b>To:</b> <a href="mailto:bearleypc@outlook.com">bearleypc@outlook.com</a>  <b>Subject:</b> Contact form Bearley.org website</p> <p>Hello!  This is your contact form data:  <b>First Name:</b> Graham  <b>Last Name:</b> Nicholson  <b>Email:</b> [REDACTED]  <b>Subject:</b> re:-Neighbourhood Plan  <b>Message:</b> Whilst the Bearley area has no real contact with the Stratford Canal, which is our main concern, the Inland Waterways Association (Warks branch) is happy to offer general support to all robust and well prepared neighbourhood plans which seek to maintain the distinctive values of the area.</p>	<p>This is a standardised comment from a statutory consultee. No response needed.</p>
070	Richard Woodman CV37 0SJ	Resident	<p><b>From:</b> Richard Woodman  [REDACTED]  <b>Sent:</b> 10 March 2019 13:55  <b>To:</b> [REDACTED] <a href="mailto:npbearley@outlook.com">npbearley@outlook.com</a>  <b>Cc:</b> [REDACTED]; <a href="mailto:bearleypc@outlook.com">bearleypc@outlook.com</a>  <b>Subject:</b> RE: Bearley neighbourhood plan</p> <p>All  Please find attached my response to the Neighbourhood Plan consultation.</p>	

		<p>Hopefully it is straightforward, but please contact me if you have any queries.</p> <p>The other attachments show the docs I received from yourselves as part of the call for land process in 2014. I have also copied below the correspondence from the PC at that time, together with my most recent e-mail from the team who did the BUAB at Stratford DC.</p> <p>Regards Richard</p> <p>[REDACTED]</p> <p>Copies of e-mails.....</p> <p><b>1. From the PC in 2014</b></p> <p><b>From:</b> Arslan Erinmez [REDACTED] <b>Sent:</b> 24 September 2014 19:53 <b>To:</b> Richard Woodman [REDACTED] [REDACTED] <b>Cc:</b> Graham Musson [REDACTED] <b>Subject:</b> Infill Site Assessments</p> <p>Dear Richard</p> <p>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</p>	<p>The PC concurs with SDC's approach to drawing a BUAB around the Old Vicarage. The delineation of the proposed BUAB follows a previous planning application which indicated that this was the extent of the curtilage of the property.</p> <p>The inclusion of greenfield land which is not directly associated with the host dwelling is not appropriate for inclusion in the BUAB.</p> <p>The PC maintains that the extent of the BUAB as drawn is correct and entirely appropriate.</p>
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		<p>period of Stratford on Avon District Council (SDC) subject to due Planning Process.</p> <p>All similar applications were sent to SDC Planning for an initial assessment. Following this submission on 8<sup>th</sup> August we have informed you that Mr Matthew Neal would be carrying out the site assessments.</p> <p>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.</p> <p>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 "<a href="http://www.stratford.gov.uk/siteallocations">www.stratford.gov.uk/siteallocations</a>". We understand that completed forms are to be submitted to SDC by 5 pm on Thursday 2<sup>nd</sup> October 2014 and would require a 1:1250 scale Ordnance Survey Map clearly marking the precise boundaries of your site.</p>	
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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](mailto:Graham.Musson@btinternet.com) or [arслан.erinmez@btinternet.com](mailto:arслан.erinmez@btinternet.com).

Kind regards  
Graham Musson  
Chairman Bearley Parish Council

Attachments:  
Call for Sites Form  
1:1250 map of Old Vicarage

## **2. To / from BUAB team at SDC**

**Sent:** 25 February 2019 13:46

**To:** Richard Woodman  
[REDACTED]

**Cc:** John Careford <[John.Careford@stratford-dc.gov.uk](mailto:John.Careford@stratford-dc.gov.uk)>

**Subject:** RE: Bearley neighbourhood plan

Dear Mr Woodman,

Thank you for your e-mail. The draft BUAB for Bearley referred to by Dr Erinmez was drawn up in 2017 by SDC officers as one of a 'suite' of 47 village/settlement boundaries for the Local

		<p>Service Villages as set out in the Core Strategy, which were to be consulted on as part of the Site Allocations Plan (SAP) for the District.</p> <p>I attach a copy of the SAP consultation document for your information, as Part 2 of the document sets out the rationale for defining BUABs and it sets out on page 15 the criteria used by officers to ascertain whether land should be included within or excluded from settlement boundaries.</p> <p>For dwellings with larger 'land holdings' it is sometimes difficult to ascertain which land would be classified as 'residential' [i.e. garden] and land that would be classified as 'non-domestic' but potentially still within the same ownership. In attempting to ascertain whether parcels of land on the edges of some villages would be classified as 'domestic' in nature and therefore formed part of the original residential curtilage of a dwelling, officers interrogated previous planning applications held by the Authority, as well as looking at aerial mapping for clues as to the land use.</p> <p>In the case of the Old Vicarage, aerial maps were not conclusive as to the potential land uses within the overall site. Historic planning application ref: 02/01435/FUL relating to the erection of single storey rear extensions to the Old Vicarage included a site/location plan [attached] which showed the curtilage of the dwelling/extent of garden land at that time. The draft BUAB for Bearley drawn up by SDC was based on this plan. This location plan seemed to indicate the extent of the land ownership too, since there was no additional 'blue line' on the plan indicating</p>	
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		<p>land outside the curtilage of the dwelling, but also in the same ownership of the applicant.</p> <p>With a question mark over the use of the land to the west of the Old Vicarage being domestic in nature 2002 and no subsequent application on this land to obtain a Lawful Development Certificate for residential use, officers concluded the BUAB should follow the alignment of the 2002 location plan, for consistency of approach.</p> <p>The draft BUAB was produced at a time when the Bearley Neighbourhood Plan was at an early stage of preparation. However, it has always been the District Council's intention that in cases where a Neighbourhood Plan has reached an advanced stage of preparation, the BUAB identified through the NDP should take precedence. As you will see from the settlement boundary within the Neighbourhood Plan, it differs from SDC's draft BUAB in that it identifies two further areas of land to the west of the village. The Parish Council are entitled to reach their own conclusions on this matter through the Neighbourhood Plan process and through the current Regulation 14 pre-submission consultation process, have the opportunity to amend the Plan as they see fit, based on representations made to the Plan.</p> <p>Therefore, I would recommend making a formal representation on the BUAB to the Parish Council on the matter you have discussed with Dr Erinmez. It will then be up to the Parish Council to consider your representation and make amendments to the Plan, should they consider it appropriate.</p>	
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			<p>I hope this explains the origins of the District Council’s draft BUAB for Bearley and the reasoning behind the alignment of the boundary at the Old Vicarage.</p> <p>Should you have any further questions, or require clarification on any of the details outlined above, please don’t hesitate to contact me.</p> <p>Kind regards,  <b>Matthew Neal</b>  <b>Policy Officer</b></p>	
071	Amanda and Jon Bolger CV37 0ST	Resident	<p>Overall do you support the vision, content and policies contained in the draft Neighbourhood Plan? Yes</p> <p>Comments on Sections 1, 2, 3 and 4 – None  Thank you to the team that put together this professional and thorough plan. It really is a document to be proud of - well done.</p> <p>Do you support policies in Section 5.1? Yes</p> <p>Do you support policies in Section 5.2? Yes</p> <p>Do you support policies in Section 5.3? Yes</p> <p>Do you support policies in Section 5.4? Yes</p> <p>Do you support policies in Section 5.5? Yes</p> <p>Do you support policies in Section 5.6? Yes</p> <p>Do you support policies in Section 5.7? Yes</p> <p>Do you support policies in Section 6? Yes</p>	Your support is noted.

## 15. SDC consultation response

### 15.1 Schedule of significant comments

#### Bearley Neighbourhood Development Plan

#### Pre-submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General) Regulations, 2012)

#### Schedule of Significant comments from Stratford-on-Avon District Council

Suggested new text underlined deleted text ~~struck through~~ [where applicable].

Page number	Section and Policy	Comment	NDP Response
Page 38	Chapter 5.1: Housing [Policy H1 – Village Boundary]	Suggest amending first line to read: "Proposals for new dwellings <del>in</del> <u>within</u> the built-up..."	Accepted
		Second paragraph – suggest amending first line to read: "...are classed as <u>open</u> countryside. New dwellings <del>in this</del> <u>within</u> <u>the open</u> countryside <del>area should</del> <u>will</u> be strictly..." for accuracy and clarity.	Accepted
		Amend final sentence to quote correct NPPF reference as follows: "...in accordance with paragraph <del>7a</del> <u>79e</u> ) of the revised NPPF <u>February 2019</u> ". In any case, it is considered that this provision does not apply to the Green Belt [i.e. they aren't listed as exceptions to inappropriate development in paragraph 145 in the NPPF or Policy CS.10 in the Core Strategy].	Accepted
		Policy CS.10 Green Belt is arguably more relevant to be mentioned within the second paragraph of the policy text than Policy AS.10.	Accepted

Page number	Section and Policy	Comment	NDP Response
Page 40	Chapter 5.1: Housing  [Policy H2 – Affordable Housing]	<p>“Smallscale” is actually two separate words and should be amended accordingly.</p> <p>Amend “permitted” to “supported” in the first sentence of the policy for consistency of language with other policies in the Plan. This is also more appropriate wording, since the Parish Council [as authors of the NDP] are not the determining Authority in relation to planning applications.</p> <p>The phrase “fairly close” in the first sentence should be changed to “adjacent” in order to be compliant with wording in Paragraph 71 of the NPPF and Core Strategy Policy CS.15G.</p>	<p>Accepted</p> <p>Accepted</p> <p>Accepted</p>
Page 41	Policy H2 – Paragraph 5.1.15	It is suggested that the cascade system needs to comply with the District Council’s cascade in order to ensure viability and consistency. The District Council’s Development and Enabling Officer has indicated he would be happy to discuss this matter further with the Parish Council, should this be deemed beneficial.	Changes to wording to reflect compliance with the District Council cascade system have been made.
Page 42	Chapter 5.1: Housing	It is unclear how the former play area element of the site shown at Figure 8 would comply with the definition of Previously Developed Land (PDL), since it is greenfield in nature. The final	Policy H3 and para 5.1.21 will be amended to include previously developed land called the Lower Play Area and Fig 8 will also be amended to indicate.

Page number	Section and Policy	Comment	NDP Response
	[Policy H3 – Use of Brownfield Land]	paragraph of the policy has been written in such a way that it would not apply to all PDL. Additionally, with the policy as written, only approximately one third of the 'old garage site' could be developed, since two-thirds of the site is greenfield. Surely it is not the intention of Plan that the one proposed site does not comply with the relevant housing policy?	<p>The former play area to the north of the garages was replaced by the new Bearley Park and is now unused and derelict.</p> <p>Whilst this is not PDL is could be used as part of a scheme for affordable homes (under the provisions of Policy H2) on the adjoining garage site.</p> <p>Figure 8 has been redrawn and marked to reflect this.</p>
Page 42	Policy H3 – Explanation [Paragraph 5.1.18]	This paragraph is misleading/irrelevant since it is actually talking about release of Green Belt land with the strong restrictions that this entails. 'Very special circumstances' would need to be demonstrated to justify any release. In any case, the majority of the 'old garage site' is greenfield and as such its release would need to be clearly demonstrated as per this paragraph.	Delete para 5.1.18.
Page 42	Policy H3 – Explanation [Paragraph 5.1.20]	The paragraph looks to protect greenfield sites 'which are of value to the community'. Two thirds of the 'old garage site' is greenfield – is it no longer deemed of value to the community?	The disused play area is no longer of any value to the local community because it has been replaced with a better bigger facility at Bearley Park.
Page 42	Policy H3 – Explanation [Paragraph 5.1.21]	Only approximately one-third of the 'old garage site' is PDL [i.e. land occupied by the unused garages].	Amendments to Figure 8 to clarify the PDL / Greenfield components mean this paragraph can remain unchanged.



Page number	Section and Policy	Comment	NDP Response
Page 43	Policy H3 – Explanation [Paragraph 5.1.23]	This paragraph acknowledges that the 'old garage site' is made up of two separate parcels [see all comments on this issue, above]. It should also be clarified here that this land would still be subject to obtaining the necessary planning approvals.	See previous comments regarding amendment to Figure 8.  Add sentence: "Development of the former garage site/play area will be subject to obtaining the necessary planning approvals."
Pages 42 to 43	Housing Section – General comment	The Explanatory text associated with Policy H3 refers to two specific sites: 'the old garage site' off Oaktree Close and the 'Countrywide/Bearley Mill site' on the outskirts of the village. It is surprising that the Plan doesn't include specific, individual policies for allocating these two sites for appropriate reuse/redevelopment. The NDP would be the perfect vehicle for outlining the community's aspirations and requirements for the two sites and ensuring the community has an influence on any future development of the sites.	The PC has considered the option of expressly allocating these sites in the plan but has decided to let the current owners decide on how these sites should come forward.  The PC is already in close contact with Orbit Housing and WRCC regarding the site off Oaktree Close.  The PC is relatively relaxed about the redevelopment of the former Countrywide store for continued use as retail/commercial or for residential. As this is a private sale, the PC has little influence on who purchases the land and for what purpose, but has made itself available for exploratory meetings with potential purchasers.
Page 44	Chapter 5.1: Housing [Policy H4 – Use of Garden Land]	Criterion (e) relates to flood risk. Whilst acceptable in principle, it is noted there are no Flood Zones 2 or 3 within, or close to the village of Bearley. Is this criterion necessary? If it is to remain ( <i>sic</i> ), it will require 'local level' justification.  Criterion (f) does not appear to relate to this policy – delete.	Delete criteria e and f.

Page number	Section and Policy	Comment	NDP Response
		The policy should also mention that Green Belt policy would apply here [i.e. development would not be inappropriate provided it preserves its openness].	Add item e) Preserve the openness of the Green Belt.
Page 44	Policy H4 – Explanation [Paragraph 5.1.24]	Suggest amending this paragraph to inform the reader that the gardens being referred to lie within the Green Belt, since the village is washed over by it. Amend to: “Many of these properties are also close to the conservation area <u>and are washed over by the Green Belt.</u> ”	Accepted
Page 44	Policy H4 – Explanation [Paragraph 5.1.26]	Suggest deleting last part of this sentence as potential harm to the Green Belt is not a residential amenity issue. Amend to: “Detrimental harm to the amenity of a neighbouring property includes loss of daylight and sunlight (overshadowing), intrusive or overbearing development and loss of privacy (overlooking) <del>as well as harm to the Green Belt.</del> ”	Accepted
Page 45	Chapter 5.1: Housing [Policy H5 – Market Housing Mix]	The policy asks that housing developments of 5 or more units should meet the housing requirements identified by the SHMA or Housing Needs Survey. Where is the justification for this figure? How does this policy comply with the	Policy H5 introduces a threshold for when market mix is applicable. The Core Strategy does not have a threshold. There are clear and obvious difficulties of providing a prescribed housing mix (as per CS.19) on small developments (less than 5 dwellings). The NDP is simply trying to establish parameters for when housing mix applies. The figure of 5 has been chosen as it represents a threshold which is likely to be applicable to modest schemes which are most likely to

Page number	Section and Policy	Comment	NDP Response
		provisions of Core Strategy Policy CS.19 [Housing Mix and Type]?	come forward in the village. In other words, a threshold of 10 is unlikely to be met in a village like Bearley.
Page 46	<p>Chapter 5.2: Economy</p> <p>[Policy ECON1 – Protecting and Supporting Existing Employment Sites]</p>	<p>This policy could be in conflict with the NPPF regarding inappropriate development in the Green Belt. Suggest amending the final paragraph to:</p> <p>“Limited extensions to existing commercial buildings in the Neighbourhood Area will be supported providing there is no conflict with other policies in this Plan, <u>the Stratford-on-Avon District Core Strategy and the National Planning Policy Framework</u>”.</p> <p>Suggest also adding a new criteria: <u>“e) The replacement building will not be materially larger than the one it replaces and will not harm the openness of the Green Belt”</u>.</p>	<p>Accepted</p>          <p>Accepted</p>
Page 47	<p>Chapter 5.2: Economy</p> <p>[Policy ECON2 – Promoting New Employment Opportunities]</p>	<p>In order to ensure the policy complies with higher level policy, it is suggested the opening paragraph of the policy be amended to read:</p> <p>“Proposals for sites providing new employment opportunities that are consistent with other policies in this Plan, <u>the Core Strategy and the NPPF</u> and which encourage the growth of local employment will be supported”.</p>	<p>Accepted</p>

Page number	Section and Policy	Comment	NDP Response
Page 48	Chapter 5.3: Built Environment [Policy BNE1 – Responding to Local Character]	<p>This policy would also benefit from acknowledging what the NPPF says about innovative design as set out in paragraph 130.</p> <p>Criterion (e) refers to the 'Warwickshire Landscape Guidelines'. What are these? Where can they be viewed? What is their relevance to this policy? This needs to be made clear.</p>	<p>Accepted</p> <p><a href="https://www.warwickshire.gov.uk/landscapeguidelines">https://www.warwickshire.gov.uk/landscapeguidelines</a> – Bearley is in classified as being in Ancient Arden the most extensive core landscape forming the core of Warwickshire. Text and references have been added to reflect.</p>
Page 49	Chapter 5.3: Built Environment [Policy BNE2 – Preservation of Heritage Assets]	<p>Suggest deleting “where relevant” at the beginning of the first paragraph of the policy since this provides an unnecessary loophole and is likely to be inconsistent with the NPPF which states that these assets are an irreplaceable resource [Paragraph 182 refers].</p>	<p>Accepted</p>
Page 49	Policy BNE2 – Explanation [Paragraph 5.3.2]	<p>The final sentence suggests that pre-application advice is available through the Conservation Team at SDC. However, the Policy and Explanatory text refer to the Conservation Area as well as Listed Buildings. Whilst pre-application advice can be obtained from SDC for proposals relating to Listed Buildings (for a fee) this service is not available for development proposals affecting Conservation Areas. Therefore, it is suggested the final sentence be replaced with:</p>	<p>Accepted</p>

Page number	Section and Policy	Comment	NDP Response
		<p><u>"Pre-application advice for proposals relating to Listed Buildings can be obtained through the Conservation Team at Stratford-on-Avon District Council for a fee."</u></p>	
Page 49	Chapter 5.3: Built Environment [Policy BNE3 – Effective and Efficient Use of Land]	<p>Concern that the policy as drafted is 'descriptive' rather than policy wording. Suggest replacing with:</p> <p><u>"Proposals which achieve the effective and efficient use of land; are of an appropriate density; reuse previously developed land and bring properties back into use will be supported in principle"</u>.</p>	Accepted
Page 50	Chapter 5.3: Built Environment [Policy BNE4 – Neighbourhood Design Guidelines]	<p>Criterion (c) – references "white render" as a local material. Is this prevalent in the village? Please check and amend/remove if necessary.</p> <p>Criterion (e) – It is considered the use of the word "space" is too vague without being quantified since it leaves it open to different interpretation.</p> <p>Criterion (f) – It is considered the local justification for the 30% volume limit stated within this criterion should be made clear. This volumetric 'cap' is not in conformity with the Core Strategy or NPPF which refer to development being appropriate if extensions do not result in 'disproportionate additions' over and above the original dwelling, thus having a</p>	<p>Reference to white render will be removed. Although there are some examples in the village but it is not a prevalent material.</p> <p>Change to "gap" or "adequate space"</p> <p>The 30% is a guide not a limit. It is intended to ensure that disproportionate extensions are avoided as there have been examples of this in the past within the village.</p> <p>The policy is sufficiently worded ("...not normally...") to allow flexibility but at the same time act as a guide for applicants and decision makers.</p>

Page number	Section and Policy	Comment	NDP Response
		<p>less restrictive and more flexible interpretation to the Policy in the NDP.</p> <p>Criterion (g) – where are the water courses referred to here? Is this criterion necessary/appropriate?</p> <p>Criterion (h) – It is considered that the use of word “shape” is too vague and requires more explanation [or omission] since it is open to different interpretation.</p> <p>Criterion (i) – This criterion is too onerous and it is not clear why such restrictions are necessary. In the majority of cases, window replacements can be carried out without prior consent and cannot therefore be controlled by policy. This requirement is in conflict with the NPPF Para 125 where a suitable degree of variety is encouraged. Without justification, it is considered this criterion should be omitted.</p>	<p>The 30% rule is not new and was used successfully for many years in the Stratford Local Plan Review which predated the Core Strategy.</p> <p>The watercourse is Bearley Brook which is a man made ditch to the north of Grange Road taking surface water down to the railway track joining up with other drainage round the railway bridge. Gardens of Grange Road and Snitterfield Road houses got flooded several times in the past. Although rather rare it was significant flooding with surface water running through from Manor House to the bottom of the village by Village Hall.</p> <p>Change ‘shape’ to “style”</p> <p>Delete this criterion.</p>
Page 50	Policy BNE4 – Explanation [Paragraph 5.3.4]	This explanatory text refers to ‘disproportionate additions’ as set out in the NPPF. How does this then tie in with criterion (f) of the policy referring to 30% volumetric ‘cap’ on extensions? There seems to be disconnect between the policy stance and the justification for its inclusion in terms of calculating ‘appropriate development’ in this regard.	See comments above... Need to make it clear that extensions over 30% may be considered “disproportionate”

Page number	Section and Policy	Comment	NDP Response
Page 50	Policy BNE4 – Explanation [Paragraph 5.3.7]	This paragraph refers to off-street parking, which is not referred to or relevant to policy BNE4 and should be deleted. It would seem to be more appropriate to be included with Policy BNE7. As an additional point, this paragraph is written as policy, rather than explanatory text.	Agreed. Include in Policy BNE7 as an additional point.
Page 51	Chapter 5.3: Built Environment [Policy BNE5 – Designing out Crime]	Given the caveat that this policy will only be appropriate 'where necessary', there is no requirement for the word 'all' at the beginning of the paragraph. Amend as follows: "All development proposals will be expected, where necessary..."	Accepted
Page 51	Policy BNE5 – Explanation [Paragraph 5.3.8]	The 'Secured by Design Scheme' website address provided is a national website and doesn't appear to specifically include local recommendations by the Warwickshire Constabulary, as it is suggested.	Change sentence to read: The Secured by Design Scheme ( <a href="http://www.securedbydesign.com/">www.securedby design.com/</a> ), an official police security initiative, provides authoritative Design Guides that incorporate built-in security measures compliant with Building Regulations embedding crime prevention into the planning process. In addition, local "Design Out Crime Officers" of Warwickshire Police ( <a href="https://www.warwickshire.police.uk/CPDA">https://www.warwickshire.police.uk/CPDA</a> ) provide first hand advice. It is expected that in considering the development proposals, the extent of the implementation of the recommendations will be given significant consideration.
Page 51	Chapter 5.3: Built Environment [Policy BNE6 – Lighting]	The 'rural character of the village' is mentioned twice in the first sentence of this policy, unnecessarily. Therefore, suggest amending as follows: <del>"In keeping with the rural character of the village,</del> Lighting on new development should be kept to a minimum without	Accepted

Page number	Section and Policy	Comment	NDP Response
		compromising highway safety in order to preserve the rural character of the village".	
Page 52	Chapter 5.3: Built Environment [Policy BNE7 – Parking and Access]	<p>In relation to 'adequate parking' – it is not clear why this does not also relate to residential development?</p> <p>The policy appears to suggest that proposed secure storage space for cycles should be 'in keeping with the number of bedrooms as a minimum'. It is not clear what this means, why this is necessary or what evidence this requirement is based upon. It is not considered critical to link domestic cycle spaces to the number of bedrooms in a dwelling. Suggest amending the third sentence as follows: "Additionally, dwellings should provide secure storage space for cycles <del>in keeping with the number of bedrooms as a minimum.</del>"</p> <p>The policy title includes the word 'access' but the policy does not cover this element. Either remove 'and Access' from the policy title or insert a sentence promoting access, such as: "<u>New development must demonstrate how pedestrian and cycle routes to local amenities have been taken into consideration and, where possible, created, improved or maximised</u>".</p>	<p>It is unclear what is meant by this comment. The policy covers all development including residential.</p> <p>Accepted</p> <p>Accepted</p>
Page 52	Chapter 5.3: Built Environment	Suggest replacing "be resisted" with "not be supported" for consistency of policy language throughout the Plan.	Accepted



Page number	Section and Policy	Comment	NDP Response
	[Policy BNE8 – Agricultural Land]		
Page 52	Policy BNE8 – Explanation [Paragraph 5.3.14]	The Landscape Sensitivity Study 2012 undertaken by White Consultants is irrelevant to this policy. The sensitivity of a particular landscape is not the same as protecting agricultural land for future food production. Delete paragraph 5.3.14.	Accepted
Page 53	Chapter 5.3: Built Environment [Policy BNE9 – Replacement Dwellings]	<p>Policy criterion (a) – See comment for Policy BNE4 Criterion (f). Para 4.1.9 of the Core Strategy states that ‘a specific maximum figure is in many cases arbitrary...’ What evidence exists to support and justify this percentage?</p> <p>Policy criterion (e) – together with Explanatory test para 5.3.16 – concern is raised that the neighbourhood plan is attempting to have undue influence over people’s ‘freedom of choice’ to do what they wish with their property [subject to all necessary approvals].</p>	<p>See previous comments.</p> <p>This criterion simply seeks the applicant to demonstrate how alternative to a replacement have been sought. It is undisputed that it is more sustainable in most cases to repair, extend and adapt an existing dwelling than to knock down a perfectly good dwelling and replace it.</p>
Page 54	Chapter 5.3: Built Environment [Policy BNE10 – Re-use or change of use of Buildings]	<p>Suggest re-drafting the final paragraph as follows:</p> <p><del>“In applications for such development, compliance</del> <u>Proposals will be expected to comply with the above criteria</u> <del>would have to be demonstrated through the submission of appropriate</del> supporting documentation”.</p>	Accepted

Page number	Section and Policy	Comment	NDP Response
Page 54	Policy BNE10 – Explanation [Paragraph 5.3.18]	Mention is made of a ‘Village Design Statement’ but no further mention of such a document can be found within the Plan itself. What is the document, and where is it? Does it actually refer to the ‘Village Design Guidelines’ as set out in Appendix 1M to the Plan? If so, this paragraph needs amending, accordingly. If not, the VDS will either need to be included as an Appendix, or mention of it removed from the explanatory text.	Reference will be made to the Guidelines at Appendix 1M.
Page 54	Chapter 5.3: Built Environment [Policy BNE11 – Empty Homes and Spaces]	Suggest amending the second sentence of the policy to read:  “...provided there is no adverse <u>environmental</u> impact and the new use is compatible with the existing <u>neighbouring uses in the building</u> ”.	Accepted
Page 55	Chapter 5.3: Built Environment [Policy BNE12 – Skyline Protection]	Suggest replacing “be resisted” with “not be supported” for consistency of policy language throughout the Plan.  The first paragraph does not actually relate to the policy heading. How would you assess whether a structure is ‘highly visible’ and what is the difference between ‘visible’ and ‘highly visible’? This could cause difficulty in utilising the policy to evaluate whether a structure would be acceptable, or not since it is open to individual interpretation.	Accepted  In 1983 BBC wanted to put 30 radio masts of 300ft high for BBC World Service which led to a public enquiry. Highly visible could be described as above the natural treeline of the village.

Page number	Section and Policy	Comment	NDP Response
		<p>The second paragraph relates to an unusual topic and its purpose is not covered in the explanation. Some structures [such as construction equipment] do not require planning consent due their temporary and transient nature and could not therefore be controlled via planning condition. Additionally, structures such as electricity pylons do not need consent. Concern is raised that this part of the policy is not justified or reasonable for the reasons stated here. Even if the paragraph were deemed acceptable, it would need to be clarified what is meant by 'reasonable time limit' as this would mean different things to different people and would be open to different interpretation.</p>	<p>We did not want a builder's crane to be present for an undue period.</p>
Page 55	Policy BNE12 – Explanation [paragraph 4.3.22]	<p>Concern that this paragraph reads more like policy and merely repeats what is stated within the policy – it does not add any further reasoning or justification for the policy itself. Additionally, it reads more as a 'Natural Environment' type issue, rather than a 'Built Environment' issue. Is it the correct chapter of the Plan?</p> <p>If the paragraph is to remain, suggest replacing "permitted" with "supported" in the first line, for consistency of language throughout the Plan.</p>	<p>The wording will be changed to replace "will only be permitted if they" with "should" – this makes it less like a policy and more like an explanation as to what is expected of the applicant and decision maker in respect of protecting the skyline.</p>

Page number	Section and Policy	Comment	NDP Response
Page 56	Chapter 5.4: Natural Environment [Policy NNE1 – Protection of SSSI's]	<p>The Policy title on p.56 is different to that listed within the contents page. Please amend one or the other, depending upon which is correct. The fact that Local Nature Reserves are not mentioned within the policy text, suggests the title on p.56 of the Plan is correct.</p> <p>Amend the policy text as follows:  “...adversely affect <u>the Sites of Special Scientific Interest (SSSIs) known as Bearley Bushes and Bearley Waste...</u>” – for clarity and completeness.</p>	Accepted
Page 57	Chapter 5.4: Natural Environment [Policy NNE1 – Figure 11]	<p>Within Policy NNE1 and associated Explanatory text, there is mention of 2 no. SSSI's, a LNR and other “Designated Sites” [as quoted in para 5.4.8]. These are not clearly shown/labelled on Figure 11. All of these sites should be clearly illustrated and the boundaries of each site clearly shown on a revised map – for clarity and completeness.</p>	<p>C:\Users\arsla_000\Documents\11 BEARLEY\BEARLEY NEIGHBOURHOOD PLAN\EVIDENCE DOCUMENTS\Ecological and Geological Survey 2012  Rewrite of 5.4.8 page 57  The study also points out that there are five further sites with potential to be designated as Local Wildlife Sites (LWS) as follows and shown on Figure 11:</p> <ul style="list-style-type: none"> <li>• Ref SP 16V4 – Woodland, Twelve Acre Wood;</li> <li>• Ref SP16V5 – Woodland, Songar Wood, Fen Wood and Cow Bower;</li> <li>• Ref SP16V6 – Woodland strip and scrub near Edstone Crossing, called Mill Hill Plantation;</li> <li>• Ref SP16Q2 – Semi-natural grasslands and Marsh, Bearley Sidings by the railway station; and</li> <li>• Ref SP16Q3 – Semi-natural grasslands and Marsh, Meadow by Ash Lane.</li> </ul> <p>These sites are vital in providing refuges for wildlife, local habitat and biodiversity. They are most the most important places for wildlife outside of protected areas such as SSSIs. In addition, there is a high level of connectivity between SSSIs and potential Local Wildlife Sites through mature hedges acting as wildlife corridors. Appendix 1K Page 88 Para 7 will also be reworded accordingly.</p>

Page number	Section and Policy	Comment	NDP Response
			Fig 11 Has been redrawn to include the above changes
Page 59	Chapter 5.4: Natural Environment [Policy NNE3 – Biodiversity etc]	<p>The first sentence seems to be too demanding. It is reasonable to expect protection but not necessarily reasonable to expect enhancement and restoration in all circumstances. To this end, amend second sentence as follows:  “Development proposals <u>where necessary</u> will be...”</p> <p>The sentence following the three criteria talks of a “mitigation hierarchy policy”. This requires explanation as to what it is and under what circumstances it would be applicable, since it is unclear at present.</p> <p>Final sentence – suggest amending to read: “...plant species are present <del>as long as</del> <u>if</u> it can be demonstrated that it <del>does</del> <u>will</u> not affect...”</p>	<p>Accepted</p> <p>Propose to change the sentence to read [A “mitigation hierarchy” based approach must be followed towards ensuring the activities do not have unnecessary impacts on the environment.] Reference <a href="https://www.thebiodiversityconsultancy.com/approaches/mitigation-hierarchy/">https://www.thebiodiversityconsultancy.com/approaches/mitigation-hierarchy/</a></p> <p>Accepted</p>

Page number	Section and Policy	Comment	NDP Response
Page 60	Chapter 5.4: Natural Environment [Policy NNE4 – Local Green Spaces]	<p>As a general point, it may not be necessary to designate Local Green Spaces in the Green Belt because the sites already have the equivalent protection, as confirmed in paragraph 101 of NPPF 2019. However, it is acknowledged that other villages within the Green Belt have earmarked sites for LGS designation and as such, there is no objection in principle to this policy stance.</p> <p>The first paragraph of the policy states that LGS will be protected to 'ensure adequate amenity space is available', in keeping with 'the rural character of the village and 'green space inheritance'. None of these relate to the criteria by which LGS are assessed under paragraph 100 of the NPPF. What is meant by 'amenity space'? There is mention of areas of 'recreation value' in the NPPF, but this suggests public access. Do all the LGS have public access? Is amenity space the same as recreational area? The rural nature of a village is unimportant in this assessment. It is not clear what is meant by 'green space inheritance'. It is suggested this paragraph is re-drafted in accordance with the criteria set out within the NPPF.</p> <p>Site LGS3a – remove the number of the site in brackets as it is unnecessary duplication.</p>	<p>Noted. There are numerous precedents of where LGS has been designated on existing land which is protected by Green Belt.</p> <p>The word "space" is superfluous</p> <p>Green space inheritance relates to the designation of Important Green Spaces in the 1971 Conservation Area designation. The Bearley Green is similarly historic as well as the Bearley Park because it has been purchased and developed for the community.</p> <p>Accepted</p>

Page number	Section and Policy	Comment	NDP Response
		<p>Final paragraph – amend first sentence as follows: “Proposals for development on <del>the land that is not ancillary to the use of the land for public recreation purposes designated Local Green Space</del> will <del>be resisted</del> <u>not be supported</u>.” For the reasons outlined above.</p> <p>Final paragraph: ‘openness’ is not actually a relevant criteria in relation to LGS designation and so reference to it should be deleted here. This policy may have been drafted against the 2012 version of the NPPF when paragraph 76 referred to ‘ruling out development other than in very special circumstances’. The 2019 version NPPF does not have this criteria. This paragraph should be re-drafted to align with the current NPPF.</p>	<p>Whilst openness is not a designation criteria, it is clear that the application of LGS policy should follow the application of Green Belt policy. In this context openness is one of a number of important attributes. One of the principle purposes of LGS designation is therefore to protect the openness of the site and therefore it is relevant to mention it.</p>
Page 60	Policy NNE4 – Designated Local Green Space [Explanation]	Nowhere in the explanatory text does it make it clear whether these sites have been assessed against the relevant criteria in NPPF/PPG. This is a critical omission. A paragraph needs to be inserted to confirm the sites have been assessed and additionally all the site assessments should then be added as a further Appendix to the Plan.	Wording to be changed to make it clear that each LGS has been independently assessed. The assessment is to be included as part of the evidence base underpinning the plan.

Page number	Section and Policy	Comment	NDP Response
Page 61	Policy NNE4 – Photos	<p>The photographs relating to Policy NNE4 are on the page associated with Policy NNE5. They should be moved to sit below the Explanatory text for Policy NNE4. Additionally, it would be helpful to include on a plan where the photographs have been taken from, for clarification purposes.</p> <p>Amend legend for photos to read: 'Designated <u>Local</u> Green Spaces 3a, 3b, 3c and 4'.</p>	<p>Accepted</p> <p>Captions Clockwise from the left will be Land between Church Lane and Ash Lane (LGS4) looking south-east from footpath leading from Ash Lane to Church Lane</p> <p>Bearley Green (LGS3b and LGS3c) looking north-west from Greenwood</p> <p>Bearley Green (LGS3c) looking south-east from Snitterfield Road</p> <p>Bearley Green (LGS3a and LGS3b) looking east along Snitterfield Road at its junction with Bearley Green</p> <p>Accepted</p>
Page 61	Chapter 5.4: Natural Environment [Policy NNE5 – Valued Landscapes etc]	<p>It is imperative that these features are shown on a map and fully justified, otherwise there is no way of evaluating their appropriateness. It is considered this omission could lead to the policy failing the 'Basic Conditions test' at Examination.</p> <p>Final sentence – delete "...and settlement boundaries" since settlement boundaries have nothing to do with valued landscapes and vistas.</p>	<p>An additional map together with accompanying text describing the valued landscapes was added and it is included in the concluding pages of this section of the document.</p> <p>Accepted</p>



Page number	Section and Policy	Comment	NDP Response
Page 61	Policy NNE5 – Explanation	There is no mention that a large amount of the Parish/Neighbourhood Area is located within the Arden Special Landscape Area (referenced in Core Strategy Policy CS.12). It is suggested this is relevant and should be included.	Accepted and additions will be made as per page 114
Page 62	Chapter 5.4: Natural Environment [Policy NNE6 – Ecological Surveys]	Suggest amending the first paragraph to read: "...developments may have an <u>unacceptable adverse</u> impact on a site..." and after "...will be expected to provide...", add "where necessary:"	Accepted
Page 62	Policy NNE6 – Explanation [Paragraph 5.4.21]	Suggest amending the second sentence to read: " <u>In appropriate circumstances,</u> applications need to be supported..." to build in necessary flexibility.	Accepted
Page 64	Chapter 5.5 – Infrastructure [Strategic Objective]	The Strategic Objective refers to flood defences, but nowhere in the Plan is it shown where these are located. There are no rivers or large watercourses running through or close to the village, so this needs to be clarified in order for this reference to remain in the Plan.	We will substitute "mitigation" instead of "defences" Add the following after 5.5.3. We have the so called Bearley Brook and continuous threat of water and debris emanating from Church Lane and Rajkowski field under heavy rain conditions. The so called Bearley Brook is a man made drainage ditch which runs adjacent and to the back of the gardens on the north side of Grange Road. It continues down to the railway track then along the track to the A3400 where it crosses the road via a culvert then under the railway bridge. The brook drains surface water from the high ground around Airmanship Hall and from the arable fields to the north of the Grange Road residences. Under heavy rain conditions surface water flooding occurs by the railway bridge on A3400 causing traffic disruption making it impossible for pedestrians. Surface water from Church Lane and the high ground to the south carries a lot of debris and overwhelms the drains with silt flowing west down the slope along Snitterfield Road. Silting occurs along the

Page number	Section and Policy	Comment	NDP Response
			ditch by the Village Hall and along Countrywide stores side blocking the gullies and presenting a standing water hazard to traffic. Regular and frequent inspection maintenance of the drainage channels is absolutely essential to ensure serious consequences of flooding is to be mitigated.
Page 64	Chapter 5.5: Infrastructure [Policy IN1 – Infrastructure Criteria]	<p>It is noted that flood defences are not referred to in Policy IN1. Is this an oversight?</p> <p>Criterion (a) – suggest amending to read ‘...has been adopted <u>and incorporated</u>...’</p>	<p>See previous item above.</p> <p>Accepted</p>
Page 65	Chapter 5.5: Infrastructure [Policy IN2 – Drainage and Flooding]	<p>First paragraph – states that development should not be located within Flood Zones 2 or 3. However, none of the Parish/Neighbourhood Area is located within Flood Zones 2 or 3 according to EA mapping on the District’s GIS system. The policy makes reference to Bearley Brook – where does this run? Is it within the village? This should be mapped [including the associated Flood Zone], particularly if this policy is specifically referring to it. This could be added to Figure 13.</p> <p>Second paragraph – please amend first sentence as follows: Appropriate Sustainable Drainage Systems should be incorporated <u>where necessary</u> into new developments...” to build in necessary flexibility, since not all development will require such infrastructure.</p>	<p>Fig 13 clearly demonstrates the flood water flow. Bearley Brook has been marked on the map which is now Fig 14.</p> <p>Accepted</p>

Page number	Section and Policy	Comment	NDP Response
		<p>What is the 'Bearley Brook Flood Alleviation' alluded to in the final paragraph of the policy? What development would contribute toward this [scheme]? Does this mean all development (including extensions to dwellings) should contribute? If so, this seems too onerous. Contributions to such schemes would normally only be through 'major' development, which won't take place in the Neighbourhood Area due to Green Belt restrictions, except possibly in relation to the potential re-development of the Bearley Mill site, which isn't the subject of a specific policy in the NDP. The final sentence tasks SDC and WCC with seeking contributions toward future maintenance of Bearley Brook. Have both Authorities agreed to this? How/when should SDC and WCC seek contributions? This is not explained or justified at present.</p>	<p>We would change "alleviation" to "mitigation" or "preventive maintenance"</p> <p>So far Bearley managed the flood mitigation by Grants first from SDC and recently from WCC. A lot of investigative work has been done to identify the drainage paths and blockages. Rather than a piecemeal approach to date there needs to be a work schedule drawn to ensure adequate maintenance is in place so that a backlog of work leading to higher expenditure and higher flood risk can be avoided.</p>
Page 68	Chapter 5.6: Amenities etc [Policy AFC1 – Protecting Existing Facilities]	<p>The first paragraph of the policy is descriptive and should be removed from the Policy and relocated in the Explanation.</p> <p>The Policy does not discuss the potential loss or threat of loss of community facilities and viability. It is suggested the following paragraph is added to the Policy:</p> <p><u>"The loss of existing community facilities will not be supported unless it can be</u></p>	<p>Accepted and removed to first sentence of 5.6.1.</p> <p>Accepted</p>

Page number	Section and Policy	Comment	NDP Response
		<p><u>demonstrated that the facility is no longer viable or the facility is no longer in active use and has no prospect of being brought back into use</u>". This would bring it in line with Explanatory text at paragraph 5.6.2.</p>	
Page 69	Chapter 5.6: Amenities etc [Policy AFC2 – Encouraging Safe Walking and Cycling]	<p>First two sentences - This wording is not policy but is rather a description. Additionally, the second sentence is unreasonable, expecting all developments to enhance and expand PROWs. Therefore it is suggested the sentences are replaced with the following:  <u>"Proposals that protect, enhance expand and promote the positive use of public rights of way will be supported"</u>.</p> <p>Third sentence – it is not clear what is meant by "Developments must also demonstrate positive contribution towards pavements..."?</p> <p>Final sentence – suggest amending to read:  <u>"Proposals adversely affecting <del>or failing</del> existing walking and cycling routes or which fail to encourage appropriate new walking and cycling opportunities will <del>be resisted</del> not be supported"</u> for clarity and common language throughout the Plan.</p>	<p>Accepted</p> <p>Sentence will be deleted</p> <p>Accepted</p>
Page 70	Chapter 5.7: Managing	This is not appropriate as a policy in a land use Plan, since it is more of a monitoring strategy.	Reference to "Policy" for each aspiration will be deleted. The title of the Section is clear that these are aspirations and they are in a different coloured box to illustrate the differences.

Page number	Section and Policy	Comment	NDP Response
	Aspirations [Policy MA1]		
Page 71	Chapter 5.7: Managing Aspirations [Policy MA2]	This is not appropriate as a policy in a land use Plan, since it is more of a pledge.	See comments above.

## 15.2 Schedule of minor comments

### Bearley Neighbourhood Development Plan

#### Pre-submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General) Regulations, 2012)

##### Schedule of minor comments from Stratford-on-Avon District Council

Suggested new text underlined deleted text ~~struck through~~ [where appropriate]

Page number	Section	Comment	NDP Response
Whole Document	General comment	The photography and mapping in the NDP are excellent and help to give Bearley a real sense of place. However, the font chosen for the document text is too small, too narrow and too compact. It is very difficult to read. It is suggested using a wider and more open font (i.e. Calibri) might be more appropriate. To adjust for the extra space required, the size of the individual paragraph numbers could be greatly reduced.	Accepted
Page 5	Contents	2.4 Conservation Area – amend page number from '18' to read '17'.	Accepted

Page number	Section	Comment	NDP Response
		5.4 Policy NNE1 – should “...or the Local Nature Reserve” be omitted, since the Policy within the main body of the Plan does not have this wording in the policy title?	Accepted
		5.4 Policy NNE2 – amend page number from ‘57’ to ‘58’.	Accepted
		5.5 Policy IN2 – amend page number from ‘64’ to ‘65’.	Accepted
		5.7 Policy MA2 – delete ‘the’ between ‘and’ and ‘capability’ for consistency with Policy title in the main body of the Plan.	Accepted
Page 8	Introduction: Overview [paragraph 1.1.1]	Second line – amend to read: “...Neighbourhood <u>Development Plan (NP)</u> ...”	
Page 8	Introduction: Overview [paragraph 1.1.2]	First line – amend to read: “...prepared the Bearley <u>Neighbourhood Plan (NP)</u> in response...”	Accepted
Page 8	Introduction: Overview [paragraph 1.1.6]	The referendum needs to have a majority vote in favour for NDP to be made. If the referendum is successful, the Plan will then become part of the Development Plan for the District and is worth mentioning. Therefore, suggest amending paragraph as follows:  “ <del>Once the plan is adopted (‘made’), following</del> <u>Should there be a successful majority vote at referendum held by electors in the Neighbourhood Area, the Neighbourhood Plan would</u> <del>will</del> have very significant weight in the determination of planning applications <u>as it would become part of the Development Plan for the District.</u> ”	Accepted
Page 9	Introduction: Neighbourhood Planning [paragraph 1.2.2]	Also add reference to the National Planning Policy Framework February 2019 here. [N.B. Current version of the NPPF was published in February this year and should be quoted in future versions of the NDP].	Accepted

Page number	Section	Comment	NDP Response
Page 9	Introduction: Neighbourhood Planning [paragraph 1.2.5]	Since there has been a further version of the NPPF issued, replace 'July 2018' with 'February 2019' on third line of the paragraph.	Accepted
Page 14	Bearley Village: History [paragraph 2.2.6]	Amend first line to read: "In 1860, Stratford-upon-Avon Railway Company opened a single-track line linking Stratford- <u>upon-Avon</u> with Great Western Railway's..."	Accepted
Page 15	Bearley Village: History [paragraph 2.2.10]	"Largescale" is two separate words and should be amended, accordingly.	Accepted
Page 19	Bearley Village: Conservation Area [paragraph 2.4.7]	Amend sentence to read: "...early consultation is undertaken with the Stratford-on-Avon <u>District Council</u> Conservation Officer".	Accepted
Pages 24 to 31	Chapter 3.1: Character Appraisal	Whilst the aerial photographs in this section accurately match up to the corresponding numbers set out on the associated maps at Figures 3 to 6, the numbering system itself is somewhat random. Whilst it isn't wrong, is there a different way of labelling them to make it less confusing?	The maps at Figures 3 to 6 and the associated photographs have been renumbered in accordance with the numbering convention described in paragraph 3.1.3.
Page 22	Chapter 3.1: Character Appraisal [paragraph 3.1.5]	The topic of 'openness' hasn't been discussed in the preceding sentence, so doesn't make sense without any context. Therefore, suggest amending to read: " <del>This openness</del> <u>The open nature of the local landscape</u> creates attractive views...".	Accepted
Page 34	Chapter 4.2 – Strategic Objectives	Under 'Infrastructure', there is a requirement to seek ongoing improvements to flood defences. Where are these flood defences, since there is no main river running through the Parish? It would be helpful to have the existing flood defences mapped if subsequent policy is looking to support improvements and also have explanation as to why they require upgrading.	We will substitute "mitigation" instead of "defences"

Page number	Section	Comment	NDP Response
Page 38	Policy H1 – References	Additional relevant Core Strategy policy references to be added: Policy AS.10 [Countryside and Villages] and Policy CS.15D [Distribution of Development].	Accepted
Page 38	Policy H1 – Explanation [Paragraph 5.1.2]	The paragraph states that the BUAB at Figure 7 is based on the 2012 Landscape Sensitivity Study. However, it is understood that the proposed BUAB is based on the draft settlement boundary drawn up by SDC for the Site Allocations Plan (SAP) consultation together with two further 'islands' made up of the site of Countrywide Stores and also residential properties at Bearley Cross. This should be amended for accuracy and clarity.	New wording will be: The BUAB is based upon the draft settlement boundary drawn up by SDC for the Site Allocations Plan (SAP) consultation together with two further 'islands' made up of the site of Countrywide Stores and also residential properties at Bearley Cross.
Page 38	Policy H1 – Explanation [Paragraph 5.1.3]	Suggest amending the third sentence to read: "In response to the Regulation 18 Consultation <u>on the Site Allocations Plan (SAP)</u> the Parish Council also wrote..." for accuracy and clarity.	Accepted
Page 39	Policy H1 – Explanation [Paragraph 5.1.6]	Comments noted. However, Green Belt boundaries can only be changed in exceptional circumstances through a local Plan Review (Paragraph 135 of the NPPF 2019). Bearley itself lies in washed over by the Green Belt and will remain as such.	Words added to the sentence to read .. Green Belt even though SDC declared that no comprehensive review of the Green Belt was being considered.
Page 39	Policy H1 – Explanation [Paragraph 5.1.10]	Paragraph 5.1.10 – it appears the sentence has not been completed.	Completed sentence reads ...village may support services in nearby villages.
Page 39	Figure 7 – Proposed BUAB	Does this map need a key/legend to show that the land 'shaded' lies within the proposed BUAB?	Caption changed to read ..Boundary - the shaded area denotes the land within the proposed BUAB
Page 40	Policy H2 – References	Additional relevant Core Strategy policy reference to be added: Policy CS.19 [Housing Mix and Type].	Accepted



Page number	Section	Comment	NDP Response
Page 42	Policy H3 – References	Amend as follows: Stratford-on-Avon <del>Proposed Submission Core Strategy Policy, Vision, Strategic Objectives, Policies...</del> to correct errors in drafting.	Accepted
Page 42	Policy H3 – Explanation [Paragraph 5.1.19]	Amend sentence as follows: "Brownfield land is defined <u>under 'Previously Developed Land'</u> in Annex 2 of the NPPF <u>February 2019</u> and specifically..." for accuracy and clarity.	Accepted and amended as below
Page 42	Policy H3 – Explanation [Paragraph 5.1.20]	Amend first sentence as follows: "For the purposes of this Plan, brownfield <u>land is also known as Previously Developed Land</u> as defined in the <u>Annex 2 Glossary</u> of the NPPF <u>February 2019</u> ."	Accepted but since the first sentences are common to both will now combine 5.1.19 and 5.1.20
Page 44	Policy H4 – References	Add: Chapter 12 NPPF – Achieving well-designed places; Core Strategy Policy CS.9 [Design and Distinctiveness].	Accepted
Page 46	Policy ECON1 – References	Add: NPPF paragraph 145 [relates to proposals affecting Green Belt].	Accepted
Page 46	Policy ECON1 – Explanation [Paragraph 5.2.2]	This paragraph refers to the landscape around the village being 'highly sensitive to commercial development'. If this is based on evidence in the 2012 Landscape Sensitivity Study, then it should be made clear here, as an 'evidence base' document. It should also mention restrictions to potential development due to the Green Belt.	Accepted
Page 47	Policy ECON2 – References	Add: Core Strategy Policy CS.22 [Economic Development] to list of references.	Accepted
Page 48	Policy BNE1	Add: 'Warwickshire Landscape Guidelines' [correct title and where the document can be found i.e. web link].	Accepted
Page 49	Policy BNE3 – References	It is not clear how Core Strategy Policy CS.19 [Housing Mix and Type] is relevant to Effective and Efficient Use of Land – delete? However, Core Strategy Policy CS.1 [Sustainable Development] is relevant and should be added to the list of references.	Accepted

Page number	Section	Comment	NDP Response
Page 50	Policy BNE4 – References	Add: NPPF paragraph 145 which lists all ‘appropriate’ forms of development in the Green Belt. If criterion (f) of Policy BNE4 relating to extensions in the Green Belt is to remain, then Core Strategy Policy CS.10 [Green Belt] should be added to the list of references.	Neil
Page 51	Policy BNE5 – References	Add: NPPF paragraph 91 [promoting healthy and safe communities] to the list of references.	Accepted
Page 52	Policy BNE7 – References	Add: NPPF paragraph 102 [promoting sustainable transport] to the list of references. Also add reference to the District Council’s emerging Development Requirements Supplementary Planning Document (SPD) which includes Part ‘O’ on parking standards.	Accepted
Page 52	Policy BNE7 – Explanation [Paragraph 5.3.11]	Amend first line to read: “...car ownership <del>se</del> <u>use</u> of garages...” to correct typographical error.	Accepted
Page 52	Policy BNE8 – References	Add: Core Strategy Policy AS.10 [Countryside and Villages] for completeness.	Accepted
Page 54	Policy BNE10 – References	Add: NPPF paragraph 83 [supporting a prosperous rural economy] and NPPF paragraph 148 [meeting the challenge of climate change] to the list of references, for completeness.	Accepted
Page 54	Policy BNE10 – Explanation [Paragraph 5.3.19]	Amend sentence as follows: “Conversions should be carefully <del>appraised</del> <u>designed</u> to ensure...” to use more appropriate terminology.	Accepted
Page 54	Policy BNE11 – References	Replace Policy CS.19 [Housing Mix and Type] with Policy CS.20D [Existing Housing Stock and Buildings] as incorrect policy has been quoted.	Accepted

Page number	Section	Comment	NDP Response
Page 56	Chapter 5.4 – Natural Environment: Strategic Objective	<p>Second paragraph – amend as follows: “...dominated by farmland, with the <del>Built Up Area</del> village occupying a central location”. There is no need to include the wording suggested for omission, in this context.</p> <p>Third paragraph – amend first sentence as follows: “The Sites of Special Scientific Interest (SSSIs) <u>known as Bearley Bushes and Bearley Waste</u> and <u>the</u> Local Nature Reserve (LNR) <u>known as [insert name here]</u> located within the neighbourhood area already have protected status”. This due to the fact that this is the first time these sites are introduced in this section.</p>	<p>Accepted</p> <p>No Local Nature Reserve but we have five potential Local Wildlife Sites (LSW) words added accordingly</p>
Page 56	Policy NNE1 – References	Replace Core Strategy Policy CS.5 [Landscape] with Policy CS.6 [Natural Environment].	Accepted
Page 58	Policy NNE2 – References	Add: Core Strategy Policy CS.7 [Green Infrastructure].	Accepted
Page 58	Policy NNE2 – Explanation [paragraph 5.4.10]	Propose minor amendment to first sentence as follows: “ <del>Protecting The</del> rural character of the Neighbourhood Area <u>is will be protected</u> through maintaining and enhancing...”.	Accepted
Page 59	Policy NNE3 – References	Delete reference to Core Strategy Policy CS.5 as it is not relevant.	Accepted
Page 60	Policy NNE4 – References	Fourth bullet point – remove ‘and’ after ‘1971’ as it appears to be superfluous.	Accepted
Page 60	Policy NNE4 – Explanation [paragraph 5.4.15]	On the second line, replace paragraph ‘77’ with ‘100’ and after ‘NPPF’ add ‘2019’ to take account of current National Policy document.	Accepted
Page 62	Policy NNE6 – References	Add: Core Strategy Policies CS.2 [Climate Change and Sustainable Construction]; CS.5 [Landscape] and CS.7 [Green Infrastructure], for completeness.	Accepted

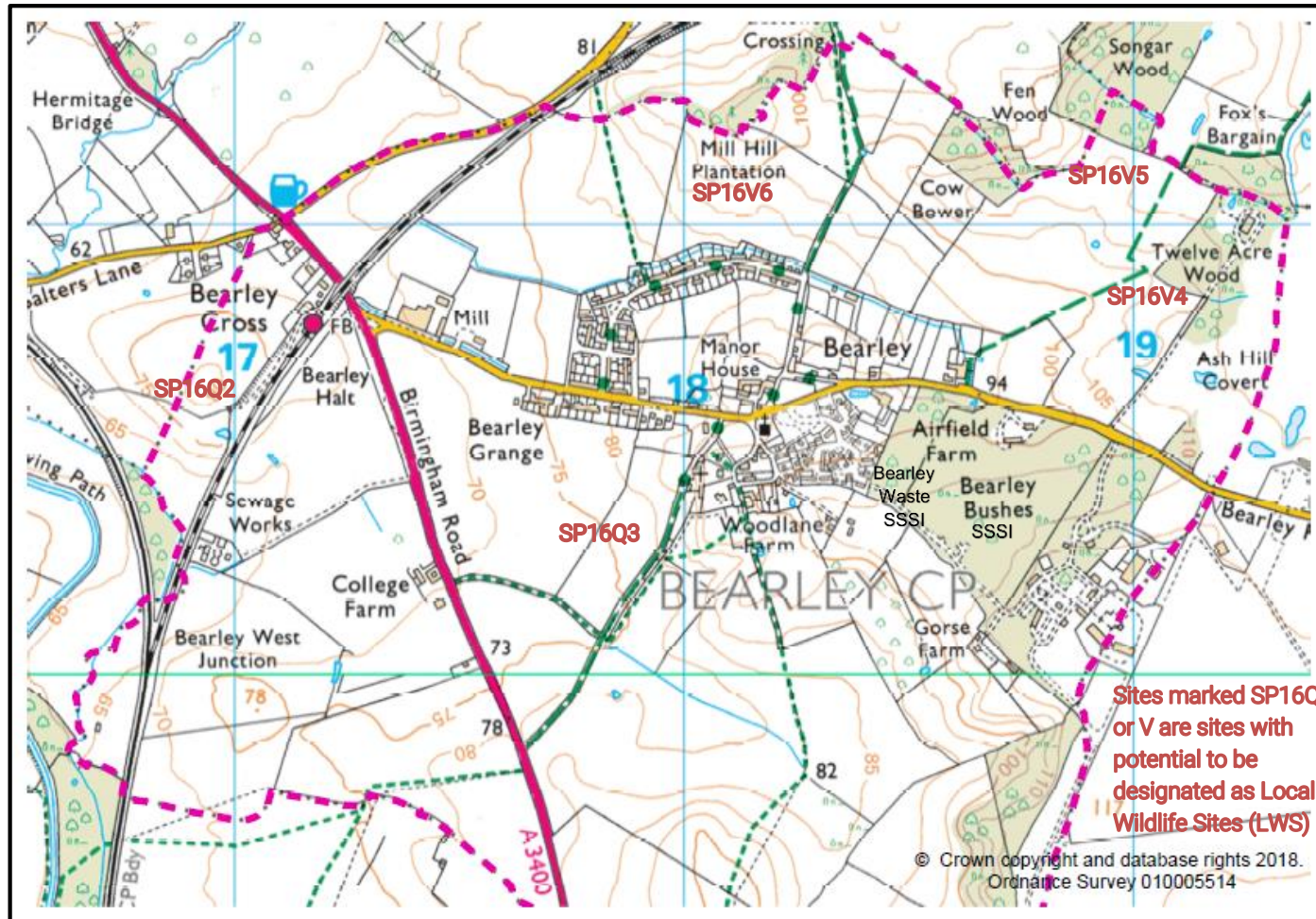
Page number	Section	Comment	NDP Response
Page 65	Policy IN2 – References	Amend NPPF paragraph number from '175' to '165'.	Accepted
Page 66	Policy IN3 – References	Add: NPPF paragraph numbers 102 and 104. Add Core Strategy Policy CS.20 [Existing Housing Stock and Buildings] for completeness.	Accepted
Page 67	Policy IN4 – References	Add: Core Strategy Policy CS.25 [Healthy Communities], for completeness.	Accepted
Page 68	Policy AFC1 – References	Add: NPPF paragraphs 28 and 83, for completeness.	Accepted
Page 69	Policy AFC2 – References	Add: NPPF paragraphs 102 and 104. Add: Core Strategy Policies CS.2 [Climate Change and Sustainable Construction]; CS.7 [Green Infrastructure] and CS.9 [Design and Distinctiveness] for completeness.	Accepted
Page 69	Policy AFC3 – References	Add: NPPF paragraph 83. Add: Core Strategy Policies AS.10 [Countryside and Villages] and CS.25 [Healthy Communities], for completeness.	Accepted
Page 71	Policy MA2 – Title	Amend title to read: "Ensuring enduring continuity of community spirit and capability of the community to <del>be in ownership of own</del> its governance" in order to be consistent with the title within the contents page.	Accepted
Page 78	Appendix 1B: Types of Homes	Table 1B1 – 'Bearley Housing numbers' % column adds up to 99.8%, not 100%.  Table 1B1 – 'Warwickshire' % column adds up to 99.9%, not 100%.  Table 1B2 – 'Bearley Housing numbers' % column adds up to 99.9%, not 100%.	All figures directly copied from census on an as is basis. Office of National Statistics do not appear to put out figures to two decimal points. Hence the inaccuracy noted.

Page number	Section	Comment	NDP Response
		Table 1B2 – ‘Stratford District’ % column adds up to 100.1%, not 100%.	
Page 96	Appendix 4: Acronyms	NP – Neighbourhood <u>Development</u> Plan SuDS – Sustainable <del>Urban</del> Drainage Systems VASA – Volunteering Action Stratford- <u>on-Avon</u> District	Accepted and several others also added.

### 15.3 Neighbourhood Plan Steering Group Response to SDC Comments

In addition to the Neighbourhood Plan Steering Group responses provided in Sections 15.1 and 15.2 the following are the changes implemented by the Neighbourhood Plan Steering Group to address the comments received from SDC.

#### 15.3.1 Replacement figure for Fig 11 on page 57 - map including SSSIs and potential Local Wildlife Sites



### **15.3.2 Redrafting of Policy NNE5 and listing of the Vistas**

1. Change policy wording to

#### **Policy NNE5 Valued Landscapes, Vistas and Skylines**

Bearley is located in the Warwickshire Special Landscape Area of Ancient Arden. Development proposals must demonstrate how they are appropriate to, and integrate with, the character of the landscape setting, while conserving and, where appropriate, enhancing the character of the landscape, including important local features. Development proposals should ensure that all prominent views of the landscape and important vistas and skylines (known collectively as valued landscapes) are maintained and safeguarded, particularly where they relate to heritage assets and village approaches.

2. Add the following items to existing References

Warwickshire Landscapes Guidelines – Arden

Character Map Stratford-on-Avon District

[https://www.warwickshire.gov.uk/landscape\\_guidelines](https://www.warwickshire.gov.uk/landscape_guidelines)

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

Stratford-on-Avon District Design Guide – April 2001

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

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

3. Change wording of paragraphs 5.4.18, 5.4.19 and 5.4.20 as follows:

#### **5.4.18**

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

#### **5.4.19**

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

#### 5.4.20

Many viewpoints around the village and its surrounds defining the character of the village are included in Figures 3,4,5 and 6. The key Valued Landscapes are shown in Figure 13. The views identified are visible from well used public highways and footpaths forming the important settings for the Conservation Area, heritage assets as well as views of the surrounding Ancient Arden Special Landscapes stretching towards the Cotswolds, Warwick and Birmingham:

1. Lych Gate of St Mary the Virgin Church framed by an almost continuous green hedging in an elevated position (Fig 3 photo G25)
2. Heritage buildings with the Stone House rising above the green space and ancient 800 year old oak Tythe Barn, Tudor Cottage and the green entrance of the Manor Cottage as well as the towering mature trees of Bearley Green. (See Fig4 photos G7, G8, G10, G11 and G12)
3. Open spaces of Bearley Green dotted with mature trees to the south and the large open grassed space of Upper Play Area ringed by tall mature trees and hedging with steps leading to Old Snitterfield Road and School Lane. (See Fig4 photos G17 and G22)
4. Green trees of Bearley Bushes and Bearley Waste and start catching glimpses of converted farm building with the bending road offering sight of the mature trees and low fencing marking the edges of Bearley Green and Upper Play Area.
5. Rising land reaching the Mill Hill Plantation with its bluebells and flowering hedges and well tended arable land to the west. As one continues north at field edge the vista widens offering views towards Wootton Waven, Little Alne, Aston Cantlow and Wilmcote and the Warwickshire landscapes. (See Fig 3 photo G4)
6. Upper floors and roofs of Grange Road housing nestling ay the valley and the open land edged by trees and hedging along School Lane rising towards historic heart of the village and the Bearley Manor. (See Fig 3 photos G1 and G2)
7. Vista of rising arable fields marked with a few mature trees reaching the Mill Hill Plantation towards the west the land levels out bringing the hedging by the railway into view. (See Fig3 photo G3)
8. At the gate of the green space between Church and Ash Lane one gets a picture postcard view of Tudor Cottage to the north, the bell tower of St Mary the Virgin Church to the north east rising above the tall hedging and the yews, the edges of the land marked by the wooden fencing. (See Fig 4 photos G18 and G15, Fig 5 photo A17)
9. Footpath to Gospel Oak by the Woodlane Farm another set of uninterrupted 180 degree vistas await at the apex of the footpath with the Conservation Area to the north, Bearley Waste and Bearley Bushes to the east, Gorse Farm and surrounding woodland to the south with grazing land in between. (See photo on page 73)
10. Top of the footpath leading to Ash Lane one gets an uninterrupted 180 degree vista of Ancient Arden landscape from Stratford-on-Avon to the south, Evesham to south west, Alcester to the west, Studley to the north west and Henley-in Arden to the north. (See photo on page 55)



11. Panoramic view of Bearley with the land rising to the east encompassing the railway bridge and Bearley Mill, rear gardens of housing from Bearley Grange to Old Vicarage, properties along Ash Lane and the undulating arable land towards Pathlow. (See Fig 5 photos A10 and A11)
  12. There are numerous other uplifting and inspirational vistas and skylines included in Section 3 of this Plan (see Figures 3,4,5 and 6 and associated photos) all readily accessible to residents and visitors alike via footpath and lanes.
4. Add new figure 13 as follows renumbering successive figures.

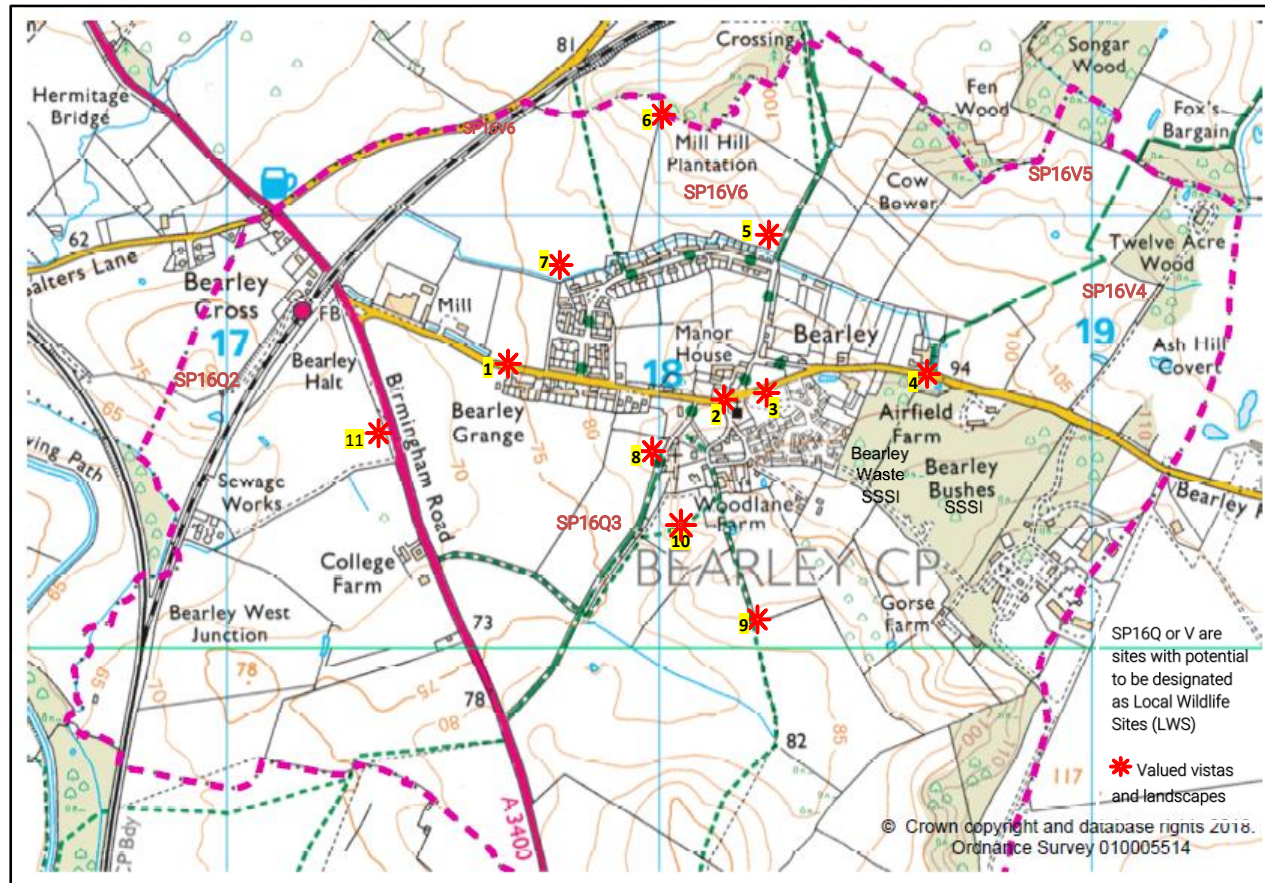


Fig13. Valued landscapes, vistas, SSSIs and potential LWS © Crown Copyright. All rights reserved. 010005514

## 16 Representation Supporting Documentation

### **Bearley Neighbourhood Development Plan Consultation Summary Representation Supporting Documentation**

The following documents are referred to in the Consultation Responses document and are listed and copies attached in the following pages.

1. Response Code 010: Mr John Simkins - three page letter;
2. Response Code 018 Alf Rajkowski - Location Plan;
3. Response Code 022 National Grid - two page letter;
4. Response Code 038: Mrs Andrea Davis and Mr Ben Davis – two page letter;
5. Response Code 040: The Coal Authority – one page letter;
6. Response code 046 Clare Grant – one page letter;
7. Response code 048 Simon Birtles – two page letter;
8. Response code 050 Natural England – one page letter;
9. Response code 052 Historic England – two page letter;
10. Response code 053 Woodland Trust – three page letter;
11. Response code no 62 Alf Rajkowski – Location Plan;
12. Response code 064 Trine Developments – Location Plan;
13. Response code 064 Charles Robinson for Mr and Mrs Hartley – google map and Location plan;
14. Response code 064 Richard Woodman – location plan and blank SHLAA form sent by e-mail dated 10 March 2019;
15. Response code 064 Richard Woodman - attachments to e-mail dated 25 February 2019 from Stratford on Avon District Council – Bearley BUAB, location plan and SDC Regulation 18 consultation document;

16.1 Response Code 010: Mr John Simkins three page letter

01789 730050.

30 January 2013.

Mr John Simkins  
25 Cherry Lane  
Bearley  
Stratford Upon Avon  
CV37 0SX

Re: Policies and Aspirations for Bearley.  
BNE 4.

In general I agree with the above aspirations for Bearley, BNE 4 design guidelines, as long as they are "guidelines" and not dictatorial in execution and judgement, which would be essentially restrictive.

However, we must accept that all villages are made up of architectural styles that are appropriate to the design knowledge and construction techniques at the time they were conceived and built, and reflect the innovation and aspirations of an enlightened community and society.

History is defined by the identity of new architecture, and not to enshrine this as an enriching statement is to deny future historians statements of the built environment that shape our identity and our spirit of renewal.

To dictate a definition as "appropriate character" can prove an enormous straight jacket, nullifying inspiration and subjugating the opportunities of new characteristics in form and spatial control. We should ask ... "who is it who defines which architecture is appropriate"? ... and "why"? ... "what are

the design qualifications and experience (proven) and competence of these people who define 'appropriate character' . . . . . "do they understand the visual beauty and control of mass and spatial definition, and if so, elucidate it"?

The development of 60 houses in 1986 were of a particular design and character, visually of the period, but not exactly of good design, and after 35 years, they appear at times, tired and dated. Although still acceptable, but do we wish to encourage further building in the same defined style and genre? Within & under your terms of "appropriateness", I think not!

To do so would be insulting to future generations and to the concept of progress in the way in which we provide shelter for the human condition.

The morose and boring, tired housing developments by builders we see corrupting our landscape are an anathema to us, visually, but are a result of the above lack of awareness, surely with good creative original design (born from high quality training and practice) located in our beautiful tree blessed environment should be encouraged, indeed, applauded, not restricted.

To that effect your closing statement to Policy BNE 4.1 fact should be amended to a

more confident, liberated and uplifting statement that encourages greater inspired design statements of the day.

1. suggest . . . . .

"The above policies should be considered where appropriate, but equal enthusiasm for exceptional modernistic designs for future architectural projects should be encouraged and cultivated within the village environment"

To not do so, I feel would be a dereliction of duty to future generations.

I leave you with the following thought . . . . .

"Those who walk through dust, see only dust,  
but those who elevate themselves to high  
mountains,  
Grand new days will they see!"

Alphonse Mucha .

thank you, Justinis, designer & architect .

**16.2 Response Code 018 Alf Rajkowski Location Plan**

A draft scheme showing my initial proposal



## 16.3 Response Code 022 National Grid two page letter

nationalgrid

wood.

Lucy Bartley  
Consultant Town Planner

Tel: 01926 439116  
[n.grid@woodplc.com](mailto:n.grid@woodplc.com)

Sent by email to:  
[np@bearley.org](mailto:np@bearley.org)

14 January 2019

Dear Sir / Madam

### **Bearley Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

#### **About National Grid**

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

#### **Specific Comments**

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.

**National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.**

#### **Key resources / contacts**

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

Gables House  
Kenilworth Road  
Leamington Spa  
Warwickshire CV32 6JX  
United Kingdom  
Tel +44 (0) 1926 439 000  
woodplc.com

Wood Environment  
& Infrastructure Solutions UK Limited  
Registered office:  
Booths Park, Chelford Road, Knutsford,  
Cheshire WA16 8QZ  
Registered in England.  
No. 2190074



**Electricity distribution**

The electricity distribution operator in Stratford on Avon Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: [www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Lucy Bartley  
Consultant Town Planner

[n.grid@woodplc.com](mailto:n.grid@woodplc.com)

Wood E&I Solutions UK Ltd  
Gables House  
Kenilworth Road  
Leamington Spa  
Warwickshire  
CV32 6JX

Spencer Jefferies  
Development Liaison Officer, National Grid

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick  
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]  
**Lucy Bartley**  
**Consultant Town Planner**

cc. Spencer Jefferies, National Grid



16.4 Response Code 038: Mrs Andrea Davis and Mr Ben Davis two page letter attached to Response Form

Policy BNE4. IM Village Design  
Continued.... Guidelines.

It is my view that parts of the above sections are very narrow-minded and outdated. It makes Bearley appear as a non-forward thinking, non-progressive community that wants to live in a bygone era. Talented contemporary architects and designers are able to produce incredible designs of buildings which reflect the vernacular of a place, or even enhance it, without always resorting to 'traditional' features. Of course, I understand that this view is quite subjective but where would the world be if people didn't build new and exciting buildings? I'm not suggesting we take inspiration from the glass pyramid outside the Louvre, (which works in a way no one probably believed it would) but I do think we need to be more open to contemporary thinking.

I would not expect anyone to build another Tudor cottage in the village -

mostly because it would be virtually impossible to recreate with today's methods and materials (and Health + Safety Regs) - so if someone was to incorporate the 'unique' design details from the cottage into a new building then I would see it as derivative, most likely to also look twee or cliché in its aesthetic, but also this would surely render the 'uniqueness' no longer true?

Whilst this country has suffered from some awful architectural design examples, post-war, and we are still learning from our mistakes (some of which brick built dwellings are in this village), this should not mean that the only way we can rectify this in moving forward is to just copy what has gone on before.

Andrea Davis

The caveat at the bottom of Policy BNE4 is meaningless - it's like saying 'we might consider a different design, as long as we tell you what you have to include in 'lots of detail.'

## **16.5 Response Code 038: The Coal Authority**



200 Lichfield Lane  
Berry Hill  
Mansfield  
Nottinghamshire  
NG18 4RG



Tel: 01623 637 119 (Planning Enquiries)

Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

Web: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

For the Attention of: Bearley Parish Council  
Stratford on Avon District Council

**[By Email: [BearleyPC@outlook.com](mailto: BearleyPC@outlook.com) ]**

28 February 2019

Dear Bearley Parish Council

### **Bearley Neighbourhood Plan - Pre-submission**

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

**Christopher Telford BSc(Hons) DipTP MRTPI**  
**Principal Development Manager**

Protecting the public and the environment in mining areas

## 16.6 Response code 046 Clare Grant

### Bearley neighbourhood plan survey Section 4.5

#### Explanation

5.4.1 no comments

5.4.2 no comments

5.4.3 Comments

The following comment should be removed because it is factually incorrect with regard to the 29 acres of Bearley Bushes we own.

“Over the years, Bearley residents have responsibly enjoyed the beauty of these places, and the owners are aware of this.”

This may have been the situation during the life time of the previous owner, but it is no longer the case.

5.4.4

This complete section should also be removed because it is factually incorrect. The statement that we as owners have indicated to Natural England that people can have access to the land as they wish is incorrect. Historically this may have been the case, however it is no longer so.

The reasons for this are as follows.

**Access.** The area we own does not have any public road access and our area of woodland can only be accessed via our private drive.

**Danger.** The age and condition of some of the trees makes walking through the woods very dangerous and we cannot take any responsibility for that. Also we have found evidence of people having bonfires and parties in the middle of the woods. This creates a serious fire hazard to the whole woodland in a summer as hot and dry as 2018.

The only organisation that has our permission to enter the woods is The Warwickshire Bat Group. They come annually to count the numbers of Lesser Horseshoe Bats. However they always make an appointment to confirm it is convenient.

**16.7 Response code 048 Simon Birtles two page letter**

CUTLERS FARM  
WOOTTON WAWEN  
HENLEY-IN-ARDEN  
WARWICKSHIRE  
B95 6DJ

Arslan Erinmez  
Chairman  
Parish Council  
The Village Hall  
Snitterfield Road  
Bearley  
Stratford-upon-Avon  
CV37 0SR

4 March 2019

Dear Mr Arinmez

**Bearley Neighbourhood Plan – Land between Church Lane and Ash Lane**

I am writing on behalf of my mother, Mrs I M Birtles, who is the registered owner of the field between Church Lane and Ash Lane.

It was good to hear your presentation of the Neighbourhood Plan and to have the opportunity to ask questions and speak to you afterwards.

As I said at the time I am unclear why this land is being designated Local Green Space (LGS) and what the implications would be for the current owner or her successors in title. The field is the only land in your consultation document with proposed designation as LGS that does not have any rights of access to the general public except along the fenced footpath on the south west edge of the field.

The consultation document states that "...Local Green Spaces will be protected, maintained and, where possible, enhanced to ensure adequate amenity space is available for the community...". Not only will the local community not have access to this privately owned field but the suggestion is that further maintenance responsibility is being placed on the owner.

The guidance to the National Planning Policy Framework (NPPF) says "it is also important to engage with any owners of the land in question". I acknowledge that you wrote to my mother stating your intention to designate this land as LGS but this was only received a few weeks before the consultation document was released and did not, as I said at the meeting, amount to engaging with the owner.

The NPPF states that the Local Green Space designation should only be used where the green space is: "... b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and ....."

I do not accept that the field meets these criteria and whilst you suggested at the meeting that the richness of its wildlife was evident, this is more by virtue of its recent neglect than any sustainable habitat for wildlife. I would be interested to see evidence of what members of the village said about this field through any surveys you conducted before the consultation document was produced.

You agreed that it was important that my mother and I meet the local planner to discuss our concerns with this designation. I believe this appears to be more driven by the desire to emphasise the recent objection to any development on this land rather than meeting the criteria of the NPPF. Development was, in any event, declined following the recent planning appeal. The property and all the surrounding area is in a Conservation Area and therefore from a visual point of view for that part of the village is already well protected in the future.

I should be grateful if you could acknowledge receipt of this letter by return of the enclosed card and that the contents will be passed on to the local planner in considering your Neighbourhood Plan.

Many thanks.

Yours sincerely,



**Simon Birtles**

## 16.8 Response code 050 Natural England

Date: 12 March 2019  
Our ref: 274648  
Your ref: Bearley Neighbourhood Plan



Nicola Everall (Parish Clerk)  
Bearley Parish Council  
The Village Hall  
Snitterfield Road  
Bearley  
Stratford-upon-Avon, CV37 0SR

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 8GJ

**BY EMAIL ONLY**  
[np@bearley.org](mailto:np@bearley.org)  
[bearleypc@outlook.com](mailto:bearleypc@outlook.com)

T 0300 060 3900

Dear Ms Everall,

### **Bearley Neighbourhood Plan – Pre-Submission Consultation**

Thank you for your consultation on the above dated 31 January 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Victoria Kirkham  
Consultations Team

## 16.9 Response code 052 Historic England two page letter



Historic England

WEST MIDLANDS OFFICE

Dr Arslan Erinmez

Direct Dial: 0121 625 6887

Our ref: PL00543369

13 March 2019

Dear Dr Erinmez

### **BEARLEY NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION.**

Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan. Historic England is supportive of both the content of the document and the vision and objectives set out in it.

We are pleased to note that the Plan evidence base is well informed by reference to the Warwickshire Historic Environment Record and includes extensive analysis of the historic landscape of the Parish. Very commendably this includes a bespoke Character Appraisal of the settlement defining individual character zones in order to better define local distinctiveness. All of this provides a context and a sound evidence base for well thought out Plan policies.

The emphasis in the Plan policies on the conservation of rural character and local distinctiveness through good design and the protection of heritage assets, archaeology, local green space and important views, along with landscape character is to be applauded.

One detailed comment on the text arises in relation to paragraph 2.4.8 where references to Conservation Area Consent and English Heritage are both out of date, the former having been subsumed into planning permission and the latter having changed its' name to "Historic England".

We do also have some minor comments on Policy wording that you may wish to consider as a way of strengthening some policies.

In relation to Policy BNE1- Responding to Local Rural Character, we suggest amending the wording in order to make it clear to developers that they must make full use of the detailed information on local character made available in the Plan. We, therefore, suggest that the text in italic below is added:

*"All development proposals must take full account of local character, as described in sections 2 and 3 of the Plan and the Neighbourhood Planning Design Guidelines set out in Policy BNE 4 and must demonstrate how these have been taken into account....."*

In relation to Policy BNE- 10- Reuse or Change of Use of Buildings, while we support the conversion to beneficial uses of redundant historic buildings we are concerned to ensure that this is done sensitively and in respect of historic farm buildings we consider that the Policy currently does not provide sufficiently for this. We suggest a new bullet point is added into the Policy stating:

*"Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials*





Historic England

WEST MIDLANDS OFFICE

*and form”.*

In conclusion, the plan reads overall as a well written, well-considered and fit for purpose document. We consider that a very commendable approach is taken to the historic environment of the Parish and that the Plan constitutes a good example of community led planning.

I hope you find these comments and advice helpful.

Yours sincerely,

Peter Boland  
Historic Places Advisor  
peter.boland@HistoricEngland.org.uk

cc:

## 16.10 Response code 053 Woodland Trust three page letter



The Woodland Trust  
Grantham  
Lincolnshire  
NG31 6LL

Telephone  
08452 935798  
Email

VictoriaBanksPrice@woodlan  
dtrust.org.uk

14<sup>th</sup> March 2019

Re: Consultation on Bearley Neighbourhood Plan

### Woodland Trust response

Thank you very much for consulting the Woodland Trust on your neighbourhood plan for Bearley, we very much appreciate the opportunity. Neighbourhood planning is an important mechanism for also embedding trees into local communities, as such we are very supportive of some of the policies set out in your plan.

### Vision and Strategic Objectives

The Woodland Trust is pleased to see that your Neighbourhood Plan identifies the important role that trees play, and that opportunities should be taken to increase tree cover in appropriate locations in Bearley.

Trees are some of the most important features of the area for local people. Already, this is being acknowledged with the adopted Stratford-on-Avon District Council Core Strategy (2016), and Policy CS.5 (Landscape) which seeks to maintain the landscape character of the District and proposals for development should not lead to any loss or damage to trees, woodland and hedges. Also, Policy CS.7 (Green Infrastructure) identifies woodland as an important part of Stratford-on-Avon's physical and cultural resource, and the need to protect landscape beauty, and how any proposals for development should have regards to the distinctiveness of local landscapes. Therefore, this should also be taken into account with your Strategic Objective for the natural environment in your Neighbourhood Plan for Bearley, and should include the following:

To safeguard our natural environment, **conserve and enhance existing woodlands, trees and hedgerows**, and enhance biodiversity through sensitive development that protects and enriches the landscape and green assets.

### Natural Neighbourhood Environment

We are pleased to see that Policy NNE2 specifically acknowledges the vital contribution of woodland and trees in Bearley, and how your plan can assist with safeguarding these from encroachment, whilst also seeking to protect and enhance this resource. But this should also recognise the fact that development should not lead to the loss or degradation of trees and woods in your parish. Increasing the amount of trees in Bearley will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods, and also outside woods in streets, hedgerows and amenity sites.

Information can be found here: <http://www.magic.gov.uk/MagicMap.asp> and <http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/>

Ancient woodland would benefit from strengthened protection building on the National Planning Policy Framework (NPPF). On 24<sup>th</sup> July 2018 the Ministry of Housing, Communities and Local Government published the revised NPPF which states:

**development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists**

The Woodland Trust believe this must be given due weight in the plan making process as it shows a clear direction of travel from central Government to strengthen the protection of irreplaceable ancient woodland and trees. Therefore, we would recommend that Policy NNE2 acknowledges this and should start with the following sentence:

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

The Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient tree protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017), identified the importance of ancient woodland, and how it should be protected and enhanced. Also, we would like to see buffering distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland. Standing Advice from Natural England and the Forestry Commission has some useful information:

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

Also, we would like to see the importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Bearley. In an era of ever increasing concern about the nation's physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health & wellbeing at a local level. Whilst, at the same time, the Health & Social Care Act 2012 has passed much of the responsibility for health & wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014. Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them as well.

#### **Amenities, Facilities and Community**

Whilst Policy AFC1 does identify the fact that any shortfalls in community provision is going to be acknowledged as something is taken forward, protecting natural features such as community space provision should also be taken into account. It should seek to retain and enhance recreational and local green spaces, resist the loss of open space, whilst also ensuring the provision of some more. Therefore, to what extent there is considered to be enough accessible space in your community also needs to be taken into account with new development proposals, such as housing. There are Natural England and Forestry Commission standards which can be used with developers on this:

The Woodland Access Standard aspires:

- That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.
- That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.

The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure - see the Woodland Trust publication *Stemming the flow* – the

role of trees and woods in flood protection - <https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/>.

**Woodland Trust Publications**

We would like to take this opportunity to draw your attention to the Woodland Trust's neighbourhood planning microsite: <https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/> which may give you further ideas for your plan.

Also, the Woodland Trust have released a planners manual which is a multi-purpose document and is intended for policy planners, such as community groups preparing Neighbourhood Plans. Our guide can be found at: <https://www.woodlandtrust.org.uk/mediafile/100820409/planning-for-ancient-woodland-planners-manual-for-ancient-woodland-and-veterantrees.pdf?cb=8298cbf2eaa34c7da329eee3bd8d48ff>

In addition other Woodland Trust research which may assist with taking your Neighbourhood Plan foreword is a policy and practice section on our website, which provides lots of more specific evidence on more specific issues such as air quality, pollution and tree disease: <https://www.woodlandtrust.org.uk/publications/>

Our evidence base is always expanding through vigorous programme of PhDs and partnership working. So please do check back or get in touch if you have a specific query. You may also be interested in our free community tree packs, schools and community groups can claim up to 420 free trees every planting season: <http://www.woodlandtrust.org.uk/plant-trees/community-tree-pack/>

If I can be of any assistance please do not hesitate to get in touch, I would be more than happy to discuss this further with you. If you require any further information or would like to discuss specific issues please do not hesitate to contact Victoria Bankes Price – Planning Advisor 0343 7705767 [victoriabankesprice@woodlandtrust.org.uk](mailto:victoriabankesprice@woodlandtrust.org.uk)

Best wishes and good luck with your plan

Ian Lings – Local Planning Support Volunteer

On behalf of the Woodland Trust

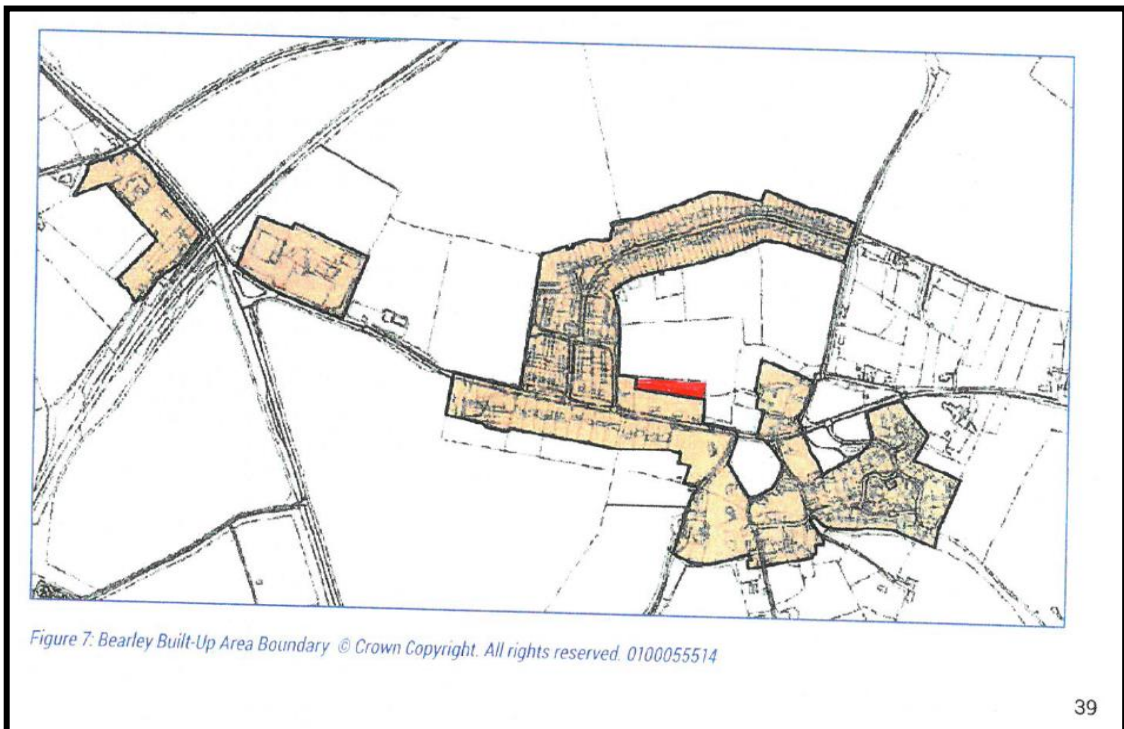
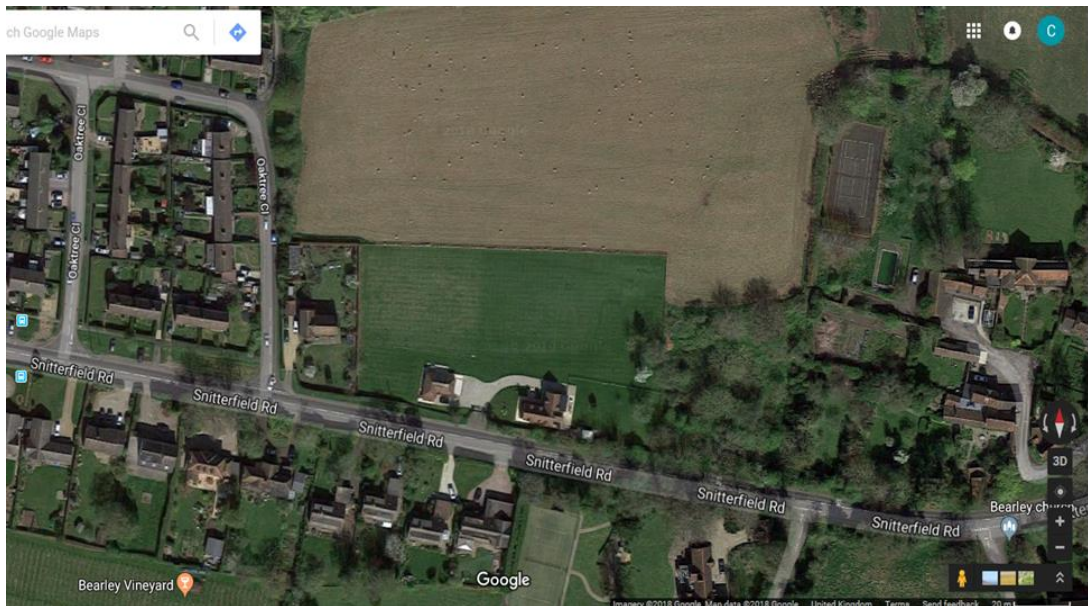
**16.11 Response code no 62 Alf Rajkowski (see also item 3.2 above and response form code 018)**



16.12 Response code 064 Trine Developments one drawing



**16.13 Response code 064 Charles Robinson for Mr and Mrs Hartley one Google map and one diagram**



16.14 Response code 064 Richard Woodman - attachments to e-mail dated 24 September 2014 from Bearley Parish Council





# Strategic Housing Land Availability Assessment (SHLAA) Call for Sites Pro-forma



- Please complete this form if you would like to suggest land for future development in Stratford-on-Avon District. The sites will be assessed as part of the SHLAA and used in the preparation of the Site Allocations Plan which can be viewed at [www.stratford.gov.uk/siteallocations](http://www.stratford.gov.uk/siteallocations).
- Please only submit sites capable of **delivering 5 or more homes or more than 0.25ha (500sqm floorspace)** for commercial uses.
- Please complete a **separate form for each site**. Complete each section clearly and legibly to the best of your knowledge.
- You must attach a **1:1250 scale Ordnance Survey map** clearly showing the precise boundaries of the site and details of site ownership.
- You must **sign and date the declaration** at the end of the form.
- In submitting a site you consent for your name and postal address to be made publicly available.

1. Your Details (please provide details)			
Title		Name	
Organisation (if relevant)		Representing (if relevant)	
Address			
Post Code		Telephone	
Email			

2. Site Location (please provide details)			
Site Name			
Site Address (Inc. postcode if known)			
OS Grid Ref: Easting		OS Grid Ref: Northing	
Total Site Area (Hectares)		Area of Site Suitable for Development	
Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site with a red line. If appropriate, show other land in your ownership in blue. If relevant, also provide details of land parcels where the site is under multiple land ownership (see Section 3).			

3. Site Ownership (please tick as appropriate and/or provide details)			
Ownership (please tick)	Yes – sole owner <input type="checkbox"/>	Yes – part owner <input type="checkbox"/>	No <input type="checkbox"/>
If you are a part owner or are not the owner, please provide name(s) and address(s) of the other landowners			
Have you notified the (other) landowner/s that you have submitted this site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

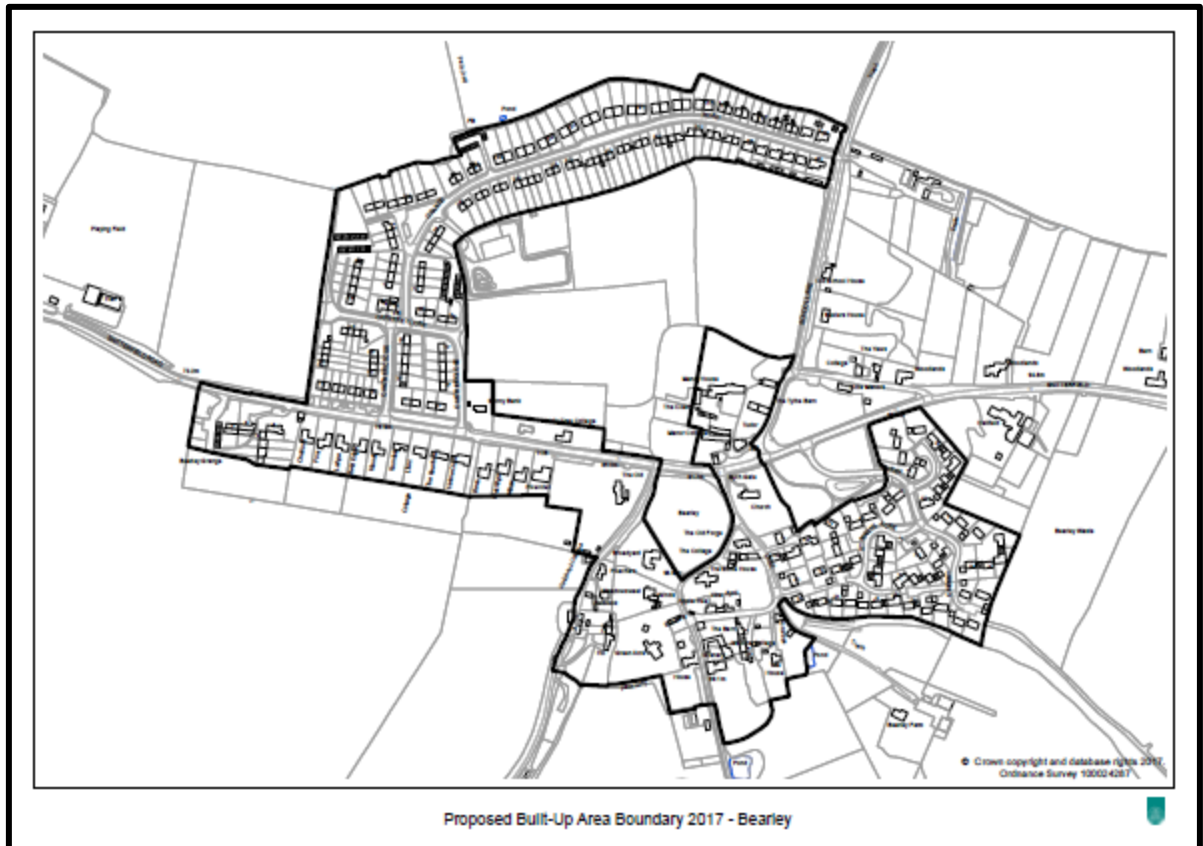
4. Site Constraints (on site or on the boundary) (please tick as appropriate and/or provide details)					
Current / Previous Use					
Adjacent Land Uses					
Relevant Planning History					
Existing Infrastructure	Electricity <input type="checkbox"/>	Gas <input type="checkbox"/>	Mains Sewerage <input type="checkbox"/>	Mains Water <input type="checkbox"/>	Telecoms <input type="checkbox"/>
Access from the Highway	Yes (classified road) <input type="checkbox"/>	Yes (unclassified road) <input type="checkbox"/>	No <input type="checkbox"/>		
Highway Works					
Ransom Strips					
Legal Issues					
Existing Occupiers					

Public Access / Rights of Way	
Wildlife Designations (wildlife site, protected species)	
Heritage Designations (e.g. listed buildings)	
Agricultural Land Classification (If appropriate)	
Environment Constraints (e.g. mature trees, TPOs, ponds, watercourses)	
Physical Constraints (e.g. flooding, potential land contamination)	
Infrastructure Constraints (e.g. pylons, gas mains)	
Other Known Issues / Constraints	
Interventions to Overcome Constraints?	

#### 5. Proposal Details (please tick as appropriate and/or provide details)

Proposed Development					
Proposed Land Use	Residential <input type="checkbox"/>	Employment <input type="checkbox"/>	Retail <input type="checkbox"/>	Mixed <input type="checkbox"/>	Other <input type="checkbox"/>
Site Capacity / Density (i.e. no. of homes / floor space)					
Potential for Development	Marketed for Development <input type="checkbox"/>	Negotiations with a Developer <input type="checkbox"/>	In control of a Developer <input type="checkbox"/>		
Availability for Development	Short-term (within 5 yrs) <input type="checkbox"/>	Medium-term (6-10 yrs) <input type="checkbox"/>	Long-term (11+ yrs) <input type="checkbox"/>		
Development Timescale / Phasing (Inc. build rates)					

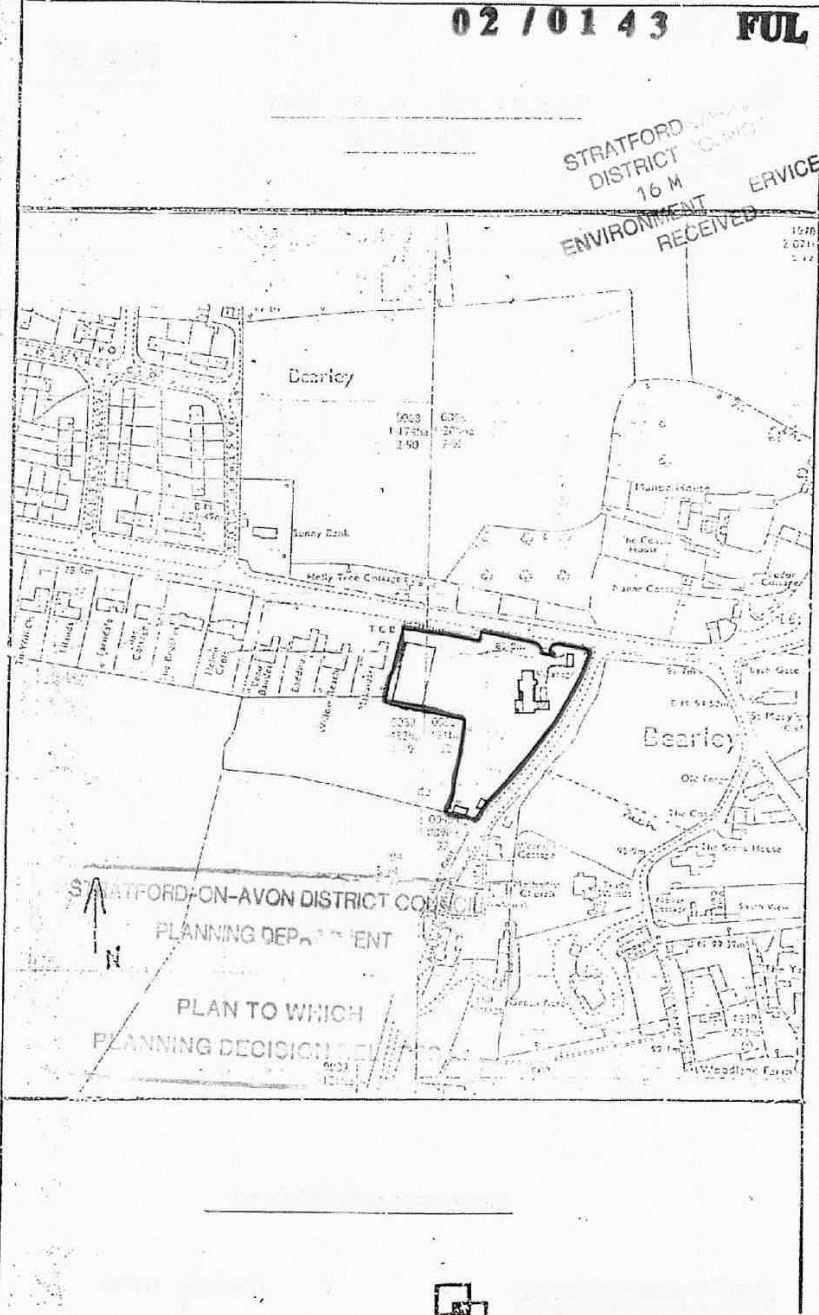
**16.15 Response code 064 Richard Woodman - attachments to e-mail dated 25 February 2019 from Stratford on Avon District Council**



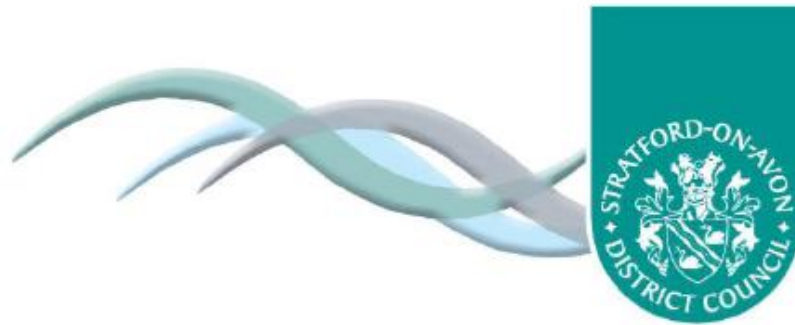
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STRATFORD-ON-AVON DISTRICT COUNCIL  
16 M  
ENVIRONMENT SERVICES  
RECEIVED



STRATFORD-ON-AVON DISTRICT COUNCIL  
PLANNING DEPARTMENT  
PLAN TO WHICH  
PLANNING DECISION



**Site Allocations Plan for Stratford-on-Avon District  
to accompany the Core Strategy**

**Intention to Prepare a Local Plan**

**Regulation 18 Consultation  
Revised Scoping & Initial Options**

## Part 2 Definition of Settlement (Built-Up Area) Boundaries

### Why draw settlement boundaries?

2.1 The purpose of a settlement boundary is to distinguish between land inside the settlement where new development is acceptable 'in principle', from land outside the settlement, where, subject to certain exemptions, development is generally not acceptable. Settlement boundaries therefore help prevent encroachment into the countryside. This is particularly important in the Green Belt.

### Haven't settlement boundaries already been identified?

2.2 Stratford-upon-Avon and the eight Main Rural Centres have existing Built-Up Area Boundaries (BUABs) but these may need to be amended to reflect any recent developments and other circumstances. The Local Service Villages do not currently have BUABs, although some villages have had such boundaries in the past.

### How will the settlement boundaries affect the Green Belt?

2.3 Of the 45 Local Service Villages identified, 11 are in the Green Belt. The drawing of settlement boundaries for those settlements does not change Green Belt policy which will still apply and they will continue to be 'washed over' by the Green Belt designation.



### Green Belt

Just over one-fifth of the District is designated as Green Belt (the area north of Stratford-upon-Avon). The fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open. Green Belt includes both undeveloped 'greenfield' and previously developed 'brownfield' land. The quality of the landscape is not a Green Belt consideration.

Policy CS.10 in the Core Strategy deals with the control of development in the Green Belt and identifies what types of development are appropriate.

Find out more at [www.stratford.gov.uk/corestrategy](http://www.stratford.gov.uk/corestrategy)

2.4 Alcester, Henley-in-Arden and Studley are 'inset' (i.e. removed) from the Green Belt, whilst Stratford-upon-Avon abuts the Green Belt.

#### What you told us previously

2.5 A brief summary of the comments received from the community and stakeholders in response to the Scoping consultation is set out below. As can be seen, opinions were varied on this matter, with a wide range of views expressed.



#### Settlement Boundaries

At the Scoping Stage consultation in August/September 2014 a wide range of views were expressed, including the following:

- Settlement boundaries provide clarity on what is a settlement and what is open countryside and help prevent encroachment
- Use of boundaries should not conflict with the NPPF's presumption in favour of sustainable development and its aim to boost significantly housing supply
- Boundaries should not be drawn too tightly but enable a degree of flexibility rather than restrict or limit development
- Boundaries should not be drawn too loosely as this could imply that every site within the boundary was suitable for development
- Boundaries should include any sites allocated and with planning permission for development
- Definition of boundaries should take account of environmental designations such as AONB and Conservation Areas
- Boundaries are an important means of protecting the rural nature of the District and the villages within it

2.6 The Council believes that it is appropriate to draw settlement boundaries as an effective means of managing development. It is also the Council's view that settlement boundaries are not incompatible with the NPPF where they are included in an up-to-date plan since the plan defines sustainable development in Stratford-on-Avon District. Policy CS.16 in the adopted Core Strategy has established the principle of using Built-Up Area Boundaries as a mechanism for managing the location of development.

2.7 The wording of the policy, which was supported by the Inspector who examined the Core Strategy, confirms that the BUABs for Stratford-upon-Avon and the Main Rural Centres as defined on the Policies Map are the appropriate basis for assessing whether any revisions are justified. In his Main Modifications (MM88) to the submitted Core Strategy, he agreed that BUABs should include allocations identified in the Plan but not that any unallocated land on the edges of these settlements should be included. This is reflected in paragraph 8.1.4 in the Core Strategy.





Policies Map

Find out more at [www.stratford.gov.uk/corestrategy](http://www.stratford.gov.uk/corestrategy)

2.8 Furthermore, it is appropriate to define BUABs for Local Service Villages to coincide with the physical confines of these settlements as the two are clearly meant to be inter-changeable in accordance with Part D in Policy CS.16.

**How have Built-Up Area Boundaries been defined?**

2.9 Boundaries have been drawn around the existing extent of the built-up area of each settlement but also include any land allocated for development. Owing to the rural nature of the District, many settlements have a dispersed settlement pattern. Where a settlement is comprised of distinct parts, separate boundaries around each part have been drawn, which together form the settlement as a whole. This approach will help protect important gaps within settlements.

2.10 Whilst much of the distinction between the built-up area and the open countryside is clear cut, subjective judgement has been necessary in certain cases. To assist, the Council has applied, subject to specific local circumstances, the following principles:

**Land to be included within settlement boundaries:**

- Churchyards;
- Community buildings and their immediate curtilage (i.e. playing fields are excluded);
- Areas of residential curtilage unless these areas are clearly paddocks or orchards or land more appropriately defined as 'non-urban';
- Employment sites on the edge of a village

**Land to be excluded from settlement boundaries:**

- Playing fields – including public, private and school playing fields;
- Modern agricultural buildings;
- Miscellaneous uses which may be located on the fringe of a settlement (e.g. sewage treatment plants, electricity sub-stations, railway land etc.);
- Allotments
- 'Manor Houses' and their associated land



Question 2.1

Do you agree with the criteria that have been applied to define Built-Up Area Boundaries?

2.11 The definition of BUABs will not incorporate reserve sites that are identified. This is because their release will be dependent on specific circumstances arising which will only become evident in the future. Should a reserve site be released, the BUAB for that settlement will be amended to include that development through a revision of the Development Plan.

#### Stratford-upon-Avon

2.12 Stratford-upon-Avon town's BUAB has been defined in successive Local Plans and the current boundary is shown on the District Council's Policies Map. A Neighbourhood Plan for Stratford-upon-Avon has been submitted for examination. The BUAB identified on its Proposals Map corresponds with that shown on the District Council's Policies Map.

2.13 Given this situation, it is appropriate for the boundary for the town to be examined and established through the Neighbourhood Plan process and not duplicate the matter in the SAP.

#### Main Rural Centres

2.14 The BUABs for the eight Main Rural Centres have also been defined in previous Local Plans and their boundaries are shown on the District Council's Policies Map.

2.15 However, since the Policies Map was published in July 2016 to correspond with the adoption of the Core Strategy, Neighbourhood Plans for Bidford-on-Avon and Kineton have been 'made' and those for Shipston-on-Stour and Wellesbourne have been submitted for examination. All four Plans identify a settlement boundary and, on that basis, it is not intended to cover these boundaries in the SAP.

2.16 The maps at Appendix A show the BUABs for the other four MRCs as defined on the Policies Map.



#### Question 2.2

Do you agree with the Built-Up Area Boundaries defined for the following Main Rural Centres?

- (a) Alcester
- (b) Henley-in-Arden
- (c) Southam
- (d) Studley

#### Local Service Villages

2.17 In accordance with Policy CS.15.D in the Core Strategy, it is intended to identify a BUAB for each of the LSVs. For some of these settlements such a boundary has been or is being identified through a Neighbourhood Plan.

2.18 The definition of BUABs includes those LSVs situated within the Green Belt. However, the BUABs have no bearing on the Green Belt and this designation will continue to wash over settlements in the Green Belt irrespective of whether they have a BUAB or not. It should also be noted that, whilst the BUAB will establish where in principle infill development is appropriate, such development must still maintain the openness of the Green Belt and otherwise comply with Green Belt policy.

2.19 All of the LSVs have been assessed, except for the following villages on the basis that their BUAB is identified through a Neighbourhood Plan which has been 'made' or is in an advanced stage of preparation, i.e. submitted for examination:

- Alveston (through the Stratford-upon-Avon NDP)
- Harbury
- Long Compton
- Salford Priors
- Snitterfield
- Tiddington (through the Stratford-upon-Avon NDP)
- Welford-on-Avon
- Wilmcote
- Wootton Wawen

#### Category 1 Local Service Villages

2.20 Two of the five Category 1 LSVs, namely Harbury and Tiddington, are covered by a Neighbourhood Plan that is 'made' or well-advanced. The submitted Stratford-upon-Avon NDP identifies a BUAB for the separate settlement of Tiddington so it is not necessary for the SAP to do so. The maps at Appendix B show the proposed boundaries for the remaining settlements.



#### Question 2.3

Do you agree with the proposed Built-Up Area Boundaries defined for the following Category 1 Local Service Villages?

- (a) Bishop's Itchington
- (b) Long Itchington
- (c) Quinton

#### Category 2 Local Service Villages

2.21 Four of the 10 Category 2 LSVs, namely Salford Priors, Welford-on-Avon, Wilmcote and Wootton Wawen, are covered by a Neighbourhood Plan that is 'made' or well-advanced. Each of them, apart from Salford Priors, identifies a BUAB for the settlement so it is not necessary for the SAP to do so. The maps at Appendix C show the proposed boundaries for the remaining settlements. It had been anticipated that the Brailes NDP would be submitted by now but this has been delayed. On that basis, a BUAB for Brailes is included in this consultation document.

2.22 Two of the Category 2 LSVs, i.e. Wilmcote and Wootton Wawen, are located within the Green Belt and Green Belt policy will continue to apply within their respective BUABs.



#### Question 2.4

Do you agree with the proposed Built-Up Area Boundaries defined for the following Category 2 Local Service Villages?

- (a) Brailes
- (b) Fenny Compton
- (c) Lighthorne Heath
- (d) Napton-on-the-Hill
- (e) Salford Priors
- (f) Stockton
- (g) Tysoe

#### Category 3 Local Service Villages

2.23 Two of the 10 Category 3 LSVs, namely Long Compton and Snitterfield, are covered by a Neighbourhood Plan that is 'made'. They both identify a BUAB for these settlements so it is not necessary for the SAP to do so. The maps at Appendix D show the proposed boundaries for the remaining settlements.

2.24 Four of the Category 2 LSVs, i.e. Claverdon, Earlswood, Great Alne and Snitterfield, are located within the Green Belt and Green Belt policy will continue to apply within their respective BUABs.



#### Question 2.5

Do you agree with the proposed Built-Up Area Boundaries defined for the following Category 3 Local Service Villages?

- (a) Claverdon
- (b) Earlswood
- (c) Ettington
- (d) Great Alne
- (e) Ilmington
- (f) Newbold-on-Stour
- (g) Temple Herdewycke
- (h) Tredington

#### Category 4 Local Service Villages

2.25 One of the 20 Category 3 LSVs, namely Alveston, is covered by a Neighbourhood Plan that is at an advanced stage of preparation. It identifies a BUAB for this settlements so it is not necessary for the SAP to do so. The maps at Appendix E show the proposed boundaries for the remaining settlements.

2.26 Five of the Category 2 LSVs, i.e. Aston Cantlow, Bearley, Mappleborough Green (east of A435 only), Tanworth-in-Arden and Wood End, are located within the Green Belt and Green Belt policy will continue to apply within their respective BUABs.



Question 2.6

Do you agree with the proposed Built-Up Area Boundaries defined for the following Category 4 Local Service Villages?

- (a) Alderminster
- (b) Aston Cantlow
- (c) Bearley
- (d) Clifford Chambers
- (e) Gaydon
- (f) Halford
- (g) Hampton Lucy
- (h) Ladbroke
- (i) Lighthorne
- (j) Long Marston
- (k) Loxley
- (l) Mappleborough Green
- (m) Moreton Morrell
- (n) Northend
- (o) Oxhill
- (p) Pillerton Priors
- (q) Priors Marston
- (r) Tanworth-in-Arden
- (s) Wood End