

BEARLEY NEIGHBOURHOOD PLAN

Presentation to the
Neighbourhood Plan Committee
Thursday 28 August 2014

Why a Neighbourhood Plan (1)

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

Why a Neighbourhood Plan (2)

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

What is a Neighbourhood Plan

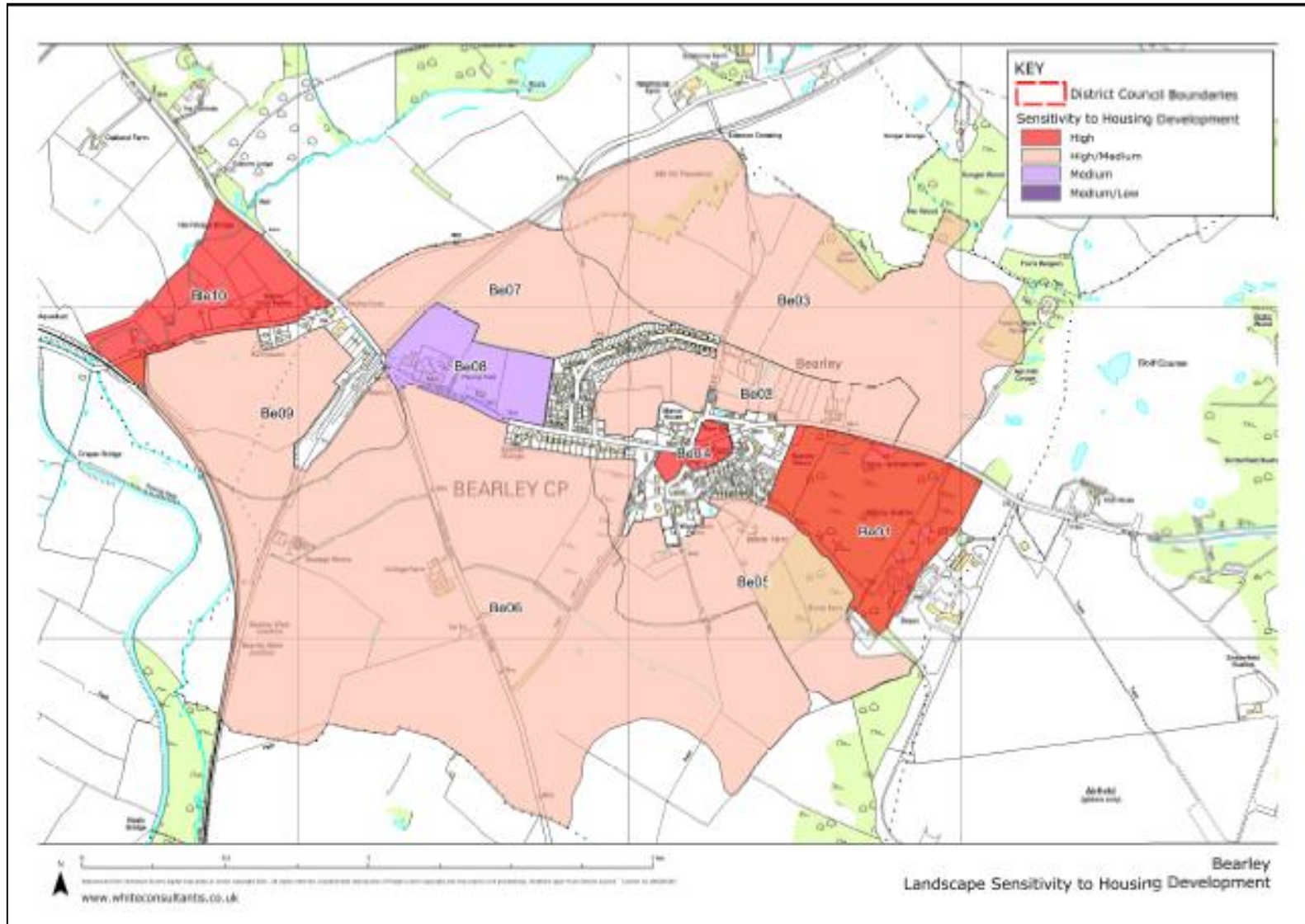
National Planning Policy Framework (NPPF) 2012 requires neighbourhoods to:

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

Development and Use of Land in Bearley

LANDSCAPE SENSITIVITY ASSESSMENT FOR VILLAGES

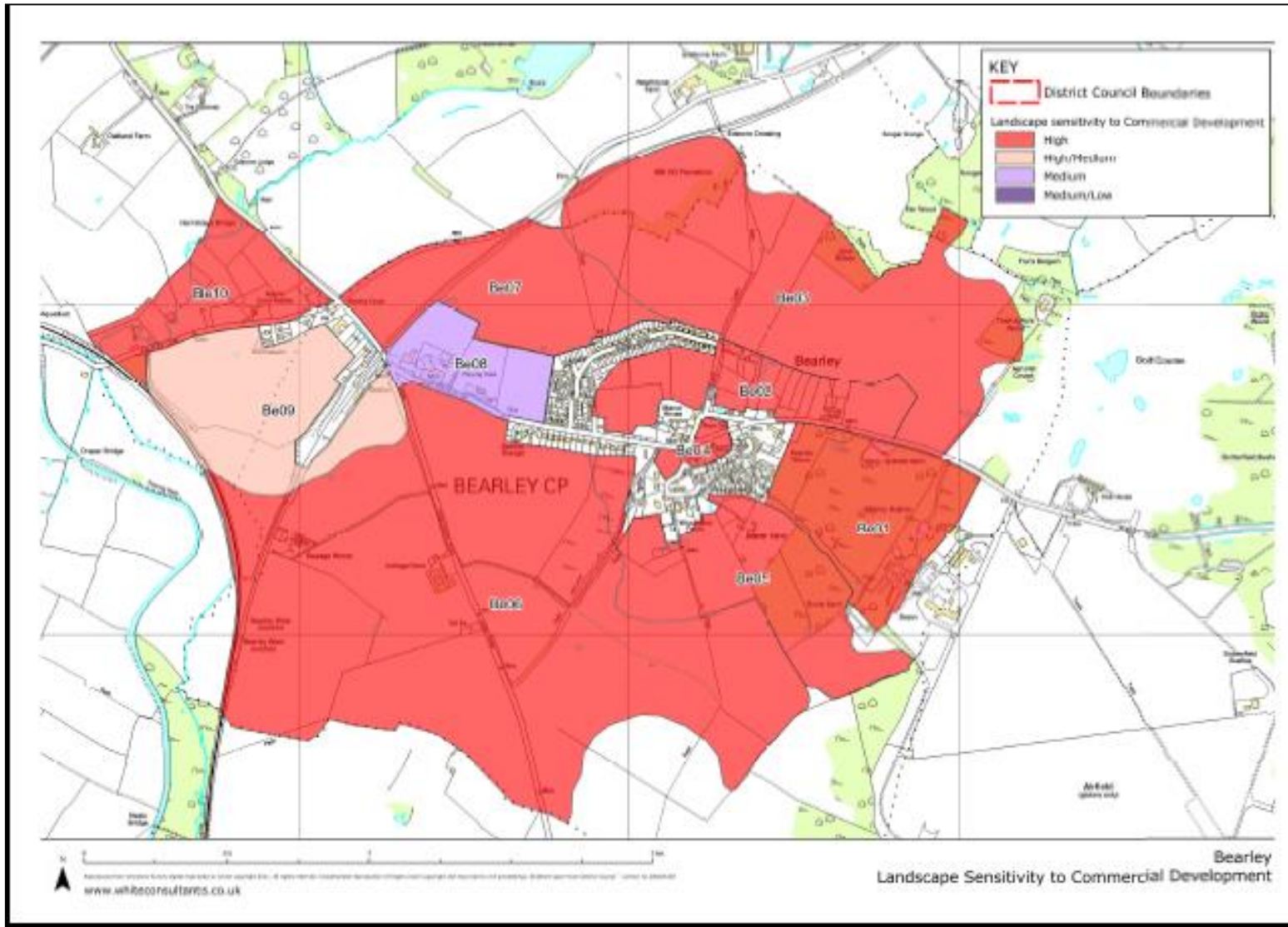
BEARLEY ADDENDUM REPORT – WHITE CONSULTANTS AUGUST 2014



Development and Use of Land in Bearley

LANDSCAPE SENSITIVITY ASSESSMENT FOR VILLAGES

BEARLEY ADDENDUM REPORT – WHITE CONSULTANTS AUGUST 2014



What is in the Bearley Neighbourhood Plan

1. Introduction
2. State of the Bearley Village
3. Planning Policy Context
4. Vision and Objectives
5. Policies and Proposals
6. Delivery Principles and Policies
7. Evidence Base
8. Appendices

Additional Supporting Reports

- Basic Conditions Statement
- Consultation Report
- Site Assessment Report
- Environmental Impact and Sustainability Appraisal (Subject to need)
- Village Design Statement

Vision

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

Objectives

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

Policies and Proposals (1)

1. General Policies

- i. Approval of conforming planning applications
- ii. Bearley Settlement Boundary (Built-up Area Boundary)

2. Housing Policies

- i. Housing allocations (where, broad location or infill)
- ii. Affordable housing provision
- iii. Development criteria
- iv. Mixture of housing, density, design, development layouts, garages, energy, clean water
- v. Reuse of buildings
- vi. Flood mitigation and drainage
- vii. Environmental sustainability
- viii. Home working
- ix. Maintaining green spaces between settlements

Policies and Proposals (2)

3. Transport Policies

- i. Improving bus and rail services
- ii. Traffic and parking management
- iii. Cycle routes
- iv. Mobility services

4. Community Policies

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

5. Environmental Policies

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

Policies and Proposals (3)

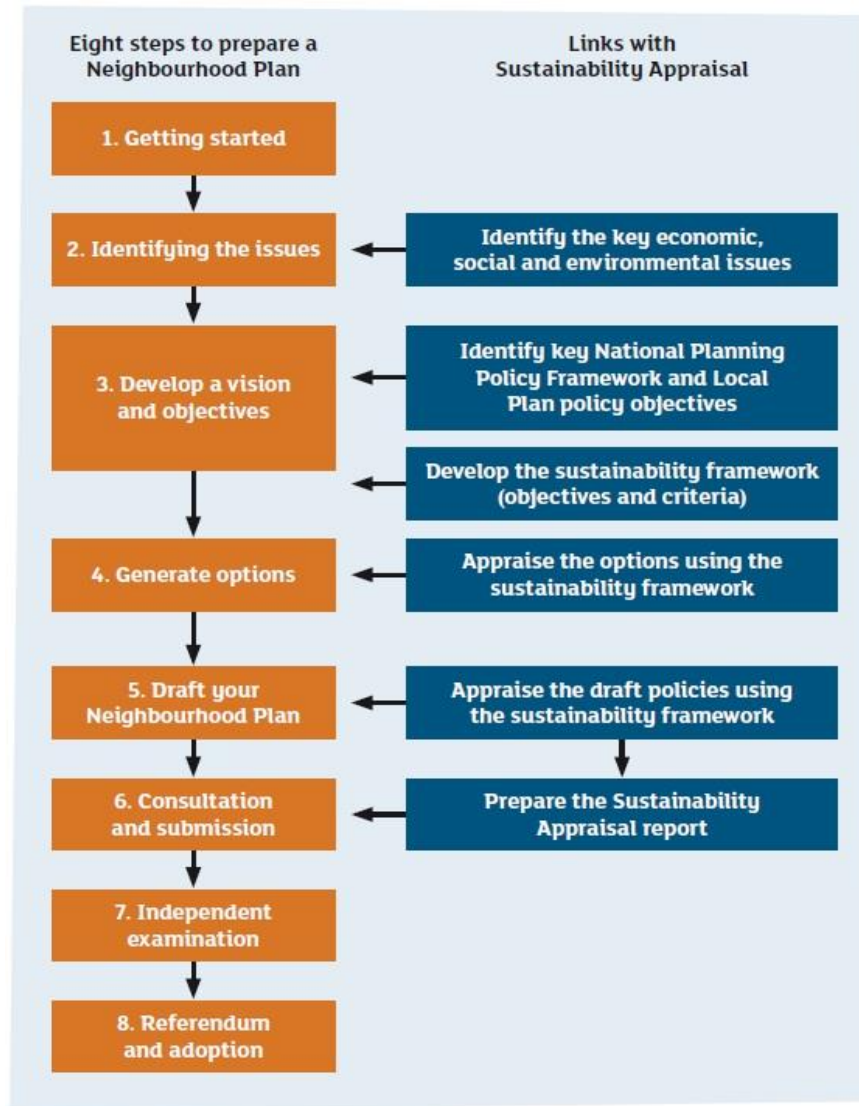
6. Communication Policies

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

7. Infrastructure Policies

- i. Infrastructure criteria (sewerage, drainage, parking, access, broadband, water treatment capacity, electricity and gas supplies)
- ii. Maintenance of existing infrastructure
- iii. Emergency Plans
- iv. Developer contributions to new infrastructure and facilities

Eight Steps



Steps and Timescales

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

What have we done so far

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

What else we have to do

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

What help do we need

- Critical reading of the Draft NP Chapters and preparation of
 - 6. Delivery Principles and Policies
 - Appendix – Basic Conditions Statement
 - Appendix - Site Assessment Report
 - Appendix – Village Design Statement
 - Appendix – Consultation Report
 - Appendix – Environmental Impact Assessment and Sustainability
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Type of help needed

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

* 64% response rate was achieved for the Bearley Village Community Plan

What help have we obtained

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

Volunteers

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

Immediate Next Steps

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

Any Questions?