



BEAUDESERT & HENLEY IN ARDEN JOINT PARISH COUNCIL

Action Plan: 5 Year Housing Supply Shortage - Stratford District Council

1. Purpose

To inform and involve residents regarding the proposed housing development on protected Green Belt land and outline the parish council's strategy to oppose or influence the application through formal planning channels.

2. Background

The proposed development is located on [name/location of site], which is designated Green Belt land and wildlife and or flood zone etc.

The area supports important local wildlife and forms part of the natural floodplain, making it unsuitable for development.

Any planning application of this scale will typically take 8–9 months (or longer) to be reviewed and decided by Stratford-on-Avon District Council.

This timeframe provides the parish council and residents with a window to prepare strong, evidence-based objections.

3. Objectives

- 1 Inform and reassure residents about the planning process and realistic timelines.
- 2 Coordinate evidence-based objections focusing on:
 - Green Belt policy protections (NPPF paragraphs 137–151).
 - Environmental and biodiversity impacts.
 - Flood risk and drainage concerns.
 - Infrastructure and access issues (roads, schools, healthcare).
- 3 Mobilise the community to submit individual objections.
- 4 Engage key stakeholders — MPs, local wildlife groups, and environmental agencies.
- 5 Maintain transparent communication through newsletters, parish meetings, and the website.

4. Action Steps & Timeline

Action	Responsibility	Deadline	Notes
1. Monitor for submission of planning application	Clerk / Planning	Ongoing	Use the District Council's planning portal alerts.
2. Prepare initial communication to residents	Chair / Comms	Immediately	Explain 8–9 month process and council's action plan.
3. Commission or collect local evidence	Environmental Subgroup	Within 4 weeks	Gather flood data, wildlife surveys, photos, maps.
4. Liaise with local experts	Parish Council	Within 6 weeks	Contact wildlife trusts, Environment Agency, and planning consultants if needed.
5. Draft formal objection	Planning Subgroup	Once application published	Focus on planning grounds only (not emotional arguments).
6. Public information meeting	Full Council	Within 2 weeks of application	Encourage residents to make individual representations.
7. Submit objection	Parish Clerk	Before consultation	Submit to Stratford District Council. deadline
8. Maintain media and social updates	Comms	Ongoing	Keep residents informed of progress.
9. Prepare for possible appeal	Full Council	After decision if required	Review next steps if developer appeals.

5. Key Messages for Residents

- The planning process will take time (8–9 months) — there is no immediate threat of building starting.
- The land is Green Belt — national and local policy only allows development in exceptional circumstances.
- The site is prone to flooding, making it unsustainable for housing.
- The area supports wildlife habitats protected under environmental law.
- Your voice matters — individual objections are recorded and considered.
- The parish council is actively coordinating the response and will keep residents fully informed.

6. Supporting Evidence to Develop

- Flood risk assessments and Environment Agency flood maps.
- Ecological and biodiversity data (local wildlife records).
- Photos and videos of flooding incidents.
- Traffic and infrastructure capacity studies.
- Planning precedent — previous refusals for development on similar land.

7. Next Communication

A residents' briefing leaflet and public meeting will be organised once the planning application is submitted, providing template objection letters and updates on evidence collected.