

Abbots Bromley Neighbourhood Plan

Consultation: 9am Thursday 3rd of November 2022 to 5pm Friday 16th of December 2022

Regulation 16 representations

Rep No	Person or organisation	Policy	Representation	Do they want to be informed of decision?
ABB1	Tina Jeffery Town Clerk Uttoxeter Town Council	Whole document	No Comments	Yes
ABB2	Ms Jane Field Planning Specialist, Environment Agency	Whole document	<p>ABBOTS BROMLEY NEIGHBOURHOOD DEVELOPMENT PLAN</p> <p>Thank you for referring the above consultation we received on 02 November 2022.</p> <p>A number of watercourses affect the plan area and some of these have attached flood zones as identified on the Flood Map for Planning. We therefore particularly welcome the inclusion of NGE1: Natural Environment, and its consideration of flood risk and biodiversity.</p> <p>There are ordinary watercourses in the Parish Area which have associated Flood Zones 3 and 2 (the high and medium risk zones respectively, as defined by our Flood Map). Please note that other potential development areas may be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km²).</p> <p>It should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with the Councils drainage team as the Lead Local Flood Authority (LLFA).</p> <p>As this plan includes no site allocations we have no bespoke comment to make on flood risk within the context of this plan area.</p>	Yes

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ABB3	Sport England	Whole document	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (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 98 and 99. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields 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. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy 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. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</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 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body</p>	Yes

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			<p>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. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then 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,</p>	

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			<p>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 any new development, 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: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</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>	

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ABB4	Carol Smart	Transport	<p>The safety of our pupils, particularly on their way to and from school is of paramount importance to the staff and Governing body of the school. The comments made by the NP committee are accurate and do not in any way exaggerate the dangers walking along the main street pose to our pupils. We therefore very much support the recommendations the committee have made in reducing the speed limit through the village to 20mph.</p>	Yes
ABB5	Bryn Walters	Whole plan	<p>Regulation 16 Consultation – Abbots Bromley Neighbourhood Development Plan</p> <p>Dear Sir, I refer to your e-mail dated 02-11-22 regarding the above consultation. I am at the point where I don't know what to say anymore with regards to this process as every time previously that I have attempted to express a view it has been ignored. I've written to the Parish Council as part of statutory consultations on 1st Dec 2021, 7th February 2022, 7th March 2022, I've not had any response. I've attended Parish Assembly and Parish Council meetings whereby public commitments have been made by Councillors to release information into the public domain, which have then been reneged on with no logical explanation. No one in the village has been allowed to see or contact the consultant working for the Parish Council on the NDP who seems to be making all the major calls but with zero direct community oversight. On the 28th July 2022 I had to resort to a Freedom of Information (FOI) Request as the Council was unwilling to release consultation information into the public domain voluntarily (despite saying that it would). Looking at the responses gained via FOI to the Reg 14 the re-draft of the plan is minimal and certainly doesn't deal with all matters raised. The letter of 7th March was also copied to ESBC, again no response. It's frankly a shambles. The draft NDP is a major disappointment as it does not offer anything of note over and above what is already set out in National and Local Planning Policy. The two big strategic issues that the village faces are the former AB School Site and the potential community loss of Gallimore's Field behind the village hall, the plan says little about the former and does nothing to help with the latter. There has been no appetite to identify a unique community led, deliverable, strategic vision for either. The Parish Council could have chosen to re-engage with the village and potentially re-run the</p>	Yes

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			<p>Reg 14 stage once it became clear that Friel Homes were the preferred developer for the school site, they actively told residents that they couldn't go back to that stage and that it was too late to revisit policies and a vision for that development, which is blatantly untrue. Of course, a developer buying the site was a material change to the draft plan process in terms of parish engagement, but there has been no attempt to re-open the consultation and re-engage on any changes with the community in light of that occurrence. The result is that Friel are working directly with the community and ESBC on a potential scheme with the NDP as an unneeded, bit part player instead of being the central, community led, blueprint fulcrum that it should be. Given the above and given that the draft NDP is largely a copy and paste of existing National and Local Planning policy and when considering the reality that the plan is set to offer next to nothing on the big long-term, strategic matters which are moving forward independently anyway; then there seems little point in this exercise. Clearly the Parish Council for some time have had limited overall interest in it and just want it to go away as quickly and as quietly as possible. The NDP as a concept for Abbots Bromley has had its day, where we are now is not where we were way back in 2015 when this process started. It could have been so much more, but it clearly isn't going to be. As drafted, it is neither a significant asset to the village or a major issue that could potentially stymie positive outcomes going forward. It is totally inutile and given that no one wishes to listen or change tack it is not worth worrying about. Given all of this, whether the plan is ultimately approved or rejected by the community at a referendum isn't going to make that much difference or matter all that much. What a shame.</p>	
ABB6	Peter Boland Historic Places Advisor Historic England	Whole document	<p>ABBOTS BROMLEY NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION</p> <p>Thank you for the invitation to comment on the Submission Neighbourhood Plan.</p> <p>Historic England is supportive of both the content of the document and the</p>	Yes

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			<p>vision and aims set out in it.</p> <p>We particularly commend the emphasis on the conservation of local distinctiveness and the importance of good design that responds to and reinforces the settlement pattern of the locality. We are also supportive of the protection afforded to nationally and locally designated heritage assets and the conservation area, along with landscape character and biodiversity.</p> <p>Overall the plan reads as a well-considered document which we feel takes a suitably proportionate approach to the historic environment of the Parish.</p> <p>Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning.</p> <p>I hope you find this advice helpful.</p>	
ABB7	Henry Wood Staffordshire Flood Risk Management Team	Whole document	<p>General observations/ local flooding information: Fluvial Flood Risk The Dunstall Brook, the Ash Brook and Mires Brook are all ordinary watercourses which flow through Abbots Bromley before in a southerly direction before discharging into the River Blithe. The main source of fluvial flood risk appears from the Dunstall Brook although the extent of this flooding is outside of the boundary of Abbots Bromley and would appear to affect greenfield land and not existing developed areas of Abbots Bromley.</p> <p>Surface Water Flood Risk: There are areas within the centre of Abbots Bromley which are affected by surface water flooding, particularly around the high street and Bagot Street. In addition, there is a flow path of surface water from the High Street down Miresbrook Lane which also affects the area around St Nicholas Way.</p> <p>Past flooding within Abbots Bromley: None known. Our information about past flooding is based on data that the Flood Risk Management team holds. Where other authorities (such as LPAs) have been made aware of issues, we cannot guarantee they have passed this information on to us.</p>	Yes

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			<p>RESPONSE Thank you for consulting us on the Abbots Bromley Neighbourhood Development Plan. Our response is detailed below. Staffordshire County Council Flood Risk Management position We have reviewed the draft submission of the Abbots Bromley Parish Neighbourhood Plan dated October 2022. In the submitted plan, neighbourhood plan policies 'NGE: Natural and Green Environment' are applicable for the LLFA to review and comment upon in terms of the LLFA's duties regarding the management of surface water from proposed developments and the management of surface water flood risk. We have the following comments. 1. Page 32 there should be a line break above the sentence that starts with 'There are a number of tributaries....' 2. Page 36 (NGE2: Drainage and Flooding Box, Point 1). We suggest this sentence be amended as follows: 'Driveways and other hard standing surfaces within any new or refurbished developments should be constructed using permeable materials to promote the disposal of surface water runoff at source through infiltration to the ground. 3. Page 36 (Interpretation and Guidance). We suggest this sentence be amended as follows: 'New developments should demonstrate that all surface water discharges have been carried out in accordance with the principles of the drainage hierarchy as required by Part H of the Building Regulations. Where possible, all developments should promote a discharge of surface water to ground via infiltration. Where infiltration is not possible, then a discharge to a watercourse should be sought before considering a connection to a surface water sewer. Planning applications should provide sufficient information to demonstrate lack of adverse impact. Page 3 Advice on flood risk assessment may be found in Planning Practice Guidance and from the Environment Agency or local authorities.' Please contact us on flood.team@staffordshire.gov.uk if you have any queries about this response.</p>	
ABB8	Melanie Lindsley Development Team Leader (Planning), The Coal Authority	Whole document	<p>Thank you for your notification received on the 2nd November 2022 in respect of the above consultation.</p> <p>The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory</p>	Yes

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			<p>consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.</p> <p>Our records indicate that there are no coal mining features recorded as being present at surface or shallow depth within the defined Neighbourhood Plan area.</p> <p>On this basis the Planning team at the Coal Authority have no specific comments to make on the Neighbourhood Plan.</p> <p>Please do not hesitate to contact me should you wish to discuss this further.</p>	
ABB9	Shane Kelleher (Staffordshire County Archaeologist) Staffordshire County Council Historic Environment Team	DAH	<p>Inclusion of information regarding the Staffordshire Historic Environment Record and the Abbots Bromley Historic Character Assessment Report, under the Rationale and Evidence section, is certainly welcome. However, it is suggested that rather than simply saying that these are available online, that a link to each should be provided, or simply add that both are available on the Staffordshire County Council website.</p> <p>Likewise, it is welcome that specific mention is made with regards to the relevant sections of the NPPF and policies of the ESBC Local Plan in the DAHI Interpretation and Guidance section, as we have previously suggested. Despite this, we would still be keen to see a more specific mentioning of the potential for the survival of archaeology (both above and below ground) in the plan either here or perhaps under the Rationale or Evidence section, and we are still of the opinion that the inclusion of a map and / or an additional index providing information on non-designated heritage assets within the settlement and wider parish for context would be really useful in providing an understanding of the extent and character of this resource. As previously noted, such mapping and information can be supplied directly by the Staffordshire HER for inclusion in the plan upon request (by emailing her@staffordshire.gov.uk).</p>	Yes
ABB10	Phil Stephenson Principal Planning Policy Officer	Whole document	ABBOTS BROMLEY NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION	Yes

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	East Staffordshire Borough Council		<p>Thank you for the invitation to comment on the Submission Neighbourhood Plan.</p> <p>ESBC Planning Policy officers have worked with the Abbots Bromley Neighbourhood Plan group at Regulation 14 to support the plan making process, make relevant comments, and ensure that policies in the neighbourhood plan are in general conformity with the strategic policies in the local plan. We can confirm that in our view the submission plan is in general conformity with the strategic policies of the Local Plan (2015) and that we have no objection to the neighbourhood plan as presented at regulation 16</p>	
ABB11	Jack Robinson Asset Strategy & Planning – Chief Engineer Severn Trent	Whole document	<p>Thank you for the opportunity to comment on your consultation, we do not currently have any comments to make on your plan. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice. <i>A number of pages of general information were included with this response, not specific to Abbots Bromley. These can be viewed on request until 12 weeks after the adoption of the Neighbourhood Plan.</i></p>	Yes
ABB12	Tom Wheeldon	General Observation	<p>This plan has been a long time in the making. A great deal of effort by many has been spent on ensuring that its content and associated policies conform to the regulations.</p> <p>As expressed through extensive engagement and consultation processes, the plan accurately conveys the wishes of parish wide residents. I am able to confirm that the majority of residents known to me are looking forward to having a Neighbourhood plan that represents them at future stages of the local planning decision making.</p>	Yes
ABB13	David Pyner Assistant Spatial Planner National Highways	Whole document	<p>National Highways welcomes the opportunity to comment on the Neighbourhood Development Plan (NP) for Abbots Bromley Parish Council, as per Regulation 16. This document sets out a vision for the area and establishes planning policies for the use and development of the land. We note that we have not been consulted on previous draft documents. National Highways has been appointed by the Secretary of State for Transport as a</p>	Yes

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			<p>strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to this consultation our principal interest relates to the A50 which is located approximately 3.5 miles away and the A38 located 6.5 miles away from the Plan area. We understand that a NP is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Abbots Bromley Parish Council is required to conform to the East Staffordshire Local Plan, which is acknowledged within the document. The NP sets out planning policies for the area over the plan period 2022 – 2031 relating to housing, employment, local transport and infrastructure proposals. We note that small scale development is proposed which ranges between 13-30 affordable homes and a small increase in employment. Upon review of these policies, we note that this is unlikely to impact the SRN given the distance of the routes from the Plan area. Therefore, we have no further comments to provide and trust the above is useful in the progression of the NP for Abbots Bromley Parish Council.</p>	
ABB14	Marchington Parish Council	Dwellings, Employment and Community	There are no locations for future housing stipulated in the Neighbourhood plan which will inevitably cause issues for the community in the future.	Yes
ABB15	Matt Verlander Director, Avison Young, for National Grid		National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate	Yes

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			<p>from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Proposed development sites crossed or in close proximity to National Grid assets: An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area. National Grid provides information in relation to its assets at the website below. • www2.nationalgrid.com/uk/services/land-and-development/planningauthority/shape-files/ <i>A number of pages of general information were included with this response, not specific to Abbots Bromley. These can be viewed on request until 12 weeks after the adoption of the Neighbourhood Plan.</i></p>	
ABB16	Sally Wintle Adviser Operations Delivery, Consultations Team Natural England		<p>Abbots Bromley Neighbourhood Development Plan – Regulation 16 Thank you for your consultation on the above dated 02 November 2022. 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. <i>A number of pages of general information were included with this response, not specific to Abbots Bromley. These can be viewed on request until 12 weeks after the adoption of the Neighbourhood Plan.</i></p>	Yes

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ABB17	Martin Brown	<p>1. 2019 questionnaire was never given to the Parish only to a limited targeted</p> <p>2. Green spaces</p> <p>3. Lanes-quiet lanes</p> <p>4. Consultation feedback not openly given to residents</p> <p>5. During and after consultation process the NDP was not altered to reflect feedback</p>	<p>In 2019 I rang and wrote to Niaomi Perry to say that the Abbots Bromley NP group had now followed an unproper due process in their survey to residents. They gave them to a limited number of targeted residents to serve the process that a few on the group wanted our field next to the church as a local green space. The data they collated also has major faults but served the groups purpose. Green spaces are mentioned in a number of places and I am concerned that this survey and false data will be used if the plan is adopted to pursue this agenda.</p> <p>Quiet lanes are mentioned in the NP also and although councillors say that they are not putting up signage against the local farm traffic, again their seems to be a hidden agenda. This is confirmed by the "Lane designation" on the November 22 ABPC Agenda. Quiet lane is a 'Lane Designation' Living and working in the village and parish as farmers the NP serves nothing but to continue an anti-farming sentiment proved by NO direct consultation when including our field on the 2019 survey, including 'quiet lane' twice in the plan and not altering any of the NP after consultation OR submitting the consultation feedback for all the parish residents to read and digest. Infact no one outside the village boundary- and some within, are aware of the implications of the ABNP because of the lack of consultation and hidden agenda.</p> <p>To move forward, the 2019 survey needs to be rejected and removed; the green spaces outside the Abbots Bromley School site need to be removed; the quiet lane words need to be removed; and the parish council need to remove ALL lane designation references and future proposals <i>An element of this response was redacted from the public table to conform to ESBC publication guidelines. However the response was sent in full to the Neighbourhood Plan independent examiner.</i></p>	Yes
ABB18	Philippa Kreuser Friel Homes Ltd c/o CT Planning	DEC3	Land at Abbots Bromley School, High Street, Abbots Bromley, Rugeley WS15 3BW This representation to the draft Abbots Bromley Neighbourhood Plan is submitted on behalf of Friel Homes with respect to Policy DEC3 Former Abbots Bromley School Site. Support the vision and principles set out in Policy DEC3 with regards to the proposed development sought at the former Abbots Bromley School site. However, objection is made to the over-use of	Yes

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			<p>the word “must” through the policy (and indeed the Neighbourhood Plan as a whole). The policy should be worded in such a way that it sets out what development the Neighbourhood Plan would “seek” to achieve rather than “must” achieve on the site, thereby allowing for some flexibility. It should not be written with such an imperative tone. The Neighbourhood Plan will become part of the Development Plan for the site. It will be used in decision making. Therefore, the policy/policies in the Neighbourhood Plan should not be so prescriptive that proposals for the redevelopment of the former Abbots Bromley School site are refused because the development fails to deliver one of the “must” requirements in Policy DEC3. The Policies of the East Staffordshire Local Plan, the more recently “made” Neighbourhood Plans at Rolleston on Dove, Branston and Horninglow & Eton rarely use “must” within the text of policy. On most occasions, any reference to “must” relates to those matters where national and European legislation prevail, where there is a legal requirement for certain matters to be prescribed/achieved such as in water related/flood plain development, European Sites, Listed Buildings and Conservation Area, and not with regards to general provisions in policies. It is submitted that the wording of Policy DEC3 is amended as follows: DEC3: Former Abbots Bromley School Site 1. Any development on the former Abbots Bromley School Site should seek to achieve the following principles:</p> <ul style="list-style-type: none"> a) The built development within the Abbots Bromley settlement boundary will be supported. b) A mix of uses should be provided. This may include housing that meets the requirements of Policy DEC1, but may include the retention or replacement of community use facilities within the site, as well as the creation of new employment opportunities, which could include new small independent retail uses. c) The listed school buildings and other buildings of townscape merit must be retained and refurbished as a key element of development, thereby maintaining their contribution to the special architectural or historic interest of the conservation area. d) Existing open space, including recreational space, should be retained, or replaced by a similar or better level and quality of provision elsewhere in the site. e) Trees and hedges should be retained in the interest of development being in keeping with the village environment 	

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ABB19	Alex Broome NFU	Natural Green Environment and Transport and Infrastructure	<p>Natural Green Environment (NGE) – No mention is made of the needs of farm traffic using rural lanes. These lanes are not just for recreation, this is a working environment primarily.</p> <p>Transport and Infrastructure (TIN) – We would support lowering the speed limit to 20 mph. However, any change to road layout needs to consider the needs of farming and agricultural traffic.</p>	Yes