



Consultation Report

for the delivery of

Outwoods Neighbourhood Plan

on behalf of:

Outwoods Parish Council and Steering Group

5th December 2014



Contents

1. Introduction
2. Timetable of sessions
3. Project Launch
4. Issues and Options Workshops
5. Outwoods Primary School Session
6. De Ferrer’s Academy Session
7. Regulation 14 Consultation on a draft plan

Appendix 1: Record of all responses received during Regulation 14 consultation

Appendix 2: Record of consultation responses

Appendix 3: Independent health check and responses

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| Document Title / Job No.: 13-034_Outwoods_NDP_Cons_Report |
| Prepared By: JES |
| Checked By: BP |

1.0. Introduction

- 1.1. The East Staffordshire parish of Outwoods is currently in the process of writing a Neighbourhood Plan in response to Central Government's focus on localism and empowerment of communities to have more influence in planning decisions in their local area.
- 1.2. The project began in October 2014 and since then a team of consultants have been working closely with local residents, the Neighbourhood Plan Steering Group and the Parish Council to formulate the Neighbourhood Plan in order for it to be 'made' as an additional tier to local planning policy in the determination of planning applications. The first stage of the consultation strategy has been to engage local residents and groups in the process by collecting their thoughts, feelings, ideas and suggestions on what is good about the Parish and elements that could be improved. Consultation of local residents and stakeholders has taken a number of forms to engage as representative a sample as possible. A series of targeted meetings, surveys and community events have been held. Each of these events has been carefully designed for a different purpose with certain deliverables to contribute to different stages of the plan.
- 1.3. The following document details the sessions held and how they have fed into the first draft of the Neighbourhood Plan.

2.0. Timetable of sessions

2.1. In order to engage local stakeholders in the process and to inform them about the project and the importance of Neighbourhood Planning as an opportunity to shape their area. A range of methods were used to encourage residents of all ages to get involved in the process. The table below provides the schedule of these meetings and sessions.

| Event | Purpose | Date/Location |
|--|---|--|
| Project Launch | To raise awareness of the NDP project and encourage local stakeholders to join the Steering Group. | 30 th January 2014, de Ferrer's Academy |
| Meeting with primary school Council and Eco-Club | To set up consultation session with children. | 10 th February 2014, Outwoods Primary School |
| Meeting with head of Sixth Form | To explore how secondary school children can get involved in the project. | 10 th February 2014, de Ferrer's Academy |
| Training Session – Parish Council | To provide the Parish Council and Steering Group with an understanding of Neighbourhood Planning to help them best engage with the project. | 10 th February 2014, de Ferrer's Academy |
| Workshop 1 | Issues and Options workshop with Steering Group, residents and key stakeholders | 5 th March 2014, de Ferrer's Academy |
| Workshop 2 | Issues and Options workshop with Steering Group, residents and key stakeholders | 12 th March 2014, de Ferrer's Academy |
| Workshop 3 | Issues and Options workshop with Steering Group, residents and key stakeholders | 19 th March 2014, de Ferrer's Academy |
| Meeting with developers | To discuss proposed development at Red House Farm and relevance to the NDP | 19 th March 2014, de Ferrer's Academy |
| Meeting with de Ferrer's Academy Senior Management Team | To discuss the future aspirations of the school and to ensure that the NDP takes account and is supportive of those aims | 19 th March 2014, de Ferrer's Academy |
| Session with Primary School | Workshop with Outwoods Primary Eco-Club | 15 th May 2014, Outwoods Primary School |
| Meeting with Staffordshire County Council – Education team | To discuss the need for a new school within the area | 21 st May 2014, Staffordshire Place, Stafford |
| Session with de Ferrer's year 7 students | To teach students about Neighbourhood Planning and to seek their ideas and feedback on what the NDP should include | 2 nd June 2014, de Ferrer's Academy |
| Launch of Regulation 14 Consultation | To launch the consultation period and encourage residents to read and give feedback on the first draft NDP | 21 st June 2014, de Ferrer's Academy |

3.0. Project Launch

Project Title: Outwoods Parish Neighbourhood Plan – Launch Event

Job No.: 13-034

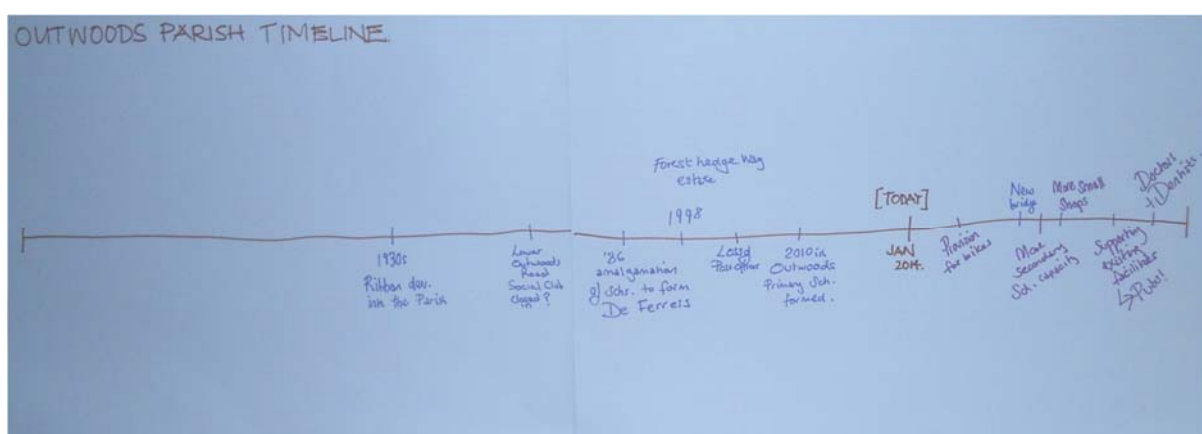
Date: 30 January 2014

Purpose:

- To provide an overview of the Outwoods Neighbourhood Plan Launch Event, which took place on the 30th January 2014, De Ferrers, 7-9.30pm.
 - To analyse and present the findings of the workshop and explain how this will be inputted into the Neighbourhood Plan.
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1.0. Brief overview of session structure

1.1. As the community came into the hall we asked them to complete a timeline exercise plotting important events/changes in the Parish's history. This exercise enabled us to highlight the key facts about the Parish that the community were most aware of and equally the historical periods they knew little about. Using these thoughts each of the groups were then asked to think about the future of the Parish which in turn can be used to create a future Vision, completing the sentence 'In 2034 Outwoods Parish will be...' The aim of the timeline exercise was to help devise an overall Vision for the Neighbourhood Plan.



Group 1's timeline.

Outwoods Parish NP – Launch Event



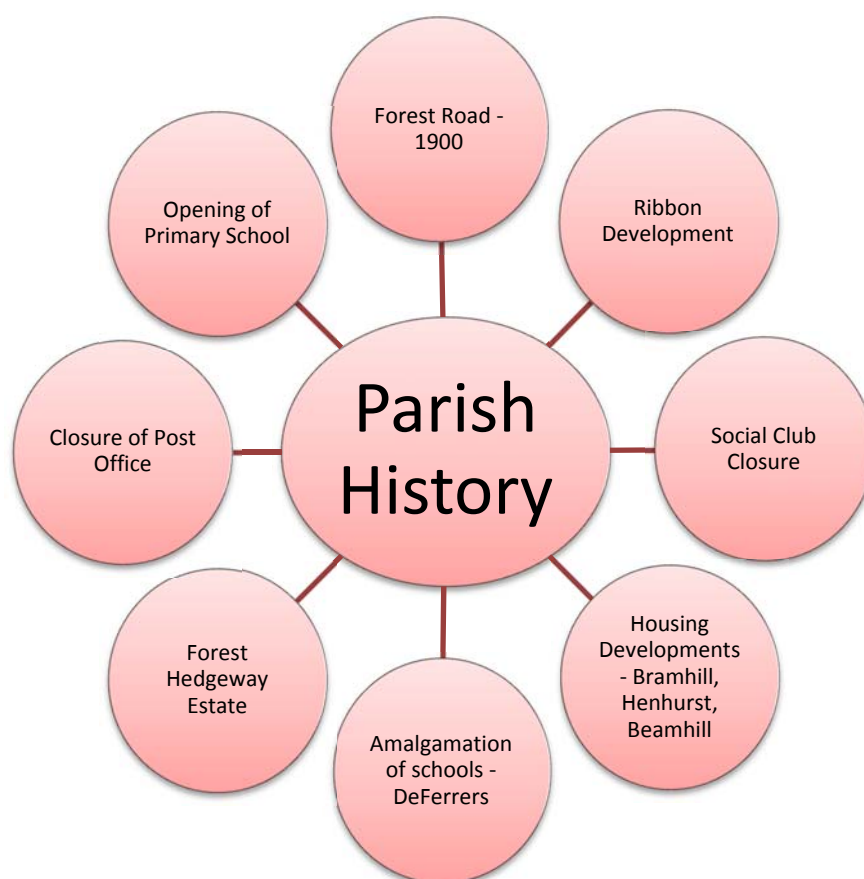
- 1.2. Once this first exercise was complete the main session began with a short presentation explaining what a Neighbourhood Plan is and giving a brief overview of the role it plays within the Planning System.
- 1.3. We then moved on to Edward De Bonos’ Six Thinking Hats exercise. The activity is designed to help groups plan their thinking process to work together more effectively. By making the whole group focus on one set approach at a time, cohesion between individuals and progress towards a solution is greatly aided.

| | | | |
|-------------------|------------------------|----------------------------------|---|
| Blue Hat | Discuss Process | Technique, Process, Timing | “Stick to the Hat!” |
| White Hat | Information | Facts & Figures | “What do we know about the Parish?” |
| Red Hat | Emotions | Emotional Gut Reaction | “What should the NP do?” |
| Black Hat | Discernment | Risks, Drawbacks and Constraints | “Barriers to achieving the Vision.” |
| Yellow Hat | Optimism | Opportunities, Benefits, Rewards | “What assets can help achieve the Vision?” |
| Blue Hat | Involvement | Key Stakeholders | “Who should we involve to help deliver the plan?” |
| Green Hat | Creativity | Ideas, Solutions, Policies | “What policies and strategies can we put in place?” |

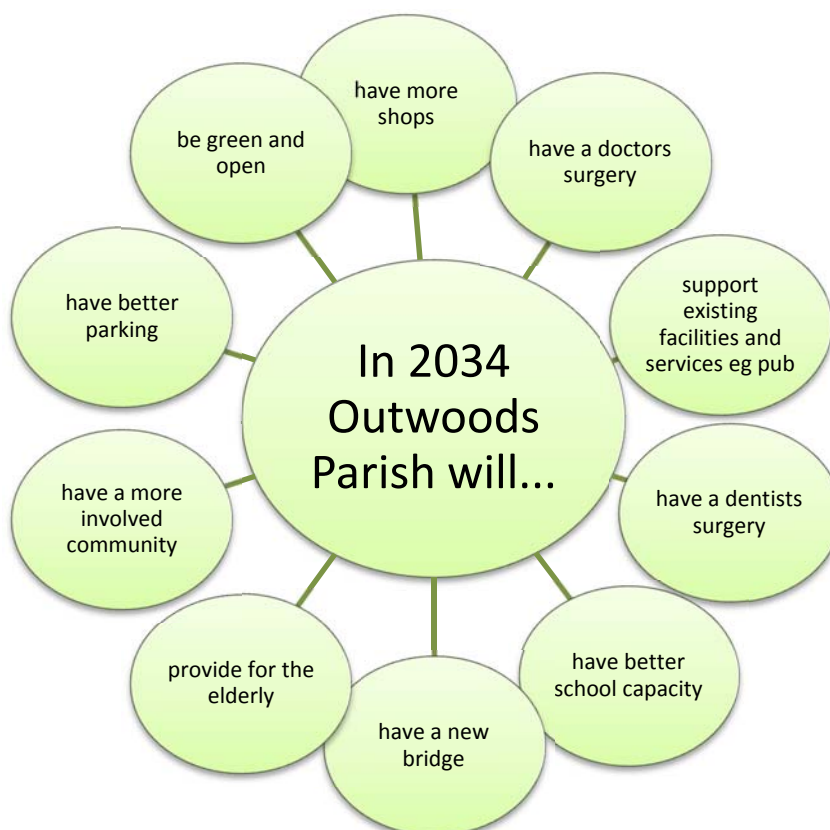
2.0. Findings and results

Timeline Exercise and Devising a Vision

2.1. The first half of the Timeline exercise asked the community to identify key aspects of the Parish’s history which have helped shape it. The key influencing events within Outwoods can be split into two groups; original development within the area such as the building of homes and buildings, and more recent events such as the sale or closure of local businesses, shops and services and also the setting up of other key services.



- 2.2. Using the ideas arising from the timeline we were then able to construct a Vision of what the residents saw Outwoods to be like in the future, completing the sentence “In 2034 Outwoods Parish will ...” Some of the key ideas that arose during the timeline exercise are shown below.



- 2.3. Using the above feedback, the following Vision has been devised.

“The parish of Outwoods should aim to be an accessible, inclusive and sustainable community. Public open space and all community assets are to be supported, enhanced and created where needed. New proposed development should be designed to enhance and establish the identity of Outwoods as a place in itself providing benefit not only to new residents but also to the existing community.”

- 2.4. This Vision will form the overarching focus of the Neighbourhood Plan and provide an overall aim and focus for the document. All policies must be in line with the overarching Vision which will be subject to both community consultation (to ensure that we have interpreted views correctly) and a sustainability assessment by a member of the consultant team.

Six Thinking Hats

2.5. The second exercise focused on key issues and options for the Parish following the Six Thinking Hats method. The participants were split into two groups of around 5 people. Findings are summarised in the table below:

| | | |
|-------------------|--|---|
| Blue Hat | “Stick to the Hat!” | Explanation of the exercise and its aim. |
| White Hat | “What do we know about the Parish?” | The groups listed key facts about Outwoods such as the number of key services such as schools and businesses as well as general characteristics of the area such as the presence of farmland. Key facts pointed out include the limited public transport within the area and the general poor road structure. |
| Red Hat | “What should the NP do?” | The community pointed out that the lack of services within the area was an issue and that the provision of new shops and healthcare services was very important. The creation of green space and planting of trees was also mentioned as well as the provision of recreation ground. New development needs to have a small impact on existing residents and be as un-disruptive as possible. Furthermore the NP was seen as a way to increase the sense of community within the area whilst providing new key services. |
| Black Hat | “Barriers to achieving the Vision” | The lack of interest from the local community and a sense of apathy was cited as a major problem within the groups as well as the lack of public understanding when it came to neighbourhood planning. The community felt that time was a big issue and that action needed to be taken sooner rather than later. They also saw professional and government bodies such as the local council and planning department as a barrier to new development in the area. |
| Yellow Hat | “What assets can help achieve the Vision?” | The rich and diverse woodlands and trees within the area was something that was enthusiastically mentioned by the groups and something that was key to be maintained. The provision of shops and services as well as specific specialist housing for the elderly were seen as key assets to achieving the Vision. Improved public transport and improvement of local roads will also help the area greatly in terms of growth and development. |
| Blue Hat | “Who should we involve to help deliver the plan?” | Key stakeholders identified included the residents themselves as well as local business owners and landowners surrounding the area (e.g. Farmers). The Parish and Borough Council along with key councillors were also identified. Along with that professional bodies such as Natural England were also identified. |
| Green Hat | “What policies and strategies can | Ideas and solutions included: traffic management and the reduction of the speed of traffic within the area, restricting extensions and garage conversions, enhancement of greenspace, providing |

| | | |
|--|--------------------------|---|
| | we put in place?" | adequate parking, improved public transport, protection of existing and creation of new services, promoting ecological design, sensitive housing development and restrictions on the height of buildings. The need for community involvement and managing growth effectively was also recognised. |
|--|--------------------------|---|



2.6. These findings were then translated into seven key objectives designed to support and help implement the overarching Vision. As with the Vision these objectives will be subject to a sustainability assessment and community consultation.

1. Traffic / Road Network

The new plan should aim to improve existing highways and infrastructure including the introduction of traffic calming measures to increase safety within the area. Adequate provision of parking is important as well as the improvement of public transport services. By calming traffic within the area this will enable provision for cyclists and an improved public realm for pedestrians. Improved infrastructure will enable the area to be more connected and for journey times to be reduced where possible.

2. Provision of Key Services

The creation of a number of key services such as a doctors and dentists surgery was something mentioned as vital by local residents. The plan should aim to attract and retain new services into the area such as a new shop to provide for local residents needs. The creation of smaller shops should be encouraged over larger ones in order to keep the character of the area the same and maximise use.

3. Strengthening and Creating Community Assets

The lack of wider community spirit within the area is something that needs to be addressed and in order to increase community involvement the improvement of existing community assets such as the social club and community hall is very important. The plan should preserve the existing community assets and services such as school and churches whilst also supporting the creation of new accessible assets such as a community centre. This will help to strengthen and support community involvement and engage and inform the local community in the best way possible.

4. Housing Development

New development within the area should be sensitive to existing building standards and also help to maintain and create a strong sustainable community. Design should be considered as very important, making sure that building height and size is in keeping with the local area. The provision of social housing and specialist housing for the young and the elderly is important but with regards to all development, specific consideration should be given to the amount of parking provided. The area already has low density housing and this should be a continued theme within new development.

5. Improvement of Green Space

The retention of existing green space and woodland is important and efforts should be made to improve these existing assets. The creation of new recreation land and play areas for children should be approved as well as the planting of new trees to create a more attractive public realm.

6. Support for Businesses

The success in the attraction of new small businesses lies in providing support and improvements for existing businesses in the area. By attracting businesses and promoting innovation, employment is provided and creativity within the community will flow.

7. Developing a Strong Community

The community obviously has a desire to get more involved with the local area development but current concerns and fears including the lack of understanding and a sense of apathy is something that the community must work on. By providing space within the plan for the support and help towards the creation a strong and informed community the area will gain a great amount of satisfaction.

- 2.7. The Vision and the objectives will be the subject of future consultation with the community before they are finalised as part of the draft plan at the end of the session. They will also be the subject of a Sustainability Assessment.



LP 28/02/14



4.0. Issues and Options Workshops

Outwoods NDP

Project Title: Outwoods Neighbourhood Development Plan
Date: 5th, 12th and 19th March 2014
Purpose: To summarise the findings from community workshops held with the Steering Group and residents.

1.0 Executive Summary of Session Held on 5th March 2014

Information collected from the launch event (held earlier in the year) was collated by the BPUD Team to form a Vision for the Neighbourhood Development Plan (NDP) as well as five objectives (see 1.1). At the 5th of March session the community and steering group were given the opportunity to analyse and revise both the Vision and Objectives via a series of round table discussions with a member of the BPUD Team (three groups in total) (see Figs 1 - 3). The groups were presented with a number of A1 sheets which included the aspects mentioned above, pens to annotate the sheets as well as a large map to stimulate discussion alongside strategic, spatial thinking (see Fig 4).

The session began with the Vision, those present were asked whether they believed this was worded correctly and if not what corrections should be made. Subsequently, the community were told to assess the statement as a whole thinking laterally as to whether it accurately covered what was of importance to the community and indeed the NDP.

This format was repeated to cover each of the five objectives, however, unlike with the Vision the community were asked to draw out key issues relating to each of the objectives. This information will be used to help guide what will become the NDP Policies.

Ultimately, the session concluded with each member of the BPUD Team feeding back the general opinion of the community against specific objectives as well as the key issues associated with each objective.

1.1 Original Vision and Objectives

Outlined below are the original Vision and Objectives which were created following initial consultation with the community:

1.2 Vision

“The parish of Outwoods should aim to be an accessible, inclusive and sustainable community. Public open space and all community assets are to be supported, enhanced and created where needed. New development should be designed to enhance and establish the identity of Outwoods as a place in itself providing benefit not only to new residents but also to the existing community.”

1.3 Objective 1) Traffic/Road Network

Outwoods NDP

The new plan should aim to improve existing highways and infrastructure including the introduction of traffic calming measure to increase safety within the area. Adequate parking provision and public realm improvements are a priority to be addressed through proposed new development in the parish.

1.4 Objective 2) Key Services

Use of land to provide facilities providing health and educational services is to be encouraged and supported due to a current lack of provision. The plan should aim to attract and retain new services into the area to ensure increased accessibility for parish residents and a reduced reliance on unsustainable modes of transport over the plan period.

1.5 Objective 3) Community Assets

The plan should preserve existing community assets whilst supporting the creation of new accessible facilities such as community centres. This will help to strengthen and support community cohesion with the aim of encouraging the creation of an identity for the parish of Outwoods.

1.6 Objective 4) High Quality Residential Development

New development within the area should be contextually responsive and encourage a strong sustainable community. Good quality design is paramount in ensuring new dwellings contribute and enhance the character and identity of the parish.

1.7 Objective 5) Public Open Space

The retention of existing green space and woodland is important and efforts should be made to protect and enhance these assets. The creation of new recreation land and play areas for children should be supported in addition to the planting of new trees to create a more attractive public realm.

2.0 Revising the Vision and Objectives

Outwoods NDP

Shown below, both visually and in text, are corrections made by the community to the Vision and Objectives*. Those present relished the opportunity to adapt these elements and further refine them to the needs and wants of the community (see Fig 1).

*Changes shown in **Red** = Amended Text and those **Underlined** = Words for Glossary



Fig 1: Consultation of Objectives with the Community

2.1 Vision

“The parish of Outwoods should aim to be an accessible, inclusive and **sustainable** community. Public open space and all community **services and facilities** are to be supported, enhanced and created where needed. New development should be designed to enhance and **preserve the character** of Outwoods as a place in itself providing benefit not only to new residents but also to the existing community.”

Outwoods NDP

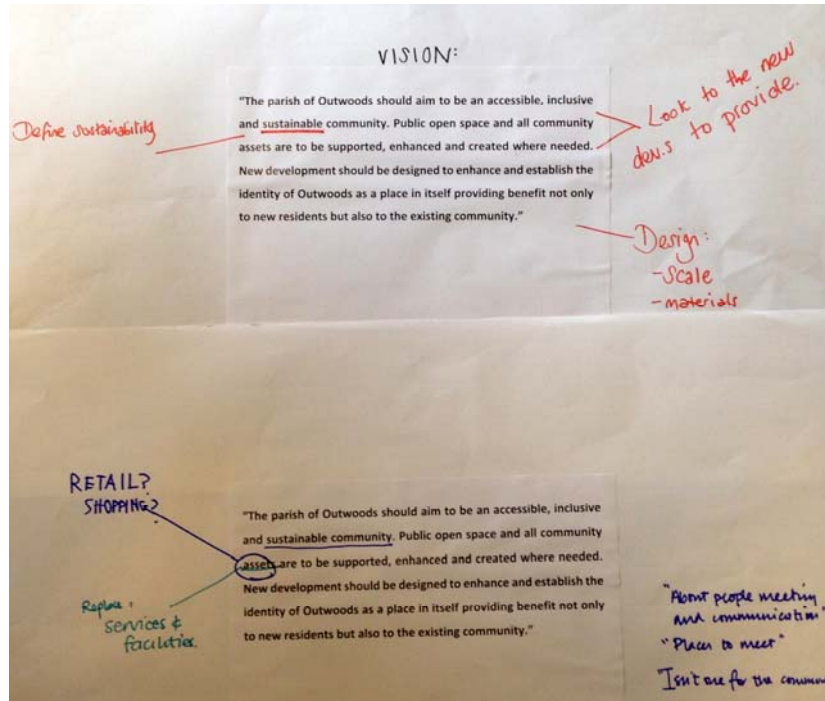


Fig 2: Community Corrections to the Vision

2.2 Objective 1) Transport and Access

The new plan should aim to improve existing highways and infrastructure including the introduction of **well thought through and sensitive highways design to reduce traffic speeds**. Adequate parking provision and **public realm** improvements are a priority to be addressed through proposed new development in the parish. **Access between the north and south of the parish to be improved through new cycle and pedestrian routes.**

2.3 Objective 2) Community Services

The provision of health and all age educational services is to be encouraged and supported due to a current lack of provision. The plan should aim to attract and retain new services into the area to ensure increased accessibility for parish residents and a reduced reliance on unsustainable modes of transport over the plan period.

2.4 Objective 3) Community Assets

The plan should preserve existing community assets whilst supporting the creation of new accessible facilities such as community centres, **parks and other open spaces**. This will help to strengthen and support community cohesion with the aim of encouraging the creation of an identity for the parish of Outwoods.

Outwoods NDP

and play areas for children should be supported in addition to the planting of new trees to create a more attractive public realm.

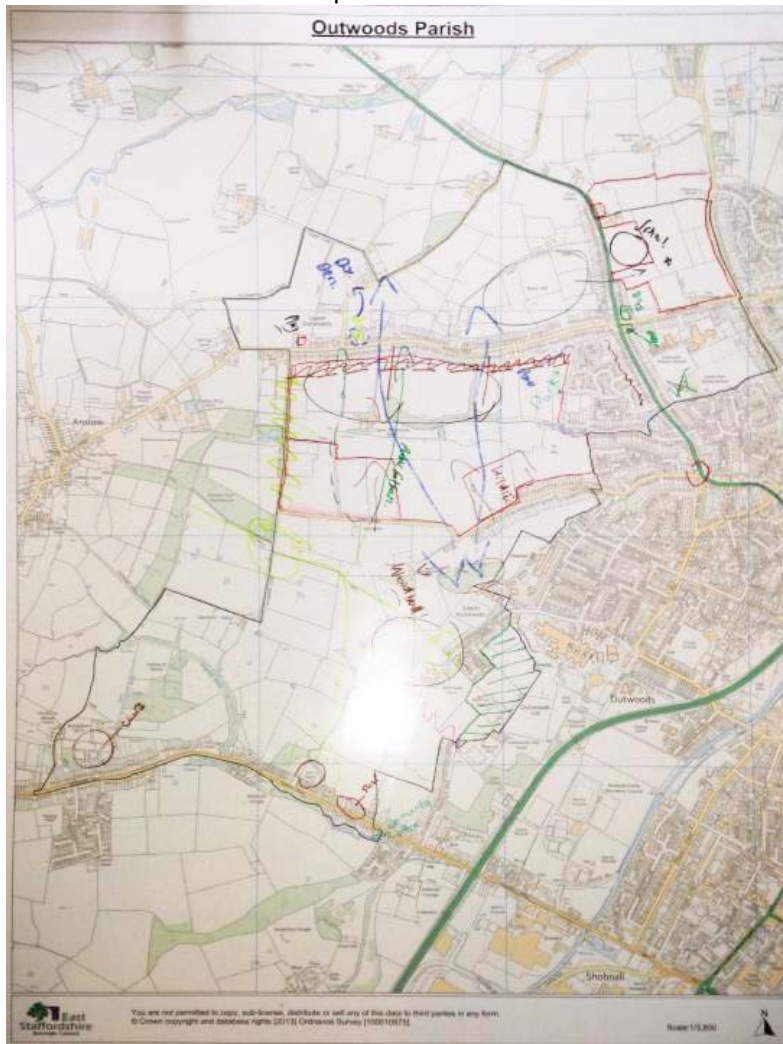


Fig 4: Strategic and Spatial Thinking

2.7 The Creation of an Objective for Economic Development

What ultimately emerged as discussion continued was that the NDP needed a dedicated policy on economic development (see 2.7). While the policy itself did not necessarily exist on the night the information gathered allowed the BPUD Team to draft 2.7. This policy was discussed with the community at the beginning of the consultation held on 12/03/14; subsequently the community agreed on the contents shown below:

Objective 6) Sustainable Economic Development

New development should protect and encourage economic activity to meet local needs. Meanwhile reducing the need to travel by encouraging people to live and

Outwoods NDP

work within the parish through the development of outward looking well designed mixed use schemes which promote shops and employment.

3.0 Key Issues/ Factors to Address

Discourse on the various Objectives identified a number of key issues which the NDP should seek to address via designated Policies. Detailed below are the Key Issues which were identified at the 05/03/14 consultation, these issues are grouped under their corresponding Objectives. Ultimately, one can start to see the emergence of the Outwoods NDP Family Tree/Conceptual Framework showing how the Vision, Objectives and Policies will interlink.

3.1 Objective 1) Transport and Access

- Create sensible off road routes linking together the North and the South.
- Highway Safety through attractive and high quality design.
- Encourage routes for sustainable modes of transport such as bicycles as well as safer routes to and from local Schools.
- Network of footpaths and links.
- Slow traffic speeds in specific locations.
- Adequate, realistic parking provision targets 2/3 spaces per household + garages; which in turn will reduce on road congestion.
- Highway Safety through attractive and high quality design.

3.2 Objective 2) Community Services

- Conversions (live/work) are supported.
- Design to allow the incorporation of office/retail/services (most likely through change of use applications) creating flexible multi-use/functional development.
- Provide facilities for all ages from Nursery provision to Respite Centres and Care Homes.
- Create routes, fit for both pedestrians and cyclists, which are accessible to all (not central but on the edge of new development so that they guarantee benefit for surrounding community).
- Bus lane provision

Outwoods NDP

3.3 Objective 3) Community Assets

- Encourage a greater sense of community and identify the character of Outwoods.
- Address the disparity of services between the North and the South.
- Create multi-functional/multi-use facilities - possibility of Schools serving as multi-functional facilities for sports activities and meeting points for community groups.
- Target SUE's as the provider of new community assets.
- Residents support the idea of SUE's filling the gaps in service provision so long as they are located in accessible points for existing community.

3.4 Objective 4) High Quality Residential Development

- New development not LEGOLAND. Instead sensitive high quality design with varied style but conventional materials.
- New properties should have large gardens, be appropriately set back and meet Building for Life standards.
- Three storey dwellings is unsuitable in semi-rural areas instead there should be a focus on detached, a few semis. Low density as demand is for bungalows.
- Conversions (live/work) are supported.
- Avoid the conversion of garages to dwelling space/office use.
- Once these major developments have occurred we want that to be it.
- Identify where development can and cannot go – designate protected green space, agricultural land and create strategic green gaps.
- No 'Space Left Over After Planning (SLOP)' or dead space – if this does occur funding from developer from developer for nature trails, land for young farmers and possibly even graveyards.
- Encourage live/work through design.
- Respond to topography via split level homes.
- Tree avenues in National Forest so want to reflect that in new development 'Specimen Trees'.

Outwoods NDP

3.5 Objective 5) Public Open Space

- Enhance poor quality parks with limited maintenance and underused spaces, through the use of designated wildlife corridors and via connections to existing path network.
- Opportunity to enhance existing GI and play park areas through contributions from surrounding developments.
- NDP should explore the potential of green links N to S.
- Create and designate buffer zones on new development including SUE's.
- Enhance existing tree coverage via National Forest Grant.

3.6 Objective 6) Sustainable Economic Development

- Encourage the idea of units for start-up business (via change of use applications).

4.0 Summary

- It is clear that overlaps exist amongst the issues to be addressed by the Objectives; this analysis has subsequently provided a solid indication and base from which to form Policies for the Outwoods NDP.
- Factors of fundamental importance can clearly be seen by the frequency at which they occur, this hints at what may be the core Policies of this NDP.

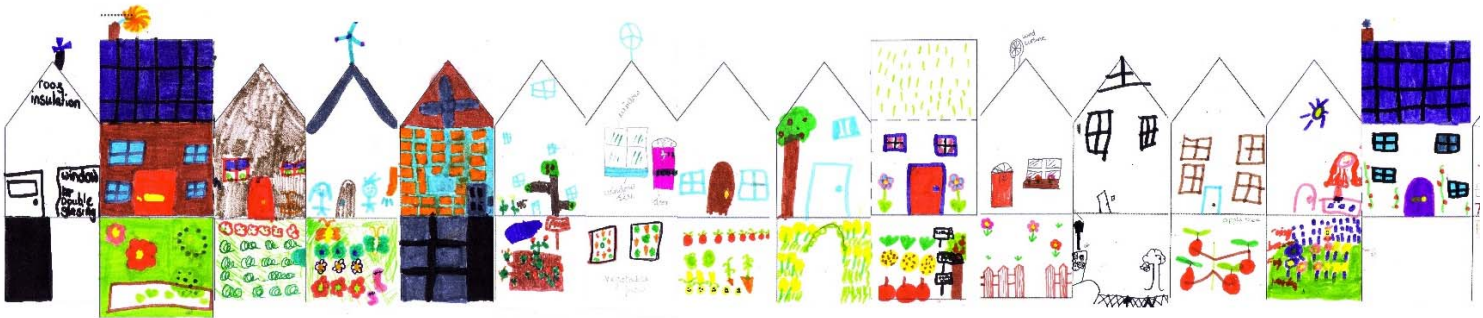
5.0. Outwoods Primary School Session

Outwoods Primary School Session, 15th May 2014:

We visited the Eco-Club at Outwoods Primary School and spoke to the children about eco-design and different ways of making our homes more energy efficient. The children then used templates to create their own dream Eco-Homes thinking about what types of technologies might be best suited for new and existing houses within the parish.

Overall, the session successfully engaged the children in introducing them to Neighbourhood Planning and encouraging them to think about domestic energy efficiency issues.

Some examples of the children's work:



Photos showing the houses made up:





6.0. De Ferrer's Academy Session

Project Title: Outwoods Neighbourhood Development Plan – Schools Workshop
Place: De Ferrer’s School (Dove Campus), Burton-on-Trent
Job No.: 13-034
Date: 2nd June 2014 (1 – 3pm)
Purpose: Schools workshop to introduce Planning and Neighbourhood Planning to secondary school students and to gain ideas and feedback to feed into the NDP policies.

1.0. Executive Summary of the Session

- 1.1. Staff from De Ferrer’s School took around 90 pupils on a guided walking tour of the parish in the morning, the purpose was to introduce and provide the students with first hand experiences of kinds of issues and concepts they would be consulted on later in the day; the morning sessions was additional to the consultation that was undertaken by the BPUD Team.
- 1.2. The BPUD session, lasting two hours, began with a presentation delivered by the Director covering ‘15 Questions’ of key importance. This tailored introduction was pitched at an appropriate level to engage the target audience explaining what planning and indeed neighbourhood planning were, why they are important and what it means for them through a number of interactive tasks.
- 1.3. Following the introductions and presentation pupils in groups were set the task of undertaking a spatial SWOT analysis of the Outwoods Parish area; building on the oral and visual analysis they had undertaken as part of their walking tour that morning. This involved using thematic sheets to interrogate the spatial components of the neighbourhood. Using maps students were instructed to identify the locations of local services, recreational and leisure facilities (or lack thereof) and fill in a SWOT analysis matrix documenting their findings. Members of the BPUD Team as well as two community members assisted pupils offering particular insights on issues that had been identified from the socio-economic profile.

- 1.4. The findings of this task were then summarised by the BPUD Team, providing a well rounded review of the current state of the Parish area and indeed what would be desirable in order to create a prosperous Outwoods going into the future.
- 1.5. The second task of the session involved students considering and evaluating Site Development Proposals for a number of sizable Sustainable Urban Extensions (SUE's) proposed for Outwoods (including Redhouse Farm, Upper Outwoods Farm, Harehedge Lane). The same groups were allocated one of the three sites and tasked with creating a policy or a proposal for each based around the housing allocation. Pupils were asked to consider how the site may deliver additional objectives, or address threats and weaknesses alongside the delivery of housing and arrive at five or six key bullet points along with a justification as to how they used the evidence provided (maps or plans) to develop their conclusions. Again the BPUD Team along with Community Members moved between groups to offer input, however, unlike in Task one and two the BPUD staff assumed the roles of highways officers, landscape officers and planning policy officers in order to a) add some real world elements to the sessions and b) enhance the quality of the responses.
- 1.6. The session concluded with an overarching feedback session. Students pinned up their work and formed three groups corresponding to the site development proposal they were analysing. BPUD staff then worked through each group, asking pupils to demonstrate their justification and feedback on their findings. After listening to each group BPUD staff discussed the overall ideas and similarities of the pupils work. This provided a neat conclusion as to at what the issues facing the Parish are now and in the future.

****Findings of Task Two – Strengths and Weaknesses****

2.0. Findings of Task One – Spatial SWOT Analysis of Outwoods

2.1 The following outlines the strengths, weaknesses, opportunities and threats as collated by the pupil of De Ferrer's School. These findings have been rephrased by a member of the BPUD Team.

2.2 Strengths

- Good provision of retail including a shopping centre.
- Good range of public transport with multiple accessible bus stops.
- An array of ‘beautiful landscape features’ with striking views, particularly from the top of the valley.
- Outwoods is peaceful and tranquil.
- Fantastic woodland areas for walking and recreation.
- Lovely church and pubs exist – these create the sense of community here in Outwoods.
- The Parish is spacious, not too dense and aids way finding.
- Development of SUEs brings more people to the community.
- Strong local economy with good employment opportunities.
- Good mixture of housing styles and tenure.
- Has a good provision of public open space.
- Popular and well regarded local schools.
- Unique and locally distinctive architecture.
- Good agricultural base with numerous farmsteads.
- Parish is close to the hospital.
- Existing dwellings are of high quality.
- Multiple routes and roads within the Parish aid way finding and legibility.
- Range of striking architectural features and buildings.

2.3 Weaknesses

- Pollution from Industrial uses.
- Prone to flooding as a result of the Parishes location within a valley – flooding will increase as a result of new development.
- Safety along the canal – dark at night.
- Increasing population.

- Littering, making the Parish look dirty.
- Not enough building space.
- More development could cause land shortage for crop production.
- Have to travel for some facilities and local services including leisure, retail and commercial such as playgrounds, skate parks and larger retail stores or banks.
- There is a general lack of sports and leisure facilities both indoor and outdoor.
- Lack of one bedroom houses and apartments
- Blind spots on roads combined with narrow streets cause accidents.
- Traffic and busy roads.
- Lack of traffic lights and crossings (dangerous especially for young, disabled and elderly populations).
- Lack of access for those populations i.e. few specialist provisions for vulnerable residents.
- Parks are not suitable for teenagers.
- New development is destroying farm land; residents are angry at the scale and numbers of housing units proposed for the area.
- Lack of local health services such doctors and dentist alongside this there is no local veterinary practice.
- Lack of seating areas and benches from which to enjoy the public open space or local townscape.

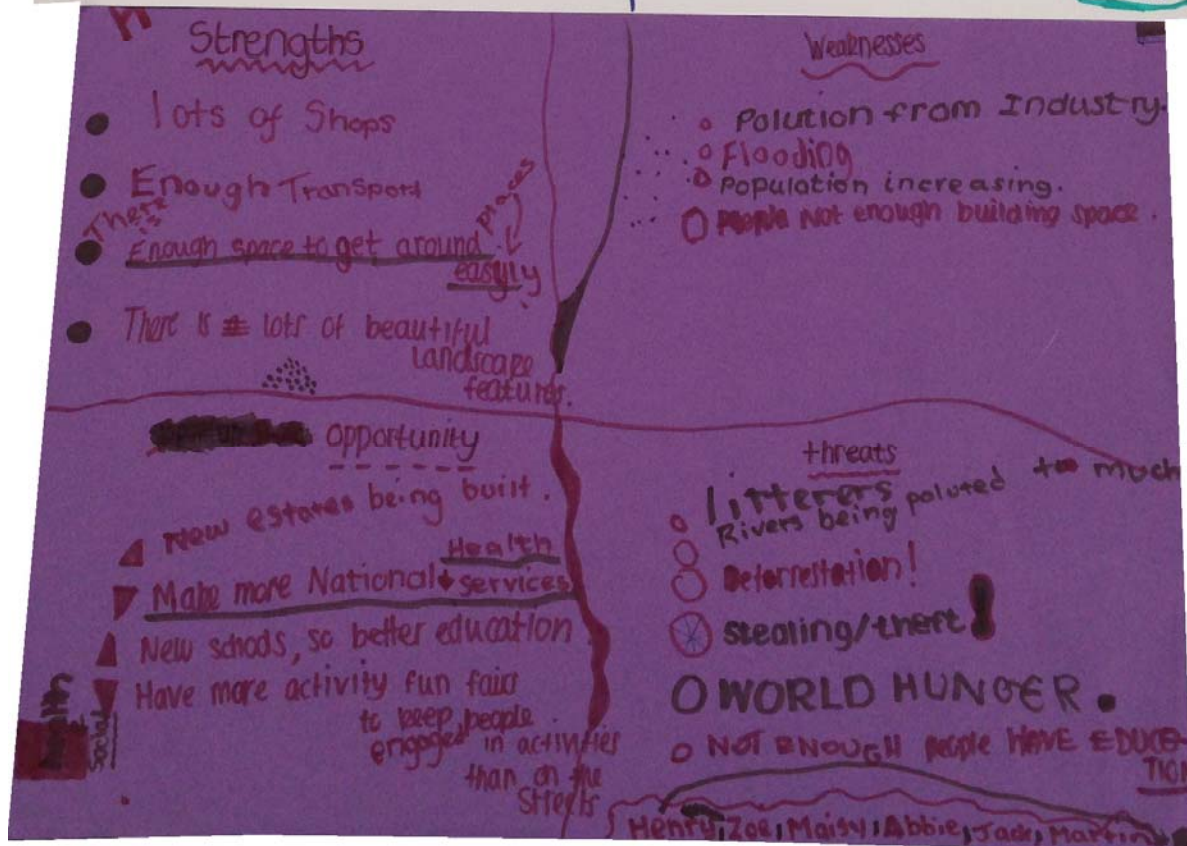
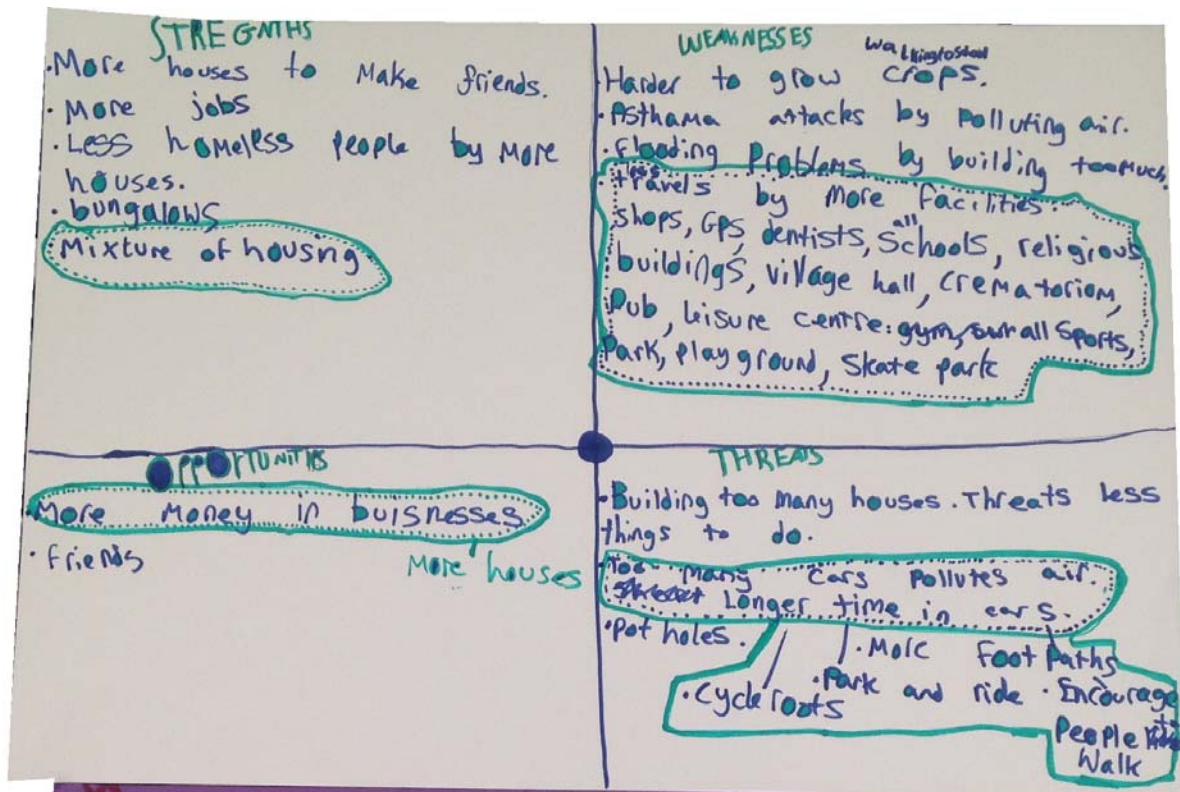


Fig. 1) Examples of Student’s Work – Task One Spatial SWOT Analysis of Outwoods

2.4 Opportunities

- New contemporary housing is being developed which will bring new people to the area – can make new friends.
- Make more use of NHS health services including local doctors and hospital.
- New schools in the area will enable more children to obtain good educations.
- More activities in the Parish, fun fair, market days to keep people engaged in activities that benefit the community as opposed anti-social activities.
- New development will bring new investment in local businesses and generate new business opportunities.
- New development will increase demand for better retail provision.
- More footpaths and cycle paths to encourage more sustainable forms of transportation.
- Park and ride.
- With new schools and development we will need more Lollipop Ladies to help children safely cross the road.
- Need more pedestrian crossings and traffic lights, particularly near schools.
- Wider roads.
- Better provisions of leisure facilities such as gyms are needed.
- Improve the park; possibly add a small skate park.
- Create new parks.
- Need more doctors and dentists as a result of potential new population.
- Build a bypass for Lorries.
- Design of new dwellings should be done in such a way that they complement the existing townscape.
- Lack of specialist housing in the area particularly for elderly people – new development should provide for that.
- New development could provide a new care home.
- Need more youth facilities i.e. a Youth Centre.

- New development should incorporate energy efficient measures such as renewables in order to reduce local carbon footprint.
- Green spaces should be protected as should wildlife habitat.

2.5 Threats

- Littering.
- Pollution of air through industry and dominance of cars as means of transport.
- Pollution of rivers.
- Deforestation.
- Crime and anti-social behaviour.
- Building too many houses threatens the feel and character of the Parish.
- People living in the area who have had poor access to a good education.
- Pot holes.
- New residents as a result of new development will mean more cars, this will cause increased pressure on road infrastructure as well as congestion.
- Inadequate parking provision.
- Traffic and on-street parking (as a result of poor provision) cause pressure on passing transport – new development could further add to this.
- Too many HGVs passing through the Parish.
- New development will make Outwoods overpopulated putting pressure on existing infrastructure, services and facilities.
- Building contemporary and designer houses destroys the look, feel and sense of place in Outwoods.
- Cutting down of trees is ruining the landscape, destroying habitats for valued species.
- Development will result in a loss of grazing land for farm stock.
- New development will increase the overall levels of hard landscaping – not only is this detrimental to the Parishes ability to adapt to climate change it will also add to surface water flooding pressures.

3.0 Findings of Task Three – Site Development Proposals

The following provides a summary of the student’s considerations and evaluations regarding the Redhouse Farm, Upper Outwoods Farm and Harehedge Land Development Proposals. Pupils considered how these sites may deliver additional objectives, or address threats and weaknesses alongside the delivery of housing. These are split into ‘In Favour’ and ‘Not in Favour’.

In Favour – Positive Attributes

- There is enough suitable space to build new homes.
- Local services and facilities exist close by such as Hospitals, schools and indeed Burton Town Centre but the development will need to further add to these as a result of what will be increases in residents due to new housing.

Not in Favour – Negative Attributes

- New development could encroach upon the beautiful views in Outwoods.
- Trees will have to be cut down and in some areas the river may have to be covered over, ruining the natural landscape of the Parish.
- Building houses in these locations will reduce the overall amount of recreational green space.
- The development will need to improve access to the area, create new cycle and foot path links and provide additional facilities and shops.
- Development should protect the views into and out of the Parish at all costs – houses should be located on lower topography and flat land.

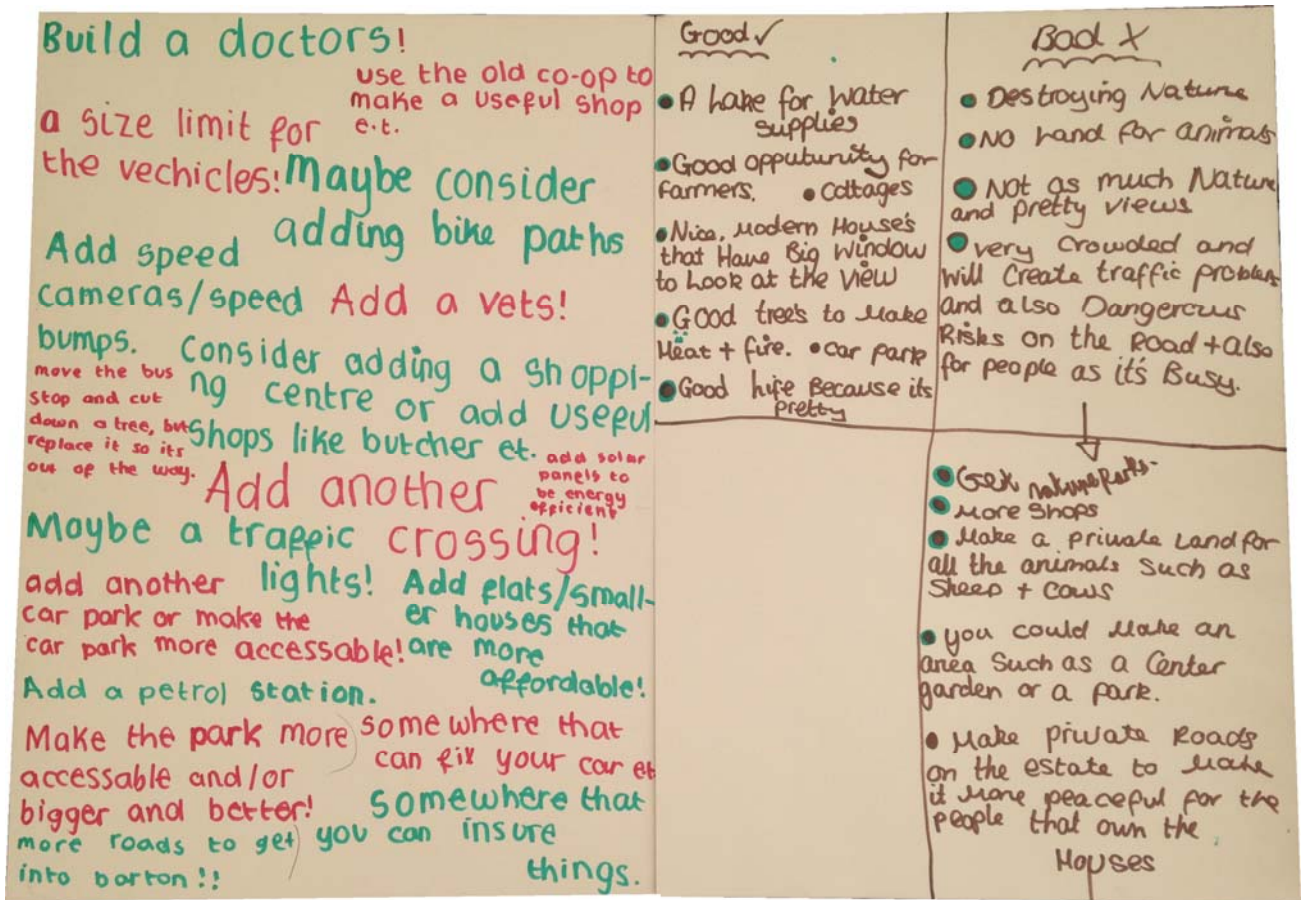


Fig. 2) Examples of Student’s Work – Task Two Site Development Proposals

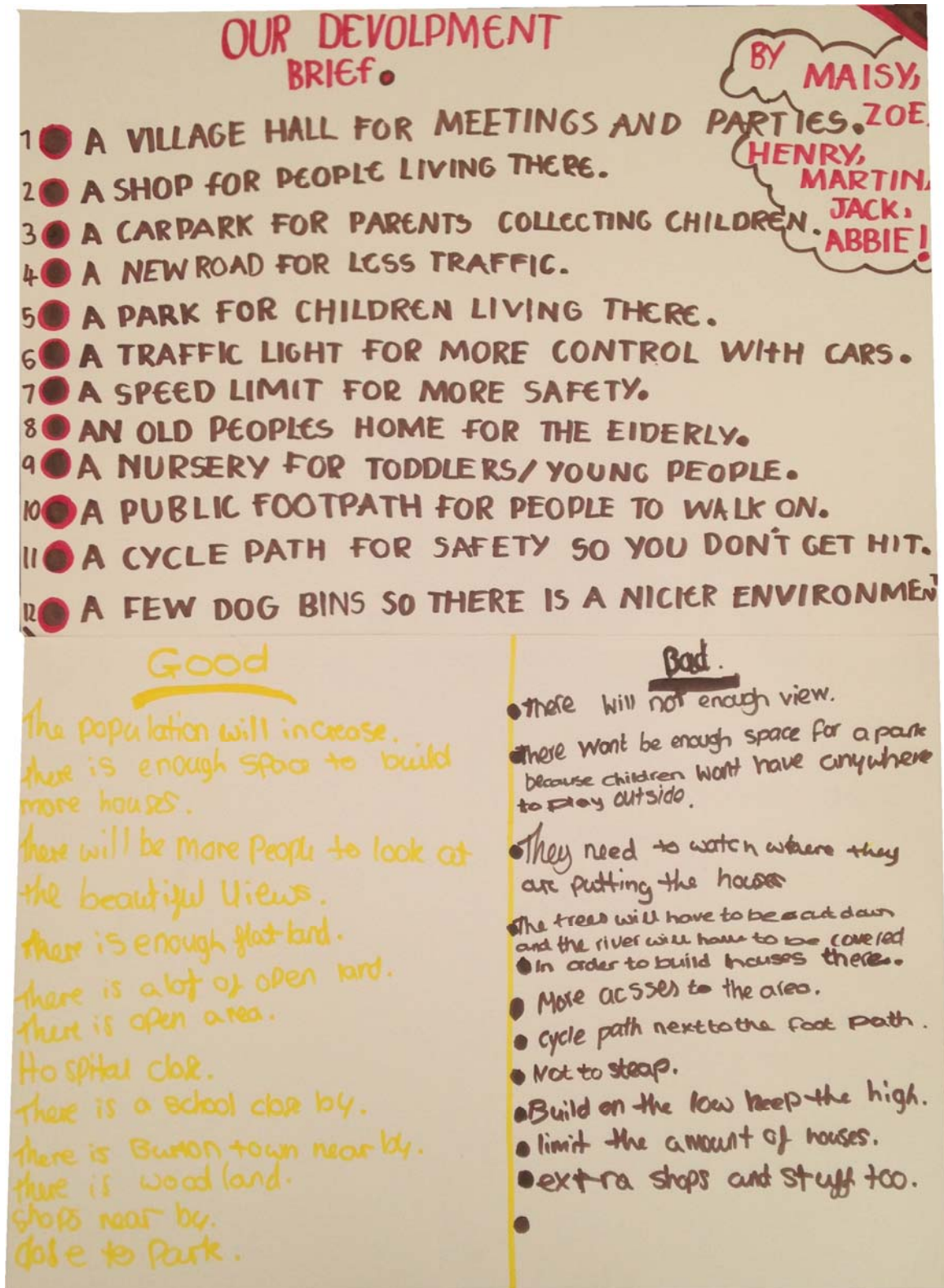


Fig. 3) Examples of Student’s Work – Task Two Site Development Proposals

7.0. Regulation 14 Consultation on a draft plan

- 7.1. To satisfy the requirements of Regulation 14, a period of six weeks consultation was held between the 21st June and the 2nd August 2014.
- 7.2. The consultation process had two arms: consultation of the public/parish residents and consultation of statutory consultees (for example, neighbouring Parish Councils, East Staffordshire Borough Council, the Highways Agency and the National Forest etc.) Different approaches were required for each of these groups.
- 7.3. ESBC provided the details of all of the statutory consultees to be contacted. Each received a formal letter providing access to the draft NDP document and details on how to comment and when to comment by.
- 7.4. The second arm of the consultation process aimed to collate their views of local residents on the policies within the draft NDP. This task was approached in a number of different ways. Firstly, a launch event was held to present the draft document to the public. The consultants had collated and translated the findings of the community workshops into a planning policy document and so this was the first time that many residents had seen the form that the 'final product' was going to take. One key part of this period of consultation was to check that the consultants had interpreted and presented the community's needs and wants correctly.
- 7.5. It was therefore important to make the document and its policies as accessible as possible for residents, many of whom had never seen a planning policy document before. The first aim was therefore to make the contents of the document accessible and the second was to make it as easy as possible for residents to submit their comments and views on each policy.
- 7.6. To achieve this the draft NDP document was presented in a number of ways. Firstly, as a complete document available in hard copy and digitally, on exhibition boards and posters which summarised each policy and asked the reader questions to encourage them to think about whether or not they were in agreement. In addition to this residents were encouraged to send written feedback or to complete an online version of the survey. Full details of the responses received can be found in Appendix 1.

- 7.7. Following on from the written responses received during the consultation period all responses have been collated and considered. The table found in Appendix 2 considers all points made by the consultee's and how they have been addressed following the consultation period leading to the final Neighbourhood Plan.
- 7.8. Finally, the Outwoods Neighbourhood Plan underwent an independent health check by Ann Skipper Planning. The recommendations from the health check were then fully considered and where appropriate changes were made to the Outwoods Neighbourhood Plan. Full details of the recommendations and responses can be found in Appendix 3.

Appendix 1: Record of all responses received during Regulation 14 consultation

Consultation Responses: Draft ONDP, Summer 2014

| BPUD Ref No. | Date Sent/received | Consultee | Contact Details | | | Comments |
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| | | | Name | Email | Telephone | |
| 1 | 07/8/14 | Environment Agency | Miss Jane Field | Jane.field@environment-agency.gov.uk | 015543 404878 | <p>a. Generally supports the objectives of the plan. Specifically Object 3 (Community Assets) and Objective 5 (Public Open Space) in relation to support and enhancement of public open space.</p> <p>b. Supports policies LR3 and LR4 and reference to the inclusion of policies promoting the enhancement of blue/green infrastructure; the sustainable water environment; and consideration of climate change.</p> <p>c. The Green Space Strategy (Appendix 3) to enhance parish watercourses is supported. Suggested amendment to the strategy include: Inclusion of a green buffer adjacent to enhanced water courses to provide a buffer of separation between developments.</p> <p>d. Amend Policy LR3 to support the deculverting and renaturalisation (referencing specifically the culverted watercourse running through development site P/2013/0429 which, it is suggested, should be pursued though the development process). Suggested text inclusion includes: 'Renaturalising degraded watercourses whenever possible through removing channels from culverts and maintaining a natural green buffer along banks and brooks.' Reference should be made within the plan to the need for developers to consult Staffordshire County Council where development may affect flows of watercourse or flood risk or where works may be required along banks</p> <p>e. Suggests that were development impacts watercourses, reference should be made to developers referencing the '<i>Humber River Basin Management Plan</i>' and its objectives.</p> <p>f. Policy LR4 and its stated objectives are supported. Reference should be made to the hierarchal approach to SuDS usage as set</p> |

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| | | | | | | <p>out in www.suatianabledrainagecentre.co.uk/suds-hierarchy_c2236.aspx.</p> <p>g. Reference should be made within the plan to pollution prevention good practise as detailed in (www.gov.uk/government/collections/pollution-prevention-guidance-ppg)</p> |
| 2 | - | Outwoods Parish Council | Cllr B Hyder | | | <p>a. LR 1 and RD2 – policy should emphasis further the need to provide sports pitches and public open space on site or within the parish boundary. A commuted sum should not be used to avoid this requirement.</p> <p>b. TA3 – minimum parking provision must be provided on site. Where garage parking is provided it should have sufficient space to enable parking in front (on lot) whilst allows the garage door to open (garage door to be front opening only) Visitor parking should be provided in communal court and allocated space increase to 2 spaces per dwelling.</p> <p>c. TA4 – where cycle paths are provided they should be separated from vehicular traffic on existing and new road. Separating cycle traffic from vehicular traffic by use of painted lanes is not acceptable.</p> <p>d. RD3 - greater emphasis should be made on the spatial distribution of affordable housing within development. Affordable properties must be distributed evenly throughout new development and be indistinguishable from market housing.</p> <p>e. LR4 – buffer zones between existing and new development to be used solely to create new habitats. Access to buffer zones should be restricted to authorised personnel for maintenance purposes.</p> <p>f. RD2 - further clarification of the term ‘enclosure by rear boundaries’ (para 2.)</p> <p>g. Seeks the inclusion of a policy clarifying plan stance in respect to controlling development outside strategic allocated sites or sites with extant planning consent.</p> |

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| | | | | | | <ul style="list-style-type: none"> h. Seeks an amendment to plan policy to allocate a site for forthcoming proposals by SCC for a new secondary school – subject to it being located within Outwoods. i. Amend plan policy to include for the provision of allotments. j. Amend para. 2.13, to reflect that in the parish there is only one public house and no takeaways. k. Define the term ‘Urban Cooling’ in the glossary |
| 3 | 02/08/14 | Judy Tjon Soei Len | Individual Response | Steveandjudy@talktalk.net | - | <p>Reponses provided via SurveyMonkey</p> <ul style="list-style-type: none"> a. Policy TA1 - Public Realm - Support: Yes but ensure cycle paths are made to allow families to cycle safely. These would include a specific separation area between the road and the cycle path, not just a white line down the left hand side of the highway. Planting of trees, woodland, shrubbery to soften areas spoilt by the developments is vital. b. Policy TA2 – Roads and Trees - Support: Yes but ensure drainage for immediate and surrounding areas are upgraded as existing country lanes will be used as rat runs and currently are prone to the drains becoming easily flooded. These maintenance works to unblock drains etc will increase with the volume of traffic /housing works expected in the area. Local government therefore, need to increase their budgets to allow for extra maintenance crews to resolve these problems far quicker than is happening presently. Should we consider a bypass to take traffic away from small country roads. c. Policy TA3 – Parking – Support: yes but parking should be further increased as we are reliant more on home services eg food shopping, internet shopping, working from home, elderly residents need parking and access for carers, healthcare professionals, etc d. Policy TA4 - Footpath and Cycle Routes – Support: yes and same as for TA1. Your picture of a cycle lane as part of a footpath is |

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| | | | | | | <p>fine but this picture is often used for highways as well which is unsuitable. In Holland they have roads that are purely for cars and are separated from the cycle lane by wide verges, so as to totally separate the cycle lane from the highway. If a child/cyclist falls off their bike - they fall onto this verge and not into the direct line of the traffic!!</p> <p>e. Policy TA5 - Public Transport – Support: yes but more transport should be available for the elderly who are increasingly becoming more reliant on Community transport links to get out of their homes. Ensure there are substantial bus shelters with up-to-date "live" communication stating arrival times of next bus etc. Have proper "bus laybys" instead of buses stopping on the side of the roads to drop off and pick up.</p> <p>f. Policy CF1 - Schools and Education – Support: yes. ensure sufficient parking is included to accommodate for school events (e.g. sports festivals, summer fayres, evening performances, otherwise anti-social parking on nearby roads will take place. Children should go to their local schools so that they do not have to travel long distances to school. This would promote belonging to the community and pride in their school and encourage local involvement in school events etc.</p> <p>g. Policy CF2 - Health Hubs –Support: Yes and see point below on CF3 regarding community drop-in clinics for young and the elderly as well. Alzheimers (and similar) cafes and other support groups are invaluable to carers, parents, families and friends who need "somewhere to go" for support and socialising - we must include these!</p> <p>h. Policy CF3 - Community Hall – Support: Community space is vital. As the new houses will not have sufficient ground to be called a garden(!) then parks and leisure centres are essential. High priority for indoor and outdoor facilities is to include tennis courts, rugby pitches, Astroturf pitches for hockey and football</p> |
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| | | | | | | <p>(for all weathers), swimming facilities, keep fit classes, community classes for the elderly. Community halls could be used by health professionals as drop-in clinics (like Cross Street, Burton) There MUST be safe places for teenagers to meet up, whether that is for sport, just relaxation - which should incorporate a healthy eating outlet (no fast food or junk food), to enjoy music, drama/theatre, cinema etc.</p> <ul style="list-style-type: none"> i. Policy CF4 - New Shops – Support: yes but new shops should NOT include more than 1 takeaway (fish and chip shop). There are too many fast food outlets which do not encourage healthy family eating and just promote litter. Shops should promote local initiatives where possible and be of good quality. The appearance of the shops should be up kept to avoid vandalism and antisocial behaviour. Cafes could include play areas for children so parents can relax while the children play. j. Policy CF5 - Places to Meet – Support: Yes and again Cafes could include play areas for children. Library style meeting place for easy access to WiFi which could also integrate with those "working from home". k. Policy RD1 – Design – Support: yes, A MIXTURE of compatible house designs would be welcomed, so that they don't all look the same..... It would promote individuality. Care should be taken to avoid 2 storey houses encroaching on present, established dwellings who should NOT BE OVERLOOKED. Allotments should be included which would bring together individuals and groups and promote healthy lifestyles and healthy eating etc. l. Policy RD2 - Public and Private Space –Support: yes, but anti-social behaviour will follow, if large developments are squashed together with a clever design plan which looks as if more space is there than there actually is. You cannot substitute SPACE for anything. Bigger gardens, more space in between properties, |
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| | | | | | | <p>individual driveways and paths (not shared with your neighbour), AMPLE car parking for families (older children are staying longer at home and having their own cars as well as the parents), parking for visitors, deliveries etc.</p> <p>m. Policy RD3 - Type and Tenure –Support: agreed on the basis that the sheltered housing facilities (whether for the elderly or venerable) should have the appropriate, well managed support systems ON SITE to assist the residence when problems arise. Support workers would live alongside these residents 24/7 to be there when help is needed and not have to resort to ringing a call centre 20 miles away or worse still.... residents having to ring the police to attend the scene to resolve</p> <p>n. Policy RD4 - Working from Home – Support.</p> <p>o. Policy LR1 - Sports Pitches - No response: Specific cycle routes to leisure centres are vitally important to encourage safe family routes and to cut down on the use of cars. They should also be on bus routes for those unable to work/cycle to them. See points made earlier about diversity of sport requirements and include wheelchair users.</p> <p>p. Policy LR2 - Play for All – Support: Ensure this includes wheelchair uses (whether young or old) and ensure all play areas are aesthetic and in keeping with the local area - no concrete skateboard areas!! Use more aesthetic materials to improve the look of these areas and heavily plant to break up the area.</p> <p>q. Policy LR3 - Green Space Strategy – Support: yes but make the most of our beautiful countryside and include educational connections and benefits with the National Forest such as has been done at Rosliston Forestry Centre. Promote more "farm shop" type enterprises to sell local produce. Ensure these spaces are not ruined by dog walkers who foul the area and make it unpleasant for other walkers.</p> <p>r. Policy LR4 - Landscape and Drainage – Support</p> |
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| | | | | | | <p>s. Policy LR5 - Protected Open Spaces and Views –Support: We will never get back our open spaces ever again once they are built on. Our neighbourhood is unique. It can be improved upon, but not by huge, impersonal developments. We must support and enjoy our countryside.</p> |
| 4 | 02/08/14 | Name not Provided | Individual Response | - | - | <p>Reponses provided via SurveyMonkey</p> <ul style="list-style-type: none"> a. Policy TA1 - Public Realm - Support b. Policy TA2 - Roads and Streets -Support c. Policy TA3 – Parking - Support d. Policy TA4 - Footpath and Cycle Routes - Support e. Policy TA5 - Public Transport – Support f. Policy CF1 - Schools and Education – Support: I agree with this policy, but would welcome clarification within the ONDP of whether "allocated sites" refers to currently allocated sites or whether sites given consent in the future would be included. If the latter is the case this could result in schools being developed on sites that Outwoods would not have approved g. Policy CF2 - Health Hubs - Support h. Policy CF3 - Community Hall - Support i. Policy CF4 - New Shops - Support j. Policy CF5 - Places to Meet – Support k. Policy RD1 – Design – Support: In relation to the limit of 2 storeys the use of the phrase "wherever possible" weakens this policy. l. Policy RD2 - Public and Private Space - Support m. Policy RD3 - Type and Tenure - Support n. Policy RD4 - Working from Home – Support o. Policy LR1 - Sports Pitches – Support p. Policy LR2 – Play for All – Support q. Policy LR3 – Green Space Strategy – Support r. Policy LR4 – Landscape and Drainage – Support s. Policy LR5 – Protected Open Spaces and Views – Support |

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| 5 | 01/08/14 | Staffordshire County council | James Chadwick | James.chadwick@staffordshire.gov.uk | 01785 276643 | <p>a. Vision and objective considered commendable.</p> <p>b. TA1 & TA2 - We support the aims of these Policies and are very much behind the design ethos set out in Manual for Streets. We acknowledge your aspiration to work with other neighbouring parishes to ensure improvements to key routes happen in a joined up manner.</p> <p>c. Policy TA3 - We note the policy but suggest that there should be some flexibility included to avoid excessive amounts of hard landscaping being provided when it may not be necessary. For example grasscrete or reinforced grass could be used as a third parking space for four bed units so it would then double up as a lawn/garden if the householder doesn't own three cars.</p> <p>d. Policy TA 4 - The Plan proposes support for the creation of new footpaths and cycleways. The creation of new public rights of way, in particular, has to follow a formal legal process and requires the legal agreement of any affected landowners. We note that the plan provides for consultation with Staffordshire County Council but the Parish Council should also encourage developers to enhance the existing path network where possible in line with Staffordshire County Council's Rights of Way Improvement Plan. This could include:</p> <ul style="list-style-type: none"> - the creation of public bridleways or the upgrading of public footpaths to bridleways to improve provision for horse riders and cyclists across Staffordshire where there is currently a shortfall in available access routes. - the creation and promotion of short circular walks to promote the health benefits of walking - the replacement of stiles with gaps (where there are no stock) or gates (where there are in line with Staffordshire County Council's Least Restrictive Principle for path furniture). The County Council is able to provide further |
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| | | | | | | <p>advice and guidance as and when required.</p> <p>e. Policy TA5 - We support the promotion of sustainable development but question the reasonableness of requiring all proposals of 5 or more dwellings that are more than 400m from a bus stop to subsidise the extension of a route or a new route.</p> <p>f. Policy CF1 - We acknowledge the recognition of school places as being a key issue in the Plan and commend the support given to the creation of new schools on allocated sites and extensions to existing sites. However, we object to the resistance to new schools outside of allocated sites. We have recently concluded two studies into the issue of school places and the outcomes are that new provision is needed and the availability of sites is limited. Therefore, we would not wish to see further restrictions added to potential opportunities that may emerge. The studies referred to above can be accessed via the link below http://www.staffordshire.gov.uk/education/schoolsandcolleges/PlanningSchoolPlaces/Education-studies/Education-studies.aspx</p> <p>g. Policy CF2 - Has there been discussion with the Clinical Commissioning Group over new health care provision? In relation to extracare/sheltered accommodation we do not believe it is reasonable to require that these must be provided on allocated sites. There is an ageing population and a need for such types of housing so there should be flexibility and choice in available sites. Also whilst desirable for development proposals to be located close to health care facilities to suggest they 'must' be within 400m we feel is somewhat onerous and some flexibility should be provided.</p> <p>h. Policies CF3, CF4 – no comments</p> <p>i. Policy CF5 - We support the proposal to require creation of public spaces for social interaction as this is line with our Public Health agenda. We would suggest that this could be expanded to include community growing spaces or orchards that could also</p> |
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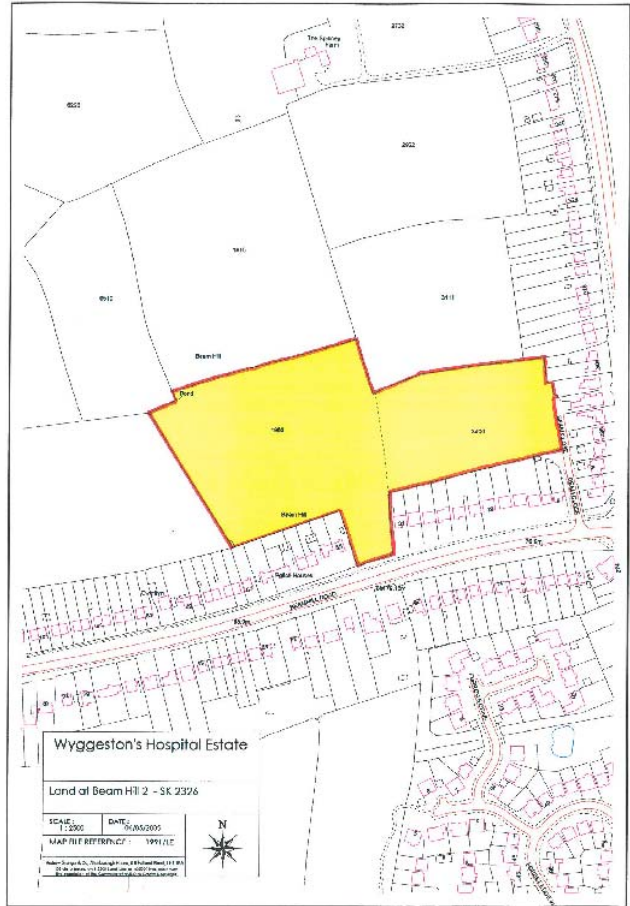
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| | | | | | | <p>address healthy eating aspects. If such facilities are provided we suggest that the developer should be required to initiate their use by facilitating management of the space whilst they have a presence on site before handing over to the community.</p> <p>j. Policies RD1, RD2, RD3, RD4, LR1, LR2, LR3 & LR4 – no comment</p> <p>k. Policy LR5 - The emerging Local Plan for East Staffordshire recognises the issues with the capacity of schools and identifies a need for further new school places. The reports listed at point 5 above include the AMEC study into potential sites for new school provision to be explored. The proposed protected spaces set out in Policy LR5 include an area of land to the north west of Tutbury Road and Beamhill Road that has been identified in the AMEC study (site 5) as a potential school site. This policy may hinder the delivery of new school sites to the detriment of local residents. We therefore object to Policy LR5 and suggest that it and Map be amended so that it is clear that education facilities do not constitute inappropriate development and would be allowed in principle in the areas shaded green on the Proposals Map.</p> <p>l. Ecology - Section 2.6 states that orchards within the parish are protected by Natural England. While Natural England may advise that orchards should be retained and managed for their biodiversity value, there is no statutory protection.</p> <p>m. LR3 Green Space Strategy and LR4 Landscape and Drainage - The strategic approach to biodiversity protection and enhancement is very much in accordance with National Planning Policy Framework (NPPF) guidance on planning for ecological connectivity. In addition to trees, hedgerows and woodland cover measures that contribute to Staffordshire Biodiversity Action Plan priorities for habitats for the River Gravels area are appropriate. The Ecosystem Action Plan prioritises wetland mosaics and grasslands. In line with LR4 inclusion of ponds within landscaping for new development would be welcomed along</p> |
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| | | | | | | <p>with sustainable drainage features that provide wetland habitats. Lowland meadow is one of our most threatened habitats; creation and management of wildflower meadows as part of green space would provide both biodiversity and amenity benefits and contribute to the Action Plan.</p> <p>n. Historic Environment - The Outwoods Draft Neighbourhood Plan briefly considers the role of the historic environment to the locality's sense of place and local character, although this tends to focus principally upon historic buildings. There remains, however, the potential for the wider (undesignated) historic environment to contribute to the vision and objectives of the draft Neighbourhood Plan. Staffordshire County Council holds data on the archaeology, built heritage and historic landscape character of the county within the Staffordshire Historic Environment Record (HER). As part of the evidence base for East Staffordshire Borough Council's Local Plan the County Council's Historic Environment Team produced the 'Historic Environment Assessment (HEA): East Staffordshire (2013)'. The HEA comprises an overview of the heritage assets within the Borough as well as assessing the impact of development upon the historic environment on land lying beyond the current built up area of those settlements identified as priorities for growth in ESBC's Settlement Hierarchy Topic Paper (2012). The resultant report is available for download at http://www.staffordshire.gov.uk/Historic-Environment-Assessments. The project subdivided this landscape into Historic Environment Character Zones (HECZs) and three of these lie within part of the Outwoods Neighbourhood Plan area (the project did not take account of parish boundaries): BRHECZ 3: South of Rolleston and West of Outwoods, BRHECZ 9: Outwoods and Sinai Park and BRHECZ 10: South of Beamhill Road, Burton upon Trent (to be found within Appendix 1 of the report). For</p> |
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| | | | | | | <p>your information the location of the zones are shown on the enclosed map along with the variety of heritage assets within the parish; further information on individual heritage assets can be obtained from the HER www.staffordshire.gov.uk/Historic-Environment-Record. The HEA also identified that the historic landscape character (which provides detail on the legibility of the landscape, and where applicable survival of field boundaries, at a parish level) was well preserved across all three zones. There is also the potential for above and below ground archaeological remains to survive across the three zones including a prehistoric enclosure (below ground archaeology) and ridge and furrow earthworks representing the upstanding earthwork remains of medieval ploughing. Furthermore there is the potential for further, currently unknown heritage assets particularly relating to prehistoric and/or Roman sites, to survive within the parish, which should be taken into account as part of any future development proposals. Given the contribution of the historic environment to the history and landscape of the parish it is advised that the HER and the Historic Environment Assessment (HEA) be reviewed to assist in the production of an evidence base to support policies which incorporate the historic environment including LR3 and LR5 (e.g. regarding preservation and enhancement of historic landscape character). Consideration should be given to a policy relating to the local historic environment and its conservation and enhancement (these would cross reference back to the policies within the emerging ESBC Local Plan. Further information on the role of the historic environment in local community planning can be found on English Heritage's website: http://www.englishheritage.org.uk/professional/advice/hpg/historicenvironment/neighbourhoodplanning. There is also a section providing guidance on surveying neighbourhoods to assist in</p> |
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| | | | | | | <p>understanding the historic environment of the local environment http://www.englishheritage.org.uk/caring/get-involved/improve-your-neighbourhood/survey-yourneighbourhood. A toolkit for rapid surveys of local character has also been produced by Oxford City Council which can be found at http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm.</p> <p>o. Landscape - A correction is advised in relation to Para 2.7. The East Staffordshire Landscape Character Assessment, which is based on The County Council’s document Planning for Landscape Change - Supplementary Planning Guidance to the Staffordshire and Stoke –on-Trent Structure Plan 1996-2011, identifies the very southern parts of the Parish, near Shobnall Dingle as of highest sensitivity to development. Otherwise the policy objective of Landscape Enhancement. (within this Landscape Character Type the only area identified as a ‘landscape at risk’ is around Abbots Bromley). The Neighbourhood Plan correctly describes the character as a landscape of irregular, hedged fields and hedgerow trees on a rolling landform, which generally slopes down from the Needwood Plateau. Where the land-cover pattern remains intact, the hedgerows and hedgerow trees to a large extent control and limit views across the landscape, however the rolling landform and steeper slopes often allow longer views and showing up the pattern of fields and small woodlands. Hence this is a landscape where there may be more open views within and into the landscape. Policies LR3 and LR4 are supported; Policy LR3 which seeks to retain all mature trees and hedgerows, which provide established landscape structure that can be reinforced through new planting and limit views across the landscape, is particularly welcomed.</p> |
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| 6 | 01/08/14 | Stephen Mair | Individual Response | outwoodsndp@gmail.com | | <p>a. In relation to land north of Beamhill Road – objection to the inclusion of our site within the site proposed for designation as a Protected Open Space to the north of Beamhill Road. The proposed designation does not conform with the Core Strategy nor does inclusion within the National Forest area preclude it from future development. It is considered that the site could deliver approximately 60 dwellings on a site, which is closely related to the settlement. The site has strong defensible boundaries, which would be strengthened by enhancing the tree line and providing areas of open space to retain views across the landscape.</p> |


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| 7 | 28/07/14 | John Goodhead | Individual Response | j.goodhead@talktalk.net | - | <p>a. TA 2 I agree that the use of road humps and comparable measures should not be supported, they are detrimental to highway and vehicle safety and hamper emergency services.</p> |

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| | | | | | | <p>There are many other ways of designing out road safety issues. Para 4 highways should be designed to include emergency vehicles.</p> <ul style="list-style-type: none"> b. TA3 Glad to see provision for modern larger vehicles c. RD1 There should be no provision for three storey buildings as they are out of character in this semi-rural area and could overlook schools and their play areas. They may be more appropriate in town centre developments. d. RD3 Agree with the mix of properties but these could include warden controlled sheltered accommodation. e. RD4 great care should be exercised when providing for workshop facilities within residential areas, unless this is strictly specified, as these could create noise and fumes to the detriment of neighbours. Also deliveries could cause a nuisance. f. LR2 Could nature trails be included. g. LR4 Having read the SCC report on potential school sites in Burton it is imperative that green/woodland buffer zones are specified around the existing residential areas to safeguard privacy and avoid overlooking. This is particularly relevant for the site North of Beamhill Road as it is elevated and sloping towards Tutbury Road existing housing. Any two storey buildings should be set well back from the existing housing. The green buffer zone needs to be 20/30 metres wide and if it is not to be maintained by ESBC or OPC it should be donated, when planted, to the properties abutting the development, similar I believe to that which happened for Tower Road properties in Winshill when Brizlincote Valley was developed. Drainage schemes should ensure that the natural drainage systems are not interfered with and cut-off drains are installed to ensure surface water run-off does not affect in anyway existing development. Any disturbance to the topsoil including removal of grass land will result in a rapid run-off of surface water causing flooding to existing properties |
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| | | | | | | and also to the highway. |
| 8 | 31/07/14 | Keith Fenwick (on behalf of Barwood Strategic Land II LLP and Gordon Skipper) | Individual Response | ee@alliance-plan.co.uk | - | <p>a. Policy LR5 – Protected Open Spaces and Views - My client’s site is identified in part within the map at Appendix 2 as being subject to Policy LR5 Protected Open Space. Reading the description of the policy it refers to the “Fields behind Burton Hospital (accessed from Lower Outwoods Road)” as being protected from development with the following justification; “These spaces contribute to the formation of the Green Space Strategy (Appendix 3) as well as to the character of the landscape and visual amenity of the settlement edge.” However, the Neighbourhood Plan provides no evidence of any assessment of landscape or visual impact to assess the quality and value of individual sites to the settlement edge, and/or their merit or justification to be encapsulated within this policy. My client has been undertaking extensive landscape and visual impact assessment work in relation to a planning application they have in preparation for this area of land, the conclusions of which are appended to this submission. It will be seen that this specific area of land, upon an objective assessment, is capable of accommodating additional development without material harm to the landscape or character of this location. My client wishes to reiterate their offer that they are willing to come and discuss with the Parish Council and share with them the full and detailed evidence base underlying these conclusions, from which it can be readily seen that upon an objective analysis of the value which this land provides to the settlement edge and its contribution to both landscape character, and its susceptibility to visual impact, the land is in fact readily capable of accommodating necessary development, with only minimal localised visual and landscape impacts.</p> <p>b. Policy LR3-Green Space Strategy - The Green Space strategy is illustrated by the diagram at Appendix 3 of the Neighbourhood</p> |

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| | | | | | | <p>Plan. It is, to say the least, a confused Plan, which does little to explain or justify the strategy and philosophy underlying its approach. For example, in respect of my client’s site it is an area shown as a “focus for improvement” – where efficiencies exist, although this seems to sit in direct conflict with the Proposals Map at Appendix 2 which shows the same land as protected open space which contributes to the “character of the landscape and visual amenity” of the settlement edge. The policy is less than clear. It suggests in the explanatory text (Para 8.12) that it is linked to the recommendations and advice of the Staffordshire Landscape Character Assessment SPD, as well as the ESPC Landscape Character SPD and the strategies and goals of the National Forest. However the policy, and the accompanying strategic Plan do not explore what these goals are, how the “strategy” such as it is, delivers the connections, or how the swathes of green on the Plan at Appendix 3 function or operate, what their value is, what the vision is for the future etc? The Plan could be greatly enhanced by a more thorough analysis and understanding of what it is seeking to achieve and a more explicit explanation of how the policy will seek to achieve those aims.</p> <p>c. Policy LR4 – Landscape and Drainage - This policy requires that “all new development is to be screened from existing properties through the planting of a “green buffer” What would the purpose of such a buffer be though? Protection of existing residential amenity with sufficient separation distances in development is achievable without the need to insert “green buffers”. The request for such “buffering” is all the more unusual given the following paragraph of the policy states that such a dense screening buffer at the outer edge of development to the existing countryside would not be supported as “this is not within the landscape character” of the area. The insertion of unnecessary “green buffers” within new development conflicts with the</p> |
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| | | | | | | <p>guidance at Framework para 58, bullet point 3 which requires development to “optimise the potential site to accommodate development ...” Whilst development should always have regard to its context, a blanket policy approach to the use of “buffers” without site specific justification is not compliant with the Framework’s injunction on good design. The reference within the policy to the introduction of SUDS should be caveated with an understanding that SUDS are not always technically capable of implementation dependent upon ground conditions. The policy is considered to be in any event, largely unnecessary as it repeats policies contained within the emerging Local Plan. Moreover, whilst the explanatory text identifies that the “run-off rate” referred to is a green field rate, this is not contained within the policy itself leading to ambiguity. The policy should also not seek to impose upon development any greater imposition of standards than is required through national building standards and regulations, or is imposed through other guidance. If it is to do so, it must have specific local justification. None is provided here.</p> <p>d. Future Opportunities - The Neighbourhood Plan does not seek to explore in any great detail, the future opportunities available through both committed and potential future development. For example, as part of the planning approval for the first phase of the Red House Farm Development, provision has been made for directing the existing bus routes through the site via a “bus gate” providing opportunities for the bus operators to offer a “circular” route rather than a “cul-de-sac” route as they currently do to the hospital. The Neighbourhood Plan could take the opportunity of exploring how this future provision might enhance services generally within the Parish, and/or link to enhance provision at other development opportunities within the Parish. Moreover, specifically with regard to my client’s land interests, it is</p> |
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| | | | | | | <p>understood that the Parish have a desire for new and enhanced community facilities, specifically a “village hall” during the Plan period. Land adjoining the existing Phase 1 Red House Farm Development, if positively supported for development through the Neighbourhood Plan, could provide the opportunity in terms of delivery of both site and construction, for such facility to be delivered. This is a matter on which my client is happy to engage with the Parish during the coming months.</p> <p>Red House Farm Phase 2 Burton upon Trent, Staffordshire Landscape and Visual Impact Assessment (LVIA) – DRAFT June 2014</p> <p>10 Summary and Conclusions</p> <p>Introduction</p> <p>10.1 The Landscape and Visual Impact Assessment of the proposed development has been completed in accordance with accepted guidance.</p> <p>10.2 An assessment of landscape and visual components of the application site and the wider LVIA study area was undertaken through desktop and field study. This identified the main landscape character areas, types and visual receptors, and resulted in a baseline appraisal in the context of which landscape and visual impacts could be assessed.</p> <p>10.3 The main landscape and visual implications of the proposed development and the potential impacts were identified and mitigation developed in order to minimise these impacts where possible, in line with other survey work carried out. Considering the sensitivity of each receptor, with the magnitude of effect that the proposed development would have on that receptor, enabled the significance of the residual impacts to be assessed.</p> <p>Landscape Assessment</p> <p>10.4 The proposed development would not cause any significant effects, during construction or on completion, to the surrounding heritage and landscape designations. The existing landscape setting of Sins Park and the townscape setting of the conservation areas would remain intact and there would be no alteration to the key characteristics of the assets.</p> <p>10.5 The proposed development would not cause any significant effects, during construction or on completion, to the overall character of NCA 89 and NCA 88. There would be a very localised alteration to the landscape on the edge of Burton upon Trent. The key characteristics of the NCAs would not be altered. In considering the permitted Phase 1 development (scenario 2), the proposed development would be within the settlement boundary created by Phase 1 built form and would not encroach on the wider rural area to the west of Burton upon Trent.</p> <p>10.6 The proposed development would not cause any significant effects on the overall character of the local Settled Plateau Farmland Slopes LCT that the application site falls within. During construction local characteristics would be altered as the small scale landscape becomes more exposed and views open up. On completion local features would be slightly altered, with some enhancement to green links in line with local planning policy and National Forest guidance. There would be an overall minor, adverse, long-term and permanent (not significant) effect upon the local LCT due to alteration to local features. In considering scenario 2, the proposed development would have a reduced effect upon the character of the LCT. The proposed development would be within keeping with adjacent land use and would not encroach on the wide, rural area. Green links would connect with those within the Phase 1 development.</p> <p>10.7 The proposed development would not stand out from the surrounding landscape. The proposed residential built form would be absorbed by existing surrounding landscape and built features within the study area, including residential properties, undulating topography, mature hedgerows and tree blocks. It would be most prominent in the localised surroundings, from the adjacent footpath and nearby existing properties. During construction the landscape character of the application site would be altered by construction machinery, vehicles and features. The key characteristic features including the pond, existing tree and hedgerow boundaries and public footpath would be predominantly protected during construction. On completion the retained features would be enhanced by landscape and planting proposals as part of the on-site mitigation. The land use would be altered from agricultural land to residential development.</p> <p>10.8 It is concluded that there would be a medium magnitude of effect upon the local landscape setting of the application site on completion of the proposed development. In considering the assessed low sensitivity of the landscape of the application site, there would be an</p> <p>37 </p> |
| 9 | 31/07/14 | Deborah | Bagshaws | deborah.scholes@bagsha | - | a. The plan at Appendix 1 illustrates the extent of the land holding |

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| | | <p>Scholes (on behalf of Messers Turner, Spinney Fam, Tut bury Road</p> | | <p>WS</p> | <p>held by the Turner family. The farm is a grassland farm with free range chickens producing eggs, cattle and a livery stables off the Beamhill Road.</p> <ul style="list-style-type: none"> b. The farm extends in all to approximately 33 ha (81.5 acres). c. The Landowners would like to propose that the farm be considered for mixed residential development within the period of the Plan. Having regard to the local landscape, topography, the road network and the existing built environment, the area considered to be most suitable for development would comprise the southern side of the farm, with the northern side of the farm remaining as farmland as existing. d. There are currently two points of access onto the public highway, at Tutbury Road and Beamhill Road. The access onto Tutbury Road is situated opposite the proposed Tutbury Road access into the proposal for 500 houses north of Harehedge Lane. e. It is proposed in the Draft Neighbourhood Plan that a proportion of the farm, to the south-eastern side, be designated a protected open space, described as “land to the northwest of Tutbury Road and Beamhill Road”. The Plan goes on to state, at para 8.20, that the specific areas are considered to be the most sensitive landscape and ecology locations within the Parish and should form the focus for protection and enhancement. This is disputed and the Parish Council may have been ill informed in this allocation, as the area identified is of very little ecological value, being monoculture grassland, part of which houses a chicken farm which is fairly intensively used by free range chickens. Some of the land identified is intensively grazed by horses at the livery stables. f. There is some ecological value in some hedgerows but these are mentioned elsewhere under different policies within the Neighbourhood Plan. g. Topographically the area rises up to the high point of Beam Hill, |
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| | | | | | | <p>however this can be managed through design, as has been illustrated by the chicken farm which is barely visible to the neighbouring residences.</p> <ul style="list-style-type: none"> h. Part of the farm is affected by a Protected View from Longhedge Lane. The plan suggests that these Protected Views offer open long distance views of the local neighbourhood, the wider landscape and that visual interruptions should be avoided within the immediate setting of the views to ensure they are maintained. It is our opinion that the view is not long distance over the wider landscape and that it is already visually interrupted by the existing hedgerows and topography, which the neighbourhood plan is already looking to protect and maintain. In our opinion, the view itself is of very limited value. The areas most visible from this point on Longhedge Lane would not form part of the suggested development of the southern area of the farm. i. Development would be designed to meet the requirements of Objective 4 responding to the landscape setting and topography of the area. Well designed schemes could incorporate green spaces, retaining the open feel of the area interspersed with development, meeting the needs set out in policy CF5. j. Existing hedgelines and field boundaries could be retained where appropriate and developed areas could accommodate their retention in accordance with policies LR3 and LR4. Farmed grassland to the northern side of the farm could also be used to accommodate some of these requirements where practicable. k. Existing ponds and areas of biodiversity could be retained to the north of the farm. Areas of the grassland at the northern side of the farm are already proactively managed within a stewardship agreement which encourages native species and biodiversity and it is proposed that this would continue on these areas. l. Informal public access on permissive paths through the |
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| | | | | | | <p>Stewardship land areas could be considered as appropriate within the scheme. There are no public rights of way across the farm at present so this would serve to help meet the public access requirements prevailing throughout the Neighbourhood Plan.</p> <p>m. Pedestrian /cycle routes could be facilitated through the development to assist in meeting the Public Realm TA1 & TE4 policies. Any development would be easily served by the new school constructed across the Tutbury Road from the site, which could be accessed on foot or bicycle.</p> <p>n. The landowners are keen to be accommodating to the local community in the provision of Community facilities such as a Community Hall and outdoor space, which could be allowed for within the development proposals. The extent of such community facilities will be dependent upon the extent of development permitted and the commercial viability of such a scheme. The ongoing management of community facilities is costly and it may not be viable to expect a small scale development to be able to meet the ongoing needs in perpetuity as stated in policy CF3. A realistic, responsible and collaborative approach is needed to ensure that all developments within the Parish bear the shared cost of Parish-wide facilities, through additional contributions from other sites.</p> |
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| 10 | 01/08/14 | David Hammond | Natural England | consultations@naturalengland.org.uk | 03000601373 | <ul style="list-style-type: none"> a. The Parish has identified relevant and appropriate legislation such as the National Planning Policy Framework (NPPF) and has provided clear links to the East Staffordshire Local Plan; this is to be welcomed and encouraged, especially in light of the Housing allocations requirements from the higher tier document. b. Chapter 3: Vision and Objectives – Paragraph 3.2 under the Vision makes reference to ‘public open space... being supported, enhanced and created where needed’. This is to be welcomed and encouraged, consideration of “soft landscaping/green |

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| | | | | | | <p>infrastructure” can be considered under this vision and help strengthen a number of the Parish’s objectives. Biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life. This can be made explicit in policies/objectives and can help to ensure the Parish’s green infrastructure is designed to deliver multiple functions.</p> <ul style="list-style-type: none"> c. Objective 1 - Transport and Access -This objective refers to public realm improvements and the provision of soft landscaping can enhance and increase the potential for walking and cycling opportunities. d. Objective 3 – Community Assets - The reference to parks and open spaces, together with creation of new facilities where appropriate is welcomed and can be linked to other Parish policies e. Objective 5 – Public Open Space - This policy is broadly supported. f. Policy TA 1 – Public Realm - I refer to our comments above in respect of soft landscaping and green infrastructure provision where appropriate. g. Policy TA 4 - Footpath and Cycle Routes - This policy can be linked to Policy TA 1 and potentially those under Chapters 7 and 8 below, this will strengthen the document further h. Policy CF 5 – Places to Meet - Reference is made to “providing new public space appropriate to the size of the development”. The provision of green infrastructure, as part of new build development proposals can provide opportunities to enhance and increase open/green space provision, provide links to and across existing facilities, through green chains, green corridors and potentially help towards promoting sustainable transport options such as walking and cycling as per comments above. |
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| | | | | | | <ul style="list-style-type: none"> i. Policy RD 2 – Public and Private Space - The policy sets clear guidance and proposals for the inclusion of these spaces and is to be encouraged. j. Chapter 8 – Landscape and Recreation Policies - Paragraph 8.3 refers to a Green Space Strategy (map provided as Appendix 3) and the maintenance and enhancement of the Green and Blue infrastructure network which is to be encouraged and supported. k. Policy LR 3 – Green Space Strategy - Natural England broadly supports this policy. l. Policy LR 4 - Landscape and Drainage - As above Natural England broadly supports this policy, and the potential for Sustainable Urban Drainage systems (SUDs) to assist in the provision of enhancements to the green and blue infrastructure network, should be considered, where appropriate. m. Policy LR 5 – Protected Open Spaces and Views - Natural England broadly supports this policy. n. Chapter 5 – Screening Outcome - The conclusion of the Screening report that a full Strategic environmental Assessment is not required for Outwoods Neighbourhood Plan, and the reasons behind it can be accepted and agreed by Natural England. The undertaking of Sustainability Appraisal in support of the Plan is acknowledged. |
| 11 | 27/07/14 | Mr S Allen (Principal) | Deferrers | sallen@deferrers.com | - | <ul style="list-style-type: none"> a. Overall, we are very happy with the plan b. Our main anxiety is meeting the needs of our current catchment area. As you will be aware numbers will increase significantly and we will not be able to meet the demand for school places alone. We accept the need for a new secondary school and would appreciate being part of a group that agrees it's final location c. However, of real concern is the complete lack of discussion of revising the catchment areas of all current and potential future schools - any such change will require full consultation with all stakeholders (most importantly with the families of near or |

Consultation Responses: Draft ONDP, Summer 2014

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| | | | | | | actual school aged children) |
| 12 | 31/07/14 | Name not provided | Individual Response | - | - | Reponses provided via SurveyMonkey a. Policy RD2 - Public and Private Space - Do not support. |
| 13 | - | Barry Hyder (on behalf of unnamed individuals residing on Beamhill Road and Tutbury Road) | Individual responses | Barry.hyder@sky.com | - | a. The protected open space at Spinney Farm (Beamhill North) to be extended a little along Beamhill Road and Tutbury Road in order to retain the rural nature of the area. |
| 14 | - | Phillip s Ward | Treasurer – Outwoods Football Club | phil@astutefinancialsolutions.co.uk | 07977 069123 | a. Outwoods Football club seek to secure new/improved facilities and a ‘home’ for the football club. |
| 15 | - | Mr LJ Pasley | Individual response | - | - | a. Concerns regarding future surface water run-off rate from proposed new development and the adverse effect on Killingreaves Brook – an over flow pipe into the adjacent balancing lake (adjacent to Turbury Road) was a suggested solution. |
| 16 | - | Gary Hill | Individual response | Gazza-h@hotmail.com | - | a. Too much development b. Insufficient consideration of traffic flows c. Insufficient consideration of car parking d. Insufficient consideration of town parking spaces |
| 17 | 31/07/14 | Duncan Fisher | Staffordshire Police | duncan.fisher@staffordshire.pnn.police.uk | 07855 856437 | e. The Outwoods Neighbourhood Plan should adopt as Policy, the Police ACPO CPI Secured by Design UK flagship initiative. |
| 18 | 30/07/14 | Jeremy Elks | Individual response | jezelks@btinternet.com | - | a. The plan focuses too much on new development within the parish, at the expense of existing housing areas b. To improve existing off-street parking provision along Forest Road, the following additional text should be added where it is relevant to traffic and transport policies: ‘support the provision of |

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| | | | | | | <p><i>off-street parking for existing residents where there is demand for such provision'</i></p> <p>c. The following to be included in the Community Facilities policies: <i>'To protect / support existing recreational provision including allotments, play areas, sports / social clubs / grounds'.</i></p> <p>d. Suggested amendments to the plan include:</p> <ol style="list-style-type: none"> 1. Consider incorporating the sloping land north of Forest Road as protected open space; and 2. Link exiting wooded areas at the junction of Reservoir Road and Shobnall Road to the small wooded valley, allotments and play areas to the west. |
| 19 | 27/07/14 | - | ESBC | - | - | <p>a. The following amendments to the plan are requested:</p> <ol style="list-style-type: none"> 1. Paragraph 1.3: NDPs are to be produced for the community not 'by' 2. Paragraph 2.6: The term 'urban fringe' would be more appropriate than 'urban edge'. The term also occurs in paragraphs; 2.8, RD1, 7.6, 8.3, 8.16. 3. Paragraph 2.8: "riboon" should be "ribbon". 4. Paragraph 2.9: listed mileposts – need to refer to the listing which is Grade II. 5. Paragraph 2.9: A list of buildings of local importance could be included in an annex to the NP? 6. Paragraph 2.11: "exiting" should be "existing". 7. Paragraph 2.13: after ...(which lays... think this should be lies, not lays? 8. Paragraph 3.4: there are six objectives, not seven as it states in the para. 9. Objective 1: delete 'new' in first sentence 10. Objective 5: There is no mention of the quality of open spaces which is just as important as the quantity. A map of the extent of National Forest coverage would be good – at an appropriate place in the document. |

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| | | | | | | <ol style="list-style-type: none"> 11. Policies in general: they would be better distinguished in a box to separate them from the explanatory text. The policies are sometimes quite wordy. 12. Policy TA1: last para, are there any materials which the plan would not like to see? 13. Paragraph 5.6: Could refer to document Manual for Streets 2 (follow up to the original Manual for Streets). Do you want to specify what 'other design documents' the plan considers relevant? 14. Paragraph 5.7 The explanatory text may wish to cross reference to the East Staffordshire Integrated Transport Plan which highlights areas of improvement within the Burton highway network. 15. Policy TA3: Reference to the Parking Standards SPD may not be appropriate as it's out of date. Maybe better to refer to para 39 of the NPPF? Do the standards in this policy which to specify how many spaces need to be a garage? There may be a conflict here with PD rights. We assume the NP does not want to advocate putting an article 4 on all garages/parking? 16. Policy TA5: Is the requirement for all new developments of more than 5 dwellings being within 400m of a bus stop achievable? It is rare for there to be a S106 Agreement in respect of applications for less than 7 dwellings so I think it would be unreasonable to require one to secure a contribution for new and extended transport links. Should reference be made to CIL rather than S106 for this type of contribution? The SUE policy in the emerging LP aims to be located within 300m of a bus stop. 17. Paragraph 5.20: remove word 'compliance' as it is a typo. 18. Policy CF1: second para word 'is' should be 'it'. SCC will still remain the planning authority for determining school with ESBC as a consultee. In that case we are not sure of the |
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| | | | | | | <p>weight that can be afforded to this policy. SCC should comment.</p> <p>19. Policy CF2: This may be too late for developments already approved.</p> <p>20. Policy CF2: Where has the figure 30% come from? Would this be reasonable to implement?</p> <p>21. Policy CF3: The first sentence of the policy is an explanation for the policy which is then replicated in the explanation below.</p> <p>22. Policy CF4: Is there any evidence to back up the threshold of 200 dwellings?</p> <p>23. Policy CF5: Question over how reasonable it is to require additional space to that required by the Open Spaces SPD.</p> <p>24. Paragraph 6.16: who will maintain these new spaces? If they are additional to the ESBC open space SPD ESBC will be unlikely to adopt them as there won't be any money to maintain them. Will the developers or Parish Council maintain perpetuity?</p> <p>25. Paragraph 7.1: Second sentence ...designed to ensure...</p> <p>26. Policy RD1: Rear gardens often provide a soft edge to the surrounding countryside in comparison to dwellings fronting countryside which can be more intrusive.</p> <p>27. Policy RD2: Inspectors have not been supportive recently of refusals based on lack of private amenity space. What about shared gardens? Unlikely we know but worth setting out exceptions to this rule. Third sentence of first paragraph, dwelling should be dwellings</p> <p>28. Policy RD3: Not sure if it's reasonable to advise that all flat development will be unacceptable. The justification for this is weak, where for instance, within the Upper Outwoods Farm application / Glenville, flats may be proposed near to the local centre, which will contain shops. In addition I</p> |
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| | | | | | | <p>believe one of the shortfalls in affordable housing types currently is one bedroom dwellings? What about retirement apartments? Last sentence of policy? Should all affordable housing requirement be provided within the NP area?</p> <p>29. Policy RD4: Not all of this policy is relevant to planning e.g. room layout and the provision of electrical points.</p> <p>30. Paragraph 7.17: second sentence ...low at present...</p> <p>31. Policy LR2: Thresholds need to be included as all new development is not required to provide play facilities.</p> <p>32. Policy LR3: What is classed as new development? As this could include a single story extension.</p> <p>33. Policy LR4: Relates to internal layout which is not a planning matter.</p> <p>34. Policy LR4: New development needs clarifying and it isn't always possible to use SUDs if the ground conditions aren't appropriate for example clay.</p> <p>35. Policy LR5: This is presumptive that Glenville will get permission.</p> <p>36. Paragraph 8.16: Use of field boundaries – some of these boundaries are historic and may have archaeological significance (historic enclosures).</p> <p>37. Appendix 1: Glossary – Green Gap should be 'Strategic' Green Gap.</p> <p>38. Appendix 2: proposals map, the greens have been mixed up.</p> <p>39. Green space strategy: would benefit from having the national Forest boundary on it. Map looks a little messy and confusing!</p> |
| 20 | 30/07/14 | Kay Lear | Branston Parish Council | Kay.lear21@btinternet.com | | <p>a. The plan does not have specific proposal i.e. TA4 refers to footpaths but no actual routes are shown</p> <p>b. Concerns regarding traffic and road infrastructure.</p> |
| 21 | 29/07/14 | Phillip | National | pmetcalfe@national | 29/07/14 | <p>a. The draft is well considered and set out incorporates many</p> |

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| | | Metcalfe | Forest | forest.org | | <p>objectives which match our own.</p> <ul style="list-style-type: none"> b. Objective 4 - to achieve high quality design in new developments, and Objective 5, which specifically refers to ‘planting of new trees to create a more attractive public realm’, are particularly supported as they strongly match our own objectives and our aspirations for development across the whole Forest. c. Policy TA1 - is supported and considered to be particularly important given the scale of development committed and proposed over the plan period. The Policy makes reference to improvements to key routes within the Parish through improvements to public realm and for pedestrian and cycle use. This is to be achieved through continued partnership working. Outwoods is characterised by tree lined road verges, opportunities to expand and enhance these should be clearly specified in the Policy. Projects should ideally be developed to a point where they can be implemented as s106 funds become available, we would also have funds available to support trees within road verges. d. Policy TA4 - concerning footpath and cycle routes is supported. The NFC considers that specific routes which need to be created or existing routes which need enhancement, including the options for the north-south route mentioned in the draft plan, should be highlighted on a plan. This may then allow sections of the route or enhancements to be delivered where the routes cross new development sites or funds sought from near-by developments which may utilise the route. Public access enhancements to adjoining woodlands at Anslow Park Farm and to proposed woodlands on the committed developments should also be encouraged e. Policy LR3- is particularly supported. The aspirations of this Policy reflect the overarching aims of creating the Forest in terms of landscape scale biodiversity enhancements, improving habitat |
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| | | | | | | <p>connectivity and increasing opportunities for public access to woodlands and the countryside. The NFC considers that this Policy could be amended to make more reference to the Parish forming part of The National Forest as additional justification for requiring compliance. The policy could also have more of an emphasis on tree planting. The Green Space Strategy plan at Appendix 3 should show the need to link the centre of the Beamhill application site (950 houses) to Anslow Park Farm Woodlands (the young woodlands immediately adjacent to the Parish's western boundary). This is a key link which we have sought through that application which will allow access from Kitling Greaves Lane through the site to the woodlands and open countryside for both new and existing residents</p> <p>f. Policy LR4 – support for the policy in terms of outward facing development and the use of buffers between developments. The design of these buffers will be important and more guidance could be provided in the text. In some instances where screening is required, woodland belts will be appropriate, these should be of a minimum of 15m width to provide the dual function of screening and a wildlife corridor. Elsewhere, a parkland approach to planting which allows filtered views may be more appropriate. The buffers should be retained in a single ownership and not form part of individual housing plots to allow regular and consistent maintenance.</p> |
| 22 | 29/07/14 | Trever Hathaway | Individual Response | t.athaway@tiscali.co.uk | - | <p>a. The plan should make provision for a retirement village.</p> |
| 23 | 25/07/14 | Kay Lear | On behalf of Horninglow and Eaton Parish Council | Kay.lear21@btinternet.com | - | <p>a. Vision and Objectives - support generally although there seems to be an objective missing around the need to protect the local landscape character and ensure that any new development proposals are designed sympathetically to enhance the local landscape character and ensure a marked /or gentle transition between the urban, built up area and rural character. This needs</p> |

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| | | | | | | <p>to be included to justify the policies LR3, LR4 and LR5 which do more than address public open space within developments. The introductory section (2.6 - 2.8) includes some detail / information about landscape character but this needs picking up in the Explanation of the relevant policies, and more detail adding to policies if possible.</p> <p>b. Policy TA1 - The para beginning "The Parish Council" up to "where appropriate" is an action and should not really form part of the planning policy. Also this should be cross referenced to the wording in the H&E neighbourhood plan about Parish Councils intending to work together to address better traffic management etc. The measures relating to roads should be cross referenced to TA2 and may be better included under this policy rather than public realm.</p> <p>c. Policy TA2 - speed tables are similar to road humps in terms of visual intrusion and unpopularity, so why are they including tables and not humps? Have they considered use of shared surfaces with delineation of pedestrian / vehicle access through use of colour?</p> <p>d. Policy TA4 - There is reference in the document to existing residents accessing services and facilities in H&E so can these linkages been made stronger e.g. through showing proposed cycle / walking routes on a map linking to those in H&E?</p> <p>e. Policy TA5 - similar to above - are there linkages to H&E that require strengthening as part of wider aims to improve connectivity and accessibility for those with no access to a car.</p> <p>f. Policy CF1 - How will new schools in the area impact on H&E eg pressure of traffic on roads? Presumably through parental choice, schools will have places for children from further afield, so schools should be sited and designed to minimise additional traffic on local roads approaching the area. Can they ask schools to have transport plans which encourage walking, cycling and use</p> |
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Consultation Responses: Draft ONDP, Summer 2014

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| | | | | | | <p>of bus transport from other areas if children are travelling in - cross reference to policies TA5 and TA5?</p> <p>g. Policy CF3 - evidence base could refer to the 2 documents referred to by Sport England in H&E Comments to strengthen argument of under provision. However presumably Sport England will also pick this up. LR1 - again reference ESBC sports / playing pitch strategies.</p> <p>h. Policy RD2 - Have the committee considered setting an appropriate low-ish density e.g. 30-35 dwellings per ha?</p> |
| 24 | 18/07/14 | Judy Tjon Soie Len | On behalf of Anslow Parish Council | cleark@anslowparishcouncil.org | - | <p>a. Concerns regarding the traffic and road infrastructure for the Beamhill Road Development.</p> |
| 25 – Repeat of BPUD ref No. 24 | | | | | | |
| 26 | 14/07/14 | Colin Roberts and Erica Povey | Individual Responses | colin.ericah@hotmail.co.uk | - | <p>Reponses provided via SurveyMonkey</p> <p>a. Policy TA1 - Public Realm - Support</p> <p>b. Policy TA2 - Roads and Streets - Support</p> <p>c. Policy TA3 – Parking - Support</p> <p>d. Policy TA4 - Footpath and Cycle Routes - Support</p> <p>e. Policy TA5 - Public Transport - Support</p> <p>f. Policy CF1 - Schools and Education - Support</p> <p>g. Policy CF2 - Health Hubs - Support</p> <p>h. Policy CF3 - Community Hall - Support</p> <p>i. Policy CF4 - New Shops Do not support: Think we have enough we're not that far from the town anyway and also more shops just mean more heavy traffic for deliveries also could create more congestion.</p> <p>j. Policy CF5 - Places to Meet – Support</p> <p>k. Policy RD1 - Design - Support</p> <p>l. Policy RD2 - Public and Private Space – Support</p> <p>m. Policy RD3 - Type and Tenure - Support</p> |

Consultation Responses: Draft ONDP, Summer 2014

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| | | | | | | <ul style="list-style-type: none"> n. Policy RD4 - Working from Home - Support o. Policy LR1 - Sports Pitches Do not -Support: Have enough in shobnall. p. Policy LR2 - Play for All - Support q. Policy LR3 - Green Space Strategy -Support r. Policy LR4 - Landscape and Drainage - Support s. Policy LR5 - Protected Open Spaces and Views – Support. t. Any other comments that you would like us to take into account? - With new properties being built will there be more telephone & broadband exchanged. Will the new builds off shobnall & forest rd interfere with our television signal with them being higher than our properties therefore blocking the signal. Also there will be more rd noise for us. |
| 27 | 16/07/14 | M Darby | Individual response | - | - | <ul style="list-style-type: none"> a. All existing housing should be given fenced buffer zones planted with saplings – as Brislingtoncote Valley. b. The percentage of single-storey housing to be built nearest to existing housing to lessen impact. c. No 3-storey building to be constructed. d. Suitable width of road and sufficient parking spaces to be provided to new housing development. e. Where will the new secondary school be located? f. Concerns regarding the increase in traffic created by the new development. |
| 28 | 21/06/14 | Marlene Warren | Individual response | Djw173mow@yahoo.com | - | <ul style="list-style-type: none"> a. More access to sites are needed – Beamhill Road site should not be the only access point. |
| 29 | 21/06/14 | Peter Edge | Individual response | peter@pedgel.orangehome.co.uk | - | <ul style="list-style-type: none"> a. Concern development will increase surface water run-off causing flooding. b. Unspecified issue of an ecological nature. c. Concerns regarding suitability of housing design, specifically those in prominent positions. d. Unspecified concerns regarding childrens’ safety. e. Lack of community consultation. |

Consultation Responses: Draft ONDP, Summer 2014

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| | | | | | | <ul style="list-style-type: none"> f. Harm to residential amenity caused by development, specifically noise. g. Ability of schools to accommodate influx of new children into the area. |
| 30 | 21/06/14 | Mr and Mrs Gilmore | Individual responses | pgilmorer@tiscali.co.uk | - | <ul style="list-style-type: none"> a. A green buffer of at least 30ft to be provided between existing homes and new homes. b. Each new property should have at least two off road parking spaces. c. Footpath and bridleways to be incorporated. d. What provision has been made for older schooling new children to the area e. Will there be sufficient green space and activity areas for children. |
| 31 | 21/06/14 | Iain Teal | Individual response | iainteale@aol.com | - | <ul style="list-style-type: none"> a. Adverse increase in traffic on Harehedge Lane created by new development. b. Design of new housing must be sympathetic to exiting dwellings. |
| 32 | 21/06/14 | Zoe Rudley | Individual response | RDRsolutions@talktalk.net | - | <ul style="list-style-type: none"> a. Issues relating solely to Red House Farm development, including: <ul style="list-style-type: none"> 1. New road through hospital to Reservoir Road will be used for overflow parking for the hospital 2. Unspecified concerns regarding antisocial behaviour. 3. Social housing will back onto houses on St Georges and St Margarets Road where currently there are fields. 4. No Green Belt between existing and new houses being built. |
| 35 | 21/06/14 | G.P. Evanson | Individual response | g.evanson@sky.com | - | <ul style="list-style-type: none"> a. Requirement that all services are in place before commencement of new development, noting specially sewerage infrastructure. b. Concerns regarding increase in surface water run-off created by new development, noting specifically exacerbation of the current flooding along Killing Greaves Lane. |
| 36 | 21/06/14 | Mick Croft | Individual Response | m.crofts1964@btinternet.com | - | <ul style="list-style-type: none"> a. Right-of-way from top of Lower Outwoods Road to Shobnall Fields to be improved, but cars restrict. b. Parking spaces to be hired at Red House Farm for use by local |

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| | | | | | | residents. |
| 37 | 21/06/14 | Philip and Julie Hickman | Individual responses | Philip.hickman@sky.com | - | <p>a. The following matters to be taken into consideration:</p> <ol style="list-style-type: none"> 1. Incorporation of buffers zones between new and existing development 2. Mitigation measure required to protect residential amenity, noting specifically protection from noise, and light pollution. 3. Delivery of wildlife areas and walking and cycling networks. 4. Unspecified issue regarding roofline height. 5. Provision of allotments and recreational areas. 6. Consider matters of tree conservation and maintenance 7. Unspecified issue regarding community facilities. 8. Housing should be appropriated in keeping with existing provision. 9. Unspecified issue regarding amenities and healthcare service. |
| 38 | 21/06/14 | Ken and Pauline Upton | Individual responses | P.upton2@gmail.com | - | <ol style="list-style-type: none"> a. Old trees to be retained. b. Tree planting mitigation measures required to the rear of existing housing. c. Have issues of the disposal of surface water run-off been considered. d. Concerns regarding the rumoured closure of the road between Field Lane and Beamhill. |
| 39 | 21/06/14 | Kevin Taylor | Individual response | Kevin.ptaylor@talktalk.net | - | <ol style="list-style-type: none"> a. Provision of a rear access road for the residents of Lower Outwoods Road to be provided as part of the construction of Phase II. |

Consultation Responses: Draft ONDP, Summer 2014

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| 40 | 21/06/14 | J Goodhead | Individual response | j.goodhead@talktalk.net | - | <ul style="list-style-type: none"> a. Generally, the Plan is well presented and comprehensive. b. Policy RD3 - all development proposing flats/apartment to be resisted. c. The Tutbury Road / Harehedge Lane development - the proposed access is too close to the new school and should be re-positioned to the north of the site. Alternatively a roundabout could be constructed to slow traffic. d. Tutbury Road to be extensively planted with trees to enhance the Burton gateway. |
| 41 | 21/06/14 | J Goodhead | Individual response | j.goodhead@talktalk.net | - | <ul style="list-style-type: none"> a. Concern regarding the design of the school on Tutbury Road b. Requirement for an extensive tree planting exercise and significant opens pace provision. |
| 42 | 21/06/14 | T. Brench | Individual response | tbrench@talktalk.net | - | <ul style="list-style-type: none"> a. Provision of a rear access road for the residents of Lower Outwoods Road (residents use only) to be provided as part of the construction of Phase II. |
| 43 | 21/06/14 | Carol and John Clarke | Individual responses | j.lefty.clarke@talktalk.net | - | <ul style="list-style-type: none"> a. More trees b. Less houses c. Make available affordable housing in new development d. The landscaping with trees between Beaconsfield Road and the development. e. Improvement to services and facilities within area f. Improvements to the junction between Horning glow Road, Tutbury Road, Calais Road and Field Lane. |
| 44 | 21/06/14 | Peter Edge | Individual response | - | - | <ul style="list-style-type: none"> a. Improvement to road infrastructure, notably provision of a new main road to the development (ring road) and eliminating 'rat runs' b. Concern regarding the ability of the existing highway capacity to cope with new development. c. Concern regard harm to visual amenity created by proposed hilltop development |

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| | | | | | | d. Opportunity to create a new town. |
| 45 | 21/06/14 | Teresa Allen | Individual response | ryecrofts@aol.com | - | <ul style="list-style-type: none"> a. No properties higher than 2-storeys b. To preserve neighbouring amenity, no dwelling 2-storeys or higher to be constructed adjacent to/near boundary areas: 2-storey dwellings acceptable in the 'valley'. c. 3 visitor parking spaces to be provided per dwelling. d. 3 on-site parking spaces to be provided per dwelling e. On-site garages to be provided with all dwellings, along with additional parking on driveways. f. Segregation of pedestrians and cyclists from vehicular traffic. g. Suitably sized (for family use) rear amenity space to be provided with each dwelling. h. Tree screening to be provided between new development sites and existing residents. i. New development to be landscaped to enhance opportunities to create new habitats. j. Planning conditions to be used to restrict the change of use of garage space to residential accommodation on new development. k. Distribute development traffic flows between Beamhill Road and Reservoir Road. l. Continue to stimulate interest in the creation of the Plan, through improved communication practises e.g. production of leaflets in 'Plain English'. m. Ensure 'proposed' facilities, get constructed and are sympathetically designed |

Consultation Responses: Draft ONDP, Summer 2014

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| 46 | 21/06/14 | Caroline Varanka-Haywood | Individual response | Cazandjon@talktalk.net | - | <ul style="list-style-type: none"> a. The provision of secondary school places for existing new residents in the area. b. New development to provide opportunities to maximise biodiversity and enhance the natural environment. |
| 47 | 21/06/14 | Judy Tjon Soei Len | Individual response | Stevenandjudy@talktalk.net | - | <ul style="list-style-type: none"> a. Provide sufficient visitor spaces with new development to prevent the need to park on the road: 3 spaces per dwelling. b. Restrict 3-storey/2-storey properties in boundary locations. c. Provide segregation of vehicle and cycle traffic on new development roads. d. Inform community of Plan progress updates. e. Continue to stimulate interest in the creation of the Plan, through improved communication practises e.g. production of leaflets in 'Plain English'. f. Suitably, family sized, amenity space to be provided with each house. |
| | | | | | | <ul style="list-style-type: none"> g. Tree screening to be provided between new development sites and existing Beamhill residents. h. Provide opportunities to create new habitats for wildlife. i. Covenants to restrict the change of use of garage space to residential accommodation. j. Garaging for 2 cars, plus addition driveway parking, to be provided with new residential properties. |
| 48 | 21/06/14 | Phil Vass | Individual response | phillipvass@hotmail.com | - | <ul style="list-style-type: none"> a. Concern regarding detriment of the existing infrastructure in regards to new development, specifically noting the following: <ul style="list-style-type: none"> 1. Capacity of roads 2. Run-off rates 3. Water pressure 4. Broad band speed/capacity 5. Gas pressure. |

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| 48 | 07/08/14 | Luke Austen | Sports England | luke.austen@sportengland.org | - | <ul style="list-style-type: none"> a. The Neighbourhood Plan has a number of shortfalls in terms of detailed sports facility and pitch provision. b. Support for the open green space that has been included in the plan; however there is little detailed mention of sports pitches or other outdoor sports facilities. Indoor facilities are also not mentioned. The current provision in Burton upon Trent is also inadequate making the need for provision of these facilities more important. c. The neighbourhood plan mentions sports pitches in policy LR1 and community facilities in CF3. These discuss the needs for both and the opportunity for provision but no further details are given. These policies do not provide enough detail in terms of providing a local iteration of the available evidence base prepared by East Staffordshire Borough Council (ESBC). d. Limited reference is made to the ESBC Outdoor Sport Delivery and Investment Plan which has now been adopted. Further detail of how the recommendations and priorities can be delivered at a local level through the Neighbourhood Plan is advised. e. Planning permission was granted at Upper Outwoods Farm with provision for 950 dwellings. The site for this application covers a significant proportion of the Neighbourhood Plan area. The application was subject to an agreement under Section 106 of the Town and Country Planning Act 1990. The developers are obliged to provide a 'sports provision scheme' that should include a MUGA, sports pitch and sports hall with changing facilities within the site. These elements are to be in line with requirements set out in the ESBC Outdoor Sport Delivery and Investment Plan. The developer is then obliged to manage and maintain the facilities once built. It is suggested these measures should be incorporated in the plan, building on the existing policies mentioned of LR1 and CF3, and reflecting local opinion as to where/how they should be delivered and perhaps what the |
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Appendix 2: Record of consultation responses

BPUD Responses to Consultation Responses on Draft ONDP, Summer 2014

| BPUD Ref No. | Consultee | Comments |
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| 1 | Environment Agency | <ul style="list-style-type: none"> a. Thank you. b. Noted. c. Whilst we welcome the recommendation, the Plan already discussed the enhancement of Water Courses and therefore we considered it to already be covered within the NDP's existing Policies / Strategy. Water Courses also have additional protection from The EA's own legislation. d. Yes. Amendment has been made and is included in the Policy explanatory. e. Already included in other legislation. No need for the NDP to repeat. f. Yes the NDP has attempted to do so, nonetheless, this is an additional source which simply could not be included. It is simply not possible for the Plan to include every piece of legislation (no need for the NDP to repeat this). g. As above. |
| 2 | Outwoods Parish Council | <ul style="list-style-type: none"> a. Policies LR1 and RD2 already emphasise this need. We have made every effort to ensure that such facilities are provided and have amended the Policy in order to so. b. No that is considerable unreasonable. c. This will be encouraged if the funds are available, nonetheless, both measures are deemed perfectly acceptable. d. In accordance with government policy – Affordable Housing should always be ‘pepper-potted’ throughout new development. e. This policy has been amended and is now closer to the suggestion. f. ‘Enclosure by rear boundaries’ is outlined in detail in the Explanatory. g. All policies discuss this matter. h. The Steering Group determined that this was not a matter for the NDP. At this time there is no disclosed location for the new secondary school and therefore it is not possible to include it in the plan. i. This is covered by Policies CF3 to CF5. j. Amended. k. The Glossary was limited in its size and strictly includes only the most relevant terms. We feel Urban Cooling is a fairly explanatory, the cooling in temperature of urban areas as a result of increased green cover. |

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| 5 | Judy Tjon; Soei Len | <ul style="list-style-type: none"> a. The type of cycle lane will be determined by the financial resources available. Both types are considered appropriate. Noted. b. Noted. The suggestions are unfortunately based on contingencies which the Plan cannot account for. c. Noted. Details on increased parking provision are already included in the Plan. d. This depends entirely on available capital. Both types of cycle lane are deemed appropriate. This suggestion has been noted. e. Noted. f. Parking for 'Special Events' is not considered a matter for the NDP. g. Noted. h. Thank you. i. The Policy focuses more on daily convenience needs shopping and public houses as opposed to takeaways. Noted. Play areas for children within a café is not a planning matter. Such matters are comprehensively covered by Policy CF5. j. Noted. As above, such matters are comprehensively covered by Policy CF5. k. Noted. l. Such aspects are detailed within the Policy. m. As above. n. Thank you. o. Noted. p. The detailed design of new play areas are not the responsibility of the NDP. The Policy contains the appropriate level of detail on such matters. q. Noted. r. Thank you. s. Noted. The Plan, nonetheless, does contain detailed policies to shape new development so as to ensure as much as is possible that it is appropriate and sensitive to the Outwoods Area. |
| 4 | Name Not Provided | <ul style="list-style-type: none"> a. Noted. b. Noted. c. Noted. d. Noted. e. Noted. f. Policy CF1 refers to 'Allocated Sites' within this plan period alone. Your suggestion would not occur. |

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| | | <ul style="list-style-type: none"> g. Noted. h. Noted. i. Thanks you. j. Noted. k. Policy RD1 is not weakened by the inclusion of ‘wherever possible’, to limit 2 storeys ‘throughout’ would weakened the policy as it would not past the test of soundness. l. Noted. m. Noted. n. Noted. o. Noted. p. Noted. q. Noted. r. Noted. s. Noted. |
| 5 | Staffordshire County Council | <ul style="list-style-type: none"> a. Thank you. b. Thank you. c. This suggestion has now been included within Policy TA3. d. This has been dealt with within the policy and the County Council’s ‘Right of Way Improvement Plan’ has been added to address these suggestions more specifically. e. Noted and the distance has been amended to 300m. This distance is now in conformity with the emerging Local Plan. f. While this has been noted, the Steering Group determined that if new schools could not be provided on the allocated sites it goes against the principle of SUEs. This has therefore not been amended. g. Attempts have been to discuss this with the Clinical Commissioning Group, but as of yet they have not gotten back to us. It was decided that the ‘within 400m’ requirement should not be amended as the need for health care facilities within the NDP area is grave. It is not onerous, it conforms with the strategy set out within the emerging Local Plan and with the wishes and desires of the local community. h. N/A. i. This is an interesting and positive suggestion and the Explanatory has now been amended to cover this. j. Noted. |

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| | | <p>k. As above it was decided that if schools could not be provided on the allocated sites then the principles of a SUE are surely brought into question. Detail discussions and the evidence presented as part of the Local Plan examination determined that this site was unsuitable and is not one of the preferred sites for a new school within the area. Therefore these suggestions have not been included in the plan.</p> <p>l. This has been amended within the plan.</p> <p>m. Ponds have been included within the policy. The suggestion of Wild flower meadows has not been included.</p> <p>n. For the purposes of the NDP it was deemed that the existing considerations on the Historical Environment are appropriate. There are National and Local documents which deal with such issues. The community did not feel that the historic environment was a core concern for the NDP given the National and Local guidance, documents and frameworks which protect the historic environment.</p> <p>o. The plan has been amended as suggested. Support for Policies LR3 and LR4 is kindly welcomed.</p> |
| 6 | Stephen Mair | <p>a. This is not an allocated site. The community wished to issue further protection in order to deliver their proposed green infrastructure network, the site has therefore not been removed.</p> |
| 7 | John Goodhead | <p>a. This is unnecessary as the Highways Agency will have final say on any proposals. Their assessments take account of Emergency Services.</p> <p>b. Thank you.</p> <p>c. Noted. It is nonetheless to provide an appropriate mix of house types within the NDP area.</p> <p>d. Noted.</p> <p>e. Noted.</p> <p>f. The Green Space Strategy includes Nature Trails.</p> <p>g. This is included within Policy LR4 – Landscape and Drainage.</p> |
| 8 | Keith Fenwick (on behalf of Barwood Strategic Land II LLP and Gordon Skipper) | <p>a. The evidence provided is neither landscape nor ecology driven but community driven. The community expressed the importance of the designation as Local Green Spaces. Noted, and the Parish Council have held the meeting and are now of the evidence. The stance of the community has not in any way changed. The designation of such spaces have been assessed against Para 77 of the NPPF. Local Open Spaces comply with the guidance contained within the NPPF.</p> <p>b. The Local Green Spaces have been designated where deficiencies in the existing green space network have been identified and are therefore fill gaps in order to create the Green Space Strategy. The vision for the future of these spaces is clearly identified within Policy LR5. To go into</p> |

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| | | <p>more detail is unnecessary and would closer resemble an Implementation Plan as opposed to a NDP. Your suggestions are therefore beyond the remit of the Plan.</p> <p>c. Specific local justification has been provided - by the community of Outwoods - it is their wish that such provisions are included within the Plan.</p> <p>d. Thank you, this point has been noted. The Plan has no intention of designating this site.</p> |
| 9 | Deborah Scholes (on behalf of Messers Turner, Spinney Farm, Tutbury Road) Bagshaws | <p>a. Thank you.</p> <p>b. Noted.</p> <p>c. It is beyond the remit of this NDP to allocate strategic sites. The Council have already allocated two strategic sites, one of which has planning permission. Your client's site is currently outside the settlement boundary. The combination of the above deems your client's land surplus to requirement.</p> <p>d. Noted.</p> <p>e. The evidence provided is neither landscape nor ecology driven but community driven. The community expressed the importance of the designation as Local Green Spaces. The designation of such spaces have been assessed against Para 77 of the NPPF. Local Open Spaces comply with the guidance contained within the NPPF.</p> <p>f. Noted.</p> <p>g. Noted.</p> <p>h. This is the wish of the community.</p> <p>i. – n. This is the first we have heard of your client's proposal. This NDP cannot consider applications that have not been formally submitted. Furthermore, as outlined above, no additional strategic sites will be allocated.</p> |
| 10 | David Hammond, Natural England | <p>a. Thank you.</p> <p>b. Soft landscaping / green infrastructure is covered at a latter point in the NDP.</p> <p>c. Such aspects are covered within the Landscape and Recreation section of the document.</p> <p>d. Thank you.</p> <p>e. Noted.</p> <p>f. Again, such aspects are covered within the Landscape and Recreation section of the NDP.</p> <p>g. Noted. The policies contained within the NDP should be read as one entity. While we understand your suggestion, we feel it is unnecessary and would lead to repetition within the document.</p> <p>h. Noted. The NDP mentions these aspects in greater detail within the Landscape and Recreation section.</p> <p>i. Thank you.</p> |

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| | | <ul style="list-style-type: none"> j. Thank you. k. Thank you. l. Noted. m. Noted. n. Noted. |
| 11 | Mr S Allen | <ul style="list-style-type: none"> a. Excellent. b. This plan does not seek to agree a location for a new secondary school. Deferrers would of course get an opportunity to submit their comments on the location of a new school, if an application for a new school were to be submitted. c. This is beyond the remit of NDP. Nonetheless, we do understand the issues faced. |
| 12 | Name not provided. | <ul style="list-style-type: none"> a. This is noted, nonetheless further explanation as to why you disagree with this policy would be helpful. |
| 13 | Barry Hyder (on behalf of unnamed individuals residing on Beamhill Road and Tutbury Road) | <ul style="list-style-type: none"> a. Noted. |
| 14 | Phillip S Ward (Treasurer Outwoods Football Club) | <ul style="list-style-type: none"> a. Noted. Policy LR1 Sports Pitches should assist with this in the future. |
| 15 | Mr L J Pasley | <ul style="list-style-type: none"> a. Noted. Details such as these are beyond the remit of this NDP. This level of detail will be included once an application for a particular development has been submitted. |
| 16 | Gary Hill | <ul style="list-style-type: none"> a. Noted. b. Noted. c. Noted. d. Noted. |
| 17 | Duncan Fisher (Staffordshire Police) | <ul style="list-style-type: none"> a. This has been included within the NDP. |
| 18 | Jeremy Elks | <ul style="list-style-type: none"> a. The plan is not as you say focusing on development, but rather seeking to shape the proposed developments within Outwoods for the benefit of the community. b. Noted. c. Noted. d. Noted. |

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| 19 | ESBC | <ol style="list-style-type: none"> 1. The Outwood's NDP is created 'by' the community as is the purpose of Neighbourhood Planning. 2. Amended. 3. Amended. 4. Amended. 5. Noted. The Steering Group determined there were no buildings of such significance. 6. Amended. 7. Amended. 8. Amended. 9. Amended. 10. Amended see Annex 2. 11. Amended. 12. Beyond the remit of the NDP to suggest specific materials. 13. Noted. Design Officers within the Council can make such suggestions. 14. Noted. 15. Amended. 16. Noted. Amended. 17. Amended. 18. Amended. Noted. 19. Noted. 20. The 30% figure was arrived at by the community as the acceptable threshold. There has been no feedback from any third parties which claims this is unreasonable. 21. Amended. 22. This has been amended to 500 in line with English Partnerships' Urban Design Compendium as well as the Urban Task Force report. 23. Noted. 24. This is beyond the remit of the Policies. Such matters would be considered following an application for development. Such matters would therefore be more appropriately considered as part of the implementation plan associated with that application. 25. Amended. 26. Noted. 27. Noted. Amended. 28. Amended. 29. Noted. This is the communities wish. |
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| | | <p>30. Amended.</p> <p>31. This policy is in line with ESBC's Open Space Guidance (2010) and therefore will not be amended.</p> <p>32. Amended.</p> <p>33. Noted.</p> <p>34. Amended.</p> <p>35. Noted.</p> <p>36. Noted.</p> <p>37. Amended.</p> <p>38. Amended.</p> <p>39. Noted. National Forest Boundary has been included on Appendix 2 Proposals Map.</p> |
| 20 | Kay Lear (Branston Parish Council) | <p>a. This is beyond the remit of this NDP.</p> <p>b. Noted.</p> |
| 21 | Phillip Metcalfe (National Forest) | <p>a. Thank you.</p> <p>b. Noted.</p> <p>c. Noted.</p> <p>d. This matter was discussed at length. Due to the fact that all proposals for new development are either allocated sites or outline permission, delving into such detail is not appropriate for a plan at this spatial level.</p> <p>e. Noted.</p> <p>f. This has been incorporated within the NDP. In fact, in conjunction with the wishes of the Steering Group this threshold has been increased to 'a minimum of 20m deep'.</p> |
| 22 | Trever Hathaway | <p>a. Noted. This is included in a number of policies within the NDP.</p> |
| 23 | Kay Lear (on behalf of Horninglow and Eaton Parish Council). | <p>a. Noted. These aspects are included in greater detail within the Policies themselves. The Policies provide the adequate amount of detail.</p> <p>b. Noted. Such details are adequately provided within Policy TA1. The Policies contained within the NDP should all be considered in conjunction and not in isolation.</p> <p>c. A variety of traffic calming measures will be sought by the NDP. Speed Tables are quite different to Speed Humps in their shape and size. Your suggestion is noted.</p> <p>d. Such details are beyond the remit of this NDP.</p> <p>e. The consultancy team have not identified specific links, rather the plan seeks to provide a strategic overview of the area. Such levels of detail are not appropriate for this NDP.</p> |

| | | |
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| | | <p>f. The locations of new schools etc., as no planning application has been formally submitted, are beyond the remit of this NDP. Policy CF1 therefore adequately covers the matters you are concerned with. You must remember that this Plan must be read in conjunction with the Emerging Local Plan as well as various other documents. It is not a standalone piece of legislation and is supported by various other statutory frameworks.</p> <p>g. As above. Various other pieces of legislation must be considered alongside the NDP as you have hinted at.</p> <p>h. Matters of Density are adequately covered in policy RD1 – Design. Design must be contextually responsive and therefore a benchmark figure for density is not appropriate. Rather each applicant must apply for permission for a density that is sensible for the site with which they are concerned with. Providing specific density figures also goes against National stipulations. The plan must be considered as one entity.</p> |
| 24 | Judy Tjon Soie Len (On behalf of Anslow Parish Council) | a. Noted. There are policies within the NDP which attempt to address these matters. |
| 25 | Repeat of BPUD ref No. 24 | N/A |
| 26 | Colin Roberts and Erica Povey | <p>a. All instances of support are noted with thanks.</p> <p>b. Matters i. o. and t. are noted.</p> |
| 27 | M Darby | <p>a. This matter is specifically mentioned within Policy LR4 – Landscape and Drainage.</p> <p>b. Non justifiable. So long as privacy is maintained – the NDP promotes a mix of housing stock.</p> <p>c. As above.</p> <p>d. Already contained within the NDP TA3 – Parking.</p> <p>e. Beyond the remit of this NDP.</p> <p>f. Noted. Attempts to address such matters are contained within the Plan – see Transport and Access Section.</p> |
| 28 | Marlene Warren | a. The development was already given permission therefore there is nothing this NDP can do about that. |
| 29 | Peter Edge | <p>a. Policy LR4 tries to address this concern.</p> <p>b. Noted.</p> <p>c. Policy RD1 – Design specifically attempts to address such matters.</p> <p>d. Noted.</p> <p>e. Disagree, significant efforts were made. Please see consultant report for further information.</p> <p>f. Dealt with in Local and National Planning Policies.</p> <p>g. Noted. Matter for County Council, beyond the remit of NDP.</p> |

| | | |
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| 30 | Mr and Mrs Gilmore | <ul style="list-style-type: none"> a. Has been provided, see Policy LR4 – Landscape and Drainage. b. Already included within the NDP. c. As above. d. Matter for County Council, beyond the remit of the NDP. e. Yes, Policies LR1; LR2; LR3 and LR5 attempt to address such matters. |
| 31 | Iain Teal | <ul style="list-style-type: none"> a. This matter has been covered by Transport and Access Policies. b. Dealt with under Policy RD1 – Design. |
| 32 | Zoe Rudley | <ul style="list-style-type: none"> a. Points associated with comments 1 – 4 have been noted. |
| 33 | G.P. Evanson | <ul style="list-style-type: none"> a. All new development will have to abide by the statutory requirements for service provision. b. All new development will be assessed by the Highways Agency and the Environment Agency who will seek to mitigate the implications new development will have on the current road infrastructure, this includes flooding. Flooding has been adequately covered by the NDP within policies LR4 and TA2. |
| 34 | Mick Croft | <ul style="list-style-type: none"> a. The NDP has explicitly addressed issues associated with the design of Roads and Streets within Policy TA2. b. Parking has been adequately addressed through Policy TA3 – Parking and is in line with the ESBS Parking Standard SPD guidance. |
| 35 | Phillip and Julie Hickman | <ul style="list-style-type: none"> a. 1. Has been incorporated in the NDP; 2. Policies LP4 – Landscape and Drainage and RD4 – Working from Home provided such mitigation measures; 3. See Policy TA4 – Footpaths and Cycle Routes and LR3 – Green Space Strategy; 4. This issue is too specific for the NDP, nonetheless, the consultancy team feel it has been covered by Policy RD1 – Design; 5. See Policy CF5 – Place to Meet; 6. See Policy LR3 – Green Space Strategy; 7. Community Facilities has been adequately covered by the NDP, see Policy CF3 – Community Facilities; 8. Covered in Policy RD1 and RD3; 9. See Policies CF5 and CF2. |
| 36 | Ken and Pauline Upton | <ul style="list-style-type: none"> a. Covered by the NDP, see Policy LR3 – Green Space Strategy. b. As above. c. Yes they have (see LR4 – Landscape and Drainage and TA2 – Roads and Streets). Alongside this all new development will be subject to Highways and Environment Agency statutory requirements – flooding will be one of their key concerns. d. The NDP cannot respond to rumours. Coupled with this road closures are not within the NDP’s remit. |
| 37 | Kevin Taylor | <ul style="list-style-type: none"> a. Matters of access roads are covered by Policy TA2 – Roads and Streets. |
| 38 | J Goodhead | <ul style="list-style-type: none"> a. Thank you. |

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| | | <ul style="list-style-type: none"> b. Noted. c. This matter is covered within the explanatory of policy TA1 – Public Realm. d. Gateways have been addressed by Policy TA1 – Public Realm. |
| 39 | T Brench | <ul style="list-style-type: none"> a. Matters concerning new road infrastructure have been adequately addressed by Policy TA2 – Roads and Streets. This request is beyond the remit of the NDP. |
| 40 | Carole and John Clarke | <ul style="list-style-type: none"> a. Noted. b. Noted. c. Covered in Policy RD3 – Type and Tenure. d. Matter of Landscape are discussed within Policy LR4 – Landscape and Drainage. e. Covered in by the CF – Community Facilities Policies. f. Matters concerned with road infrastructure have been adequately covered by Policy TA1 – Public Realm and TA2 – Roads and Streets. |
| 41 | Peter Edge | <ul style="list-style-type: none"> a. Improvements to Road Infrastructure have been covered by Policy TA2 – Roads and Streets. b. As above. c. Issues associated with views into and out of the Outwoods Parish Area have been adequately covered by Policy LR5 – Local Green Spaces and Views. d. Noted. |
| 42 | Teresa Allen | <ul style="list-style-type: none"> a. Covered by Policy RD1 – Design. b. As above. c. This is unreasonable. Parking has been adequately addressed through Policy TA3 – Parking and is in line with the ESBS Parking Standard SPD guidance. d. As above. e. As above. f. Such matters have been addressed by Policy TA4 – Footpaths and Cycle Routes. g. Policies RD1 and RD2 specifically deal with requirements of private gardens. h. Covered in Policy LR3 – Green Space Strategy and LR4 – Landscape and Drainage. i. As above. j. Explicitly addressed by Policy TA3. k. Matters concerned with road infrastructure have been adequately covered by Policy TA1 – Public Realm and TA2 – Roads and Streets. l. Noted. m. See CF Policies for details on this matter. |
| 43 | Caroline Varanka-Haywood | <ul style="list-style-type: none"> a. Matters associated with schools are discussed by Policy CF1 – Schools and Education. |

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| | | b. Covered by Policy LR3 – Green Space Strategy. |
| 44 | Judy Tjon Soei Len | <p>a. This is unreasonable. Parking has been adequately addressed through Policy TA3 – Parking and is in line with the ESBS Parking Standard SPD guidance.</p> <p>b. Covered by Policy RD1 – Design.</p> <p>c. Such matters have been addressed by Policy TA4 – Footpaths and Cycle Routes.</p> <p>d. Noted. The regular use of social media, post and flyers has already done this. Coupled with this the Parish Council have been advertising meetings.</p> <p>e. Noted.</p> <p>f. Policies RD1 and RD2 specifically deal with requirements of private gardens.</p> <p>g. Covered in Policy LR3 – Green Space Strategy and LR4 – Landscape and Drainage.</p> <p>h. As above.</p> <p>i. Explicitly addressed by Policy TA3.</p> <p>j. This is unreasonable. Parking has been adequately addressed through Policy TA3 – Parking and is in line with the ESBS Parking Standard SPD guidance.</p> |
| 45 | Phil Vass | a. Implications of new development on existing road infrastructure will be assessed in detail by the Highways Agency so as to mitigate any issues or pressures associated with that new development. The NDP does also contain Policy detail which will ensure this, see TA2 – Roads and Streets. |
| 46 | Luke Austen (Sports England) | <p>a. Noted.</p> <p>b. Sports facilities have been adequately covered by the NDP, see policies LR1 and LR2. It is not within the plans remit to provide detail on these matters. The NDP instead opts to ensure that new facilities are delivered in accordance with ONDP Policy CF3 and ESBC Local Plan policies where relevant. It also ensures that all new residential development is required to provide a mixture of children’s play facilities. Detail will be provided when applications for development come forward. This detail will be provided by the Applicant.</p> <p>c. As above.</p> <p>d. As above.</p> <p>e. Sports facilities have been adequately covered by the NDP, see policies LR1 and LR2. It is not within the plans remit to provide detail on these matters. The NDP instead opts to ensure that new facilities are delivered in accordance with ONDP Policy CF3 and ESBC Local Plan policies where relevant. It also ensures that all new residential development is required to provide a mixture of children’s play facilities. Detail will be provided when applications for development come forward. This detail will be provided by the Applicant.</p> |

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|----|--------------------------------|--|
| | | f. The NDP is not designed to repeat the advice contained within other legislation, instead it is to be used in conjunction with that legislation in this case the ESBC Outdoor Delivery and Investment Plan. |
| 47 | Carol Holmes | a. – s. Noted with thanks. |
| 48 | Pete Boland (English Heritage) | <p>a. Noted with thanks.</p> <p>b. The NDP is designed so as to not repeat the advice contained within other legislation, instead it is to be used in conjunction with that legislation in this case The Staffordshire Historic Farmstead Project (when appropriate).</p> <p>c. As above.</p> <p>d. Noted with thanks.</p> |

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|----|----------|--------------|---------------------|-----------------------|---|---|
| | | | | | | <p>‘sports provision scheme’ should include?</p> <p>f. The ESBC Outdoor Delivery and Investment Plan should be reflected more closely in the Plan to help prioritise and guide investment across the Plan area.</p> |
| 50 | 20/07/14 | Carol Holmes | Individual Response | Cerholmes5@icloud.com | - | <p>Reponses provided via SurveyMonkey</p> <ul style="list-style-type: none"> a. Policy TA1 - Public Realm - Support b. Policy TA2 - Roads and Streets -Support c. Policy TA3 – Parking - Support d. Policy TA4 - Footpath and Cycle Routes - Support e. Policy CF1 - Schools and Education - Support f. Policy CF2 - Health Hubs - Support g. Policy CF3 - Community Hall - Support h. Policy CF4 - New Shops - Support i. Policy RD1 – Design - Support j. Policy RD2 - Public and Private Space - Support k. Policy RD4 - Working from Home - Support l. Policy RD1 – Design - Support m. Policy RD2 - Public and Private Space - Support n. Policy RD4 - Working from Home - Support o. Policy LR1 - Sports Pitches - Support p. Policy LR2 - Play for All - Support q. Policy LR3 - Green Space Strategy - Support r. Policy LR4 - Landscape and Drainage- Support s. Policy LR5 - Protected Open Spaces and Views - Support |

Consultation Responses: Draft ONDP, Summer 2014

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|----|----------|-------------|------------------|--------------------------------------|---------------|---|
| 51 | 27/08/14 | Pete Boland | English Heritage | Peter.Boland@english-heritage.org.uk | 0121 625 6887 | <ul style="list-style-type: none"> a. No adverse comments to make upon the draft plan; EH are broadly in support of the approach taken. b. Suggested requirement that the plan should require applications where development affects historic farmsteads to demonstrate positive use has been made of the guidance set out in The Staffordshire Historic Farmstead Project: https://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Projects/HistoricFarmsteadsandLandscapeCharacterinStaffordshireFeb2012.pdf. c. It is unclear whether Staffordshire County Council Historic Environment Records have been consulted on the plan. |
| 52 | 27/08/14 | Pete Boland | English Heritage | Peter.Boland@english-heritage.org.uk | 0121 625 6887 | <ul style="list-style-type: none"> a. English Heritage concur with the Council that an SAE is unlikely to be require. |

Appendix 3: Independent health check and responses

Health Check

Outwoods Neighbourhood Development Plan 2014 – 2031 27 November 2014

Ann Skippers Planning is an independent consultancy that specialises in neighbourhood planning and provides professional support to, and training for, communities, local authorities and the private sector.



Introduction

Ann Skippers Planning has been instructed by East Staffordshire Borough Council (ESBC) to undertake a 'health check' of the final draft submission draft version (dated October 2014) of the Outwoods Neighbourhood Development Plan.

The health check is an independent desk based review designed to identify issues that might mean that the plan cannot comply with the basic conditions or other legal requirements. This report therefore provides general advice on areas of concern. It has no legal status and is advisory only and is designed to inform and assist the qualifying body in producing a robust plan as they move to the next stages. It takes the form of comments made in the spirit of a 'critical friend' and these comments represent the personal views of the author. In this case the health check has been limited to the submission version of the Neighbourhood Development Plan. Other background documents and evidence have not been considered.

Key findings

The Outwoods Neighbourhood Development Plan (ONDP) is an interesting and unusual one in that it is written against the background of the Parish experiencing significant growth over the next few years. There is little doubt that the ONDP tries to deal with these large amounts of new development positively and most of the policies can be linked to well established aims and principles of sustainable development and also to the core planning principles contained in the National Planning Policy Framework (NPPF). It is also apparent that most of the policies try to build on Borough level policies in both the existing Local Plan 2006 and the emerging Local Plan. In particular the ONDP tries to take the opportunity to create appropriate and high quality new development whilst recognising the impact on existing residents and the importance of forming cohesive communities. It takes its lead from many of the Borough level policies with their emphasis on enhancing existing areas, providing accessible and high quality development and taking account of landscaping and other opportunities to help assimilate new development and provides an extra layer of detail at the neighbourhood level. It takes an integrated approach to transport and land use and amongst other things, reflects the emphasis in Borough level documents on design.

The ONDP is generally well presented. It is generally well written and clear. The policies are for the most part clear in their intent and accompanied by a succinct explanatory text. It is useful that the ONDP includes both the area it relates to and a Proposals Map. The development of a Green Infrastructure Strategy is also interesting and I wonder if this has been developed by the community as part of the ONDP?

In terms of the **key findings** there are **four major areas of concern** to address:

1. There is a need to distinguish between the development plan namely the East Staffordshire Local Plan 2006 and the emerging Local Plan because the ONDP only needs to be in general conformity with the strategic policies of the adopted Local Plan. It is of course good practice that the ONDP has had regard to the emerging Local Plan, but in relation to the basic conditions only the adopted Local Plan is of relevance for an Examiner.

The ONDP policies and the explanatory text refer to a number of emerging Local Plan (ESBC level) policies. There is no requirement for the ONDP to be in general conformity with these emerging policies. The danger is that if they are referred to they may be changed or even deleted in the adopted version of the new Local Plan (LP) rendering the references to them pointless. Therefore it is better not to rely on these policies, but for the ONDP policies to stand on their own two feet. Therefore if there are criteria for example in an emerging Local Plan policy that is regarded as crucial, this should be included in full within the ONDP policy. The same goes for any reliance on the emerging Local Plan's Proposals Map(s).

Therefore any references to emerging LP policies or maps in the ONDP policies should be deleted and the text revised to ensure that the ONDP policies do not rely on an emerging LP that may be changed or deleted. Consideration should also be given to how the emerging LP policies are dealt with in the supporting text.

2. The ONDP and its policies refer to a number of other documents such as Secure by Design, the East Staffordshire Design Guide and so on. If these references are retained it should be recognised that these documents might be subject to revision, amendments or may even be withdrawn or superseded. This in turn means that if an ONDP policy relies on these documents once that document is revised or superseded the ONDP policy will be weakened as it will effectively become out of date.

Possible solutions to this issue might be a) to retain the references, recognising that the ONDP policy may be weakened in the future and therefore commit to a review if those documents change or are superseded; b) select the key issues in each of these documents that are of importance and relevance to the community and put them in the ONDP policy itself so that the policy does not rely on these other documents but stands on its own two feet; c) select the key issues and if it is found that this creates a long policy, pop them into an appendix to the ONDP and refer to the appendix in the policy.

The policies seek to remedy existing deficiencies from new development. It is not usual, and does not meet the tests of a planning obligation for example, for new development to address anything other than the needs it generates itself. This needs further consideration and justification if this stance is to be retained.

Given likely timescales for emerging LP, would have to go with 2006 Adopted Plan.

This could be true for any subsequent document.

Noted, needs some more thought.

4. There is insufficient justification for each of the proposed Local Green Space designations.

The next sections of the health check consider the legislative and regulatory requirements in more detail. The report then considers each part of the ONDP and its policies in greater detail. Suggestions for areas to consider further or potentially revise are bulleted and appear as bold text. At the end I have included two general advice notes on what the Basic Conditions Statement and Consultation Statement might helpfully contain.

Noted. More work needs to be done to demonstrate compliance with NPPF.

| Legislative and regulatory requirements | | Commentary | Suggested action | Noted |
|---|--|---|---|--------------|
| Has the plan been prepared by a qualifying body? | The plan must be submitted by a qualifying body. | The Basic Conditions Statement (BCS) should confirm that the ONDP has been prepared by Outwoods Parish Council and it would be useful for the ONDP itself to briefly confirm this. | Confirm that the ONDP has been prepared by Outwoods PC in both the ONDP and the BCS. | Noted |
| Has the plan been prepared for a designated plan area? | The area covered by the plan must be properly designated by the local planning authority. | The plan boundary was designated by East Staffordshire Borough Council (ESBC). Very helpful to include a map of the Plan area early on in the ONDP. | It would be useful to explain whether the ONDP area is contiguous with the Parish boundary (or not) for completeness and to give the date on which the area was designated in full in the ONDP/BCS. | Noted |
| Does the plan relate to more than one neighbourhood area? | The plan cannot relate to more than one neighbourhood area. | The BCS should confirm that the ONDP relates to one neighbourhood area. | Confirm that the ONDP relates to one area in the BCS. | Noted |
| Does the plan specify the time period it covers? | The plan must specify the time period or timescale it covers. | The plan's cover specifies a time period of 2014 – 2031, but paragraph 1.5 of the ONDP states the time period is 2012 – 2031. The time period could also be specified in the document itself as well as on the cover. | Decide on the time period and specify it on the front cover and in the ONDP itself. | Noted |
| Does the plan deal with excluded development? | The plan must not contain policies or proposals that relate to so called excluded development. | Excluded development includes minerals, waste and major infrastructure. The ONDP does not deal with excluded development, but this should be confirmed. | Confirm that the ONDP does not deal with excluded development in the BCS. | Noted |

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| Do the policies relate to the development and use of land? | Are there any elements of the plan which should not form part of it but be put in a separate document or appendix of the plan? | The BCS should confirm that the ONDP relates to the development and use of land. The detailed comments below indicate if there are elements that are considered not to be development and land use related. | Confirm that the policies relate to development and use of land in the BCS. | Within BCS |
| Is the pre-submission consultation in line with the Regulations? | Has the community engagement been appropriate in relation to the scale, complexity and coverage of the plan? | The Consultation Statement (CS) should detail the engagement carried out. There is no indication that pre-submission consultation has not been carried out in line with the Regulations. | The CS should contain all the detail required for the Examiner to be able to check that the consultations have been carried out in line with the Regulations. | Within Cons Statemnt |
| Has a SEA screening opinion been given by the local planning authority? | | I am unable to tell from the information before me. | Confirm in BCS. | Within BCS |
| Has a HRA screening been given by the local planning authority? | | No Habitat Regulations Assessment has been undertaken as far as I can see. | Confirm in BCS. | Within BCS |

| Basic conditions summary | | Commentary | Action needed |
|--|---|---|---|
| Does the plan have regard to national policies and guidance? | Are there any conflicts? | The general thrust of the ONDP has regard to the National Planning Policy Framework and national policies and guidance. Some of the policies arguably do not offer a requisite amount of flexibility or take account of viability and deliverability sufficiently. These issues have been highlighted in the detailed comments in the health check. | Check the policies are in line with national policy and guidance, are flexible and are deliverable. Noted |
| Does the plan contribute to the achievement of sustainable development? | Is there a clear explanation? How could this be improved? | Generally, yes. The SA will also assist with demonstrating this I imagine too. | Check. Noted |
| Is the plan in general conformity with the strategic policies in the development plan for the local planning authority's area? | What is the development plan for the area? Has the LPA agreed which are the strategic policies? Are there any conflicts? If so, what is the degree of conflict? Does the plan take a locally distinctive approach? Is there appropriate evidence for its approach? Does the plan add a further layer of detail to a strategic policy? | It should be made clear that the Borough level development plan policy consists of the saved policies of the Local Plan 2006. | Check policies will meet this basic condition. Will refer to Adopted 2006 plan |
| Would the plan have a significant effect on a European site or European offshore marine site? | Are there any European sites affected? | I cannot tell from the information before me. | Check. SEA |
| Is the plan in line with, and otherwise compatible with, European obligations? | | I cannot tell from the information before me. | Check. SEA |
| Is the plan compatible with human rights? | | No mention of human rights in the ONDP. | Refer to human rights in the BCS. Noted |

Detailed comments

General

Great to see the inclusion of a contents page with page numbers added too for the ease of the reader. Some of the page numbers seemed not to tie up to the contents on my copy of the ONDP though so it would be useful just to check this.

- **Check page numbers in the contents page are correct**

Noted

Section 1.0 Introduction

In section 1.1 it would be useful to clarify that the emerging Local Plan once adopted (if adopted) will become the development plan for the local planning authority area, and replace the current development plan (i.e. the saved policies of the Local Plan 2006). ‘Development Plan’ has a particular meaning in planning and therefore there is no need to state “operational”, it would be sufficient to just refer to the development plan.

- **Add a sentence(s) to clarify that once adopted the emerging Local Plan will become the development plan replacing the current development plan i.e. the saved policies of the Local Plan 2006**

Noted

- **Delete the word “operational”**

Noted

In addition it would be helpful to write out Outwoods Neighbourhood Development Plan in full for the first time and then use the acronym and this also applies to East Staffordshire Borough Council.

- **Write out in full Outwoods Neighbourhood Development Plan and East Staffordshire Borough Council before using the acronyms for the first time**

Noted

As a further point the correct terminology is independent examination rather than public examination although the examination is public. Finally good to see what will happen and the next stages in the ONDP’s evolution but I feel it needs to be said that the ONDP will be adopted if passed at the referendum and as you know this requires a 50% or more vote in favour of the ONDP.

- **Delete the word “public” before examination and replace with “independent”**

Noted

- **Clarify that the ONDP will be adopted [only] if the referendum is passed** Noted

Section 1.2 reads very well and contains interesting information. However, I wasn't sure who the representatives were or what they represented?

- **Explain who the “representatives” are in section 1.2** Noted

Section 1.4 refers correctly to the ONDP becoming part of the development plan once made by ESBC. However, it states that the ONDP will be a new tier under the emerging Local Plan. It is only adopted plans that can be part of the development plan so this sentence is factually incorrect.

- **Correct paragraph by deleting the word “emerging” before ESBC Local Plan** Noted

- **Be consistent in referring to NDP or ONDP** Noted

Section 1.5 refers to the ONDP covering the same period as the (emerging presumably) Local Plan i.e. 2012 – 2031. This is not the same time period on the front cover of the ONDP. The time period is one of the things the Examiner will check so whichever it is, make sure that there is clarity on this and the text and front cover are in agreement.

- **Decide on the time period for the ONDP and ensure that this is consistent throughout document and stated on the front cover and within the document** Noted

The ONDP needs to be in general conformity with the strategic policies of the development plan for the area so the ONDP needs to be in general conformity with the current development plan i.e. the 2006 Local Plan. It is however reasonable and good practice for the ONDP to have taken account of the emerging Local Plan, but the basic condition is only concerned with the Local Plan 2006.

- **Correct paragraph 1.5 to reflect the above** Noted

Section 1.7 and the table give a very good flavour of all the activities and stages the ONDP has gone through and is a very helpful way of distilling a lot of information. An amazing amount has been accomplished since the start of the year. It would be nice if the table was updated to include everything after August for this submission version.

- **Consider including information after August 2014 in the table** Not applicable - unless add in health check and amendments post Reg 14 Consultation.

Section 1.8 mentions a Sustainability Appraisal (SA) and it might be helpful to link or indicate where any other documents referred to are available. This is a general comment that applies throughout the ONDP.

- **Consider adding information regarding the availability of other documents referred to in the ONDP**

Docs available on Appendix list and on Parish's and ESBC website - sign post readers to them

An update of this or inclusion of how the SA has been dealt with alongside the evolution of the ONDP could, if desired, be included in the table in the preceding section.

- **Consider including more information about the SA process in this or the preceding section**

Noted

Section 2.0 Background to the Parish

This section is very well written and contains much relevant and interesting information about the Parish. This provides a useful context for the ONDP.

Paragraphs 2.5 and 2.6 refer to the Local Ecosystem Action Plan (EAP) and indicate the landscape is “at risk” respectively. It would be helpful if possible to explain a little more about the EAP and where or what identified the landscape as being at risk if this would be helpful to the ONDP.

- **Consider adding a little more information about the EAP in paragraph 2.5 and explaining the provenance of the landscape “at risk” identification in paragraph 2.6 if this would make the ONDP more robust**

Noted

Section 3.0 Vision and Objectives

It is good to see a vision and this vision is clearly articulated and reads well.

It is good to see six objectives ‘sitting underneath’ the vision and linked to each policy of the ONDP. Each of the objectives reads well and direct connections to the vision are apparent. The only objective I have slight reservations about is objective I Transport and Access insofar as it refers to the reduction of traffic speeds. Whilst this is a laudable aim and the ONDP can aim to improve existing highways and transport infrastructure in the Parish, NPs in general cannot usually deal with traffic speed. However, on balance I would be tempted to leave the objective as it is and see what the Examiner does with it, if anything.

The table in paragraph 3.4 is very useful and clearly links the policies to the objectives of the ONDP.

ONDP Policies

Section 4.0 Transport and Access Policies

Introductory remarks are helpful and set the scene and rationale out well.

Policy TAI Public Realm

The policy would benefit from defining public realm. I note that this is defined in the glossary but the explanatory text in paragraph 4.5 seems to offer a wider (arguably more appropriate) definition. It is important that there is clarity in the areas covered by Policy TAI and so the definition should be considered again to make sure the areas you want covered are caught by this policy and that there is consistency.

As it currently stands the policy might not trigger what is sought as much of the works to the “public realm” might be outside the applicant’s control? Some other minor changes suggested to the policy.

- **Define “public realm”** Will provide more detailed definition in Glossary
- **Check whether policy can deliver what is sought** Noted
- **In order for Policy TAI to be consistent in the way it is worded, consider changing the word “retention” (bullet point four) to “retains” with subsequent syntax changes as necessary** Noted
- **Add “and implement” after “Applicants should prepare...a public realm design strategy...”** Noted

“Amenity” is referred to in paragraph 4.9 and subsequently in other parts of the ONDP, and although this is in bold and highlighted, there is no definition of this in the glossary. I see that amenity space is defined, but this is different.

- **Add definition of “amenity” to glossary** Noted

Of more major import is that the policy deals with new development and proposals, but the explanatory text seems to deal with the improvement of existing roads. Whilst there is a link, there are also references to development “which have a negative impact” (paragraphs 4.6 and 4.8). Even though this is in the explanatory text it is likely that disagreement will arise about whether or not a development has a negative impact: after all developers at least will probably run the argument that if it has obtained planning permission then surely it will be acceptable? Therefore in terms of seeking contributions from such development to improve the existing highways, it might be wise to have a separate policy or statement within the ONDP that deals with how contributions will be sought or spent. Incidentally why shouldn't all new development have to make contributions (this would also deal with the issue of how to determine what has a negative impact or not)? I feel this element needs to be discussed further with ESBC too in relation to Community Infrastructure Levy issues and how they might view this policy.

- **Consider how to deal with existing highways issues through contributions further**

Need to discuss with ESBC

Policy TA2 Roads and Streets

Another detailed policy and explanatory that generally reads well. However the policy refers to the East Staffordshire Design Guide (2008). The Design Guide is very helpful and useful, but there is no guarantee that it won't change over the ONDP period or it even might be withdrawn. This would leave Policy TA2 weakened. Some Examiners have recommended quite significant changes to policies that refer the reader to other documents like Design Guides so that the key elements of the Design Guide itself are captured in the ONDP policy so it stands on its own two feet.

- **Consider how to ensure that the key elements of the East Staffordshire Design Guide referred to in Policy TA2 are captured so Policy TA2 is strengthened and as robust as possible if the Design Guide were to alter or be cancelled**

Also applies to subsequent docs - noted

Much of the policy requirements are usually matters for the Highway Authority, but the ONDP could define the street hierarchy perhaps?

- **Consider whether the policy covers things it can deliver under planning and how it could be strengthened**

Noted

The last paragraph in the policy itself that deals with improved routes linking the north and south of the Parish could begin with “Subject to other policies in the ONDP...” as otherwise this encouragement could be used to justify otherwise unacceptable development.

- **Add “Subject to other policies in the ONDP...” at start of last paragraph of Policy TA2**

Noted

Policy TA3 Parking

Generally good explanation and rationale for the policy. The policy is quite prescriptive though, but I think it is acceptable for an ONDP policy to set parking standards and indeed the size of enclosed parking spaces. Do you want to prescribe the amount of disabled or bicycle parking as well? The risk is that an Examiner may feel that the policy is not flexible enough. However, I think it might be difficult to try and address existing “problem areas” as per the last bullet point of the policy through new development, but it might be worth leaving it in and seeing what, if anything the Examiner recommends. Alternatively this could be dealt with by way of a proposal to address the problem areas?

- **Consider whether the amount of disabled parking or bicycle parking should be prescribed or at least insert “an appropriate amount” or something similar**
- **Consider whether the last bullet point of Policy TA3 should be retained**

Discuss with client

Will retain

Paragraph 4.16 does not read clearly, has something gone wrong in the middle? I think it might be that there is a full stop instead of a comma on the two penultimate sentences?

- **Check paragraph 4.16 for sense**

Noted

Policy TA4 Footpath and Cycle Routes

Again a well written and clear policy albeit it is quite prescriptive. I wonder if there is a need for the first two words of the policy “where appropriate”? There is no indication of where appropriate might be and surely the support for footpaths and cycle routes is universal?

- **Delete the words “Where appropriate” at the start of Policy TA4**

Noted

It would be useful to add the word “safe” to the first bullet point of the policy for completeness.

- **Add the word “safe” to the first bullet point of Policy TA4 after “well designed” and before “secure”**

Noted

The last paragraph of the policy refers to negotiation with a variety of stakeholders including the Parish Council, ESBC, Staffordshire County Council and Sustrans. It is not usually appropriate for a ONDP policy to require action on behalf of other bodies or organisations that the PC has no control over. So even if agreement has been obtained or this is desirable, I expect an Examiner is more than likely to chop this bit out. The

question is do you want to leave it as it is and see or would it perhaps be better to leave the bit about proposals for enhancement in the policy itself but the route to this could move to the explanatory text? I see this has been done for the next policy (Policy TA5).

- **Move the last paragraph of Policy TA4 to the explanatory text**

Noted

Policy TA5 Public Transport

As the policy specifies the number of units, I would be tempted given all the changes already made and with more afoot to delete the reference to “Use Class C3” unless this is particularly desired or important to the community.

- **Delete “Use Class C3” reference in Policy TA5**

Noted

There is a lack of clarity in the final paragraph of the policy where it refers to “3 years from the date of occupation...”. In itself this is likely to be acceptable but I think it would be clearer if the words “any non-residential” were added before “development” and I cannot see the need for “whichever is sooner” given that the policy deals with either residential or non residential development and the time frame for each is 3 years.

- **Add the words “non-residential” before “development” in the final paragraph of Policy TA5 and delete “whichever is sooner” in the same paragraph**

Noted

The explanatory text is right to explain why 300m has been selected. It says this accords with ESBC’s emerging Local Plan Strategic Policy 7, but what happens if this Local Plan policy is not adopted or is changed as a result of the Local Plan Examination? Is there any other justification or evidence that perhaps ESBC can give you to include here (as ESBC have obviously got evidence to support their Strategic Policy 7). So in other words rather than relying on this emerging policy which might well change or not be adopted, rely on the evidence sitting behind the policy. I feel that’s more likely to mean the ONDP policy can be justified and retained in the form it is currently in. Having said that though there are two big issues here. The first is that emerging Strategic Policy 7 doesn’t actually say that. Strategic Policy 7 refers to large sustainable urban extensions and not much smaller developments of five or more dwellings. It also has much more flexibility by adding “where viable”. Taking these things together, Policy TA5 is more onerous than the emerging Local Plan. This in itself might be acceptable as the basic condition is that the ONDP must be in general conformity (my emphasis) and that's with the adopted Local Plan not the emerging one so this might be alright, but it still needs justification. So the key thing here is to explain why the ONDP policy, given local circumstances, needs to be even tougher. I wouldn’t necessarily point this out explicitly; just make sure the justification is there in the explanatory text. The second big issue is that in the introductory text on page 14 it says 400m of a bus route whereas the policy says 300m of a bus stop. Whatever it is, check for consistency.

- **Ensure sufficient justification for the 300m or 400m walk distance is given in the explanatory text for Policy TA5**
- **Check for consistency between introductory text on page 37 and policy**

Noted

Taken the lead from ESBC on this one

In the second and third paragraphs of Policy TA5, developers are required to subsidise the running costs and necessary infrastructure. I think this is difficult to ask for given that policies shouldn't be so onerous as to render developments unviable and so consideration about how this policy could be made more flexible could be given. There are specific requirements that contributions must meet in order to comply with the statutory tests. Information about funding, delivery and management of new public transport service is also sought. I suspect that an Examiner might consider this to be management related rather than development and land use i.e. planning related. So I feel this policy is high risk for a number of reasons and suggest that reconsideration is given to this policy to try and make it more robust.

- **Reconsider how to achieve the public transport sought in Policy TA5**

Will ask ESBC

Section 5.0 Community Facilities

A succinct introduction to this section sets the scene well. However, there is an issue which runs through these policies in that it is very difficult to ask new development to remedy existing deficiencies. It is a well established planning principle that development should address any needs generated as part of a new development. I think therefore the key is to ensure that the policies would not prevent any development – either of the facilities sought or indeed of the schemes themselves – and so having policies that are flexible and take account of viability is for me important. It is understandable that the community identifies deficiencies and seeks to ensure that development is sustainable, public transport is good and that community cohesion and integration of the huge amount of new development with the existing settlements occurs. These aims are perfectly reasonable and planning related so make sure that all these positive planning aspects of what the community seeks to achieve shine through as strongly as possible.

- **Ensure that policies do not prevent development and include sufficient flexibility and the rationale behind the desire to integrate new development within the existing Parish and create an integrated and coherent community come through**

Noted

Policy CFI Schools and Education

If the aim of Policy CFI is to encourage new school provision, why does it resist new schools elsewhere? What would be wrong with providing a school on a different site that might cater for existing and new demand? I can understand the desire to foster links and integrate this development, but is a policy that resists school development unless it is connected to a new allocated site really what is sought? And are the allocated sites in the emerging Local Plan? If so there is no guarantee they will go ahead. What about the major sites that have already obtained outline planning permission? Need to be careful here that if what is wanted is to encourage schools on the allocated sites that this policy offers enough flexibility and won't prevent development. I think it probably does, but worth looking at this again.

As per my comments for Policy TA2 above, references to other documents such as the Design Guide can cause difficulties. This is also true of referring to other ONDP policies in a policy because what happens if the Examiner recommends modifications to those policies referred to or even suggests deletion of them?

- **Consider how to make Policy CFI stronger by dealing with references to other documents like the Design Guide and other ONDP policies in a different way**

Noted

Again, I would be tempted given all the changes already made to use classes and permitted development and with more afoot to delete the reference to the Use Classes in the second paragraph of the policy unless this is particularly desired or important to the community.

- **Delete “Use Classes A1-A5 and B1a-c” reference in Policy CFI**

Noted

The reference to collaboration in bullet point 5 in the policy is not a land use or development related matter notwithstanding its desirability. It is therefore likely to be deleted by the Examiner.

- **Ensure policy deals with land use and development matters**

Noted - move to explanatory

Policy CF2 Health Hubs

I expect that policies of this ilk might generate a number of objections from the development industry. Whilst they are laudable in their aims, and fit with core planning principles and sustainable development, I am concerned that they are quite prescriptive and there is a danger that an Examiner will regard them as potentially affecting the viability of development. There is a real danger in asking for existing deficiencies to be

addressed as well as addressing needs generated as part of a new development as explained previously. I feel this policy is more problematic than Policy CF1 on schools because of the way it is worded and because existing deficiencies are included in the policy itself rather than in the supporting text.

- **Ensure that the policy does not prevent development that would be welcome and could be accommodated elsewhere and includes sufficient flexibility and the rationale behind the desire to integrate new development within the existing Parish and create an integrated and coherent community comes through strongly** Noted - reword

Once again the Parish Council is unable to “ensure clinical commissioning bodies are involved” as per the second paragraph of Policy CF2. This is beyond the control of the Parish Council and is not a development and land use matter, again however laudable an aim this is.

- **Consider deleting reference to clinical commissioning bodies in the policy** Noted

Policy CF3 Community Facilities

This policy is clear on what it wants to achieve. Ensure that the rationale behind requiring facilities in the Parish comes through strongly in terms of planning principles that support this stance. Watch out for committing other bodies such as ESBC to do things as this is beyond the control of the Parish Council. Ensure that the 30% or 3 years requirement is explained in the explanatory text. The explanatory text reads well for this policy.

- **See comments above**

Noted - further explanation needed here

Policy CF4 Local Shops

I think there are two elements to this policy: the first part relates to what is sought on allocated sites over 500 or more units and the second element relates to proposals that might result in the loss of a Use Class A1 unit. It might be helpful to include a) or b) or something along those lines just to ensure that the second element of the policy is not read as only relating to allocated sites but more generally throughout the Parish (if indeed that is the case).

- **Clarify policy elements**

Noted

Policy CF5 Places to Meet

This is an interesting policy with a great title that has ambitious aims but nevertheless make sense. The threshold of 50 units is relatively low in my view so this policy is quite onerous. In the explanatory text I'm not sure that Policies TA1 and TA2 do express the importance of open space for community use; I read them more as dealing with areas around transport and street hierarchy and about the quality and visual impact of access for all (?) Perhaps this leads me to again suggest that the glossary definition of "public realm" and key to Policy TA1 needs to be revisited? Noted

- **Check that Policies TA1 and TA2 are wide enough to relate to this policy and reconsider definition of "public realm" offered in glossary**

Noted. Add bullet to TA1 to cover.

Section 6.0 Residential Development Policies

Again a clear and succinct introductory section that captures the sentiments and the approach of the community very well.

Policy RDI Design

A clearly written policy that sets out the requirements sought well together with a useful explanatory section.

Just be aware that by referencing to other documents such as the Design Guide 2008 and Secure By Design, these documents might change or be withdrawn. I feel there are really two options if you want to do something about this. The first is to incorporate the key elements of these documents into the policy itself so it stands on its own two feet, but this might make the policy very long. So an alternative might be to put the key elements of those documents in an appendix to the ONDP and refer to the ONDP's own appendix in the policy. Alternatively if you don't want to change the policy at all, it might be useful to add a general comment at the end of the ONDP to say the ONDP will be monitored and reviewed as necessary – so that if the Design Guide for instance changes there is an opportunity to review the ONDP accordingly. If nothing is done then if the external documents referred to are changed or withdrawn or superseded it will mean that the ONDP policy could be regarded as out of date. This of course is a general comment that may well apply to other policies in the ONDP too.

- **Consider how to deal with references to other external documents**

And subsequent policies

Policy RD2 Public and Private Space

Again the policy clearly sets out what is sought. Another useful explanatory section. Where has the 50 and 70 square metre requirements come from? Could just link this with the bit in the good explanatory section that refers to the character of the existing area and the typical dwelling in a large garden through the addition of an extra sentence. Often setting a minimum standard results in development being built to that minimum or just above it, but you will be aware of local circumstances on this and the history of what has been achieved locally. In my view 50 and 70 square metres are relatively small areas.

- **Make explanatory section as robust as possible**

1- Maybe increase these areas
2 - Relate to local character in explanatory

The word “surveyed” is used in the second paragraph of the policy, but I don’t think this is what is meant, I think what is meant is surveillance.

- **Check whether “surveyed” is the right word in the second paragraph of the policy** Noted

Policy RD3 Type and Tenure

The policy is clearly written and generally well explained. However the main issue is whether the ‘no flats’ policy can be justified (?). The Borough level policies suggest that the largest proportion of households over the next few years will be single and couples and aged over 65.

- **Can the resistance to flats be justified in the local context?** Community feel strongly about this.

In this case as the policy refers to affordable housing being provided in accordance with the “Local Plan”, it will be whatever the development plan at the time of the planning application will be that will apply (so in other words it is ok to refer to the Local Plan provided the community is happy with that being whatever development plan is in place at the relevant time). However, I note that the explanatory text refers to the emerging Local Plan and this for the reasons given elsewhere is unlikely to be accepted by the Examiner. The simplest solution to this is to delete references “emerging” in the explanatory text provided the community is happy with my explanation above of course.

- **(Re)consider references to the emerging Local Plan** Noted

Policy RD4 Working from Home

This policy reads well and is explained succinctly.

Section 7.0 Landscape and Recreation Policies

Interesting and useful introductory section. Again mention is made of addressing existing deficiencies in the Parish, but I have covered this elsewhere. Noted

Policy LRI Sports Pitches

Policy LRI is in itself worded well and generally clear, but is the first part of the policy “Where planning applications include” needed? Could the policy simply start with “New indoor and outdoor...” with subsequent syntax amendments? I particularly like the specific reference to people with disabilities. The explanatory is clear.

- **Relook at the wording of policy for clarity** Noted - will amend

Policy LR2 Play for All

Again a policy that is clear with laudable aims with a good explanatory section, but I think again the difficulty is trying to address existing needs as well as new need. This point has been rehearsed earlier in this health check. Likewise the explanatory refers to the emerging Local Plan, a point that has been covered before in the health check. I would be tempted just to tone it down by not referring to the emerging Local Plan but by saying something along the lines of “Often play facilities for children are provided for, but older children, teenagers and adults are neglected. We want to ensure that suitable facilities are provide for all so that....”.

- **Consider how to deal with existing deficiencies and the emerging Local Plan** Discussion to be had with ESBC

Policy LR3 Green Space Strategy

Is this the right title for the policy given that the Strategy is an appendix to the ONDP? Could it perhaps be titled “Green and Blue Infrastructure”? Not sure! Noted - we agree

Is the word “considered” in the first sentence the right word to use here? Would “incorporated” be better perhaps? After all these things could be considered and then completely disregarded. Noted - we agree

Typo in the second paragraph of the policy? (“sit” rather than “site”?) I won’t have picked up all the typos, but will point them out when I come across them.

Noted

Again references to other documents and this point has been rehearsed elsewhere in the health check.

It is not clear to me what area the third paragraph of the policy refers to; is it the National Forest or the Parish or ?

Whilst the final sentence of the policy about schemes delivering north-south footpath and cycle links alongside green and blue infrastructure being considered favourably is fine surely they have to accord with the other relevant policies of the ONDP too? So perhaps add the words “Subject to other policies of the ONDP schemes which deliver..” to this final sentence for clarity.

- See various comments above please

Noted

Policy LR4 Landscape and Design

Whilst the aims of this policy are laudable, it would be very difficult to insist on a 20m buffer on every development site. On smaller sites this would be likely to render almost any development unacceptable and therefore the policy raises issues of flexibility and viability and could be regarded as preventing development rather than planning positively. I think the policy probably applies to larger schemes, but it doesn’t actually say this. In addition the policy seems to contradict itself – a buffer is sought to screen new development but dense planting or screening is to be resisted? This policy would seem to require more local justification and explanation.

- Reconsider the policy

Noted - agree

Policy LR5 Local Green Spaces and Views

This policy defines a number of Local Green Spaces, a designation introduced by the NPPF. The NPPF sets a high bar in terms of defining such areas. Ensure that the explanatory section gives a robust justification for each proposed Local Green Space site in accordance with the NPPF. It is useful to show the areas on a Map.

I think it is difficult to designate any green spaces which have been approved as part of an outline planning permission as Local Green Spaces (with their specific meaning in the NPPF) as part of the designation requirement is that it must be demonstrably special to the local community, holds local significance and so on (paragraphs 76, 77 and 78 of the NPPF). Surely if they are recent green spaces it would be very difficult for these areas

to meet the specific criteria set out in the NPPF. Nevertheless it might be appropriate to have a policy that splits Local Green Spaces and 'Other Green Spaces'. The explanatory text explains their significance within the Green Infrastructure Strategy which is a good point. Noted

The element of the policy dealing with key views is worded clearly.

The explanatory text refers to six areas for Local Green Spaces, but seven seem to be listed in the policy itself(?)

- **Reconsider policy, at the very least add robust justification for the proposed Local Green Spaces designations** Noted - insert justification in table in Appendix
- **Check consistency of policy with explanatory text and Map** Noted

Appendix 1: Glossary

A glossary is always useful to include and the idea of bold and highlighted words throughout the ONDP that are then in the glossary is very helpful. Where possible I would tend to use the definitions in the Annex to the NPPF, for example for affordable housing and sustainable development particularly, but check whether there are any definitions at local planning authority level too that might be helpful. I note that the emerging Local Plan also has a glossary. I have identified elsewhere in the health check that "amenity" needs to be included. I may have missed others too so worth just taking another quick look to ensure the glossary covers all the bold and highlighted words in the ONDP. Noted

Appendix 2: Proposals Map

Great to have a Proposals Map. Check that all Local Green Spaces and Views have been included on it, for instance I can only identify four views whereas Policy LR5 talks about five? Noted

Appendix 3: Green Space Strategy

This seems to be comprehensive and clear.

Sustainability Appraisal/Strategic Environmental Assessment

A neighbourhood plan does not legally require a Sustainability Appraisal (SA), but sometimes undertaking one can help to demonstrate that the plan will contribute to the achievement of sustainable development. On the other hand a Strategic Environmental Assessment (SEA) may be required in certain circumstances. If one has been carried out then it needs to have been undertaken in such a way that meets the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004. These regulations transpose the European Directive 2001/42/EC into UK law. There are a number of stages to SEA and it is fertile ground for challenges.

In this case I cannot tell from the information before me if East Staffordshire Borough Council has issued a screening opinion.

The basic conditions statement could usefully deal with this issue and include any screening opinion from ESBC and the relevant responses from the statutory bodies as appropriate.

Documents reviewed as part of this health check

Outwoods Final Draft Neighbourhood Development Plan 2014 – 2031 Submission Draft October 2014

Selected policies in the East Staffordshire Local Plan 'Saved' Policies extended beyond 20 July 2009

Selected policies in the ESBC Local Plan Pre-Submission Version October 2013

Ann Skippers
27 November 2014

General advice on what to include in a Basic Conditions Statement

This is a required document under the Neighbourhood Planning Regulations. The statement needs to show how the plan meets each of the basic conditions and other legal requirements. It would be useful to include the applications for the qualifying body and neighbourhood plan area as appropriate as appendixes together with other important documents such as the SEA screening opinion from the local planning authority.

| Issues to be covered | Commentary |
|---|---|
| The plan is submitted by a qualifying body | Short statement to confirm that the plan is submitted by a parish or town council or a neighbourhood forum as designated by the local planning authority. Designation of neighbourhood forum could be included as an appendix. |
| The plan relates to the use and development of land | Short statement to confirm that the plan deals with planning issues. |
| The plan states the period for which it is to have effect | Short statement to confirm that the plan specifies the time period to which it relates. |
| The plan does not include excluded development | Short statement to confirm the plan does not cover any categories of excluded development such as county matters, minerals and waste, nationally significant infrastructure and other matters defined by S61K. |
| The plan does not relate to more than one neighbourhood area and there are no other neighbourhood plans in force in the plan area | Short statement to confirm that the plan relates to the designated neighbourhood plan area and that there are no other neighbourhood plans relating to that (same) area. |
| Does the plan have regard to national policies and guidance? | A section is needed to demonstrate that the plan has had regard to national policies and guidance. Although the main policies and guidance will be the National Planning Policy Framework and the Planning Guidance website, there is nothing to indicate that this basic condition is restricted to national policies and guidance on planning. Therefore if other national policies and guidance is relevant, cover this too in this section. One way of demonstrating compliance with this basic condition is to policy by policy explain which elements of the National Planning Policy Framework or Planning Guidance the policies have had regard to. The 12 core planning principles in the National Planning Policy Framework could also be considered. Alternatively the main elements of the Framework could be summarised and a commentary on each |

| | |
|---|---|
| | <p>pointing out how the different policies have had regard to each element could be done. Whatever method is chosen make sure that an explanation of how the plan plans positively and shapes and directs development in the plan area is given.</p> |
| <p>Does the plan contribute to the achievement of sustainable development?</p> | <p>A section is needed on this basic condition. The principle of sustainable development is well known and there is a definition in the National Planning Policy Framework. Again the key here is to demonstrate how the plan and its policies and proposals contribute to an improvement in sustainable development – on economic, social and environmental issues. Often there might be some adverse effects arising from the policies and proposals. If this is the case demonstrate how any adverse effects have been dealt with. If a SA or SEA has been carried out these assessments may also assist with this section.</p> |
| <p>Is the plan in general conformity with the strategic policies in the development plan for the local planning authority's area?</p> | <p>A section is needed to explain how the plan complies with this basic condition. First of all it is necessary to identify the development plan – this will rarely be one document. The second stage is to identify which policies in the development plan are strategic – this is unlikely to be limited to the policies which have strategic in their title or are placed in a similarly named section of the development plan. The local planning authority may be willing to help you identify which policies it considers are the strategic ones. A table listing each strategic policy with an explanation of how the plan conforms is often a useful way of demonstrating compliance with this basic condition. It is important to indicate how the general principles of each relevant development plan policy are upheld. If there are any conflicts with the policies, say so and why. If the plan adds an additional layer of detail or takes a local approach identify this together with the rationale for taking the approach.</p> |
| <p>Is the plan in line with, and otherwise compatible with, European obligations? Is the plan compatible with human rights?</p> | <p>A section is needed to first of all identify which European obligations are relevant and then to explain how the plan is in line with, and otherwise compatible with those EU obligations that have been identified. The most common is likely to be the EU Directive on SEA. Other EU obligations which may be of relevance include the Habitats Directive, the Wild Birds Directive, the Water Framework, the Waste Framework and the Air Quality Directive. If the local planning authority has issued any screening opinions include these as an appendix. The compatibility with human rights is often left out or is dealt with by a sentence that indicates it is compatible. In my view this is not sufficient. It should be clear to the Examiner how human rights</p> |

| | |
|---|------------------------------|
| | have been considered. |
| Would the plan have a significant effect on a European site or European offshore marine site? | Detail as appropriate. |
| For Orders note that there are three other basic conditions to comply with; - a) whether it is appropriate for the order to be made where the development is EIA development b) whether it is appropriate for the order to be made having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest it possesses c) whether it is appropriate for the order to be made having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area | Not applicable to this plan. |

General advice on what to include in a Consultation Statement

The statement should be a clear and systematic document. The Regulations require the consultation statement to contain a) details of the persons and bodies who were consulted about the proposed neighbourhood plan, b) an explanation of how they were consulted, c) a summary of the main issues and concerns raised by the persons consulted and d) a description of how those issues and concerns have been considered and, where relevant, addressed in the neighbourhood plan.

Therefore this is your chance to set out how your community has been engaged in the neighbourhood plan process. The statement demonstrates that there has been meaningful engagement with the community and that the plan has been informed and influenced by this engagement.

It is more than likely that consultation and engagement has occurred at various points or stages in the process. Therefore it is very useful to include a diagram or figure of the various stages and the consultation which has taken place at each stage. Each consultation event such as public meetings, open days, exhibitions, pop up shops should be included. Each consultation such as surveys or questionnaires should be included. Copies of posters, surveys and similar should be included as appendices to the consultation statement. Lists of where exhibitions or documents or surveys etc. were available will help to demonstrate the spread and variety of engagement that has taken place. Records of when and where and how people and groups, other organisations were consulted will help to demonstrate how all members of the community have been involved. Ideally each event/consultation that took place should be recorded, together with the period it covered and what issues arose from that event. All minutes from the steering group meetings should be recorded and included.

The Examiner effectively needs an 'audit trail' of how consultation was undertaken, who it reached, what the results of those consultations were, what action was taken as a result and how decisions were made. Make sure that any statutory consultation necessary is clearly indicated and defined for the Examiner.

If a SEA or other assessment required under European Directives has been carried out, the consultation done for these assessments should form a separate section of the consultation statement.

One way of demonstrating the general consultation has been carried out and taken into account might be through the inclusion of a table with four columns setting out a) resposdee b) the applicable policy or proposal number c) a summary of the comments made and d) action taken as a result. This technique can also be used for statutory consultees including for the SEA as well as the Schedule 1 consultation bodies set out in the Regulations whose interests might be affected by the plan or order.