

Yoxall Parish Council

**YOXALL NEIGHBOURHOOD DEVELOPMENT PLAN
CONSULTATION STATEMENTr1**

FEBRUARY 2015

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Yoxall Village Plan
Yoxall Neighbourhood Development Plan
Consultation Statement
Master YNDP Consultation Statement

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1. PART ONE

1.1 Introduction

In the spring of 2012 Yoxall Parish Council embarked on the production of the Yoxall Development Plan. Individuals from within the community were approached and a core group established to assist the Parish Council in the delivery of the Plan.

1.2 Format of document

The Consultation Statement has been set out into five sections with the intention that each section compartmentalises the work undertaken during that period of time.

Where details of consultation events are set out in the Plan [specifically Appendix C] they are NOT repeated again in full in the Consultation Statement but cross referenced to the Plan so that the reader can refer to the event and consultation undertaken; the intention is not to duplicate information.

An apology: in order to manage the completion of the Plan, the Basic Conditions Report and the Consultation Statement the work has been shared. The Plan and Basic Conditions Report has been prepared by Urban Vision and the Consultation Statement by a member of the core group. Therefore the font settings, layout, formatting etc, of the three documents is not harmonious so please accept this when reading the documents. In respect of the Consultation Statement the lack of expertise is apparent but we hope this does not detract from the contents.

1.3 Road Map showing preparation of Consultation Statement

To illustrate the timescale and type of consultation undertaken in preparation of the Plan and also as a guide to the Consultation Statement, a Road Map in the form of a flow chart has been prepared that sets out, in summary, the activities described in detail in Sections **TWO**, **THREE**, **FOUR**, **FIVE** and **SIX** of the Consultation Statement.

1.3. Road Map for Consultation Statement

PRE PLAN STAGE: COMMUNITY CONSULTATION EVENTS: details						
see PART TWO of Consultation Statement "Pre Draft Plan Consultation"						
Date	May 2012	27 th January 2013	12 th /13 th July 2013	12 th October 2013	20 th January 2014	25 th January 2014
Event	Questionnaire*1	Meeting	Exhibition*2	Workshop*3	Workshop*3	Workshop*3
Venue	Home drop	Parish Hall	Parish Hall	Parish Hall	Parish Hall	Parish Hall
Content	Initial consultation and feedback	Core group briefing YPC of analysis of questionnaires	Display showing result of key issues & future process	Working sessions on site allocation & layout, construction materials, design	Working session on Windfall	Working session on Community benefits from development & Site selection
Feedback from event	Responses analysed	Initial analysis of site allocation identified by questionnaires	Comment forms and verbal feedback	Confirmed preferred site allocation & informed design policy	Verbal session in form of Q&A from community on what is windfall and how will it impact on development	Community requirement for physical benefits from development + confirmation of site allocation.
Key issues	Development	Site allocation	Number of new homes and location	Site allocation	Windfall and impact	Benefits + site allocation
References to Plan	See Appendix C sub section 1	See Appendix C sub section 1 and Appendix D	See Appendix C sub section 2	See Appendix C sub section 3	See Policy H3 dealing with windfall	See Appendix C sub section 4

*1. The questionnaire was hand delivered to all homes in Yoxall Village settlement area. Copies of questionnaire were placed in village stores, post office, village hall, florist and church. A notice was placed in the Fisherman, the village magazine drawing reader's attention to questionnaires. Posters erected on village notice boards and surgery informing readers of questionnaire.

*2. Event advertised in Fisherman, Lichfield Mercury and on village notice boards. Results of comment forms posted on the Parish website.

*3. Event advertised in Fisherman, Lichfield Mercury and on village notice boards. Summary of events published in Fisherman.

1.3. Road Map for Consultation Statement [continued]

PRE PLAN STAGE: COMMUNITY CONSULTATION EVENTS: summary Completed January 2014			DRAFT PLAN Prepared May to September 2014
Dates	Event	Reference to Plan	
May 2012	Questionnaire	See Appendix C sub section 1	Urban Vision engaged to assist in preparing Draft Plan Briefing sessions held with Urban Vision and feedback from events incorporated into Draft Plan
27 th January 2013	Meeting	See Appendix C sub section 1 and Appendix D	
12 th /13 th July 2013	Exhibition	See Appendix C sub section 2	
12 th October 2013	Workshop	See Appendix C sub section 3	
20 th January 2014	Workshop	See Policy H3 dealing with windfall	
25 th January 2014	Workshop	See Appendix C sub section 4	

PRE PLAN STAGE	DRAFT PLAN	SIX WEEK PUBLIC CONSULTATION PERIOD *4	
		See PART THREE of Consultation Statement "Post Draft Plan six week public consultation"	
Completed January 2014	Completed September 2014	Timing	1 ST November to 13 th December 2014
		Venues	Parish Hall St. Peter's Church St. Peter's School
		Content	Draft Plan Exhibition panels summarising key issues Comment forms Ballot box for completed forms

*4 Advertised by leaflet drop to every home in all, in Fisherman, in Village News section of Lichfield Mercury, on village notice boards and on Parish Council website. Spare copies of leaflet placed in Post Office.

1.3 Road Map for Consultation Statement [continued]

SUMMARY OF RESPONDENTS RECEIVED DURING CONSULTATION PERIOD*5 and *6	SUMMARY OF RESPONDENTS FOUND OUTSIDE THE CONSULTATION PERIOD*5 and*6	SUMMARY OF RESPONDENT WHOSE DOCUMENTS WERE NOT FOUND*5 and*6
Eleven members [names and addresses supplied] of the community completed comment forms and posted them in the ballot boxes	Two members [no name or address provided] of the community completed forms and left them at the back of the church.	Gladman Developments contacted the Parish Council for a Freedom of Information Request and as part of the dialogue stated that they had submitted a representation dated 12 th December. This statement was checked with the three venues and no document had been received. Gladman Developments submitted the representation via email dated 24 th December.
East Staffordshire Borough Council	Pegasus Group correspondence dated 12 th December found at back of church.	
Highways Agency		
Staffordshire County Council	In principle the correspondents' comments in columns 5 and 6 could be ignored due to being out of time. However the drafters of the Consultation Statement are concerned that comments are considered and noted in the Consultation Statement and the Plan.	
Screening Opinion on Strategic Environmental Assessment co-ordinated by East Staffordshire Borough Council		

*5 For list of respondents and consultees notified during consultation period see PART THREE of CS "Post Draft Plan six week public consultation"

*6 For detail of respondents comments and action recommended see PART FOUR of CS "Analysis of Representations received during consultation period"

SUMMARY OF RESPONDENTS COMMENTS	AMENDMENTS TO DRAFT PLAN	EXAMPLES OF PHOTOGRAPHS, REPORTS, PUBLICITY
see PART FOUR of Consultation Statement "Analysis of Representations received during consultation period"	See PART FIVE of Consultation Statement "Amendments to Draft Plan"	See PART SIX of Consultation Statement "Examples of photographs, reporting and publicity"

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PART TWO

PRE DRAFT PLAN CONSULTATION

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Part two: Pre Draft Plan Consultation.

Community engagement: overall policy of consultation and engagement

1. Yoxall Parish Council had not previously undertaken a community engagement process on the scale and nature that would be required for the production of a Neighbourhood Plan.
2. To support the Parish Council a group of five local residents was established with relevant skills and time to join a core group, lead by the Parish Council, to manage the delivery of the Yoxall Neighbourhood Development Plan.
3. A consultancy group was formed consisting of a further five residents who had contacts with the wider village community and this group was used to discuss process and obtain interim community feedback.
4. The method agreed to engage with the community was to initially canvas views by means of a village wide survey and to follow this up with exhibitions, workshops and walk in sessions.

Stages of consultation and engagement

May 2012 Survey

5. The policy of engagement was to initially conduct a village survey in the form of a questionnaire that was delivered to every home in the village in May 2012. Spare copies of the survey were available in the village store, florist, hairdressers', church and Post Office and respondents were asked to return the completed surveys to the special post box in the Post Office.
6. 600 Survey forms were delivered and 166 responses [28%] were received by the return date of 28th May 2012. The returns were appraised and the results informed the core group of the community's views on how they wanted the village to develop. It should be noted that a significant number of respondents did not wish to see any development or change in the village
7. The survey returns enabled the core group to understand the approximate locations and scale of development indicated by those in the village in favour of development and to start to formulate concepts for the Neighbourhood Plan.
8. The analysis of the survey returns relating to new housing is set out in the Plan Appendix C sub-section 1. See also Consultation Statement Part One section 1.3 Road Map.

27th January 2013 Scoping meeting

9. Ten representatives of the core and consultancy groups met in the Committee Room of the Parish Hall to discuss the status of the embryonic Plan and evaluate feedback from the survey.

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10. The meeting was briefed on the status of the embryonic Plan and discussed and critiqued the locations for development identified by the survey responses

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27th January 2013 Scoping meeting continued

11. The method used at this meeting for reviewing the potential development locations is set out in the Plan: Appendix D. See also Consultation Statement Part One section 1.3 Road Map.

12th & 13th July 2013 Exhibition

12. An exhibition was held in the Parish Hall to illustrate the feedback from the survey and the status of the embryonic Plan. It was advertised in The Fisherman, The Lichfield Mercury and on village notice boards.
13. The form of the exhibition was 19 display panels [60x90cms] setting out the process so far, the location of identified development sites and the concerns the village had in respect of traffic, flooding etc.
14. 131 Members of the community signed the attendance register and 74 completed feedback forms as part of the consultation process. These were recorded, analysed and a report produced that was posted on the Parish Council website.
15. The report of the event is set out in the Plan Appendix C sub-section 2. See also Consultation Statement Part One section 1.3 Road Map.

12th October 2013 Workshop

16. A workshop was held in the Parish Hall, mentored by Urban Vision, to gain community feedback and to inform on the content of the embryonic plan. It was advertised in the Fisherman, Lichfield Mercury and on village notice boards.
17. The form of the workshop was two working sessions: one to critique the sites, identified by the survey responses, against a traffic light system and two to evaluate and agree the type of construction materials, site layout, open spaces etc. that could provide guidance for a Design Guide.
18. 30 Members of the community attended. Key issues were location of development, site layouts, materials and density.
19. The report of the event is set out in the Plan Appendix C sub-section 3 and Appendix D. See also Consultation Statement Part One section 1.3 Road Map.

20th January 2014 Walk in Session

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20. A walk in session was held in the Committee Room of the Parish Hall, mentored by Urban Vision, to inform the community on Windfall. It was advertised in the Fisherman, Lichfield Mercury and on village notice boards.
21. The form was a question and answer session on a one to one basis to explain why Windfall could not deliver the number of dwelling required by the ESBC housing allocation.

Part two: Pre Draft Plan Consultation

20th January 2014 Walk in Session continued

22. 12 Members of the community attended and these principally represented those land owners in the village who declared their interest in having sites they believed could deliver windfall sites.
23. As this was a question and answer session no minutes were recorded but the dialogue did contribute to the drafting of Policy H1, H2 and H3 in respect of windfall.

25th January 2014 Workshop

24. A workshop was held in the Parish Hall, mentored by Urban Vision, to gain community feedback and to inform on the content of the embryonic plan. It was advertised in the Fisherman, Lichfield Mercury and on village notice boards.
25. 28 Members of the community attended. Key issues were settlement boundary and revisions thereto, community car park, status of planning permission, site layout, traffic, landscaping.
26. The report of the event is set out in the Plan Appendix C sub-section 4. See also Consultation Statement Part One section 1.3 Road Map.

Summary of main issues and concerns raised through the pre draft plan consultation process

27. The survey conducted in May 2012 prompted the community to express particularly strong views on whether there should be any development at all and if so where it should be located; the preferred types of housing, traffic issues and the need for a public car park. These became recurring themes throughout the consultation process.
28. The exhibition held in July 2013 enabled the community to raise questions and provide detailed feedback by the use of comment forms and one to one dialogue with members of the Parish Council and Core Group. [see Plan Appendix C sub-section 2]. The main issues were scale of development, house types, flooding, the capacity of the school and surgery to cope with increased demand and public car park.
29. The workshop held in October 2013 focused on and scored the three identified development sites and confirmed Leafields Farm as the most appropriate. The design and layout of new

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development to be mixed house types with traditional design and clover leaf/cul de sac layout. [See Plan Appendix C sub-section 3 and Appendix D]

30. The workshop held in January 2014 critiqued the development boundary, public car park and the type of development for Leafields Farm.
31. In summary the main concerns were: No development at all; if so where; type of housing; ability of services and environment to cope with development and public car park.

Part two: Pre Draft Plan Consultation

How were the concerns and main issues considered and addressed?

32. Core group analysed the survey results, comment forms, results of workshops and verbal feedback and formulated them into a draft that was the embryonic draft plan with the intention of this being developed into the actual Draft Plan. It became increasingly evident that the technical requirements required to produce a satisfactory plan required the assistance of professional planners and as a result Urban Vision were appointed.
33. Working jointly the Core Group and Urban Vision formulated the concerns and main issues into seven Strategic Aims that can be summarised as: development scale, design and location; traffic and public car park; public spaces and fibre optic expansion. These Strategic Aims were then used as a basis for drafting Policies that reflected the concerns of the community e.g. Housing Policy-H1, H2 and H3; Design-Policy D1; Traffic-Policy T1 etc. [see Plan for details].

End of part two: pre draft plan consultation

PART THREE

POST DRAFT PLAN SIX WEEK PUBLIC CONSULTATION

Public consultation period 1st November to
13th December

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Part three: Post Draft Plan Six week public consultation.

Localised public consultation

34. An exhibition was held on 1st November 2014 in the Parish Hall to inform the community of the contents of the draft plan and the next stages on its progress to adoption. A leaflet drop went to every home in Yoxall and it was advertised in Fisherman, in Village News section of Lichfield Mercury, on village notice boards and on Parish Council website. Spare copies of leaflet placed in Post Office.
35. The form of the exhibition was: 13 display panels [60x90cms] summarising the key issues of the Plan, four copies of the draft plan in loose leaf ring file folders; attendance register, comment forms and a ballot box for completed comment forms. Members of the Parish Council and Core Group were available to answer questions.
36. 110 Members of the community signed the attendance register and 12 completed comment forms were posted the ballot box
37. At the end of the exhibition the display was dismantled and replicated at three locations within the village: the committee room of the Parish Hall, the exhibition space in St. Peter's Church and the Community Room at St. Peter's School. The large display panels were stored and A4 copies displayed at the three locations together with a copy of the plan, comment forms and a ballot box. These displays were maintained until 13th December 2014.
38. During the consultation period one email was received. A further two comment forms were deposited at the back of the church [not in the ballot box] and found after the closing date. The respondents of the latter two forms did not state their name or address but marked them "Yoxall Resident." A total of 15 public comment forms were received.
39. All comment forms were typed and responses given to each comment explaining whether or not their point could be included in the Plan. . [See PART FOUR: Analysis of Representations made during consultation period for detail of comments and Appendix 4.1 for a copy of all comment forms. For action taken see PART FIVE: Amendments to draft plan]
40. Two other responses were received after the closing date. Pegasus Group correspondence dated 12th December found at back of church and Gladman Developments who had contacted the Parish Council with a Freedom of Information Request and in conversation asked if their submission had been received. The locations of the displays were checked and no submission was found however .Gladman submitted their response, dated 12th December, by email dated 24th December.
41. Pegasus Group and Gladman Developments responses were reviewed and considered to see whether or not their points could be included in the Plan. [See PART FOUR: Analysis of Representations made during consultation period for detail of comments. For action taken see PART FIVE: Amendments to draft plan]

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Statutory consultation

42. East Staffordshire Borough Council primarily managed the liaison and contact with the Statutory Consultees. The Parish Council liaised with the adjoining parish councils'. A full list of consultees is set out later in this section.
43. Responses were received from East Staffordshire Borough Council, Staffordshire County Council, Highways Agency and ESBC managed Screening Opinion on Strategic Environmental Assessment of the Plan. No responses were received from neighbouring parish councils. [See PART FOUR: Analysis of Representations made during consultation period]
44. Responses were reviewed and considered to see whether or not their points could be included in the Plan. [See PART FOUR: Analysis of Representations made during consultation period for detail of comments. For action taken see PART FIVE: Amendments to draft plan]

Key changes to plan as a result of consultation

45. The Key issues in the Plan that changed as a result of both the localised and statutory consultation were:
 - Housing Policies H1, H2 and H3 and associated amendments to Policy D1
 - Traffic Strategic Aim 4 and associated Policy T1
 - Reference to Community Infrastructure Levy in clause 5.03
 - Design Policy D2 to include reference to Fibre Optics
 - New Policy D1 to focus on relationship with historic rural character [see also revisions to Appendix B.
 - Appendix B major revisions that include:- Settlement Character Analysis, references to Historic Landscape, Protection and Enhancing Special and Local Landscape and photographs and illustrations of local landscape.
46. See PART FOUR: Analysis of Representations made during consultation period for detail of comments. For action taken see PART FIVE: Amendments to draft plan

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Statutory consultees that were notified.

Mr Pete Bedward
Homes and Communities Agency
5 St Philip's Place
Colmore Row
Birmingham
B3 2PW

Hayley Flemming
Natural England
Block B,
Government Buildings,
Whittington Road
Worcester
WR5 2LQ
consultations@naturalengland.org.uk

Miss Sarah Victor
Environment Agency
Sentinel House
9 Wellington Crescent
Fradley Park
Lichfield
WS13 8RR
sarah.victor@environment-agency.gov.uk

Mr Peter Boland
English Heritage
The Axis
10 Holliday Street
Birmingham
B1 1TG
e-wmids@english-heritage.org.uk

Kim Miller
National Trust
Kim.Miller1@nationaltrust.org.uk

Ms Diane Clarke
Network Rail
Bristol and Exeter House
Lower Approach Road
Bristol
BS1 6QF
TownPlanni-ngLNW@netw-orkrail.co-uk

Mr Ominder Bharj
Highways Agency
The Highways Agency
199 Wharfside Street
Birmingham
B1 1RN
ominder.bharj@highways.gsi.gov.uk

Ms Siobhan Rumsby
Barton under Needwood Parish Council
Parish Council Office
Crowberry Lane
Barton under Needwood

Burton upon Trent
DE13 8AF
bartonpc@btinternet.com
Mrs R Hill
Draycott in the Clay Parish Council
Keyscroft
Sunnyside Road
Uttoxeter
ST14 7LU
parishcouncil@draycott.fsworld.co.uk

Mr Michael James Arch
Hoar Cross Parish Council
11, Alexandra Drive
Yoxall
Burton-on-Trent
Staffordshire
DE13 8PL
Mja.hxpc@hotmail.co.uk

June Bullingham
Newborough Parish Council
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Duffield Lane
Newborough
Staffordshire
DE13 8SH
June.bullingham@virginmedia.com

Town Clerk
Uttoxeter Town Council
Town Hall
Uttoxeter
Staffordshire
ST14 5BJ
rachel.jarvis@uttoxetertowncouncil.org.uk

Mrs Carolyn Wilson
Mobile Operators Association
C/O Mono Consultants Ltd
48 St.Vincent Street
Glasgow
G2 5TS

Mr Sharpe
National Grid
Network Analysis
Network Strategy
Brick Kiln Street
Area 6 Block 4
LE10 0NA
Nationalgrid.Enquiries@nationalgrid.com,
plantprotection@nationalgrid.com

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Planning
Severn Trent Water
PO Box 5309
Coventry
CV3 9FH
gillian.bullimore@severntrent.co.uk

Planning Policy
East Staffordshire Borough Council
The Maltsters
Wetmore Road
DE14 1LS
corinne.o'hare@eaststaffsbc.gov.uk

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Jonathan Topham
Public Health
Locality Public Health Partnerships and Commissioning Lead
3rd Floor wedgewood Building
Tipping Street
ST16 2DH
jonathan.topham@staffordshire.gov.uk

Mr I Colclough
Kings Bromley Parish Council
Rainbows End
17 Lightwood Road
Yoxall
Staffordshire
DE13 8QD

Mr. Richard E. Smith
Western Power Transmission
Herald Way
Pegasus Business Park
East Midlands Airport
DE74 2TU

To Whom it may concern
South Staffordshire Water
Green Lane
WS2 7PBA

Mr Corbett-Marshall
Staffordshire Wildlife trust
The Wolseley Centre
Wolseley Bridge
ST17 0WT
g.marshall@staffs-wildlife.org.uk

End of part three:

Post Draft Plan Six week public consultation.

Mr James Chadwick
Staffordshire County Council
Spatial Planning Policy Officer
1 Staffordshire Place
ST16 2LP
james.chadwick@staffordshire.gov.uk

Steve Grocock, Director of Property Services
Trent and Dove Housing
Horninglow Street
DE14 1BL
Phil Metcalf
National Forest

pmetcalfe@nationalforest.org
Maggie Taylor
Sport England
maggie.taylor@sportengland.org

PART FOUR

Analysis of representations made during
consultation period

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PART FOUR: Analysis of Representations received during consultation period

The format for this section is to cut and paste the relevant section from the correspondents' submissions and then state whether and how it affects the Draft Plan.

Community comment forms

With respect to the comment forms completed by the community a typed copy of each form together with an analysis of its relevance has been published in Appendix 4.1 and only those comments that are relevant and affect the redrafting of the Plan have been included in this section.

Comment Form reference number See appendix 4.1 for full details	Name/Contact Details	Comment	Action
2	Bill Owen 4, Bondfield Lane,	There needs to be parallel attention to reducing traffic hazards. There is from Bondfield Lane to the Post Office no safe place [zebra crossing] for children and disabled [my wife is disabled] to cross safely. Cars and big lorries far exceed the 30mph limit and extra traffic.	See revised Policy T1 Pedestrian safety and connectivity.
4	David Walker Heron Brook Victoria Street.	As above	
6	Maurice Cass 15, Raven Road.	As above	
7	J. Halsted 3, Raven Road.	As above	
11	Mike Arch Clerk to Hoar Cross PC.	As above	

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Comment Form reference number See appendix 4.1 for full details	Name/Contact Details	Comment	Action
3	B. J. Greatrix 12, Swainsfield Road DE13 8PT	As population is older than average is any provision included for "sheltered" accommodation/bungalows?	Social housing will be part of agreement with ESBC and developer. Include in Policy D1 Recognition to be given to ageing population in mix of new housing.
13	Rev. M. Hawksworth The Rectory Savey Lane	As above	

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Analysis of Representations received during consultation period

Comments from East Staffordshire Borough Council

Policy	Comments/recommendations	Action
General comment	A cross reference linking each policy to one or more of the Strategic Aims & Objectives would be helpful.	MD to act.
Para 2.37	Reword second bullet point so it reads something like: <i>“The desirability of ensuring high quality design in appropriate locations to enable future housing growth in order to protect the historic and rural character of the village”;</i>	MD to act.
Yoxall Strategic Aim 4	“To ensure that all new development in Yoxall does not make existing traffic problems worse.” Consider re-wording so that new development mitigates traffic impacts.	SA 4 has been redrafted and Policy T1
Yoxall Strategic Aim 7 /Policy E1	Might be useful to reference or for the Parish to be aware of : http://superfaststaffordshire.co.uk/where-and-when/where-and-when/ Yoxall village is in Phase 1 (delivery “September 2014”), but parts of the south of the parish are in an area where delivery “is not yet confirmed” with a target date between now and 2017.	Acknowledged but do not change wording in Plan. Our aim as currently worded is valid.
Policy H1- Location and nature of new housing	Since planning permission (outline) has now been given to this site, this policy should be deleted. However, the explanation of how the site was selected, that it was the Parish’s preferred choice for accommodating the strategic allocation from the emerging Local Plan, and its approach towards further development , leading to Policy H2, all needs to be retained/strengthened.	MD to redraft wording of H1 to reflect situation. MD to note that Appendix B is being redrafted by YNDP Steering Group together with new drawing and this will be forwarded by DH to MD for inclusion in Plan.
Para 5.08	‘Settlement Boundary Exception’ – should be ‘Extension’.	MD to act.
Paragraph 5.09	Paragraph 5.09 refers to Local Plan policies including policy for replacement dwellings in the countryside. However policy H2 does not recognise those policies and since it is written exclusively (<i>will only be permitted</i>) it would appear to override Local Plan policies.	Noted see comment below on revised wording for H2 and H3

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Paragraph 5.10	Paragraph 5.10 and Policy H3 do not quite agree with each other because para 5.10 says the policy specifies <i>the number of dwellings that will be permitted on windfall sites over the plan period</i> , whereas the actual policy specifies the number of dwellings that will be permitted on windfall sites <i>outside the settlement boundary over the plan period</i> .	Noted see comment below on revised wording for H2 and H3
Policies H2 & H3 – windfall	<p>At Local Plan Examinations (including our own), Inspectors are repeatedly making it clear that it is not in the spirit of the national aim to increase the housing delivery rate if ‘maximum’ figures for a settlement or district are set out in Plans. This, of course, poses difficulties for communities who, in the spirit of responsible localism, have accepted the broad quantum strategically allocated to them by the Local Plan, but do not wish to see their village growing rapidly at such a rate that the character of the village is destroyed and/or the local infrastructure (roads, schools, shops etc) cannot cope with such a sudden influx of people. Certainly, replacing “a maximum of ten homes” with “a minimum of/at least ten homes” opens up the village to a free for all, with developers being allowed to develop as much as they wish, and is a totally unacceptable situation. What we have advised other parishes in a similar situation is to replace “no more than 10” with “around 10” or “approximately 10” as a compromise. We should add, however, that the acceptability of such a phrase has not yet been widely tested at an NP Examination (although this approach was approved by the Examiner of the Cringleford NP – see page 12 onwards : http://www.south-norfolk.gov.uk/planning/media/Cringleford_NDP_Final_Examiners_Report.pdf and this NP has been cited as good practice by central government.)</p> <p>Ten windfalls over a 17 year period is not a great deal, especially if they are to be scattered over sites with no more than 3 units. A figure of, say “approximately 20” might have more credibility, whilst still representing an average of little over 1 unit per year.</p> <p>On the subject of windfall, you may need to consider the following. There are two types of windfall. (i) Within the Settlement Boundary, where there is a presumption in favour of development (but you could have a policy that controls the type, design etc of these, as in your Policy D1). This development inside the SB is usually classed as infill. It would be useful to define infill in your plan. In the Tatenhill NP infill is defined as “Development which fills a gap in the continuity of existing building curtilages, normally residential, which normally adjoin on at least two sides, and development within a village area (settlement boundary in the case of Yoxall) which would not involve outward extension. Infill schemes can in themselves only be complete schemes and cannot be the first stage of a larger development.” This is a rather lengthy definition and you may be able to find a better, more concise one. Also, if there are opportunities where more than 3 units on a site might be desirable (especially if small houses are being encouraged) maybe some ‘exceptions’ text within the policy would be useful.</p> <p>(ii) Outside development boundaries windfall in the emerging Local Plan is covered by Policy SP8 and will</p>	<p>Noted.</p> <p>Much discussion on this issue with Steering Group and the following suggestion from ESBC received as a follow up to this comment.</p> <p>MD to revise and incorporate the following:</p> <p>H2: Development within Yoxall Development Boundary</p> <p>The Yoxall Settlement Boundary is shown in illustration 5A. New housing development comprising a maximum of about 3 new dwellings will be permitted on small infill or redeveloped sites inside the settlement Boundary with an expectation that there would be about 20 new dwellings over the period of the Plan.</p>

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	<p>only really be allowed where it is a rural exception site delivering affordable housing or sites involving redevelopment. You may be happy to rely on Policy SP8 of the emerging Local Plan for windfall outside the settlement boundary or you may want to define it yourself in a Policy, as you have drafted H3. You might want to stick with Policy H3 but have it as a windfall policy outside the settlement boundary. It would be helpful to define windfall in the plan. In the emerging LP windfall is defined as “A site which comes forward and receives planning permission in a location which was not anticipated or allocated in the Local Plan for that purpose.” Because of the restrictions at Local Plan level and ones that you may put into your plan, you might not want to state a separate “approximate” numerical figure on windfalls outside the settlement boundary, just a general level of total windfalls.</p> <p><u>Other comments on H2 and H3’s wording as it stands:</u></p> <p>Some windfalls will occur outside the SB with the local planning authority having minimal control over them, as some agricultural buildings may be converted to residential use with prior notification only.</p> <p>H2 refers to <i>development</i> – should it say <i>residential development</i>? It appears to say that only affordable housing will be permitted outside the settlement boundary because all the criteria have to be satisfied (use of <i>and</i>).</p> <p>H3 then says that up to 3 dwellings will be permitted outside the settlement boundary. Does policy H2 mean that they must be affordable housing, or is H3 another exception to H2? Paragraph 5.12 implies that developments under H3 must satisfy H2. It would therefore make sense to combine the two policies.</p> <p>Policy H3 refers to <i>small infill or redevelopment sites</i> but these terms are not defined anywhere. Paragraph 5.07 refers to <i>small infill sites and previously developed land</i>.</p>	<p>MD to change existing H2 wording to be revised H3</p> <p>H3: Development outside the Settlement Boundary Development proposals outside the Settlement Boundary will only be permitted if it can be demonstrated that:</p> <p>Policy H2 changed to H3</p> <p>a-d of your draft policy H2 plus: e) is of a scale commensurate with the size of the settlement.</p> <p>NOTE FROM EDITOR. With the changes referred to above we have covered development inside and outside the Development Boundary and also covered Windfall. Therefore the reference to Windfall is H3 can be omitted.</p>
Para 5.14	Add <i>quality</i> between good and design.	MD to act
Policy T1	<p>Currently, national government guidance on the assessment of transport impacts is set out in a document called “Guidance on Transport Assessment” published in 2007 (see link below). We use the thresholds set out in this document when deciding whether an assessment is required for a particular planning application or not. The document sets out requirements for two types of assessment: the comprehensive Transport Assessment for large developments and the simpler Transport Statement for medium-size developments. Smaller developments, of the size likely to be allowed by the Yoxall NP, would not normally require any assessment.</p> <p>It would be more useful if the policy set out the particular transport-related criteria any application would have to meet, particularly in those locations in “Plan B” (where is this?). This might include dangerous</p>	<p>This point is acknowledged and has also been raised by other respondents.</p> <p>Plan B is now incorporated. This illustrates the pinch points on the A515.</p> <p>Policy T1 has been redrafted to reflect that developers will be required put the traffic impact of development in the local context of Yoxall and the problems with the A515.</p>

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	<p>junction locations, or even parking standards (other East Staffs NPs have done this) to ensure no additional on-street parking. There might be individual circumstances where flexibility on these criteria might be required, and this should be made clear.</p> <p>The thresholds are set out in Appendix B in the document below:</p> <p>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/263054/guidance-transport-assessment.pdf</p>	
Policy RE1	<p>A Flood Risk Assessment is usually only required if a site falls within Flood Zones 2 or 3 (which actually only covers a very small part of Yoxall), and then what information is required is dependent upon the nature of the application. Household extension applications, for instance, only have to fill in a standard form advising that the finished floor levels will match those of the existing house. In addition no mention is also made to the EA's vulnerability matrix. For instance if a residential use was changing to an office thereby inserting a less vulnerable use into a building it would not be necessary to submit an FRA.</p>	<p>Point acknowledged but the community during consultation raised the issue of flooding and provided evidence of flooding greater than the EA's data. Therefore this policy will remain as drafted.</p>
Appendix B2	<p>This could be expanded to include consideration of 'windfall' – can the 10 unit maximum identified in policy H3 actually be accommodated within the boundary? (But see comments above under Policy H3 about a "maximum")</p>	<p>Policy H2 and H3 are being revised.</p>

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Policy	Comments/recommendations	Action
Transport	<p>It is noted that Policy T1 requiring Traffic Impact Assessments (known as Transport Assessments) sets a low threshold for producing such an assessment. The NPPF sets out that Transport Assessments be required for developments that generate significant traffic flows and previous national guidance set a much higher development quantum trigger.</p> <p>It is noted that Strategic Aim 6 refers to an objective to create safe routes to school and Policy RE2 refers to improving the footpath network. Consideration perhaps should be given to examining opportunities to improve connections to the school from the public right of way network and any other paths for potential inclusion within RE2.</p>	<p>Acknowledged but the Plan is desired to put the impact of development and traffic in the local context and developers will be required put the traffic impact of development in the local context of Yoxall and the problems with the A515.</p> <p>Policy T1 has been revised to reflect this comment.</p>
Ecology	<p>The Neighbourhood Plan supporting text includes reference to maintenance and enhancement of biodiversity and green infrastructure and recognises the importance of these to environmental quality and quality of life but this is not well referenced in policy wording. Policy RE2 could be strengthened by addition of reference to enhancement of nature conservation sites and the green infrastructure that links these together and perhaps to contribution to National Forest objectives.</p>	<p>A revised Appendix B has been produced that will incorporate this point.</p>

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Policy	Comments/recommendations	Action
Historic Environment	<p>General Comment</p> <p>The vision for Yoxall recognises the parish's historic rural character and the strategic aims which reinforce this are to be supported. The Neighbourhood Plan could, however, seek to strengthen the identification of Yoxall's historic rural and built character through the implementation of specific historic environment policies (see below). Evidence to support such policies comprise:</p> <ul style="list-style-type: none"> • Staffordshire Historic Environment Record (HER): information on what is contained within the record and contact details can be found at www.staffordshire.gov.uk/Historic-Environment-Record) • 'Historic Environment Character Assessment: East Staffordshire' (August 2013) produced by Staffordshire County Council's Historic Environment Specialists on behalf of the Borough Council. This report includes a section on Yoxall which can be found in the Final Report (cf. Section 7.3.6) and can be downloaded from www.staffordshire.gov.uk/Historic-Environment-Assessments.aspx . <p>The 'Historic Environment Character Assessment (HECA)' (which incorporated data from the Staffordshire HER) and a report produced by Dr John Hunt (2007) '<i>Staffordshire medieval rural settlement survey: Yoxall</i>' suggests that Yoxall originated as a series of small hamlets which gradually coalesced into the present linear settlement from the later medieval period onwards. The names of a number of these hamlets survive today including Bond End, Snails End and Reeves End and they are further identifiable by the clusters of surviving historic buildings. The HECA also includes an assessment of the rural hinterland of Yoxall (section 7.3.6.2) which utilises the Historic Landscape Character (HLC) dataset (also held by the Staffordshire HER). This work identified the origins and legibility of the historic field patterns around the village and included a map of their location (map 22). In brief the report has identified that field patterns of post medieval origin survive to the north east and south east of the village, whilst other similar field patterns reveal evidence of some reorganisation probably in the later 18th century survive to the north west. Later historic field patterns (18th-19th century), identifiable through their straight field boundaries usually comprising single-species hedgerows, are clearly legible to the north and far west of the parish. The legibility of these field patterns make an important contribution to the rural historic character identified by the Plan.</p>	<p>Acknowledged.</p> <p>These points have been incorporated into a revised Appendix B.</p>

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Policy	Comments/recommendations	Action
<p>Historic Environment</p>	<p><u>Heritage Assets</u> Paragraph 2.05 identifies that there are 57 nationally designated (listed) buildings within the Plan area and that the historic core is covered by a Conservation Area. A policy giving weight to the significance and contribution of these designated heritage assets (as defined by the National Planning Policy Framework (NPPF) cf. glossary) to Yoxall's historic rural character may help to highlight their significance when considering their contribution to other policies within the plan for example Policy H1 and Policy D1. Consideration could also be given to the creation of a Local List to identify undesignated historic buildings which make a positive contribution to Yoxall's local historic character, but which would not be eligible for listing as buildings of national importance. A policy to highlight the contribution of these locally significant buildings to Yoxall's historic character could then be considered.</p> <p>The Neighbourhood Plan does not consider the contribution of the above and below ground archaeology, which should be taken into account as part of any future development proposals (NPPF para. 141). Section 7.3.6.3 of the HECA identifies that there is the potential for currently unknown archaeological remains to survive within the area. There is, furthermore, the potential for currently unknown archaeological remains to survive within Yoxall itself, which could inform our understanding of its origins and development. Consideration should, therefore, be given to a policy relating to archaeology.</p>	<p>Acknowledged.</p> <p>These points have been incorporated into a revised Appendix B.</p>

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Policy	Comments/recommendations	Action
Historic Environment	<p><u>Historic Landscape Character and Traditional Farmsteads</u></p> <p>Further consideration may be given to the historic landscape, as broadly identified above, and the presence of traditional farmsteads which make a considerable contribution to the historic rural character of the parish. The Staffordshire Historic Farmsteads Survey (2009) is a desk-based project undertaken on behalf of Staffordshire County Council, and funded by English Heritage, as part of a wider project to identify historic farmsteads across the West Midlands and the whole of England. The project aimed to provide a consistent understanding of farmstead character and survival at a landscape scale across Staffordshire. The resulting 'Staffordshire Traditional Farmsteads Guidance' document produced by English Heritage and Staffordshire County Council, due to be finalised shortly, provides advice on identifying the historic character of traditional farmsteads and provides guidance on the first principles for sensitive conversion. This document can be downloaded from http://www.staffordshire.gov.uk/historic-farmsteads . Within Yoxall parish 81% of the identified historic farmsteads are recorded as having high significance (where more than 50% of the historic plan form survives), although only eleven are associated with listed buildings. Should a policy relating to traditional farmsteads be identified it is advised that reference should be made to the above guidance.</p> <p>Examples of Neighbourhood Plans which contain strong historic environment policies include the adopted Chaddesley Corbett Neighbourhood Plan http://www.chaddesleyplan.org.uk/ and the Stonnall Ward Neighbourhood Plan (currently out for consultation) http://www.lichfielddc.gov.uk/downloads/file/6151/neighbourhood_plan_document</p>	<p>Acknowledged.</p> <p>These points have been incorporated into a revised Appendix B.</p>

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Policy	Comments/recommendations	Action
Landscape	<p>Landscape</p> <p>Yoxall Neighbourhood Plan has used suitable evidence base to form policies. Impact of development upon the environment and landscape character are considered and mitigation requirements included in policy D1 'Design of New Development'. However, the plan needs to consider the wider area to the Parish boundary, as protection of the countryside is not covered adequately within the Plan. Development should be sympathetic to landscape character and quality, and the evidence based on landscape character can be further expanded on to ensure that landscape improvements are delivered with future development across the Parish(as required by the NPPF).</p> <p>We acknowledge that green infrastructure is promoted under Policy RE2, this will provide connectivity for biodiversity and provide positive landscape enhancements within the ward.</p> <p>A large area of the parish is within the National Forest as noted within the Yoxall Neighbourhood Plan. As such, a policy should be in place which seeks to retain mature trees and hedgerows which provide established landscape structure, and ensure that tree stock within the Plan area is maintained at a level appropriate to meet the National Forest Community Forest Objectives.</p>	<p>Acknowledged.</p> <p>These points have been incorporated into a revised Appendix B.</p>

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Comments from Staffordshire County Council

Policy	Comments/recommendations	Action
<p>Broadband Infrastructure</p>	<p>Broadband Infrastructure</p> <p>It is noted that Policy E1 refers to fibre optic broadband, which we support. However, we query why similar provision has not been included for residential development? Consideration should be given towards a separate policy for superfast broadband provision to cover both commercial and residential development.</p> <p>It is also worth noting that East Staffordshire Borough Council will be preparing a Community Infrastructure Levy (CIL) Charging Schedule and once adopted, with a Neighbourhood Plan in Place the Parish Council will begin to receive a proportion of the CIL receipts from development within the Parish. The Plan should recognise that this new source of funding could be channelled towards infrastructure projects within the Parish as well as considering historically traditional sources of funding.</p>	<p>Acknowledged.</p> <p>MD to include in Policy D1 new item 16</p> <p>16. Achieve a fibre optic connection to the nearest connection chamber in the public highway. Wherever possible the development must provide suitable ducting to enable more than one service provider to provide a fibre connection to the development.</p> <p>MD to include a new</p> <p>Strategic Aim 8 To utilise the accruals from the Community Infrastructure Levy for improving the environment for the benefit of the community.</p>

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Screening Opinion on Strategic Environmental Assessment of Neighbourhood Plan: Habitat Regulations Assessment

NOTE: The screening reported NO Significant Effect Identified. Therefore the Screening Opinion is not reproduced in the Consultation Statement as no amendments to the Draft Plan are required.

Highways Agency.

NOTE: The Highways Agency had no comment to make therefore their correspondence is not reproduced in the Consultation Statement as no amendments to the Draft Plan are required.

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Pegasus Planning Group

Policy	Comments/recommendations	Action
Section 3 – Future of Yoxall	<p>Yoxall Strategic Aim 1 We support YSA1 as it recognises that the Yoxall Neighbourhood Development Plan must meet the housing requirements of the East Staffordshire Local Plan. The Local Plan is currently under examination and the Inspector has recently published his Interim Findings. Notably the Inspector has questioned the Council’s housing target and has indicated that a higher figure may be necessary in order to meet the Objectively Assessed Housing Needs (OAHN) of the area. The Inspector has also indicated that there is the potential for increasing the range of sites to improve the overall plan delivery. This may mean that settlements such as Yoxall will need to provide more housing. The Inspector has also suggested that the overall housing target should be “<i>expressly minima and not ceilings</i>”. This change will need to be reflected in Neighbourhood Plans and is a matter discussed further below.</p>	<p>No action.</p> <p>The Draft Plan is working to the guidance provided by ESBC for 40 homes.</p>
	<p>Yoxall Strategic Aim 2 We object to YSA2 as it fails to recognise that opportunities for windfall development inside the settlement boundaries will be limited. As such development on land adjoining the settlement boundary is almost inevitable. Paragraph 2.28 of the Pre-Submission Local Plan states that “<i>Many of the Tier 2 villages have not had their settlement boundaries changed for many years and have over the past 10 years had infill development such that there is little capacity for more development</i>”. It is considered that this is the case for Yoxall. Therefore the Strategic Aim should reflect the likelihood that development on the edge of the settlement will be required to meet future housing needs.</p>	<p>No action; for reason see below.</p> <p>Policies H1, H2 and H3 have been redrafted to reflect windfall inside and outside the Development Boundary.</p> <p>Development sites outside the Development Boundary but contiguous with it were considered in the consultation undertaken pre- Draft Plan and this is already recognised in the Draft Plan.</p>

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Policy	Comments/recommendations	Action
<p>Section 5 – Policies for Yoxall</p>	<p>Policy H1: Location and Nature of New Housing</p> <p>Although we have no objection to the Leafields Farm development, it is likely that the housing requirement for villages such as Yoxall may need to be adjusted (increased) if the Inspector, tasked with examining the Local Plan, finds the Borough Council’s overall housing target to be unsound. Consequently Policy H1 (as the main housing policy) should be sufficiently flexible to allow other sites to be considered over the Plan period in order to meet the Local Plan housing requirement. Mill Pond Developments Yoxall Neighbourhood Development Plan 2031 Representations</p> <p>Land at Bond End Farm for example would be ideally suited to meeting any additional housing needs. The site was considered by the Parish Council as a potential development location but was discounted due to concerns about its appropriateness for housing following an assessment of the site, the results of which are set out in Appendix D of the draft Neighbourhood Development Plan. Evidence is now available that will help address the concerns regarding the site, and should mean that the site would perform better against the Parish Council’s assessment criteria.</p> <p>In relation to the overall housing target for the village, we consider that the figure set by the Local Plan should not be seen as a maximum requirement. The National Planning Policy Framework is clear that local authorities should boost significantly the supply of new housing. The Inspector examining the ESLP has also recommended that the Council modify the Plan to ensure that the housing requirements are shown as a minima requirement. This would mean that the figure of 40 dwellings currently set for Yoxall should also be seen as a minimum target to meet the housing needs of the area. Housing sites that come forward (in addition to the Leafields Farm site) should be considered on its own individual merits. It is also notable that the Neighbourhood Development Plan makes an allowance for windfall development in Policy H3, but this is not mentioned in Policy H1. Whilst it is commendable that the Parish Council are prepared to make an allowance for windfall sites in addition to the allocation for 40 dwellings, we consider that provision for this should be included under the terms of Policy H1.</p> <p>Finally, Policy H1 makes reference to “Plan A”, however it is not clear which plan this refers to as there is no Plan A contained within the document. It is assumed that “Illustration 5a” is the drawing referred to in the policy but clarification on this is required.</p>	<p>No action; for reason see below.</p> <p>Policies H1, H2 and H3 have been redrafted to reflect windfall inside and outside the Development Boundary.</p> <p>Development sites outside the Development Boundary but contiguous with it were considered in the consultation undertaken pre- Draft Plan and this is already recognised in the Draft Plan.</p> <p>MD to amend as below.</p> <p>Acknowledged you are correct Plan A should read illustration 5A</p>

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Pegasus Planning Group

Policy	Comments/recommendations	Action
<p>Section 5 – Policies for Yoxall</p>	<p>Policy H2 The current wording of Policy H2 conflicts with Policy H3 as it states that: <i>“Development proposals outside the settlement boundary will only be permitted if it can be demonstrated that</i> <i>a) The development is for affordable housing on rural exception site, where a need for affordable housing can be proven; and</i> <i>b) The development makes and overall positive contribution to environmental sustainability; and</i> <i>c) The development enhances the character or appearance of the area; and</i> <i>d) Where relevant, the development brings redundant or vacant historic buildings back into beneficial re-use.”</i></p> <p>The policy should also make reference to the allowance of windfall development outside the settlement boundary, particularly as this is accepted by Policy H3. Mill Pond Developments Yoxall Neighbourhood Development Plan 2031 Representations</p> <p>We also consider that the current wording of the policy should not restrict the conversion of redundant or historic buildings purely to affordable housing use. The policy should allow the conversion of existing buildings for both market and affordable housing, particularly as the cost of converting historic buildings can be significant and therefore in most cases it will not be viable to convert properties for affordable housing use.</p>	<p>No action; for reason see below.</p> <p>Policies H1, H2 and H3 have been redrafted to reflect windfall inside and outside the Development Boundary.</p> <p>Development sites outside the Development Boundary but contiguous with it were considered in the consultation undertaken pre- Draft Plan and this is already recognised in the Draft Plan.</p>

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Policy	Comments/recommendations	Action
<p>Section 5 – Policies for Yoxall</p>	<p>Policy H3: Windfall Sites</p> <p>As it is currently worded the policy would allow new housing development comprising of up to 3 dwellings on small infill sites, or redevelopment sites either inside or outside the settlement boundary. Whilst we support the flexibility to allow new housing development outside of the settlement boundary we believe that there is no justification for setting a ceiling of three dwellings permitted on windfall sites. Consequently we object to the policy as it is currently worded.</p> <p>As discussed previously, there are likely to be finite opportunities for infill development within the settlement boundary. Therefore there should be greater flexibility for suitable sites on the edge of the settlement (such as land at Bond End Farm) to come forward. It is considered that the policy should allow small scale developments (up to 10 dwellings), where they would achieve sustainable development, and would accord with the NPPF and other development plan policies.</p> <p>The policy also makes reference to “Plan A” but it is not clear what this relates to. Clarification on this is required.</p>	<p>No action; for reason see below.</p> <p>Policies H1, H2 and H3 have been redrafted to reflect windfall inside and outside the Development Boundary.</p> <p>Development sites outside the Development Boundary but contiguous with it were considered in the consultation undertaken pre- Draft Plan and this is already recognised in the Draft Plan.</p>

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Policy	Comments/recommendations	Action
<p>Section 5 – Policies for Yoxall</p>	<p>Policy T1: Traffic Impacts Assessments Policy T1 will require all proposals for new development involving more than 3 dwellings (or more than 100m² of floorspace) in or in the vicinity of known traffic hazards to be accompanied by a “Traffic Impact Assessment”. Although it is acknowledged that there are concerns regarding certain sections of the local road network, it is considered that it is for the Borough Council (preferably in the Local Plan) to set the threshold for Transport Assessments (and Transport Statements) to accompany planning applications. We are also concerned that Policy T1, as it is currently worded, would be unsound as the draft Neighbourhood Development Plan only allows for one development above 3 dwellings and that is Leafields Farm, which already has planning permission. Therefore the draft Policy would only apply to the Leafields Farm development, as it is the only development above 3 dwellings that the Neighbourhood Development Plan permits. Whilst we strongly believe that the Neighbourhood Development Plan should allow other schemes of greater than 3 dwellings, there are clearly inconsistencies within the Plan as currently worded. As such the draft Neighbourhood Plan should either be amended to remove the 3 dwelling ceiling, or Policy T1 should be omitted altogether.</p> <p>We also note that Policy T1 makes reference to the traffic hazards identified in “Plan B”. Although the “traffic hazards” are referred to in the supporting text to Policy T1 (paragraphs 5.22 and 5.23) there is no “Plan B” to confirm the position of those areas that the Parish Council considered to be particularly sensitive. This information will be required to provide developers with certainty.</p>	<p>Acknowledged.</p> <p>Policy T1 has been redrafted and strengthened to place an obligation on developers to consider the local context and not to use national statistics and apply them to the A515. The revised Policy T1 emphasise the need for developers to recognise the unique nature of the A515 [narrow footpaths and carriageway] and the danger to pedestrians.</p> <p>Acknowledged</p> <p>Plan B is now inserted.</p>

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Policy	Comments/recommendations	Action
<p>Section 5 – Policies for Yoxall</p>	<p>Policy RE1: Flood Risk Draft Policy RE1 requires all planning applications to be accompanied by a “Flood Risk Statement”. We object to this requirement as it is inconsistent with Footnote 20 of the NPPF which sets out the circumstances when Flood Risk Assessments are required. Clearly, if development is located in Flood Zone 2 or 3, then consideration will need to be given to potential risks of flooding. However, small scale development in flood zones 1 should not be expected to provide evidence of the potential risks of flooding.</p>	<p>Point acknowledged but the community during consultation raised the issue of flooding and provided evidence of flooding greater than the EA’s data. Therefore this policy will remain as drafted.</p>
	<p>Policy RE2: Green Infrastructure We support draft Policy RE2 and that the proposals for land at Bond End are entirely consistent with it by providing new public open space and footpath enhancements along the River Swarborn which is one of the aims of the Neighbourhood Development Plan (paragraph 3.27 (6C)).</p>	<p>No Action required.</p>

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Gladman Developments

Comments/recommendations	Action
<p>Introduction Gladman Developments specialise in the promotion of strategic land for residential development with associated community infrastructure. We understand that the Parish Council are currently inviting comments upon the Draft of the Yoxall Neighbourhood Plan (YNP). This letter is in response to the above consultation and provides Gladman Development's representations.</p> <p>In this representation Gladman provide an analysis of the plan and policy options promoted by the Parish Council to recommend how identified issues can be overcome to enable the Neighbourhood Plan's delivery. Comments made by Gladman in this representation are provided in consideration of the Plan's objectives and fulfilment of the basic conditions as established by Section 8, sub-section 4B of the Town and Country Planning Act 1990 (as amended) and supported by the Neighbourhood Plan Chapter of the Planning Practice Guidance (PPG).</p> <p>Gladman believe that the production of the YNP ahead of the adoption of the development plan - East Staffordshire Local Plan (ESLP) - means that it cannot be considered in compliance with the basic conditions. The fact that there is no defined strategic policy or approved evidence base in place that has been found to be consistent with the National Planning Policy Framework (the Framework), means that the Neighbourhood Plan cannot be based on a sound strategy. Gladman recommend that in order to be considered consistent with the basic conditions, it would be prudent for the Parish Council to delay any further work on the YNP until the ESLP has been found sound.</p>	<p>No action in YNP.</p> <p>Please refer to ESBC and Aylesbury Vale District Council and Winslow Town Council case relating to validity of Winslow Neighbourhood Plan.</p>

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Gladman Developments

Comments/recommendations	Action
<p>Introduction</p> <p>In addition, and having reviewed the information and evidence provided with the consultation, Gladman consider that Yoxall Parish Council should go back a stage and prepare a robust and credible evidence base in relation to local housing need. This work should provide sufficient empirical data to allow for the objectively-assessed needs of the Parish to be identified and met. It should also mean consultees are able to respond on the basis of full information, which is not currently possible. The current evidence base which underlines the YNP is not an objective assessment and does not reflect locally assessed need or respond to current demographic trends. Consequently the YNP will fail to deliver the vision and strategic aims it seeks to achieve and it will fail to conform to both local and national planning policy.</p> <p>Once it is informed by the correct evidence and the up-to-date Core Strategy, it should undertake the correct first stage of consultation (Issues and Options) on both sites and policies. This stage of preparation appears to have only been superficially undertaken with a review of site suggestions for housing, with no consideration of policy alternatives or consideration of other development needs of the settlement.</p> <p>There are other potential issues with the current consultation (e.g. the absence of evidence relating to SEA), but on the basis of the foregoing, the consultation does not include the prerequisite information to formally constitute a Regulation 14 consultation under the Act. Gladman appreciate and understand that the Parish Council will be new to the plan preparation process. As such we would be happy to feed into the process with the Parish Council to help achieve the goals of sustainable development in the settlement. We trust the points below will be of use to you in taking the plan forward in accordance with the correct procedure.</p>	<p>No action required.</p> <p>Consultation has taken place from May 2012 to 13th December 2014. See Draft Plan paragraphs 2.29 to 2.32 and Appendix C.</p> <p>Incorrect.</p> <p>A SEA has been prepared and the result is “No significant Effect Identified.”</p>

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Analysis of Representations received during consultation period Gladman Developments

Comments/recommendations	Action
<p>Emerging East Staffordshire Local Plan</p> <p>The emerging East Staffordshire Local Plan 2012 – 2031 (ESLP), will set out the spatial strategy and key planning policies for development in the Borough to 2031, was submitted to the Secretary of State for formal Examination on the 11th April 2014.</p> <p>Initial hearings took place between October and November 2014. The Inspector in his 'Interim Findings' has suspended the examination process to allow for ESBC to undertake further work including substantial revision of the Sustainability Appraisal, assessment of objectively assessed housing need and review of the housing land supply.</p> <p>Significant questions therefore remain regarding the final form of strategic policies of the ESLP. In particular, significant objections have been lodged in relation to Strategic Policy 3 which sets a requirement of 11,648 homes (613 dwellings per annum) over the plan period. Issues raised by Gladman and others, include that the Council has failed to meet its objectively assessed housing need as required by paragraph 47 of the Framework. Gladman's representations during the examination process were accompanied by a report undertaken by Regeneris Consulting which provided an independent assessment of housing need within East Staffordshire. The Regeneris report highlighted a number of shortcomings of the authority in its approach to calculating its housing requirements and concluded that up to 730 dwellings per annum will be required in order for the Authority to meet its full objectively assessed needs.</p> <p>Given the current status of the ESLP and the uncertainty over the final policies it will set for the Borough, Gladman question the ability of the Yoxall Neighbourhood Plan to be progressed at this time. Indeed, if the Neighbourhood Plan is advanced in its current form and the strategic policies and development requirements for the village change in the interim, the YNP will fail to be consistent with the requirements of the Framework or meet the 'Basic Conditions'.</p> <p>Gladman therefore strongly recommend it would be appropriate for Yoxall Parish Council to postpone work on the YNP. This is in the light of both the additional work required YNP to achieve legal compliance (see below) and the time that may take when also aligned with the ESLP timetable for adoption. This may potentially save abortive work and cost in preparing the YNP.</p>	<p>No action in YNP.</p> <p>Refer to ESBC.</p>

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Analysis of Representations received during consultation period

Gladman Developments	Comments/recommendations	Action
	<p>Neighbourhood Plan Evidence Base The YNP does not provide a robust and credible evidence base (as required by the Framework or PPG) on which to plan for the development needs of the settlement. Our Concerns are as follows:</p> <p>Housing Need (See Also Rural Solutions Report – Appendix 1) Gladman Developments Ltd commissioned Rural Solutions (RS) to assess whether the development proposals set out in the consultation draft YNP will achieve the sustainable development and local planning objectives, as set out in the Framework and ESLP. The full report can be found at Appendix 1.</p> <p>The RS report highlights that the proportion of the Yoxall community comprising people of retirement age has increased significantly since 2001. This has been at the expense of people of working age, a sector of society which has declined. These demographic changes in Yoxall will exert a negative influence on the future vitality and viability of the community for the following reasons:</p> <ul style="list-style-type: none"> - An ageing population will be less able and equipped to maintain local services, facilities and activities. - Decline in the working age population reduced the economic capacity of the community and increases its “total dependency ratio” - Growth in the school aged population is pegged back by a fall in the pre-school age population. <p>The greatest concern identified in the RS report, is related to the continued reduction of the working age population as a proportion of the community. This will mean that the Total Dependency Ratio, Child Support Ratio and Elderly Support Ratio will all continue to worsen along with a decline in economic activity levels and the potential impacts this will have on the community if not addressed through appropriate levels of new housing.</p> <p>The local evidence of housing need that supports the YNP is set out at Appendix C of the document.</p> <p>Housing Need (See Also Rural Solutions Report – Appendix 1) This sets out a summary of a housing survey questionnaire, which took place in July 2012. The first point in this regard is that this survey does not comprise an assessment of need (that might be aligned with evidence from housing registers, for example), rather it sets out an exercise that simply sought the opinion of existing households.</p>	<p>No action required.</p> <p>Consultation has taken place from May 2012 to 13th December 2014. See Draft Plan paragraphs 2.29 to 2.32 and Appendix C.</p> <p>The views of the community have been canvassed by questionnaire, exhibitions, workshops, meetings and comment forms.</p>

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	<p>The survey states that 600 questionnaires were delivered to households in Yoxall, which is well below the 810 households that exist within the Parish. No reason for not contacting 200 households is provided. The survey had a disappointingly low response rate of 28% and in any case, even if the survey were a valid exercise, it is questionable whether the findings would have been statistically significant, such as to form a reliable basis for assessment.</p> <p>The survey summary sets out that 81 questionnaires (49% of the respondents) wanted further housing development. Within Sub-section 1 of Appendix C, it shows that 80% of these respondents stated a need for a “First Time Buyer” home whilst a further 20% stated a need for Social Housing. Whilst the findings of the survey are questionable, from this relatively small sample of respondents it can be deduced there is a need for at least 65 new first time buyer homes (a figure that naturally increase if scaled as proportion to residents of Yoxall), some or all of which should be in the form of affordable housing. The basic indications of this assessment, which merit further investigation, suggest demand for housing in the settlement. These findings do not appear to have had any bearing on YNP’s proposed development strategy or housing requirement.</p> <p>In addition, when questioning the potential level of housing growth which residents would like to see in Yoxall, the questionnaire does not give an option higher than 25 units. If the correct evidence was available, it is likely a wider range of options would have been presented. Indeed, it ignores the fact that a single site of 40 units has planning approval in the village, so the 25 unit threshold is wholly arbitrary. It can be concluded from the above that this housing survey is not an appropriate assessment of housing need in Yoxall. It does not take into account concealed households, natural population growth, demographic rebalancing or affordable need. Consequently the draft YNP as presented for consultation was flawed from the outset; it is incapable of planning positively to support local development needs, as is required by paragraph 16 of the Framework as the needs have not been adequately or robustly investigated.</p>	<p>No action required.</p> <p>The response rate exceeds that received by the Yoxall Housing Needs Survey undertaken by Midlands Rural Housing in March 2010.[27%]</p> <p>On the basis of Gladman’s statement on validity of response rate Local Government and European election results are unreliable!</p> <p>The development at Leafields Farm for 40 homes includes six affordable homes. This is twice the number that was identified in the Yoxall Housing Needs Survey undertaken by Midlands Rural Housing in March 2010.</p> <p>At the time of the questionnaire [May 2012] no site had been identified for housing and all we knew was that 40 homes were required by ESBC. Therefore the questionnaire sought to obtain the community view of the scale of development. The Gladman reference to 25 unit is wrong; the questionnaire stated 25+.</p>
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Comments/recommendations	Action
<p>Yoxall Settlement Character Analysis Appendix B of the YNP sets out the settlement and landscape character for Yoxall and identifies the various constraints which are present within the Parish. The analysis sets out that the western edge of the settlement is sensitive due to public view points and a relationship with the 70m contour. The analysis acknowledges there are no 'landscape features' and this area of the settlement is not the subject of any formal or informal landscape designations. The assessment of constraints follows no established assessment methodology for landscape or visual impact and the proposal to constrain any development in this location is therefore wholly evidenced and arbitrary.</p> <p>Site Selection Process Appendix D of the YNP sets out the Site Selection Process that has been undertaken for residential development in Yoxall. The process was based on a traffic light scoring system, setting out the appropriateness for development (poor, average or high) for the three most popular sites identified by residents in July 2013. Having reviewed these assessments, it would appear some sites have been scored down in a subjective and populist approach, rather than an approach founded on sound and credible evidence. The YNP should identify and review all potential development sites surrounding the settlement and assess them against their relative sustainability merits, taking into account valid constraints. It is this evidence, aligned with the correct and proportionate housing needs evidence, which should then inform allocations.</p>	<p>YNP Character analysis has been revised. See revised Appendix B to YNP.</p> <p>No action required.</p> <p>The criteria were the result of community consultation at workshops.</p> <p>The three sites identified by the community were walked and scored independently by three separate groups and the results compared.</p>

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<p>SEA Requirements The PPG sets out that a Qualifying Body must also assess whether any European Directives apply. The need for an Environmental Assessment is set out within the EU Directive 2001/42/EC known as the SEA (Strategic Environmental Assessment) Directive. East Staffordshire Borough Council (ESBC) are legally required to determine whether a neighbourhood plan requires an SEA is necessary. No evidence has been provided with the consultation to demonstrate to those consulted whether ESBC have fulfilled the terms of this requirement and therefore it has not been possible to establish whether the Directive applies in this instance. The absence of this evidence needs to be addressed and presented for the consultation to be valid and legally compliant.</p> <p>Stages of Neighbourhood Plan Preparation The PPG sets out at paragraph 50 that before the formal pre-submission consultation takes place a qualifying body should be satisfied that it has a complete draft neighbourhood plan. Where options have been considered as part of the neighbourhood planning process, earlier engagement should be used to narrow and refine options.</p> <p>The YNP undertook only a cursory consideration of development sites, which was not linked to any draft policies and their alternatives in an issues and options consultation (linking the locations of housing to a range of proposed scales of development, for example). Having opted to undertake this stage of preparation, it should have considered all elements of the plan and not just potential housing sites. As such, the quantum leap to the draft YNP stage, is completely unsupported by a plausible issues and options stage.</p>	<p>No action required.</p> <p>SEA undertaken by ESBC and reported earlier in Consultation Statement.</p> <p>No action required.</p> <p>See references to community consultation set out earlier.</p>

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<p>Neighbourhood Plan Policies</p> <p>The draft YNP policies which have been derived from the above evidence are reviewed below:</p> <p>Yoxall Strategic Aim 1</p> <p>Strategic Aim 1 sets out the need to accommodate new housing development which satisfies strategic growth requirements, fulfils local housing needs and enables locally needed infrastructure to be delivered. The Neighbourhood Plan correctly identifies the need to fulfil local housing needs. Within the supporting text, Objective 1A identifies the need to deliver the amount of housing required by the emerging East Staffordshire Local Plan 2011-2031.</p> <p>Whatever the outcome of the ESLP, the housing allocation derived from the emerging Local Plan that informs the YNP should be regarded as a minimum requirement, as highlighted by the Inspector in his Interim Findings¹.</p> <p><i>“It is necessary to make clear that the stated housing requirements of ESLP are in no way to be regarded as ceilings but as minima”</i></p> <p>As highlighted earlier, the distribution of housing in the ESLP should be the starting point for the preparation of the YNP. Clearly, in order to meet Strategic Aim 1 and ‘fulfil local housing needs’, Yoxall Neighbourhood Plan will have to revisit the evidence base, including demographic rebalancing, affordable need and newly arising need within the Parish.</p> <p>Once an appropriate assessment of need has been completed, the Council should either apportion housing broadly in accordance with the ESLP (but not fewer dwellings as required by the Framework) or adjust the minimum housing requirement upward to meet identified needs accordingly.</p> <p>Strategic Aim 1 therefore not comply with paragraph 16 of the Framework and it would fail to meet basic condition (e) of the Act. Objective 1A should state:</p> <p><i>“To deliver the amount of housing identified by both the emerging East Staffordshire Local Plan and the identified local housing need of Yoxall.”</i></p>	<p>No action required.</p> <p>This is an issue for ESBC.</p>

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Comments/recommendations	Action
<p>Policy H1: Location and Nature of New Housing</p> <p>Gladman support the proposed allocation by the Neighbourhood Plan of the Leafields Farm site for residential development. The site has now received outline planning permission and is a sustainable and sensible location for residential development. Its allocation by the Neighbourhood Plan may help guarantee the site’s delivery within the plan period, should it not come forward immediately.</p> <p>However, Gladman believe that the overall level of growth proposed for allocation by the Neighbourhood Plan to be unsound. As previously outlined in this representation, the 40 dwellings derived from the ESLP may be subject to change and the additional 10 dwelling windfall allowance is not founded on any credible evidence. Indeed, and as highlighted, it doesn’t even reflect the very findings of the basic evidence of need collated locally.</p> <p>Given the significant doubt and objection towards East Staffordshire’s housing requirement, proposing a housing target of 50 dwellings would, in this instance, be potentially prejudicial to the ESLP and any housing target found sound therein. If the emerging Local Plan target was increased as a result of the examination process, Policy H1 would become immediately out-of-date, undermining all the work undertaken to date.</p> <p>Worryingly, paragraph 2.37 of YNP refers to: <i>“The desirability of limiting future housing growth in order to protect the historic and rural character of the village.”</i></p> <p>This statement underlines the general negativity versed throughout the YNP towards any new development, which must be addressed. This approach is demonstrably diametrically opposed to the requirements of the Framework, which at paragraph 182 requires plans to be “positively prepared”.</p>	<p>Policies H1, H2 and H3 have been revised.</p>

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<p>Yoxall Strategic Aim 2 Strategic Aim 2 seeks to restrict the majority of new development to within the settlement boundary. Whilst there is a conservation area and flood zone to the east - the northern, western and southern boundary of Yoxall is not constrained by any statutory or national designations. Therefore, there is no reasoned justification as to why development should not be located outside of the settlement boundary in these areas.</p> <p>On the available evidence, it would seem the settlement boundary has been proposed primarily as a means to restrict development. This approach is not consistent with the Framework and it may have the unintended consequence of undermining the emerging Local Plan or it may restrict the achievement of national policy objections.</p> <p>Paragraph 69 of the PPG makes it clear this is not appropriate, "A neighbourhood plan or Order must not constrain the delivery of important national policy objectives." These include objectives relating to housing (e.g. boosting significantly the supply of housing) or economic development objectives. As highlighted in the earlier evidence base section, it is impossible to know if these objectives are being prejudiced and unnecessary constraints are being imposed as the emerging plan is unfinished and the YNP evidence base is severely lacking and would fail when tested against Basic Conditions (a), (d) and (e).</p> <p>Objective 2A of Strategic Aim 2 should be amended to state: <i>"To define a Settlement Boundary for Yoxall which accommodates both the strategic housing growth allocation and identified local housing need for the village"</i></p> <p>It is therefore considered the YNP should wait to define its settlement boundaries until all evidence is available from the ESLP and local housing need assessments.</p>	<p>Policies H1, H2 and H3 have been revised.</p>

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Comments/recommendations	Action
<p>Policy H2: Yoxall Settlement Boundary</p> <p>The Policy which flows from Strategic Aim 2 is, perhaps predictably, unnecessarily prohibitive and inflexible. Policy H2 provides that development outside of the settlement boundary will only be permitted if it is either:</p> <ul style="list-style-type: none"> - Affordable housing on a rural exception site; - Makes a positive contribution to environmental sustainability; - Enhances the character of the area; and - Brings redundant or vacant historic buildings back into beneficial re-use. <p>Even if the correct boundary had been identified through the proper process mentioned above, there is no flexibility within the policy to provide for situations of undersupply of market housing in the Borough (perhaps resulting from the likely non-delivery of the Borough's large strategic sites). Gladman consider this approach to development is fundamentally contrary to the presumption in favour of sustainable development as outlined by paragraph 14 of the Framework and embodied in the emerging ESPL. It is therefore in conflict with Basic Condition (d). Gladman submit that the following would be more consistent against this national policy context: <i>“Development will be permitted in the open countryside adjacent to the existing settlement provided that the adverse impacts do not significantly and demonstrably outweigh the benefits of doing so.”</i></p> <p>Gladman believe that this approach reflects a positive attitude to development, allowing for the development needs of the village to be met in the future, without detriment to the existing environment of the village and objectives of the YNP.</p> <p>Furthermore Gladman also maintain that a settlement boundary should not be established for Yoxall</p>	<p>Policies H1, H2 and H3 have been revised.</p> <p>Appendix B has been revised.</p>

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Comments/recommendations	Action
<p>Policy T1: Traffic Impact Assessments Policy T1 should be deleted. It is inconsistent with national policy, which requires that only developments which generate 'significant' amounts of movement should be supported by a Transport Assessment. The threshold for a Transport Assessment or Transport Statement should not therefore be redefined by a neighbourhood plan and the highways evidence required to support planning applications should remain at the discretion of the Local Planning Authority.</p> <p>Policy RE1: Flood Risk Policy RE1 does not comply with the Framework which states: <i>"A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding."</i> The Policy should be deleted.</p>	<p>Policy T1 has been revised to reflect "local context" of traffic issues.</p> <p>No action required.</p> <p>The community during consultation raised the issue of flooding and provided evidence of flooding greater than the EA's data. Therefore this policy will remain as drafted</p>

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Comments/recommendations	Action
<p>Policy E1: Supporting Local Employment Policy E1 provides that both the development of new small business and the expansion of existing businesses will be permitted providing that it can be demonstrated no adverse impacts will be caused as a result of the development. This approach is inconsistent with national policy and it is unnecessarily prohibitive. The policy should be amended to make it clear that development will be permitted where there are 'no unacceptable adverse impacts'. Policy E1 goes on to state that development proposals for new development must provide a Connectivity Statement setting out how the development will help achieve a fibre optic connection to the nearest connection chamber in the public highway. Gladman have serious concerns over the deliverability of this policy and it may preclude perfectly acceptable development that may not be able to provide ducting or achieve connectivity to the broadband network. The policy should be amended to require development to achieve fibre optic connection where practical and feasible.</p>	<p>No action required.</p> <p>YNP has been revised as follows:</p> <p>Policy D1 new item 16</p> <p>16. Achieve a fibre optic connection to the nearest connection chamber in the public highway. Wherever possible the development must provide suitable ducting to enable more than one service provider to provide a fibre connection to the development.</p>

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Comments/recommendations	Action
<p>Conclusions</p> <p>Gladman consider the draft YNP presently fails to comprise the essential components of a neighbourhood plan and there are serious procedural concerns. The current consultation does not qualify as a Regulation 14 consultation as the evidence does not allow for an intelligent and informed policy response and there are concerns it does not meet SEA requirements (European Directive). Having opted to undertake issues and options, the YNP options were limited in scope and have not considered all reasonable alternatives. Alternatives proposed were arbitrarily restricted which also significantly undermines the credibility of the plan.</p> <p>The Neighbourhood Plan has been prepared ahead of adoption of the emerging development plan, and it does not seek to deliver the full objectively assessed needs (as they are yet to be defined). The plan fails to apply the presumption in favour of sustainable development nor seek to boost significantly the supply of housing.</p> <p>The plan does not take a positive approach towards new development, applying an unnecessary ceiling to new development. This puts the plan in conflict with the presumption in favour of sustainable development established by the Framework. The only reasonable conclusion that can be drawn is that the plan should be put on hold temporarily whilst the appropriate local evidence base is prepared and the ESNP is adopted. Only then should a correct and full issues and options consultation be undertaken before returning to the draft Regulation 14 stage. To proceed regardless would risk abortive work, the legal compliance of the plan and ultimately achieving a plan that meets the Basic Conditions for examination.</p> <p>Notwithstanding the above, Gladman wish to thank Yoxall Parish Council for the opportunity to comment on its Neighbourhood Plan. We request to be kept informed of progress with the YNP and any subsequent stages of public consultation.</p>	<p>No action required.</p> <p>SEA undertaken.</p> <p>Community consultation undertaken from May 2012 to December 2014.</p> <p>Please refer to ESBC and Aylesbury Vale District Council and Winslow Town Council case relating to validity of Winslow Neighbourhood Plan.</p>

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Gladman Developments Appendix 1-Yoxall Neighbourhood Development Plan Demographic and viability Outcomes prepared by Rural Solutions for Gladman Developments.

Comments/recommendations	Action
<p>1.4. The inspector also made clear that he had concerns about whether the Council was planning to meet its full Objectively Assessed Housing Need. In his report he comments: <i>“...on the evidence available, it appears that, at very least, the higher figure of 630dpa should be taken as the OAHN. That alone would result in an overall increase of 323 units in the total requirement. This would be in circumstances where the ESLP itself shows that, after taking account of commitments since 2012, its allocations would already only just meet the requirement as submitted.”</i>³</p>	<p>No action required.[NAR]</p> <p>Refer to ESBC.</p>
<p>1.5. The Inspector also made it clear that whilst the overall spatial strategy is essentially sound challenges to the strategy remain around the quantum and distribution of development within settlements (paragraph 12). The inspector also suggests the need to increase the number and variety of size of allocated sites (paragraph 22).</p>	<p>Refer to ESBC.</p>
<p>1.6. Our concerns relate to the need to ensure the future vitality and viability of the community of Yoxall and its ability to continue to fulfil its role and function and to meet a range of local development needs (Yoxall Strategic Aim 1).</p>	<p>NAR</p>
<p>1.7. In order to do this the Neighbourhood Plan must enable sustainable development that will enhance and maintain the communities’ vitality.</p>	<p>NAR</p>

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Comments/recommendations	Action
<p>1.10. More significantly, over the same period the demographic profile of Yoxall has changed. In particular:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The number of children aged 0 – 4 has decreased by 8 (from 75 to 67) and the percentage of the population represented by this age group has fallen from 4.1% to 3.5%. <input type="checkbox"/> The number of children aged 5 – 15 has increased by 33 (from 216 to 249); this change has meant that the percentage of the population represented by this age group has risen from 11.8% to 13.1%. <input type="checkbox"/> The number of people of working age (16 – 65) has decreased by 95 (from 1212 to 1117) and the percentage of the population represented by this age group has fallen from 66.4% to 58.9%. <p>The number of people of retirement age (65+) has increased by 138 (from 324 to 462); consequently the percentage of the population represented by this age group has increased from 17.7% to 24.4%.</p> <p>1.11. These changes represent an ageing of the community in Yoxall. The proportion of the community comprising people of retirement age has increased and this has been at the expense of people of working age, which has declined. Growth in the number of children is also pegged back due to a decline in 0-4 year olds. This is in marked contrast to East Staffordshire as a whole which has seen a lower increase in residents aged over 65 and increases overall in those of working age.</p>	<p>NAR</p> <p>Comment from editor. ESBC includes Burton on Trent and Uttoxeter; towns with industries to support working age population. They are not a rural community therefore the statistics of comparison are not valid.</p>

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Comments/recommendations	Action
<p>1.12. These demographic changes in Yoxall will exert a negative influence on the future vitality and viability of the community. This is because:</p> <ul style="list-style-type: none"> <input type="checkbox"/> An ageing population will be less able and equipped to maintain local services, facilities and activities. People's social capacity reduces as they age and their level of household expenditure falls. This leads inevitably to lower level of demand for services and local businesses and a reduced capacity to contribute to the community through volunteering, organisation and participation. <input type="checkbox"/> Decline in the working age population reduces the economic capacity of the community (which is currently above average) and increases its "Total Dependency Ratio" (dependents per 100 people of working age). This change will mean that the current high levels of economic activity within the community are unlikely to be maintained in the future, weakening the communities economic contribution and undermining the future viability of local businesses and service providers. . <input type="checkbox"/> Growth in the school aged population is pegged back by a fall in the preschool age population. This will reduce the vibrancy of the village as, over time, demand for services and activities aimed at children will fall as children grow upThe decline seen in the 0-4 year old age group also suggests that overall, the number of children may decline over time. This will change the social dynamic of the community. . Fewer children will also reduce the connection between the village primary school and the community. 	<p>NAR</p> <p>This is a generic statement.</p> <p>The writer does not know Yoxall. The village fete and many of the social organisations and volunteering is run by "senior citizens" for the benefit of all sections of the community. This is primarily due to the time, skill base and financial resources that the senior members of the community have at their disposal.</p> <p>Again the writer does not know Yoxall. The local craftsmen tradesmen, professionals etc.are fully occupied with work partly so because the ageing population use them.</p> <p>This is why the community has endorsed the 40 homes allocated as a measured increase that can be cohesively accommodated by the village.</p>

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Comments/recommendations	Action
<p>1.13. The change that is of greatest concern is related to the continued reduction of the working age population as a proportion of the community. This will mean that the Total Dependency Ratio, Child Support Ratio and Elderly Support Ratio will all continue to worsen along with a decline in economic activity levels.</p> <p>1.14. We note that the evidence presented in the draft Neighbourhood Plan, the Plan's vision, strategic objectives and policies, take no account of demographic change or balance. In our view this omission seriously undermines the Plan and means that it fails to comply with national policy, specifically paragraphs 50 and 55 of the National Planning Policy Framework.</p> <p>1.15. We have reviewed the Council's emerging Local Plan and the evidence base that sits behind it. We have noted that the work to inform the Council's spatial strategy and settlement hierarchy appears to have taken little (if any) account of demographic balance and the ability of existing housing stock in villages to meet current and future housing needs.</p> <p>1.16. We note also that the Council has confirmed⁴ that the quantum of growth allocated to the villages was the result of "opportunities available and a quantum that seemed reasonable to support the villages further".</p> <p>1.17. The 40 houses proposed are identified in the Council's 2014 Spatial Strategy Topic Paper (updated supply position, page 31) as part of the Council's housing land supply, not as the housing needed to deliver the Plan's objectives.</p>	<p>NAR</p> <p>This is why the community has endorsed the 40 homes allocated as a measured increase that can be cohesively accommodated and absorbed by the village.</p>

Appendix 4.1

Community comment forms submitted during six week consultation period

With respect to the comment forms completed by the community that have been typed a copy of each form together with an analysis of its relevance was to be published in Appendix 4.1. However due to the incompatibility of formats this has not been possible therefore the comment forms have been set out in a separate document entitled Appendix 4.1 that accompanies the Consultation Statement.

Only those comments that affect the redrafting of the Plan have been included in main body set out earlier in PART FOUR

End of part four: Analysis of representations made during consultation period

PART FIVE

Amendments to draft plan arising from consultation

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PART FIVE: Amendments to draft plan arising from consultation

1. Reading over and minor editing corrections to Draft Plan

PAGE	REF	CORRECTION
5	2.06	First line; word count 13: delete "a"
8	2.23	Second line; word count 3: delete "s" in details
8	2.24	First line; word count 3: delete two and insert three
8	2.27	Second line; insert after] "and a Methodist Chapel"
11	3.06	Last line; word count 4: delete "l" after homes
19	5.05	Policy H1 third line word count 2 change A to 5A
36	Appendix B	Clause 1.8 second line; word count 1: delete "form" and insert "from"
36		Clause 1.10 third line; word count 8 and 9: delete "in offers" and insert "to offer"
36		Clause 1.10 fifth line; word count 12: delete "joint" and insert "joins"
49	Appendix B Sub section 2	Concerned that 40 should not become 140 Line 15 change "additional" to "addition"
52	Appendix C	8 th Paragraph line 4 word count 4 delete delete "be"

2. New clause 1.03. Why? To explain why the Plan concentrated on Yoxall Village settlement area.

1.03 ESBC Local Plan identifies Yoxall as a Tier 2 Local Service Village and specifies a development allowance of 40 new dwellings over the period of the plan period [to 2013]. The area covered by the Neighbourhood Plan is the Parish of Yoxall that includes the village of Yoxall and the small rural hamlets of Morrey, Hadley End and Newchurch.

In order for the remote hamlets to have an opportunity to contribute to the consultation residents were informed by the Parish magazine, The Fisherman; the village news section of the local newspaper, The Lichfield Mercury; the parish council website, posters on the village notice boards; survey questionnaires delivered to every home in the village of Yoxall and additional copies left in the Post Office, Parish Hall, Newsagents, Florist and Church and a poster advertising the survey displayed at the surgery.

In consultation with the community [see Appendix C] it put forward suggestions for development locations that were adjacent to the main settlement area of Yoxall village and contiguous with the existing Development Boundary.

3. ESBC suggested amendments.

General comment	A cross reference linking each policy to one or more of the Strategic Aims & Objectives would be helpful.
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YOXALL DEVELOPMENT PLAN
CONSULTATION STATEMENT

Policy H1- Location and nature of new housing	MD to revise. Since planning permission (outline) has now been given to this site, this policy should be deleted. However, the explanation of how the site was selected, that it was the Parish's preferred choice for accommodating the strategic allocation from the emerging Local Plan, and its approach towards further development , leading to Policy H2, all needs to be retained/strengthened.
Para 2.37	Reword second bullet point so it reads something like: <i>"The desirability of ensuring high quality design in appropriate locations to enable future housing growth in order to protect the historic and rural character of the village"</i> ;

PART FIVE: Amendments to draft plan arising from consultation

3. ESBC suggested amendments [continued].

Policy H2	<p>Development within Yoxall Development Boundary</p> <p>The Yoxall Settlement Boundary is shown in illustration 5A. New housing development comprising a maximum of about 3 new dwellings will be permitted on small infill or redeveloped sites inside the settlement Boundary with an expectation that there would be about 20 new dwellings over the period of the Plan.</p>
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Policy H3	<p>Development outside Yoxall Development Boundary</p> <p>H3: Development outside the Settlement Boundary</p> <p>The Yoxall Settlement Boundary is shown in Illustration 5A. Development proposals outside the Settlement Boundary will only be permitted if it can be demonstrated that</p> <ul style="list-style-type: none"> a) the development is for affordable housing on a rural exception site, where a need for affordable housing can be proven; and b) the development makes an overall positive contribution to environmental sustainability; and c) the development enhances the character or appearance of the area; and d) where relevant, the development brings redundant or vacant historic buildings back into beneficial re-use. e) is of a scale commensurate with the size of the settlement.
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YOXALL DEVELOPMENT PLAN
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Para 5.14	Add 'quality' between good and design.
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PART FIVE: Amendments to draft plan arising from consultation

4. Amendments arising from expressions from Staffordshire County Council and comment forms from the public.

Yoxall Strategic Aim 4:

To ensure that all new development in Yoxall mitigates traffic impact and seeks to provide improved pedestrian connectivity.

3.22 The purpose of this strategic aim is to avoid any increase in road safety hazards, particularly in the vicinity of known traffic problems on the A515 as it passes through the village and to provide for improved pedestrian connectivity and safety.

3.23 The Aims and Policy is drafted as a result of consultation with the community and informed by the traffic surveys undertaken by Staffordshire County Council, the highways authority, when they carried out the following traffic surveys on the Sudbury Road, A515.

On 7th June 2007 a 12 hour 07.00 to 19.00 hours survey recorded a total of 4907 vehicles of which 503 were HGVs.

From 01/01/2007 to 16/10/2007 a 24 hour traffic survey recorded an average daily count of 4358 vehicles.

The physical constraints of the A515 make it imperative that the impact of traffic onto the existing highway system is tested by Traffic Assessments that reflect the local context and any development seeks ways to lesson hazards, improve pedestrian connectivity and road safety and do not make matters worse, .

3.24 The objective arising from YSA4 is as follows:

4A. To require developers to demonstrate that their proposals will not adversely affect road safety in the village by:

Considering the local context of the A515 throughout the village

Improve pedestrian connectivity along the A515 e.g. pedestrian crossings, footpath widening.

Improve road junctions and sight lines

Investigate opportunities for expanding footpaths and green links to provide options for pedestrian connectivity and safety.

Policy T1: Traffic Assessments

Context and rationale

5.21 Transportation is the responsibility of the highway authority (Staffordshire County Council) and policies directly dealing with transportation in East Staffordshire are provided in the Local Plan and the Local Transport Plan. The purpose of Policy T1 is to ensure that new development in Yoxall does not make existing traffic

problems worse and to advise developers of the need to review the impact of development in a local context.

YOXALL DEVELOPMENT PLAN
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5.22 There are several “pressure points” on the A515, including the junction of Hadley Street and the A515, the junction of Victoria Street and the A515, the double bend past the school-church-Golden Cup on the A515, and the double bend on the A515 near to Bond End Farm. The purpose of Policy T1 is to ensure that any development proposed in or in the vicinity of these locations will not exacerbate existing traffic hazards.

PART FIVE: Amendments to draft plan arising from consultation

4. Staffordshire County Council suggested amendments and comment forms from the public.

POLICY T1: TRAFFIC ASSESSMENTS

All proposals for new development in Yoxall involving more than 3 new dwellings and development in the vicinity of existing known traffic hazards must be accompanied by a Traffic Assessment that reflect the situation noted in Yoxall Strategic Aim 4. The assessment will describe how the proposed development will affect vehicle movements, parking, access including for service vehicles, and road safety. Locations with increased traffic hazards are identified in Plan B. The assessment will also consider pedestrian connectivity to key local facilities [e.g. school, church, parish hall, post office, shops, and recreation facilities.]

Application of Policy T1

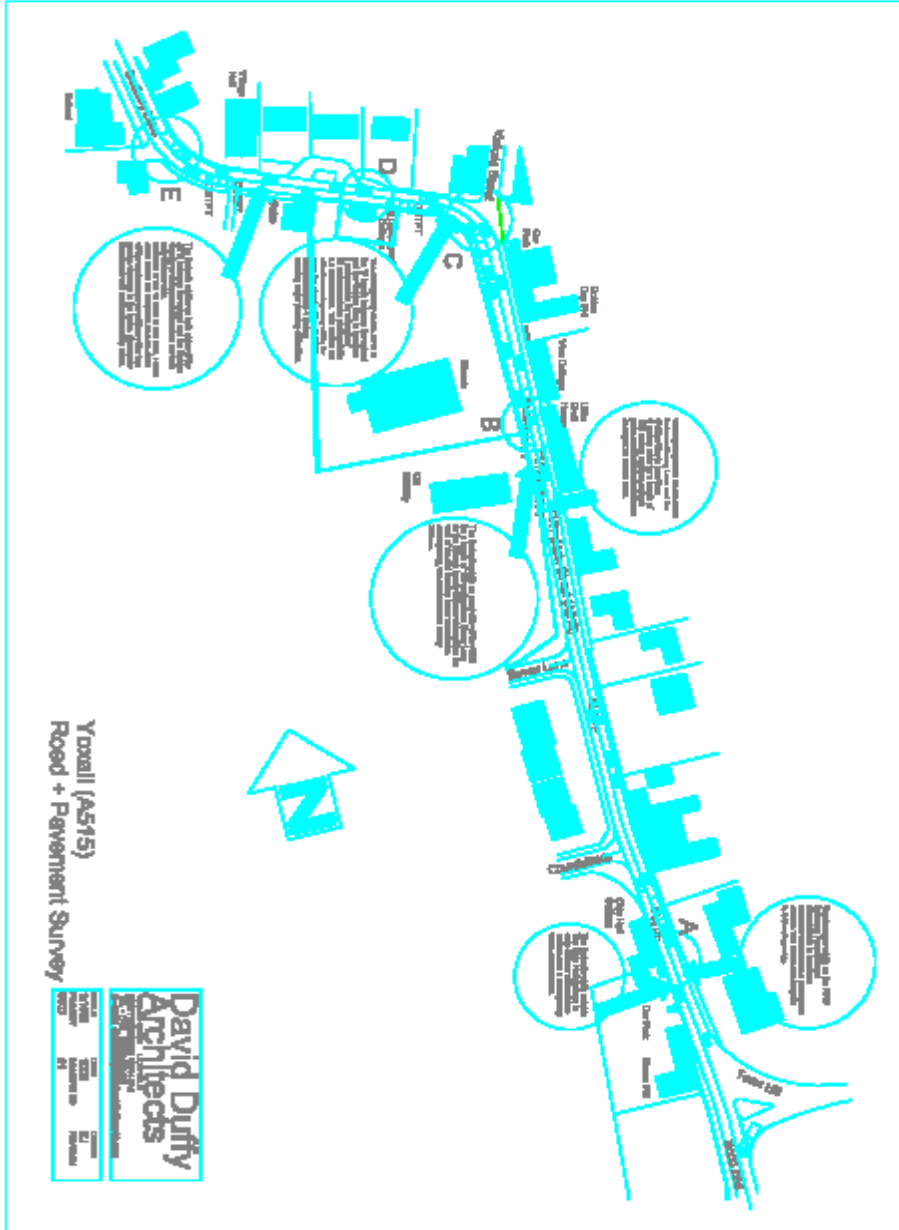
5.23 For development proposals defined in Policy T1 a Traffic Assessment will be required which provides evidence that the development will not intensify traffic hazards or, where increased traffic movements are inevitable, measures are taken to eliminate or satisfactorily offset any predicted problems. This is particularly important in the vicinity of known traffic pressure points in the village, including the junction of Hadley Street and the A515, the junction of Victoria Street and the A515, the double bend past the school-church-Golden Cup on the A515, and the double bend near to Bond End Farm. The assessment will also consider pedestrian connectivity to key local facilities [e.g. school, church, parish hall, post office, shops, and recreation facilities.]

Options that must be considered and studies undertaken and brought forward are set out in Strategic Aim 4 clause 4A above.

NOTE TO MICK DOWNS.

PLEASE INSERT DRAWING B1 INTO THE PLAN “THE A515” FROM THE NEXT PAGE

YOXALL DEVELOPMENT PLAN
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PART FIVE: Amendments to draft plan arising from consultation

Amendments arising from comment forms from by the public

Include in Policy D1 new 17

Recognition to be given to ageing population in mix of new housing

4. Amendments arising from expressions from Staffordshire County Council

Strategic Aim 8

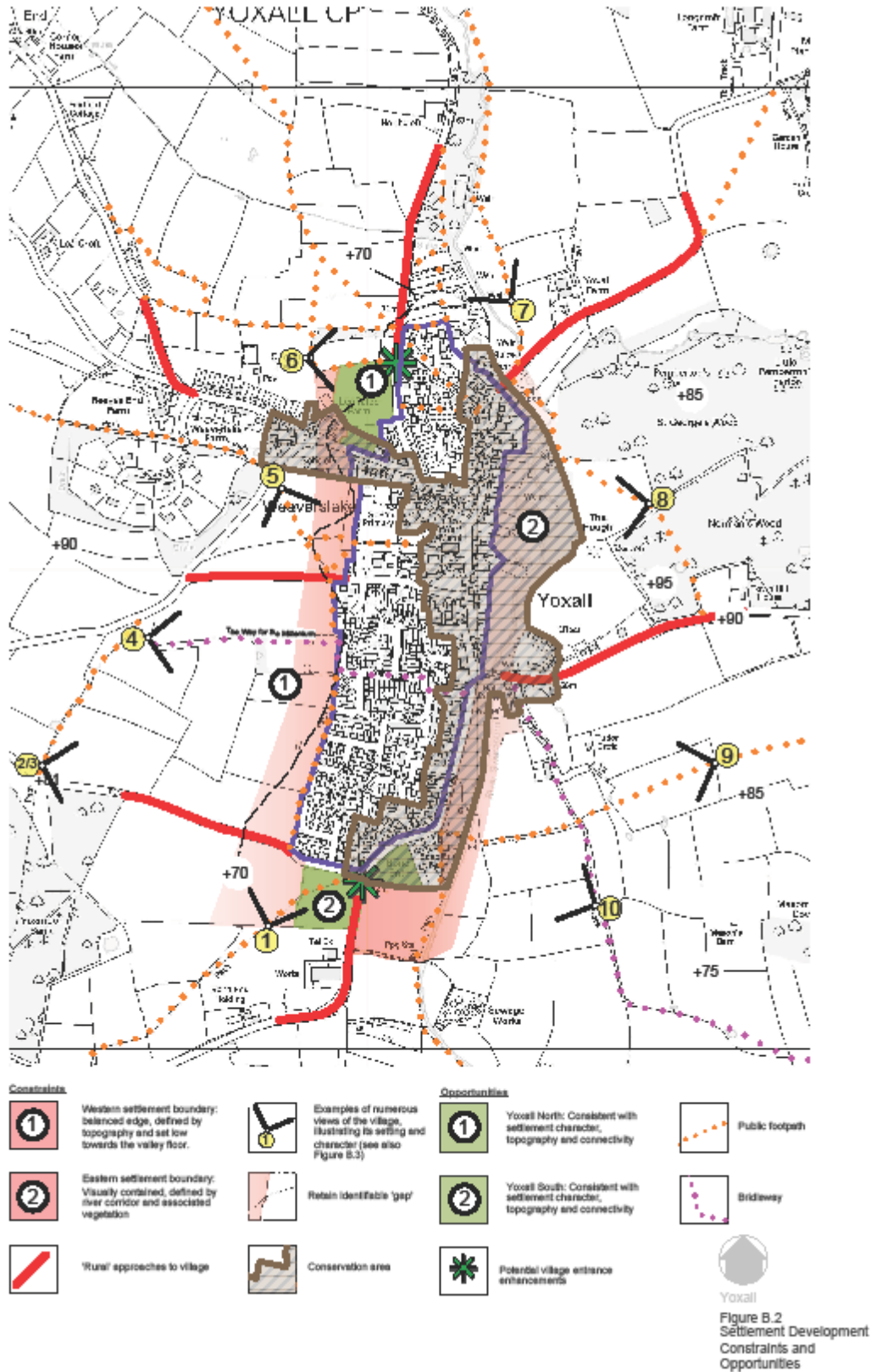
To utilise the accruals from the Community Infrastructure Levy for improving the environment for the benefit of the community.

Policy D1 new item 16

16. Achieve a fibre optic connection to the nearest connection chamber in the public highway. Wherever possible the development must provide suitable ducting to enable more than one service provider to provide a fibre connection to the development.

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4. Amendments to **Appendix B** Yoxall Settlement Character Analysis Revised Figure B2.



YOXALL DEVELOPMENT PLAN
CONSULTATION STATEMENT

PART FIVE: Amendments to draft plan arising from consultation

4. Amendments arising from expressions from Staffordshire County Council

See revisions to **Appendix B** set out in the following pages

There is significant adaption to Appendix B that resolves around:-

- Revised wording to clause 1.12 on page 37

I would therefore suggest that paragraph 1.12 (visual amenity) in Appendix B is edited from the third sentence on to read:

Visual Amenity

1.12 The immediate valley and wider rural setting of the Village are well served by attractive country lanes and a well linked public right of way network (including the long distance path 'The Way for the Millennium'). Consequently, there are numerous views from areas around the settlement both into it, and across the valley within which it sits. *To illustrate a few (of many) examples of such views, Figure B.3: Yoxall; Examples of Key Views of the Settlement illustrates 10 no. publicly accessible viewpoints, together with a short commentary on each explaining relevant points on visual amenity in general together with points on village character and setting.*

NOTE TO MICK DOWNS.

PLEASE INSERT FIGURE B3 FROM SEPARATE FILE IN THE DROP BOX

YOXALL DEVELOPMENT PLAN
CONSULTATION STATEMENT

PART FIVE: Amendments to draft plan arising from consultation

4. Amendments arising from expressions from Staffordshire County Council

Appendix B .

“Historic Landscape of Yoxall”

Background to be included in the Yoxall Neighbourhood Development plan and read in conjunction with Appendix B: Settlement Character Analysis and figures B1, B2 and B3:

Historic landscape of Yoxall and its hinterland- abridged from Staffordshire County Council Historic Environment Character Assessment- East Staffs- 2013.

The conservation of the fabric of the historic landscape of Yoxall, including field boundaries, agricultural earthworks and the dispersed settlement pattern is desirable. The integrity of the historic landscape character and distinctiveness of the zone should be considered when planning the scale and relative density of any potential new development. This approach is supported by NPPF (particularly within its Core Principles and paras. 28, 58, 114, 126, 131 and 170) which requires local planning authorities to ensure that the local character of places is respected and to ensure that it is reflected in any new development.

Where there are either known significant heritage assets or the demonstrable potential for the archaeologically significant remains to be present within a site then a ‘Heritage Statement’ should accompany a planning application. Section 12 para. 128 supports this by requiring that a statement of significance (Heritage Statement) be required as part of a planning application to determine the potential impact and any relevant mitigation. This document should be proportionate to the importance of the heritage asset/s and the size of the application.

As a minimum the Historic Environment Record (HER) should be consulted; where more significant or complex heritage assets are concerned then the developer may need to prepare a desk based assessment or possibly undertake archaeological evaluation to inform the LPA and their archaeological advisor. For more advice the applicant should contact the historic environment specialists at Staffordshire County Council.

Evidence- background information:

Yoxall

Settlement/Built Character

In contrast to other villages in East Staffordshire, Yoxall appears to be more nucleated in its form with a linear village being depicted on Yates’ map of 1775. It lay, however, in a wider landscape dominated by dispersed settlement comprising small hamlets such as Bond End to the south; Morrey to the south west; Woodhouses to the east and Hadley End to the north west. This is a pattern which is still discernible in the modern landscape. Furthermore documentary evidence suggests that the development of Yoxall itself may be the result of several settlement foci which have coalesced .In the 14th century these foci were known as ‘Reeve End’ which lay to the north west of the church, ‘Smelles or Snelles End’ (now Snails End) to the far north, ‘Bridge End’ presumed to lie near Town Hill and ‘Bond End’.

In the late 19th century the latter lay 325m to the south of Yoxall with little development linking the two The northern part of Bond End became incorporated into Yoxall village in the later 20th century with the construction of small housing estates along the length of the western side of Main Street and Bond End.

YOXALL DEVELOPMENT PLAN
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PART FIVE: Amendments to draft plan arising from consultation

4. Amendments arising from expressions from Staffordshire County Council

Appendix B [continued]

Historic character of the hinterland

There are a number of historic field systems surviving around Yoxall exhibiting evidence for a diversity of origins. Within the immediate vicinity of the settlement they originated as open fields in the medieval period. Three open fields, known as Hall, Stockyng (sic) and “the field of the bondmen”, are recorded in the 14th century. Other fields are recorded later including Church field, Northcroft and Bridge field. Ridge and furrow earthworks, which fossilise the line of the plough across the open field, have been identified on aerial photography in a number of areas around Yoxall.

The open fields were enclosed incrementally by private agreements between individual landholders, a process recorded as taking place by the mid 17th century, resulting in a field pattern known as ‘Piecemeal Enclosure’. ‘Piecemeal Enclosure’ survives across two areas to the north east and south east of Yoxall.

The large area described as ‘Early Piecemeal Enclosure’ has a morphology which suggests some re-planning of the post medieval field pattern probably associated with improvements to agricultural management from the later 18th century. In this area it is straightened field boundaries which indicate the changes to the field patterns, but the earlier ‘S’ curve and dog-legs boundaries also survive.

These changes to the landscape represent change in the agricultural economy from a rotational cropping system carried out by the whole community to the creation of individual holdings and a greater emphasis on pasture.

Around Yoxall the pasture was to facilitate dairy farming; a process which was under way in the 16th and 17th century and continued to be important to the local economy into the 19th century. The field system to the west of Yoxall had also originated as part of the medieval open fields being enclosed as ‘Piecemeal Enclosure’. During the post-war period this field pattern has seen the removal of many boundaries to facilitate increased arable productivity. Despite this many of the distinctive field boundaries (‘S’ curve and dog-leg) survive so that the origins of the field pattern is still legible within the landscape.

Elsewhere around Yoxall the historic field patterns predominantly originated in the later 18th/19th century and are typified by straight field boundaries, which were clearly laid out by surveyors. These field systems lying to the south of Yoxall are probably associated with the creation of a water meadow system which lined the River Trent. The features comprising the water meadows in this area are generally well-preserved and include the earthwork remains of the panes as well as associated structures.

The planned enclosure to the north west was enclosed under the 1811 Act of Parliament which led to the enclosure of Needwood Forest. This landscape had previously comprised heath land and woodland.

Beyond Yoxall the historic farmsteads mostly cluster in small hamlets notably Morrey to the west, Woodhouses to the east and Weaverslake to the north west. The majority are smaller farmsteads principally of either loose courtyard plan form or a dispersed plan form. Also present are larger regular courtyard farmsteads some of which are associated field patterns either created or re-planned during the 18th/19th century. This plan form suggests a single phase of construction, and may represent either new or rebuilt farmsteads during the 18th/19th century.

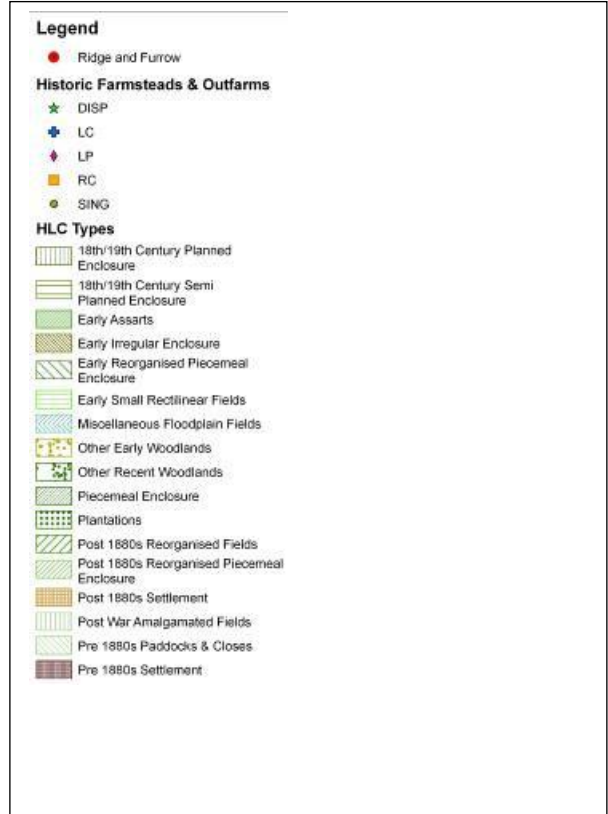
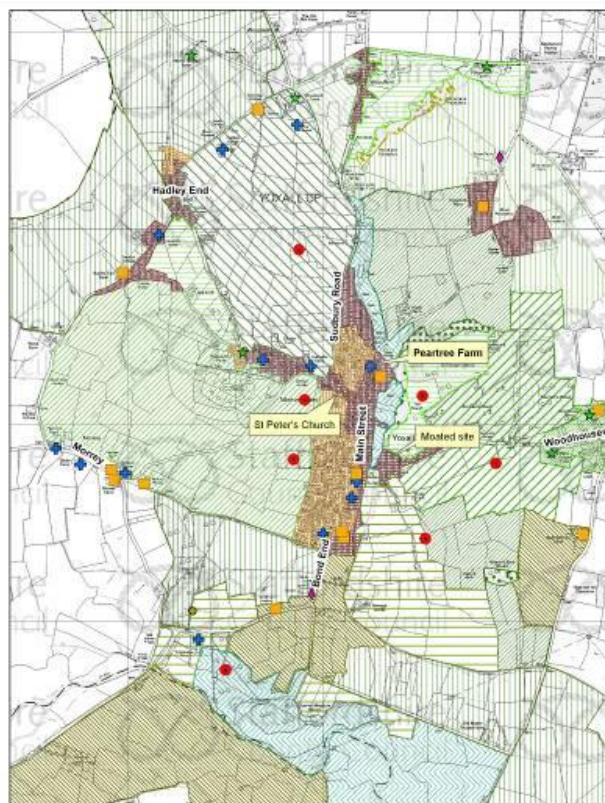
YOXALL DEVELOPMENT PLAN
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PART FIVE: Amendments to draft plan arising from consultation

4. Amendments arising from expressions from Staffordshire County Council

Appendix B .3 [continued]

Extract from the Historic Environment Record map of Yoxall



NOTE TO MICK DOWNS for inclusion in Appendix B

Please insert illustrations titled "Yoxall Neighbourhood Plan Figure B3 Views 9 and 10" set out in separate file.

YOXALL DEVELOPMENT PLAN
CONSULTATION STATEMENT

PART FIVE: Amendments to draft plan arising from consultation

4. Amendments arising from expressions from Staffordshire County Council

- New policy that is based upon West Haddon “Protecting our Environment Assets. Please insert this where you feel it most appropriate.

NOTE TO MICK DOWNS: PLEASE INSERT THIS WHERE YOU FEEL APPROPRIATE: APPENDIX B OR NEW STRATEGIC AIM 9?

Protecting and Enhancing Special Landscape and Local Landscape Character

All development proposals within the Parish will be required to demonstrate consideration of the following design principles.

1. The scale and form of the existing settlement should be retained and enhanced. New development should ideally be sited within the defined settlement boundary and should be small in scale to complement the traditional character and historic core of the village.
2. Where new development falls outside the Development Boundary it should be contiguous with the Development Boundary.
3. New development should respect the 70 metre contour line and follow the traditional linear lower valley form of the village. In particular backland development encroaching on the skyline views from the valley should be avoided.
4. Elevated views which show the distinctive valley bottom and linear form of the traditional village in its rural setting should be maintained and protected.
5. New development should seek to integrate with existing structures in terms of scale.
6. All landscaping and boundary treatments should use native species and where possible protect and incorporate existing native vegetation, hedgerows, mature trees and footpaths.
7. Existing wildlife and habitats should be protected, enhanced and new ones created.
8. National Forest guidelines for planting and maintenance should be followed.

End of PART FIVE: Amendments to draft plan arising from consultation

SIX

Examples of photographs, reporting and publicity

Yoxall Development Plan Exhibition

*Fisherman July
20 13*

Yoxall Parish Hall

Friday 12th July 2pm to 7pm

Saturday 13th July 11am to 4pm

The Yoxall Development Plan is a document that the Parish Council is currently preparing, the purpose of which is to inform East Staffordshire District Council's Core Strategy. This, in turn, determines the housing requirements across the whole of the district. You may remember receiving a questionnaire last year seeking your views on a variety of issues affecting the future of the village. Your responses were analysed and they are assisting the Parish Council in the formulation of the Yoxall Development Plan.

The purpose of the exhibition is to inform you about the Yoxall Development Plan: what it is; why we are preparing it; what it contains and the timetable for its preparation. Representatives of the working party dealing with the Development Plan will be in attendance, so you will have the opportunity to ask questions and also to provide us with your feedback.

Come along to find out about the Yoxall Development Plan and how it is going to affect the village. We look forward to your feedback.

VILLAGE SURVEY – May 2012



YOXALL PARISH COUNCIL

The Parish Council is submitting a village development plan to East Staffordshire Borough Council to assist them with their future plans which will govern new development in the borough over the next twenty years. ESBC needs to allocate land to provide up to 13,000 new homes and new employment in the borough and in doing so needs to allocate suitable sites to meet these objectives. The village development plan refers to housing numbers and style, types of housing, village amenities, education and other facilities, together with any economic and environmental issues which could affect our community. It's our view of our village and how we would like it to be in the future.

We hope you will assist this survey by responding to the following questions. We intend to complete this project by mid June.

Firstly, please tell us about you?

1. How long have you lived in the village?
2. Do you own your own home?
3. Do you have children of school age?
4. Do you have a car?
5. Which age group are you? 18-35, 36-55, 55-65, 65+
6. If you are employed, do you travel to work, or do you work from home?

Yoxall

Alan Warner
Tel: 01543 472870

NEIGHBOURHOOD PLAN: On behalf of the parish council: The next stage is your involvement and to hold a workshop from 9.30am to 1.30pm in the parish hall on Saturday, October 12 to endorse the process so far and to gather information that will assist in the preparation of a Development Design Brief which will be a component of the Yoxall Neighbourhood Plan.

As a Yoxall villager you can participate in this workshop but need to be committed for the four-hour session.

Yoxall neighbourhood development plan

The principal purpose of the plan is to identify sites that have the potential to deliver our housing allocation, set by ESBC, of forty dwellings: to measure the sites against a set of criteria developed with the community and score them so that they can be reviewed on an objective basis. It is also intended that there will be capacity within the Plan for ad hoc windfall development although these windfall sites will not be specifically identified within the plan.

A key part of preparing the Plan is to engage directly with the village community and we have done this by circulating a questionnaire and holding an exhibition and workshop. Two more open and free events are planned and these are:

Monday 20th January at 7pm in the committee room of the parish hall.

Windfall

This is aimed at land owners who have sites that they believe have the capacity for five dwellings or less [windfall] to take part in a session with representatives of the Core Group and their consultants. This has been arranged because we want everyone to feel that they have a stake in the plan, even if their sites will not be specifically identified within it.

T Saturday 25th January at 2pm in the main hall of the parish hall

To develop the Plan by:

Working up the design brief.

Looking at housing policy.

What happens to the development and conservation boundaries.

Looking at the flood plain.

Looking at community benefits.

This session follows on from our original workshop and uses the recommendations provided by members in shaping the design brief.

This is your opportunity to contribute to the neighbourhood development plan.

Happy New Year from the Neighbourhood Plan

YOXALL NEIGHBOURHOOD DEVELOPMENT PLAN

The Government, through the Localism Bill 2012, has empowered Yoxall Parish Council to produce The Yoxall Neighbourhood Development Plan, that sets out the vision for Yoxall up to 2031. East Staffordshire Borough Council will be adopting their Local Plan for the area in Spring 2015 and our Neighbourhood Plan is an opportunity to inform ESBC of our vision for Yoxall. Our Plan will then be a statutory reference for planning officers when considering what types of development would be applicable to our village or not.

The Plan is based on the views we have received from villagers and also from the feedback achieved from workshops.

In order to keep you informed of progress and to consult with the community, an exhibition will be held in the Parish Hall on November 1st between 10.00 and 14.00.

The exhibition will set out the progress made and what still needs to be done and this is your opportunity to be consulted and give feedback.

We look forward to seeing you on 1st November.

On behalf of Yoxall Parish Council

YOXALL DEVELOPMENT PLAN
CONSULTATION STATEMENT

