



Appendices



Appendix 1:

Material referenced above is presented in chronological order each with an appended note showing the date, purpose and method of circulation / delivery.

Newborough Parish Neighbourhood Development Plan

Mailing list update:
January 2014

[Campaign Preview](#)

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Welcome to the first Newborough Parish Neighbourhood
Development Plan (NDP) update newsletter.

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**Newborough is going to write its own
Neighbourhood Development Plan!**

Welcome

to the Newborough Neighbourhood
Development Plan (NDP) Mailing List

- January Update -

This is one of the ways in which we will be keeping you updated on the project and making sure you know exactly how and when you can get involved.

Newborough has been awarded funding as a government Frontrunner to prepare a Neighbourhood Development Plan (NDP) for the Parish. This is a town planning policy document which, once adopted via referendum will be used to determine planning applications in the Parish. This is a crucial opportunity to ensure that the residents of our Parish have the chance to have their say in deciding what issues the NDP will deal with and how it is going to shape the future of Newborough.

From the NDP Steering Group

Next event:

NEIGHBOURHOOD PLAN LAUNCH

We need you to get involved by telling us your ideas and opinions on what makes Newborough a great place to live and how it might be improved.

You are cordially invited to our first community event:

The Newborough Neighbourhood Development Plan: Launch

5th February 2014

7-8.30pm

Needwood Primary School, Yoxall Road, Newborough

Refreshments provided!

Come along to find out more about the project and how the NDP can help Newborough Parish become the place its residents want it to be. Meet the Steering Group leading the project and find out how you can get involved in shaping how planning decisions are made in your area.

For any further information email us at newboroughndp@gmail.com or call the planning consultants, BPUD Ltd, on 01625 26 29 24

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Macclesfield
Macclesfield, SK10 2QX
United Kingdom

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Newborough

is going to write its own

Neighbourhood Development Plan!



Neighbourhood planning is a central government initiative introduced by the National Planning Policy Framework in March 2012. The legislation empowers local communities to write the planning policy which will be used to decide local planning applications.

The government are financially supporting over 200 'Front Runner' projects to help produce the first Neighbourhood Development Plans (NDPs).

Your parish is one of these Frontrunners.

We will be holding a number of community events and we need you to take part in deciding what key issues need to be dealt with and what you want the Parish to be like in future years.

**Tell us what issues you would like
the *Newborough Neighbourhood Development Plan*
to tackle and come and get involved!**



facebook

If you would like to find out more and when the next event is follow us on Twitter, [@NewboroughNDP](#) and Facebook, [NewboroughNDP](#).

To join our Newsletter Mailing list email your name and address to jo.samuels@bpud.co.uk



Join the Steering Group:
February 2014

Newborough is going to write its own Neighbourhood Development Plan!

What is a Neighbourhood Development Plan?

**This is going to be a Planning Policy document written
by the Newborough Community for the Newborough community
and to make the most of this opportunity WE NEED YOU!**

We will be holding a number of community events and we need you to take part in deciding what key issues need to be dealt with in Newborough and what you want the Parish to be like in future years.

We're now starting to put together the team who will be leading this project and organising community events for residents to get involved in.

Would you like to be a member of the Steering Group heading up this project?

We need a team of people to represent the Parish and work closely on the production of the Newborough Neighbourhood Development Plan. We are looking for people of different ages, backgrounds and professions to sit on the steering group (e.g. business owners, land owners, teenagers, young families, teachers etc.).

Your role will involve:

***Around six meetings over the course of the project (running for approximately 8 months)
Reading draft versions of the Neighbourhood Development Plan and providing comments
Spreading the word about the project and upcoming events
Attending consultation events***

*If you would like to find out more contact
June on 01283 575053 (june.bullingham@virginmedia.com)
or Jo on 01625 26 2924 (jo.samuels@bpud.co.uk)*

Newborough is going to write its own Neighbourhood Development Plan!



The Neighbourhood Development Plan (NDP) is a Planning Policy document written by the Newborough community for the Newborough community.

We need you to get involved by telling us your ideas and opinions on what makes Newborough a great place to live and how it might be improved.

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or call the planning consultants, BPUD Ltd, on 01625 26 29 24

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Search Newborough Parish NDP

Newborough NDP
Newborough Neighbourhood Development Plan | 2014



Needwood School Ideas Workshop

26 February 2014



Newborough NDP
Newborough Neighbourhood Development Plan | 2014



Hello and Welcome


- Who are we?
- Why are we here?
- Why does it matter to me?
- Today we are going to all be Town and Country Planners...
- Place doctors...



Newborough Neighbourhood Development Plan | 2014


bpud

NEWBOROUGH NDP



What is Town Planning?

- Is it about buildings...?
- Is it about people...?
- Is it about traffic...?
- Is it about places to work...?
- Is it about our environment...?
- Is it about the future...?



Newborough Neighbourhood Development Plan | 2014

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NEWBOROUGH NDP



Who else makes places?


- Architects
- Landscape Architects
- Highways Engineers
- Drainage Specialists
- Ecologists / Tree Specialists
- Politicians? Local People?




Newborough NDP **Newborough Neighbourhood Development Plan | 2014** 




TIME FOR A LITTLE QUIZ?

Newborough NDP **Newborough Neighbourhood Development Plan | 2014** 



Where is this city?




Newborough Neighbourhood Development Plan | 2014

NEWBOROUGH NDP

URBAN DESIGN | TOWN PLANNING
bpuD

Where is this city?




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NEWBOROUGH NDP

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bpuD

Where is this building?



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NEWBOROUGH NDP 

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Where are these places?



Newborough Neighbourhood Development Plan | 2014

NEWBOROUGH NDP 

URBAN DESIGN | TOWN PLANNING
bpud

So how do we know?

- Landmarks and buildings?
- Places we've visited?
- Memories that we might have?
- Have we lived there?

- What makes a place special or different?
- And how might it change in the future?

NEWBOROUGH NDP Newborough Neighbourhood Development Plan | 2014 **URBAN DESIGN | TOWN PLANNING**
bpuD

Neighbourhood Plan

- Local Planning Document
- Specific to Newborough Parish
- And you are going to help prepare it...
- We want your ideas!



NEWBOROUGH NDP Newborough Neighbourhood Development Plan | 2014 **URBAN DESIGN | TOWN PLANNING**
bpuD

Outline for the afternoon

- Three Groups
- Three activities
 - Postcard from the Future
 - The Cool Wall
 - Ideas Brainstorm
- Explore your ideas
- 20 minutes each



Newborough Neighbourhood Plan - Update

Mailing list update:
March 2014

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Newborough is going to write its own Neighbourhood Development Plan!

The Newborough Neighbourhood Development Plan (NDP) Newsletter

Upcoming Community Events

Thank you to all who attended the Launch of the NDP on the 5th February. We were delighted to have such a fantastic turnout and it was great to meet and discuss the project with you.

During the session we gave an introduction to Town Planning and how the Neighbourhood Plan fits into local planning decision making. Then in groups we started to think about the key issues affecting the parish. Using the 'Six Thinking Hats' method we discussed the project and what we wanted the NDP to achieve. See the photos and some of the findings [HERE](#).

Using your ideas and feelings about the parish we are currently writing up the Vision and Objectives for the NDP - once drafted we will circulate these for your comments.

From the NDP Steering Group

Upcoming events:

Issues and Options Workshop:

What key issues do we want the NDP to deal with?

13th March 2014, 7pm
Needwood Primary School Hall, Newborough

An Introduction to the Planning System Workshop

27th March 2014, 7pm
Needwood Primary School Hall, Newborough

Want to help us promote these events to make sure the whole community is aware of what's coming up? Then please download the event poster [HERE](#) and display it in your front window.

YOUTH SESSIONS:

Alongside this programme of events we will be holding sessions specifically for the youngest members of the parish community. We will be working with children in the primary school at the end of February and with children of secondary school age in early April.

More details to be announced so look out for more information soon.

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For further information see our NDP information flyer [HERE](#)

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Newborough

is going to write its own

Neighbourhood Development Plan!



Want to impact how planning decisions are made in your parish?
Get involved in the Neighbourhood Plan and shape the future of Newborough.
Don't miss this chance to have your say!

Come along to the next series of events where we will be determining the issues to be addressed by the NDP:

Issues and Options Workshop: What key issues affect the parish?

13th March 2014, 7pm
Needwood Primary School Hall, Newborough

An introduction to the planning system

27th March 2014, 7pm
Needwood Primary School Hall, Newborough

Understanding Large Scale Applications

10th April 2014, 7pm
Needwood Primary School Hall, Newborough

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Twitter, [@NewboroughNDP](#) and Facebook, [NewboroughNDP](#).

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jo.samuels@bpud.co.uk

Welcome to the Newborough Parish Neighbourhood Development Plan (NDP) update newsletter.

Update to Mailing List:
April 2014



Newborough is going to write its own Neighbourhood Development Plan!

The Newborough Neighbourhood Development Plan (NDP) Newsletter

Next Community Event

Thank you to all of you that came last week to last week's workshop. Bob and Jon, BPUD, provided a very informative and comprehensive overview of the way that the planning system works which will hopefully help us as a group to get our heads around the complex and at times nonsensical world of town planning! Hopefully the session also made it very clear that this is an opportunity not to be missed and the community has the power to have real control over future development in the parish.

Our third and final community event in this initial round of NDP consultation will draw together all of the work we have done with the community, meetings with the Council and special sessions with the Parish's youngest residents. From these sessions we now have the framework of the Newborough Neighbourhood Plan document.

In this third session we will be discussing what we want each topic based policy to achieve, for example:

How can we protect our services?

How can we save redundant farm buildings from dereliction?

Do we want to control when and where development takes place within the village?

How can we support self-build projects?

The BPUD team will be on hand to help us work through these issues and devise what we want our Neighbourhood Plan policies to achieve.

Policy Workshop: What policies will the NDP contain?

10th April 2014, 7pm
Needwood Primary School Hall, Newborough

Refreshments provided!

Free Tour of St George's Park!

Are you aged between 11 - 25?

Do you have children aged 11- 25?

Do you have neighbours aged 11 - 25?

We are offering those aged between 11 and 25 a FREE tour of the state of the art facilities at St George's Park FA Centre. We will run a youth NDP workshop followed by an access all areas tour.

For more details see our [FLYER](#). To sign up and reserve your space email your name to Jo at jo.samuels@bpud.co.uk and spread the word!

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For the new and improved NDP guidance from Central Government click [HERE](#).

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Newborough Neighbourhood Plan - Update (Copy 03)

Mailing list update:
April 2014

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Newborough is going to write its own Neighbourhood Development Plan!

The Newborough Neighbourhood Development Plan (NDP)
Newsletter

Tour of St George's Park: YOUTH EVENT

Thank you to all who attended the third community workshop last Thursday. We hope that you found both the NDP update, housing policy workshop and 'Cool Wall' interesting and informative.

We have now got to the stage of writing specific policies. Feedback on the Policy 'Family Tree' is welcomed. Read it [HERE](#). Have we covered all of the issues that you wish to cover?

Please also have a look at the revised [Vision and Objectives](#) which we have altered in response to your comments.

This week we are holding a Youth Workshop with a free tour of the brilliant facilities at St George's Park. It is crucial that we involve residents from all ages in the Neighbourhood Plan process and so this event is specifically for those under 25. The session is aimed at school pupils and those in post 16 education be that college or university students. We'd also like to hear from those who may have just graduated or those looking to buy their first house. There will be a number of sessions running for the different age groups so older youth don't worry you won't be in with the little ones!

youn don t worry you won t be in with the little ones!

See our [FLYER](#) and email your name to jo.samuels@bpud.co.uk to reserve your place.

If you are unable to attend but would like to still contribute your thoughts and feedback please email Jo at jo.samuels@bpud.co.uk so that we can include your viewpoint in the Neighbourhood Plan.

From the NDP Steering Group

Background to the NDP:

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Youth Event:
April 2014



**Under 25?
Free Tour of FA
Centre
St. Georges Park**

**April 16th
2pm**

**Meet at the Hilton
Hotel Reception**

Newborough Neighbourhood Plan

Don't miss *your* chance to take a free guided tour of the National Football Associations state of the art facility St. Georges Park.

Come join us for an afternoon of interactive games and activities telling BPUD what *you* want from *your* Parish now and in the future.



NewboroughNDP



@NewboroughNDP



Welcome to the Newborough Parish Neighbourhood Development Plan (NDP) update newsletter.

Update to Mailing List:
May 2014



The Newborough Neighbourhood Development Plan (NDP) Newsletter May Update

Thank you to you all for such a warm welcome and what proved to be quite a fun days work for us at the Well Dressing last week.

The consultants have now collated the responses from the community events held over the past few months.

These consisted of:

The Launch Event	5 th February
Needwood School session	26 th February
Workshop	13 th March
Training session	27 th March
Workshop	10 th April
Youth Workshop	16 th April
Well Dressing	5 th May

The feedback and comments from the community have been used to draw up a Vision and Objectives and to build up the structure of the NDP which has been presented as the 'Policy Family Tree', outlining the key topic areas and emerging policies which have come forward from the consultation events.

The next stage is for the consultants to write up the community's thoughts and ideas into the first Draft NDP document. We will be issuing the draft document at a further

community event, followed by a 6 week consultation period, to go over the work and check that our interpretation of your comments and concerns is accurate and nothing has been missed.

We will be releasing details of this community event shortly. In the meantime, if you have any further questions or feedback please do contact the consultants (Bob and Jo) on 01625 26 29 24.

From the NDP Steering Group

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Newborough Neighbourhood Plan - Update (Copy 08)

Call for sites:
August 2014

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NEWBOROUGH: CALL FOR SITES

The NNDP draft plan that is to be launched in the autumn will include two policies on the delivery of housing in Newborough Parish. The community wish to see some **limited housing growth over the plan period** and have arrived through considerable public engagement, at a figure of 20 dwellings (up to 2031) which is considered commensurate with the limited growth set out in the emerging Local Plan. These will be a mixture of starter homes, family homes and elderly person's bungalows. There will be some affordable housing requirement on larger sites.

The community have determined that of the 20 dwellings proposed, **12 – 15 of these dwellings will be on allocated sites, in and around Newborough village**, whilst the remainder will be delivered through windfall sites of one or two dwellings on infill sites and through conversions of existing buildings throughout the parish. Whilst ESBC have produced a SHLAA (2012) for the borough there are few sites identified within Newborough and **the community wish to provide local land owners with the opportunity to put forward their own sites that may not have been included or submitted to the SHLAA.**

**FOR AN INFORMATION PACK ON HOW TO SUBMIT A SITE EMAIL:
bob.phillips@bpud.co.uk**

Sites that do not use the formal process of submission will NOT be considered.

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Newborough Neighbourhood Plan - Update (Copy 09)

Call for sites:
August 2014

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NEWBOROUGH: FINAL CALL FOR SITES

THE DEADLINE FOR SITE SUBMISSIONS IS THIS FRIDAY (29th August 2014)

The NNDP draft plan that is to be launched in the autumn will include two policies on the delivery of housing in Newborough Parish. The community wish to see some **limited housing growth over the plan period** and have arrived through considerable public engagement, at a figure of 20 dwellings (up to 2031) which is considered commensurate with the limited growth set out in the emerging Local Plan. These will be a mixture of starter homes, family homes and elderly person's bungalows. There will be some affordable housing requirement on larger sites.

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NEIGHBOURHOOD PLAN: WORKSHOP

COME AND SEE THE EMERGING POLICIES AND HOW YOUR PLAN FOR
NEWBOROUGH'S FUTURE IS TAKING SHAPE

HAVE WE GOT IT RIGHT?

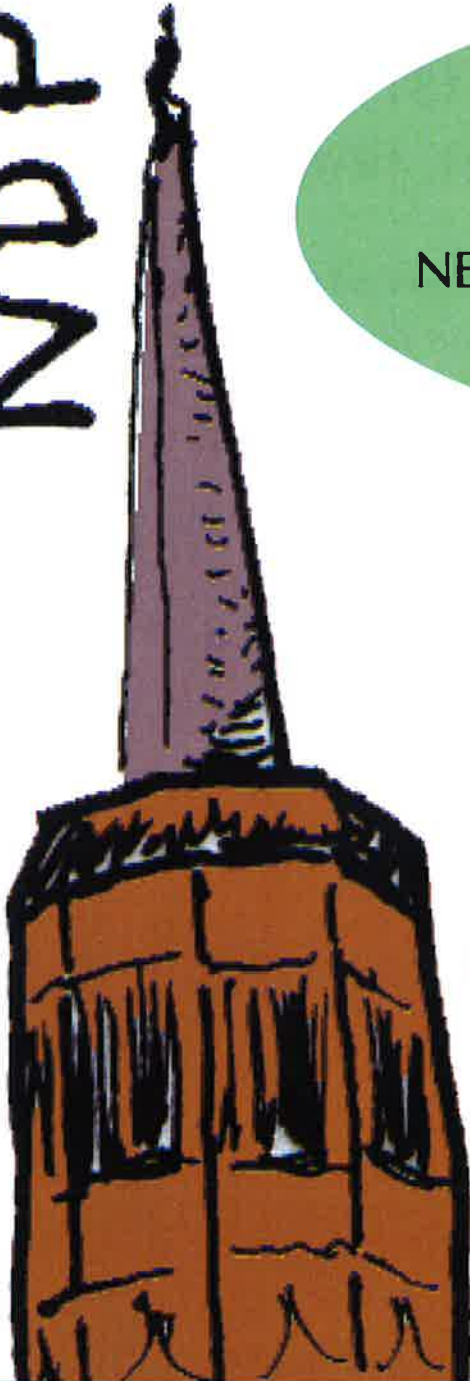
REFRESHMENTS KINDLY PROVIDED BY THE PARISH COUNCIL AND STEERING GROUP

WEDNESDAY 23RD JULY 2014

7 - 9PM

NEEDWOOD PRIMARY SCHOOL HALL,
NEWBOROUGH

NEWBOROUGH
NDP



For further information email us at:
newboroughndp@gmail.com

You can also call us at BPUD on 01625 262924

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updates!

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January 2015

Calling all Newborough residents... Come and see your Neighbourhood Plan!



This project is **CHANGING** how planning applications are decided in your area.

Come and see the **DRAFT** Newborough Neighbourhood Plan and tell us what you think!

DROP IN ON WEDNESDAY 21ST JANUARY 2015

7PM, NEEDWOOD SCHOOL, NEWBOROUGH

The evening will mark the start of a six week period where you can give us your feedback on the draft Neighbourhood Plan and tell us if you feel it reflects the aspirations of the community.

Look out for more information on how to make comments on the plan.

Want to find out more?

If you would like to find out more information contact

Jo on 01625 26 29 24 or info@bpud.co.uk



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Newborough Neighbourhood Plan - Draft Document Link (Copy 01)

8 weeks consultation:
January 2015

[Campaign Preview](#)

[HTML Source](#)

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[Details](#)

Welcome to the Newborough Parish Neighbourhood Development Plan (NDP) update.

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REMINDER:

The Draft Newborough Neighbourhood Plan is undergoing 8 weeks consultation.

Between the 21st January and the 18th March we encourage you all to read the draft Plan and provide your comments in writing to the independent planning consultants.

View the Draft Newborough Neighbourhood Plan [HERE!](#)

Feedback will only be accepted if it is sent to the designated email address:

neighbourhood.plan@bpud.co.uk

Alternatively you can write to:

Newborough Neighbourhood Plan, c/o BPUD, 155 Hurdsfield Road, Macclesfield, SK10 2QX

Only feedback sent to this email address or posted to the BPUD offices will be considered.

DO NOT SEND YOUR COMMENTS TO MEMBERS OF THE STEERING GROUP OR PARISH COUNCIL AS THESE MAY NOT BE COUNTED.

We can assure you that all feedback received will be carefully considered by a third

We can assure you that all feedback received will be carefully considered by a third party with no vested interest.

A consultation period is 'A period during which consultations are held before a policy decision is made'.

Please note that the Draft Newborough Neighbourhood Plan is not the final document.

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h's Plan will form part of the statutory planning
determine planning applications within the par

NOT TO THIS STAGE:

consultation events and one-to-one sessions
the views and aspirations of the community, k
within the parish.

ndent planning consultants we have been v
e results from previous consultation. The key
and baseline research pointed to a number c
nity and key stakeholders felt the Neighbourho

NOW IT'S YOUR TURN...

The next set of posters outline the key issues

Do you agree with what has been said?

RK

ng measures within the
HGV traffic within the
active public realm for
otpaths. Improvements
ble can also be made.
e subject, with keeping
the local community.

the homes which are
g picked up on by the
defenses and drainage
ded within the plan.

UNITY ASSETS

the school and churches)
accessible, local services
meet the needs of the

OBJECTIVE 5 - EMP

Conversion of underused
community and would aid
into the parish. The plan
scale economic activity

OBJECTIVE 6 - COM

The plan should achieve
and mobile phone signa
provision of employer
poor quality communica

OBJECTIVE 7 - CELE

The plan should enha
community has a great

OBJECTIVE 8 - COU

The traditional picturesq

flooding from both surface run-off and the parish's rivers
reduce surface water run-off through Sustainable Urban
ments which enhance the public's access to the river, par

- e signals and to ensure new development considers pote
e should consider its impact on the landscape, particula
y viewpoints.

- uality and make a positive contribution to the parish's b
positive contribution to the street scene, local distinctiver
nsure that the Conservation Area is preserved and enha

Policy addresses sustainability appropriately?

PROVISION

...ds and particularly seeks the delivery of 2 and 3 bed sta
s. Furthermore, residential developments greater than 2
Plan as well as providing the mix of housing as outlined

...
the plan period across 4 allocated sites. Each site can de
ce for each site. Additional sites may also come forward
e the Proposals Map (final board) to view the sites.

***...port the delivery of employment and tourism
with the mix of housing types?***

...e allocated housing sites have been located?

, Riverbank Park, All Saints Church yard green space and
h will protect them from development. It also supports
improvements to existing cycle and footpath networks.
provision is provided within the development and impro

NAL FOREST

of woodland that improves the local landscape character
eserve and enhance existing biodiversity, Green Infrastr
nsure the designated protected views on the proposals r

d providing they have considered; key views and vistas,
t and future residents, local landscape and heritage. Th
ve criteria unless there is no viable alternative.

ommunity facilities being supported by the pl

TRAFFIC MANAGEMENT

particularly those which focus on the central square of the management schemes, shared surface road layout and signage should be utilised to minimise light pollution within

PEDESTRIAN ROUTES

ways and cycle paths, as well the enhancement of existing pedestrian paths to ensure residents can safely access the centre square: well-designed, secure, suitably surfaced, accessible and furnished with furniture.

essential scheme they must be on-plot or in courts, providing for 4 houses with bedrooms or greater. Additionally if enclosed to accommodate modern vehicles. The impact the private car park will have on the scheme is therefore an application for a new public car park in the vicinity



COMMUNITY WORKSHOPS:



HOW TO GI

- 21st January 2015 marks the start of an 8 week period of public consultation for the GI scheme. We will be inviting
- all residents to give us feedback on the draft GI scheme
 - Responses will be welcomed between 21st January and 20th February
 - Responses received after that period will still be considered but may not be included in the final GI scheme

Newborough Neighbourhood Plan April 2015 Update:



Neighbourhood plans are powerful! They can shape and encourage appropriate development or help avoid inappropriate development. It can deal with a wide range of social, economic and environmental issues. Neighbourhood Planning is not just about housing.

They ensure that the types of development that the community want can be delivered! The finalised document will form part of the statutory planning framework used to determine planning applications in your area, truly devolving power to the community level!

Where are we up to?

The Newborough Neighbourhood Plan is currently in draft form and was the subject of eight weeks consultation at the start of this year. The Steering Group would like to thank all those who provided feedback on the Draft Neighbourhood Plan and were pleased to receive such detailed and carefully thought out responses.

A number of concerns were raised by the community in particular about the draft housing strategy and in response we are going to revisit some of the draft Plan's policies. These will be the focus of further consultation and revision of the draft Neighbourhood Plan later this year. Following that, the Plan will be submitted to East Staffordshire Borough Council for further consultation and Examination by an independent inspector before going to a referendum.

How can you get involved?

We will be holding 2 further events to explain the purpose of the Plan and the process we are going through before undertaking further formal consultation. In addition a separate session will explore how the draft Housing Policies might be amended to better reflect the desires of the community as a whole. In addition you will be able to send your comments on the Plan during additional Consultation periods.

We will be running each session twice (one on a weekday evening and the second on a Saturday) to ensure you have the best opportunity to attend. Information presented at these sessions will be available on the Parish Council's website and on our Facebook and Twitter pages. See details of the first session below:

7.30pm, Thursday 14th May OR 1:30pm, Saturday 16th May

both in the Needwood School Hall

Dates for the subsequent sessions will be publicised shortly.

Interested in joining the Steering Group? Please turn over for details:

Interested in joining the Steering Group?

We are looking for three new members to join the Steering Group. The roles will involve:

- Attendance at meetings (normally held on the last Wednesday of each month)
- Reading and commenting on draft versions of the Neighbourhood Development Plan
- Spreading the word about the project and upcoming events
- Attending consultation events and assisting the community to understand the Plan policies

The Steering Group is made up of a wide range of community representatives of different ages from different backgrounds and occupations. In order to ensure we retain this mix we are asking you to provide your details and a brief outline of what skills/contribution you would make to the group.

The Steering Group's function is to ascertain and put into effect the wishes of the village over a wide range of issues, and to assist the village to this end. It is not to put into effect the wishes of individual Steering Group members.

If you are interested please provide the details as outlined below by email to BPUD at: newboroughndp@gmail.com

Alternatively you can post the below form to:

Newborough Neighbourhood Plan, BPUD, 155 Hurdfield Road, Macclesfield, SK10 2QX

Closing date for applications is the 24th April 2015

Name:

Email address:

Address:

Telephone number:

Brief overview of the contribution you would make to the Steering Group (max. 200 words):



Newborough Neighbourhood Plan: Frequently Asked Questions

Introduction

Following a review of the feedback from the community as part of the consultation in early 2015, it was clear that there is still some mystery surrounding the purpose and process of preparing the Neighbourhood Plan. A number of common themes or questions were noticeable. The following document answers 15 of the most Frequently Asked Questions (FAQs).

The Steering Group and consultants are happy to try and answer any further questions you might have, their details are included at the end of this document. If in doubt, please ask!

Frequently Asked Questions

1. What is a Neighbourhood Plan?

The Neighbourhood Plan for Newborough is a new level of planning policy which will be used to guide land-use planning decisions (i.e. planning applications) within the Parish of Newborough. Neighbourhood Plans are an element of the Localism Act (2012) which offers opportunities for more local involvement in decision making about their neighbourhoods. Neighbourhood Plans are developed through community consultation and should reflect the community's aspirations for their neighbourhood.

2. What does the Neighbourhood Plan cover?

Newborough Neighbourhood Plan will cover all types of relevant development – including new building, conversions and changes of use – that is proposed within the entire Parish of Newborough, not just the village. At present it is envisaged that this Neighbourhood Plan, when it comes into force, would cover a period until 2031, to run parallel with the emerging East Staffordshire Borough Council Local Plan. So, any planning application, however big or small would have to consider this Neighbourhood Plan until 2031 (or at least until it is reviewed). Of course, it cannot predict every eventuality over this 16 year period, but most types of development can be covered.

3. How is the preparation of the Plan being funded?

Newborough Parish Council applied to Central Government in 2012 to be a 'frontrunner' for the Neighbourhood Plan process and their successful bid was awarded £20,000 which is being used to fund the project. This money has to be used to prepare a draft Plan for submission to East Staffordshire Borough Council, paying for consultancy fees (including technical experts such as Highways Engineer and Landscape Architect), room hire and printing. The Local Authority pay for all matters after submission including the referendum.

4. Has the Neighbourhood Plan been finalised?

No. The Neighbourhood Plan is still in draft. At present it has been subject to the first formal consultation on the first draft period lasting 8 weeks which was held in winter 2015. The Steering Group and Parish Council have decided to undertake further rounds of consultation following feedback received from this consultation. There will be a number of opportunities over the coming months to share your views and comments.

5. What stage are we now up to?

As noted, currently the Neighbourhood Plan is at 'draft Plan' stage. There can be as many draft Plans as necessary before arriving at the preferred Neighbourhood Plan which is submitted to East Staffordshire Borough Council. Further consultation and engagement is scheduled for summer 2015 and a second draft will be the subject of formal consultation in Autumn 2015. Once this has been completed the Neighbourhood Plan will be subject to further amends, based on the feedback that is receive at that time before a final submission is made to East Staffordshire Borough Council.

6. Is the Neighbourhood Plan subject to a referendum?

Yes. The Neighbourhood Plan is subject to a referendum to decide whether or not the community want it to be used in the determination of planning applications within the parish. It will be subject to a simple 'yes' or 'no' vote which will happen sometime in the future. Before this however, the Neighbourhood Plan must be submitted to East Staffordshire Borough Council (see above), subject to six weeks publicity and comment, examined by an independent person (who provides a written report of changes necessary) and then changes made before proceeding to referendum based on his or her advice. Once submitted to East Staffordshire Borough Council the process to referendum takes about 5 – 6 months.

7. What difference will the Neighbourhood Plan make?

If the Neighbourhood Plan passes referendum then it will be used to determine planning applications. Schemes will have to make sure that they comply with the guidance contained in the Neighbourhood Plan or offer very good reasons why this cannot be the case. The Neighbourhood Plan will be a fully-fledged planning policy document and hold equal weight to the Council's own Local Plan. It will allow the Local Planning Authority (East Staffordshire Borough Council) to adequately reflect and respond to the community's wishes through upholding the planning strategy contained in the Neighbourhood Plan.

8. How are decisions about what is in the Neighbourhood Plan made?

The final decision about what is included in the Neighbourhood Plan lies with the Parish Council who are the democratically responsible body or 'designated body'. However, the Neighbourhood Plan should clearly link to the consultation undertaken with the wider community. The Parish Council need to be sure that the Neighbourhood Plan best represents the views of the majority of residents. They are supported by a Steering Group made up of local people (all of whom are volunteers - who meet regularly to discuss the content of the Neighbourhood Plan) and the consultants who help ensure that the evidence is correct gathered and presented, in planning terms.

9. Who are the Steering Group?

The Steering Group are a group of 12 local people who have volunteered their time and experience. All of the members are committed to creating the best Neighbourhood Plan possible for the village and the Parish of Newborough. Many of the Steering Group have lived in the village for many years. They include members of the Parish Council, members of local businesses and representatives from some of the community groups within the village. The Steering Group have recently recruited 3 new members to help represent different ideas and backgrounds. A full list of the Steering Group members is available from the Parish Council.

10. What role do the consultants play?

The planning consultant, BPUD Limited, have been working with the Steering Group, Parish Council and the community to help them to understand the legal and practical implications of the Neighbourhood Plan. Their role is to set out the benefits and drawbacks of certain strategies and make sure that the community's ideas are presented in a coherent manner which meets the technical planning requirements. BPUD are independent from the Borough Council and central government and do not work for any developers in East

Staffordshire. They are not there to define the content of the Neighbourhood Plan – that is the role of the community as guided by the Steering Group.

11. Who uses the neighbourhood Plan once it is brought into force?

The principle user of the Neighbourhood Plan will be the Planners at East Staffordshire Borough Council, who will use the Neighbourhood Plan in order to determine relevant planning applications within the Parish of Newborough. In addition, the Parish Council and the community can use it to help support any representations they wish to make on planning applications in Newborough Parish. It may also be used by developers and other third parties to ensure that they reflect the community's wishes.

12. What does the Neighbourhood Plan have to comply with?

The Neighbourhood Plan has to meet a series of tests known as the Basic Conditions. These are not the same as tests for soundness or robustness which are imposed on the Borough Council's Local Plan but do mean that the Neighbourhood Plan cannot have a free reign. The Neighbourhood Plan is required to be in 'general conformity' with the policies contained in the East Staffordshire Borough Council Local Plan and the broad principles of sustainable development which are set out within the National Planning Policy Framework. It also has to make sure that it does not contravene human rights and habitats directives from the European Union.

13. Are the suggested housing sites from the draft Plan now fixed?

No. The housing strategy within the draft Neighbourhood Plan is not finalised and is likely to change as a result of feedback from the consultation. There is no need for the Neighbourhood Plan to include a policy about housing at all, but has been a strong feeling from the community that the delivery of new housing should be managed in some way rather than rely simply on the on the East Staffordshire Borough Council Local Plan. A further community session in summer 2015 will be held which specifically considers the delivery of housing with the community.

14. If a site is allocated does that mean it has planning permission?

No. Even schemes that come forward on allocated sites still require planning permission to be granted before they can be built upon. It is a common misconception that an allocated site automatically gives permission without needing to obtain a permission. Any scheme that came forward on an allocated site would still need to demonstrate that it is acceptable in terms of access, amenity, privacy, landscape, design and drainage before being granted permission.

15. What about flooding, drainage and traffic?

All of these are matters which concern the community – and rightly so. Of course, the Neighbourhood Plan's ability to address these points is limited by its land-use planning remit. However, policies can offer clear tests for the acceptability of new development with regard to drainage and traffic generation. In short, it can only deal with these matters as part of new development and as such it is very difficult to deal with existing issues. However, new development can fund off-site improvements where this can be demonstrated to be a reasonably related request.

16. When will the next version of the Draft Plan be published?

Once the next draft of the Neighbourhood Plan is published in Autumn 2015, there will be a further 6 weeks of formal consultation on the content of the Neighbourhood Plan. Members of the community, landowners, key decision makers and other stakeholders will all be given the opportunity to comment on the Neighbourhood Plan again. If you have previously commented, or made comments at a workshop or event, this does not stop you from commenting again. Further details of how this will run will be available closer to the time.

Other sources of information

There are lots of websites hosted by a number of different groups and organisations where you can find out more about Neighbourhood Planning and how it works, these are set out below. Please feel free to browse these in your own time.

- **Planning Practice Guidance** – The government website, run by the Planning Portal Service which gathers together all the guidance on plan making and decision taking:
<http://Planningguidance.Planningportal.gov.uk/>
- **East Staffordshire Borough Council Neighbourhood Planning Page** – Information on all the neighbourhood plans within the Borough and the opportunity to read others plans and examiner reports:
<http://www.eaststaffsbc.gov.uk/Planning/Planning-policy/neighbourhood-Plans>
- **Locality** – A community organisation who are responsible for the delivery of Neighbourhood Planning support on behalf of central government:
<http://locality.org.uk/>
- **Campaign for the Protection of Rural England Planning Help** – A website prepared by the pressure group which offers details how planning affects rural areas and rural communities:
<http://Planninghelp.cpre.org.uk/>

Contact the Neighbourhood Planning Team:

You can contact the Neighbourhood Planning team at BPUD in a number of ways. We will make every effort to respond to you in a timely manner and answer any questions or queries you may have. This facility is managed by our consultant team, and not by the Parish Council so is designed to offer an independent advice and guidance.

By Telephone: 01625 262924

By Email: newboroughndp@gmail.com

Or Write to us including a contact telephone:

Newborough NDP
c/o BPUD Limited
155 Hurdsfield Road, Macclesfield, SK10 2QX

Due to the anticipated volume of enquiries please do not contact the Parish Council directly via the clerk.

Have your say on the next phase of the

NEWBOROUGH NEIGHBOURHOOD PLAN



Following from the consultation in January & February 2015 the steering group will be holding two further community engagement sessions focused on the Neighbourhood Plan

Each of these sessions will run twice to allow an opportunity for as many people as possible to get involved and share their views about how the plan should proceed towards its next draft.

Session 1

Discussing the Feedback from
the Draft Plan consultation

14th May 7.30pm

or

16th May 1.30pm

Session 2

Agreeing our approach to
Housing Development

25th June 7.30pm

or

4th July 1.30pm

Each session will be held in Needwood School, Yoxall Road, Newborough and will include an opportunity to share your views with members of the Parish Council, Steering Group and the Neighbourhood Plan consultants.

This is a community led plan so don't miss out on this opportunity to add your ideas to the plan!





Newborough Neighbourhood Plan

Session 1 -
Discussing the Feedback from the Draft Plan consultation

Thursday 14th May 7.30pm

and

Saturday 16th May 1.30pm

Needwood School, Yoxall Road, Newborough



1 – Welcome from the Chairs

2 – The Steering Group

David Jeffries (Chair)
Jeff Mason (Vice Chair)
John Blackmore
Alison Fletcher
Barrie Gill (Parish Cllr)
Guy Harte
Helen Hayes
Beverley Hudson
Mike Jenkins
Phil Spencer
Crispin Turner (Parish Cllr)
Bethan Waite (Parish Cllr)
Supported by: June Bullingham (Clerk)



THANK YOU

We really appreciate the efforts of all those who took the time to consider the Draft Newborough Neighbourhood Plan and provided comments and feedback.

Thank you also to those who gave their time to attend workshops held over the past year.



3 – Outline for this session

- Presentation [40 minutes]
 - Background
 - Process so far
 - Key issues from consultation
 - FAQs
 - Next Steps
- Q&A Session [30 minutes]



REMINDER: Re-run of this session on Saturday for those unable to attend

Session 1 -
Discussing the Feedback from
the Draft Plan consultation

Saturday 16th May 1.30pm

*Needwood School, Yoxall Road,
Newborough*



4 – What is the purpose of this session?

- Consultation carried out in January 2015 identified that further consultation was needed – review certain elements
- Ensuring we all have the same background information to allow a detailed discussion on housing at the next meeting
- Recap of the project to date
- Opportunity to answer some FAQs
- To give people an opportunity to ask questions in a Question & Answer session after this presentation
- Session 2 - Agreeing our approach to Housing Development:
Thursday 25th June 7.30pm or Saturday 4th July 1.30pm



5 – Who are BPUD?

- Bob Phillips & Jo Samuels
- Royal Town Planning Institute accredited Town and Country Planning and Urban Design Consultants
- Involved in 15 neighbourhood plans across the country
- Seven in East Staffordshire: Newborough, Tatenhill, Shobnall, Outwoods, Anglesey, Stapenhill, Uttoxeter
- Independent from Parish Council, East Staffordshire Borough Council, National Government



6 – What are Neighbourhood Plans?

- Where did they come from?
 - Localism Act (2011)
 - National Planning Policy Framework (2012)
 - Emerging East Staffordshire Borough Local Plan (2015?)
- What do they cover?
 - Land use planning issues
 - Limited to the Parish boundary
 - Only new development
- Purpose of a Neighbourhood Plan
- Pitfalls of not having a Plan



7 – How did we start?

- Frontrunner status and funding won (2013)
- Steering Group set up (positions advertised)
- Baseline work (2014)
 - Heritage Conservation
 - Planning Applications
 - Relevant Policies
 - Traffic and Transportation
 - Landscape
 - Environmental Issues



8 - Engagement & Consultation

A total of nine consultation events held in all;

1. Project Launch Workshop
2. Visioning Workshop
3. Capacity Building Workshop
4. Policy Workshop
5. Primary School Workshop
6. Youth workshop
7. Attendance at Newborough Well Dressing
8. Developing a draft plan workshop
9. January 2015 Draft Plan consultation (Reg 14)

In addition to posters, flyers, bulletin updates, Facebook page (98 members) and dedicated email address and email & telephone helpline



9 - January 2015 Consultation

- 8 weeks consultation (two weeks more than statutory)
- Statutory consultees contacted
- Responses received from:
 - 44 responses from local residents
 - The Environment Agency
 - East Staffordshire Borough Council
 - Highways Agency
 - Natural England
 - Sport England
 - The National Forest Company



10 - Key Issues raised during Consultation

- **Housing Strategy**
 - Allocated Sites vs. Infill
 - Housing Numbers / Overall Amount
 - Housing Mix
- **Traffic and Parking**
- **Drainage & Flooding**
- **Impact on Heritage & Conservation**

- **So this is where the steering group are focusing their efforts**



11 – Housing Strategy

- **Newborough village focus**
- **Proportionate growth to meet policy targets**
- **No large sites or ‘blocks’ of housing**
- **Opportunities to seek community benefit**
- **Support our local services**
- **Sensitive to landscape and historic setting**

- **Infill and conversions prioritised**
- **Retaining the linear, ribbon village form**
- **Changes to permitted development**



12 - Frequently Asked Questions

- Arrived at following review of responses
- And from questions raised previously
- A number of common themes

- Six key questions follow
- We have a information pack at the back of room that should be helpful and includes far more information
- This repeats and sets out information already offered at previous events



FAQ 1 - What are the components of a Neighbourhood Plan?

- Baseline / Evidence
- Main Plan
 - Policies
 - Explanatories
 - Sustainability Appraisal
- Basic Conditions Statement
- Consultation Statement



FAQ 2 - What is the process to preparing a Neighbourhood Plan?

- ↓ Designation of neighbourhood plan area
- ↓ Formation of steering group
- ↓ Engaging the community and preparing the evidence base
- ↓ Identifying key issues and options/vision and objectives
- ↓ Policy development
- ↓ Preparation of a draft plan
- ↓ Regulation 14 consultation on the draft neighbourhood plan
- ↓ Amends as necessary
- ↓ Submission to East Staffordshire Borough Council
- ↓ Regulation 16 consultation / publicity
- ↓ Independent examination
- ↓ Public referendum
- ↓ Publication of the neighbourhood plan
- ↓ Use of the neighbourhood plan for local planning decision making



FAQ 3 - Who is involved in the preparation of a Neighbourhood Plan?

- Steering Group (supported by the consultants)
- Community
- Local Businesses
- Parish Council
- Local Planning Authority i.e. East Staffordshire Borough Council
- County Council and other Statutory Consultees
- other stakeholders



FAQ 4 - What does a Neighbourhood Plan have to conform with?

- The guidance states a need for '*General Conformity*'
- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Adopted East Staffordshire Borough Council Local Plan (2006) and emerging Local Plan (2015?)
- Staffordshire County Council Strategies (Transport, Education, Landscape, Flood Risk)
- EU Regulations / Directives



FAQ 5 - What was the role of the draft Neighbourhood Plan?

- Consulting with a blank sheet of paper
- Testing that we correctly interpreted the views of the community and reach those who had not commented before
- Testing the plan and its policies with community and statutory consultees
- To consult on the plan and meet the legislative requirements (Reg. 14)



FAQ 6 - What is the status of the proposed housing sites?

- The housing sites are not a 'done deal' and are by no means finalised
- No planning permission / planning benefit / approval
- They are draft ideas and this showed one way to manage housing delivery
- Assessment process undertaken took landscape impact, planning policy, flood risk, heritage impact, highways matters all into account
- Was considered an appropriate strategy
- There are many other strategies that could be used
- Further discussion in session 2 (in June / July)



13 - Progressing the Neighbourhood Plan

- Revisiting certain policies of the Plan
 - Housing Strategy
 - Flooding and Drainage
 - Emerging Local Plan changes
- Further consultation with the community
- Revised draft plan autumn 2015
- Re-run of regulation 14 Consultation



14 – Looking Ahead

- Submission to Local Planning Authority (ESBC)
- Consultation run by the Local Planning Authority (Reg.16)
- Process of Examination (choosing an Examiner)
- Examiner's report
- East Staffordshire Borough Council decision statement
- East Staffordshire Borough Council runs a referendum on the plan



15 - Next Session

**Session 2 -
Agreeing our approach to
Housing Development:**

Thursday 25th June 7.30pm

or

Saturday 4th July 1.30pm

Needwood School, Yoxall Road, Newborough



16 – Today's Key Messages

- Neighbourhood Planning is a key opportunity for Newborough
- The steering group are going to take a step back and revisit key policies of the Neighbourhood Plan
- They are committed to working closely with the community and there are additional sessions planned
- Let's get this right

It's your plan – it's your right!



Q&A Panel

Steering Group and BPUD

For further information or questions please contact us

By email:

newboroughndp@gmail.com

By telephone:

01625 262924

Or write to us:

Newborough Neighbourhood Plan, c/o BPUD Ltd
155 Hurdsfield Road, Macclesfield, SK10 2QX



Contact the team

For further information or questions please contact us

By email:

newboroughndp@gmail.com

By telephone:

01625 262924

Or write to us:

Newborough Neighbourhood Plan, c/o BPUD Ltd
155 Hurdsfield Road, Macclesfield, SK10 2QX

Follow us on twitter:

@newboroughndp

Friend us on facebook:

Search – newborough neighbourhood plan



Thank you and see you at Session 2

Session 2 -

**Agreeing our approach to
Housing Development:**

Thursday 25th June 7.30pm

or

Saturday 4th July 1.30pm

Needwood School, Yoxall Road, Newborough



development on existing residents through carefully considered
criteria

policies for matters concerning flooding and design spec

of where development may be located because of the crit
fit

s but it is self-limiting by nature as only so many sites me

EXAMPLES OF CRITERIA:

existing properties on two or more sides with a
to the linear form of the village, fronting a pu
last property as existing in 2015.

gs where this is not already permitted deve

preserved.

looked upon favourably.

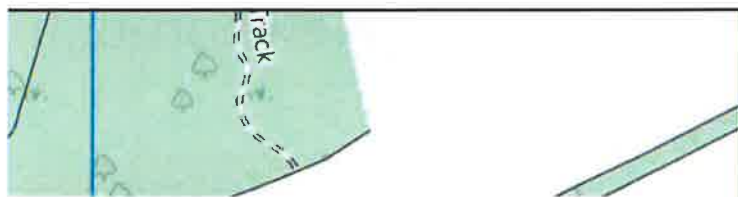
flexibility within the boundary

to determine the acceptability of development within the boundary, for example, good design, sensitivity to the Conservation

to define the settlement boundary

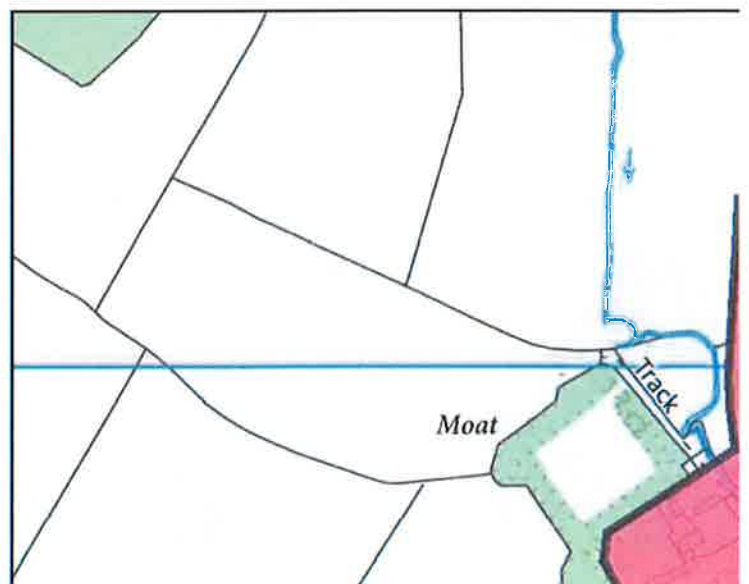
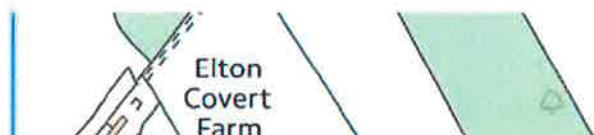
the boundary

'plan period' – i.e. lack of flexibility in the longer term



Elton Covert Farm Settlement Boundary 1

Elton Covert Farm Settlement Boundary 2

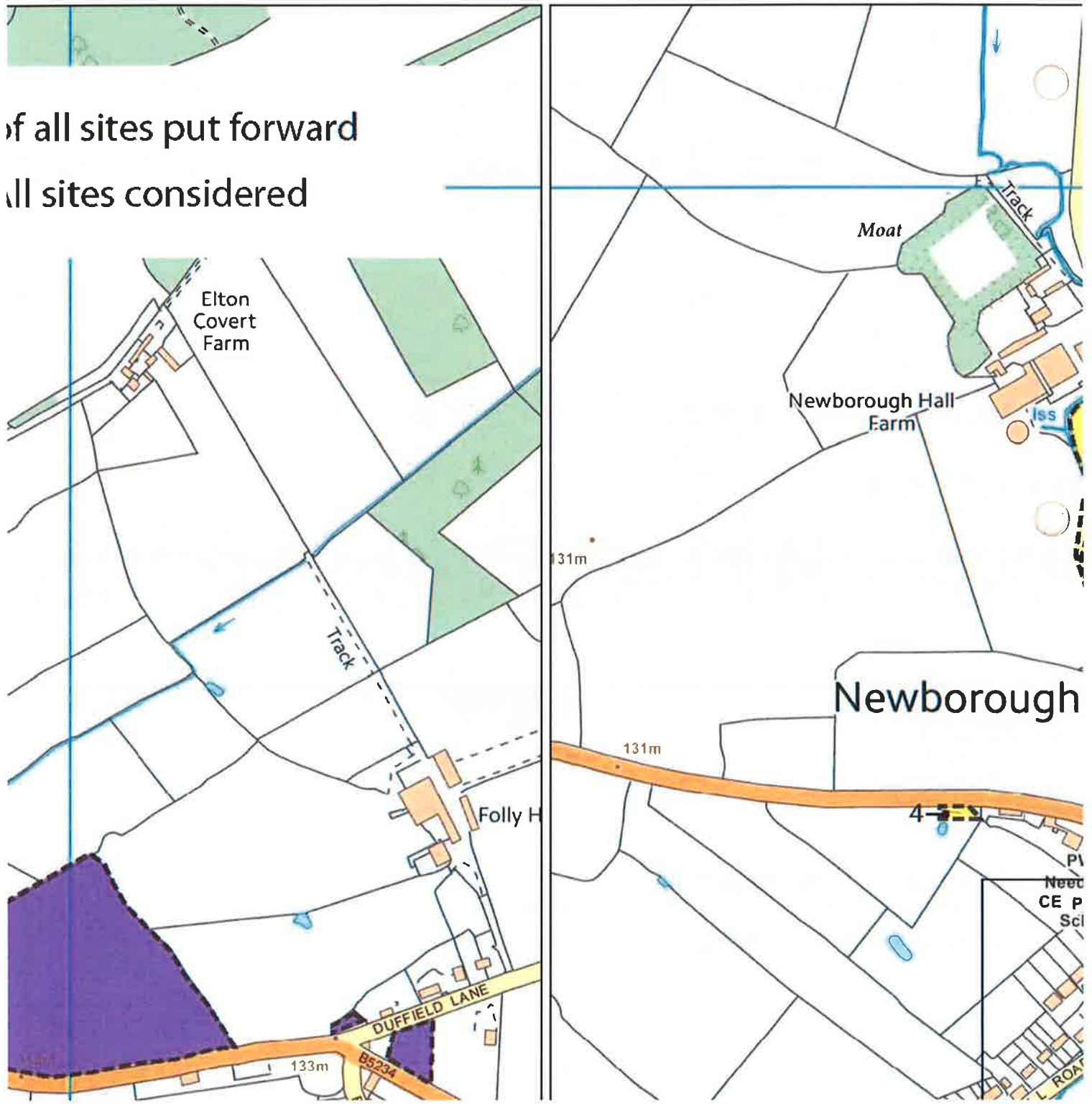


ity views

DRAWBACKS:

The complexity of choosing sites that
The sites need to contribute to meet
There is a heavy reliance on landow

of all sites put forward
all sites considered



Newborough Neighbourhood Plan – Residents Survey

Our choice on Housing Development in Newborough

Housing
Policy Survey
sent to all
households:
July 2015



What is this leaflet about?

The preparation of the Newborough Neighbourhood Plan has considered the issue of how housing development within Newborough Parish should be managed, and this has been discussed at two recent public meetings on 25th June and 4th July. The East Staffordshire Borough Council plan sets out the broad number and types of house that should be delivered between 2012 and 2031. The Neighbourhood Plan can influence how this should happen. Considering permissions already granted (or in the pipeline) the Neighbourhood Plan Steering Group have determined that the plan should seek to manage the delivery of an additional 8-10 houses by 2031.

Why we are doing this

The location of the new housing is a key issue for the neighbourhood plan. There are various ways in which the plan can decide where new housing should be located. The finished plan should represent the views of as many local residents as possible, as accurately as possible. This leaflet is being delivered to every household in Newborough to seek residents' views on the issue.

This leaflet provides a brief explanation on the different approaches that the plan might set out for delivery of new housing. Please refer to the full explanatory information, at www.newboroughvillage.co.uk and on exhibition boards at the Old Baker's Cottage coffee shop on Duffield Lane.

What we need from you

The plan steering group have developed three possible approaches to delivering housing in Newborough, as set out below. We are asking all residents to let us know which of the three approaches they would prefer to be used to manage the delivery of housing.

Once you have read the explanatory information on our website or at the coffee shop, please answer all of the questions on the reverse of this page by ticking:

- **ONE option from Question 1**
- **ONE option from Question 2**
- **THREE options from Question 3**

Please also provide your name and address so that we can ensure that only the views of Newborough residents are taken into account. The names of the people who respond to the survey will be recorded and be publically available, but the answers you give will **not**, and will remain anonymous.

Completed surveys must be returned by Friday 24th July 2015, to the Clerk of the Parish Council or the collection box at the coffee shop. Additional copies are available on our website and at the coffee shop.

Our options

Approach A – Criteria-based infill and conversions

New housing development will only be accepted if it meets certain criteria, including size, scale and type of development site (focussing on infill sites and conversions). This will allow for houses to be developed anywhere in the parish, but only if they meet these criteria.

Approach B – Creation of a settlement boundary

In this approach, housing development would only be acceptable within a defined boundary for the village. A defined boundary would establish where the built-up area of the village can extend to. The boundary could either be defined tightly or loosely to include less or more undeveloped land around the existing built-up area. Examples of these types of boundary are shown on the website and at the coffee shop.

Approach C – Allocation of small specific sites for development

The third approach is to allocate a number of specific small undeveloped sites around the village, which could be used to develop houses. 15 possible sites have been identified, of which between two and four could be allocated in the plan. Proposals on other undeveloped sites would be resisted. These sites, numbered 1 to 15, are shown on a map available on the website and at the coffee shop.

PLEASE RETURN COMPLETED SURVEYS BY FRIDAY 24TH JULY 2015

PLEASE ENSURE THAT YOU READ THE INFORMATION AVAILABLE ON OUR WEBSITE OR AT THE OLD BAKER'S COTTAGE COFFEE SHOP BEFORE ANSWERING THE SURVEY.



Question 1

Please tell us which of the following approaches to housing delivery should be in the Neighbourhood Plan, by ticking **ONE** of the three options A, B or C.

A) Criteria-based infill and conversions	<input type="checkbox"/>
B) Creation of a settlement boundary	<input type="checkbox"/>
C) Allocation of small specific sites	<input type="checkbox"/>

Question 2

If Approach B is the most popular with residents, a village boundary will be defined by the plan. Please tell us whether you think a tighter or looser settlement boundary would be better, if Approach B is found to be the most popular.

Tighter settlement boundary	<input type="checkbox"/>
Looser settlement boundary	<input type="checkbox"/>

Question 3

If Approach C is the most popular with residents, specific sites will be designated for housing development. From the following 15 sites listed below and shown on the map, please tell us which three you would prefer to be designated for development, if Approach C is found to be the most popular.

Site 1	<input type="checkbox"/>	Site 6	<input type="checkbox"/>	Site 11	<input type="checkbox"/>
Site 2	<input type="checkbox"/>	Site 7	<input type="checkbox"/>	Site 12	<input type="checkbox"/>
Site 3	<input type="checkbox"/>	Site 8	<input type="checkbox"/>	Site 13	<input type="checkbox"/>
Site 4	<input type="checkbox"/>	Site 9	<input type="checkbox"/>	Site 14	<input type="checkbox"/>
Site 5	<input type="checkbox"/>	Site 10	<input type="checkbox"/>	Site 15	<input type="checkbox"/>

If you would like to add any comments about the approach to housing delivery, including the reasons for your answers, please add them below. If you run out of space please feel free to continue on additional sheets. Please ensure any additional sheets are securely fastened to your form.

Please write your name and address below. Surveys returned without these details will not be taken into consideration. Your responses are confidential and won't be made public.

Name _____
Address _____

PLEASE RETURN COMPLETED SURVEYS BY FRIDAY 24TH JULY 2015



Newborough Neighbourhood Plan

Session 2 -

Agreeing our approach to Housing Development

Thursday 25th June 7.30pm

and

Saturday 4th July 1.30pm

Needwood School, Yoxall Road, Newborough



1 – Welcome from the Chairs

2 – The Steering Group

David Jeffries (Chair)
Jeff Mason (Vice Chair)
John Blackmore
Alison Fletcher
Barrie Gill (Parish Cllr)
Guy Harte
Helen Hayes
Beverley Hudson
Phil Spencer
Crispin Turner (Parish Cllr)
Bethan Waite (Parish Cllr)
Supported by: June Bullingham (Clerk)



THANK YOU

We really appreciate the efforts of all those who took the time to consider the Draft Newborough Neighbourhood Plan and provided comments and feedback.

Thank you to those who attended the last session



3 – Outline for this session

- Presentation - Three Approaches to Housing
- Q&A Session
- Exhibition of the Three Approaches



REMINDER: Re-run of this session on
Saturday 4th July for those unable to attend

Session 2 -
**Agreeing our approach to
Housing Development**

Saturday 4th July 1.30pm

*Needwood School, Yoxall Road,
Newborough*



4 – Session 1: Recap

- The importance of the Newborough Neighbourhood Plan
 - Adding local detail – not just relying on National and Borough policy
 - About getting the right type of development in the right place
- The purpose of this consultation
 - To address the key concerns raised by the draft Neighbourhood Plan consultation
 - To refine the housing strategy
 - To ensure that the community possess the facts to make an informed decision
- The community's views are central to the success of the Neighbourhood Plan
 - Genuinely community-led
 - Getting it 'right' for the people of Newborough
 - Taking ownership
- We are still working towards a revised draft by Autumn 2015



**HOUSING AND THE
NEIGHBOURHOOD PLAN**

5 – Background: Housing within the Neighbourhood Plan

- Call for sites (Summer 2014)
- Exploration and Assessment of Sites (August 2014)
- Site selection and strategy drafting (Autumn 2014)
- Draft Neighbourhood Plan consultation (Jan. 2015)
- Reassessment of approach to housing (April 2015)
- Three approaches to present to you today

- Community to decide (July 2015)
- Revised draft plan with revised policy (Autumn 2015)



6 – Key external drivers

- East Staffordshire Borough Council's Local Plan (emerging)
 - Emerging housing targets
 - Target for Tier 3 villages and elsewhere
 - Development in the open countryside
- National Planning Policy Framework (NPPF)
 - Sustainable development
 - Housing growth
 - Rural exceptions



7 – Overall number of houses

- An overall number of 'approximately 17' dwellings over the 'plan period', (2012 to 2031)
- A share of the global figure for Tier 3 villages
 - Local Plan target
 - Village with facilities
- 9 dwellings that have been granted planning permission or are likely to be granted permission since 2012
- Assuming a 20% discount (for permissions not implemented) this leaves around 8 remaining
- Therefore we are seeking to deliver approximately 8 - 10 more houses over the 'plan period'



8 – Exploring Housing Options

- Steering Group have assessed nine housing options
 - Single site to no policy at all
 - Each explored from scratch
- Rigorous internal testing
 - Deliverability & Viability
 - Meeting the Basic Conditions
 - Ease of monitoring and management
- Three approaches have been considered as favourable – delivery of community aspirations
- Approaches A, B & C



9 – The Role of the Approaches

- Broad approaches to the delivery of housing
- These are not fixed – so offer your thoughts
- Sufficiently different from one another



THE THREE APPROACHES

Approach A: The Criteria Policy

- Development only to be acceptable if it accords with certain set criteria – size, scale, infill...
- Not a site specific policy but still controls the type and broad location of development coming forward
- Would apply to anywhere in the Parish – not just Newborough village
- Would work in tandem with other policies in the Neighbourhood Plan on design, conservation, drainage etcetera.



Example criteria

Sites should be:

- On **infill plots** where bounded by existing properties on two or more sides with a frontage to a public highway
- Or on sites which are an extension to the **linear** form of the village, fronting a public highway extending no further than additional 3 dwellings from the last property as existing in 2015.
- Or for **conversions** of existing buildings where this is not already permitted development.

In the design and layout of sites:

- Plot size and the scale of mass of new dwellings should be similar to surrounding properties
- Dwellings should include sufficient car parking based on its size and proximity to public transport
- In all cases the neighbouring amenity should be preserved.
- Applications offering community benefits will be looked upon favourably.

Outside of these criteria the only dwellings that then would be permissible would be 'exceptional' - for example for agricultural workers or single affordable or supported housing where a need could be identified.



Benefits of Approach A

- It offers flexibility to deliver the number of houses
- New houses will have minimal impact on existing residents through carefully considered criteria
- Can seek high standards of development through criteria
- Will be able to link to local and national policies for matters regarding flooding and design



Drawbacks of Approach A

- It is not location specific but can give confidence of where development may be located because of the criteria
- Provides no community benefit
- Heavy reliance on land owners
- No limit on the number of housing but it is self-limiting by nature



Approach B: The Settlement Boundary Policy

- Dwellings inside the boundary would be acceptable, those outside, would be considered unacceptable.
- Can be drawn loosely or tightly around the village to allow a greater or lesser degree of flexibility
- The same four design and layout criteria (as set out in Approach A) would apply to any development within the boundary also:
 - In the design and layout of sites:
 - Plot size and the scale of mass of new dwellings should be similar to surrounding properties
 - Dwellings should include sufficient car parking based on its size and proximity to public transport
 - In all cases the neighbouring amenity should be preserved.
 - Applications offering community benefits will be looked upon favourably.



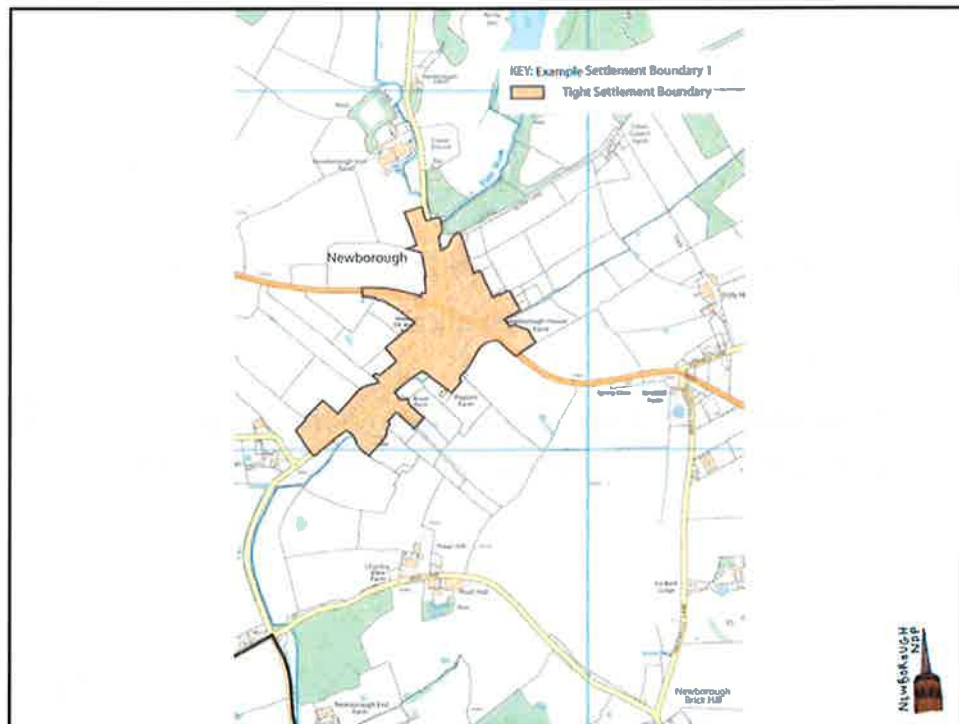
Benefits of Approach B

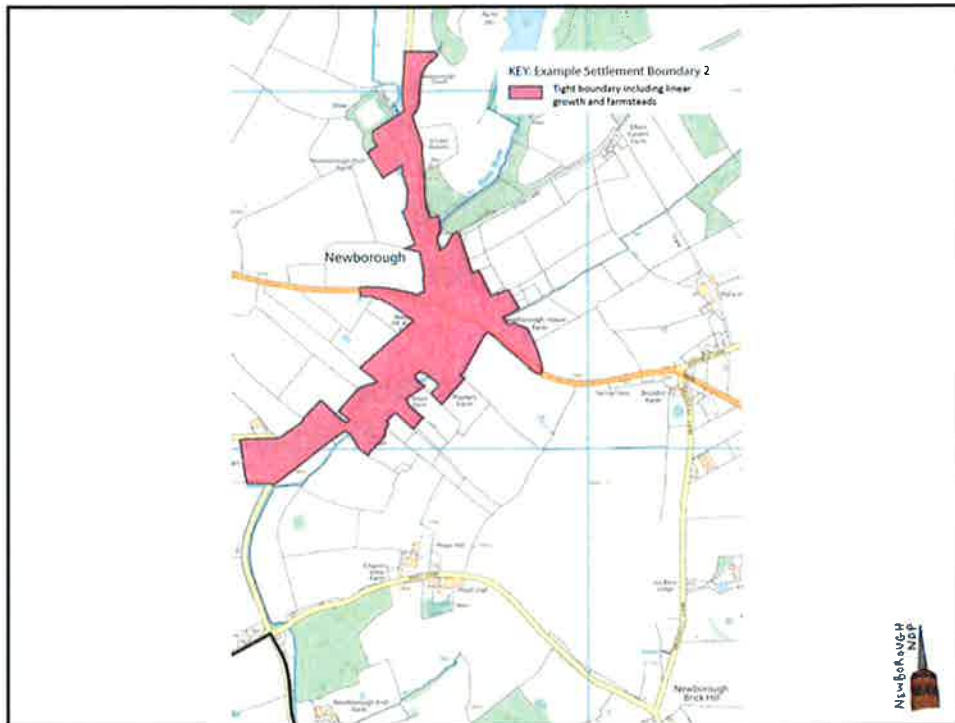
- It is Newborough specific
- Its location specific but allows for flexibility within the boundary
- Clear to understand and deliverable
- Able to include criteria (see Approach A) to determine the acceptability of development within the boundary
- Could even help with other policies



Drawbacks of Approach B

- Difficult to define the settlement boundary
- It will give limited guidance for development outside the boundary
- The boundary cannot be changed easily over the 'plan period' – i.e. lack of flexibility





Approach C: Small Sites Policy

- Between 2 and 4 sites are allocated within the village to meet the housing 'targets'
- Sites likely to deliver between 2 – 4 dwellings each
- Some flexibility is built in to allow for changes we cannot predict
- Other sites that come forward would be resisted (unless they are a conversion, replacement or infill)

The choice of sites

- 28 sites that were identified
- How these came to be considered
 - Put forward by landowners, community members – as part of the call for sites or through other consultation
 - The steering group have discounted those sites that were objected to during the first round of consultation (January) and those in which a landowner had identified no interest
 - Some new sites did emerge through consultation in the Spring 2015 and these have been left in for comment



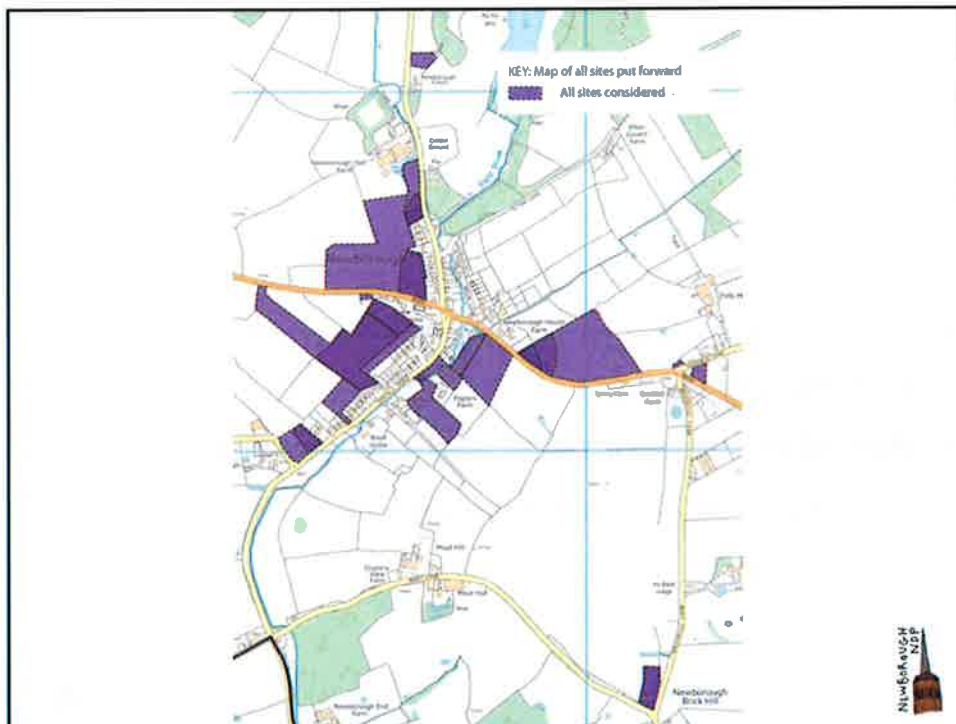
Benefits of Approach C

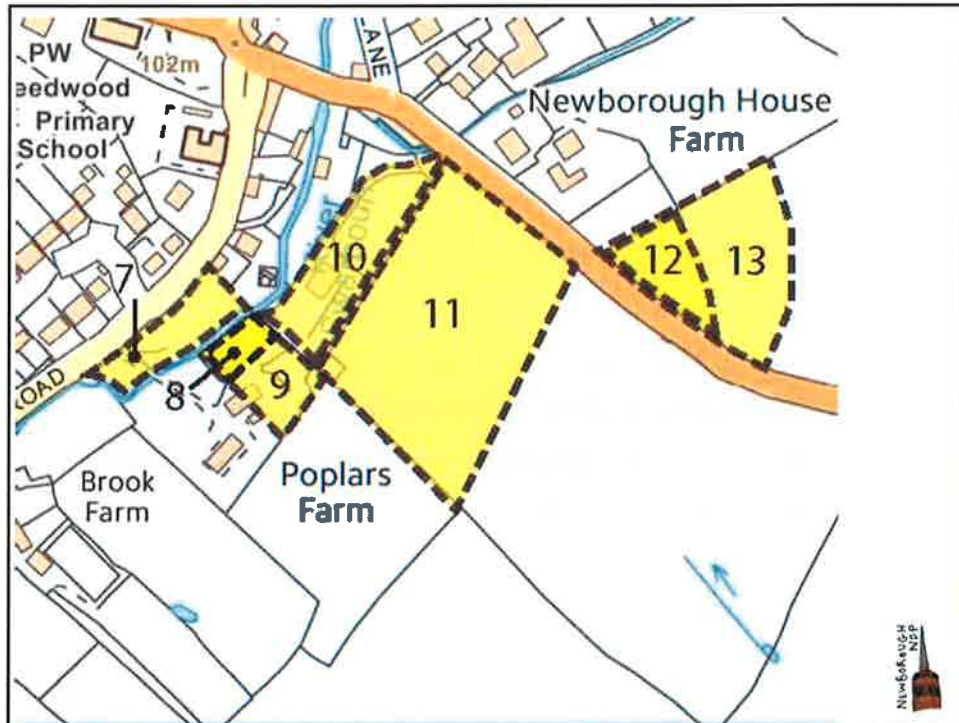
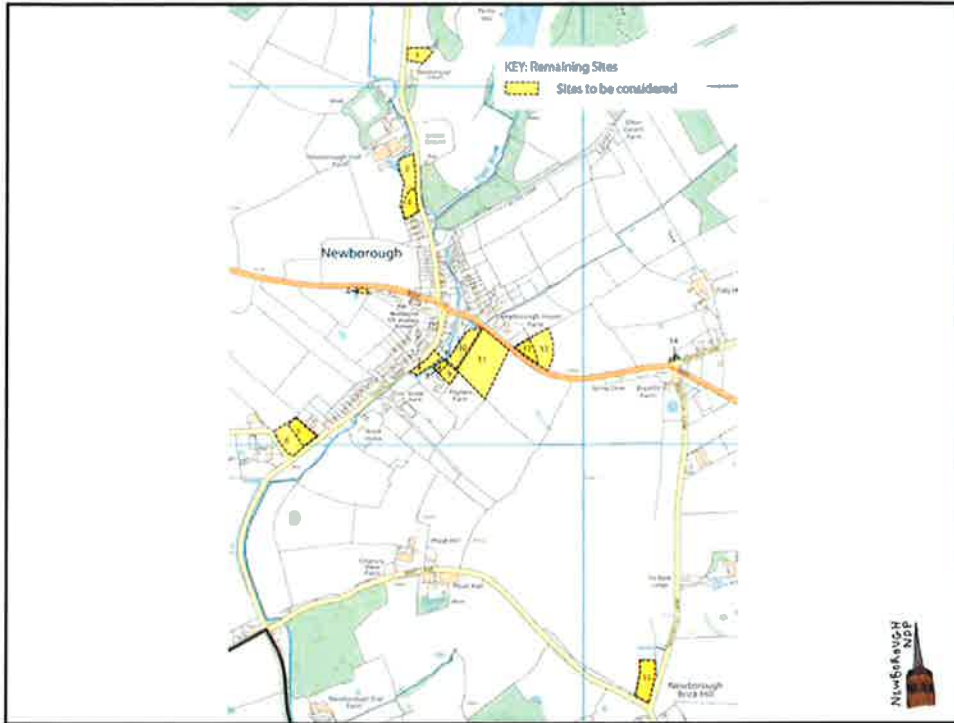
- It is location specific
- It will be simple to manage / monitor
- May provide community benefits and reflect community views
- Would still support infill and conversions
- Can resist large scale development



Drawbacks of Approach C

- The complexity of choosing sites
- The sites need to be chosen based on seeking to achieve an overall number
- Reliance on landowners of identified sites delivering development





FEEDBACK & NEXT STEPS

10 – What exactly is the steering group asking?

- The opinion and view of everyone on the electoral register in the Parish
 - Whether you prefer approach A, B or C?
 - If a settlement boundary approach was chosen which example (1 or 2) would you support?
 - If the small sites approach was chosen what would be your choice of sites?



11 – How to give your feedback

- Window to provide your feedback between Monday 6th July to Friday 24th July (three weeks)
- Questionnaire responses – name and address
- Returns box will be held at the Coffee Shop
- Summary note to be provided and feedback forms to be circulated across the Parish – watch out for them in your letterbox
- Results used to shape the autumn draft Neighbourhood Plan



12 – Next Steps

- Feedback from Community
- Amends to the plan and a draft Neighbourhood Plan created
- Further community consultation
- Submission to Local Planning Authority (ESBC)
- Consultation / publicity run by the Local Planning Authority (Reg.16)
- Process of Examination
- East Staffordshire Borough Council runs a referendum on the Neighbourhood Plan



12 – Rerun of this Session

Session 2 -
Agreeing our approach to
Housing Development:

Saturday 4th July 1.30pm

Needwood School, Yoxall Road, Newborough



13 – Today's Key Messages

- The steering group have arrived at three policy approaches for managing housing in Newborough
 - A: The Criteria Policy
 - B: The Settlement Boundary Policy
 - C: The Small Sites Policy
- It's now over to the community to consider which they feel best reflects their personal aims and objectives

It's your plan – it's your right!



Q&A Panel

Steering Group and BPUD

For further information or questions please contact us

By email:

newboroughndp@gmail.com

By telephone:

01625 262924

Or write to us:

Newborough Neighbourhood Plan, c/o BPUD Ltd
155 Hurdsfield Road, Macclesfield, SK10 2QX



Contact the team

For further information or questions please contact us

By email:

newboroughndp@gmail.com

By telephone:

01625 262924

Or write to us:

Newborough Neighbourhood Plan, c/o BPUD Ltd
155 Hurdsfield Road, Macclesfield, SK10 2QX

Follow us on twitter:

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Friend us on facebook:

Search – newborough neighbourhood plan





Newborough Neighbourhood Plan

The Second Draft Neighbourhood Plan

Thursday 15th October 2015

Needwood School, Yoxall Road, Newborough



Welcome from the Chair

THANK YOU

We really appreciate the efforts of all those who took the time to consider and provide comments and feedback to help prepare the draft housing strategy



Outline for this session

- Discussion about the 2nd draft plan
- Consultation between 15th Oct. and 26th Nov. 2015
- Presentation
 - Progress to date
 - Content of the draft plan
 - How to give your feedback
 - Analysis of feedback
 - Next Steps and Timescales
- Q&A Session



The story so far...

- Began Neighbourhood Planning - Autumn 2013
- Community consultation in Spring & Summer 2014
- Steering group prepared first draft in late 2014
- Consultation on the 1st draft plan in Jan – Feb 2015
- Feedback and detailed analysis of responses
- Additional housing consultation – Spring / Summer 2015
- Steering Group prepared second draft plan in August and September 2015



Progress since our last meetings

- Last meeting was either 25th June or 4th July
- Three weeks consultation on housing approaches
- Collated and discussed the results
 - Identified the preferred sites
 - Identified the preference for a criteria based policy
- Prepared three new policies to reflect the preferred choices (already circulated and published)
- A criteria policy that sought to favour the preferred type of sites
- Redrafted other policies based on feedback from February



The 2nd draft plan

- Revised and revisited vision and objectives
- Now includes 16 policies
- This is a comprehensive plan
- Topics in policies on Housing, Design, Heritage, Employment, Community Facilities and Transport
- Three totally new housing policies
- Minor amendment to other policies
 - Recommendations from statutory organisations
 - Responding to other concerns raised by the community
- 2nd draft now be subject to an additional 6 weeks formal consultation (in its entirety)



Changes since February 2015

- Complete overhaul of the housing policies and associated approach to residential development
- Amendments to context to reflect changes to national and local policies (ESBC Local Plan)
- Reinforced policies on drainage, heritage and landscape
- Slight rewording of policies to allow greater ease of use by decision makers and clarity of purpose.



An approach to housing

- Based on feedback from the July consultation
 - Favoured a criteria based policy
 - Identified sites that were infill and linear development as principal favourites
 - Importance of design and heritage
- Three interconnected policies – number, location, design
- Each policy is a criteria based approach – you must accord with these criteria to be considered acceptable.



The housing policies

- *HE2 Numbers policy*
 - 17 new dwellings (2012 – 2031)
 - Support for housing for young people and bungalows
- *HE3 Location policy*
 - Infill plots and conversions and linear development
 - Previously developed sites
- *HE4 Design policy*
 - High quality design is vital
 - Residential development must respond to surroundings



Purpose of this consultation

- Genuinely seeking your feedback
- Re-run of the January and February 2015 consultation
- Formally required to undertake consultation
- **If you support or agree it please say so**
- **If you don't please say what you would change**

- Will shape the final submission version
- Will be the final opportunity that the Steering Group have to respond to community comments



Who else will comment

- Local groups, organisations and businesses
- Landowners and developers
- The Borough (ESBC) and County Council's (SCC)
- Various statutory consultees
 - Environment Agency, Historic England, Natural England, The National Forest Company, Highways England, Neighbouring Parish Council's



How to comment

- Read the whole plan – not just key policies
- The plan and other associated documents are on the web: www.newboroughvillage.co.uk and hard copies can be viewed at the Coffee Shop
- Please try to be specific and reference policies or sections
- Include your name and contact details
- Fill in a questionnaire (online and hard copy)
- Provide written feedback (email or by post)
- Submit no later than 5pm on 26th November 2015



Questionnaires

Hard copy

- Answer the tick box questions on the first page
- Leave additional comments in the space on the rear
- Don't forget your name and contact details
- Drop off your completed questionnaire at the Coffee Shop 'ballot box'

Fill in online

- Put the link into the browser
www.surveymonkey.com/r/7ggh9zi
- Follow the on screen instructions
- You can leave comments against each section of the plan

Written Feedback

- Please send your comments by email to: neighbourhood.plans@bpud.co.uk and mark them clearly 'Newborough Neighbourhood Plan'

- Or alternatively write to:

Newborough Neighbourhood Plan

c/o BPUD Limited

Floor 2, 16-18 Park Green,

Macclesfield, Sk11 7NA



Analysing the feedback

- BPUD to collate all responses
- We will graph the responses to the questionnaires on a policy by policy basis
- We will collate comments on a policy by policy basis
- We will identify any reoccurring themes or responses as these are likely to carry more weight

- These comments will be collected and presented to the LPA / Examiner as part of the submission documents



Next steps and timescales

- Consultation will run until 26th November
- BPUD will analyse the results and report the information back to the steering group
- The steering group will consider all comments and make appropriate changes
- The comments and the response to these will be published

- Submission to ESBC late January 2016
- Publicity and Examination by March 2016
- Referendum for early summer 2016



Key messages

- 2nd Draft Plan – 16 policies including a totally revised housing approach
- Based on feedback from the community
- Consultation will run for 6 weeks – 15th October to 26th November 2015
- Genuinely seeking feedback (good or bad) from community
- Comment by questionnaire, online, by email or by post

It's your plan!



Your steering group

David Jeffries (Chair)
Jeff Mason (Vice Chair)
John Blackmore
Alison Fletcher (Parish Cllr)
Barrie Gill (Parish Cllr)
Guy Harte
Helen Hayes
Beverley Hudson
Phil Spencer
Crispin Turner (Parish Cllr)
Bethan Waite (Parish Cllr)
Supported by: June Bullingham (Clerk)



Q&A Panel

Steering Group and BPUD

Questionnaire link:

www.surveymonkey.com/r/7ggh9zi

Written comments:

By email:

neighbourhood.plan@bpud.co.uk

Or write to us:

Newborough Neighbourhood Plan, c/o BPUD Ltd
Floor 2, 16-18 Park Green, Macclesfield, SK11 7NA



DRAFT Newborough Parish Neighbourhood Development Plan

Fill in and return this questionnaire to us to HAVE YOUR SAY

This questionnaire to share your thoughts and feedback on the Newborough Parish Neighbourhood Development Plan with us. If you have feedback please use the space on the rear of this questionnaire or attach additional sheets securely. The Newborough Parish Neighbourhood Development Plan, and additional questionnaires can be downloaded from our website www.newboroughvillage.co.uk

Policy	Agree	Neutral	Disagree	Policy	Agree	Neutral	Disagree
<p>VISION The Vision sets out how the village and parish should be by 2031: Focusing on sensitive new development and supporting a sustainable rural lifestyle</p> <p>STRATEGIC POLICIES (SP): SP1 – Sustainable Development An overarching policy which sets clear out the local interpretation of sustainable development.</p> <p>SP2 – River Management and Flood Risk Supports improvement in the overall levels of surface water runoff, the enhancement of the areas along the river and its maintenance.</p> <p>SP3 – Communication Infrastructure Supports improvement to broadband and mobile phone services through new development.</p> <p>SP4 – Heritage and Design Seeks to ensure that new developments make a positive contribution to the parish's historic built environment and avoiding causing light pollution.</p> <p>HOUSING AND EMPLOYMENT POLICIES (HE): HE1 – Employment Supports working from home and seeks to ensure that new employment opportunities are compatible with the rural nature of the parish</p> <p>HE2 – Number and type of new housing Aims to allow approximately 17 new dwellings in order to preserve the character of the village.</p> <p>HE3 – Location of new dwellings Focuses all residential schemes onto infill plots, conversions or limited linear development, favouring previously developed sites and buildings.</p> <p>HE4 – Design for new residential development Seeks to ensure that new residential development responds to the surrounding local architecture and landscape setting of the village.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>OBJECTIVES Eight objectives are included which seek to deliver the vision. They have been tested with the community and achieve sustainable development.</p> <p>COMMUNITY FACILITIES POLICIES (CF): CF1 – Community Facilities and Services This policy supports new facilities and services which make sure that new proposals respect neighbouring uses and amenity.</p> <p>CF2 – Open Spaces and Recreation Aims to protect existing recreational facilities from redevelopment unless it results in better quality and quantity of provision nearby.</p> <p>CF3 – Landscape and the National Forest Aims to enhance existing site biodiversity, protect key views and farm planting/woodlands and create new green and blue infrastructure networks</p> <p>CF4 – Renewable Energy Controls renewable energy developments to protect the conservation area, ancient monuments, landscape and wildlife.</p> <p>TRANSPORT AND ACCESS POLICIES (TA): TA1 – Public Transport Aims to improve public transport, and supports locating new development where it can make best use of existing public transport services.</p> <p>TA2 – Public Realm and Traffic Management This policy supports new public realm works, improvements to the central square and traffic management in the village, including car parking.</p> <p>TA3 – Footpath and Leisure Routes Seeks to ensure the enhancement of existing walking and cycling routes and provision of new routes with safe access to the village's services.</p> <p>TA4 – Parking Aims to provide sufficient and suitable car parking to minimise the impact of street parking.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you have any further comments about any of the policies please tell us here, noting the particular policy you're commenting on.

The DRAFT Newborough Neighbourhood Development Plan will be subject to six weeks consultation beginning on Thursday 15th October 2015. The Consultation period will end at 5pm on Thursday 26th November 2015. Responses received after the closing date will not be counted.

Further information can be found on the Parish Council's website:

www.newboroughvillage.co.uk

The easiest way to get involved is to complete our questionnaire. More hard copies of the questionnaire will be available from the Coffee Shop in Newborough, or can be downloaded from the Parish Council website throughout the consultation period. If you prefer, you can also complete an online version of the questionnaire using the link below:

www.surveymonkey.com/r/7GGH9ZJ

Please provide your name and address for your responses (paper copy or online) to be considered valid. Paper copies should be returned to the box at the Coffee Shop.

Comments can also be given in writing, and must include your name and address to be considered valid. Where possible, please refer to the specific section or policy you're commenting on, to make sure that your comments can be correctly considered. Written responses should be posted to:

Newborough Neighbourhood Development Plan

c/o BPUD Ltd

Floor 2, 16 -18 Park Green,

Macclesfield

Cheshire

SK11 7NA

Or by email to neighbourhood.plan@bpud.co.uk with the subject line 'Newborough Neighbourhood Development Plan'

Please provide your name and address here. Questionnaires without a name and address cannot be considered:

Name: _____ Address: _____

All comments will be recorded and reported to the Steering Group as part of the ongoing plan writing process. All personal information provided as part of this process will be used solely for the Newborough Neighbourhood Development Plan and will not be sold or passed to anyone beyond the Parish Council and the Local Planning Authority.



Appendix 2:

Feedback from the first 8 week consultation period in early 2015, including full list of respondents and the key themes / issues raised

Newborough NDP:



Regulation 14 Consultation Key Issues

Project Title: Newborough Neighbourhood Plan

Date: 8th April 2015

Purpose: To provide a summary of the key issues raised during Regulation 14 Consultation on the draft Newborough Neighbourhood Plan

1.0. Introduction:

1.1. The following note provides a summary of the matters raised by the community and other consultees following Regulation 14 consultation on the draft Newborough Neighbourhood Plan. The consultation period ran between the 21st January and 18th March 2015 in which the Steering Group received 57 individual responses (some individuals submitted more than one representation), see table below:

1	Andrea Leek	27	Lee Mainwaring
2	Andrew and Eileen Litchfield (A E Litchfield Farming)	28	Liz Ford
3	Andrew and Emma Andrea	29	M S Baughan
4	Andrew Clay	30	Margaret Greensmith & Son, George Alcock
5	Andy and Gail Smith	31	Marjorie and Jane Wilson
6	Barrie Gill	32	Mark Wilson
7	Brian Averill	33	Mike & Noreen O'Connell
8	Butler	34	Mr and Mrs Sullian
9	Caroline Fern	35	Natural England
10	Charlene Gethin	36	Neeson
11	Chris & Catherine Tierney	37	Nigel and Sue Albiston
12	Chris Hayes	38	Phil Spencer
13	David & Ruth Williams	39	Richard Butler
14	David Jeffries	40	Richard Preston
15	Diane & Kevin Dolling	41	Robert Neeson
16	Dr Paul Blanchard and Mrs Jane Blanchard	42	Robin Waite
17	Environment Agency	43	Shirley Daly
18	ESBC	44	SJ Baughan
19	Gill Spencer	45	Sport England
20	Grant McKinlay	46	Stuart Jobbins
21	Guy Harte	47	Sylvia D Butterworth
22	Highways Agency	48	Tatenhill Parish Council
23	John & Mary Imber	49	The Coal Authority
24	John and Corinne Blackmore	50	The National Forest Company
25	John Blackmore	51	TM & TA Pellett
26	Karen Mainwaring	52	Tracey Harte

Newborough NDP:



Regulation 14 Consultation Key Issues

2.0. *Summary of Newborough's Regulation 14 consultation:*

2.1. Of the feedback received a large number focused on the emerging housing strategy (specifically the allocation of sites) and the way in which consultation had been undertaken and Plan prepared. Please note that statutory consultee comments have not been included in the table below as their responses contain a greater level of detail and cannot be summarised (i.e. suggested changes in wording, references to changes in regulation etc.). The following table presents the key issues raised during consultation:

No.	Key issue
-----	-----------

1	Preparation of the NDP
----------	-------------------------------

- A number concerns have been raised (following a set template) stating that the Plan is inadequately justified, does not comply with NPFF and ESBC Local Plan, makes unrepresentative proposals, promotion of unsustainable development, is an unbalanced document and has lacked transparency. N.B. This highlights that there remains considerable misunderstanding about the role of Neighbourhood Planning and its legal requirements as many of the 'tests' cited were inappropriate.

2	Consultation on the emerging policies
----------	----------------------------------------------

- The level of consultation and preparation of the draft Neighbourhood Plan, stating the community had not been consulted extensively enough.
- Confusion over the area the Plan covers – i.e. thinking that all policies relate solely to the village itself and the powers that the Plan has.

3	Housing Strategy
----------	-------------------------

- Some residents have expressed that 20 would have detrimental impact on the village and the number should be reduced to around 6-7 in line with Strategic Policy 4 in ESBC's emerging Local Plan.
- The residents are concerned that a minimum of 20 houses would impact the areas local character and erode the openness of the village, particularly in terms of the conservation area. HE3.1 and HE3.3 both fall within the conservation area and the other allocated sites are either adjacent or within a very close proximity.
- Use of the word 'minimum' cited as a concern on a number of occasions, suggestion that the word 'around' is used.

4	Housing Strategy: Allocated Sites
----------	------------------------------------------

- Confusion over how the allocated sites were chosen and a belief that allocation of a site means that development has permission and will be imminent.

5 **Housing Strategy: Housing Mix**

- More emphasis on provision of affordable housing requested by some while others consider there to be no demand nor a viable option for the village

6 **Transport and Traffic**

- The consultation responses have expressed concerns regarding the pressure residential development would put on local roads and services.
- There is a particular concern with traffic congestion which is already a problem within the village.
- Asking for further speed restrictions as part of the Plan.
- Seeking improvements to the A515.

7 **Flood Risk**

- A number of residents are concerned by flooding in the village – particularly the impact from proposed development.
- Calls for positive contributions from developers to mitigate impact.

8 **Parking**

- Requests for defined area in centre of village.
- Confusion regarding Public Realm as a term.

Heritage and Conservation Concerns

- A number of residents stated concern regarding the impact of allocated sites on the village's character and the Conservation Area.
- Plan should celebrate village heritage more strongly.

10 **Concern regarding Parish Councillor conflicts of interest**

- Development promoted in exchange for better communication infrastructure.

11 **Other comments:**

- Reference to tourism is unrealistic
- NDP unable to address communications 'void'
- Working from home unrealistic



Appendix 3:

Full list of feedback from regulation 14 consultation (October – November 2015) and responses and recommended changes to the plan.



Second Regulation 14 Consultation Responses (incl. Parish Council Response)

in respect of

Newborough Neighbourhood Plan

On behalf of

Newborough Parish Council

February 2016



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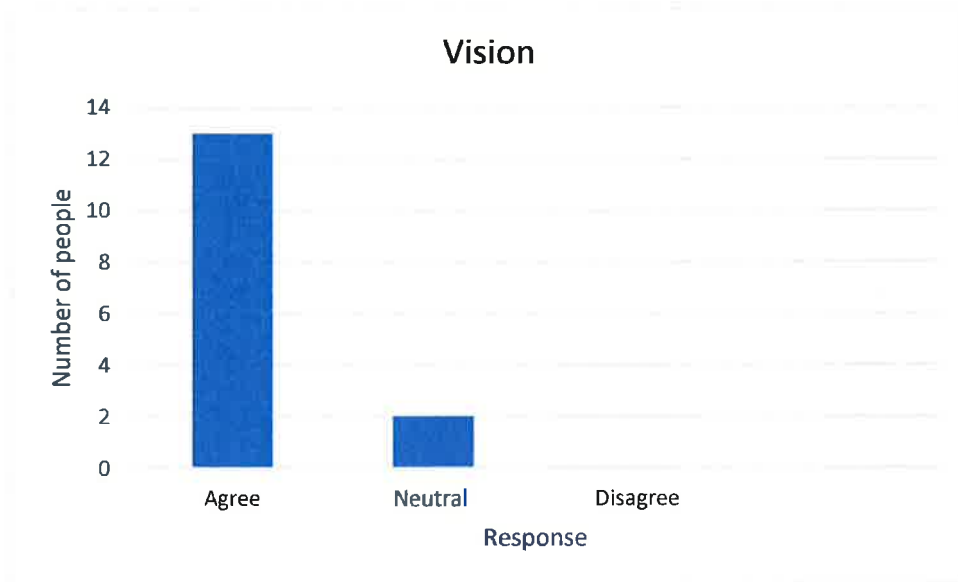
Job. No: 13-028 Newborough
Prepared By: CW / AD / BP
Checked By: LM / BP
Date: 29 March 2016

1. Introduction

- 1.1. This report summarises the consultation responses received from Newborough Draft Neighbourhood Plan second Regulation 14 consultation. The report follows the structure of the draft Plan, with responses organised on a policy-by-policy basis.
- 1.2. Each section includes a graph showing how many respondents agreed or disagreed with each policy, a list of written comments submitted by each person or organisation (these have been edited for clarity, brevity and relevance to planning matters), and a summary of the responses. Below each response, text in red, shows the response of the Steering Group / Parish Council outlining the amends that have been made to the plan. A full list of all respondents, either by questionnaire or otherwise is included as a separate document.
- 1.3. Following comments by Staffordshire County Council and Historic England a meeting was set up with the Historic Environment Officer to discuss matters of heritage. A record of this meeting is also included (Annex 1) in this document as it offers the reader a better understanding of the changes and discussions relating to matters of heritage assets, specifically the Schedule Ancient Monument, none designated assets and below ground archaeology. As necessary the red response makes reference to this document.

2. Vision

2.1. Questionnaire Responses

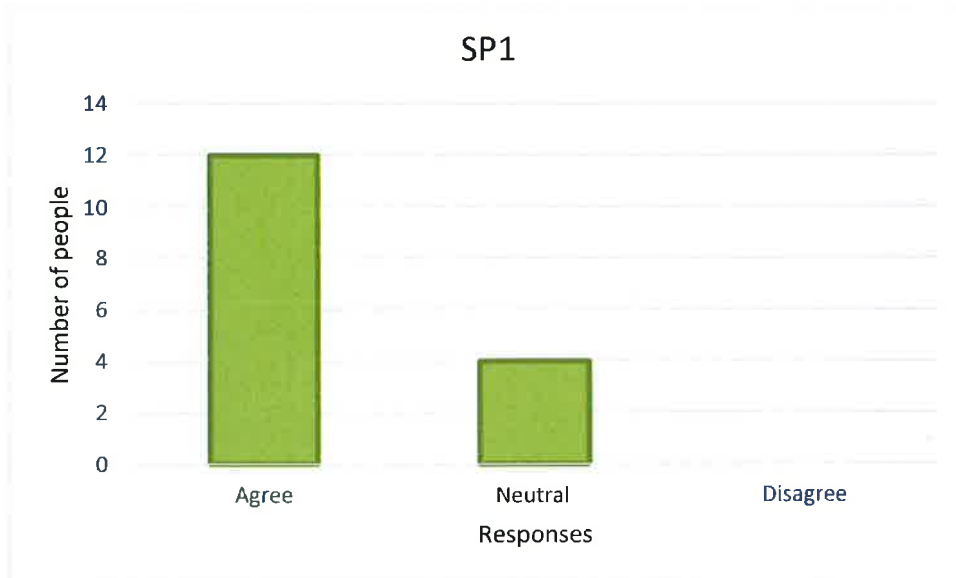


2.2. Key findings

- The questionnaire responses found that the majority of residents (87%) support the Neighbourhood Plan vision and 2% are neutral.

3. SP1 – Sustainable Development

3.1. Questionnaire Responses



3.2. Written responses

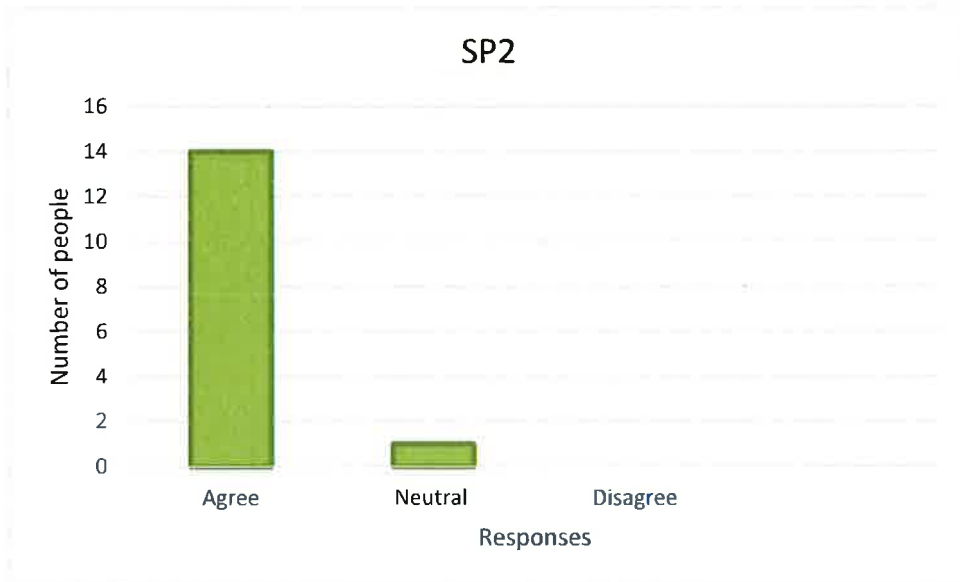
Full Name	Comments
James Chadwick (SCC)	<p>Policy SP1 seeks to restore and enhance local landscape character paying special attention to views into and out of the village of Newborough. With regard to protecting the setting of the village it would be beneficial in the explanatory text to consider the approaches to the village and to ensure that distinctive parkland landscapes are not affected by development. The particular sensitivity of the landscape to development noted in <i>Planning for Landscape Change</i> could be used to justify stronger measures such as strengthening hedgerow boundaries or encouraging new planting, to reduce the effect of development on the village setting and deliver landscape enhancement.</p> <p>RESPONSE: It was considered that sufficient reference to landscape was contained within other policies within the plan, including specific reference to this document and as such it was unnecessary to add to this policy that was already complex. Policies in the plan should be read collectively and it is not necessary to include reference to every aspect in every molicy.</p>
ESBC	<p>How will traffic be minimised? Does it mean the need to travel will be minimised i.e. development to be located close to the village itself? Is served by appropriate communications infrastructure – does this also include where developments include new communications infrastructure? Restores and enhances may not be possible in all cases – perhaps restores and/or enhances.</p> <p>RESPONSE: It is agreed that this is an undeliverable aspiration for the policy and as such it has been removed from the policy. It was also agreed that reference to restoring and enhancing would be unreasonable and as such accept the LPA suggested change.</p>

3.3. Key finding

- The questionnaire showed that 75% of the respondents support the sustainable development policy and 25% of people were neutral.
- Suggest inclusion of reference to SCC Landscape Change Document.
- Suggestion of further consideration of what 'minimising traffic' might be.

4. SP2 - River Management and Flood Risk

4.1. Questionnaire Responses



4.2. Written Responses

Full Name	Comments
James Chadwick (SCC)	<p>In relation to River Management and Flood Risk policy SP2 there is anecdotal evidence of this and we have data of historic flooding hotspots in the village. Therefore, it is accepted that there are flooding problems in the village. However, there is only fairly vague modelling of the floodplain through the village. This consists of the National Indicative Floodplain map to define the extents of Flood Zones 2 and 3 and the updated Flood Map for Surface Water to define potential overland flow routes for surface water. Both of these were national projects, which made a number of assumptions. This floodplain cannot be regarded as highly accurate, as it would not have picked up and modelled specific structures that have an effect on flooding in the village such as the culverted lengths under Duffield Lane or the various crossings of the Swarburn along Yoxall Road.</p> <p>In principle, the anecdotal evidence is enough to suggest a precautionary approach regarding surface water discharge rates from new developments in the village. However, holding the rates below greenfield run-off rate is not a common requirement as suggested in 5.10 and would require further justification. What is more common in these circumstances is to hold development discharge to Q bar levels across the whole range of storms. That results in the developer having to store surface water on their sites and only discharge it at controlled rates. This will reduce the developable area available on sites. Couched in these terms, the plan could ensure that new</p>

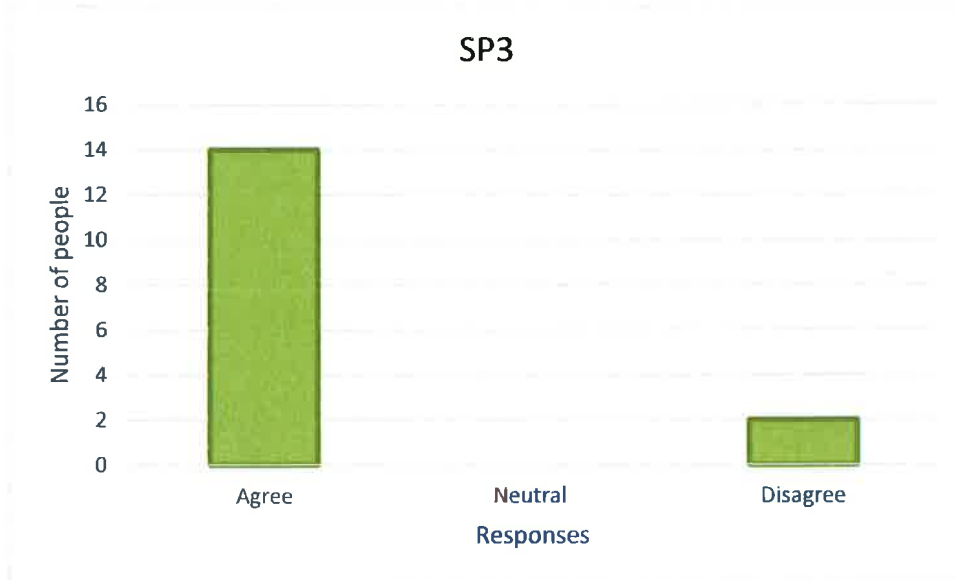
	<p>development would be reducing flood pressures on the village. There is also a practical minimum that can be discharged from sites based on keeping a reasonably large pipe to discharge to the river; this is generally quoted as 5l/s.</p> <p>RESPONSE: The point is acknowledged and reference in the policy and the explanatory have been changed to reflect the guidance provided by the County Council in their response on this matter, including direct reference to the 5l/s flow.</p> <p>The majority of flows to the village will have originated from the upstream catchment, which is measured as 8.92 square kilometres or 892 Hectares. The water running off that catchment dwarfs any controls that might be imposed on small development areas in the village. Residents should be made aware that controlling surface water run-off from proposed new development (consisting of only 17 new buildings) will not lead to an overnight solution to flooding problems in the village.</p> <p>What might be of assistance to the village could be Natural Flood Management (NFM) measures carried out in the catchment upstream of the village. NFM consists of changed agricultural methods, leaky dams, storage areas on agricultural land etc. These measures are intended to reduce downstream flood risk and improve water quality and biodiversity in the rivers. Staffordshire Wildlife Trust has produced a report assessing the impact of various catchments. The Swarburn catchment has been highlighted as one that has potential for these kinds of techniques. It is recommended that the Newborough Neighbourhood Plan could make reference to supporting such measures in the upstream catchment of the village.</p> <p>RESPONSE: Additional text in the policy and the explanatory has been included to make specific reference to the notion of Natural Flood Management and the policies support for this. The explanatory will make specific reference to the work of the SCC and the Wildlife Trust.</p>
ESBC	<p>Would the parish also like to see the sustainable use of water within properties? i.e sustainable construction and features which reduce the consumption of water?</p> <p>RESPONSE: It was agreed that this would be welcomed if delivered, but that we should be mindful of not requiring this as that may cause conflict with guidance from central government on performance beyond the building regulations. It is added to the policy as a strong suggestion and given support.</p>
Brian Beck	<p>Is the lack of maintenance on the river bearing in mind climate change, it's possible sometime in the future we may have a Roseath type disaster through the village, maybe it's time to put our community and village concerns before our own, and look at the bigger picture?</p> <p>RESPONSE: This is noted and efforts have been made to reduce the impacts of flooding and climate change in the policies.</p>

4.3. Key findings

- The results from the questionnaire show that 93% of people support the policy and only 7% of the responses are neutral.
- Should adopted common standards for flood risk (as set out above) as opposed to 'greenfield' levels test and perhaps reference to upstream NFM regime.
- Possible inclusion of reference to sustainable water use within the construction of buildings.
- Maintenance of the river – is there further work that the plan can do to address those.

5. SP3 - Communications Infrastructure

5.1. Questionnaire Responses

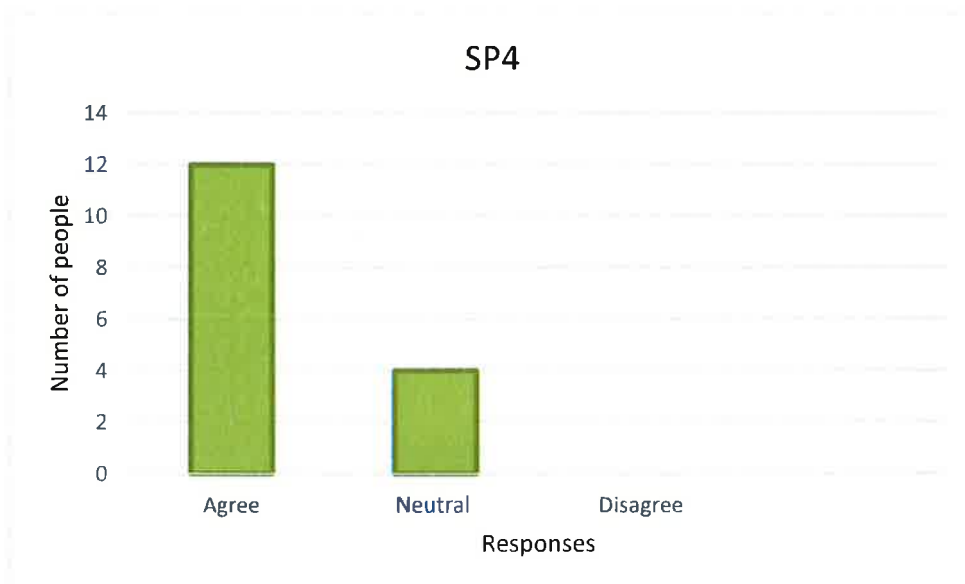


5.2. Key findings

- There were no written comments regarding policy SP3, however the results from the questionnaire show that the majority of people support the policy. 87% of the responses support it and 13% of people did not.

6. SP4 – Heritage and Design

6.1. Questionnaire Responses



6.2. Written Responses

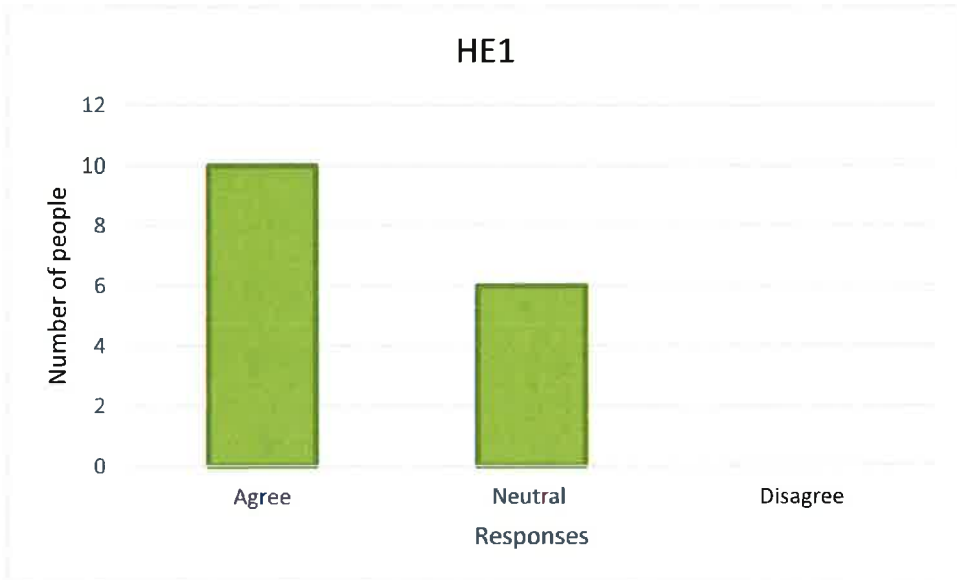
Full Name	Comments
James Chadwick (SCC)	<p>Policy SP4, line three. It is advised that Scheduled Monuments and Listed Buildings be considered here, for example (inclusions underlined) ‘...Development must seek to preserve and enhance the conservation area <u>as well as the fabric and setting of scheduled Monuments and Listed Buildings within the Plan area.</u> Particular focus...’</p> <p>RESPONSE: Agree that this is a sensible change to the policy wording and the policy will be changed accordingly.</p> <p>The Plan may wish to consider including a policy regarding the sympathetic reuse of historic farm buildings and new build within historic farm complexes.</p> <p>RESPONSE: Discussions with the HEO (See appendix 1) has resulted in greater reference to EH, County and Borough Documents and approaches to development including specific reference to the Guidance for Historic Farmsteads document.</p>
ESBC	<p>Not sure reference to bat boxes etc. is relevant for this mainly historic environment policy.</p> <p>RESPONSE: Agree that it is strange in this statement exists in this location and as such it is moved to policy HE4. It was a remnant from when this policy was much more design focused as historic environment as part of early drafts.</p>

6.3. Key findings

- The questionnaire found that 75% of people support the new policy and 25% are neutral.
- Include additional text to include reference to SAM.
- Include reference within this policy, or the plan on historic farmsteads.
- Remove reference to ecological designing what is otherwise a historic environment policy.

7. HE1 – Employment

7.1. Questionnaire Responses



7.2. Written Responses

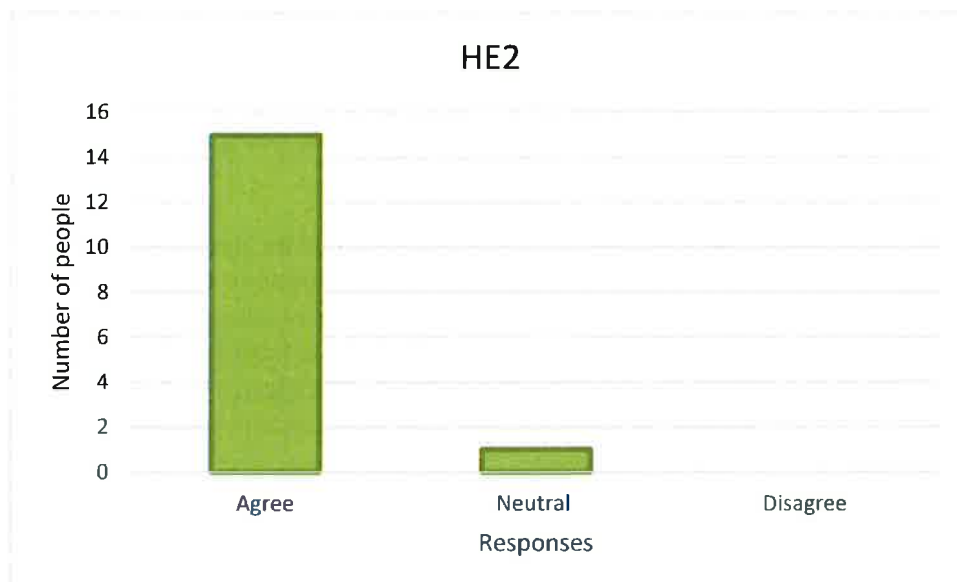
Full Name	Comments
ESBC	<p>Suggest additional amendment in italics to first paragraph, <i>“Larger employment schemes are unlikely to be acceptable unless they can demonstrate a specific locational need and meet other relevant planning policies.”</i></p> <p>RESPONSE: Agree and have introduced the change.</p> <p>Penultimate para: needs to be less vague. “All new development should be designed to be allow [some form of] home working to take place unless the size or type of accommodation makes this impracticable”. Para 6.7 explains the different types of provision that might be appropriate. At the very least all new developments should come ready- connected to broadband?</p> <p>RESPONSE: Agree – have made the changes accordingly broadly in line with the suggested text.</p>

7.3. Key findings

- 62% of people who responded to the questionnaire supported policy HE1 and 38% of people were neutral.
- Opportunity to firm up home working policy including reference to ensuring that all new homes have a broadband connection.

8. HE2 Number and type of new housing

8.1. Questionnaire Responses



8.2. Written Responses

Full Name	Comments
ESBC	<p>Para 6.3 describes that the housing requirement is derived from the Local Plan OAN (“objectivity assessed need should read “objectively...”) and “an independent housing survey (2008)” (who by? –needs to be referenced). Does this study highlight the need for starter homes and bungalows? If not, where is the evidence for this type of housing?</p> <p>RESPONSE: Changed to read ‘objectively’. Reference to the housing need survey has been changed as it was produced by ESBC themselves and this has been made clear.</p> <p>The figure of “approx 17” houses needs justifying overtly - it’s a straight division of the Tier 3 Local Plan requirement of 250 divided by the 15 settlements listed in Local Plan Policy SP4. (Incidentally, it is made clear in this Policy that this is not an exhaustive list of Tier 3 settlements and there are actually <u>more</u> than 15 settlements to share the requirement over!). However, if you demonstrate that you are planning for slightly more than the proportional number, it may be beneficial at Examination, in terms of being in accordance with the spirit of central government housing policy.</p>

	<p>RESPONSE: The figure has been arrived at as has been suggested. The figure of 17 has been taken as it is in the spirit of the pro-growth agenda, but also because Newborough is slightly larger than some of the other villages / settlements and with more services (see the ESBC Settlement Hierarchy evidence paper). As a result 17 seemed a sensible housing figure. This has been clearly set out in a new explanatory supporting this policy.</p> <p>The slightly higher, more rounded, figure of “approx 20” could also be justified because it adds flexibility to be able to deliver the types of housing - bungalows, starter homes, etc – the Plan identifies as being required.</p> <p>RESPONSE: The number of homes has been a hotly contested topic for the community. The group have determined that any rounding up means that the figure is not clearly a division of the 250 – a simple to understand approach to the overall number. As such the figure remains unchanged.</p> <p>There will be no need for the policy to make reference to being in accordance with itself (first paragraph)</p> <p>RESPONSE: Noted and removed – a typographical error</p> <p>Rather than stating ‘young people’ first time buyers would be more appropriate and applicable to the reference to starter homes. In addition it may also be appropriate to specify the housing expected to meet the needs of the elderly – is it just bungalows? Or smaller properties to enable downsizing? Properties with lifetime homes standards (now replaced by building regulations)?</p> <p>RESPONSE: These are sensible suggestions and amends have been made to the final paragraph to reflect these ideas.</p>
James Chadwick (SCC)	<p>The requirement for development to reflect local character is referred to in policies such as SP1 and HE2 is welcomed. As is the desire to preserve the character of the village, its landscape setting and the special characteristics of the conservation area.</p> <p>RESPONSE: Comment is noted and welcomed</p>
Brian Beck	<p>Is the village which came in to being several hundred years ago when everyone lived, worked and socialized within the confines, supported by village amenities? With the population now much more affluent and mobile will 8-10 more properties be enough to keep it a vibrant community for all age groups, and not a retirement location for people in later life bearing in mind, we have already lost the post office and shop, been close to losing the pub, and possibly a few years ago the school, without the sizeable bequest in previous years in the will of the vicar who was hear in the 1930s, its likely we would not have an open church.</p> <p>RESPONSE: These points are noted, however the community were clear in their responses that more than the 17 dwellings prospered in the plan period would be considered unacceptable growth. In addition, larger growth would begin to undermine the Borough Council’s spatial strategy for the smaller rural villages which proposes only a share of 250 across smaller villages. It is considered that more properties would likely be required to be accommodated by a significant needs argument to counterweight the strategic policies of the Local Plan. As a result no change is recommended.</p>
D. Jeffries	<p><u>Replacement of existing buildings:</u> should be allowed <u>anywhere</u> in the Parish for single dwellings on the same footprint with the possibility of an enlargement of perhaps 25%. This would be for buildings other than those subject to permitted development regulations.</p>

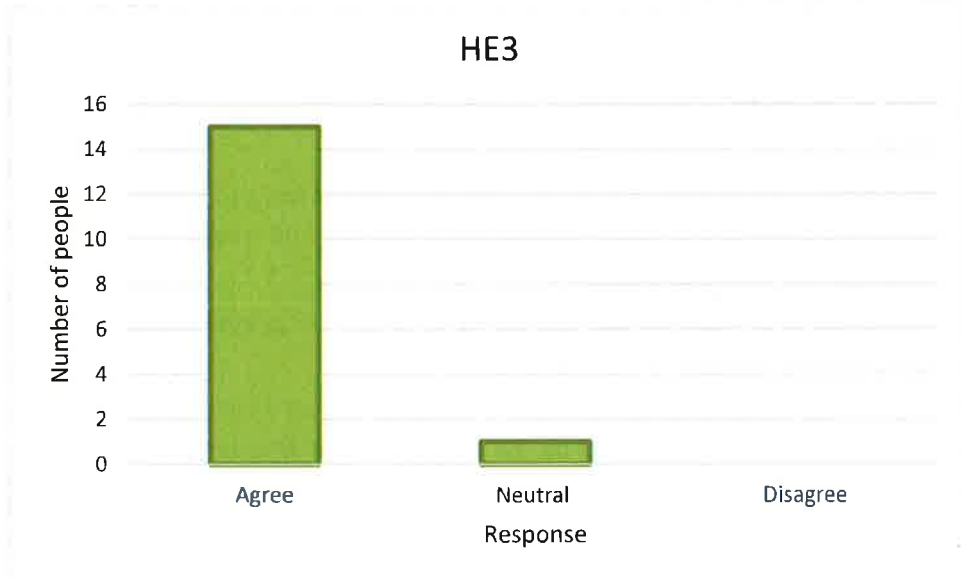
	RESPONSE: This was always the intention of the plan, and as such the policies have been amended to make these points explicit.
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8.3. Key findings

- The results from HE2 show that 94% of the local community support the policy and a further 6% were neutral.
- Should make reference within the explanatory text as to where the number of 17 houses has originated and mark reference to the fact that the HNS (2008) was an ESBC study.
- Could change 'young people' to 'first time buyers'.
- Consider whether the need is specifically for bungalows for the elderly or properties for downsizing.
- Consider whether the number of homes proposed is sufficient to safeguard local services.
- Add reference to allowing replacement dwellings on the same footprint anywhere in the parish (with possible small increase in footprint).

9. HE3 - Location of Dwellings

9.1. Questionnaire Responses



9.2. Written Responses

Full Name	Comments
ESBC	<p>HE3 2nd Bullet " For Conversions..."</p> <p>3rd Bullet - what is the significance of "existing since 2012 or subsequently"? Suggest deletion of this phrase. It means nothing vacant prior to 2012 can be re-developed or does it mean a building existing prior to 2012? Clarity required for this criteria.</p> <p>4th bullet "outlined above criteria."</p> <p>RESPONSES: These points have been taken on board when redrafting this policy.</p>
James Chadwick (SCC)	<p>With regards policy HE3 - Location of new dwellings this is very specific about where new dwellings cannot be located. One of the criteria used to rule out certain areas is flood risk we are of the opinion that there is no evidence supporting that particular argument to justify this element of the policy.</p> <p>RESPONSE: The Parish Council consider that there is sufficient anecdotal evidence of flooding of the Swarbourn in this area to justify this remaining to be included.</p> <p>Regarding Policy HE3 and the Proposals Map, I recommend some justification is provided for the limit of linear development set to the north and south of Newborough. A landscape appraisal would be a robust means of defining potential limits, informed by landscape character, and identifying other constraints and opportunities for landscape enhancement.</p>

	<p>RESPONSE: A landscape appraisal was undertaken in support of the plan in 2014 and is included in the submission documents. A new explanatory has been included to support this policy and aid in understanding that justifying the approach taken. The linear development option was discussed with the SCC Historic Environment Officer who agreed given the historical development of the village the approach was sensible.</p> <p>In relation to Policy HE3 the Proposals map indicates limits to development to the north and south of Newborough. The area to the north of the current settlement borders an unregistered park and (to the west) the site of the Scheduled medieval moated site at Newborough Farm. Any impact to a Scheduled Monument whether direct or indirect (to its setting) may require Scheduled Monument Consent. It is therefore advised that the plan team consult with Historic England regarding the content of the Proposals map and that the Plan contain some justification the setting of these development areas. In this instance, consideration of historic environment (including the Scheduled moated site and the areas historic landscape character) could form part of the 'Landscape Appraisal' (see below). This work might further inform the discussion while identifying other constraints and opportunities for the preservation and enhancement of the plan areas historic environment (as per Objective 7).</p> <p>RESPONSE: The parish Council have acknowledged this point and significantly curtailed the development boundary to the north. It now is located at the bridge over the River Swarbourn. A meeting was held with the HEO in January 2016 to discuss this matter. As a result the heritage assets listed above remain separate from the development limits in order to ensure that the setting is retained. In addition, elements of SP4 have been amended to further protect the setting of the village and other heritage assets. As a result the Parish Council consider that they have address concerns raised.</p>
Paul Bishton	<p>HE3: Exclusion of any new build schemes to the east of Yoxall Road and South of Duffield Lane is unnecessary. Proposals for the important issue of car parking in, or close to, the centre of the village seems to be absent.</p> <p>RESPONSE: The parish Council acknowledge the comment but consider that there is significant support for the restriction to retain it in the plan. Furthermore, discussions with the Historic Environment Officer in January 2016, demonstrated that the conservation area, and a series of historical farmsteads interspersed with farmsteads was a key heritage asset which should be preserved. Developing in this area would undermine this point.</p>
Jeff Mason	<p>Policy HE3 of the 2nd draft of the Newburgh Parish NDP appears to contradict the Village Housing Survey results that favoured "criteria based (A)" in preference to "Development Boundary (B)" and "Specific Sites (C)". The Inset Plan on the proposals map supports development extending the village boundary along the east side of Hollybush Road to the north of Newborough Court and along the west side of Hollbush Road up to and including Newborough Hall Farm. This encompasses the northern section of Development Boundary (B) that had</p>

the least preference in the survey, and also incorporates 4 potential sites that were not included in “sites to be considered”.

“Centre of Village” as defined in Appendix 1: Glossary states “the core of the village where the majority of services lie and where must be accessible from new development”. The land to the north of Newborough Court is 700 metres from the village centre being further from the village centre than the southern perimeter of the village at Dark Lane. Vehicles here travel within an unrestricted speed area up to 60mph where there are no footpaths.

I therefore believe that any development along Hollybush Road should be restricted to the west side of the road and not extended north of Newborough Hall Farm.

RESPONSE: The northern extension was part of detailed discussions as a result of heritage issues (see comments on SCC representations). It was also agreed by the Parish Council that the linear development would perhaps be counterproductive and the points here are noted. In any event, the limit of development has been significantly curtailed to the north of the village and the boundary is now the bridge over the River Swarbourn.

For those who chose up to 3 of their most favoured sites 81 people selected sites to the east of the Yoxall Road and south of Duffield Lane representing 21% of the total number of people voted. Yet, policy HE3 resists any development to these sites “to preserve the setting and character of the conservation area and the features of the medieval village, and to avoid the risk of flooding”. New housing can be successfully undertaken in harmony with the setting and character of the area, and avoid risk to flooding. This paragraph should be deleted from the draft as the criteria listed under HE3 and HE4, together with existing planning control with conserve areas, will provide sufficient protection to the village.

RESPONSE: Agreed in part. Some relaxation of this policy has occurred to allow replacement dwellings and conversions. The Parish Council consider that allowing more development in this area may undermine the heritage assets (Farmsteads, Conservation Areas) in this area. This is supported by the findings of the Extensive Urban Study (SCC and EH 2012).

Additional car parking has been requested at many of the public meetings and is stated in the final sentence of policy TA4. Preventing any development to the east of Yoxall road is likely to discourage any developer from offering such facilities.

RESPONSE: This point is noted. No changes are recommended.

The visual Approach to the village benefits from its setting in the valley. The majority of those who selected criteria based development in the Village Housing Survey would have done so to preserve the character of the village within or close to its existing boundary. The proposed ribbon development along its northern approach and avoidance of sympathetic in-fill within the curtilage of the village contradicts good planning principles and the results of the village survey.

	<p>Modest extensions to the linear development of the village together with controlled infill within the village will provide sufficient housing to meet the numbers required.</p> <p>RESPONSE: Bearing in mind the comments above, the Parish Council consider that the revised policy delivers the objectives and aspirations of the community.</p>
Mike O'Connell	<p>Confused about the development restrictions area as it appears to say that development can take place anywhere except the pale yellow area. Is that were the case is this area in the conservation area? In HE3 it states Holly Bush Road North, but the pale yellow area does not extend to that location.</p> <p>RESPONSE: This is a misunderstanding. The policy has been altered to help the community understand how the policy will work. A new explanatory has also been included to assist with understanding the implementation of the policy.</p>
Historic England	<p>No account of high archaeological potential delimited and indeed of the conservation area.</p> <p>RESPONSE: Changes have been made to this policy and other policies in the plan (specifically SP4) to assist in ensuring that archaeology is considered as part of any policies. It is considered unnecessary given the presence of archaeological policies within the strategic policies of the Local Plan, however, we accept the recommendation.</p>
Robert Smith	<p>Policy favours a North – South extension of the village either along Holly Bush Road or Yoxall Road. Any new buildings should be kept within the village boundaries thus retaining the rural character of the village.</p> <p>RESPONSE: The policy retains a modicum of north south expansion (though amended and restricted from the draft – see comments above) as this was the preferred option of the community in consultation in Spring / Summer 2015. There was significant support for the policy in this form and as such the policy retains the same overall strategy.</p>
Richard and Linda Instone	<p>All the sites have either physical boundaries i.e. adjacent houses or the limit of the linear development policy HE3. The limit of linear development has therefore included site 1 to the east of Hollybush Road and north of Newborough Court. Concerned this land may also be developed in the future.</p> <p>RESPONSE: This point is acknowledged. Previous comments on this policy will highlight that the limit of development has been curtailed and as such this is no longer a concern as the limit is much closer to the village.</p>
Harry and Sarah Skipper	<p>Object to the exclusion of any further development East of Yoxall Road, on a site known as Poplars Farmhouse which was offered in the first rounds of consultation for village parking which is urgently needed. Why extend in a linear development when there are more suited sites within the village.</p> <p>RESPONSE: Some limited development in the form of conversions and replacement dwellings is supported in this area by the plan, however, the likely impact on above ground and below ground heritage features have resulted in new buildings being resisted in this area. Full details are outlined in comments above with reference to the findings of the Extensive Urban Survey.</p>

Chris Hopton	<p>Do not agree of extending the linear north and south of the village as the roads are not wide enough to also construct a pavement. Shocked that the site east of Yoxall road was a development area which is a better option.</p> <p>RESPONSE: Please see comments above related to the northern extension limits.</p>
Andrew Ellis	<p>An infill plot should not have to front an existing highway. The policy should not seek to exclude plots within the village that maybe set back from an existing highway.</p> <p>RESPONSE: This was considered by the steering group to be a key part of the definition of an infill plot as otherwise plots some distance from the road could be included including those behind other properties which was something the consultation feedback was clear that the policy should avoid.</p> <p>An existing definition of previously developed land within the NPPF so there is no need to include the date of 2012.</p> <p>RESPONSE: Noted. This has been amended as part of the rewording of the policy.</p> <p>Concern with the north- south extension of the village that might create an unacceptable ribbon development.</p> <p>RESPONSE: This is noted but this was the wishes of the community and is in line with the traditional growth of the village. It is considered to be acceptable given the villages unique characteristics.</p> <p>Policy HE3 should not seek to exclude development of land to the east of Yoxall Road.</p> <p>RESPONSE: Please see comments and responses to Harry and Sarah Skipper</p>
Andrew Nelson	<p>Object to HE3 ribbon development, would support the original plan of extending the village boundaries. The ribbon development will change the visual structure of the village and requires extensive footpath development.</p> <p>RESPONSE: This was an approached favoured by the community. It is not considered that the modicum of linear extension would undermine the character of the village. In fact, the Parish Council consider that this is typical of the local built character.</p> <p>Furthermore – the site on Yoxall Road is subject to a great amount of surface water flooding.</p> <p>RESPONSE: There are many sites on Yoxall Road and no are specifically identified as part of the plan. The parish Council are aware of flooding in certain areas. The policy seeks to avoid favouring sites that flood and other policies would control and manage this constraint.</p>
R. Rushton Mr EJ Hall	<p>Objects policy HE3 regarding not allowing building on the east of Yoxall Road where infill is possible. Also objects linear development.</p> <p>RESPONSE: Please note comments above. There was still significant support for the policy and its intensions.</p>
Robert Smith	<p>Policy favours a north south extension.</p> <p>Any new buildings should be kept within the village boundary and retain the rural character</p> <p>To have a ribbon development would be detrimental to the entire area.</p> <p>RESPONSE: Please note comments above. There was still significant support for the policy and its intensions.</p>

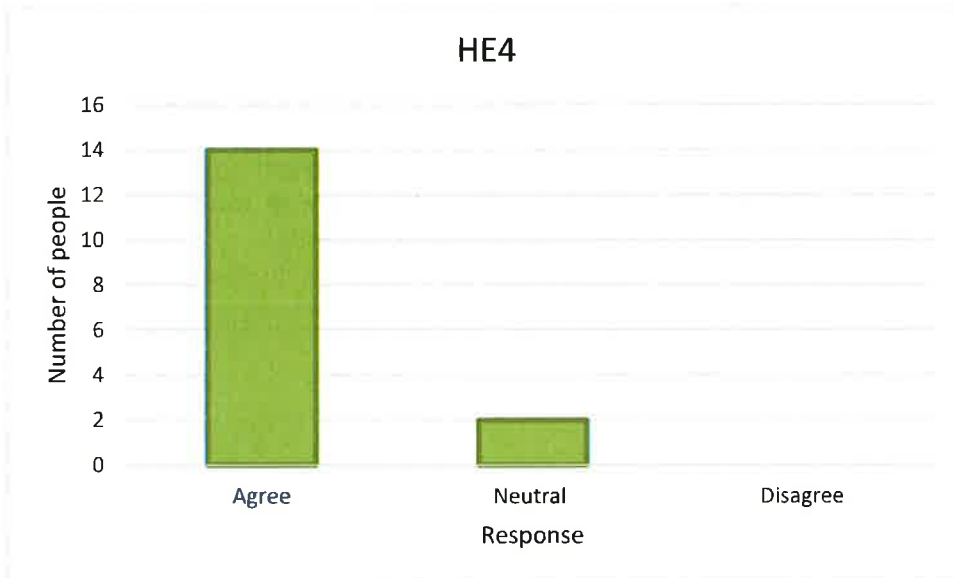
<p>D. Jeffries</p>	<p>Replacement of existing buildings: should be allowed <u>anywhere</u> in the Parish for single dwellings on the same footprint with the possibility of an enlargement of perhaps 25%. This would be for buildings other than those subject to permitted development regulations.</p> <p>RESPONSE: Please note comments on policy HE3. There are now provisions within the revised policy which relate to setting out clearly the appropriateness of replacement buildings.</p> <p>Infill: appropriately defined should be allowed/ encouraged <u>anywhere</u> in the Parish that meets the criteria i.e. facing the public highway, surrounded on at least two sides by the boundaries of neighbouring properties.</p> <p>RESPONSE: Agreed and this was always the intention with the exception of land in the yellow zone. Further clarity has been added to the policy.</p>
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9.3. Key findings

- 94% of people who responded to the question regarding policy HE3 supported the policy and a further 6% were neutral.
- Need to add further clarity as to the 2012 for PD sites deadline.
- There is no evidence to support restriction of development based on flood risk.
- The northern extension has the potential to impact on heritage assets including the SAM and registered parkland and requires further work, evidence and justification.
- Considered unreasonable that infill plots should front a road.
- States that exclusion of the land east of Yoxall Road / Duffield Road should be removed.
- Concern that the north-south development would create ribbon development.
- Comments that development should be kept within the existing settlement boundaries.
- Should include greater reference to archaeological potential within any development zone / strategy.
- Suggests that replacement buildings and infill should be allowed anywhere in the Parish.

10. HE4 - Design for new residential development

10.1. Questionnaire Responses



10.2. Write Responses

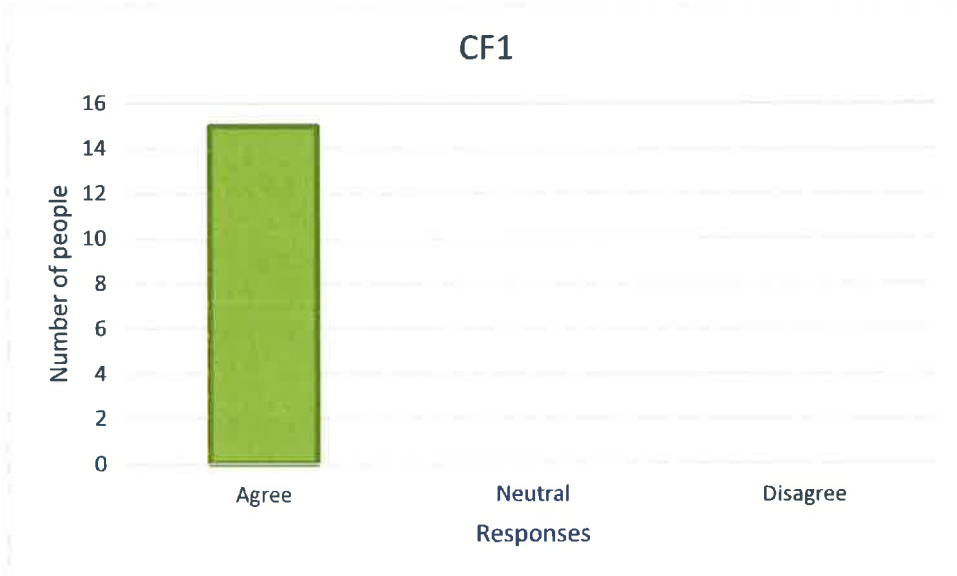
Full name	Comments
ESBC	<p>Could strengthen as follows:</p> <p>"The neighbourhood plan will support new residential development of the highest design quality.</p> <p>All new development should be of the highest design quality and respond positively to the surrounding built character and landscape setting of the village."</p> <p>Penultimate bullet: delete "and proximity to public transport" since there is no realistic difference between public transport accessibility in one part of the village to another – it's poor everywhere.</p> <p>Last sentence "...subject to compliance with other development plan policies and the principles set out above."</p> <p>RESPONSE: The comments are acknowledge and the changes have been made accordingly.</p>

10.3. Key findings

- The majority of people supported the policy (87%) and 13% of people were neutral.
- Remove reference to public transport accessibility as criteria since it is the same all through the parish.
- Suggested additions from ESBC to increase the strength of the policy wording – see above.

11. CF1 Community Facilities and Services

11.1. Questionnaire Responses



11.2. Written Comments

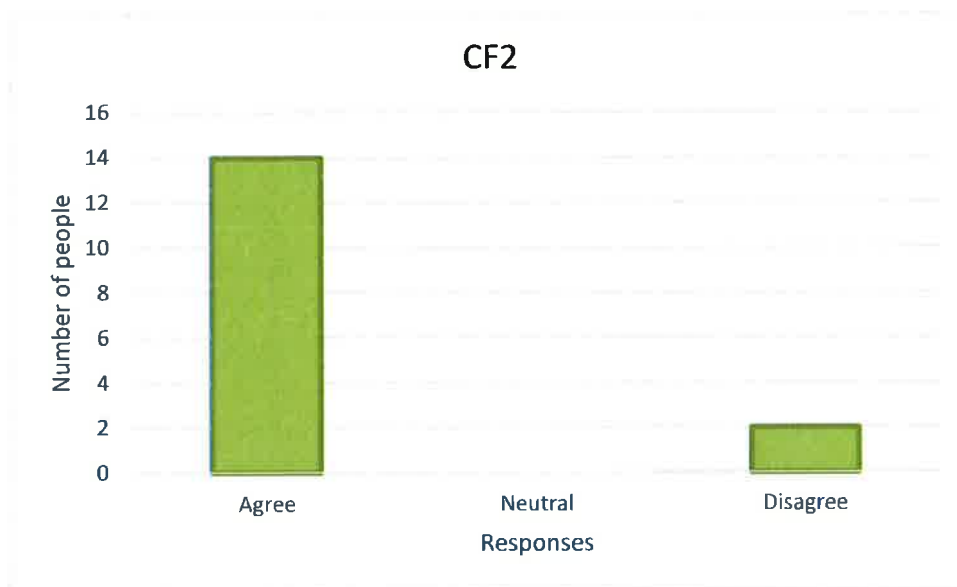
Full name	Comments
ESBC	<p>Para 7.2, Para 7.8 and Policy CF1. - Para 7.8 distinguishes between the specific statutory Asset of Community Value (the Red Lion) and more general community assets. Para 7.2 however calls the Red Lion a protected community asset, not an ACV. Policy CF1 para 3 refers to just the community assets. Should the same para also apply to the ACV too?</p> <p>More on the ramifications of the ACV for the Red Lion could be added within the glossary.</p> <p>RESPONSE: The changes suggested have been included in the revised version. Further explanatory text has been added to the glossary on the matter of ACV.</p>

11.3. Key findings

- The results from the questionnaire found that everyone who responded to the question supports policy CF1.
- Ensure that the policy and the explanatories clearly define the difference between the ACV and a general community asset.
- Add further details to the glossary on ACV ramifications.

12. CF2 – Open Spaces and Recreation

12.1. Questionnaire Responses



12.2. Written Responses

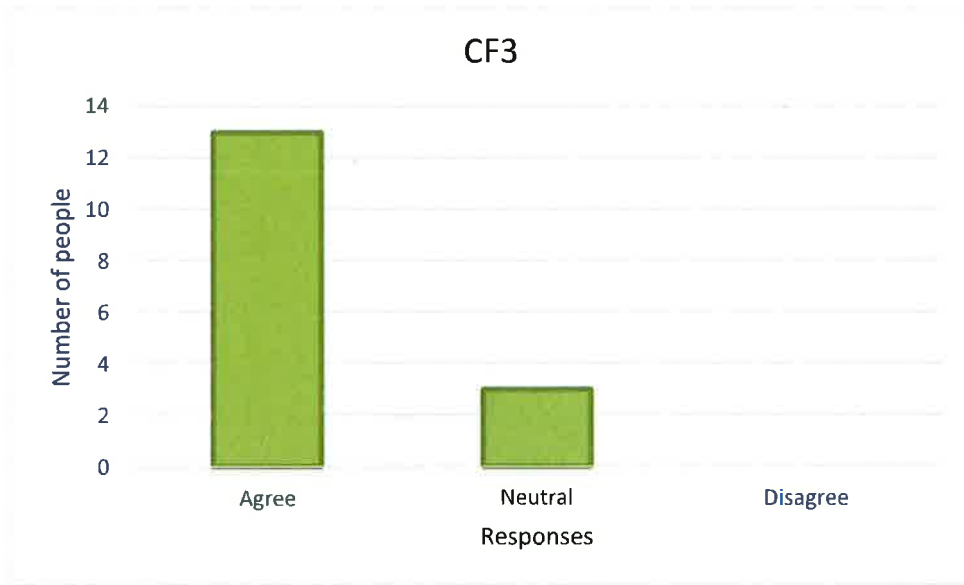
Full name	Comments
ESBC	Second paragraph not required as protecting the four open spaces as LGS's will give them more protection, in perpetuity. ESBC believe that the four LGS's proposed meet the criteria set out in the NPPF. In fact the paragraph waters down the protection given to an LGS, which is that development should not be allowed on the site except for small scale stuff ancillary to the open uses. RESPONSE: This is agreed and the second paragraph has been removed for the policy.

12.3. Key findings

- The questionnaire found that 87% of people agreed with the policy and a further 13% disagreed with the policy.
- Remove the unnecessary second paragraph of the policy as not required and may water down objectives of LGS.

13. CF3 Landscape and the National Forest

13.1. Questionnaire Responses

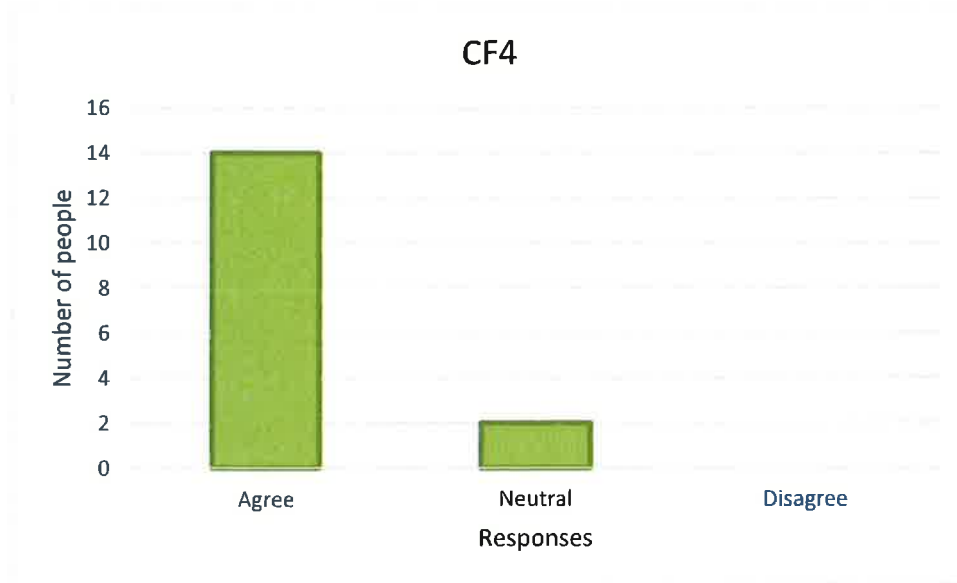


13.2. Key findings

- There was an overall consensus that the community and other commentators are in support of policy CF3 with no disagreement and 81% in agreement.
- No further comments were received.

14. CF4 Renewable Energy

14.1. Questionnaire Responses

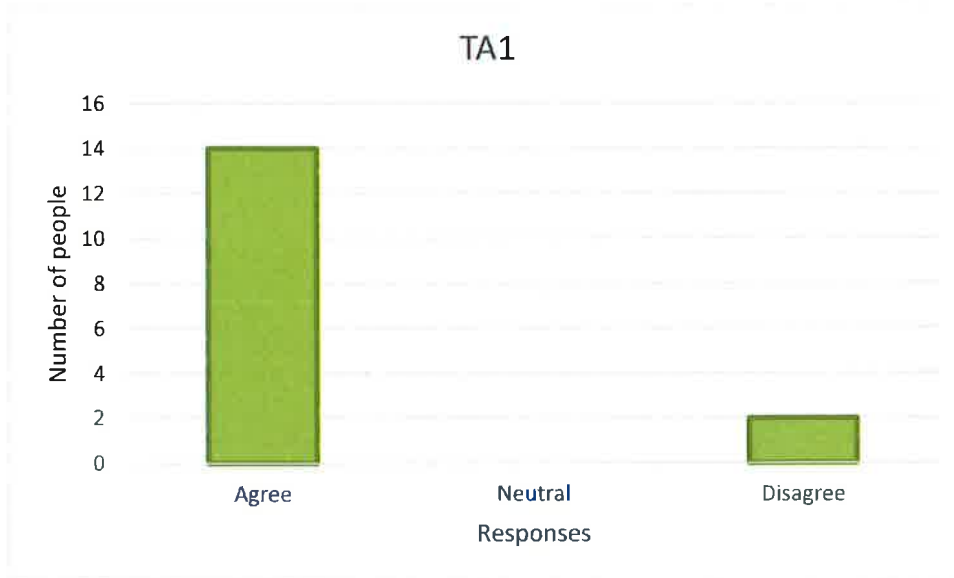


14.2. Key findings

- There was an overall consensus that the community and other commentators are in support of policy CF4 (87%) with no respondents disagreeing with the policy.

15. TA1 Public Transport

15.1. Questionnaire Responses



15.2. Written Responses

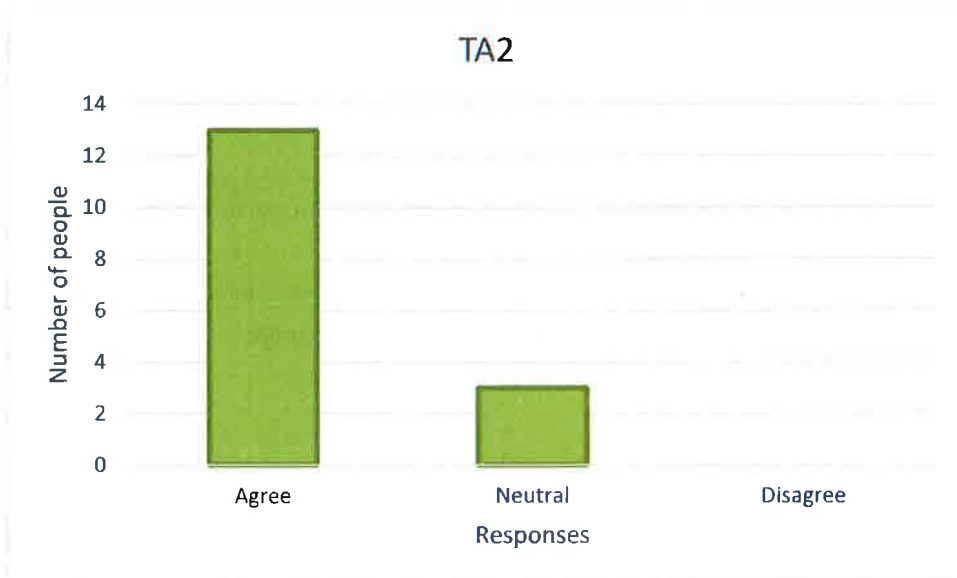
Full name	Comments
ESBC	<p>I'm not sure that "up to 17" houses (or even "around 20") presumably in separate planning applications with a few houses on each, is going to be able to support or improve the bus service. Location of new development near the bus route, as stated, is probably the only way of helping to support the service. Improving it might be beyond planning policies, although there is no harm in listing all the priorities the community want to pursue in an appendix to create a basis for seeking funding, talking to bus companies, etc. (paras 8.7 and 8.8). It might also be appropriate to reference access to a public transport route in both distance terms and also quality of the access route (i.e footpath etc).</p> <p>RESPONSE: The Parish Council acknowledge the limitations imposed by such a small number of new homes and the lack of other available funds. As a result the policy is removed from the plan.</p>
James Chadwick (SCC)	<p>In relation to Policy TA1 the Plan seeks improved public transport services supported by new development. It currently has a 2 hourly service but it does not facilitate general 9 – 5 commuting patterns. The service is entirely supported by Staffordshire County Council as a socially necessary service. Given current cut backs it's very unlikely to be improved on the back of 17 dwellings, many more would be needed.</p> <p>RESPONSE: The Parish Council acknowledge the limitations imposed by such a small number of new homes and the lack of other available funds. As a result the policy is removed from the plan.</p>

15.3. Key findings

- The consultation found that 87% of respondents to the questionnaire supported the policy and a further 13% disagreed with the policy.
- Unlikely to be able to be viable as a policy as the smaller number of properties proposed cannot improve matters but it may be better as an aspiration as an appendix.

16. TA2 Public Realm and Traffic Management

16.1. Questionnaire Responses



16.2. Written Responses

Full name	Comments
James Chadwick	<p>With regards to Policy TA2 – Public Realm and Traffic Management – A road safety scheme has recently been delivered in Newborough with chicanes being installed on the B5234 in accordance with the East Staffs Borough Integrated Transport Strategy (ITS). It was delivered over 2 years through Divisional Highway Programme funds. Our Community Highway Liaison Manager, Richard Rayson, is aware of further aspirations but these have not been designed or costed and consist of a crossing in the middle of the village and a footpath alongside the Red Lion pub. No public realm improvements or shared surface schemes have been considered for inclusion in the ITS but are included in the Neighbourhood Plan. While we would not oppose these improvements the Parish Council would have to source funds for them such as further DHP, the limited developer funding available and/or CIL if ESBC take this forward. However, given the relatively low level of development proposed in the Plan and a maximum of 4 dwellings per site it is very unlikely that developer funding will be sufficient. Therefore, deliverability of the scheme is questioned. In relation to Highways/transport schemes funding from the County Council would only be available where proposals are already identified in the District Integrated Transport Strategy or at a local level where schemes are included within the Local Division Highway Programme (DHP) could contribute with support from the Local Member.</p> <p>RESPONSE: Whilst the delivery is questioned as a result of lack of additional funding the parish Council wish to retain the majority of this policy and will activity lobby for the long term delivery of these schemes. Evidence prepared by the project highways consultant (see baseline) suggest that the chicanes are</p>

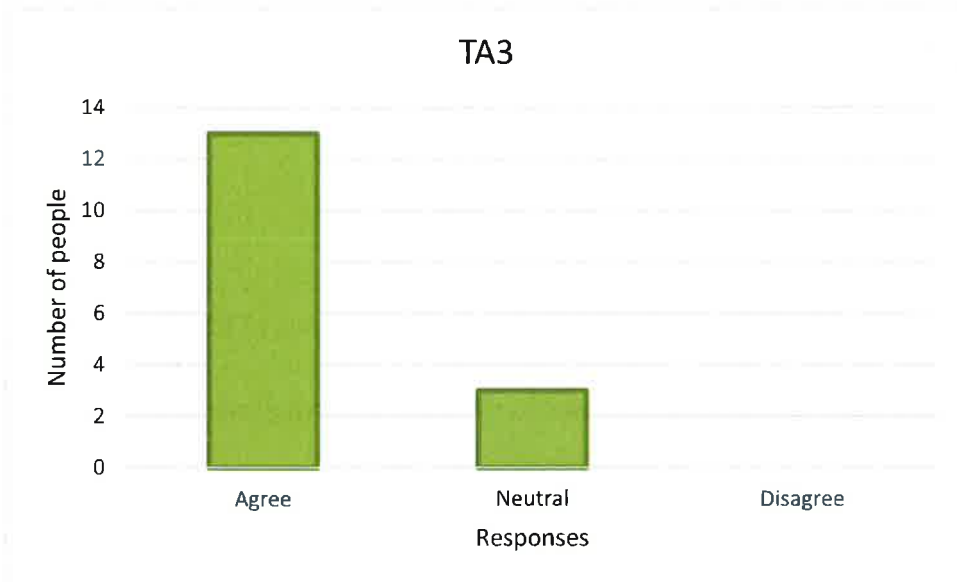
	<p>actually ineffective in these instances. The Parish Council will continue to work with the divisional highways programme to realise better measures.</p>
Tracey and Guy Harte	<p>Public Realm and Traffic Management, 8.11 'shared surface scheme' -extreme caution should be applied here. This is a rural village and this has the potential to urbanize and spoil it character.</p> <p>RESPONSE: Whilst there are opportunities to introduce shared surface without urbanising the area, this point is acknowledged and the reference to shared surface is removed in favour of a reference to schemes that are appropriate to the local character.</p>

16.3. Key findings

- 81% of people who responded to the questionnaire was in support of policy TA2 and 19% of people were neutral.
- Deliverability of public realm schemes is questioned as there are no funds available from the Highways Authority.
- Concern that support for share surface would 'urbanise' the village.

17. TA3 Footpath and Leisure Routes

17.1. Questionnaire Responses



17.2. Written Responses

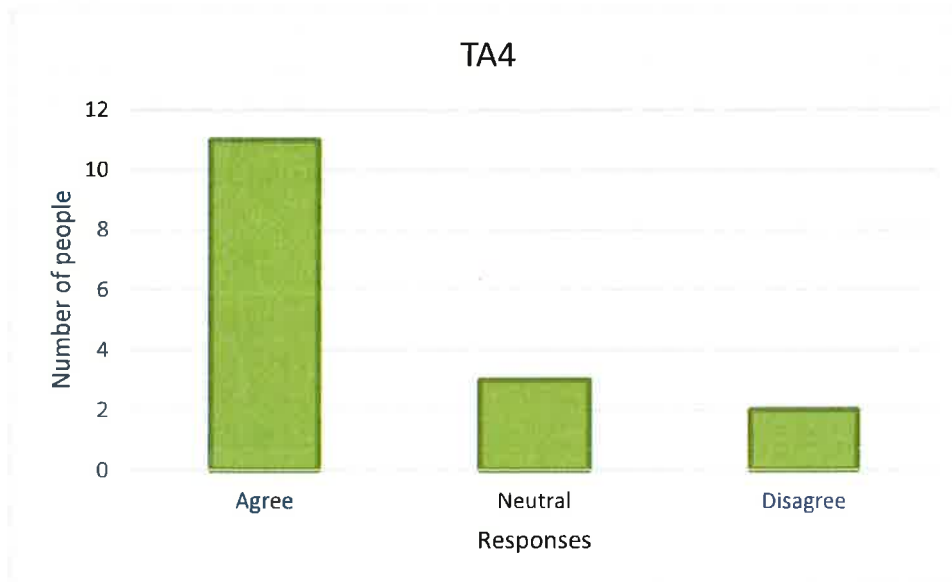
Full name	Comments
Tracey and Guy Harte	<p>If the maintenance of footpaths is already under question following change of ownership of land. It is vitally important rights of way should be upheld.</p> <p>Any public footpaths should be clear and maintained where appropriate. The village needs to maintain a unique and pleasant atmosphere.</p> <p>RESPONSE: This is noted and additional support for the retention and maintenance of footpaths added to this policy.</p>

17.3. Key findings

- 81% of people who responded to the questionnaire were in support of policy TA3 and 19% of people were neutral.
- Add further reference to the need to safeguard and maintain existing PROW.

18. TA4 Parking

18.1. Questionnaire Responses



18.2. Written Responses

Full name	Comments
Tracey and Guy Harte	<p>Any parking area within the village centre needs to be very carefully considered, as getting this wrong could have a very negative impact on the village character and could lead to traffic issues at busy school times.</p> <p>RESPONSE: this is noted and it is considered that there are sufficient safeguards in the plan to ensure that this is delivered carefully.</p>
D Jeffries	<p>All the draft plan offers is an aspiration. The existing housing policy seems designed in part to eliminate the only sensible possibility (adjacent to Site 7). This is difficult to understand given that a few months ago the P.C saw this as a high priority issue. Will S.G members feel comfortable when the village learns, as it will, that we could have had a useful car park near to the School and the village centre but the necessary information was withheld from them. For my part I think that the parking issue is perhaps overstated but many villagers seem to think otherwise. Just how many is a moot point. The status quo is not an option.</p> <p>RESPONSE: Without specifics it is difficult to respond to this point. The policy is clear that opportunities should not be squandered. The issue of parking is clearly a key one for the community and came up many times during consultation (See consultation statement).</p>
James Chadwick (SCC)	<p>Parking we query how the standard of 1.5 spaces will be applied to a single one bed property? Applying the standard in practice would mean two spaces are required yet if the application was for two units one of those could have a single space and be policy compliant.</p>

	<p>RESPONSE: This is agreed and has been amended to whole numbers. 1.5 spaces has been commonly used in many parking policies over the past ten years including a local 'made' plans, and the ESBC Parking Standards 2004. However, this has been amended accordingly to 1 space.</p>
<p>ESBC</p>	<p>Parking. Second sentence, delete second 'or the following' as it is a repeat. There are parking policies (of differing standards) in other ES Neighbourhood Plans with differing levels of success. Is there a particular on-street parking problem in the village at the moment that new development shouldn't make worse? Is there any way of adding in some flexibility e.g. if a one-bed development only has space for 1 car and not 1.5 on a case by case basis.</p> <p>Para 8.20 "...within the village as to not create pressure ..." within the village so as not to create pressure..."</p> <p>RESPONSE: There is significant evidence of this as a problem (see consultation report) especially in the village core where development would be encouraged. We have amended the policy to ensure that smaller properties only have one space rather than 1.5.</p>

18.3. Key findings

- 78% of people who responded to the questionnaire were in support of policy TA4, 13% of people disagreed and a further 19% were neutral.
- 1.5 spaces for a 1 bed property is not practicable and could some flexibility be added.
- Could reference be made to specific on-street parking problems in the village.
- Repetition in the first paragraph of 'following standards'.
- Careful consideration of the site for car parking in the village should be had and has the plan ignored a potential site?

19. Further Comments

19.1. Written Responses

Full Name	Comments
ESBC	<p>Proposals Map – the examiner of the Tatenhill Plan was not happy that the proposals map was in an appendix. To avoid any unnecessary modifications at examination it is advised that the policies map(s) should be in the main body of the plan.</p> <p>RESPONSE – Agreed and changed.</p> <p>It would be useful to have the area of the parish covered by the National Forest marked on the main proposals map as Policy CF3 refers to it. The map refers to ‘development restriction’ however this exact wording is not referred to in policy H3 – further wording alignment may be required.</p> <p>The Inset map has a lot of detail in it and would be better shown on a separate page at A4.</p> <p>RESPONSE – Agreed and amended accordingly</p> <p>Glossary - As the pub has been formally given the status of an Asset of Community Value then a little more about the ramifications of this should be added to a new entry in the Glossary. The Red Lion was placed by ESBC on a List of Assets of Community Value in 2014. When a listed asset comes up for sale, the community has 6 months to put together a bid to buy it. The asset will be removed from the list after 5 years (2019). The references in para 7.8 explains the difference between a ACV</p> <p>See previous comments</p> <p>The Neighbourhood Plans definition needs some typo attention, including the correct title of the Act which is the primary legislation for “making” NPs - the Planning & Compulsory Purchase Act 2004.</p> <p>Amended accordingly</p> <p>Para 1.1 and throughout. Good idea to have terms that appear in Glossary underlined and in bold. Perhaps insert a sentence at the beginning of the Plan to tell people this.</p> <p>Added a line under the contents page for clarity.</p> <p>Para 1.2 and elsewhere in plan – update to take into account adoption of the ESBC Local Plan on 15th October 2015.</p> <p>Agreed –changes have been made throughout</p> <p>Para 2.9 – line 1 and last sentence – “Surveyor-enclosed Plateau Farmland “???? Does this mean totally surrounded by property developers?!</p>

	<p>Response – clarity has been added but it is a landscape character typology. See the Landscape Evidence base prepared.</p> <p>Para 5.2 – not sure NP policies act as a ‘bridge’. Once made the NP will form part of the development plan for the Neighbourhood Area along with the Local Plan.</p> <p>Noted – will amend to ‘another level of policy’ as opposed to a ‘bridge’.</p> <p>Para 5.5 - third line “as set out at the national level (see glossary)” – the words “sustainable development” just needs to be in bold and underlined form a X-ref to the Glossary.</p> <p>Changes accordingly</p> <p>Para 5.11 – What organisation is CIRIA? Needs writing out in full. Full title given in the document</p>
Pete Boland Historic England	<p>The Plan should not progress any further in its current form without considerable modification to ensure the area is appropriately recognised and protected to ensure conformity with the National Planning Policy Framework (NPPF). Concerns relate to deficiencies in the Historic Environment base whereby the status of Newborough as a failed medieval planned town has not been recognised.</p> <p>RESPONSE: There was significant work undertaken regarding the historic environment baseline and the implications were well understood by the Parish Council. There was no desire to undermine these issues and the revised draft has made significant efforts to address these points. Previous comments have shown how a meeting with the Historic Environment Officer at the County Council has resulted in changes to the plan. The Parish Council hope that HE can now support the revised plan.</p>
Sylvia D. Butterworth	<p>Think that the new steering committee has been much better contract with local people and have tried to be mindful of people’s needs.</p> <p>RESPONSE: We thank you for your comments.</p>
Tracey Harte	<p>As a regular walker all around Newburgh and Hoar Cross any development which spoils the spectacular open views we all enjoy should be strongly resisted!</p> <p>RESPONSE: This is noted and policies within the plan seek to protect these, specifically the key views identified in policies and those pertaining to conservation and heritage.</p>

19.2. Key Findings

- Suggest changes to the proposals map making it part of the main plan and not an appendices. Suggest that the inset is a separate page.
- Some minor changes suggested by ESBC for ease of use and glossary additions.
- Some suggested glossary additions and amendments.
- The plan fails to recognise the historic context – the medieval village.
- Protection of views is important.
- The steering committee has been more mindful of people’s needs.

Annex 1 – Note of Meeting with Historic Environment Officer

note of meeting



Title: Meeting with Historic Environment Officer
Job No. 13-028 – Newborough NDP

Date / Time: 2pm – 19th January 2016

Location: Staffordshire County Council Offices, Staffordshire

Purpose: This meeting had the following purpose:

- Staffordshire County Council Historic Environment Officer (HEO) to discuss potential impacts and policy implications for the Newborough Neighbourhood Plan.

Attendance: **Suzy Blake (SCC – Historic Environment Officer)**
Bob Phillips (BPUD – Director)
Simon Crawshaw (BPUD)
Ann Daniels (BPUD)

Item

Action

1 Introductions

BP explained the background to the Neighbourhood Plan and its current position. BP explained that we had asked for this meeting following comments by SCC and from Peter Boland at Historic England about impacts on heritage assets. The key concerns as we understood were: the implications for impacts on the Scheduled Ancient Monument and Parkland to the north of the village of a potential northern extension of the village along Hollybush Road; and the lack of policies specifically related to below-ground archaeology.

SB had set out what she considered to be the evidence base that should underpin the N. Plan. This included the records from the Historic Environment Record, the Extensive Urban Survey (EUS) prepared in 2012, and an ESBC SDP on farmsteads and SCC's own farmstead documentation. It was noted that the EUS didn't cover the whole village of Newborough or indeed all of the conservation area.

2 Northern Extension

BP explained that the desire for north and south extensions to the village were a response to the community who were concerned about development behind properties in the village and felt that ribbon development was the natural form of the village. He also explained that the proposed northern extension was, in part, a response by the Steering Group to support a site in this area after it received favourable support from the community.

However, BP explained that if the northern extension was considered to impact on heritage assets, it would be counter to the overarching heritage objectives of the plan which the community value highly.

It was concluded that a distinct separation between the SAM and the expansion to the north is required, otherwise the historical setting will be undermined. SB suggested either significantly truncating the potential to expand northwards or removing it

note of meeting

altogether, but that some justification, with reference to heritage asserts, would be necessary.

3 Reference to Heritage Sites

SB considered that the plan currently did not have sufficient reference to specific heritage sites. It was considered that there was a need to add further detail on these sites and, where relevant, into the policies. SB suggested that there ought to be a plan which set out where listed buildings are and also any significant archaeological issues. It was considered that the EUS could assist in this latter point.

SB explained that there are a number of buildings that are farmsteads which the plan should reflect. Much more details can be found within Staffordshire Historic Farmstead guidance. In the character assessment, there should be reference to the wider parish context. This is also where the majority of concerns will be, and should be reflected in the development plan.

The scheduled monument is just one building of note in the Parish, as set out in the HER. Many others are locally significant. For example, there is considerable interest in ensuring that war memorials are also considered, and these and others of note could be taken forward as recommendations within the plan for consideration. Such sites may not be nationally significant, but can be added to a local list, to be referenced in a plan policy.

4 Archaeology

SB showed an example of another local plan which included a strongly worded archaeology statement. She advised she would support the inclusion of an equivalent statement in a plan policy, to assist with ensuring that developments consider archaeological matters of.

It was also considered that further reference should be made to the conclusions of the EUS, which should be used by developers as a starting point for assessing heritage impact on below ground archaeology.

5 Landscape and Heritage Assets

The policy dealing with landscape and National Forest was discussed. SB acknowledged the potential of planting and views. She further acknowledged the importance of field boundaries as part of the historical assets within the parish.

Many of the HER records are landscape focused, including boundary features. One such feature which was discussed was a former boundary to a deer park. The policy (and subsequent development) should seek to retain such features that reflect historic planned landscapes.

6 Farmsteads

SB was keen that the plan consider traditional farmsteads. The SPD document prepared by ESBC, SCC and English Heritage should form the basis for this. There are significant number of farmsteads in the HER, including some which are highly important.

note of meeting

It was agreed that the plan ought to reference the supplementary policy statement and that the methodology or assessment framework prepared by SCC should be used by applicants proposing development on any farmstead. This should also include where employment uses might be located in Newborough Parish. In this instance it was considered that this should be an addition to existing policies.

7 Other Recommendations by the HEO

The following additional issues were considered by the HEO as being sensible additions to the plan policies.

- The importance and integrity of the Conservation Area and key views which involve open aspects in and out of the village.
- That buildings to the east of Yoxall Road are much more dispersed. It would be important that development in the area consider the form and open nature of the area. There was an important farmstead in that area, as identified in the HER.
- There are four character areas in the EUS which could be referred to to evidence policies, and should be referred to in the plan if possible.

8 Next Steps

BP stated that BPUD would examine the points raised with the SG and make some recommendations for amending the policies.

It was agreed that the revised plan and policies would be sent back to SCC (Suzy Blake) and Historic England (Peter Boland) once suggested changes had been made to allow for consideration of these amendments.