

Stapenhill Neighbourhood Plan

Consultation Tuesday 19th April – Friday 3rd June 2016

Regulation 16 representations

Rep No	Person or organisation	Policy	Representation	Do they want to be informed of decision ?
STAP1	ESBC	All/various	See STAP13	
STAP2	James Chadwick, on behalf of Staffordshire County Council	Whole Plan	The Parish Council has consulted Staffordshire Council at various stages in the Neighbourhood Plan preparation and incorporated comments we have made accordingly. Therefore, we have no further comments to make other than to thank the Parish Council for undertaking a productive consultation process in the build up to the examination.	Yes

STAP3	Coal Authority	Whole plan	<p>Thank you for the notification of the 19 April 2016 consulting The Coal Authority on the above NDP.</p> <p>The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p> <p>As you will be aware the Neighbourhood Plan area lies within the current defined deep coalfield. However as the Neighbourhood Plan area contains no surface coal resources or mining legacy features The Coal Authority has no specific comments to make on the Neighbourhood Plan.</p> <p>In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.</p> <p>The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan.</p>	no
STAP4	Environment Agency	Whole plan	<p>STAPENHILL NEIGHBOURHOOD DEVELOPMENT PLAN 2015 - 2031</p> <p>POLICY DOCUMENT – SUBMISSION VERSION MARCH 2016</p> <p>Thank you for referring the above submission document which was received on 26 April 2016.</p> <p>Having reviewed the document we have no further comments to add to the policy document.</p>	-

STAP5	National Grid	Whole plan	<p>Stapenhill Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID</p> <p>National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid</p> <p>National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p><u><i>Gas Distribution – Low / Medium Pressure</i></u> Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com</p> <p>Key resources / contacts</p> <p>National Grid has provided information in relation to electricity and transmission assets via the following internet link: http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</p> <p>The electricity distribution operator in East Staffordshire District Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:</p>	-
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<p>STAP6</p>	<p>Natural England</p>	<p>Whole Plan</p>	<p>Stapenhill Neighbourhood Plan: Regulation 16 Consultation</p> <p>Thank you for your consultation on the above dated 19/04/2016</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For clarification of any points in this letter, please contact Natural England on 0300 060 3900. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p>	
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<p>STAP7</p>	<p>Staffordshire County Council (Flood Risk Management Team)</p>	<p>SL4</p>	<p>Our Ref: FRM/2016/033</p> <p>Please find our comments below on the Stapenhill Neighbourhood Plan, given in good faith.</p> <p>We welcome objective 4 – Environment - To help improve the quality and access to local open spaces within Stapenhill and make best use of recreational facilities provided and improve habitats and the biodiversity of the parish. The River Trent and adjacent riverside areas are a key asset to Stapenhill and offers recreational and ecological value, as posing a flood risk to adjacent riverside areas. We also welcome Policy SL4 – The Trent Waterfront.</p> <p>There are no major flood risk constraints to the proposed allocations (SH4) for mixed use sites. Any proposal should consider a surface water drainage solution as access to sewer or watercourse may require access through third party land, if soakaways are not viable and due regard should be given to any sewer capacity in the area, for any forthcoming development proposals.</p>	
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<p>STAP8</p>	<p>Philip Metcalfe (The National Forest Company)</p>	<p>Whole Plan</p>	<p>Thank you for the opportunity to comment on this Submission Draft Version of the Stapenhill Neighbourhood Plan.</p> <p>The National Forest Company (NFC) has engaged with earlier consultations on this document and welcomes the alterations made to include references to The National Forest within this version.</p> <p>The NFC supports the Parish Council’s aspirations to produce a Neighbourhood Plan to proactively direct and influence new development within the Parish.</p> <p>A number of the proposed Policies will help to deliver the National Forest Strategy. Particularly, Policy SL2 – A Network of Open Spaces will ensure that areas of green infrastructure within and adjoining the Parish remain accessible and further areas of green infrastructure are added to the network. Policy ST1: Cycle and Pedestrian Routes and Policy SL1: Streets and Spaces will also ensure that these routes are welcoming, secure and improved which will further encourage use and access to local green spaces.</p> <p>The NFC supports Policy SC4: Nature Conservation which seeks to ensure that all development supports and protects wildlife and biodiversity. The Policy also sets out that development should support the implementation of the National Forest Strategy which is particularly welcomed.</p> <p>The Trent waterfront is a key green infrastructure resource within the parish, the NFC therefore supports the aspirations of Policy SL4 to make use of this for leisure and tourism and to improve access.</p> <p>The National Forest Company would be grateful to continue be notified of this Plan’s progression towards adoption.</p>	
<p>STAP9</p>	<p>Cllr Legg</p>	<p>Whole Plan</p>	<p>I have read the neighbourhood plan found it easy to read clear and to the point.</p>	

<p>STAP10</p>	<p>Parish Councillor W Turton (via Stapenhill Parish Council)</p>	<p>Whole Plan</p>	<p>I have quickly read through the draft plan and find that it appears to contain rather more errors, inaccuracies and omissions than I would have expected. I have identified the ones I have found and listed them below.</p> <ul style="list-style-type: none"> • 2.1 · Capitalisation required on 1st word of sentence - <i>Neighbourhood</i>. • 2.3 ditto • 2.11 ditto • 3.4 3rd sentence 'a <i>high proportion using the bicycle for their daily commute</i>' - This is vague, a '<i>high proportion</i>' should be defined - is it more than 10%? , more than 20%?, more than 50%?. • 3.1 What about the area that is the old core of Stapenhill, ie. the northern end and historical village area. This is a separate area to the other areas mentioned. • 3.7 1st sentence - I think the word intended should be "barring" (to exclude from) and not "<i>baring</i>" (to bare). • 3.8 There is no explanation of exactly what <u>four</u> buildings are "<i>grade II listed in the parish</i>". Are all the four unspecified buildings really "<i>set in the grounds of Stapenhill Gardens or alongside the River Trent</i>" ? • 3.10 Does this reference to "<i>woodland next to Pau/et High School</i>" mean the small amount between Violet Lane Academy and the Paulet School ? Also there is no mention of the asset to wildlife provided by large parts of the 5 Lands Allotments site between Holly Street and Saxon Street, covering as it does an area of several acres. 	
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<p>STAP10</p>	<p>Parish Councillor W Turton (via Stapenhill Parish Council) Continued..... ..</p>	<p>Whole Plan</p>	<ul style="list-style-type: none"> • 3.13 Should probably include the VET's on Rosliston Road. • 3.14 · The 1st sentence includes "<i>Main Street offers a range of shopswomen's fashion and a florist'</i> - where are these two shops on Main Street ? The florist is on St Peter's Street, but where is the womens fashion shop ?. Also the former Co- op on Stanton Road is now a Premier mini-supermarket. • SH1 I think the parish council discussed that the emphasis should normally be on a mix of two and three bedroom residential dwellings. Only in situations where shown to be necessary should the emphasis be on two or less bedrooms. • 7.6 This should probably read "<i>the shopping ON offer for local people.</i> • 7.7 The 3rd sentence should probably read "<i>housing for older people DOES not necessarily"</i> • 8.2 Very vague again, the expression "<i>high proportion</i> " should be defined e.g. More than 10%, 20% etc. • 8.4 1sr sentence should probably be "<i>by new development WILL have an impact'</i> • ST2 1st paragraph, 2nd sentence - "<i>consider carefully the overall quantum provided in relation to"</i> - QUANTUM ? This is not a good choice of word to describe what in plain English would be quantity or amount. • SC2 If it is not already one of the "<i>listed'</i> buildings, the old Georgian era house on 72 Main Street should be included, as should the Old Farm house halfway up Holly Street. This really highlights the absence of defining what and where these 'listed' buildings are. 	
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<p>STAP11</p>	<p>Severn Trent Water</p>		<p>Thank you for the opportunity to comment on your consultation. We currently have no specific comments to make, however we have set out some general information and advice below.</p> <p>Position Statement As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the local planning authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p>Sewage Strategy Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding We expect surface water to be managed in line with the Government’s Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.</p>	
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<p>STAP11 (continued)</p>	<p>Severn Trent Water</p>		<p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>Water Quality Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency’s Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.</p> <p>Water Efficiency Building Regulation requirements specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.</p>	
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<p>STAP11 (continued)</p>	<p>Severn Trent Water</p>		<p>We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres or less. • Water butts for external use in properties with gardens. <p>We hope this provides you with useful information and look forward in receiving your detailed proposals at your earliest convenience.</p>	
<p>STAP12</p>	<p>Historic England</p>		<p><u>STAPENHILL NEIGHBOURHOOD PLAN- REGULATION 16 CONSULTATION</u></p> <p>Thank you for the invitation to comment on the Regulation 16 Neighbourhood Plan. Our comments remain substantively the same as those expressed in our earlier correspondence (30th July 2015) that is:</p> <p><i>“We are supportive of the content of the document and particularly commend its’ recognition of the importance of the local historic environment and the need to celebrate the contribution this makes to the sense of place and well-being of the community. The emphasis on the conservation of local distinctiveness and the protection of locally significant buildings and townscape character is equally to be applauded. The recognition in the Plan of the importance of good design and the principles of constructive conservation being applied everywhere, not just in conservation areas, is also commendable and a view strongly supported by Historic England.</i></p> <p><i>Overall Historic England considers that the Stapenhill Draft Neighbourhood Plan is a well-considered, concise and fit for purpose document that constitutes a very good example of community led planning and which exemplifies “constructive conservation”.</i></p> <p>Beyond those observations we have no substantive comments to make. I hope you find this advice helpful. If you have any queries please do not hesitate to contact me.</p>	

STAP13	ESBC	<p>Stapenhill Neighbourhood Plan Comments Made by East Staffordshire Borough Council</p> <p>Policy SH1 The Council acknowledge that changes have been made to the policy and previous comments have been taken into account. The Council consider there is still a need for 4 and 5 bedroom properties, aswell as those identified in the policy and are concerned that the policy may restrict those proposals coming forward.</p> <p>Policy SH3 The Council consider it may add value to the policy to add garden sizes within the policy text rather than reasoned justification before the policy, especially as it is identified as a key issue. The text offers flexibility to this, for houses for older people and this could also be reflected in policy wording.</p> <p>Policy SH4 For information a planning application has been submitted for land off Rosliston Road. The application is for 25 affordable homes.</p> <p>Policy ST1 Access for All The Council consider this policy could form part of a ‘parish proposal’.</p> <p>Policy ST2 – Parking and Servicing The Council welcome the aspirations of the policy in addressing highway impacts, a key concern of the community. However there is concern over the requirement for applicants to provide parking on site based on a ‘thorough assessment’ of the accessibility of the site and availability of public transport. Greater definition of what ‘thorough assessment’ means is required to ensure applications are determined effectively.</p> <p>Policy ST3 – Traffic Calming The Council have concerns over the reference to seeking contributions for development inside or outside the Parish which are likely to increase traffic flows routes and junctions. Many developments may lead to an increase in traffic flows but the issue is whether the increase will cause negative impacts on highway safety. It may be appropriate for the Plan to identify key junctions of concern, similar to the Made Horninglow and Eton Neighbourhood Plan.</p>	
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<p>STAP13</p>	<p>ESBC continued</p>	<p>Policy SC1 – Heritage Assets The Council question the purpose of this policy and consider it replicates other responsibilities relating to heritage assets.</p> <p>Policy SC2 – Community Heritage Assets The Council question the terminology of the policy. The plan makes it clear that those assets listed are intended to form part of a Local List, prepared by the LPA. A recommendation is to rename the policy to ‘Local Heritage Assets’.</p> <p>Policy SC3 – shopfront Design The Council welcome the aim of the policy however do not consider it adds sufficiently to the East Staffordshire Design Guide. The policy does not refer to applications for shopfronts, signs and fascias on their own, only applications for retail and commercial premises. There is an opportunity to require applications for new or works to shopfronts or applications for signs to make a positive impact on the streetscene and where appropriate.</p> <p>Policy SC4 – nature Conservation The policy could provide specifics for small sites, which has been included in other made neighbourhood plans such as bat boxes etc.</p> <p>Policy SL1 – Streets and Spaces and SL2 – A network of Open Spaces Recommend that the terminology is amended from ‘larger applications’ to ‘major applications’ .</p> <p>Policy SL3 – Local Green Space The Council are satisfied that the identified spaces are all existing green spaces and consider it appropriate that they are identified within the plan.</p>	
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