

Anglesey Neighbourhood Plan

Consultation Monday January 18th 2016 – Monday February 29th 2016

Regulation 16 representations

Rep No	Person or organisation	Policy	Representation	Do they want to be informed of decision?
AN1	Enforcement Team Leader, East Staffordshire Borough Council	All	No comment but useful info	-
AN2	Neighbourhood Working Team Leader, East Staffordshire Borough Council	All	A comment really to with layout and use of illustrations/photographs. On page 33 it presents a very exciting menu of ideas for the environment and green space and then on the following page the commentary is more muted. I think the plan accepts the limitations that are available particularly for green spaces but some , if not may will look at the pictures and not necessarily read the detail.	
AN3	Peter Davies Staffs County Council	All	Annotated plan – see separate document	yes
AN4	Sport England – Zoe Hughes	All	Thank you for consulting Sport England on the above Neighbourhood Consultation. Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing	

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			<p>and employment land and community facilities provision is important. It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</p> <p>Sport England provides guidance on developing policy for sport and further information can be found following the link below:</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>If you need any further advice please do not hesitate to contact Sport England</p>	

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			using the contact details below.	
AN5	Anglesey NP steering group	All	See attached.	
AN6	Planning Policy and Development Control, East Staffordshire Borough Council	Several	<p>Para 2.2, 9th line down , delete “Replace with:”</p> <p>Para 3.1 “The Plan contains policies and guidance that are intended...”</p> <p>Para 4.8 Delete “Anglesey’s Built Form” from end of para.</p> <p>Para 4.10 To clarify Cllr Peter Davies’ comments - the official name and spelling of the town is ‘Burton upon Trent’ (without hyphens).</p> <p>Para 4.35 Delete last word “Scheme”.</p> <p>Para 4.36 – update to reflect adoption of new Local Plan</p> <p>Para 4.39 Not Policies SP8 and SP14. Do you mean Local Plan Policies DP1, 2, 3, covering design of new development, designing in sustainable construction and the design of new residential developments?</p> <p>Community Facilities - What the community said: “Loss of pubs is an issue as they are Community Hubs.”</p> <p>Policy A1 - second para - Development Control officers have highlighted the need to clarify what “harm” means in relation to community facilities.</p> <p>Policy A2 – “...in the neighbourhood are to be formally designated ...” Last para: How will this be done? Is funding sought through the development management system?</p> <p>Policy A3 - second bullet - The appearance of shop interiors cannot normally be controlled through the planning process, except, perhaps, for listed buildings.</p> <p>- fifth bullet – Not sure what this is intended to mean. On the face of it could mean that applicant should provide evidence of marketing efforts to the LPA up to 3 months after they apply for</p>	

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			<p>permission. This would not help to determine the planning application, which could be determined before then. Is the following what is really intended? “The applicant provides evidence that reasonable efforts have been made in the 3 months prior to submitting a planning application to attract an A1 use to the property.”</p> <p>Penultimate para, last sentence: Some flexibility is required – suggest: “Proposals for temporary use <u>will not normally</u> be for a period greater than 12 months, to allow the review of the effects of the permission.”</p> <p>Last para of Explanatory: In view of this, the first bullet of the policy - which supports the creation of eating and drinking establishments in any empty shop unit – should be qualified.</p> <p>Policy A4 third para: The barriers to walking and cycling aren’t identified on the Strategic Map - only the lines for improving routes along the key green routes (mentioned in the second para.)</p> <p>Policy A6 – First bullet – cross reference should be to Policy A11</p> <p>Fifth bullet - delete “(at least 1 space per tenant)” and replace with “in line with Policy A11”.</p> <p>Seventh bullet – replace “tenant” with “bedspace”, since not all flats will necessarily be for rent – some may be owner occupied, especially if they qualify as ‘starter homes’ .</p>	

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			<p>Policy A7 - 2nd para delete either “Neighbourhood Plan area” or “Parish of Anglesey”, as the two are coterminous in area.</p> <p>Policy A8 - The title and first sentence of the explanatory imply that this policy is applicable to all types of development, but in fact the rest of the text applies only to residential development.</p> <p>Policy A10 - First para might be better as “Improvements to public realm, [secured by a s.106 agreement], will be required by all new development where this is appropriate. Public realm improvements should be of very high quality and ensure that:...”</p> <p>Explanatory, 2nd para – “...during construction to <u>ensure</u> longevity and quality of place.”</p> <p>3rd para, 2nd sentence - “This <u>Policy</u> aims to address...”</p> <p>Policy A11 –Title - replace “Strategy” with “Storage”</p> <p>First sentence - delete “market”. – presumably the Policy should apply to all types of housing development. Delete “where appropriate” and replace with “unless the type of development and/or location justify requiring a differing amount:...”</p> <p>Bullets 1-4 - replace “household” with “dwelling”</p>	

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			<p>Bullet 2 – “...dwellings of 3 bedrooms or fewer ..” presumably means “dwellings with 2 or 3 bedrooms...”?</p> <p>2nd para – add to last sentence: “Visitor parking may be provided on-street <u>where this would not create on-street parking problems or exacerbate existing ones.</u>”</p> <p>Last sentence – suggest delete and replace with: “On all applications for new developments, sufficient on-site refuse bin storage needs to be provided in a location which has satisfactory access and is shielded from view as much as possible.”</p> <p>Policy A12 – Explanatory, last para:– delete. It is unreasonable for all new development to facilitate opportunities for food growing. Suggest change 4th bullet point of Policy to:</p> <ul style="list-style-type: none"> • protect and enhance current allotment provision <u>and, where possible and appropriate, provide opportunities for local food growing in the design of new developments, including incorporating flexible landscaping that can provide growing spaces.</u> <p>See also Local Plan Policy SP34.</p> <p>Policy A13 - (to clarify Cllr Peter Davies’ comment - it is correct to say “The Washlands is...” in both policy and Explanatory as it is the name given to a single, discrete, piece of land , not several pieces of land.)</p> <p>We appreciate the policy aspiration as The Washlands is an important asset to</p>	

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			<p>the Neighbourhood Area. However, not all the criteria would be achievable through the planning system alone. The criteria don't specifically reference the role of the washlands and its existing planting/trees in terms of flood storage. This could be incorporated as a new bullet point or as part of the penultimate bullet point.</p> <p>If the wording of the Policy is to be retained, the following grammatical corrections need to be made:</p> <p>Second bullet: "Improvements to footpaths and connectivity within <u>the site</u> and with wider regional routes Consider connectivity to wider regional routes along the river"</p> <p>Fourth bullet: change to: "Improving accessibility to the site"</p> <p>Fifth bullet: "Encouraging..."</p> <p>Sixth bullet: "Improving..."</p> <p>Seventh bullet: "Developing..."</p> <p>Ninth bullet "Promoting..."</p> <p>Explanatory fourth sentence: change to "The incorporation of nature trails and bird hides ... should be considered."</p> <p>Policy A14, Explanatory, first para, 4th sentence: "...this policy sets out a framework for beginning to assess the balance of between bringing forward development proposals against with community benefit of bringing forward development of this important asset versus the substantial harm to this listed building heritage asset."</p> <p>"Demolition will be <u>the</u> last resort..."</p> <p>Para 12.1 - "...Borough Council's Authority Monitoring Report (AMR)..."</p>	

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			<p>Para 12.3 delete “emerging”, replace with “adopted”.</p> <p>Para 12.5 - FOR EXAMINERS INFORMATION: Policy NP1 of the Local Plan (page 78 of the Plan) states that the Borough Council expects proposals for monitoring the policies to be included within a NP.</p>	
AN7	SCC Combined Enviro Advice Team– Stephen Dean	Several	<p>Thank you for your consultation on 15th January 2016 regarding the submission version of the Anglesey Neighbourhood Plan. In response to this please find below a combined Environmental Advice Team response on the document in question:-</p> <p>Ecology</p> <p>Reference to the Staffordshire Biodiversity Action Plan in s.4.21 is welcomed but is inaccurate. The Staffordshire Biodiversity Action Plan (SBAP) is not a County Council document. It was prepared and is administered and monitored by the Staffordshire Biodiversity Partnership.</p> <p><u>Policy A12</u></p> <p>Comments made on the draft plan that emphasis on new planting should be qualified, as much of the habitat within Washlands is valuable as it is and would be damaged by tree planting, and maintaining and improving management is more important than new planting, have not been taken on board. Species that utilise open wet grasslands may be driven away by tree planting in the wrong places as this encourages their predators. Tree planting may damage the habitats themselves. Policy A12 therefore is a potential threat to the Biodiversity Action Plan habitats of the Plan area, contrary to NPPF guidance. A qualification in policy or supporting text, that new planting will be encouraged where it does not harm existing biodiversity, would address this. As previously stated: introduction of any new lighting, as part of access improvement, in this area should be very carefully considered due to potential significant adverse</p>	

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			<p>impacts on wildlife.</p> <p>Historic Environment</p> <p>The depth and breadth of the plans understanding of Anglesey’s historic built form (s4.9-4.13) is to be welcomed. However, it is disappointing to note that previous advice from this office regarding the inclusion of a list and map of designated heritage assets (i.e. listed buildings, scheduled monuments, conservation areas) present within the plan boundary has not been taken forward by the plan-makers.</p> <p>Similarly, in Policy A8 (High Quality Design) it is disappointing to note that advice regarding an applicants need to prepare a Heritage Statement when considering a scheme which may impact upon a designated heritage asset has not been considered here. Nevertheless, this remains a requirement within NPPF (para 128).</p> <p>Policy A9 (Heritage and Conservation). The inclusion of a policy concerning heritage and conservation within the neighbourhood plan is to be welcomed as is its reference to NPPF para 126 and the importance of the HER.</p> <p>Landscape and Rights of Way</p> <p>There are no further comments to make regarding these elements.</p>	
AN8	Staffordshire County Council James Chadwick	Policy A10 & Strategic Map	Whilst we support Policy A10 in its aim to ensure new development has regard to delivering high quality public spaces we feel that when the position read in conjunction with the Strategic Map is somewhat unclear in terms of what can be delivered. The Strategic Map identifies Green Links that are referred to in	

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			<p>Policy A10 however also includes 'street trees' in parenthesis. The bulk of the streets identified as green links on the plan are made up of terraced properties with little or no front garden. Streets and footways are generally of narrow or average size with on-street parking prevalent. As such the bulk of these streets would be unsuitable for street trees due to impact on parking and proximity of properties. Policy A10 allows greater flexibility and provides for tree planting elsewhere in the Parish. It is therefore contended that the strategic plan is confusing and implies street trees are a requirement on all green routes. Therefore, the key on the strategic plan need '(street trees)' to be removed.</p>	
AN9	Staffordshire County Council James Chadwick	A 14 and A15	<p>With regards surface water flooding and drainage matters on brownfield redevelopment sites, there should be a consideration that sites should aim to mimic a greenfield site and reduce discharge rates to greenfield rates. However, if this is onerous, developments should seek to offer a 'reasonably practicable' betterment - usually a 20% reduction in rates to help lessen the burden on watercourses and sewers. It could be beneficial to include within one of the policies a presumption for major developments to include sustainable drainage features to offer attenuation, storage and treatment capacities to help reduce flood risk from both fluvial (river) and pluvial (surface water) sources, improve water quality and to reduce the burden upon the sewer network.</p>	
AN10	Staffordshire County Council James Chadwick	Policy A13	<p>In terms of Policy A13 – The Washlands, we welcome the intent to retain and protect the area from inappropriate development. In accordance with the NPPF, water compatible development may be possible within the area – but given the flood zone designation (Flood zone 3a &b), only appropriate development types should be considered within this area. Water compatible development that would help enhance the biodiversity, recreational value and general community enjoyment of the space should be considered, but we welcome the preservation of this area as washland.</p>	

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AN11	Emma Coleman On behalf of Anglesey Parish Council	All of plan	<p>Regulation 16 Consultation Anglesey Neighbourhood Plan</p> <p>Anglesey Parish Council has worked closely with both their chosen consultants and the Steering Group who, between them, have carried out the necessary Community Consultation and engagement to enable them to deliver a Neighbourhood Plan to the Borough Council.</p> <p>The Parish Council are very pleased with the submission document and wholeheartedly support both the content of the various sections as well as the style of approach adopted to the document. It is felt to be easily read and understandable by the wider community despite being a formal “planning” document.</p> <p>The Parish Council looks forward to receiving the Independent Examiner’s comments in due course.</p>	