

Denstone Neighbourhood Plan

Consultation Statement



Submission version *(as required by Regulation 15.1.d of the Neighbourhood Planning (General) Regulations 2012)*

Denstone Parish Council and
Neighbourhood Plan Steering Group
August 2016

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Related Documents

- 1** Denstone Neighbourhood Plan Policy Document
- 2** Basic Conditions Statement
- 3** Determination Statement

1. Introduction

1.1 The Neighbourhood Plan Steering Group (SG) identified consultation as the key to successfully developing a Neighbourhood Plan (NP) for Denstone. In doing so, it has recognised the need for consultation with local residents and businesses and statutory consultation with prescribed bodies.

1.2 This Statement describes the approach to consultation, the stages undertaken and explains how the Plan has been amended in relation to comments received. It is set out according to the requirements in Regulation 15.1.b of the Neighbourhood Planning (General) Regulations 2012):

(a) It contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) It explains how they were consulted;

(c) It summarises the main issues and concerns raised by the persons consulted; and

(d) It describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.3 Cavell Portman was the Chair of the Neighbourhood Plan Steering Group (SG), which has a mix of parish councillors and non-councillors. The SG recognised the importance of community engagement throughout the process, with several stages of consultation:

- Advertising the request for the designation of a Neighbourhood Plan area (organised by East Staffordshire Borough Council in late 2013/early 2014.

- Initial public engagement and awareness raising.

- Issues and options consultation.

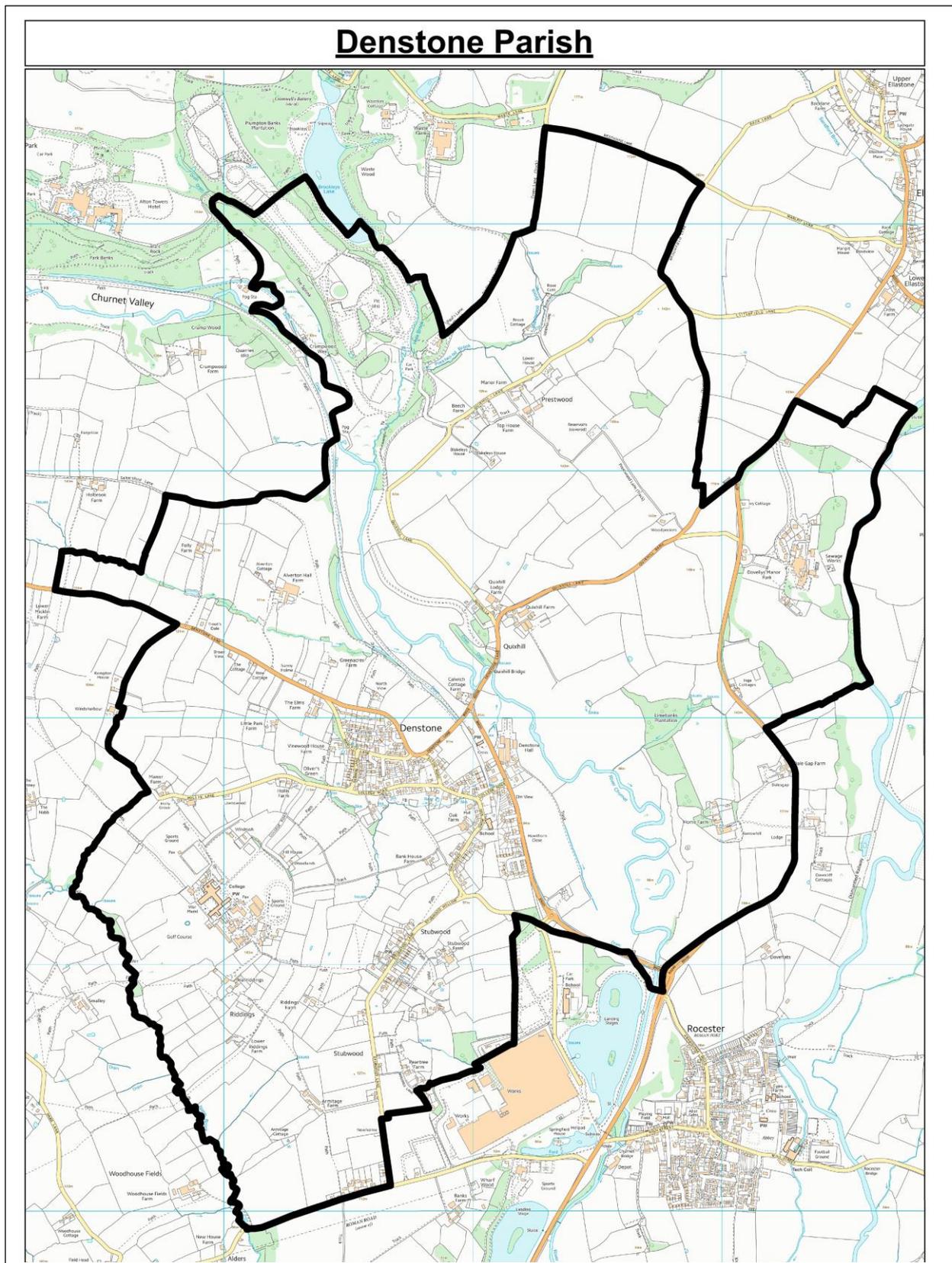
- Housing Sites and Character Assessments exhibition and questionnaire

- Public and Statutory consultation, on the Draft Neighbourhood Plan (including the final Strategic Environmental Assessment – SEA - screening)

1.4 A Newsletter (No.5) has been issued in August 2016 summarising the outcomes of Regulation 14 Consultation and to explain to local people how the Submission and examination process works. This will be followed in early 2017 with the promotion of the final plan and awareness raising for the local referendum.

2. Designation of Neighbourhood Area

2.1 The request was made for Denstone to be designated as a Neighbourhood Area by the Parish Council in November 2013 (see Appendix 1) and following a 6-week advertisement period, the approval decision was made by the Borough Council on 5th February 2014. The application was publicised via emails and letters, a dedicated section on the website (under the planning policy consultation area) and “Deposit” copies for inspection were made available at Borough Council offices. The Neighbourhood Area is shown on the map below:



3. Further stages of Consultation

3.1 Designation was followed by four further stages of consultation and engagement.

1 November 2014 – Initial questionnaire for local residents.

2 September 2015 – A three-week consultation on issues and options, using Denstone show on September 5th as a launch date, with a newsletter and questionnaire, which was distributed across the Parish. In addition, statutory consultees and other interested parties were notified and invited to comment.

2 March 2016 – Direct consultation with landowners and developers on a sites assessment exercise and a public exhibition in the Village Hall, attended by 125 people, with 77 questionnaires returned.

3 May and June 2016 – Consultation on the draft Neighbourhood Plan, including local residents, businesses, statutory consultees and other interested parties, in accordance with Regulation 14.

3.2 Throughout the consultation process the Steering group was keen to offer opportunities to young people to get involved and all schools which educate Denstone children (4 -18) were asked to take part in an information gathering exercise. In addition, with the intention of engaging young people outside school (and social media using adults), a Facebook page was set up.

3.3 Full details of the consultation events and outcomes are given in the following sections of the Consultation Statement, giving details of:

- The people and organisations consulted.
- How they were consulted.
- The main issues and concerns which were raised.
- The ways in which the concerns raised have been addressed.

4. Initial Questionnaire (November 2014)

4.1 A newsletter and questionnaire was circulated across the Parish and 61 responses were received. The details of the responses are set out in Appendix 2. The issues arising from the responses to the initial newsletter are summarised below, the numbers in brackets are the number of responses for each category.

Question 1 who should have access to new dwellings?

The highest number of responses supported housing for young families and the elderly but within a wider mix of house types and several respondents wanted affordable housing.

Question 2 what type of housing should be provided?

The highest number of responses supported smaller houses with terraces/mews and semi-detacheds, but within a wider mix of house sizes. There was also reference to bungalows.

Question 3 where should new housing be built?

The highest number of responses supported a combination of small sites, infill and single dwellings, within or adjoining the existing built up areas. There was no real consensus.

Question 4 which areas should be protected?

The highest number of responses supported the protection of community areas, green spaces (including the former railway line) and recreation grounds.

Other Issues

Some respondents identified the value that people place on the character of the Parish and the sense of community which exists. Reference was also made to the need to retain the separate identity of Denstone and maintain gaps between the village and JCB/Roicester.

Age of respondents (years, numbers & %): 18/24 (1 - 1%), 25/35 (5 - 9%), 36/50 (9 - 15%) 51/65 (16 - 25%) and 65+ (30 - 50%). This shows that there is a need to engage people under 50 and that the planned efforts to engage young people are both necessary and valuable.

Outside Organisations

4.2 In July 2015, in addition to planned public consultation, a number of Statutory Consultees, organisations and other stakeholders were contacted to inform them of the preparation of a Neighbourhood Plan for Denstone and to ask for any initial comments.

5. Second Newsletter & Questionnaire - Issues and Options (September 2015)

5.1 A 3-week consultation on issues and options was undertaken, using Denstone show on September 5th as a launch date, with a newsletter and questionnaire (see Appendix 3), distributed across the Parish. The (large) majority of respondents agreed that the Vision was appropriate. *“By 2031 we would like Denstone still to be a good place to live in, with a strong sense of community and viable local services. The Parish will have adapted to change and seen some new development and have a healthy rural economy, but the character of the village and the surrounding countryside will have been protected and enhanced.”*

5.2 In terms of the issues, all were agreed;

1 Housing Too many dwellings built over recent years are large detached houses. There is a need to influence the location, scale, type and design of new housing to get a better mix.

2 Business Local employment is important but there is a need to have more influence on the location, scale and appearance of new business development (large scale & small units)

3 Local Facilities There is a need to protect the community buildings, local shops and other facilities, which you have told us that you value so much

4 Open Space & Recreation There is a need to protect the open spaces and recreation areas, which you have told us that you value so much

5 Countryside & Landscape There is a need to protect and enhance the countryside and landscape of the Parish, which you have told us that you value so much

6 Local Character Denstone does not have a Conservation Area, but there are important buildings, structures, spaces and views which need to be identified and protected

6a Separation There is a need, to protect the local character which you have told us you value, to keep Denstone village physically separate from Rocester and the JCB complex

7 Outside influences The impact on Denstone of developments and projects in nearby areas (e.g. JCB, Alton Towers & the Churnet Valley Living Landscape) needs greater consideration

5.3 In terms of options the following results were obtained.

1 Housing The majority of people do not favour a single large development site. Majorities were less clear for defining a new settlement boundary for Denstone & identifying several small development sites or to leave the settlement boundary as it is and set criteria for development within or adjoining it, without identifying specific sites. This is considered through the proposed housing assessment work. There was strong support, whatever approach is taken, to identifying local housing demand and using policies to achieve a mix of development in new housing in terms of house size and/or tenure and/or affordability

2 Employment & Business Rather than relying on ESBC policies, the large majority of people want the NP to have specific policies on employment sites, farm diversification & rural buildings (inc., Denstone College). They would also like to see policies to encourage home working and self-employment.

3 Local Facilities Rather than relying on ESBC policies, the large majority of people want the NP to have specific policies protecting existing community buildings, shops & other facilities.

4 Open Space & Recreation Rather than relying on ESBC policies, the large majority of people want the NP to have specific policies to identify/protect open spaces.

5 Countryside & Landscape Again, rather than relying on ESBC policies, the large majority of people want the NP to have to complete the character study to identify the countryside and landscape elements which are important to the character of Denstone and develop specific policies to protect it. This would also cover the identification of important local heritage features and building styles and develop policies to protect the character of Denstone.

6 Outside influences Again, rather than relying on ESBC policies, the majority of people want the NP to include a policy on large developments nearby which impact on Denstone.

Who responded?

5.4 Taken with the interest in the NP at the Denstone Show, the level of response was good but older residents provided the majority of responses. However, those in the age group 18 – 35 years were under represented, and they will be targeted in the consultation on the Draft Plan. In addition, we are enabling young people to find out about and get involved in the Neighbourhood Plan through targeted working with local school. The website and a Facebook page have also been used to engage people who use Social Media.

5.5 Some of the general comments provided concerned strategic matters, for example;

- The aims are laudable, however they can only be achieved if we, the villagers, do not have NIMBY attitude. We can all agree we need new houses, young people setting up new businesses etc. – but if we continually oppose them if they are close to where we live, nothing will be achieved. We need change not stagnation.

- JCB, Alton Towers give a lot to our community, jobs income etc. we need to support them as they support us. WORK TOGETHER not against each other, without them Denstone would not be what it is today.

5.6 Non Planning matters. Inevitably, some of the comments received relate to non-planning matters which cannot really be dealt with in the NP. However, it is important for the PC to acknowledge these and to address them if possible, so that local people do not become sceptical of the value of consultation. The non-planning issues include;

- Maintenance of pavements and roads throughout the village. Safety of children walking to Ryecroft Middle School especially after 2016. Need to look at ‘traffic flows’ throughout the village and how it could be improved.

- Overhanging branches at Oliver’s Green, the hedgerows- grass verges and College Road tarmacking desperately need attention. Soon College coaches will be unable to travel along. The fountain, war memorial and the old garage belonging to The Tavern need to be cleaned as they lose points in The Tidy Village competition.

- Denstone needs a doctor’s surgery of its own rather than relying on nearby villages. A dentist would also be a welcome addition

Landowners

5.7 The report on housing assessment outlines those interests which have been expressed by landowners and developers, including;

- Two smaller sites, north & south of Vinewood Farm.
- A larger site off Oak Road, proposed for a composite development.

5.8 A landowner, who did not provide contact details, submitted a questionnaire agreeing with the selection of a single larger site for new housing and disagreeing with other options. Otherwise this was to be regarded as a response from the public.

Other Consultees

5.9 A substantial number of organisations were contacted (based on the earlier notification of the preparation of the NP) and the following responses were received.

| Organisation & contact | Comments |
|--|---|
| Staffs. County Council james.chadwick@staffordshire.gov.uk | <p>Policy; Thank you for notifying the County Council that Denstone Parish Council is in the early stages of preparing a Neighbourhood Plan. We would welcome the opportunity to engage with you throughout the preparation of the Plan. From experience elsewhere we have found that this approach has led to more efficient and effective outcomes for all parties. It is noted that you are currently gathering the views of local community and will look to consult on draft Issues and Options in September. It will be a more productive use of our resource to provide initial comments at that stage when we have an idea of the direction of travel of the Plan. However, as you are also currently gathering evidence to support your plan you should be aware that the County Council hold various sources of data e.g. Historic Environment Record that may assist you in your task. If you would like to contact me on the number below we can discuss the areas/topics/themes you are seeking to gather evidence around and I can put you in touch with the relevant department and technical officer/s so you can assess what data/information may be available to you.</p> <p>James Chadwick; Spatial Planning Policy Officer</p> |
| hannah.hogan@staffordshire.gov.uk | <p>Flooding; Our Ref: FRM/2015/048</p> <p>Thank-you for consulting us for our thoughts upon a future DNP. Staffordshire County Council are now Lead Local Flood Authority for the area, and we hold flood risk data which the Denstone Parish may consider incorporating into the rationale for any future plan to help minimise flood risk and pick sequentially preferable sites to help inform sustainable development within the</p> |

| | |
|--|---|
| | <p>process would need to take account of this by recognising the need to avoid inappropriate development in floodplain areas.</p> <p>Water Framework Directive The plan area falls within the Humber River Basin Management. The river basin management plan contains environmental measures and objectives that are set out in the Water Framework Directive (WFD). Under the WFD Regulations public bodies including local planning authorities must have regard to the river basin management plan. This includes the WFD requirement for no deterioration in water body status, which is applied for the individual quality elements that make up water body status. It also includes facilitating measures in the river basin management plan to improve the water body and, where deterioration is unavoidable, a justification under the tests set out in Article 4.7 of the WFD is required. The River Churnet is part of the water body named Dove-Mercia. This water body is at good ecological status. Again, any proposals or projects should ensure that this water body status is not deteriorated and where possible improved.</p> |
| <p>consultations@naturalengland.org.uk Sharon Jenkins</p> | <p>Thank you for notifying Natural England of/requesting information in respect of your Neighbourhood Planning Area dated 01/07/2015.....Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements. The following is offered as general advice which may be of use in the preparation of your plan. Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. https://www.gov.uk/consulting-on-neighbourhood-plans-and-development-orders. Local environmental</p> |

record centres hold a range of information on the natural environment: <http://www.nbn-nfbr.org.uk/nfbr.php>

Protected landscapes If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Boundaries follow lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

Protected species You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.

Natural England Standing Advice Local Wildlife Sites You should consider whether your plan or proposal has any impacts on local wildlife sites, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts then you should ensure you have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.

Best Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. Paragraph 112 of the National Planning Policy Framework states that: 'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'. General mapped information on soil

| | |
|--|---|
| | <p>types is on the www.magic.gov.uk and also from the LandIS http://www.landis.org.uk/index.cfm.</p> <p>Opportunities for enhancing the natural environment Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, e.g. through green space provision access to and contact with nature.</p> <p>Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at 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. James Hughes - Consultations Team</p> |
| <p>Nationalgrid.Enquiries@nationalgrid.com</p> | <p>Thank you for your email, will endeavour to contact you within the next 7 working days. To make a full assessment and prevent delay in processing your enquiry we require the following information. Site based details.</p> |
| <p>Letty.Askew@highwaysengland.co.uk</p> | <p>Thank you for this consultation. It appears unlikely that the Neighbourhood Plan will have a significant impact on the strategic road network in East Staffordshire.</p> <p>Therefore, Highways England has no comments to make on the issues and options which have been identified.</p> <p>Letty Askew, Asset Manager, Highways England, The Cube, 199 Wharfside Street, Birmingham. B1 1RN</p> |
| <p>james.ingestre@jcb.com</p> | <p>No response made. Original consultation email sent in July 2015 and followed up in November 2015</p> |
| <p>hwhitney@nlpplanning.com Liz.Greenwood@alton-towers.com</p> | <p>Thank you for your email to Alton Towers in connection with the Initial Consultation on the Neighbourhood Plan. On behalf of Alton Towers and Merlin Attractions Operations Ltd we confirm that we would like to be kept informed and involved in the consultation on the neighbourhood plan. Please advise if there are any public meetings prior to September otherwise we look forward to be able to comment on the emerging draft.</p> |
| <p>philip_a_harding@hotmail.com</p> | <p>Wishes two sites to be considered for new housing.</p> |

6. Consultation on the Housing Sites Assessment and Character Study, March 2016

6.1 Over 125 people attended the exhibition at the Village Hall (3 to 7pm) on Friday 26th February. A total of 77 questionnaires (see Appendices 4 & 5) were returned with most covering all issues, but some were only partially complete. This is reflected in the figures and percentages given below and the results for the three preferred locations for new housing were as follows. No reply or incomplete forms are not recorded and %'s relate to the number of Yes & No responses.

| Location | Yes | No |
|---------------------|------------|------------|
| North of All Saints | 67 (98.5%) | 1 (1.5%) |
| Oak Rd. (part) | 60 (89.5%) | 7 (10.5%) |
| Vinewood Farm (S) | 52 (77.6%) | 15 (22.4%) |

& 61 (79%) agreed 6 houses suitable on site.
& 56 (73%) agreed 5 houses suitable on site.
& 47 (61%) agreed 5 houses suitable on site.

6.2 The high levels of support for the land north of All Saints and the (smaller site) off Oak Road means that these locations can be confirmed and the detailed policies for each informed by the draft schemes which have been produced.

6.3 There is substantial support for the site a Vinewood Farm South, but the significant proportion (almost a quarter of respondents) who did not support it justifies a further analysis. It is believed that the majority of the "No" voters live close to the site and are understandably concerned about the direct impact on their properties. Therefore, whilst the principle of development in this location is sound, the landowner has been requested to provide more details on design and layout. When available, these should show how the provisions which have been suggested to protect the character of the area and minimize impact on existing houses on College Road and Narrow Lane.

6.4 Consideration has also been given to the interest by that landowner in building a single house to the north of the existing farmhouse. This is not a suitable site for 3 or more dwellings but the settlement boundary amendment necessary for the Vinewood South site (including the existing farmhouse) would be more logical if it extends across to Marlpit Lane. This would mean that only 4 dwellings would be required on the south site and this may help to reduce their impact.

6.5 For the 5 locations (Stubwood, Vinewood North (for 3 or more houses), Rear of Brook House, The Croft & Denstone South) deemed to be unsuitable, the level of agreement with the conclusion was 90% or over. There was therefore, no need for change. The exhibition text for the small Oak Road site explained that the large site was considered unsuitable based on the concerns about separation, views and open land for the Denstone South site.

6.6 Many respondents also provided written comments. A short analysis is presented below/overleaf. They relate mainly to the preferred locations for new houses.

6.7 Land north of All Saints. There is concern from two people that 6 houses may be too many and that the character of the area should be reflected in design. It is considered that, with a focus on small units and design criteria, these fears can be allayed. Another person refers to the need for a pedestrian crossing. Although desirable, this cannot part of a small scheme. However, the matter can be referred to the County Council for consideration.

6.8 Oak Road. Several people refer to the desirability of 3 or 4 (rather than 5) houses but it is considered that, with a focus on small units, layout and design criteria, these fears can be allayed. Other comments relate to traffic concerns, but it is likely that the County Council (as the highway authority) will be satisfied with the proposed access.

6.9 Vinewood Farm South. Most of the comments oppose housing on the site with concerns about traffic, overlooking and drainage. Other sites, including The Croft and Stubwood are suggested, but these are either not available or are clearly against Local Plan policy. The concerns of nearby residents are understood, but it is considered that traffic, design, visual impact and drainage matters can be addressed by detail criteria in the policy. It is intended to encourage the landowner to undertake some more detailed design work to demonstrated how the concerns can be addressed. Two other respondents favoured more than 5 houses in this location and that overall, it was supported by 77.6% of respondents.

6.10 Other comments. Ten complimentary comments were received and 18 on other matters. The majority of these restated the need for careful design and for small houses and bungalows, rather than large houses to be built. Others suggested Vinewood North as a possible location and a preference for sites at Brook House, Stubwood and Denstone South albeit that they acknowledge the availability and wider policy constraints in these locations.

7. The 6 Week (Regulation 14 Consultation (July to September 2016)).

7.1 Fifty-three completed questionnaires (see Appendix 6) were returned and thirty other comments (some composite) were made. The geographic spread of responses shows an (understandable – given the location of new housing) focus on Denstone village. The ages of respondents show a bias towards older people but efforts have been made to engage children and younger adults through the schools programme and through all of the meetings with the groups and societies in the Parish. This section outlines the responses and sets out the conclusions of the Steering Group meeting on 28th June 2016 on any necessary changes to the policies of the Draft NP resulting from them.

Vision & Objectives

7.2 In terms of the Vision and the 8 Objectives, these were all supported by a large majority of respondents, ranging from 89% to 100%. In addition, none of the detailed comments that were made suggest any dissatisfaction, but one comment states; *“Objective 7 - Physical separation of Denstone from Rocester and JCB is desirable but I would not want that alone to prevent consideration of otherwise suitable areas where a few houses could be added.”*

7.3 Based on the above, The Steering group did not consider that it was necessary to make any changes to the Vision and Objectives

Policies

7.4 Almost all of the Policies were supported by a large majority of respondents, ranging from 87% to 98%, with most policies enjoying 95% plus and no changes to policies are necessary based on these.

7.5 The one exception is Policy SB1 which concerns the proposed settlement boundary extensions for new housing development. Overall 59% of respondents agreed, 30% disagreed and 11% were neutral. However, the results for the individual site were as follows.

- SB1A north of All Saints (6 units) **98% agreed.**
- SB1B Oak Road (5 units) **96.5% agreed.**
- SB1C Vinewood Farm (South 4 units) **81% agreed, with 10 respondents disagreeing.** (NB does not concern Vinewood North (1 unit), with few specifically adverse comments).

7.6 The Steering Group did not consider that it was necessary to make any changes to in respect of All Saints and Oak Road. Whilst wishing to retain Vinewood Farm South, the Steering Group agreed additional criteria on plot size and access should be included.

7.7 The responses are presented statistically in the table below and overleaf

| | | | |
|-------------------|--------------------|-------------------|------------------|
| The Vision | Agree 0/98% | Disagree 0 | Neutral 1 |
|-------------------|--------------------|-------------------|------------------|

| | | | |
|--------------------|----------------------|-------------------|------------------|
| Objective 1 | Agree 49/93% | Disagree 1 | Neutral 3 |
| Objective 2 | Agree 51/96% | Disagree 0 | Neutral 2 |
| Objective 3 | Agree 53/100% | Disagree 0 | Neutral 0 |
| Objective 4 | Agree 52/98% | Disagree 0 | Neutral 1 |
| Objective 5 | Agree 53/100% | Disagree 0 | Neutral 0 |

| | | | |
|--------------------|---------------------|-------------------|------------------|
| Objective 6 | Agree 52/98% | Disagree 0 | Neutral 1 |
| Objective 7 | Agree 51/96% | Disagree 1 | Neutral 1 |
| Objective 8 | Agree 47/89% | Disagree 0 | Neutral 6 |

Policies

DP1 Development Principles: location, scale, design, character, sustainability of development

| | | |
|---------------------|-------------------|------------------|
| Agree 52/98% | Disagree 0 | Neutral 1 |
|---------------------|-------------------|------------------|

DP2 Infrastructure: criteria requiring the assessment and mitigation of flooding and drainage issues.

| | | |
|---------------------|-------------------|------------------|
| Agree 52/98% | Disagree 0 | Neutral 1 |
|---------------------|-------------------|------------------|

SB1 New houses in the Village on land north of All Saints (6 units), Oak Road (5 units) and Vinewood Farm (5 units)

| | | |
|---------------------|-------------------------|----------------------|
| Agree 31/59% | Disagree 16*/30% | Neutral 6/11% |
|---------------------|-------------------------|----------------------|

***SB1 Disagrees: Vinewood S. 10/19%, Oak Road 1/1.8%, All Saints 2/3.5% & 3 unspecified.**

SB2 Outside Settlement Boundaries: Criteria for development outside the settlement boundary

| | | |
|---------------------|-------------------|------------------|
| Agree 48/91% | Disagree 3 | Neutral 2 |
|---------------------|-------------------|------------------|

AB1 Denstone College: area based policy setting criteria for future development – focus on traffic and landscape

| | | |
|---------------------|-------------------|------------------|
| Agree 49/93% | Disagree 1 | Neutral 3 |
|---------------------|-------------------|------------------|

AB2 JCB Testing ground: area based policy setting criteria for future development – focus on traffic and landscape

| | | |
|---------------------|-------------------|------------------|
| Agree 48/91% | Disagree 1 | Neutral 4 |
|---------------------|-------------------|------------------|

H1 Infill sites: Criteria for infill development (1-2 dwellings)

| | | |
|---------------------|-------------------|------------------|
| Agree 46/87% | Disagree 2 | Neutral 5 |
|---------------------|-------------------|------------------|

H2 A mix of house types and sizes: to ensure that smaller houses and, possibly, bungalows are built.

| | | |
|---------------------|-------------------|------------------|
| Agree 49/93% | Disagree 4 | Neutral 0 |
|---------------------|-------------------|------------------|

H3 Design of conversions & extensions; criteria on materials, scale, layout, parking, character & sustainability

| | | |
|---------------------|-------------------|------------------|
| Agree 49/93% | Disagree 2 | Neutral 1 |
|---------------------|-------------------|------------------|

BE1 Local character; criteria on scale, form, density, materials & setting to protect character

| | | |
|---------------------|-------------------|------------------|
| Agree 51/98% | Disagree 0 | Neutral 1 |
|---------------------|-------------------|------------------|

BE2 Local built heritage: criteria for development affecting Listed Buildings to protect and enhance them.

| | | | | | |
|-------|---------------|----------|----------|---------|----------|
| Agree | 49/96% | Disagree | 0 | Neutral | 2 |
|-------|---------------|----------|----------|---------|----------|

BE3 Local (non-designated) heritage; criteria development affecting other identified local heritage assets

| | | | | | |
|-------|---------------|----------|----------|---------|----------|
| Agree | 50/96% | Disagree | 0 | Neutral | 2 |
|-------|---------------|----------|----------|---------|----------|

BE4 Archaeological sites: criteria to protect known archaeological assets

| | | | | | |
|-------|---------------|----------|----------|---------|----------|
| Agree | 47/92% | Disagree | 0 | Neutral | 4 |
|-------|---------------|----------|----------|---------|----------|

NE1 Protecting the countryside: criteria to protect landscape character (field patterns, hedges, trees etc.)

| | | | | | |
|-------|---------------|----------|----------|---------|----------|
| Agree | 51/98% | Disagree | 0 | Neutral | 1 |
|-------|---------------|----------|----------|---------|----------|

NE2 Nature Conservation: criteria to assess protect and enhance habitats & species.

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|-------|---------------|----------|----------|---------|----------|
| Agree | 51/98% | Disagree | 0 | Neutral | 1 |
|-------|---------------|----------|----------|---------|----------|

T1 Traffic: criteria/requirement for traffic assessment for problems locations, e.g. narrow roads, College and JCB

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|-------|---------------|----------|----------|---------|----------|
| Agree | 48/94% | Disagree | 0 | Neutral | 3 |
|-------|---------------|----------|----------|---------|----------|

CFOS 1 Community buildings, shops & pubs: criteria to protect community buildings, shops, pubs and churches

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|-------|---------------|----------|----------|---------|----------|
| Agree | 51/98% | Disagree | 1 | Neutral | 0 |
|-------|---------------|----------|----------|---------|----------|

CFOS 2 Open Spaces & Recreation; protect open space, playing fields & sports rounds

| | | | | | |
|-------|---------------|----------|----------|---------|----------|
| Agree | 51/98% | Disagree | 0 | Neutral | 1 |
|-------|---------------|----------|----------|---------|----------|

CFOS 3 Designating Local Green Spaces: proposals for Oliver's Green & the former railway to become LGSs

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|-------|---------------|----------|----------|---------|----------|
| Agree | 49/94% | Disagree | 1 | Neutral | 2 |
|-------|---------------|----------|----------|---------|----------|

LE 1 Local Employment; criteria for local businesses on location scale use, farm diversification & tourism

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|-------|---------------|----------|----------|---------|----------|
| Agree | 49/94% | Disagree | 0 | Neutral | 3 |
|-------|---------------|----------|----------|---------|----------|

RE 1 Renewable Energy: criteria on landscape impact/views, residences, ecology & heritage

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|-------|---------------|----------|----------|---------|----------|
| Agree | 47/92% | Disagree | 0 | Neutral | 4 |
|-------|---------------|----------|----------|---------|----------|

RE 2 Telecommunications: criteria on: design, location, landscape & designated/non-designated heritage.

| | | | | | |
|-------|---------------|----------|----------|---------|----------|
| Agree | 48/94% | Disagree | 0 | Neutral | 3 |
|-------|---------------|----------|----------|---------|----------|

49/96% agreed with the **three informal Community Proposals - CPDP1** (Partnership working on floods/water management), **CPNE1** (Partnership work on landscape & countryside) and **CPT1** (Partnership working on pedestrian & cycle accessibility)

In terms of **place of residence**, the responses were; Denstone 47/90%, Prestwood 3/6%, Stubwood 2/4%, Quixhill/Other 0.

In terms of **age group**, the responses were; <18yrs. 0, 18 – 24 yrs. 1/1%, 25 – 35 yrs. 0, 36 – 50 yrs. 3/5%, 51/65 yrs. 18/34% and over 65 32/60%

Additional comments made

7.8 The other comments made by respondents are summarised below

Land North of All Saints

- SB1(A) is marked incorrectly. The actual area is about half that shown. Housing density on this site far exceeds density anywhere elsewhere in the village and is therefore not in keeping with the character and appearance of the village.
- Disagree with this part of SB1.

Oak Rd (part)

- Too much traffic using Stubwood Lane, so disagree with dwellings on Oak Road.
- SB1(B) Why retain corrugated metal shed.
- Agree in principle but access issues.
- Neutral.

Vinewood (south)

- Disagree with Vinewood Farm.
- Too much traffic so not Vinewood farm South. Only serious objection is development causing increased traffic along College Road.
- While I understand the need for new housing I am very concerned about just how much pressure can be applied on developers to ensure all new units will be small scale and affordable especially on Vinewood Farm South.
- No building in Denstone Village, College Road area of Vinewood Farm.
- Not Vinewood Farm – bordering Olivers Green.
- Only disagreement on SB1, specifically Vinewood Farm. Live on Narrow Lane and my property, views and enjoyment will be severely impacted. Building process will be a nightmare and self-build will only prolong the turmoil.
- Extending the settlement boundary is essential but disagree (SB1 & SB2) with the inclusion of Vinewood Farm South as a proposed development as it will create too many problems – reference Planning Policies BE4 & T1.
- General comment. Need to avoid light pollution. Ensure tree conservation especially on Vinewood Farm. SB1(C) Pedestrian access to village via footpaths south side of College Road would improve safety from new build and College.
- Disagree with Vinewood Farm but agree with other two sites.
- Agree in principle but location and access issues.

Complimentary

- Thank you for all your hard work.

- Congratulations on a job well done by all.
- You are doing a good job. Well done.
- Great document well done to you all.
- I am very grateful for all the hard work being put into the plan, for the sound sense in the conclusions reached, and recommendations so far.
- No comments other than a big thank you to the team who have worked so hard on this project.
- Well done and congratulations to all who have made this possible for the village to have their say.
- Obviously a great deal of work has gone into this plan, which is a thoughtful and comprehensive one.
- Thank you for all your efforts.
- Many thanks to all those who have worked so hard on this plan.

Other

- Olivers Green was a packhorse way. Michael Swales who lives at Toothill, Alton informs Denstone & Alton held a battle which Denstone won and took the canon to Toothill and blew up Alton Castle & Croxden Abbey.
- We are agreeing that more involvement is required, not agreeing to developments. Would present occupants have first refusal on new houses, to be able to downsize?
- 16 new houses are too many. A limit should be set at half that amount to keep the character of the village. Every load of concrete is one too many. Development should be on brown field sites in towns and cities with a total ban on greenfields. Once fields have gone they have gone forever. Build in cities back to high rise it is the only answer!
- Quite obviously – the culvert from the village hall car park to Heywood Hall is not big enough to cope with the amount of water in flood conditions. We have mentioned it before but is there any possibility of the footbridge being reinstated over the river to Crumpwood Pumping Station?
- Olivers Green is not ‘demonstrably special’. It is probably an old clay pit. The use of reversing beepers at JCB test track might be important re. AB2 JCB.
- Our main concern is traffic/safety issues in College Road so we are particularly pleased future developments at the College will be subject to traffic considerations.
- How useful is this as a questionnaire? It is so generalised – most bland statements are very difficult to disagree with in principle. Very little reference to specific factors relating to village or its draft plan. It is not surprising there have been relatively few questionnaires returned. The newsletter No 4 was headed ‘We now have a draft plan - what do you think of it?’ I did go to the exhibition and discussed many aspects of the plan and was expecting the questionnaire to be related to the Draft Plan. What we actually got was a rehash of the questionnaire we filled in earlier in the year and it deals with ‘Policies in the Plan’ – with very little specific reference to the ‘Draft Plan’. We can all agree with the very general Objectives and Principles (which seem to have been taken from a prepared planner’s document) – it is how they are specifically applied to the draft plan. You may possibly have elicited a better response if your questionnaire had been shorter and somewhere you actually had the simple question: - We now have a Draft Plan: - What do you think of it? Housing

- list 3 options – ask for comments etc. etc. Should this plan be submitted? There seems to be confusion between ‘Policies in the Plan’ and the ‘Draft Plan’.
- It is difficult to offer any useful responses to this questionnaire, as in almost all cases it is asking for a broad response to a vague principle. There is little opportunity to comment on specifics or to contribute much which adds to the last questionnaire.

Longer Comment (1)

Objective 7) - Physical separation of Denstone from Rocester and JCB is desirable but I would not want that alone to prevent consideration of otherwise suitable areas where a few houses could be added.

SB2 - I feel that Stubwood would actually benefit from a few houses and although it is on the edge of open countryside it is also very close to JCB so it is hardly rural in that sense.

H1 - All infill housing will have adverse effects but totally agree these must be minimised. Light pollution and mature trees must be important factors and developers must not be allowed to get away with ignoring criteria. Adverse effects include noise and nuisance during construction and these should be taken into account too.

H2 - Do not think that flats would be appropriate.

H3- Once again priority must be given to mature trees and avoidance of light pollution as well as nuisance, adverse impact on others.

CFOS3 - The trees/hedge at the north side of Vinewood Farm should also be designated as a local green area. This would protect mature trees and protect the character of that part of Marlpit Lane which is essentially a country lane at that point. It would also help to cut down light pollution from new properties built to the north of Vinewood Farm. It would be a buffer zone between the unwelcome new houses and the existing residents who are currently on the edge of open countryside.

LE1 -Agree but would want very strict criteria applied to avoid nuisance to local residents.

CPT1? -Something needs to be done to make College Road safer i.e. on the narrow bits, especially for pedestrians (could there be a footpath on the field side at The Croft?).

Longer Comment (2) I am very concerned by the development at Vinewood Farm:

1 Extension of the traffic on College Road is not acceptable.

2 Drainage issues. Already the road suffers large amounts of running water during periods of heavy rainfall. To increase the amount of ‘building material’ as opposed to the field (which has the ability to absorb) is only going to make the situation worse. As my house is lower than the field at Vinewood Farm and only one house removed from the site itself – I would be very keen to see any proposal to deal with this issue. There has never been recording of flooding in 200 years and I would be very unhappy if that was a potential issue.

3 I am also concerned that more detailed plans for this proposed development were not available at the Village Hall meeting and would request the opportunity to view plans in more detail once they are available for further comments to be considered.

For example, if this development goes ahead (which I am still opposed to) however there may be considerations such as:

- Keeping the development as close to the road as possible so as not to obstruct views of current houses on College Road and Narrow Lane.
- Keep houses close to road to minimise drainage issue.
- Design and style of development to be considered.

- Ensuring there needs to remain a barrier of roadside hedge of a certain height to minimise visibility of the visibility of houses from the road.
- I assume that only be bungalows that are developed as that was discussed as option. This may help with above issues – but would still like to see plans when available.
- I would like to understand the access plan to this development as currently twice daily due to College traffic – College Road gets jammed as coaches struggle to pass each other in the narrow parts of the road. Currently this is manageable due to the number of passing places available. However how will this proposed development affect this? Just to be clear on this point – the solution must not be allowed to be the widening of the road and removal of even more green space.

Please let us know when more detailed plans are available to view.

Longer Comments (3) I would like to raise the following points in relation to the proposed development at Vinewood Farm. I would be very keen to see the detailed plans for the proposal once they are developed as I currently have the following concerns:

- Level of traffic that currently uses College Road is substantial during College times of the day and I would not like to see this added to in any way. As a potential solution to this if the site gets passed, please can we look into the access point being from Marlpit Lane and not from College Road.
- Currently the coaches that deliver pupils to the College and back twice daily already struggle to pass each other at points on College Road, and the current passing place that is being proposed as an entrance to the development would remove a vital passing point for the coaches allowing the flow of traffic to continue. This issue is even more substantial in the winter months when the coaches need a good clear run to be able to get up the bank in icy conditions. Each year, at least once, my wife and I have been out on College Road having to dig out the coaches and help them with salt on the road to enable them to get up this bank. Without this key passing place, the situation would be much worse.
- Drainage. My property is only one away from the proposed site of building and the land that is part of this proposal sits about 8 feet higher than the land that my property sits on. Currently during times of heavy rain there is a large amount of water that drains from the proposed site, plus other neighbouring fields and runs down College Road like a stream. I would like to fully understand what the impact of losing a lot of the natural drainage of the fields would do to this situation. Our house has never been subject to flooding and I would not be at all happy if this proposed development made any change to this situation.
- I would be keen to ensure that any proposed plan kept the bungalows from being visible from the road with the need to maintain the level of the existing hedgerow.

I am very opposed to this site being passed as a suitable location due to the points stated. When more detailed plans for this site are available I would be very keen to see these in order to pass more comments.

Statutory Consultees

Thirty-five (35) organisations and individuals were formally consulted and invited to comment on the Draft Plan (see Appendix 7). Eleven (11) substantive replies were received and the comments are set out in detail in Table 1 overleaf. It is noted that comments were not made at this stage by JCB, Alton

Towers and Denstone College. However, previous comment from or on behalf of those organisations which were made at earlier stages, have influenced the approach to the Draft Plan and the policies.

Table1 Comments and agreed actions (NP Steering Group meeting on 28th June 2016)

| Date and Organisation | Comments | Suggested Actions (Red) |
|------------------------------|--|---|
| Highways England 22/04/16 | <p>David.Pyner@highwaysengland.co.uk</p> <p>Thank you for allowing Highways England to comment on the Denstone Neighbourhood Plan. The Plan will have no significant impact on the Strategic Road Network throughout Staffordshire, accordingly Highways England have no comments to make on the issues you have identified. Once again I would like to thank you for the chance to comment on the plan. David Pyner, Assistant Asset Manager Staffordshire</p> | <p>Noted, no changes needed.</p> |
| Sport England 25/04/16 | <p>Zoe.Hughes@sportengland.org</p> <p>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/employment land and community facilities is important.</p> <p>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: 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</p> | <p>Noted, no substantive changes needed but a cross reference to SE will be included in the justification for the Community & Open Space Policies</p> |

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| | <p>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 using the contact details - Planning Administration Planning.central@sportengland.org</p> | |
| National Grid | <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. 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. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Gas Distribution – Low / Medium Pressure. Whilst there are 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. 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</p> | <p>Noted, no changes needed</p> |

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| | <p>transmission and distribution network can be found at: www.energynetworks.org.uk 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 to your consultation database: Robert Deanwood, Consultant Town Planner, Spencer Jefferies, Development Liaison Officer, National Grid n.grid@amecfw.com box.landandacquisitions@nationalgrid.com</p> | |
| Historic England (Peter Boland) | <p>Thank you for the invitation to comment on the Denstone Draft Neighbourhood Plan. Historic England is extremely supportive of both the content of the document and the vision and objectives set out in it. We particularly commend the use of historic characterization to provide a context and a sound evidence base for well thought out Plan policies. In this and other respects Historic England considers that the Plan takes an exemplary approach to the historic environment.</p> <p>The recognition in the Plan of the importance of the local historic environment and the need to retain and enhance heritage assets and Denstone’s sense of place, both of which contribute to the well-being of the community, is highly commendable and Historic England strongly support that view. The emphasis on the conservation of local distinctiveness and the protection of locally significant buildings and landscape character including archaeological remains and important views is equally to be applauded. All those who have clearly worked extremely hard in drafting the Plan are to be congratulated on the end product. Overall Historic England considers that the Denstone Draft Neighbourhood Plan is a well-considered, concise and fit for purpose document that exemplifies “constructive conservation” and constitutes a very good example of community led planning. I hope you find this advice helpful. If you have any queries, please do not hesitate to contact me.</p> | Noted and the positive comment are welcomed |
| Envt. Agency (Noreen Nargas) | <p>Thank you for referring the above draft plan which was received on 22 April 2016. Having reviewed the document, we have the following comments to make:</p> <p>Flood risk: Development Principles Policy DP2 Infrastructure – Flooding and Drainage We consider that this policy could be further strengthened by including a reference to the impact of climate change. For example: ‘Proposals for new development should demonstrate that, where appropriate, measures are included that mitigate and adapt to the impacts of climate change’.</p> <p>Biodiversity: We would like to draw your attention to pg. 41 of the draft, it has questions marks beside 'environmental improvements' as an area to receive potential funding from S106/CIL contributions. This area should be a definite recipient to enable delivery against a number of relevant policies. Policy NE2 Nature Conservation We would wish to see the preservation of the flood plain along the</p> | <p>Noted and agreed</p> <p>Note the ?? is a typographically error which will be corrected</p> <p>Noted and agreed. Policy</p> |

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| | <p>river Churnet and where possible restoration of floodplain connectivity to restore natural function for wildlife and flood risk benefits. In addition, the removal of, or installation of fish passage, on Crumpwood Weir would be of great benefit to long term vitality of the river Churnet.</p> <p>In light of the above comments, you should give due consideration to adopted Strategic Policy 27: Climate Change, Water Body Management and Flooding which has local requirements for the management of the water environment, including flood risk, pollution prevention and water-based ecology which should be reflected within this plan where appropriate.</p> <p>Contamination: We have the following comments to make which relate solely to the protection of ‘Controlled Waters’ receptors. We note that development is being considered for the JCB proving grounds at Prestwood (AB2). This area is located within Source Protection Zones 1, 2 and 3. Source Protection Zones are designated to protect groundwater abstractions used for potable water supply. Within Source Protection Zones certain activities may be restricted, for example underground storage of hazardous substances (e.g. petrol or diesel) in Zone 1. More detailed assessment of Sustainable Drainage Systems involving infiltration to ground will also be required in Source Protection Zone 1. Further information on Source Protection Zones, including maps of the zones, can found on our website: https://www.gov.uk/government/publications/groundwater-source-protection-zones. Our ‘Groundwater Protection: Principles and Practice’ (GP3) document (https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3) - position on a wide range of activities and developments within Source Protection Zones.</p> <p>We recommend that reference to the need to consider the implications of Source Protection Zones should be included in the Neighbourhood Plan.</p> <p>Government Policy, as detailed in the National Planning Policy Framework (paragraph 120), states that ‘where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner’. Consequently, should a development site currently or formerly have been subject to land-uses which have the potential to have caused contamination of the underlying soils and groundwater then any Planning Application must be supported by a Preliminary Risk Assessment. This should demonstrate that the risks posed to ‘Controlled Waters’ by any contamination are understood by the applicant and can be safely managed. This requirement is applicable to any development on Brownfield land. Reference to this requirement could be included in the ‘Development principles – Policy DP1 Sustainable Development Principles (all objectives)’. We draw your attention to adopted Detailed Policy 7: Pollution and Contamination which states that:</p> | <p>reference will be added.</p> <p>The NP does not propose development at the JCB proving grounds. The Area based Policy is to provide a reactive framework to consider proposal which JCB may put forward. However, a reference will be included on the need for ground-water issues to be considered.</p> <p>Noted and agreed, a reference will be included.</p> |
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| | <p>Development proposals will only be granted planning permission where they will not give rise to, or be likely to suffer from, land instability and/or unacceptable levels of pollution in respect of noise or light, or contamination of ground, air or water</p> <p>Pollution Prevention: Due to the locality of the proposed sites for housing there would be an expectation that all foul drainage should be connected to foul sewer. Severn Trent Water Ltd would need to be contacted regarding this to ensure system capacity.</p> <p>The comments regarding the use of sustainable drainage on page 32 are welcomed and further advice can be provided once specific proposals are put forward. We hope you find the above information useful. If you have any queries, please do not hesitate to contact us.</p> | <p>Noted and agreed. The reference to STW in the Implementation section will be strengthened.</p> |
| <p>Staffordshire County Council (Drainage)</p> | <p>We have engaged closely on the Plan in relation to flood risk with Clive Keble and the comment below re-iterate to some extent feedback already provided.</p> <p>We welcome Development Principles Policy DP2 Infrastructure – ‘Flooding and Drainage’ (objective 1) and would suggest that these caveated aims are in accordance with National and Local policy, in both requiring a level of assessment and to mitigate against flooding.</p> <p>In relation to the sites identified in the plan for development it is recommended ascertaining infiltration potential and liaising with Severn Trent Water to determine what drainage solutions could be feasible and whether there are any constraints or recommendations that any future proposal may have to adhere to.</p> <p>SHLAA 267a - Land to the rear of Brook House - Notwithstanding any access or Highways constraints, the majority of the site is not unduly affected by either Flood Zone 2 or 3, but the rear of the site is shown to be susceptible to surface water flooding as shown on the updated flood map for surface water (uFMfSW) from the drain to the rear of the site next to the dismantled railway line. It could be that the mapping is picking up the railway cutting (if indeed it is one) and steering surface water along the whole length through Denstone. Depending on any proposal submitted, given that the land looks to be level, there may be a need to undertake hydraulically model the drain to ensure that it does not pose a risk to any proposed dwellings in this area. This would be a conservative measure and dwellings could arguably be placed on slightly higher areas on-site (if any, as looks level) or with raised finished floor levels (300mm above existing ground levels) to mitigate against any residual risk and landscaped flow paths.</p> <p>The nearest surface water sewers are within Denstone Lane and Alton Rd, which would involve crossing third party land to access a connection. The aforementioned drain at the rear of the site could be used for surface water disposal at greenfield run-off rates but in terms of a foul connection, this may require liaison with Severn</p> | <p>Noted and welcomed, however these comments which were made earlier on in the process, but were subsequently appended to the formal (Regulation 14) Submission by SCC, were built into the Sites Assessment and the NP Policy Document.</p> <p>Therefore, no substantive change is needed. However, the need for detailed liaison with SCC on flooding and drainage by site owner and developers will be highlighted in the Plan</p> |

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| | <p>Trent to discuss any future connections.</p> <p>Soakaway could be an option, depending upon ground conditions and the level of any contamination arising from the former railway line, but this would be need further investigation in terms of surface water disposal and the level of flood risk posed to the site. In relation to the specific sites:</p> <ul style="list-style-type: none"> • SB1(A) - All Saints Church, Main Road - The site parcel itself is not shown at risk of flooding, but the adjoining land is shown at risk from the drain to the west and the Churnet valley to the east. Depending on infiltration potential, there could be scope to use soakaways for surface water and there is a combination sewer along the Main Road, subject to capacity confirmation from Severn Trent Water. The site would benefit from a topographical survey in support of any application to confirm that the site is not at risk from either a flow path or elevated sufficiently above the adjacent drain to prove the site is not at pluvial or fluvial risk. • SB1 (B) - South of Oak Road - The rear of the site is showing significant pooling in the updated flood map for surface water (uFMfSW) which probably arises from the dismantled railway line. It would appear that the drain which is shown the follow the railway line to the north of Denstone village is culverted through Denstone and away from the site towards the Main Road, further investigation should be undertaken to ensure that a forgotten culverted stretch is not within this site parcel. Again, it would appear that the mapping is picking up the railway cutting (if indeed it is one) and steering surface water along the whole length through Denstone. <p>It is advised that mitigation is included within any proposal as the site includes an apparent flow path and although this could be landscaped out if works are undertaken to the previous railway line care should be taken to include mitigation in terms of a SuDs (sustainable urban drainage) feature / swale / French drain along the inundation area just to ensure that the risk is not increased or exacerbated to the houses nearby. Any proposed dwellings may consider raising the finished floor level for additional protection against overland flow.</p> <p>BGS data suggests that infiltration may not be effective in this area of Denstone and given the presence of the former railway line, the land may have been subject to historic contamination – again further investigation will show the risk, if any. There are no nearby sewers other than the combination sewer along Oak Road and the surface water sewer in Main Road by the Hawthorns leads towards the Churnet valley. Unless a watercourse can be found that can accommodate greenfield flows, drainage for both surface and foul flows may involve requisitioning a sewer or investigating soakaway potential further.</p> | |
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| | <ul style="list-style-type: none"> • SB1 (C) - The small site at Vinewood Farm north – there are no apparent flood risk constraints in terms of surface water or flood risk arising from watercourse, but given that there are no sewers nearby (as The Weavers drainage heads south east away down Marlpit Lane) further investigation should be undertaken to ascertain how the site will be drained if infiltration is not an option. There could be a possibility to link into the head of the systems along The weavers, but liaison should be undertaken with Severn Trent Water to ascertain if they will require developer led modelling for both surface and foul flows if directed to sewer and it may require crossing third party land and works to the road to connect into the system. | |
| <p>Staffordshire County Council (Environment) (Heritage) James Chadwick Spatial Planning</p> | <p>Historic Environment The Plan would benefit from a broader historic context (pen portrait) of the Denstone Neighbourhood Plan area. However, it is noted that Appendix 3 (Non-Designated Local Heritage Assets) in some way addresses this in listing all designated heritage assets within the plan area, although this runs contrary to the title of this appendix which ought to read ‘Designated and Non-Designated Heritage Assets’. It is suggested that Appendix 3 should also be accompanied by a location plan of the designated heritage assets within the plan area.</p> <p>Policy H3 (The design of residential conversions and extensions (objective 2). This policy is to be supported on historic environment grounds where the design and materials used in conversions/extensions reflects the visual cues of Denstone’s broader historic vernacular style.</p> <p>Policy BE1 (Protecting and enhancing local character (objective 3). This policy is to be supported. Under point B, where historic farm buildings are to be converted, the Neighbourhood Plan might wish to draw prospective developer’s attention to the Staffordshire County Council web pages which hosts a range of farmstead guidance (www.staffordshire.gov.uk/ search under historic farmstead guidance).</p> <p>Policy BE3 (Protecting and enhancing archaeological sites (objectives 3 & 4). The plans approach to the protection and enhancement of archaeology and historic landscape character is to be supported. The Neighbourhood Plan might also wish to identify that, where a scheme has the potential to impact upon sensitive archaeological remains (either below ground or above ground) then the developer may wish to prepare a Heritage Statement in support of their planning permission.</p> <p>Policy NE1 (Protecting the Countryside and Landscape (objective 3). This policy is again to be supported and in particular the approach to the protection of historic field patterns, boundaries and watercourses as well as earthworks associated with former land use.</p> <p>Landscape The Landscape Character and Built Environment Assessment are welcomed to inform the Plan. In addition to reference to the National Character Area Profile, ideally reference to the Staffordshire Landscape Character Assessment, <i>Planning For Landscape Change</i>, could have provided supporting baseline</p> | <p>A detailed context is given in the (separate) Character Report which should not be replicated in the Policy Document, but a clear cross reference will be made. Agreed – a map will be included. Support noted and welcomed.</p> <p>Support noted and welcomed, but the cross reference will be made clearer.</p> <p>Support noted and welcomed, but the suggested additional policy clause will be added.</p> <p>Support noted and welcomed.</p> <p>Support noted and welcomed and the additional contextual material will be added to Character Assessment.</p> |

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| | <p>information. This is a more finely grained assessment than the National Character Area Profile, describing the majority of the Parish as falling within the character type Dissected Sandstone Uplands (subtype Farmland) in Potteries and Churnet Valley. For information the description from 'Planning for Landscape Change' is copied. <u>Visual character</u></p> <p><i>'This is a landscape of small to medium scale, low intensity pastoral farming where an intact hedgerow pattern and large numbers of hedgerow trees dictate visual enclosure and limit views. The undulating landform does however show up the field pattern and allow distant views, particularly where farm intensification has locally increased the scale. Localised variations in landform, particularly small-scale valley features, and increased tree cover combine to foreshorten views and reduce the apparent scale in other places so that parts of the landscape remain hidden from view.</i></p> <p><i>Variations in vegetation cover influence the individual character of different areas; tree species are predominantly oak and ash, with sycamore being more dominant on higher ground. Hedgerow maintenance is variable, from well-trimmed, giving the appearance of smooth lines across the landscape, to gappy with grown up individual thorn and holly trees. There is very little apparent visual difference between the hedged areas and smaller areas of stone walls, but fences are increasingly being introduced for stock control.</i></p> <p><i>The ancient character of this landscape is strongly reinforced by the dispersed settlement pattern and winding sunken nature of the numerous small lanes. Isolated old brick and sandstone farms and individual cottages are beginning to appear run down, with derelict old farming machinery increasingly associated with the properties.</i></p> <p><i>Although there is little within this landscape to indicate its closeness to adjacent highland fringes, gradual increases in stone walls in some areas, the pronounced rolling nature of the landform and the introduction of stone as a building material, together with distant views of the higher ground, are gentle reminders of the transitional position these landscapes occupy between the highlands and lowlands.</i></p> <p><u>Characteristic landscape features</u></p> <p><i>Small to medium scale field pattern of hedgerows with some introduction of stone walls; hedgerow trees; strongly undulating landform with small stream valleys; low intensity pasture farming; a dispersed pattern of settlements linked by small sunken lanes; red brick and stone buildings.'</i></p> <p>Inclusion of some of this material in the supporting assessment would have been welcomed to complete the baseline information on landscape character. The area assessments made at a Parish</p> | <p>Agreed (see above)</p> |
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| | <p>level are appropriate to inform the Plan and do identify useful key considerations in relation to important views.</p> <p>The policies relating to landscape character are supported.</p> <p>Ecology Reference to protection of natural heritage and habitats in housing and area based policy wording is welcomed and is in accordance with the NPPF. Policy NE2 Nature Conservation is appropriate to the Parish. Community Proposal CPNE1 Partnership work on nature conservation is welcomed as a good example of a policy encouraging community involvement in environmental protection and enhancement.</p> | <p>Support noted and welcomed. Support noted and welcomed.</p> |
| <p>Staffordshire County Council (Highways) (Planning) Mark Winnington Cabinet Member for Economic Growth</p> | <p>Thank you for consulting Staffordshire County Council (the County Council) on the Pre-Submission Draft Denstone Neighbourhood Plan (the Plan). Furthermore, I would like to extend my gratitude to the members of the Denstone Neighbourhood Plan Steering Group (the Steering Group) that met with officers on the 25 May 2016 which provided an opportunity for the County Council to explore and better understand the ambitions, opportunities and constraints you have worked through in forming the Plan.</p> <p>The County Council is a strong advocate of Neighbourhood Planning, and I trust this culture was evident through your engagement with our officers. With reference to the letter (enclosed) received by the County Council from the Minister of State for Housing and Planning, Brandon Lewis MP, we welcome that Denstone Parish Council are taking advantage of the ability to prepare policies that will help generate sustainable growth and economic success, whilst preserving and enhancing their distinctive local area.</p> <p>The Minister also made a more recent speech in November 2015, again showing his enthusiasm for Neighbourhood Planning, where he stated <i>“Neighbourhood plans allow people to decide the future development of their area, including where new homes and businesses should be built, what they should look like and what local infrastructure is needed.”</i></p> <p>With regards to the Government Planning Practice Guidance around infrastructure ^{#2}, the following may be important when addressing infrastructure in a neighbourhood plan:</p> <ul style="list-style-type: none"> • what additional infrastructure may be needed to enable development proposed in a neighbourhood plan to be delivered in a sustainable way; • how any additional infrastructure requirements might be delivered; • what impact the infrastructure requirements may have on the viability of a proposal in a draft neighbourhood plan and therefore its delivery; and • what are the likely impacts of proposed site allocation | <p>This helpful contextual commentary and guidance is noted and welcomed.</p> |

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| | <p>options or policies on physical infrastructure and on the capacity of existing services, which could help shape decisions on the best site choices.</p> <p>The briefing I have received from officers in forming our consultation response to the Plan, is that the Steering Group have considered the opportunities and scale of growth appropriate for Denstone as a 'Tier 2' village and Stubwood as a 'Tier 3' village as set out in the adopted East Staffordshire Local Plan 2012 – 2031 under Strategic Policy (SP) SP4.</p> <p>I understand that in working with the Community Infrastructure Liaison Manager in relation to local highway, transport and connectivity matters, and also with the Community Partnerships Officer on a wide range of matters, you have concluded that a development led approach to securing infrastructure improvements is not a realistic proposition for the community given that the Plan is seeking to allocate 16 homes (the Local Plan SP4 providing a development requirement of 20 homes for the tier 2 settlement, of which I believe four homes are already permitted).</p> <p>We appreciate that Neighbourhood Planning is a new tool, and we are all finding our way on how to utilise it to best effect, and it might be that in the years to come you may wish to refresh the Neighbourhood Plan. It might be that in a future iteration of the Plan, working with community, including Alton Towers, Denstone College and JCB to secure contributions alongside the land owners for infrastructure, we can relook at the opportunities to improve transport and connectivity for the village, particularly around accessibility associated with College Road.</p> <p>However, in terms of this Plan, your technical evidence base and results of the public consultation, in considering the potential site allocations within the Plan, I understand that you working on the following principles:</p> <ul style="list-style-type: none"> • a mix of (smaller) sites; • smaller houses; • maintaining separation between Denstone, Stubwood and JCB/Roicester; • immediate and wider landscape impact; and • the importance of views of the wider landscape from and into the village, and • the design of new development to reflect local character. <p>I understand that you have assessed sites from the 2014 SHLAA, and have discounted the following sites that are in close proximity to the B5031 and B5032 (Denstone Lane):</p> <ul style="list-style-type: none"> • 267(a): Land to the rear of Brook House Denstone (1.5 ha / 42 no. homes yield); • 175: Land at Oak Road, Denstone (3.5 ha / 104 no. homes yield); and | <p>The summary of the NP liaison with SCC is accurate.</p> <p>It is acknowledged that a future iteration of the ESBC Local Plan and/or the Denstone NP, may address larger scale development and infrastructure issues. However, this is not necessary for the current NP where the Strategic policy context does not require larger scale development to be considered.</p> <p>The acknowledgment that the context and basis for the preparation of the NP is considered sound by SCC is welcomed.</p> <p>The acknowledgment that the context and basis for the preparation of the NP, including the Sites Assessment, is considered</p> |
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| | <ul style="list-style-type: none"> • 370: Land South of Denstone (1.5 ha /45 no. homes). <p>and the sites that you have selected to take forward being:</p> <ul style="list-style-type: none"> • SB1(A): Land north of All Saints Church and Former Vicarage (6 no. homes) • SB1(B): Land off Oak Road (5 no. homes) • SB1(C): Land at Vinewood Farm (North x1 / South x 4 = 5 no. homes) <p>The basic conditions that a draft neighbourhood plan must meet if it is to proceed to referendum include ‘Sustainable development’ in line with Government Planning Practice Guidance. This requirement is how the Plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).</p> <p>Our officers have discussed the access arrangements with you in relation to your selected sites and we advise that you should provide greater clarity on the communities’ expectations of the County Council within the Plan policy <i>SB1: Development within the Village Settlement Boundary</i>.</p> <p>In particular, the existing policy text for SB1(C) Land at Vinewood Farm includes criteria to:</p> <ul style="list-style-type: none"> (i) <i>minimise the impact on mature trees and</i> (ii) <i>existing hedgerow and bank on College Road are retained and strengthened.</i> <p>This policy will need to be reworded to avoid conflict and confusion as it is anticipated the required entrance to the site and visibility splays would not conform to this policy. The supporting policy text should include expectations in respect of pedestrian access.</p> <p>In relation to the policy text for SB1(B): Land off Oak Road, the criteria indicates</p> <ul style="list-style-type: none"> (i) <i>Access is provided off Stubwood Hollow, but close to the junction with Oak Road.</i> <p>Given the proximity of this site to this junction, it should be made clear within the supporting policy text on expectations in relation to pedestrian access. Given the potential for increased pedestrian/vehicle conflicts that these two sites present, it is recommended that either;</p> <ul style="list-style-type: none"> (i) further evidence is produced as part of the evidence base to underpin the Plan to justify the inclusion of this proposed site allocation, and/or (ii) to inform the policy on the requirements of what transport safety assessments should be submitted with the planning application. In the absence of any information, a future planning application at this | <p>sound by SCC is welcome.</p> <p>Noted</p> <p>Noted and agreed, the policy changes suggested by SCC below will be incorporated into the Submission version.</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p> |
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| | <p>location is likely to be subject to a recommendation from the Highway Authority to the Local Planning Authority (LPA) for refusal on highway safety grounds.</p> <p>What we are aiming to achieve with the suggestion of modification to the policy, is to gain clarity and consensus between all stakeholders that the County Council, in responding to future planning applications, will be able to provide clear advice to the LPA that the highways development control requirements will not be in conflict with:</p> <ul style="list-style-type: none"> • Policy BE1 Protecting and enhancing local character; • Policy NE1 Protecting the Countryside and Landscape; • Policy T1 Development related traffic requirements • CPT1 Pedestrian and cycle accessibility (n.b. the status of this ‘policy’ needs to be clarified). <p>Also attached to the letter are a number of additional comments in relation to flooding, heritage, ecology and landscape for your consideration.</p> <p>I look forward to seeing the next iteration of the Plan and that you are able to respond to our comments. Should you need any further support from officers to inform and shape the Plan, please do not hesitate to contact me and I will make the necessary arrangements.</p> | <p>This position is noted and welcomed.</p> <p>This advice is welcomed and is copied separately in the report</p> |
| <p>Natural England (Antony Muller)</p> | <p>Thank you for your consultation on the above dated 22 April 2016 which was received by Natural England on the same day. 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. Natural England welcomes Denstone parish’s draft neighbourhood plan. While we have no specific comments on the plan’s contents we enclose information in the attached annex (see end of report) covering the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this letter only please contact me on 0208 026 0939. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk. Antony Muller, Lead Adviser – Sustainable Development & Wildlife Team – North Mercia Area.</p> | <p>Noted. No changes needed. The guidance referred to has influenced the evidence gathering and policy development of the Plan</p> |
| <p>East Staffordshire Borough Council</p> | <p>The Parish Council should be congratulated on producing a well considered and extensively consulted on document. The draft plan has been looked at by ESBC planning policy and the following comments have been made:</p> <p>DP1: Consider taking out the number of dwellings in this policy, as</p> | <p>Noted and welcomed</p> <p>Agreed to delete “...of</p> |

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| | <p>it is detailed in SB1 and use this policy to concentrate on development principles. Would be useful to define what 'other forms of development' are in part 3 of the policy as this could be interpreted in different ways by developers and/or planning officers.</p> <p>DP2: The last paragraph of this policy seems to contradict community proposal CPDP1, it is doubtful that any significant investment will be made without some significant development.</p> <p>CPDP1: As this is a community proposal should it be more specific, i.e. is there a specific issue/problem that needs to be addresses in the Parish?</p> <p>SB1: Generally, how have numbers on allocated sites been arrived at? Do you have the site sizes for the allocations and can therefore work out the density of the developments?</p> <p>We question the suitability of the high density on SB1(A), considering the close proximity of listed buildings. Bullet point 3: should the houses be 3 beds or fewer i.e. are 2 and 1 bed properties on this site also acceptable? Should say 'older people' and not just 'older couples'.</p> <p>SB1(C) The settlement boundary extension takes in the two 'allocated' sites and the rest of the farmstead. This now puts the farm inside the SB, whereby there is a presumption in favour of development; therefore, the whole of the site could be developed in time.</p> <p>Some information in the justification would be useful regarding the 'need' or 'local interest' for smaller units in the village. If during the consultation process any member of the community has expressed an interest in self-build could they please be</p> | <p>around 20 dwellings..."</p> <p>Noted, but no change needed, as acknowledged by ESBC the policy concerns general principles and it is not possible to define specific types of development.</p> <p>Noted, but no change. The PC does not wish to promote infrastructure investment led development over the Local Plan requirement.</p> <p>Noted. Reference will be included to occasional surface water flooding south of Denstone village. Noted the numbers relate to the size of sites and other constraints. Areas can be provided. Noted, but a design study shows that 6 smaller dwellings, as favoured by the local community, are feasible. Reference will be made to 3 beds or fewer and older people</p> <p>Noted, there is no current intention of development within the farmstead, but it is possible in the future and will provide flexibility (including access options for Vinewood South) in the Plan. However environmental and heritage issues will be addressed by other proposed NP polices</p> <p>Noted – cross reference will be made to the evidence base and earlier consultation.</p> |
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| | <p>forwarded the following link: http://www.eaststaffsbc.gov.uk/planning/apply-for-permission/self-build-custom-build as ESBC are now keeping a register of all people interested in self-builds.</p> <p>AB2: Third bullet point, which specific landscapes and habitats are valued in this policy? Could cross reference with NE1?</p> <p>H1: Now that the settlement boundary has been re-drawn the parts of it that are not site allocations but are now within the SB now have a presumption in favour of development (although they are sensitive/historical areas). We question again whether drawing the SB around these areas is the most appropriate thing to do.</p> <p>H2: Is there a specific mix that the community would like to see? This would assist planning officers when determining applications. Is the intention of this policy to not allow any dwellings larger than 3 beds? It might be useful here to add that developments would be expected to meet Building Regulations Part M (2).</p> <p>H3 Final paragraph: it might be useful to add in a reference to meeting the highest building standards for water efficiency in conversions and extensions.</p> | <p>Information on self-build has already been provided to the owner of Vinewood farm</p> <p>Noted – cross reference will be made.</p> <p>Noted, see above. These comment do not really refer to the wording of Policy H1 but more to SB1</p> <p>Noted – cross reference will be made to the evidence base and earlier consultation and to M2.</p> <p>Noted –reference will be made</p> |
| <p>Landowner (Oak Road – Agent) Aida Mc Manus</p> | <p>SB 1 (B) “Access is provided off Stubwood Hollow, but close to the junction with Oak Road.” This is too prescriptive due to the fact that the access would need to be located where the visibility splay can be maximised to ensure highway safety which is likely to be Stubwood Hollow but further from the junction of Oak Road.</p> <p>SB 2 Outside Settlement Boundary. The criteria set out below states that all the criteria have to be met but it fails to allow for dwellings arising for agricultural need or otherwise need appropriate in the countryside such as equestrian properties: Proposals for small scale new housing development outside the Settlement Boundaries will only be permitted if it is demonstrated that, the three criteria set out below can be met:</p> <p>a) the development is on a small site, providing affordable housing for evidenced local need, in accord with Local Plan Policy SP18 (Rural Exception Sites). Small numbers of market homes may be permitted if essential to enable the delivery of affordable units; &</p> <p>b) development preserves or enhances the character & appearance of the area; and</p> <p>c) If relevant, the development brings redundant or vacant historic buildings back into use.</p> | <p>Noted, the access requirement will need to be agreed in detail with SCC (see their highways comments).</p> <p>Noted, but this policy is intended to be applied alongside the Local Plan Rural exceptions policy which covers the other matters referred to and so they do not need to be repeated in the Neighbourhood Plan</p> |
| <p>Individual/PC (Barrie Hinton)</p> | <p>May I comment that I think that you and the group have done really well in putting together such a comprehensive range of documents in support of the Draft Neighbourhood Plan. I hope that the level of responses reflects this effort.</p> <p>Jacquie suggested that I contact you regarding a point on the draft</p> | <p>Noted wording to be checked. No other changes.</p> <p>The NP needs to be in conformity with the</p> |

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| | <p>plan that has been raised in relation to Stubwood; see para 2.4 of the Site Assessment Report.</p> <p>I think it may be the structure of para 2.4 that has caused potential confusion, as I believe that two separate points are being made.</p> <p>1. Firstly, the second sentence makes it clear that Stubwood is considered by ESBC to be open countryside where new housing will only be considered through a “Rural Exceptions Policy and cannot count toward meeting the dwelling requirement”. It is for this reason that the current final sentence says “Stubwood is excluded from the consideration in this assessment”.</p> <p>2. Secondly, the document clarifies that “new development should be located within or adjoining existing settlement boundaries, in accessible and sustainable locations. The Neighbourhood Plan may extend an existing settlement boundary in a contiguous manner but it cannot establish new separate settlement boundaries”.</p> <p>If I understand correctly, the Plan is saying that a settlement boundary may be extended, as described in 1. above, and is being proposed in each of the ‘recommended’ developments. However, in the case of Stubwood, as described in 2. above, this is not feasible as ESBC consider it to be open countryside.</p> <p>Of course, if our time horizons go beyond those defined in the Plan then ESBC’s view may have changed. People that have spoken to me have expressed the view that should a larger scale development become necessary in the future then Stubwood would be the ideal location. Development there would not impact on designated green spaces within the village, views etc. and because of the road network would not create a significant impact on traffic levels through the village.</p> <p>I would appreciate your comments. I gather that you are on holiday from Friday and I hope that the weather is kind to you, Best, Barrie Hinton</p> | <p>current (only recently adopted) ESBC Local Plan and both share the time period to 2031. Were the NP to promote larger scale development at Stubwood (which is not in any event something that appears to be favoured by the wider community, based on consultation outcomes) ESBC would object that it would not meet the test of conformity and could not proceed as it would fail to meet one of the Basic Conditions for NPs. Should the PC wish to look at a different strategy, the opportunity may present itself in the future when the ESC Local plan is reviewed, say in 3 to 5 years? However, you would then also need to consider the production of a new NP and if the current conventional planning wisdom continues to apply, Stubwood may still be regarded by ESBC as an unsustainable location for development.</p> |
| <p>Individual resident (Hester James)</p> | <p>I have read through the Neighbourhood Plan, and I have the following comments to make:</p> <ul style="list-style-type: none"> · Firstly, before the plan is presented to the Council, I would suggest that someone goes through it carefully to correct all the spelling mistakes, incorrect words and grammatical errors. I realise this is a draft, but to ensure clarity which is essential to the plan it should really be as accurate as possible. · P13 – Under ‘Other Issues’, the paragraph talks about the village of Denstone and separation from Rocester/JCB. Should this be reworded to include the whole of Denstone Parish, or at least Denstone and Stubwood? This is mentioned again on p25. The better wording (including Stubwood) is used on p30. · P33 - With regards to the proposed development on Oak Road, consideration must be given to the dangerous Stubwood Hollow/Oak Road junction. Currently this is under consideration and a quote has been prepared which is beyond the finances | <p>Noted Checking and proof reading will be carried out.</p> <p>Noted, but the physical relation is essential with Denstone village rather than the wider Parish.</p> <p>Noted, this matter will continue to be discussed with SCC but it does not represent an in principle</p> |

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| | <p>already set aside by JCB for the project. The Parish Council are very involved and know precisely what is happening with this proposal, but I would say the junction would have to be improved if there is an extra road entering it from the new site. Perhaps the difference in funds could be made up by the developer of the site?</p> <ul style="list-style-type: none"> · P43 – No mention of either Denstone Preschool or the Denstone Toddler group, who are both an integral part of the village · P46 – Regarding view 1 – I agree entirely that the field should be protected and is an integral feature of the village. However, I think one consideration should be made for the future – The village hall, as we all are aware, is getting a little long in the tooth and I envisage very shortly will become uneconomic to continue to maintain the existing building. Coupled with the fact that parking can quickly become a problem for Denstone, I would suggest the Neighbourhood Plan allows a future plan to build a new Village Hall in the triangle behind the existing one (obviously subject to the availability of that triangle of land for purchase). In that way, the existing hall can continue to be used while the new one is being built, and once the new one is in operation the old one can be removed allowing a slightly extended car park. The view of the fields above the village hall would then remain protected, and even enhanced by setting the new hall further back. The village hall committee has some grant application experts on board, for the time that this becomes essential. I appreciate this is a future consideration, but I feel it would be important to not exclude this possibility. This is mentioned again on p48. · P47 – no key views have been identified for any of the outlying areas, only Denstone village itself. Perhaps other areas should be considered, or is this simply because the outlying areas have been excluded from any proposed development? · The proposed site at All Saints is very close to an extremely busy junction. It is also proposed that these 6 dwellings are small and aimed at young families or the elderly. I don't think either group would be suitable at that site. Firstly, 6 small dwellings would detract from the beautiful, listed Vicarage, secondly, with two busy roads right next to the site, it makes is extremely difficult to get in and out of. With only a narrow footpath along the road, any young families would walk even to the school, and any elderly people would struggle to get along that road with the traffic racing past, especially in bad weather. I would have thought the slightly larger dwellings would be better there with a maximum of 4. The Oak Road site would be more suitable for affordable housing with the caveat that the junction would need improving. · I am not familiar enough with the Vinewood Farm site to feel qualified to comment. Thank you to all the Steering Group who have worked so hard to get the Draft Neighbourhood Plan in place. Hester James | <p>objection to the proposed development.</p> <p>To be added.</p> <p>Noted but this does not require a planning allocation and it will be a future decision for the PC and the Village Hall committee.</p> <p>Noted, it is correct that views identified relate to locations where there is development pressure. Noted, but a design study shows that 6 smaller dwellings, as favoured by the local community, are feasible.</p> |
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8 Working with young people (See Appendix 8)

8.1 All schools which educate Denstone children (4 -18) were asked to take part in an information gathering exercise. Information was gathered through visits and 'open-ended' questionnaires. Support for the students varied from school council debates/reporting, assembly based introductions, single lesson targeted activity and free choice to take part following announcements in assemblies and (least productive) home/school information sheets. Questionnaires were also made available on Facebook. Completed questionnaires were returned to the village shop. There are around 160 young people in Denstone and 68% responded. 4 classes from Denstone College were involved and each child responded)

8.2 The rationale of the engagement was related to the Terms of Reference for the Denstone Neighbourhood Plan. It takes a very skilled teacher a lot of time and effort to work with individuals getting them to express value related thoughts. Consequently, the exercise dealt with children of statutory school age, 5 to 18 years, (approximately 150 young people).

All Saints First, Denstone (Catchment Area school)

Ryecroft C of E Middle, Rocester (Catchment Area school)

Thomas Alleyene's High School (Catchment Area school)

Denstone College

Abbotsholme School

Queen Elizabeth Grammar, Ashbourne

Saint Peter's First Alton,

Marston Montgomery Primary, Norbury C of E Primary & Faber Catholic Primary,

Oldfields Hall Middle, Uttoxeter and Windsor Park Middle, Uttoxeter

8.3 With the intention of engaging young people outside school (and social media using adults), a Facebook page was set up: www.Facebook.com/DenstoneNP. This now has 72 "Like" and followers, who exchange views and opinions on Neighbourhood Plan issues.

Local Community Groups and Organisations

8.4 Through the Neighbourhood Plan process, the Steering Group has sought to engage and inform all of the local community groups and organisations in the Parish. A list of groups and contact made is given in Appendix 9

Appendix 1 – Neighbourhood Plan Area designation application letter

DENSTONE PARISH COUNCIL

Clerk: Mrs E Whitehead 3 Croftstead Avenue

Telephone: 01889 591844 Denstone

Email: parish.council@denstonevillage.org.uk Uttoxeter

Staffs

ST14 5HJ

Dear Mr O'Brien,

APPLICATION FOR THE DESIGNATION OF A NEIGHBOURHOOD PLANNING AREA

Denstone Parish Council is writing to apply for the parish of Denstone to be designated a Neighbourhood Planning Area in accordance with Regulation 5 of the Neighbourhood Planning Regulations 2012. A map of the area, as required under the regulations, is also attached.

Denstone Parish Council is a relevant body for the purposes of Section 61G of the Town and Planning Act 1990 and therefore qualified to undertake neighbourhood planning for the identified area. The Council are keen to get started with the Neighbourhood Plan, which will help shape how the Parish grows over the next 15-20 years.

Denstone Parish Council nominates the author, the Clerk/Responsible Financial Officer, as its representative for the purposes of designation.

Yours sincerely,

Mrs Emily Whitehead

Clerk to the Parish Council

East Staffordshire Borough Council

The Maltsters

Wetmore Road

Burton upon Trent

Staffs

DE14 1LS



November 2014

DENSTONE PARISH NEIGHBOURHOOD PLAN 2014-2031

A Plan for our Parish - Why?

Neighbourhood Plans are part of the new planning system and have been introduced to give people a greater say about the location and scale of development in the area and to help to protect valued landscape and community assets.

Once adopted, Neighbourhood Plans form part of the **Local Development Plan and become legally binding**. The local authority must respect them when considering planning applications.

Neighbourhood Plans can help establish general planning policies for the development and use of land in a neighbourhood. They can cover:

- Where new homes should be built and what they should look like
- Protecting locally important landscape and open space

However, whilst it can influence the choice of sites and the design and layout of new housing, Neighbourhood Plans cannot propose less development for an area than in the approved Local Plan (**this is currently 16 dwellings for Denstone Parish by 2031**) and general policies must reflect national planning guidance.

We Need Your Help

Our neighbourhood is going to change in the next 17 or so years – the timescale of the Local Development Plan.

We want to ensure that you are engaged throughout the process of developing our Neighbourhood Plan so it reflects the views of the community and maximises the chance of success when we eventually hold a referendum.

The more of you that participate in the Plan the greater the influence we shall all have on the outcome. Being involved starts now and so we would like you complete **and return** the short questionnaire on the next pages. **Thankyou for taking the time to do so.**



How can I find out more about our Neighbourhood Plan?

You can find out more / keep up to date with the Plan through:

- Notice boards located in the centre of Denstone
- Denstone Village website www.denstonevillage.org.uk
- The monthly Parish Council meetings and minutes
- Weaver Message magazine available from Denstone Stores



PLEASE PARTICIPATE

The Neighbourhood Plan **MUST** reflect the views of the community. We are also inviting businesses, landowners and local organisations to input into the plan. There are 4 stages where **you can have your say**:

- Identifying issues (**now**)
- Considering Options/ Agreeing a Vision and Objectives
- The Draft Plan
- A local referendum of the final version of the plan. The local referendum is critical and every registered voter in the area can take part. Over 50%, of registered voters in the parish, must be in favour of the final plan before it can be adopted.


**Denstone Neighbourhood Plan
Questionnaire 1**

ESBC requires 16 new houses to be built within Denstone Parish by the year 2031. The Neighbourhood Plan Steering Group are, therefore, creating a Neighbourhood Plan so that you can have a say about what gets built, where and how.

**Please return your completed questionnaires to the Village
Shop/Farm Shop/The Tavern by 8th December**

Q1: When new housing is created and built in the village, who do you think should have access to that housing? For example young families, people with low incomes, the elderly etc.

Q2: As new housing is built, what type of housing would you like to see? For example semi-detached, terraces, detached etc

Q3: When the new housing is built, where would you like to see housing built? For example single dwellings, between existing buildings or sites with groups of houses?

Q4: Are there any areas which you would like to see protected e.g green spaces, community areas, playing fields etc.

Q5: Would you like to be involved with the Neighbourhood Plan Steering Group as a volunteer to help with future tasks.

PTO

Summary of Questionnaire Responses (61 replies)

| Question 1 Who should have access to new dwellings? | Yes | No | Comment |
|--|---|----|--|
| Young families | 11111111 11111111 11111111 111 | | 1Families who were brought up in Denstone 1 local families |
| Elderly | 11111111 11111111 | | 1 if on waiting list |
| Affordable housing for first /starter homes. Smaller low cost housing | 1111 1 | | |
| Social housing Rental property Low income Affordable/housing association | 11 11 1111 | 1 | 1For all including elderly 1, Specifically for young and elderly 1 Specifically for local people on low incomes 1 specifically for young families associated with Denstone village |
| Others specify Broad spectrum Family homes 3 beds Families Working families | 111111 1 11 1 | | |
| Couples Single Smaller properties Sheltered accommodation Young People Working professionals Anyone who can afford it | 1 1 11 1 1 1 111 | | 1Downsizing 1Specifically for retired For elderly 1 A developer should have the ability to sell a house to whoever they choose .1 Plenty of affordable housing in close proximity |
| <p>Comments</p> <p>1 Local people who wish to stay in village 1 First people living in in village 1 whatever suits the dynamics of the village 1 Predominantly affordable - no millionaire's mansions 2 Do not need any more, large expensive executive houses for the wealthy/too many high income houses being built 1Should be owner occupied - not for private landlords 1Those most in need – whether this is social, financial or circumstantial is of little importance</p> | | | |

| Question 2 What type of housing? | Yes | No | Comment |
|---|--|-------------|--|
| Terrace/Mews Affordable housing /starter homes Smaller low cost housing | 111111111111 1 1111 1 | 11 | 2 mixed developments of affordable houses |
| Semi detached | 1111111111 1111111111 1111111111 11 | | 1Eg those on college road 1 semi if necessary kept to a minimum 1 2-3 bedroom with garden space to suit average income families 1 semidetached affordable housing 1 small semi or link detached 1 with decent garden space 1 3-4 bedroom |
| Detached Executive homes | 111111111111 11111111 | 1 11 | 1 smaller detached homes 1 on good sized plots with garages; not on street 1 not big houses which do not look right e.g. on Lethbridges 1 not large detached properties too many of these 1 affordable detached 1 3-4 bedroom |
| Bungalows Sheltered accommodation for elderly | 111111111111 11 1 | | 1 affordable detached 1 small retirement bungalows 3 bungalows for elderly (specified) 1 two bedroomed |
| Others specify Broad spectrum/mixed In keeping with current village/style | 11111 1 | | 3 all age groups/mixture of house types 1 keep a mixed feel to the village to reflect current style 1 mixed to reflect needs of young couples/ families, growing families and older people 1 Any in keeping with adjacent properties 1 if infill then to compliment surrounding properties |
| Flats /apartments | 1 | 1 | 1 Anything but flats /apartments |
| Comments 1 we need smaller houses 2 most suitable for the people who will benefit from this additional housing/depends on who accessing houses 1Beautiful mix of terrace and detached – some of which could be apartments – like Bournville or Port Sunlight 1 I don't mind 1 if it MUST be semi or terraces then SOUNDPROOFING IS ESSENTIAL. Houses should have some garden space and if young families are intended then play areas should be placed nearby if possible so children do not play in street. | | | |

| Question 3 Where should it be built? | Yes | No | Comment |
|---|-------------------------------------|---------|--|
| Infill/between existing buildings | 1111111111 11111 | 11111 | 2 Infill should be Single dwellings /1 by 1 building 1 Limited sympathetic infill 1 Don't like to see loss of gardens 1 Infill will make the village too condensed 1 Feel it is important not to infill too many gardens of existing houses with new builds |
| Single dwellings | 1111111111 1 | | 1 small quality buildings if not mixed group 1 Single bungalows 1 Flexibility in the building line is essential to allow development of single appropriate properties 1 Similar style to existing |
| Sites with groups of houses | 1111111111 1111111111 1111111 | | 2 near centre of village near amenities 4 small sites/clusters 2 groups should be mixed 1 2 small sites if infill is not possible 1 groups of 3 -5 maximum spaced away from each other if single dwellings are not possible 1 Small developments of 2-3 houses 1small development of similar properties 1 2 groups of houses with single dwellings 1 small mixed groups |
| 1 site only | 11111111 | 1111111 | 1 new road of housing- all together e.g. Lady Meadow Close 1 A proper site 5 No large developments 1 Small development in suitable area that will not detract from the character of the village 1 No more housing estates - this is a village and getting too big 1 Small well planned development with gardens and garages. Off street parking 1New site for a cluster of houses. Another Lady Meadows would work well |
| Specific locations (general principle i.e. 1 site /infill etc. included above) On Denstone | | | 2 Either side of main drive (Denstone College) |

| | | | |
|--|-------|--|--|
| College land | | | 1 New housing should be near the main road into Denstone and not involve extra traffic through village – this is also better because nearer shops, bus stops, school etc. Plus 1 mentioned in nonspecific locations) |
| Main road area | | | |
| Bennion Grove to JCB | | | 2 high density development on one site e.g. an acre or so of land between Bennion Grove and JGB roundabout continue to develop in the area of Bennion Close across to the disused railway line and towards Harper Meadow |
| Behind Tavern | | | 1 infill where possible behind Tavern where recent housing built – extend |
| Vicarage Garden | | | 1Small developments of 2-3 houses in areas such as old vicarage garden |
| Other locations None specific | 11111 | | 1 Along roads where there is existing housing e.g. along main road opposite other housing 1 New – linked to village site (with built in expansion capability for future expansion) 2 Brownfield site 1 All building to be inside current development boundary 1 small number of houses integrated within the present village |
| <p>Comments</p> <p>1 I do not think there are any suitable remaining sites between existing buildings.</p> <p>2 no preference</p> <p>1 not on flood plain</p> <p>1 If Infill does not meet housing numbers then lateral thinking may be required but this must have minimum impact</p> <p>1No ribbon development</p> <p>1 Mixture of provision</p> <p>1 Not agricultural land</p> <p>See also comments in q4</p> | | | |

| Question 4 Which areas should be protected? | Yes | No | Comment |
|---|--|------|---|
| Community areas Car park Tennis courts Bowling green Parks School fields | 11111111111 111111 1 111 111 1 11 | | |
| Environmental significance Green spaces Trees Railway track Views Animal habitats | 111 11111111111 111111 111 111111111 1 1 | | 1 All Green spaces (emphasised) 1 Either side of the R Churnet 1 Protect all green spaces as they are an integral part of our village. Sadly, and understandably JCB has the clout to override planning concerns. 1 mature trees 1 small areas of natural old woodland |
| Recreational Playing fields/areas Robert's Green Football field Walks/paths | 11111111111 1111111111 11111111 1 1 | | 1 Roberts green and adjacent field with the footpath up to the old railway bridge 1 fields with footpaths |
| Agricultural Land | 1111 | | 1 most of surrounding farm land 1 fields 1 Agricultural land surrounding the village |
| Building Controls No Building outside green belt Land near to/in centre of village | 1 11111111111 1 | 1111 | 4 No areas protected 1 New build should go on periphery of village – existing community/green spaces in middle village should be protected 1 Maintain centre of village with pub and village hall 1 village centre community areas 1 To retain existing community areas in centre of village e.g. tennis courts, bowling green, playing field, railway line |

| | | | |
|---|-------------------------|--|---|
| Keep green space between villages | 111 | | (Basically to keep a green are in the village) 1 some green space in village centre 3 Fields behind village hall and shop/all open space around village hall 3 No growing/spread so village joins JCB/Rocester |
| Congested areas | 1 | | 1Protect areas that are hot spots of congestion e.g. College Road, Oak Road |
| Cause an inconvenience to residents | 1 | | 1 Protect any areas which would be a problem/inconvenience for those who live in the new build e.g. busy roads 1 Flood plain 1 protect peace and privacy of neighbours |
| Gardens of existing homes | 11 | | |
| Specific areas Land near Lady Meadow Bridge Oak Road | 1 1 (plus above) | | |
| <p>Comments</p> <p>1 No building 1 Keep Community spaces and playing fields as these are for people to use 1 Once all brownfield sites are used, only then should agricultural land be considered 1 Wherever possible development should be within previous developmental boundaries - any development away from Denstone should be very small scale e.g. barn conversions 1 Nothing specific but current character of area must be maintained 1 May be other non-infill sites (not Community spaces) which could support a small development</p> | | | |

Age 18-24 = 1, 25-35 = 5, 36-50 = 9, 51-65 = 16, Over 65 = 30.

Other comments –

Sorry too old – invite the young

Too late to benefit our family who have had to move out of the village as housing here is among the most expensive in the district

The major thing that Denstone needs is more amenities. Such as a bigger shop and Post Office. Possibly garage. Older people cannot always get to Rocester or Uttoxeter and also cannot use a computer. So shop and Post Office very much needed.

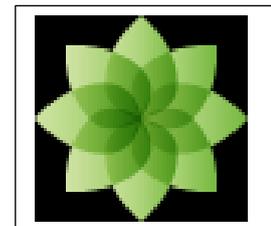
Appendix 3 - September 2015 Newsletter No. 2



Denstone Neighbourhood Plan

Newsletter No. 2 Sept. 2015

Opinions and comments are needed!



The Neighbourhood Plan (2015-31) will allow the Parish Council to have more influence on planning decisions made by the Borough Council. It will help to manage development and change so that the environmental, economic and social needs of local people can be taken into account to keep Denstone special. It covers the whole Parish, with Stubwood, Quixhill & Prestwood. Based on earlier responses and other evidence, we think that it should seek to;

- **Influence the location, type/design of new housing and business development, acknowledging a need to maintain the separate identity/character of Denstone.**
- **Protect community building, local shops and other facilities.**
- **Protect open spaces and recreation areas.**
- **Protect and enhance the countryside and landscape of the Parish.**
- **Identify and protect buildings/structures which create the character of Denstone.**
- **Ensure that the impact on Denstone is considered as part of developments and projects in nearby areas (e.g. JCB, Alton Towers & Churnet Valley Landscape).**

After this consultation, the next steps in the preparation of the Neighbourhood Plan will be:

- **Oct. to Dec. 2015 - Complete consultation and prepare a draft plan**
- **Jan. & Feb. 2016 - 6 week consultation on the draft Neighbourhood Plan**
- **Mar. & April 2016 - Consider comments. Prepare Submission Draft Plan.**
- **May to July 2016 - Independent Examination of Neighbourhood Plan.**
- **Aug. & Sept. 2016 - Consider examiner's report and agree Referendum version.**
- **Late October/November 2016 - The Local Referendum.**

The Neighbourhood Plan Steering Group wants all residents and businesses can get involved in the plan. The questionnaire is about the key issues and different options to address them and it ends with a "Vision." We want to know what you think of our ideas, so please fill it in. You can see the Issues and options report on the website: www.denstonevillage.org.uk where you can also get further copies of this newsletter, if you need them. **Put your completed questionnaire in the box at the Village Shop or the Tavern by Mon. 28th September or post them to: NP, 14 Narrow Lane, Denstone, Staffs ST14 5DR**

Please remember that: *Neighbourhood Plan policies have to be land use and planning related. For example; litter, anti-social behaviour and the management of open spaces, schools and community buildings are not planning matters and cannot be included. **In addition**, the Neighbourhood Plan cannot propose fewer houses than are required in the East Staffs Local Plan. This is a minimum of 20 (to be built up to 2031), but with recent commitments, the net figure is 16. However, if local people wish, the Neighbourhood Plan could provide for more houses. The new **Local Plan**, which should be adopted by the Borough Council later in 2015, is a higher level "Strategic" plan for East Staffordshire, which the Neighbourhood Plan has to be "In Conformity" with.*

Please contact coordinator Bob Beaumont: bob_beaumont@hotmail.com with questions
Do look at our Neighbourhood Plan Facebook page www.Facebook.com/DenstoneNP

Issues (Do you agree with our thoughts or is anything missing? Tick the appropriate box)

1 Housing Too many of the dwellings built over recent years are large detached houses. There is a need to influence the location, scale, type and design of new housing to get a better mix.

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

2 Business Local employment is important but there is a need for us to have more influence on the location, scale and appearance of new business development (large scale & small units)

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

3 Local Facilities There is a need to protect the community buildings, local shops and other facilities, which you have told us that you value so much

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

4 Open Space & Recreation There is a need to protect the open spaces and recreation areas, which you have told us that you value so much

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

5 Countryside & Landscape There is a need to protect and enhance the countryside and landscape of the Parish, which you have told us that you value so much

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

6 Local Character Denstone does not have a Conservation Area, but there are important buildings, structures, spaces and views which need to be identified and protected

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

6a Separation There is a need, to protect the local character which you have told us you value, to keep Denstone village physically separate from Rocester and the JCB complex

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

7 Outside influences The impact on Denstone of developments and projects in nearby areas (e.g. JCB, Alton Towers & the Churnet Valley Living Landscape programme) needs greater consideration

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

Are there any issues that we have missed?.....

Options (Please help us to select by ticking the appropriate box)

1 Housing (NB we will need to plan for at least 16 new houses to be built by 2031)

A Define a new settlement boundary for Denstone and identify a single large development site

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

B Define a new settlement boundary for Denstone and identify several smaller development sites

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

C Leave the settlement boundary as it is and set criteria for development within or adjoining it, without identifying specific sites (**NB** we must make provision for new houses somewhere)

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

D Identify local housing needs/demand and use policies to achieve a mix of development in new housing in terms of house size and/or tenure and/or affordability

| | | |
|--------------|-----------------|----------------|
| <i>Agree</i> | <i>Disagree</i> | <i>Neutral</i> |
|--------------|-----------------|----------------|

2 Employment & Business

A Have specific policies on employment sites, farm diversification and rural buildings. These policies would also cover Denstone College, as the largest employer in the Parish

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

B Rely on Borough Council planning policies and national guidance to manage business development

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

C Include policies to encourage home working and self-employment

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

3 Local Facilities

A Protect existing community buildings, shops and other facilities, trying to manage market forces

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

B Allow market forces to determine the future of community buildings, shops and facilities

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

4 Open Space & Recreation

A Identify and protect specific open spaces and playing fields

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

B Rely on Borough Council planning policies & national guidance to protect open spaces & playing fields

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

5 Countryside & Landscape

A Complete the character study to identify the countryside and landscape elements which are important to the character of Denstone and develop specific policies to protect it.

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

B Rely on Borough Council planning policies & national guidance to protect countryside & landscape

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

6 Local Character

A Complete the character study by identifying important local heritage features and building styles and develop policies to protect the character of Denstone

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

B Rely on Borough Council planning policies & national guidance to protect local heritage features

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

7 Outside influences

A Include a policy on large developments nearby which would have an impact on Denstone

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

B Rely on Borough Council planning policies & national guidance to assess impact of nearby development

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

One last question – Do you like the Draft Vision for the Neighbourhood Plan?

By 2031 we would like Denstone still to be a good place to live in, with a strong sense of community and viable local services. The Parish will have adapted to change and seen some new development and have a healthy rural economy, but the character of the village and the surrounding countryside will have been protected and enhanced.

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

Other comments.....

Name & contact details

| | | | | | | |
|--------------------|----------|-----------|----------|----------|---------|-----|
| Where do you live? | Denstone | Prestwood | Stubwood | Quixhill | Other | |
| Your age group? | <18 | 18 - 24 | 25 - 35 | 36 - 50 | 51 - 65 | >65 |

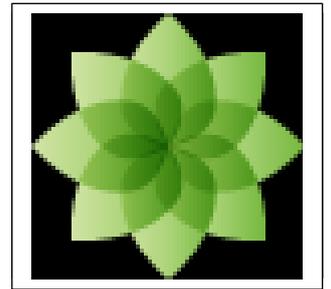
Return your completed questionnaire to the Village Shop or the Tavern by Mon, 28th Sept. or post them to: NP, 14 Narrow Lane, Denstone, ST14 5DR



Denstone Neighbourhood

Plan

What's Been Going on?



It has been some time since we were in touch, but plenty has happened and we have a lot to tell you about. Last November we asked you for your views about future development in the Parish. We were really pleased with your responses and we have considered those along with the results of other survey work and what the East Staffs Local Plan means for Denstone. This means that we have been able to identify the Issues and propose some Options to address them through a Neighbourhood Plan. Based on this, we would like your views on how the Plan should:

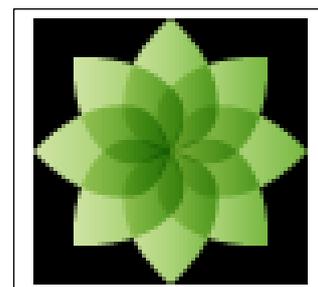
- **Influence the location, type and design of new development, acknowledging a need to maintain the separate identity and character of Denstone.**
- **Protect community buildings, local shops and other facilities.**
- **Protect open spaces and recreation areas.**
- **Protect and enhance the countryside and landscape of the Parish.**
- **Identify and protect buildings which create the character of Denstone.**
- **Ensure that the impact on Denstone is considered as part of developments and projects in nearby areas (e.g. JCB, Alton Towers & Churnet Valley).**

We are running a three-week consultation, **starting at the Denstone Show**, where we will have a display. Members of the Parish Council, the Neighbourhood Plan Steering Group and our planning advisor will be available to talk to you and answer any questions. You will be able to pick up some more information about the "Issues & Options" and a short questionnaire at the Show and we will let you know how to get more information from the Village website www.denstonevillage.org.uk. You can also tell us what you feel about things by using our new Facebook page - www.Facebook.com/DenstoneNP **Please come along to see us, even if it is only for a few minutes.** The Neighbourhood Plan is very important. It will allow much more local influence on where new development is located and how it looks. We want to protect what is good about Denstone.





Denstone Neighbourhood Plan Newsletter 3 - Feb. 2016



We need your help to confirm locations for new housing

The Denstone Neighbourhood Plan (2015-31) will allow the Parish Council to have more influence on the planning decisions made by the Borough Council. It will help to manage development and change so that the environmental, economic and social needs of local people are taken into account to keep Denstone special. The Plan covers all of the Parish.

However, Neighbourhood Plans can be complicated, especially in terms of where new housing should be located. We have looked a number of possible sites and how they fit (or not) into the environment of the village. The new housing requirement for Denstone in the Local Plan is 20 dwellings, but the net figure is 16, noting recent permissions and completions. These need to be located in the Denstone village, because Local Plan policies restrict development outside a tight village settlement boundary and do not favour new housing in Stubwood, Prestwood and Quixhill.

An exhibition will be held in the village hall from 3pm to 7pm on Friday 26th February

The exhibition is about two pieces of work for the Neighbourhood Plan;

- The assessment of sites/options to meet the Local Plan housing requirement.
- A character survey of the built environment and landscape of Denstone.

You will be able to see suggestions for three new housing sites in the village and the results of the parish character assessment. We want you to give us your views on what you think of the three preferred locations for new housing in and around the village. You will be able to talk to NP Steering Group members and our planning "Expert" Clive Keble and then complete a comments sheet Your views matter to us; please come along

Contact our coordinator Bob Beaumont: np@denstonevillage.org.uk with any questions and do look at our Neighbourhood Plan Facebook page www.Facebook.com/DenstoneNP

Denstone Neighbourhood Plan (Housing Sites) exhibition 26th Feb. 2016: Questionnaire

Introduction. The adopted (East Staffordshire) Local Plan specifies a requirement for **20 new houses** in Denstone. This figure is fixed* and must be met **on sites in the village**, rather than in the hamlets or in open countryside. Taking account of houses which have been committed or built in the last few years, **the net number of houses to be built on new sites is 16.** (*National Planning Guidance states that a Neighbourhood Plan cannot promote fewer houses than are specified in a Local Plan).

Your response to the question will enable us to confirm the housing policies for the Neighbourhood Plan. You will have a chance to comment on these and all of the other policies in the Spring.

Question 1 Housing Sites & numbers Do you agree with our recommendations on which sites are **suitable** or **not suitable** for new housing and with our suggestions on the number of houses on the suitable sites?

| All Saints | Oak Rd. (part) | Vinewood (south) | Stubwood | Vinewood (north) | Brook House | The Croft | Denstone south |
|------------|----------------|------------------|------------|------------------|-------------|------------|----------------|
| Suitable | Suitable | Suitable | Unsuitable | Unsuitable | Unsuitable | Unsuitable | Unsuitable |
| Yes/No | Yes/No | Yes/No | Yes/No | Yes/No | Yes/No | Yes/No | Yes/No |
| 6 houses | 5 houses | 5 houses | | | | | |
| Yes/No | Yes/No | Yes/No | | | | | |

A study of the landscape character of the Parish and its built environment has been an important part of the assessment of potential housing sites. The next question is about the outcomes of that study.

Question 2 The Character Study Do you agree (**Yes**) or disagree (**No**) with how the Parish has been divided into **7** areas and with the conclusions on the characteristics of each area?

| Area 1 | Area 2 | Area 3 | Area 4 | Area 5 | Area 6 | Area 7 |
|--------|--------|--------|--------|--------|--------|--------|
| Yes/No |

If you do not agree, what alternative areas do you suggest or do you have any other comments?

Question 3 are there **any other comments** that you would like to make?

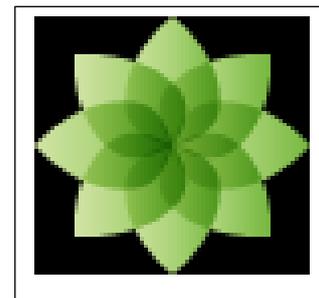
.....

Your name & address (or just your street)

Thank you for your time and the interest that you have shown in the future of our Parish. If possible, please complete the response form at the exhibition today, but if you cannot do this, return it, by 5:00pm on Friday 4th March, to the Village shop, to a Parish Councillor or Steering Group member



Denstone Neighbourhood Plan Newsletter No. 4 April 2016



In September 2015, we asked you for opinions on the issues that the Denstone Neighbourhood Plan (DNP) should address and the options for policies to do this. Then, in February, we asked you for thoughts on where new housing may be located and on our landscape character study. **Thank you for your invaluable responses.** We have also talked to other organisations, including East Staffordshire Borough Council (ESBC) and completed other evidence gathering and so we have been able to complete a full Draft Plan, covering all of the Parish. You can now see, for the first time, the “Big Picture” and it is really important that we get your views on the Policies in the Plan.

The Draft Plan will be published for a **six-week consultation from Friday 22nd April until Monday 6th June**. This newsletter explains the consultation (in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012). It gives details of where and when the Draft Plan may be inspected, how to make representations and the date by which representations must be received. We would like to hear your views **NOW**, so that we can make appropriate changes and be confident that the Plan is supported by local people when it is submitted to the Borough Council in the summer. Do have your say by:

- 1 Completing the questionnaire (hard copy or by email).
- 2 Visiting one of the exhibitions.
- 3 Reading the full set of documents, if you wish.

Find out more about the Plan We have arranged two exhibitions for you to find out more about the draft plan and to discuss comments with the Steering Group and Planning adviser, Clive Keble

Saturday 7th May - 10:00am to 1:00pm at Denstone Village Hall

Friday 13th May – 3:00pm to 7:00pm at Denstone Village Hall

You can see the plan documents and questionnaire on the website: www.denstonevillage.org.uk and you can inspect hard copies of the documents at the Village Hall when open, The Village Shop and The Tavern during normal opening hours as well as the Phone Box at the end of College

Please remember: Neighbourhood Plans have to be land use/planning related, e.g.; litter, anti-social behaviour, open space management and housing management cannot be included. **In addition**, the Neighbourhood Plan cannot propose fewer houses than are required in the adopted East Staffs Local Plan (a minimum of 20 - to be built up to 2031, but with recent commitments, the net figure is 16) and it must conform with other strategic policies.

Please complete your questionnaire by Mon. 6th June and;

Put it in the box at the Village Shop or the Tavern

Post it to: NP, 14 Narrow Lane, Denstone. ST14 5DR, **or email** np@denstonevillage.org.uk

You can also comment on our **Facebook** page www.Facebook.com/DenstoneNP

The Denstone Neighbourhood Plan Vision

“By 2031 Denstone will continue to be a good place to live in, with a strong sense of community and viable local services. The Parish will have adapted to change and seen some new development and have a healthy rural economy, with the character of the village and the surrounding countryside protected and enhanced”.

Summary of the Neighbourhood Plan Objectives

- 1 Housing** *Too many large houses built. We will influence location, scale, type & design and favour small sites.*
- 2 Business** *Local jobs matter but we want more influence on location, scale & appearance of development.*
- 3 Local Facilities** *To protect the community buildings, local shops and other facilities which local people value.*
- 4 Open Space & Recreation** *To protect the open spaces and recreation areas, which local people value.*
- 5 Countryside & Landscape** *To protect and enhance the countryside and landscape which local people value.*
- 6 Local Character** *There is no a Conservation Area, but local buildings, spaces and views need to be protected.*
- 7 Separation** *We want to protect local character, keeping Denstone village separate from Rocester and JCB.*
- 8 Outside influences** *The impact of nearby developments (e.g. JCB, Alton Towers) needs greater consideration.*

Summary of the Formal Planning Policies

DP1 Development Principles: *the location, scale, design, character, sustainability of new development*

DP2 Infrastructure: *criteria requiring the assessment and mitigation of flooding and drainage issues.*

SB1 New Settlement Boundary; *with 3 sites; All Saints (6 units), Oak Road (5 units) & Vinewood Farm (5 units)*

SB2 Outside Settlement Boundaries: *strict criteria for development outside the village settlement boundary*

AB1 Denstone College: *area based policy with criteria for future development focused on traffic and landscape*

AB2 JCB Proving ground: *area based policy with criteria for future development focused on traffic & landscape*

H1 Infill sites: *criteria for infill development (1-2 dwellings) in Denstone and subject to ESBC, the hamlets*

H2 A mix of house types and sizes: *to ensure that smaller houses and, possibly, bungalows are built.*

H3 Design of conversions & extensions; *criteria on materials, scale, layout, parking, character & sustainability*

BE1 Local character; *criteria on Scale, Form, Density, Materials & Setting to protect local character*

BE2 Local built heritage: *criteria for development affecting Listed Buildings to protect and enhance them.*

BE3 Local (non-designated) heritage; *criteria development affecting other identified local heritage assets*

BE4 Archaeological sites: *criteria to protect known archaeological assets*

NE1 Protecting the countryside: *criteria to protect landscape character (field patterns, hedges, trees etc.)*

NE2 Nature Conservation: *criteria to assess protect and enhance habitats & species.*

T1 Traffic: *criteria/requirement for traffic assessment in problem locations, e.g. narrow roads, College and JCB*

CFOS 1 Community buildings, shops & pubs: *criteria to protect community buildings, shops, pubs and churches*

CFOS 2 Open Spaces & Recreation; *criteria to protect open spaces, playing fields and sports grounds*

CFOS 3 Local Green Spaces: *proposals for Oliver's Green & the former railway to become Local Green Spaces*

LE 1 Local Employment; *criteria for local businesses on location scale use, farm diversification & tourism*

RE 1 Renewable Energy; *criteria on landscape impact and views, nearby houses, ecology & local heritage*

RE 2 Telecommunications: *criteria on: design, location, landscape & designated/non-designated heritage.*

Other (Community) Proposals

There are three other informal proposals (NB. These are aspirations rather than formal planning policies);

CPDP1; *partnership working on flood prevention and water management*

CPNE1; *landscape enhancement/management (Churnet Valley Project, Weaver Hills & landowners)*

CPT1: *pedestrian and cycle accessibility - Improving sustainable access to the College, JCB and the countryside*

Questionnaire (Please tick the appropriate box. Return by Mon. 6th June)

The Neighbourhood Plan Vision and Objectives

| The Vision | Agree | Disagree | Neutral |
|-------------|-------|----------|---------|
| Objective 1 | Agree | Disagree | Neutral |
| Objective 2 | Agree | Disagree | Neutral |
| Objective 3 | Agree | Disagree | Neutral |
| Objective 4 | Agree | Disagree | Neutral |
| Objective 5 | Agree | Disagree | Neutral |
| Objective 6 | Agree | Disagree | Neutral |
| Objective 7 | Agree | Disagree | Neutral |
| Objective 8 | Agree | Disagree | Neutral |

The Neighbourhood Plan Policies

DP1 Development Principles: location, scale, design, character, sustainability of new development

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

DP2 Infrastructure: criteria requiring the assessment and mitigation of flooding and drainage issues.

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

SB1 New houses in the Village on land north of All Saints (6 units), Oak Road (5 units) and Vinewood Farm (5 units)

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

SB2 Outside Settlement Boundaries: criteria for development outside the settlement boundary

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

AB1 Denstone College: area based policy setting criteria for future development – focus on traffic and landscape

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

AB2 JCB Testing ground: area based policy setting criteria for future development – focus on traffic and landscape

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

H1 Infill sites: Criteria for infill development (1-2 dwellings)

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

H2 A mix of house types and sizes: to ensure that smaller houses and, possibly, bungalows are built.

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

H3 Design of conversions & extensions; criteria on materials, scale, layout, parking, character & sustainability

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

BE1 Local character; criteria on Scale, Form, Density, Materials & Setting to protect local character

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

BE2 Local built heritage: criteria for development affecting Listed Buildings to protect and enhance.

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

BE3 Local (non-designated) heritage; criteria development affecting other local heritage assets

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

BE4 Archaeological sites: criteria to protect known archaeological assets

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

NE1 Protecting the countryside: criteria to protect landscape character (field pattern, hedges, trees)

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

NE2 Nature Conservation: criteria to assess protect and enhance habitats & species.

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

T1 Traffic: criteria/requirement for traffic assessment for problems locations, e.g. narrow roads, College and JCB

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

CFOS 1 Community buildings, shops & pubs: criteria to protect community buildings, shops, pubs and churches

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

CFOS 2 Open Spaces & Recreation; criteria to protect open spaces, playing fields and sports grounds

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

CFOS 3 Designating Local Green Spaces: proposals for Oliver's Green & the former railway as LGSs

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

LE 1 Local Employment; criteria for businesses on location scale use, farm diversification & tourism

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

RE 1 Renewable Energy: criteria on landscape impact, views, nearby houses, ecology & heritage

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

RE 2 Telecommunications: criteria on: design, location, landscape & designated/local heritage.

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

Finally, the informal Community Proposals CPDP1 (Partnership working on floods/water management), **CPNE1** (Partnership working on landscape & countryside and **CPT1** (Partnership working on pedestrian and cycle accessibility)

| | | |
|-------|----------|---------|
| Agree | Disagree | Neutral |
|-------|----------|---------|

A BIG thank you. Do you have any other comments.....

Name & contact details

| | | | | | | |
|--------------------|----------|-----------|----------|----------|---------|-----|
| Where do you live? | Denstone | Prestwood | Stubwood | Quixhill | Other | |
| Your age group? | <18 | 18 - 24 | 25 - 35 | 36 - 50 | 51 - 65 | >65 |

Appendix 7 - April 2016 email & list of consultees (Reg.14) Consultation on the Draft Plan

Email sent 22nd April 2016

Denstone Parish Council is preparing a Neighbourhood Plan covering all of the Parish area. The work is being managed by a Steering Group which comprises Parish Councillors and members of the community. Clive Keble Consulting (Ltd) is providing professional planning support to the Parish Council and the Steering Group.

I am contacting you today in order to invite your participation in the formal consultation on the (Draft) Denstone Neighbourhood Plan

Over the past eighteen months, the Group has completed initial consultation, evidence gathering, a consultation on Issues & Options and a housing sites assessment. It has now prepared a full draft Neighbourhood Plan. In accordance with the regulations, the Draft is out to **formal consultation for a period of just over 6 weeks (22nd April to 6th June 2016)**.

Following any revisions which are necessary to reflect consultation responses, it is hoped that the Neighbourhood Plan will be submitted to East Staffordshire Borough Council in September 2016. An examination is likely in the autumn and it is anticipated that a local referendum will be held early in 2017.

In the meantime, it is important that as many people and organisations comment on the draft plan during this consultation.

In addition to engaging local people, community organisations and businesses in Denstone, the Steering Group has sought to obtain the views of statutory bodies and other interested organisations at each stage of the Plan. You and/or your clients are either recorded as statutory consultees or you have commented upon or expressed an interest in the Neighbourhood Plan in the past.

Accordingly, I attach an e-version of the Draft Plan, with the associated newsletter and questionnaire, for information or use, as you prefer. You can also make any comments by letter or email. (NB I have attached the Plan document, which is a large file, as a Zipped Folder, do let me know if you have any difficulties opening it)

I would be grateful if you could direct your comments to the Neighbourhood Plan Co-ordinator (Bob Beaumont) by email to: np@denstonevillage.org.uk or by post to: NP, 14 Narrow Lane, Denstone. ST14 5DR. However, if you wish to discuss any technical aspects of the Draft Plan, please contact me on 07815 950482 or by email at clive.keble@btopenworld.com

The main Policy Document and various background reports can also be seen (with an e-version of the questionnaire) on the Parish Council website: www.denstonevillage.org.uk

We look forward to hearing from you, if at all possible, by the close of the consultation. However, if you need to take any comments through committees or boards shortly after the end date, late submissions will be accepted, **provided that** the Neighbourhood Plan Co-ordinator is of this notified in advance.

Clive Keble (MRTPI) for Denstone Neighbourhood Plan Steering Group.

List of consultees – Denstone NP Reg.14 (Commenced 22nd April 2016)

Statutory Consultees

Environment Agency Noreen.Nargas1@environment-agency.gov.uk

Severn Trent Water Lisa.Russell@severntrent.co.uk

National Grid Nationalgrid.Enquiries@nationalgrid.com

Sport England maggie.taylor@sportengland.org

Historic England Peter.Boland@HistoricEngland.org.uk

Highways England Letty.Askew@highwaysengland.co.uk

Homes and communities Agency mail@homesandcommunities.co.uk

Trent & Dove Housing daniella.haslam@trentanddove.org

NHS Trust emma.keeling@northstaffs.nhs.uk

Natural England consultations@naturalengland.org.uk

LEP's gbstep@birmingham.gov.uk (Stoke & Staffs.) peter.davenport@staffordshire.gov.uk

Local Authorities/ Parish Councils

East Staffs Borough Council corinne.ohare@eaststaffsbc.gov.uk

Naomi.Perry@eaststaffsbc.gov.uk

Staffordshire County Council peter.davenport@staffordshire.gov.uk

james.chadwick@staffordshire.gov.uk hannah.hogan@staffordshire.gov.uk

mark.parkinson@staffordshire.gov.uk

Local Councillors & MP

ESBC Cllr. Smith chris.smith@eaststaffsbc.gov.uk SCC Cllr. Atkinson

philip.atkins@staffordshire.gov.uk

MP Andrew Griffiths andrew.griffiths.mp@parliament.uk

Businesses or local interest groups

Denstone College james.hartley@denstonecollege.org david.martin@denstonecollege.org

JCB james.ingestre@jcb.com

Alton Towers Liz.Greenwood@alton-towers.com; hwhitney@nlplanning.com

Doveleys Garden Centre info@doveleysgardencentre.co.uk

Telecomms. EMF.Enquiries@ctil.co.uk; public.affairs@ee.co.uk; jane.evans@three.co.uk

Landowners/agents

Vinewood Farm davidowenyates@gmail.com

Oak Road aida.mcmanus@am-planningconsultants.co.uk

North of All Saints andy.mason@lichfield.anglican.org

Other peritutor@yahoo.co.uk Other stephanie.chettle@parkwoodconsultancy.co.uk

Duchy of Lancaster PRouse@savills.com; jmsmith@savills.com

Other Organisations

Staffordshire Wildlife Trust k.dewey@staffs-wildlife.org.uk; k.tomkins@staffs-wildlife.org.uk

Parishes clerk@croxdenparishcouncil.org.uk; elainewhitbread@fsmail.net
Js.ellastone@gmail.com

Denstone Primary School office@allsaints-denstone.staffs.sch.uk

Appendix 8 Outcomes from the engagement of young people.

The process of planning involves decision making against a shared vision which in turn is a reflection of what is valued. In this case the Neighbourhood Planners are seeking to decide on the position, character and nature of 16 new homes to be built within the village boundary before 2031. *This work was led by David Brown, a Steering Group member.*

The views of groups within the village, both formal and informal, and groups who have an interest in the village both local and national has taken place. The Planning Group now has a draft plan ready for a six-week consultation beginning in May during which everyone "can have their say". The Group first met in June 2014 and the inclusion of Denstone Young People, as an interest group, was proposed in April 2015. Most of our children will be adults before a new plan is required and the children are a critical part of the future in the vision. Young people have a different way of viewing the world which can often be more immediate, imaginative and refreshing. This did indeed turn out to be the case.

Issues raised by Denstone Young People.

- Absence of organised groups for young people - Cubs, Brownies, Scouts, Guides, 'Ladsndads Football', a youth club, film nights, disco, fun run.
- Dangerous roads/traffic - absence of a 'lollipop lady' - cars not obeying signs
- Lots of things to do it makes me happy...
- Needs a supermarket/ good shops are a long way from the village
- Lack of facilities - bike ramp, zip line, skate park, football pitch - not a lot to do
- New things may happen in my life - the future is uncertain. - I don't know what future expectations are - depends on my future career - want to explore the world -
- Play areas for children are noisy
- Space to run around and play with my friends. - the countryside isn't crowded, good for peace and quiet - you do not need everything in the world you just need what you have. - good place to visit- you can enjoy all the things about the countryside - wildlife
- Lots of friendly people
- You do not have to go far to get to the cinema and the bigger shops.
- I don't want much of the country side getting built on.
- Not allowed to use the park on the railway station because you can get kidnapped - there are some nasty people living here.
- Becoming urban.
- Family farm - I would want to continue to live here.

College Responses. (an interesting "control group" - 'in the village' but not 'of the village')

- Heavy traffic, narrow roads, houses too close together - traffic is awful at certain times but not the 'weight' of town traffic.
- People know each other, easy to get to know people and be a part of the community - no light pollution - no crowds - welcoming - Christmas lights are beautiful - safe and quiet -
- I think you need that reassurance of a smart and friendly village environment.

- Few facilities (Gym, Leisure centre) but a safe and peaceful and unpolluted environment- calm- tranquil social environment where everybody knows everybody - village schools create fantastic educational opportunities for future children
- Love cities - Denstone is good to retire to-
- Pleasurable area- beautiful countryside - fields and footpaths- fresh air provides a sense of community - friendly - like village life - people are near if you need help - has a real good community and a heart to it - because it is small people know each other- close community - fund raising- people joining together.
- Well cared for and looked after - pub and farm shop, lovely school. - no vandalism
- Not enough shops. - clothes shops - supermarkets - long way to a hospital - restaurants within walking distance in city
- Uncrowded but near enough to bigger towns for all facilities
- The village has stabling for my horse.
- Over 18, work or university means city life
- Could only live in the village if I had enough money.
- No job opportunities- limited opportunities for work
- Wouldn't want to live in Denstone as it is too close to the school!
- Too quiet.

An important section of the draft plan deals with an attempt to characterise the village aesthetically, historically and physically. The landscape, views and natural environment, the facilities and services, the history of the place and its structures and the emotional, personal and transitory perceptions are all critical aspects which the issues raised by Denstone Young People has fed directly into.

The Neighbourhood Plan is essentially about the positioning and nature of new housing within the village boundaries. The community aspect of this (so powerfully 'picked up' by the Young People) demands that everyone has their say. This includes, all that can be valued about rural/village life and all that should not be valued. A single aspect may hold different values - the celebrated village 'open spaces' can also be a child's nightmare area ('....you could get kidnapped - there are some nasty people living here!"). *The consultation shapes a real debate which must precede any final decisions.*

Some of the Young People's ideas and thoughts lie outside the remit of the plan but the Planning Group works alongside the Parish Council where these thoughts may find more fertile ground. The Young People of Denstone College have had the opportunity to consider issues at a local level and to express their thoughts in succinct statements. These thoughts may return to them at some time in the future, if they are asked to express an opinion on rural life in the UK. The Parish Council will consult with the Young People of Denstone, in an appropriate form, every five years.

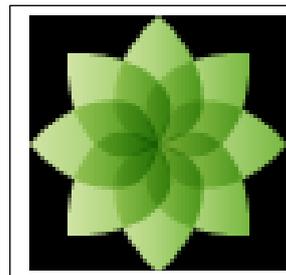
We may not be able to supply and maintain the 'zip wire suggestion' but this idea is now public property and exists in brains and memories where it didn't exist before and from where it may be retrieved.

Appendix 9 Contact with Local Community Organisations (Aug. 2016 to June 2016)

| Organisation | SG Mem | Contact with | Date |
|--------------------------|------------|---|--|
| Tennis Club | AS | Keith Ford | Aug |
| All Saints First School | AW/DBro | D Andrew/Y Ashley | Oct completed |
| Bowls Club | CP/DBro | David Lowe | Sep/Mar |
| Darts | CP | Chris Podmore | Sep |
| Denstone Players | CP | Committee Meeting | 6 Sep |
| Tuesday Club | CP | Meeting | 2 Feb/7 Jun |
| Village Hall Committee | CP/BB/DBod | Committee Meetings(15)/ Summer lunch(70) | 14 Sep/9 Nov/ 11 Jan/15 Mar/ 9 May/5 Jun |
| Tavern PH | CP | Chris Podmore | Sep |
| Denstone Hall Farm Shop | DBod | Rupert Evans | 15 Nov |
| Sports Trust | DBod | Laurie Becket-Fountain | 26 Oct |
| Denstone College | DD | James Hartley | 3 Nov |
| Mothers Union | EG | Judy Lowe | 19 Sep |
| Art Club | EG | Judy Lowe | 19 Sep |
| Parochial Church Council | EG | Judy Lowe | 19 Sep |
| Rifle Range | EG | Colin Gerrard | 13 Sep |
| Spinners | EG | | |
| Parish Council | JP | Meetings | 6 Oct/3 Nov/1 Dec/ 2 Jan/8 Feb/5 Mar/ 5 Apr/3 May/7 Jun |
| Show Committee | JP | As Parish Council | |
| Village Shop | JP | | |
| Garden Guild | PD | Meeting (40) | 7 Sep/1 Feb/4 Apr |
| Stubwood Singers | JR | | |
| Women's Institute | JR | | Oct/15 Feb |



Denstone Neighbourhood Plan



Newsletter No.5 - August 2016

Are we nearly there yet?

Almost, we have just “Submitted” your Plan

A formal (Reg. 14) consultation on the Draft Plan ran from 22nd April to 6th June. You completed 53 questionnaires (with 30 comments as well as the tick boxes). A large majority agreed with the Draft Plan: The **Vision & Objectives** were supported by **89% to 100%** of respondents and almost all the **Policies** enjoyed **87% to 98%** agreement levels. The one exception was Policy SB1 (proposed settlement boundary extensions for new housing). Overall **59% agreed, 30% disagreed and 11% were neutral** but, the results for the individual locations differed: **SB1A north of All Saints (6 units) 98% agreed, SB1B Oak Road (5 units) 96.5% agreed and SB1C Vinewood Farm S(4 units) 81% agreed**, but 10 people submitted comments disagreeing. The Steering Group (SG) did not consider that it was necessary to make any changes to All Saints and Oak Road but, whilst deciding to retain Vinewood Farm South (for which no practical alternatives exist), it was agreed that additional criteria on plot size and access should be included to further minimise any impact on existing houses.

In addition to the public consultation, 35 outside organisations/interested parties were invited to comment on the Draft Plan. 11 replies were received, offering technical advice on how to strengthen the policies. Historic England was especially complimentary, stating that: *“the Plan takes an exemplary approach to the historic environment.”* The County Council gave detailed advice on the access requirements for new housing and these resulted in access criteria being added to Policy SB1 (Village settlement boundary), especially for Oak Road & Vinewood Farm S. *Full details of all the responses are given in a separate Consultation Statement*

Remember: The Neighbourhood Plan cannot propose fewer houses than required by the adopted Local Plan, a minimum of 20, up to 2031, (with recent commitments, 16 net) and it must conform with other strategic policies.

*You can see Neighbourhood Plan documents on the website: www.denstonevillage.org.uk and there will be a display on the Plan at **Denstone Show – Sat. 3rd Sept. at the Village Hall.** You will be able to talk to SG members and **(from 2pm to 3pm)** to our Planning Adviser, Clive Keble.*

What happens next? We “Submitted” the Plan in late August. This is an important legal stage, **when it is handed over to the Borough Council for final consultation and independent examination** to ensure it meets **the Basic Conditions and can go to Referendum.** The Submission Documents, will comprise:

- The Denstone Neighbourhood Development Plan (Policy Document)
- The Basic Conditions Statement & the SEA Determination Statement
- The Consultation Statement (a “Storyboard” of consultation and how it influenced the Plan)

We and ESBC then hope to follow the timetable below to complete the Neighbourhood Plan

September/October – Advertising and an examination, by an independent examiner.

November – Consideration of Examiner’s Report and making any final changes.

December/January - East Staffs BC prepares for the referendum (we will issue a final newsletter at that time).

February - The Referendum (a “Yes” vote of over 50% would mean that the Plan could be “Made” in Feb./March).

By way of a reminder, the **Neighbourhood Plan Vision** is: *“By 2031 Denstone will continue to be a good place to live in, with a strong sense of community and viable local services. The Parish will have adapted to change and seen some new development and have a healthy rural economy, with the character of the village and the surrounding countryside protected and enhanced”* and the **Objectives & Planning Policies** are summarised overleaf.

Objectives

1 Housing: The majority of dwellings built over recent years have been large houses. The Plan will influence the location, scale, type & design of new houses to get a better mix on several small sites rather than on one large site.

2 Business: Local employment is important but the Neighbourhood Plan is intended to enable the local community to have more influence on the location, scale and appearance of new business development.

3 Local Facilities: The Neighbourhood Plan will recognize the need to protect the community buildings, local shops and other facilities which local people have said that they value.

4 Open Space & Recreation: The Neighbourhood Plan will recognize the need to protect the open spaces and recreation areas, which local people have said that they value.

5 Countryside & Landscape: The Neighbourhood Plan will recognize the need to protect and enhance the countryside and landscape of the Parish which local people value.

6 Local Character: Denstone does not have a Conservation Area, but the Neighbourhood Plan will recognize the need there are important buildings, structures, spaces and views which need to be identified and protected.

7 Separation: The Neighbourhood Plan will recognize the need to protect the local character which local people have said that they value and keeping Denstone village physically separate from Rocester and JCB.

8 Outside influences: The Plan will recognise the need for the impact on Denstone of developments in nearby areas (e.g. JCB, Alton Towers & the Churnet Valley Living Landscapes) to be given greater consideration.

Summary of Planning Policies

DP1 Development Principles: location, scale, design, character, sustainability of new development.

DP2 Infrastructure: criteria requiring the assessment/mitigation of flooding & drainage issues.

SB1 New Settlement Boundary: with 3 sites; All Saints (6 units), Oak Road (5 units) & Vinewood Farm (4+1 units)

SB2 Outside Settlement Boundaries: strict criteria for development outside the village settlement boundary

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AB2 JCB Proving ground: area based policy with criteria for future development focused on traffic & landscape

H1 Infill sites: criteria for infill development (1-2 dwellings) in Denstone and subject to ESBC, the hamlets

H2 A mix of house types and sizes: to ensure that smaller units, possibly, bungalows, are built

H3 Design of conversions & extensions: criteria on materials, scale, layout, parking, character & sustainability

BE1 Local character: criteria on scale, form, density, materials & setting to protect & enhance local character

BE2 Local built heritage: criteria for development affecting Listed Buildings to protect and enhance them

BE3 Local (non-designated) heritage: criteria development affecting other identified local heritage assets

BE4 Archaeological sites: criteria to protect known archaeological assets in the built environment & landscape

NE1 Protecting the countryside: criteria to protect landscape character (field patterns, hedges, trees etc.)

NE2 Nature Conservation: criteria to assess protect and enhance habitats & species in buildings & the landscape

T1 Traffic: criteria/requirement for traffic assessment in problem locations, e.g. narrow roads, College and JCB

CFOS 1 Community buildings, shops & pubs: criteria to protect community buildings, shops, pubs and churches

CFOS 2 Open Spaces & Recreation: criteria to protect open spaces, playing fields and sports grounds

CFOS 3 Local Green Spaces: proposals for Oliver's Green & the former railway to become Local Green Spaces

LE 1 Local Employment: criteria for local businesses on location scale use, farm diversification & tourism

RE 1 Renewable Energy: criteria on landscape impact and views, nearby houses, ecology & local heritage

RE 2 Telecommunications: criteria on: design, location, landscape & designated/non-designated heritage

The 3 Community Proposals (aspirations not policies): partnerships on flooding, countryside & access also remain.