

# Barlaston Neighbourhood Plan Submissions - Representations

---

August - September 2018

## Contents

<b>ID</b>	<b>Page</b>
BNP01 .....	2
BNP02 .....	3
BNP03 .....	5
BNP04 .....	7
BNP05 .....	10
BNP06 .....	11
BNP07 .....	13
BNP08 .....	14
BNP09 .....	15
BNP10 .....	20
BNP11 .....	22
BNP12 .....	25
BNP13 .....	28
BNP14 .....	33
BNP15 .....	36

From: [REDACTED]  
Sent: 23 July 2018 12:31  
To: ForwardPlanning  
Subject: Publication of the Barlaston Neighbourhood Plan

For the attention of Alex Yendale

We have just received your letter reference the above and still remain somewhat confused that you would even suggest we would want to look at the neighbourhood plan when you have erected a sign on Old Road, Barlaston stating that we live in Trentham!!! Absolutely ridiculous and needs sorting out prior to any planned documentation.

[REDACTED]

From: [REDACTED]  
 Sent: 22 July 2018 18:37  
 To: ForwardPlanning  
 Subject: Stafford – Barlaston Neighbourhood Plan Final version

FAO Forward Planning Team

### Stafford – Barlaston Neighbourhood Plan Final version

As you are aware Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order); in addition you are required to consult the Office of Rail and Road (ORR).

The existing operational railway line is included within the neighbourhood plan area.

(1)  
 There is a level crossing that could be impacted by outside party proposals in the neighbourhood area.

Barlaston CCTV e388800 / n338327

Development proposals should be accompanied by a TS/TA which includes consideration of the impact of proposals upon level crossing(s) with mitigation implemented as required. Network Rail would encourage the council to adopt specific policy wording to ensure that

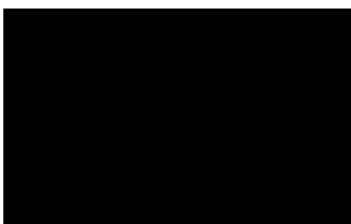
- a) The impact of proposed new development (including cumulative impact) on the risk at existing level crossings is assessed by the developer(s), and
- b) suitable mitigation incorporated within the development proposals and fully funded by the developer(s). TS/TAs should be undertaken in conjunction with the local highways authority with advice from Network Rail.

(2)  
 Sustainable drainage proposals should take into account the impacts upon adjacent railway infrastructure, i.e. proposals must not import a risk of flooding, pollution, soil slippage onto the existing operational railway. Sustainable drainage systems within the Local Plan area should be directed away from the railway and should not use soakaways within 30m of the railway boundary. Attenuation ponds/basins on sites adjacent to or near to the railway boundary should only be included in proposals with the agreement of Network Rail and should not be included in proposals that are adjacent to a railway cutting.

- (3)  
 Developments in the neighbourhood areas should be notified to Network Rail to ensure that:
- (a) Access points / rights of way belonging to Network Rail are not impacted by developments within the area.
  - (b) That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.
    - Drainage works / water features
    - Encroachment of land or air-space
    - Excavation works
    - Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues
    - Lighting impacting upon train drivers ability to perceive signals
    - Landscaping that could impact upon overhead lines or Network Rail boundary treatments
    - Any piling works
    - Any scaffolding works
    - Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949)
    - Any use of crane or plant
    - Any fencing works

- Any demolition works
- Any hard standing areas

All initial proposals and plans should be flagged up to the Network Rail Town Planning Team London North Western Route at the following address:



Regards



Network Rail

\*\*\*\*\*  
\*\*\*\*\*

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office  
Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

\*\*\*\*\*  
\*\*\*\*\*

From: [Redacted]  
Sent: 26 July 2018 11:59  
To: forwardplanningconsultations  
Subject: Barlaston Neighbourhood Plan

Dear Sir/Madam,

Thank you for giving Severn Trent Water the opportunity to comment on the Barlaston Neighbourhood Plan.

We currently have no further comments to make following our previous response however, please keep us informed as your plans develop and when appropriate we will be able to offer more detailed comments and advice.

Kind regards

[Redacted]  
Severn Trent Water  
Strategic Catchment Planner (Staffs & Derbs)  
Sewerage Management Planning

[Redacted]

[Redacted]  
[Redacted]

WONDERFUL ON TAP



\*\*\*\*\*

Severn Trent Plc (registered number 2366619) and Severn Trent Water Limited (registered number 2366686) (together the "Companies") are both limited companies registered in England & Wales with their registered office at Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ

This email (which includes any files attached to it) is not contractually binding on its own, is intended solely for the named recipient and may contain CONFIDENTIAL, legally privileged or trade secret information protected by law. If you have received this message in error please delete it and notify us immediately by telephoning +44 2477715000. If you are not the intended recipient you must not use, disclose,

distribute, reproduce, retransmit, retain or rely on any information contained in this email. Please note the Companies reserve the right to monitor email communications in accordance with applicable law and regulations.

To the extent permitted by law, neither the Companies or any of their subsidiaries, nor any employee, director or officer thereof, accepts any liability whatsoever in relation to this email including liability arising from any external breach of security or confidentiality or for virus infection or for statements made by the sender as these are not necessarily made on behalf of the Companies.

Reduce waste! Please consider the environment before printing this email

From: [REDACTED]  
Sent: 01 August 2018 14:48  
To: forwardplanningconsultations  
Subject: Response on Behalf of National Grid  
Attachments: Barlaston NP REP 01.08.18.pdf

Follow Up Flag: Follow up  
Flag Status: Flagged

Dear Sir/Madam,

Please find the attached response on behalf of National Grid.

Kind regards

**Wood Plc on behalf of National Grid**

[REDACTED]

---

This message is the property of John Wood Group PLC and/or its subsidiaries and/or affiliates and is intended only for the named recipient(s). Its contents (including any attachments) may be confidential, legally privileged or otherwise protected from disclosure by law. Unauthorized use, copying, distribution or disclosure of any of it may be unlawful and is strictly prohibited. We assume no responsibility to persons other than the intended named recipient(s) and do not accept liability for any errors or omissions which are a result of email transmission. If you have received this message in error, please notify us immediately by reply email to the sender and confirm that the original message and any attachments and copies have been destroyed and deleted from your system.

If you do not wish to receive future unsolicited commercial electronic messages from us, please forward this email to: [unsubscribe@woodplc.com](mailto:unsubscribe@woodplc.com) and include "Unsubscribe" in the subject line. If applicable, you will continue to receive invoices, project communications and similar factual, non-commercial electronic communications.

Please click <http://www.woodplc.com/email-disclaimer> for notices and company information in relation to emails originating in the UK, Italy or France.

As a recipient of an email from a John Wood Group Plc company, your contact information will be on our systems and we may hold other personal data about you such as identification information, CVs, financial information and information contained in correspondence. For more information on our privacy practices and your data protection rights, please see our privacy notice at <https://www.woodplc.com/policies/privacy-notice>



Forward Planning Team  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford  
ST16 3AQ

████████████████████  
Consultant Town Planner

Sent by email to:  
[forwardplanningconsultations@staffordbc.gov.uk](mailto:forwardplanningconsultations@staffordbc.gov.uk)

1 August 2018

Dear Sir / Madam

**Barlaston Neighbourhood Plan Consultation  
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood 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.

**About National Grid**

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.

**Specific Comments**

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.

**Key resources / contacts**

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/>

The electricity distribution operator in Stafford Borough Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: [www.energynetworks.org.uk](http://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 shown below to your consultation database:

Gables House  
Kenilworth Road  
Leamington Spa  
Warwickshire CV32 6JX  
United Kingdom  
Tel +44 (0) 1926 439 000  
woodplc.com

Wood Environment  
& Infrastructure Solutions UK Limited  
Registered office:  
Booths Park, Chelford Road, Knutsford,  
Cheshire WA16 8QZ  
Registered in England.  
No. 2190074





I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully



[REDACTED]

---

From: [REDACTED]  
Sent: 02 August 2018 15:42  
To: forwardplanningconsultations  
Subject: Access via Broughton Crecent

I write with concerns to the possible Emergency route via the small strip of land in Broughton Crescent.

As residents of [REDACTED] the proposed access, according to the Barlaston village plan, is obviously of some concern.  
We would ask for more information on the proposed use of this access. The plan shows it as a pedestrian path yet the red E shows it to be an emergency access.  
Does this mean Emergency vehicles? Please clarify.

Kind regards  
[REDACTED]

Sent from [Mail](#) for Windows 10

---

[REDACTED]

[REDACTED]

---

From: [REDACTED]  
Sent: 14 August 2018 11:55  
To: forwardplanningconsultations  
Cc: [REDACTED]  
Subject: Historic England advice on case PL00221643  
Attachments: \_HERef\_PL00221643\_L322152.doc

Follow Up Flag: Follow up  
Flag Status: Flagged

Dear Sir or Madam

I am writing in relation to the following:

NDP: Neighbourhood Development Plan  
Barlaston Neighbourhood Plan Consultation [Case Ref. PL00221643; HE File Ref. ; Your Reference. ]

Yours Sincerely

[REDACTED]  
Historic Places Advisor  
[REDACTED]

We help people understand, enjoy and value the historic environment, and protect it for the future. Historic England is a public body, and we champion everyone's heritage, across England.

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. Please read our full privacy policy (<https://www.historicengland.org.uk/terms/privacy-cookies/>) for more information.

WEST MIDLANDS OFFICE

Forward Planning  
Stafford Borough Council

Direct Dial: [REDACTED]

Our Ref: PL00221643

14 August 2018

Dear Sir or Madam

**BARLASTON REGULATION 16 NEIGHBOURHOOD PLAN CONSULTATION**

Thank you for the invitation to comment on the above Neighbourhood Plan. Our earlier Regulation 14 comments remain entirely relevant. That is:

*“Historic England is supportive of the Vision and objectives set out in the Plan and particularly the emphasis in Policy D1 upon the importance of adopting locally distinctive design for new development. We consider that the Plan takes a suitably proportionate approach to the historic environment of the Parish”.*

Beyond those observations we have no further substantive comments to make. I hope you find this advice helpful.

Yours Sincerely

[REDACTED]  
Historic Places Advisor  
[REDACTED]

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6870  
HistoricEngland.org.uk



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.*

[REDACTED]

---

From: [REDACTED]  
Sent: 14 August 2018 12:05  
To: forwardplanningconsultations  
Subject: FW: Barlaston Neighbourhood Plan - Consultation

Follow Up Flag: Follow up  
Flag Status: Flagged

Dear Sirs/Madam

BPA Pipelines - Not Affected.

Thank you for your correspondence enclosing details of your proposals as listed above. We are not aware that any of BPA Pipelines apparatus, falls within the vicinity of the above noted location.

However, if the location of your work should change, please contact us immediately, on [REDACTED]

Whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and we accept no liability for claims arising from any inaccuracy, omissions or errors contained herein.

Yours faithfully

BPA Pipelines  
[REDACTED]

From: [REDACTED]  
Sent: 29 August 2018 14:56  
To: forwardplanningconsultations  
Subject: Barlaston playground

Follow Up Flag: Follow up  
Flag Status: Flagged

Hi,

I am not sure who I need to contact but want to voice my favour for plans for a children's playground in Barlaston. [REDACTED] this would be a wonderful asset to the village which my family and I would make full use of.

Many Thanks,

[REDACTED]

Sent from my iPhone

From: [REDACTED]  
Sent: 04 September 2018 16:27  
To: forwardplanningconsultations  
Subject: Stafford Borough response - Barlaston Neighbourhood Plan Submission  
Attachments: 30August2018 Barlaston\_Submission\_Neighbourhood\_Plan - Response Final Version.docx

Follow Up Flag: Follow up  
Flag Status: Flagged

Please find attached Stafford Borough Council's response

Please could you acknowledge receipt and forward to the independent Examiner.

Kind regards



[REDACTED] | Planning Policy Manager  
Stafford Borough Council | Civic Centre | Riverside | Stafford | ST16 3AQ  
[REDACTED]

Information you supply to us via email will be dealt with in line with data protection legislation. We will use your information to enable us to fulfil our duties in relation to your enquiry. To that end, where the law allows, your information may be shared with relevant departments within the council, and with other authorities and organisations where required. Stafford Borough Council is the data controller for any personal information you provide. For more information on your data protection rights relating to the service to which your email relates, please visit [www.staffordbc.gov.uk/PrivacyNotice](http://www.staffordbc.gov.uk/PrivacyNotice).



## Barlaston Submission Neighbourhood Plan - Stafford Borough Council representation (August 2018)

### List of Key Recommendations

Section	Representation
<b>Policies</b>	
Policy H1: Housing Type (p35)	<p><b>POLICY H1: Housing Type</b></p> <p>Page 35, Policy H1 must be in general conformity with the adopted Plan for Stafford Borough Policy C1, C2 and C3.</p> <p>As referenced in the Parish Council’s response to the Borough Council’s comments provided in December 2017 the Housing Needs Assessment prepared by Stafford and Rural Homes should be included within the Barlaston Neighbourhood Plan, together with other evidence to set out the local needs identified in Policy H1.</p> <p>The second sentence of the Policy H1 states that developments ‘<i>should provide a mix of housing types and tenures that suit local housing needs</i>’. This policy needs to be in line with the adopted Plan for Stafford Borough’s Policy C2 relating to Barlaston. Therefore the following wording should be applied “<i>should provide a mix of housing types and tenures <b>on sites of 12 dwellings or more</b> that suit local housing need ...</i>”</p> <p>At this stage the Borough Council has not had an opportunity to consider the Barlaston Housing Needs Assessment and therefore has not been able to establish the context for the second paragraph of Policy H1. Further consideration is required, subject to national planning policy and the adopted Plan for Stafford Borough, for Policy H1 to be a material consideration relating to all residential planning applications.</p>
Policy D1: Design of New Development (p38)	<p><b>POLICY D1: Design of New Development</b></p> <p>Page 38, Policy D1 must be in general conformity with the adopted Plan for Stafford Borough Policy N1.</p>

Section	Representation
<b>Policies</b>	
	<p>The first criteria of Policy D1 is overly prescriptive, with the following words to be deleted ‘, including degree of set-back’.</p> <p>It is noted that a number of criteria contained in Policy D1 duplicates the adopted Plan for Stafford Borough’s Policy D1 on design principles and should therefore be altered or removed , as set out below:</p> <p>3. <i>Provide convenient access to surrounding community facilities;</i> Covered by Policy N1, criteria m.</p> <p style="padding-left: 40px;"><i>m. Development should be well-connected to public transport and community facilities and services, and be well laid out so that all the space is used efficiently, is safe, accessible and user-friendly;</i></p> <p>6. <i>Provide buildings, landscaping and planting to create well defined streets and attractive green spaces;</i> Covered by Policy N1 criteria f:</p> <p style="padding-left: 40px;"><i>f. Retention of significant biodiversity, landscaping features, and creation of new biodiversity areas that take into account relevant local information and evidence;</i></p>
Policy BE1: High Speed Connectivity (p41)	The first sentence of Policy BE1 is overly prescriptive, to be amended with the following wording ‘ <i>New development, including housing and commercial use, <b>should:</b></i> ’
Policy LNE1: Flooding in Barlaston Village (p46)	<p>Page 46, Policy LNE1 must be in general conformity with the adopted Plan for Stafford Borough Policy N1, N4 and the National Planning Policy Framework paragraphs 155 to 165.</p> <p>The Borough Council considers that the current policy is not required as its approach is largely covered by the National Planning Policy Framework, and Policies N1 and N4 in the adopted Plan for Stafford Borough. In particular not all development sites will be effected by flooding and therefore it is overly</p>

Section	Representation
<b>Policies</b>	
	prescriptive to require all proposals to mitigate against flooding problems. A map showing the flooding areas from the Environment Agency is also included in the Neighbourhood Plan. Further evidence going beyond the NPPF to be provided.
<b>Other</b>	
Developer Contributions (p33)	<p>Whilst the adopted Plan for Stafford Borough includes Policy I1 concerning Infrastructure Delivery, at this stage there is no Community Infrastructure Levy in place. Therefore in the context of potential funding opportunities and directing funding towards the aspirations of the local community, this needs to be achieved through other contributions. It should be noted that S106 contributions need to specifically relate to the development and cannot be directed to other requirements. Funding for projects cannot be sourced through planning conditions. Therefore the following wording is suggested for the Developer Contributions paragraphs on page 33:</p> <p style="text-align: center;"><i>“As part of development contributions the adopted Plan for Stafford Borough includes Policy I1 which sets out the requirement for infrastructure provision and contributions from new development. Parish Councils which have a Neighbourhood Plan in place are entitled to 25% of Community Infrastructure Levy contributions when this particular mechanism exists. Currently the Borough Council is progressing with establishing a CIL. Any planning application subject to a Section 106 agreement will need to meet the relevant tests, in line with national policy.”</i></p>

### List of Minor Changes

Section	Representation
Front Cover	Amend to read ‘Submission’ rather than ‘Draft’.
SWOT Analysis – Housing and Planning,	Capitalise <u>Green Belt</u> within the ‘Threats’ section on page 14 and the ‘Strengths’ and ‘Threats’ section on page 16

Environment (p14 and p16)	
Planning for Housing Growth in Barlaston (p50)	Amend second and third paragraph to refer to 'The Plan for Stafford Borough Part 2, adopted January 2017' and delete reference to the Proposals Consultation stage 2015.
Non-Planning Issues (p57)	In this section it states a number of non-planning issues which the Parish Council wish to pursue. However some of these issues are all linked to planning, in particular Policy BE1 of the Barlaston Neighbourhood Plan. If the Parish Council is referring to aspects of these issues which fall outside of a planning remit, for example projects to improve community facilities themselves, these aspirations should be explained.

From: [REDACTED]  
Sent: 05 September 2018 12:22  
To: forwardplanningconsultations; ForwardPlanning  
Subject: Consultation response - Barlaston Neighbourhood Plan - Consultation request  
REG 16  
Attachments: 252953 Natural England Response Letter.pdf  
Follow Up Flag: Follow up  
Flag Status: Flagged

Dear Sir/Madam,

Please find attached Natural England's response to the above mentioned consultation.

Kind regards,

[REDACTED]

Support Advisor - Consultations Team

[REDACTED]

[REDACTED]

[REDACTED]

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

**Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.**

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

Date: 05 September 2018  
Our ref: 252953  
Your ref: Barlaston Neighbourhood Plan – Reg 16



Forward Planning team  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford ST16 3AQ.



**BY EMAIL ONLY**

[forwardplanningconsultations@staffordbc.gov.uk](mailto:forwardplanningconsultations@staffordbc.gov.uk)  
[forwardplanning@staffordbc.gov.uk](mailto:forwardplanning@staffordbc.gov.uk)



Dear Sir or Madam


**Barlaston Neighbourhood Plan – Reg 16**

Thank you for your consultation on the above dated and received by Natural England on 18<sup>th</sup> July 2018.

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 is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on this neighbourhood plan.**

For any further consultations on your plan, please contact: 

Yours faithfully

  
Consultations Team

From: [REDACTED]  
Sent: 05 September 2018 13:13  
To: forwardplanningconsultations  
Subject: (2) Barlaston Neighbourhood Plan - Submission Regulation 16 Consultation  
Attachments: Consultation-Response-PPO-007-260-140.docx

Follow Up Flag: Follow up  
Flag Status: Flagged

Dear Forward Planning Team

Following the policy consultation on 18 July 2018, please find attached our comments relating to the above policy.  
If you would like to discuss any of the issues raised, please contact us.

Regards

Planning and Local Authority Liaison team

[REDACTED]



The Coal  
Authority

Resolving the impacts of mining



[www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

Forward Planning Team

Stafford Borough Council

BY EMAIL ONLY: [forwardplanningconsultations@staffordbc.gov.uk](mailto:forwardplanningconsultations@staffordbc.gov.uk)

5 September 2018

Dear Sir/Madam

Barlaston Neighbourhood Plan – Submission

Thank you for the notification of the 18 July 2018 consulting The Coal Authority on the above NDP.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of fissures within the Neighbourhood Plan area. It is noted that the Neighbourhood Plan allocates sites for future development; however, having reviewed these sites against our data it does not appear that they are in the areas the fissures are located.



If further sites are proposed for allocation within the area then consideration will need to be given to the potential risks posed to surface stability by these features, in accordance with national and local planning policy.

Yours faithfully

[Redacted signature]

[Redacted signature]

**Development Team Leader**

[Redacted signature]

From: [REDACTED]  
Sent: 05 September 2018 15:30  
To: ForwardPlanning  
Subject: Response\_Barlaston Neighbourhood Plan \_2018-09-05.pdf  
Attachments: Response\_Barlaston Neighbourhood Plan \_2018-09-05.pdf

Please find a response to Barlaston Neighbourhood Plan from Highways England

Regards

[REDACTED]

*This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.*

**Highways England Company Limited | General enquiries: [REDACTED] | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |**  
<https://www.gov.uk/government/organisations/highways-england> | [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.

Our ref:  
Your ref: Barlaston Neighbourhood Plan

[REDACTED]  
Asset Manager  
Operations Directorate

Forward Planning Team,  
Stafford Borough Council,  
Civic Centre, Riverside,  
Stafford,  
ST16 3AQ



Via  
Email: [forwardplanningconsultations@staffordbc.gov.uk](mailto:forwardplanningconsultations@staffordbc.gov.uk)

Direct Line: [REDACTED]  
05 September 2018

Dear Sir/Madam,

### **BARLASTON NEIGHBOURHOOD PLAN – SUBMISSION VERSION**

Thank you for forwarding me details of the submission version of the above Neighbourhood Development Plan (NDP) received on 18 July 2018. As you will be aware, Highways England previously commented on the draft version of the Plan, to which we had no notable issues to raise.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

The Strategic Road Network (SRN) closest to Barlaston is the A500/A34 Hanford Junction, the A50 trunk road in the Longton/Normacot areas and Junction 15 of the M6 Motorway.

We have reviewed the consultation documents and can confirm that the plans and policies set out within the Neighbourhood Development Plan are unlikely to have implications for the continued safe operation and functionality of the SRN.

It is noted that the Neighbourhood Plan is in alignment with the Stafford Borough Local Plans Part 1 and Part 2. We support the commitments of the Parish to sustainable development contained within the Plan but have no further comments to make.

Please do not hesitate to contact me if you require any more information or clarification.

Yours sincerely



OD Midlands



---

From: [REDACTED]  
Sent: 06 September 2018 13:59  
To: forwardplanningconsultations  
Cc: [REDACTED]  
Subject: Barlaston Neighbourhood Plan consultation.  
Attachments: July2018 BARLASTON RESPONSE FORM - SCC.doc

Please find attached the County Councils response to the above consultation.

Regards

[REDACTED]  
Planning Policy Officer  
Planning and Economic Development  
Staffordshire County Council,  
Staffordshire Place, Tipping Street, Stafford, ST16 2DH

[REDACTED]  
[www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)

---

Staffordshire County Council

A Connected Staffordshire where everyone can prosper and be healthy and happy

Find out more by visiting the [Staffordshire County Council](http://www.staffordshire.gov.uk) website.

Sign up for [free alerts and newsletters](#) straight to your email or mobile phone to receive county council news and information on topics important to you.

Save time and download [MyStaffs mobile app](#) available on Android and iOS

Follow the county council on [Twitter](#), [Facebook](#), [LinkedIn](#) and [YouTube](#)

---

## Disclaimer

This e-mail (including any attachments) is only for the person or organisation it is addressed to. If you are not the intended recipient you must let me know immediately and then delete this e-mail. If you use this e-mail without permission, or if you allow anyone else to see, copy or distribute the e-mail, or if you do, or don't do something because you have read this e-mail, you may be breaking the law.

Liability cannot be accepted for any loss or damage arising from this e-mail (or any attachments) or from incompatible scripts or any virus transmitted.

E-mails and attachments sent to or received from staff and elected Members may be monitored and read and the right is reserved to reject or return or delete any which are considered to be inappropriate or unsuitable.

Do you really need to print this email? It will use paper, add to your waste disposal costs and harm the environment.

Page 23 - Education	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 23 - Business and Employment	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 24 - 25 Community Assets and Facilities	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 26 – 28 Traffic and Transport	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 28 - Sport and Recreation	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 29 - Infrastructure	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 30 - Vision and Aims	The vision and aims for the plan are supported.	<i>What improvements or modifications would you suggest?</i>
Page 31 – 32 Land Use Policies	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 33 - Policies for Barlaston	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 34 - 36 Rural Settlement including Policy H1	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>

Page 37 - 39 Design including Policy D1	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 40 - 41 Business and Employment Policies including Policy BE1	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 42 - 44 Community Assets and Facilities Policies CAF1 & CAF2	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 45 - 46 Landscape and Natural Environment including Policies LNE1 & LNE2	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 47 - 48 Transport and Movement including Policy TM1	<p>In relation to Policy TM1, whilst the context and rationale are understood it is felt that the wording of the policy is confusing. Policy TM1 merely sets out prioritisation for which contributions should be spent as opposed to requiring development to contribute improvements to cycling, pedestrian and canal routes.</p> <p>Further, In order for contributions to be acceptable they need to meet the tests set out in CIL Regulation 122. If any particular development does not have a direct impact on say Longton Road then a contribution under Policy TM1 would not be legitimate.</p>	<p>It is suggested that the policy should be redrafted so that it provides a mechanism for securing improvements or contributions towards schemes to improve pedestrian and cycle connectivity, including on the canal towpath.</p> <p>The locations for which any improvements would be most desirable should be listed in the supporting text and could also reference where the Parish may focus any neighbourhood proportion of CIL.</p>
Page 49 – 50 Planning for Growth in Barlaston	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 51 – 54 Site Selection Criteria including Policy SA1	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>
Page 55 – 59	<i>Your Comments Paragraph number</i>	<i>What improvements or modifications would you suggest?</i>

--	--	--

Do you support or object to the **Barlaston Neighbourhood Plan**? Please tick a box.                      Support                          Object   

Would you like to be notified of **Stafford Borough Council's decision under Regulation 19 of the Neighbourhood Planning (General) (Amendments) Regulations 2015 to make (adopt) the submitted Barlaston Neighbourhood Plan**?                      Yes                          No   

**Please provide your personal details below:**

Personal Details			
<b>Name</b>	██████████	<b>Organisation (if relevant)</b>	<b>Staffordshire County Council</b>
<b>Address</b>	██████████	<b>Tel No:</b>	██████████
		<b>Email address:</b>	██████████
<b>Postcode</b>	██████████		
<b>Interest in area: (E.g. resident, business owner, or community organisation).</b>			

**How we will use your details**

Any comments received will be made publicly available as part of the Neighbourhood Plan Examination process. Comments cannot be treated as confidential. Your personal information, such as your postal and email address will not be published and signatures will be redacted, but your name and organisation (if relevant) will. We will pass your comments and any associated information to the Neighbourhood Plan Examiner as part of the independent Examination process. We will only use your personal information to send you information on the Neighbourhood Plan and associated planning policy matters.

We believe you should always know what data we collect from you and how we use it, and that you should have meaningful control over both. As part of our ongoing commitment to transparency, and in relation to the new General Data Protection Regulation (May 2018), we have updated our Privacy Policy.

Stafford Borough Council are the data controller and you can find information about how we handle your personal data by visiting [www.staffordbc.gov.uk/privacynotices](http://www.staffordbc.gov.uk/privacynotices) and if you have any queries or would like to unsubscribe from receiving information then please contact [forwardplanningconsultations@staffordbc.gov.uk](mailto:forwardplanningconsultations@staffordbc.gov.uk)

**What happens next?**



Following the consultation period, Stafford Borough Council will collate all the responses and submit them to an appointed independent Examiner for the Plan to be examined. In making your representation, it is important to note that the independent Examiner's role is to ensure the Barlaston Neighbourhood Plan meets the tests of the basic conditions. The Basic Conditions are:

- Have regard to national policy and guidance from the Secretary of State
- Contribute towards achieving sustainable development
- Have general conformity with the strategic policies of the development plan for the area; the Plan or Stafford Borough
- Doesn't breach or is otherwise compatible with Human Rights requirements and EU obligations – this includes the SEA Directive of 2001/42/EC

From: [REDACTED]  
Sent: 11 September 2018 15:40  
To: forwardplanningconsultations  
Subject: Barlaston Neighbourhood Plan  
Attachments: dps1.pdf

Follow Up Flag: Follow up  
Flag Status: Completed

Good afternoon,

Apologies for the delay in our response to the Barlaston Neighbourhood Plan consultation.

Kind regards,

[REDACTED]  
[REDACTED]  
**Planning Advisor – Sustainable Places | West Midlands Area**  
**Environment Agency** [REDACTED]  
[REDACTED]

[REDACTED]

**Incident management standby role:** Incident Support Officer



Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes. Click [here](#) to report this email as spam

Neighbourhood Plan  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford  
Staffordshire  
ST16 3AQ

**Our ref:** UT/2006/000313/AP-  
03/IS2-L01  
**Your ref:** Barlaston  
**Date:** 11 September 2018

Dear Sir

### **Barlaston Neighbourhood Development Plan 2011-2031 Draft July 2018**

Thank you for your email which was received on 18 July 2018. We apologise for the delay in our response and how the below comments will be taken into consideration.

We have reviewed the Draft Barlaston Neighbourhood Development Plan 2011-2031 Draft by the Barlaston Parish Council. The River Trent forms the western boundary of the plan area and has a well-defined floodplain (Flood Zones 2 and 3), with no properties currently known to be at risk of flooding from this source. The majority of the Neighbourhood Plan boundary is located in Flood Zone 1.

There are a number of ordinary watercourses within the boundary, some of which have areas of floodplain associated with them. Some of the ordinary watercourses are also culverted in places. There are also areas at risk of surface water flooding across the plan area. Staffordshire County Council as Lead Local Flood Authority should be consulted on these matters.

We note the site allocations within the Neighbourhood Plan lie within Flood Zone 1. There is little fluvial flood risk within the Settlement Boundary identified in the plan and therefore, the main source of flood risk is likely to be from surface water.

We welcome proposed policies in relation to mitigating flood risk and supporting the enhancement of the natural environment. We wish to make the following suggestions to strengthen the below policies relating to the 'Landscape and Natural Environment'.

#### **Policy LNE1: Flooding in Barlaston Village**

This policy could be strengthened by adding a requirement for all SuDs to be maintained so that they operate effectively, for example:

Environment Agency  
9, Sentinel House Wellington Crescent, Fradley Park, Lichfield, WS13 8RR.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

*Long term maintenance arrangements for all SuDS should also be in place for the lifetime of the development and agreed with the relevant risk management authority.*

The requirement for incorporation of SuDS is to reduce flood risk and manage surface water and to ensure that runoff does not increase the risk of flooding elsewhere, taking into account the likely impacts of climate change.

## **Policy LNE2: Natural Environment**

We suggest that this policy is expanded to support wider environmental issues such as:

- Retention and creation of local green spaces and green infrastructure can provide a role with managing and mitigating flood risk as well as enhancing biodiversity and providing connectivity.
- Existing open watercourses should not be culverted. Where feasible, opportunities to open up culverted watercourses should be sought to reduce the associated flood risk and danger of collapse whilst taking advantage of opportunities to enhance biodiversity and green infrastructure.
- A requirement to retain and enhance river habitats and taking opportunities to improve connectivity.
- Implementation of natural flood management measures will be encouraged and promoted to contribute towards delivering a reduction in local and catchment-wide flood risk and the impacts of climate change as well as achieve other wider environmental benefits.

If you have any queries contact me on the details below.

Yours faithfully

  
**Planning Advisor**



End

**Barlaston Neighbourhood Plan Settlement Boundary ( Proposed changes June 2018 )**

Attached are 3 maps of Barlaston showing :

1. Existing Greenbelt boundary 2017
2. Adopted Settlement Boundary Plan ( Jan 2017 ) + Enlarged Version
3. New Proposed changes to Adopted Plan ( June 2018 ) + Enlarged Version

We received a letter from SBC Forward Planning Team dated 18<sup>th</sup> July 2018 notifying the "Publication of the Barlaston Neighbourhood Plan" on the internet and this has brought the proposed boundary changes to our attention.

We have always been aware that the Greenbelt crosses our garden near the west boundary but having studied the Adopted Jan 2017 Plan and the Proposed Changes June 2018 Plan we are surprised to find that our garden and others in Old Road seem to have been dissected by the Settlement Boundary Plan leaving small areas of land ( No Man's Land ) between the boundaries which gives the same effect as if moving the Greenbelt line. We have always been led to believe that it is not possible to change a greenbelt boundary unless in EXCEPTIONAL CIRCUMSTANCES.

We are puzzled as to why this group of properties in Old Road seem to have been singled out for change as we can find **nowhere else** on the plan where the proposed Settlement Boundary varies from the Greenbelt 2017 plan. There also seems to be a section of garden included in the Settlement Boundary Plan now projecting into the Greenbelt which seems quite bizarre.

We notice also that the June 2018 proposed changes now seem to resolve this anomaly for some properties - namely Nos. 5 , 7 , 9 , and 15 Old Road. Unsure why this change has been requested but clearly these 4 properties would no longer be left with the issue ( "No Man's Land" ) if the June 2018 plan is accepted.

We would therefore like to request that the above comments be examined closely and then consider that the Adopted Plan be corrected / reinstated to follow the Greenbelt line. This would then show that these properties in Old Road have not been singled out as some sort of **special case**.

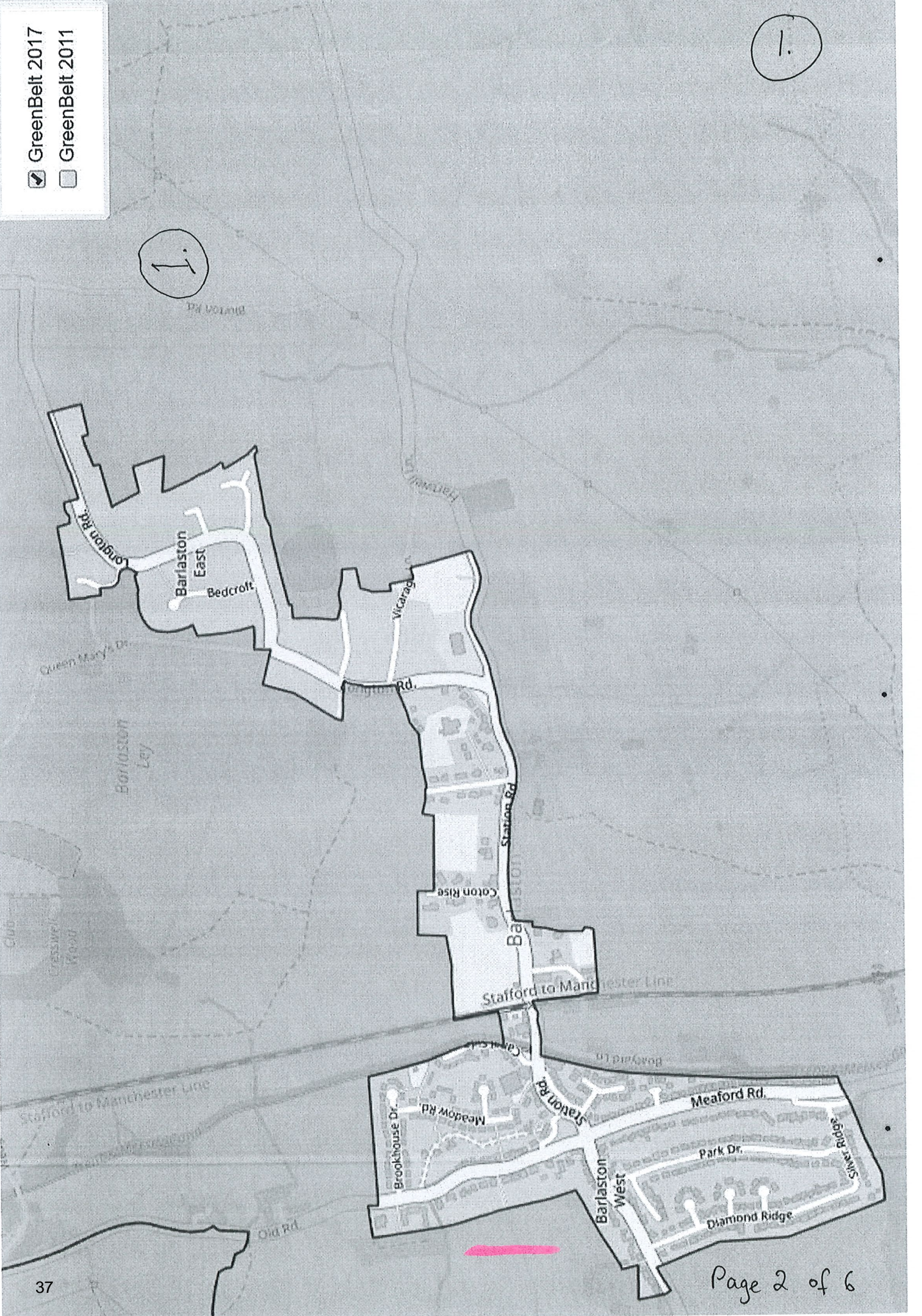
[REDACTED]

[REDACTED]

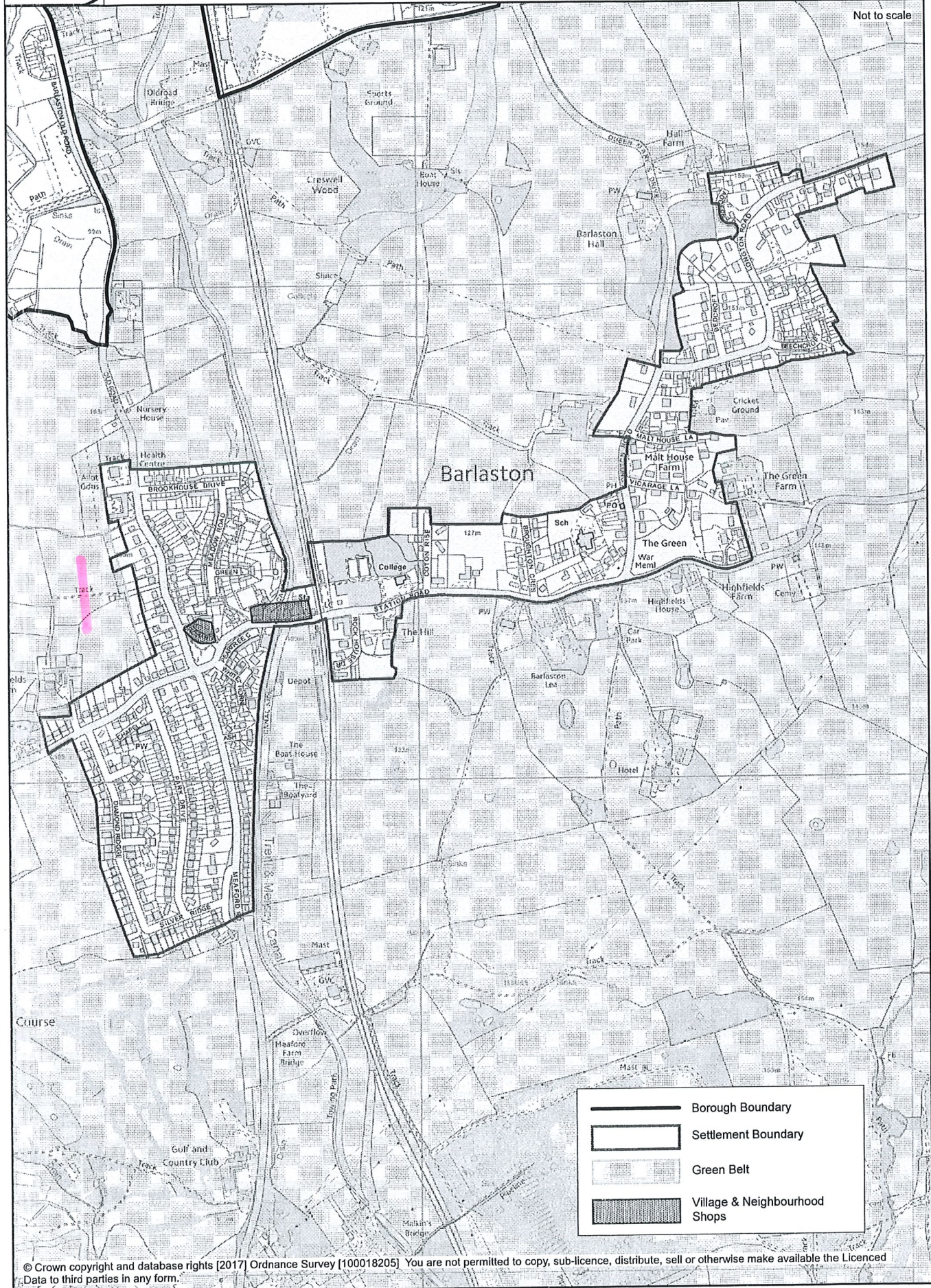
- GreenBelt 2017
- GreenBelt 2011

1.

1.



Not to scale

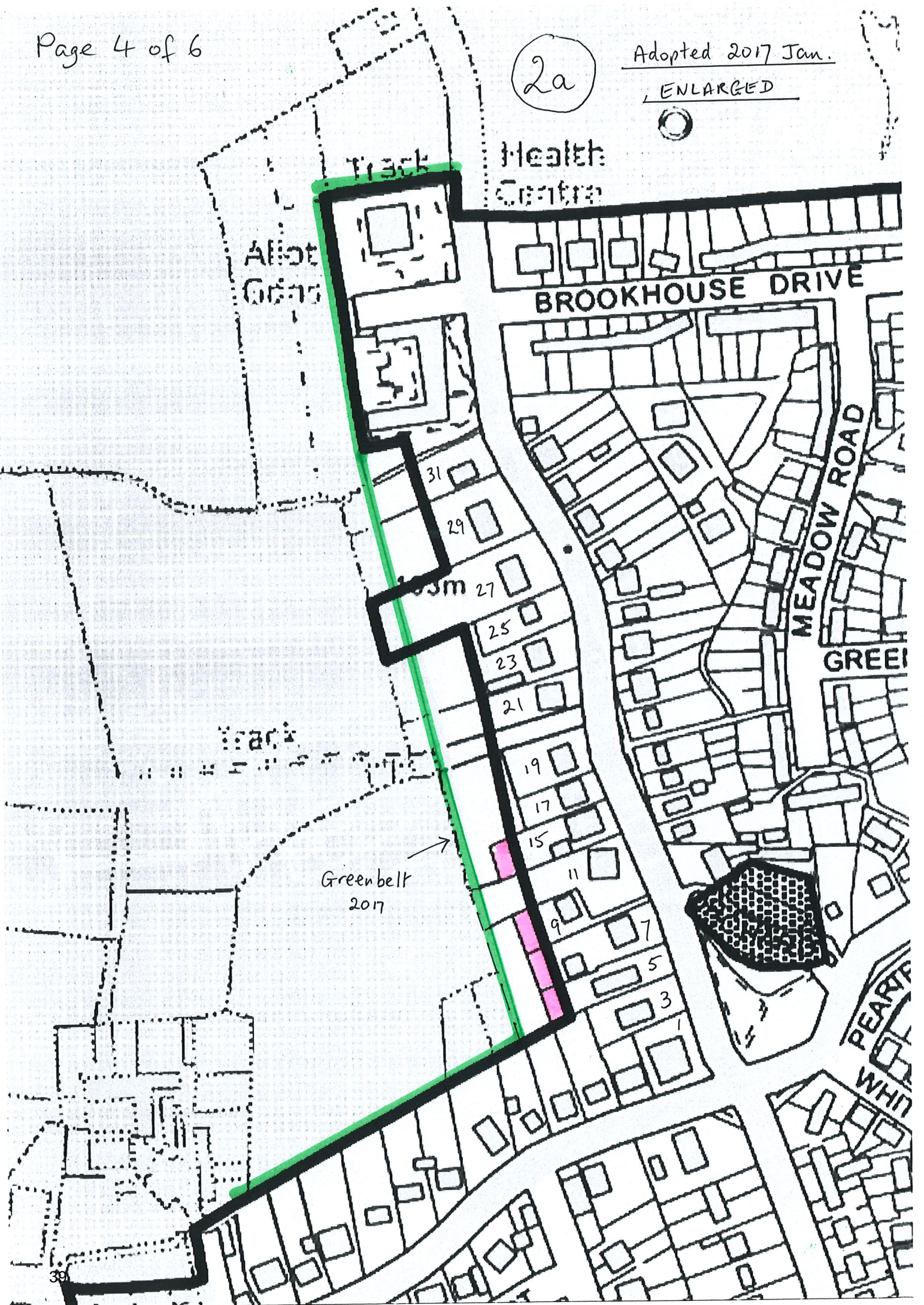


© Crown copyright and database rights (2017) Ordnance Survey [100018205] You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licenced Data to third parties in any form.

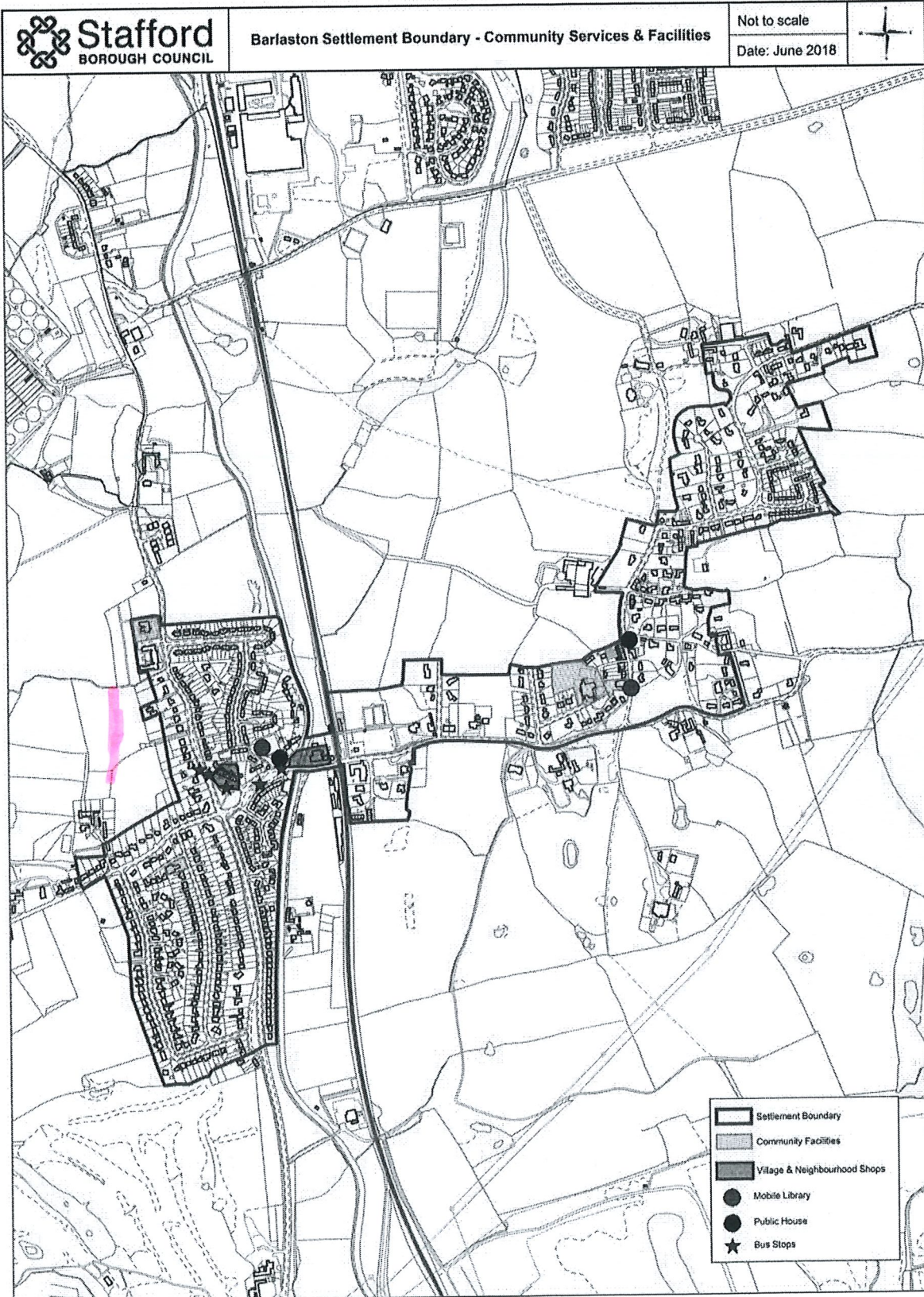
2a

Adopted 2017 Jan.

ENLARGED







© Crown copyright and database rights (2018) Ordnance Survey (100018205) You are not permitted to copy, sub-license, distribute, sell, or otherwise make available the Licensed Data to third parties in any form.

JUNE 2018  
PROPOSED  
ENLARGED

3a



Greenbelt →  
Changes to Adopted →