

High Offley Neighbourhood Plan Submissions - Representations

October - November 2019

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Neighbour hood plan 2011-30

Dear Sirs,

Firstly I am not "on line" hence this letter.

My concerns are the amount of Traffic on the Newport, eccleshall A519, especially after the road was closed in Woodseaves August 2018. At times, like the A41, resembles a Motorway, cars, lorries, vans, that do not adhere to the 30 mph (times) I have been "tailgated" and overtaken, do the cameras work? I am told, the proper route is the A518 where did the traffic go last year?

It is like you like in your own hoods when walking to the Post office.

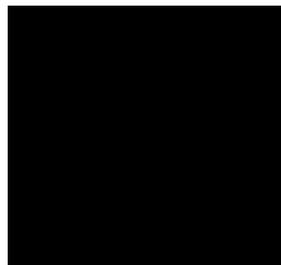
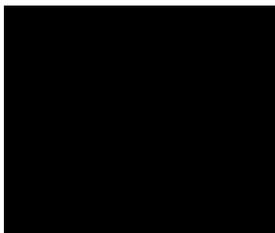
The same can be said of the road outside my house, 30 mph is not adhered to, I understand the increase in car ownership etc, but Woodseaves has now become like an "inner city" area.

Can I raise these concerns via yourselves to higher authorities?

Your assistance appreciated.

Yours Faithfully,

Copies to 
CounCIL election



9th October 2019

High Offley Neighbourhood Plan

Dear ,

Thank you for your letter dated 6th Oct.

The Neighbourhood Plan has been in preparation by the Parish Council and a group of residents since 2016 when a questionnaire was delivered to all homes and businesses in the Parish.

Since then a lot of work has been undertaken and there was a public meeting held at the Village Hall to discuss the results of the questionnaire.

The draft plan was then put out for consultation last winter and the comments from residents were considered and the plan revised before submitting it to the Borough Council for them to undertake the final round of consultation before submitting the plan to a planning inspector.

We are now at the stage of this latest consultation which is why you have received the letter from the Borough Council.

I note your concerns are principally about traffic and speeding traffic in particular. I am sure all members of the parish Council and the public at large share your views about the latter.

I will pass your letter to the Borough Council as your comments about the draft plan and it will be forwarded to the appointed planning inspector.

To answer you points about use of the A519 and A518 then it is true that the A518 is considered a primary route and is shown as green on road atlases while the A519 is simply another A road shown as red on atlases. However this does not place any restrictions on any vehicles using whatever route they wish. Indeed if you want to go from the Telford area or certainly from Newport to Stoke you will most likely use the A519.

I share your concerns about what happened when the A519 was closed as many vehicles came past my house to re-join the A519 at Forton. Others used the very narrow lane of Grub Street and there were major hold ups along there as they tried to pass each other.

The average speed cameras on the A519 through the village have been a success with many vehicles now sticking to the limit. However it is a very expensive system to install and we share the computer with one other area of Staffordshire but nobody knows when it is with us or them. The last time the

Parish council asked the Highways department for information we were told there had been 713 cars, 3 Heavy Lorries, 128 Light Goods vehicles and 1 motorcycle caught speeding over a seven month period from Nov 2017 to June 2018. From that information it would appear the heavy lorries have got the message!

Yours faithfully

██████████

High Offley Parish Councillor.
Borough Councillor for Gnosall and Woodseaves.



HIG03



12th October 2019

Head of Planning and Regeneration Services,
Stafford Borough Council,
Civic Centre,
Riverside,
Stafford ST16 3AQ

FOR THE ATTENTION OF MR ALEX YENDOLE

Dear Sir

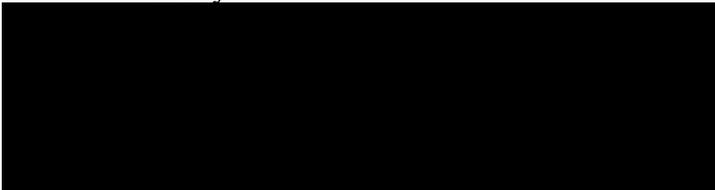
PROSPECTIVE LAND FOR RESIDENTIAL DEVELOPMENT
LAND FRONTING RILEY LANE, WOODSEAVES

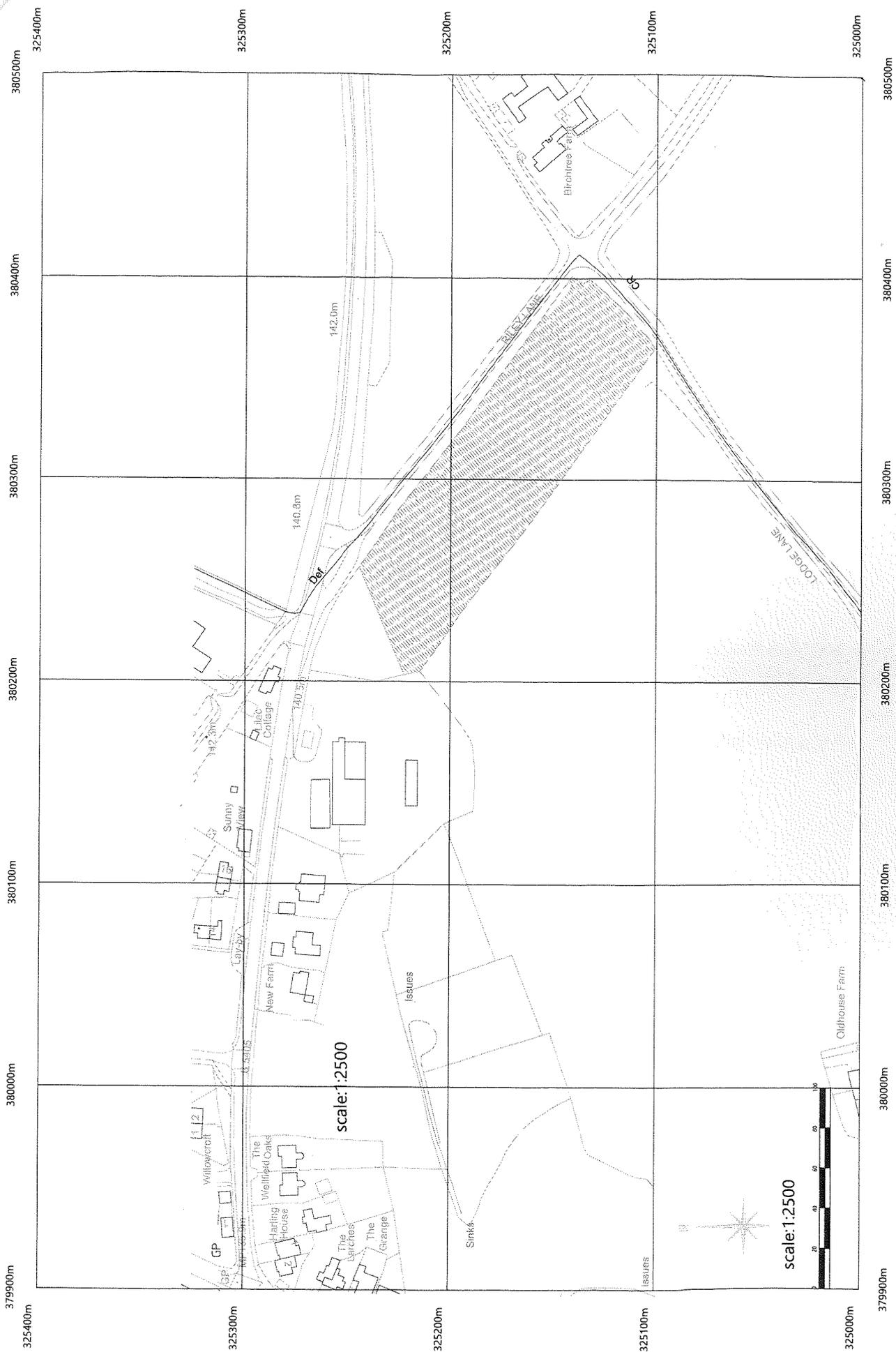
The land hatched green shown on the attached OS plan was put forward for housing development when the Authority called for sites.

The land has been included in the High Offley Parish Council – Woodseaves Neighbourhood Plan as preferred site 2 for residential development with other uses considered desirable by the Parish Council.

We wish to inform the Authority that the land is still available and deliverable and that we would be pleased should the land be favourably considered for development.

Yours faithfully





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From: [REDACTED]
Sent: 06 November 2019 10:07
To: List-ForwardPlanning-SBC
Subject: NE Response 296425: High Offley Parish Neighbourhood Plan - Regulation 16
Attachments: 296425 NE Response.pdf

For the attention of Alex Yendole

High Offley Neighbourhood Plan – Regulation 16

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

Kind regards,

[REDACTED]
Natural England
[REDACTED]
[REDACTED]

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](#)

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

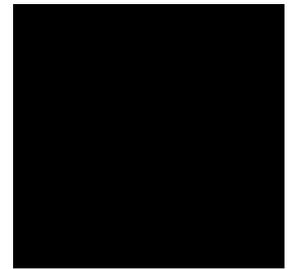
Date: 06 November 2019
Our ref: 296425
Your ref: High Offley NP



Alex Yendole
Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ

BY EMAIL ONLY

forwardplanning@staffordbc.gov.uk



Dear Sir/Madam,

High Offley Neighbourhood Plan – Regulation 16

Thank you for your consultation on the above which we received on 30 October 2019.

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 the High Offley Neighbourhood Plan.

For any further consultations on your plan, please contact: 

Yours sincerely


Consultations Team

Stafford Borough
Council

28 OCT 2019

-Received

HIG05

25-10-2019.

Sir,

With Ref: to Neighbourhood Planning,

At least give some areas an
individual, chance to have a share of development
I must say Wood's Ev is not to my liking,
and as I have been refused 4 times on the
very facts you are asking for, and you seem
to remove boundaries to solve. I would like my
site to be considered in your new approach
to this Neighbourhood Plan. But a small conversion
for me would be nice. I have sent my appreciation
in again for a retirement barn.

Yours Sincerely

9-11-2019.

SIR,

I ENCLOSE FORMS OF
WHAT I WOULD LIKE YOU TO INCLUDE IN
THE NEIGHBOURHOOD PLAN WITH MY
COMMENTS.

Yours Sincerely

Office use only Date received: Response id:

High Offley Parish Neighbourhood Plan Publication Consultation Response Form

Stafford Borough
Council
11 NOV 2019
-Received

Consultation period ends: **Friday 29 November 2019**

Stafford Borough Council is inviting representations on the submission version of the High Offley Parish Neighbourhood Plan 2011 - 2031, prepared by High Offley Parish Council. The consultation will run for a period of 6 weeks, starting on Wednesday 16 October 2019 until **12 noon on Friday 29 November 2019**.

Anyone wishing to make representations on the submitted Neighbourhood Plan is encouraged to submit their comments via e-mail by completing a response form to forwardplanningconsultations@staffordbc.gov.uk.

Completed response forms can be returned to: Forward Plans, Stafford Borough Council, Civic Centre, Riverside, STAFFORD, ST16 3AQ.

Representations must be received no later than **12 noon on FRIDAY 29 NOVEMBER 2019**. Comments should relate to the submitted High Offley Parish Neighbourhood Plan 2011 - 2031 only.

Thank you for completing this response form.

Page 2 - Foreword	Your Comments <i>HAVE A VISION YES - WITH SUMMARY</i>	What improvements or modifications would you suggest? 
Page 5 - Background	Your Comments <i>WE HAVE TO MOVE FORWARDS WITH ALL IN MIND NOT JUST A FEW ?</i>	What improvements or modifications would you suggest? <i>BROWNFIELD SITES.</i>
Page 5 - Location	Your Comments <i>THANK ?</i>	What improvements or modifications would you suggest?

and History	DEEPLY SET IN IRON AGE ROMAN	
Page 6 - The Neighbourhood Plan Vision	Your Comments KEEP IT IN SMALL PLOTS	What improvements or modifications would you suggest?
Page 6 - The Neighbourhood Plan Strategy	Your Comments NOT GREEN BELT YES BROWN SITES	What improvements or modifications would you suggest?
Pages 6 - Consultation and Key Issues	Your Comments Page Number WE NEED A MIX OF AGES NO MAN IS AN ISLAND	What improvements or modifications would you suggest? OLDER RESIDENTS MAY LIKE TO STAY CLOSE TO THEIR ROOTS
Page 7 - Policies Introduction	Your Comments THE PAST HAS SEEN THE COUNCIL TO REFUSE SITES THAT WOULD MAKE VERY GOOD AND ALLOW SOME THE PRIVILEGE TO PUT WHAT THEY LIKE	What improvements or modifications would you suggest? SITES FOR BUILDING
Pages 7 to 10 - Housing including Policies 1 to 3	Your Comments LOVE TO SEE BUNGALOWS + SMALL HOUSING FOR THE RETIRED TOO MUCH AT WOODSKINES	What improvements or modifications would you suggest?
Page 11 - Traffic and Parking including Policy 4	Your Comments KEEP IT IN BUILT UP AREAS IE: SCHOOLS - PUBS CHURCH - SHOPS.	What improvements or modifications would you suggest?

<p>Page 12 - Local Green Space including Policy 5</p> <p>✓</p>	<p>Your Comments</p> <p>KEEP GREEN SPACE TO BE ENJOYED BY ALL.</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 13 - Tourism and Leisure including Policy 6</p> <p>✓</p>	<p>Your Comments Page Number</p> <p>LEISURE KEEP IT IN TOWNS ON A LARGE SCALE / COUNTRY PURSUITS IN THE COUNTRY</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 14 - Employment including Policy 7</p> <p>✓</p>	<p>Your Comments Page Number</p> <p>THE COUNTRY SIDE WOULD PROTECT FROM SMALL BUSINESSES AS MANY FARMS CAN NOT MAKE THEM PAY</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 14 & 15 - Telecommunications including Policy 8</p> <p>✓</p>	<p>Your Comments</p> <p>AT THE MOMENT IT IS VERY BAD. BUT GO STEADY WITH THE MASTS.</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 15 - Aspirations</p> <p>✓</p>	<p>Your Comments</p> <p>WE ALL HAVE THEM ?</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 16 - Woodseaves Settlement Boundary & New Housing Sites</p> <p>✓</p>	<p>Your Comments Page Number</p> <p>ENOUGH</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 17 - Local Green Spaces at Woodseaves</p> <p>✓</p>	<p>Your Comments Page Number</p> <p>LEAVE ALONE</p>	<p>What improvements or modifications would you suggest?</p>

NO SITES

Pages 18 to 20 - Development Sites in High Offley Parish	Your Comments NOT CARAVAN SITES ON GREEN BELT	What improvements or modifications would you suggest? 5 14 20 18 19 2+2
Additional Comments: MM COMMENTS ENCLOSED	Your Comments IT WOULD BE NICE TO SEE ALL GET A CHANCE AND NOT A FEW GET ALL.	What improvements or modifications would you suggest? A FAIR DIRECTIVE OF NEIGHBOURHOOD DEVELOPMENT

Do you support or object to the High Offley Parish Neighbourhood Plan 2011 - 2031? Please tick a box.

Object Support

Would you like to be notified of Stafford Borough Council's decision under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (amended) to make (adopt) the submitted High Offley Parish Neighbourhood Plan 2011 - 2031? Yes No

Please provide your personal details below:

Personal Details	
Name	Organisation (if relevant)
Address	Tel No:
Postcode	Email address:
Interest in area: (E.g. resident, business owner, or community organisation).	
RESIDENT	



Reason 1

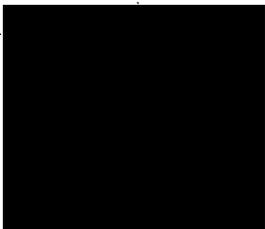
The delegated officer report at 1, Principle of Development acknowledges that Spatial Principle 6 of the Plan for Stafford Borough (PfSB) promotes the appropriate re-use of redundant buildings and in settlements without boundaries, will be supported where they are consistent with policy E2 of the PfSB. In reason 1, it is asserted the proposals are contrary to sections (d) and (h) of Policy E2.

2. OPEN COUNTRYSIDE AND ISOLATION

We reason that the Council's sub-division of the land area of the Borough into designated settlements given development boundaries and open countryside is an artificial administrative definition which ignores the historical settlement pattern also containing a network of inter-related smaller villages and hamlets. It is not logical and it is inaccurate to then assert that everywhere in the area of "open countryside" is isolated.

High Offley is an historic smaller village with a structure, common in lowland Britain, that dates back at least to the Anglo Saxon era, where farmsteads i.e. farm houses, byres and barns cluster together at the heart of the settlement for mutual support and the protection and security of livestock. In such villages the farm land traditionally radiates outwards from the settlement, a pattern reinforced by the later enclosure of fields and common land.

If an objective settlement boundary were to be defined for High Offley, we are certain it would encompass the Manor House, Manor Farm Barns, the appeal site and neighbouring Offley Firs Farm.



Para 68 (c) and 70 of NPPF identifies the importance of windfall sites in meeting the housing requirement of an area. As part of the background studies to the PfSB the Council has published its Strategic Land Availability Assessment and Section 8 refers to the expected contribution of windfall sites to the five year housing supply. (See Appendix 5) In summary this assessment shows a significant historic reliance on the completion of windfall sites (See Table 4) and this is a trend that is expected to continue. We have already determined that the appeal site is brownfield land and we now conclude that if developed it would form part of the necessary windfall contribution to the Council's five year land supply re-enforcing the scheme's contribution to the social aspect of regeneration.

Given the short distances from High Offley and the generally flat terrain, Eccleshall is within acceptable cycling distance and Woodseaves is within acceptable cycling and walking distances. We also consider that even if the occupants of the proposed dwelling chose to use a car, given the proximity of services and facilities, the journeys would be relatively short in distance and duration, and therefore not hugely harmful to principles of sustainability.

Of relevance to the inter-relationship of rural settlements and sustainable transport, are paras 29 and 79 of the NPPF. We also wish to highlight the National Planning Practice Guidelines in the section Rural Housing, which states "*all settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development to some settlements and preventing other settlements from expanding, should be avoided.....*" We believe the LPA have not provided evidence that allowing one dwelling in this location is damaging to sustainability, but conversely criticises the application for failing to provide any information or evidence in respect of local facilities or bus services.

10

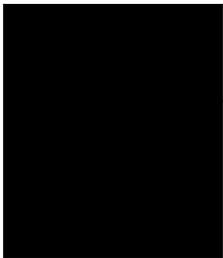


SIDE VIEW
THE ROAD
WELLS LANE



FROM : WELLS LANE ROAD.

2 1/2 AC SITE



The neglected and untidy appearance of the appeal site will be removed by the development providing a net gain to amenity with an overall reduction in traffic movement compared to the existing lawful use.

The development meets all three aspects of sustainability, social, environmental and economic as set out in the Framework. This Brown field site in High Offley lies close to the two sustainable Key Service Villages of Woodseaves and Eccleshall and is not in an unacceptably remote location. Future occupants will have reasonable access to the shops, services and facilities that might be required on an everyday basis. Weight can also be given to the economic benefit of the scheme. There would clearly be demand for labour and construction materials and future occupiers will generate additional spend in the area and contribute to the support of local services.

Socially this windfall site, which by definition, has not been identified as available in the Local Plan process, contributes to the acknowledged and expected contribution of such sites to the Council's housing supply overall.

Of the 8 sites that were assessed as deliverable, one of the sites is partly allocated in the Local Plan. This site is CRE02, and has been submitted as land for potential employment development. The site is 113.5 hectares, and of this, 12.9 hectares are allocated for employment in the adopted Local Plan. Therefore, this site is capable of delivering 100.6 hectares of windfall employment land. The remaining 7 sites which have been identified as deliverable residential sites are all windfall sites, and provide a potential combined yield of 497 residential units.

In previous years, not all windfall sites were delivered on sites that were assessed in the SHELAA. In fact, the majority of windfall sites delivered in the Borough are on sites that were not identified as deliverable in the SHELAA.

The historic delivery of residential units that have been assessed through previous SHLAA's indicates that it is likely the sites assessed as being deliverable in this SHELAA will result in future windfall completions. At present, the availability of potential windfall sites is restricted due to the constraint of settlement boundaries, as identified in Part 2 of the Plan for Stafford Borough.

However, in previous years there has been a consistent delivery of windfall units across Stafford Borough, and this is a trend that is expected to continue. This is in part likely to be due to recent changes in planning legislation including prior approval for a proposed change of use of agricultural buildings to a Dwelling house and prior approval for a proposed change of use of a building from Office Use to a Dwelling house.

The historic windfall completion rates, the range of deliverable land assessed in the SHELAA and the continued allowance for brownfield development suggests that development opportunities will continue to present themselves within the sustainable settlements identified in the adopted Local Plan.

6/6

8. Windfall Assessment

8.1 Paragraph 70 of the National Planning Policy Framework states that local planning authorities may make an allowance for windfall sites in the five-year supply if there is compelling evidence that such sites have consistently become available in the local area, and will continue to provide a reliable source of supply.

8.2 Stafford Borough Council produces a separate 5 Year Housing Land Supply Statement with a base date of the 31st March each year. Previously this statement has not included an allowance from windfall sites in the 5 year supply. However, the Council has consistently permitted windfall sites and, in previous years, windfall sites have made up the majority of the Council's completions, as shown below.

Paragraph 70 of the National Planning Policy Framework indicates that Local Planning Authorities should consider the suitability of windfall sites submitted in their Strategic Housing and Employability Land Availability Assessment. The contributions windfall sites could have on the future housing forecast, including the 5 year land supply, can then be assessed.

Table 4 - Completions and windfall completions by Monitoring Year

Year	Number of Completions	Percentage of Completions on Windfall Sites
2007 - 2008	581	100%
2008 - 2009	518	100%
2009 - 2010	193	100%
2010 - 2011	220	100%
2011 - 2012	425	100%
2012 - 2013	306	100%
2013 - 2014	411	100%
2014 - 2015	428	90%
2015 - 2016	688	78%
2016 - 2017	777	77%
2017 - 2018	554	64%

11 November 2019

Mr Chairman

I understand why we need a High Offley Neighbourhood Plan but the process has been engineered by local parish councillors for their own benefit and this needs looking at.

Sites that councillors have an interest in or own directly have been favourable assessed to make sure that they are included and I think this conflict of interest needs looking at.

With Regards



**Stafford Borough
Council**
19 NOV 2019
-Received

High Offley Parish Neighbourhood Plan Publication Consultation **Response Form**

**Consultation period ends:
Friday 29 November 2019**

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Completed response forms can be returned to: Forward Plans, Stafford Borough Council, Civic Centre, Riverside, STAFFORD, ST16 3AQ.

Representations must be received no later than **12 noon on FRIDAY 29 NOVEMBER 2019. Comments should relate to the submitted High Offley Parish Neighbourhood Plan 2011 - 2031 only.**

Thank you for completing this response form.

Page 2 - Foreword	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 5 – Background	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 5 - Location	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>

and History		
Page 6 - The Neighbourhood Plan Vision	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 6 - The Neighbourhood Plan Strategy	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Pages 6 – Consultation and Key Issues	<i>I agree that these are Key Issues for our community</i>	<i>What improvements or modifications would you suggest?</i>
Page 7 - Policies Introduction	<i>I agree that any development should be on small sites and not large estates as this would be out of Character with the Parish.</i>	<i>What improvements or modifications would you suggest?</i>
Pages 7 to 10 - Housing including Policies 1 to 3	<i>I think that there should be small amounts of development in rural communities</i>	<i>What improvements or modifications would you suggest?</i>
Page 11 – Traffic and Parking including Policy 4	<i>I agree</i>	<i>What improvements or modifications would you suggest?</i>

Page 12 – Local Green Space including Policy 5	<i>I agree</i>	<i>What improvements or modifications would you suggest?</i>
Page 13 – Tourism and Leisure including Policy 6	<i>Your Comments Page Number</i>	<i>What improvements or modifications would you suggest?</i>
Page 14 – Employment including Policy 7	<i>Your Comments Page Number</i>	<i>What improvements or modifications would you suggest?</i>
Page 14 & 15 – Telecommunications including Policy 8	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 15 - Aspirations	<i>A Car Park for the School would be useful but will need to be very close to the school if people are to use it.</i>	<i>What improvements or modifications would you suggest?</i>
Page 16 – Woodseaves Settlement Boundary & New Housing Sites	<i>Your Comments Page Number</i>	<i>What improvements or modifications would you suggest?</i>

<p>Page 17 – Local Green Spaces at Woodseaves</p>	<p><i>Your Comments</i> <i>Page Number</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Pages 18 to 20 – Development Sites in High Offley Parish</p>	<p><i>I am pleased to see a large proportion of the new properties are to be bungalows as this will help redress the shortage of new bungalows in Woodseaves.</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Additional Comments:</p>	<p><i>Your Comments</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>

Do you support or object to the High Offley Parish Neighbourhood Plan 2011 - 2031? Please tick a box.

Object Support

Would you like to be notified of Stafford Borough Council's decision under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (amended) to make (adopt) the submitted High Offley Parish Neighbourhood Plan 2011 - 2031? Yes No

Please provide your personal details below:

Personal Details			
Name	[REDACTED]	Organisation (if relevant)	
Address		Tel No:	[REDACTED]
Postcode		Email address:	
Interest in area: (E.g. resident, business owner, or community organisation).	Resident		

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 and if you have any queries or would like to unsubscribe from receiving information then please contact 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 High Offley Parish Neighbourhood Plan 2011 - 2031 meets the tests of the basic conditions. The Basic Conditions are:

- Have regard to national policy and guidance from the Secretary of State
- Contribute to sustainable development
- Have general conformity with the strategic policies of the development plan for the area or any part of that area

- Doesn't breach or is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC
- In order to consider the requirements to be compatible with EU obligations, two further basic conditions are set out in regulations. They are that a plan or order must not have a significant adverse effect on a European site or a European offshore marine site and where a Neighbourhood Development Order proposes certain types of development, an assessment of the effects of the order on the environment must be undertaken and its findings taken into account.
- In addition, Neighbourhood Plans must be compatible with human rights law

Thank you for completing this representation for the High Offley Parish
Neighbourhood Plan



Sent by email to:
forwardplanning@staffordbc.gov.uk

19 November 2019

Dear Sir / Madam

**High Offley 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 Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

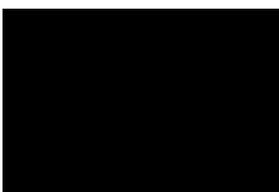
National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.

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 National Grid's 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.

National Grid has identified that it has **no record** of such apparatus within the Neighbourhood Plan area.



Electricity Distribution

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

Appendices - National Grid Assets

Please find attached in:

- Appendix 1 provides a map of the National Grid network across the 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.



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

Yours faithfully

[via email]



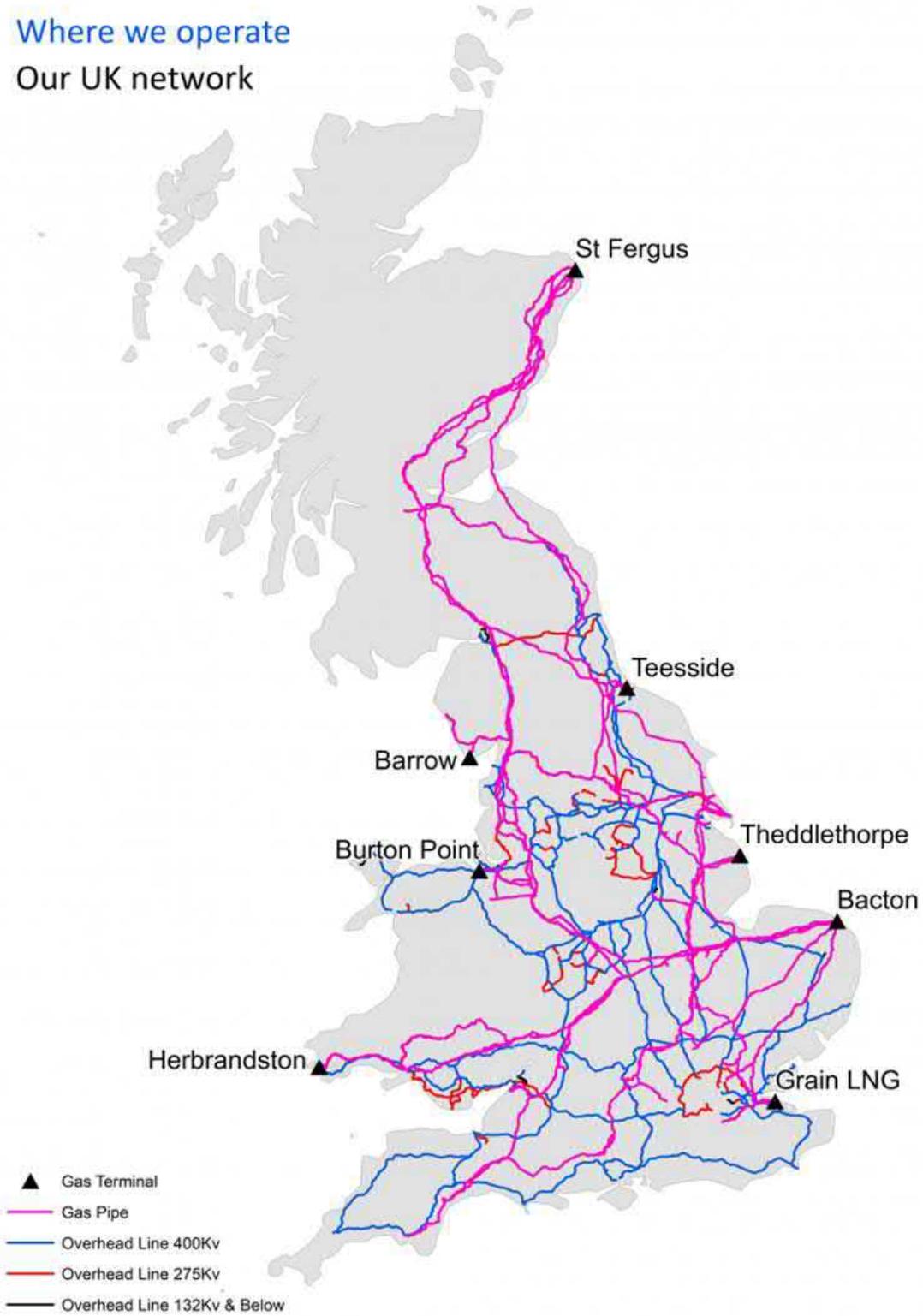
Consultant Town Planner



APPENDIX 1: NATIONAL GRID'S UK NETWORK

Where we operate

Our UK network





The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

HIG09

For the Attention of: Forward Planning Team
Stafford Borough Council

[By Email: forwardplanning@staffordbc.gov.uk]

20 November 2019

Dear Forward Planning Team

(2) High Offley Parish Council - Regulation 16

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

21 November 2019

Our ref: High Offley 1

Dear Sir/Madam

High Offley Parish Neighborhood Development Plan

Thank you for the opportunity to comment on your consultation. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

Policy 1 Housing Development

We appreciate that due to the defined settlement boundary and limited housing supply targets that future development in the parish will be small-scale and in keeping with the context of the existing settlement.

We would encourage developers to discharge surface water from proposed sites sustainably either to; local watercourse/ditch-courses, infiltration into the ground (e.g. soakaways) or via a surface water sewerage system. Discharge of surface water into the foul/combined sewerage system could lead to an increased risk of sewer flooding within the parish and should be avoided.

We encourage developers to contact and liaise with us formally via our developer enquiry process to receive a specific response relating to development proposals prior to submitting planning for approval.

For your information we have set out some general guidelines that may be useful to you.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Sewage Strategy

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewer system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Water Supply

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

Water Efficiency

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing

specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

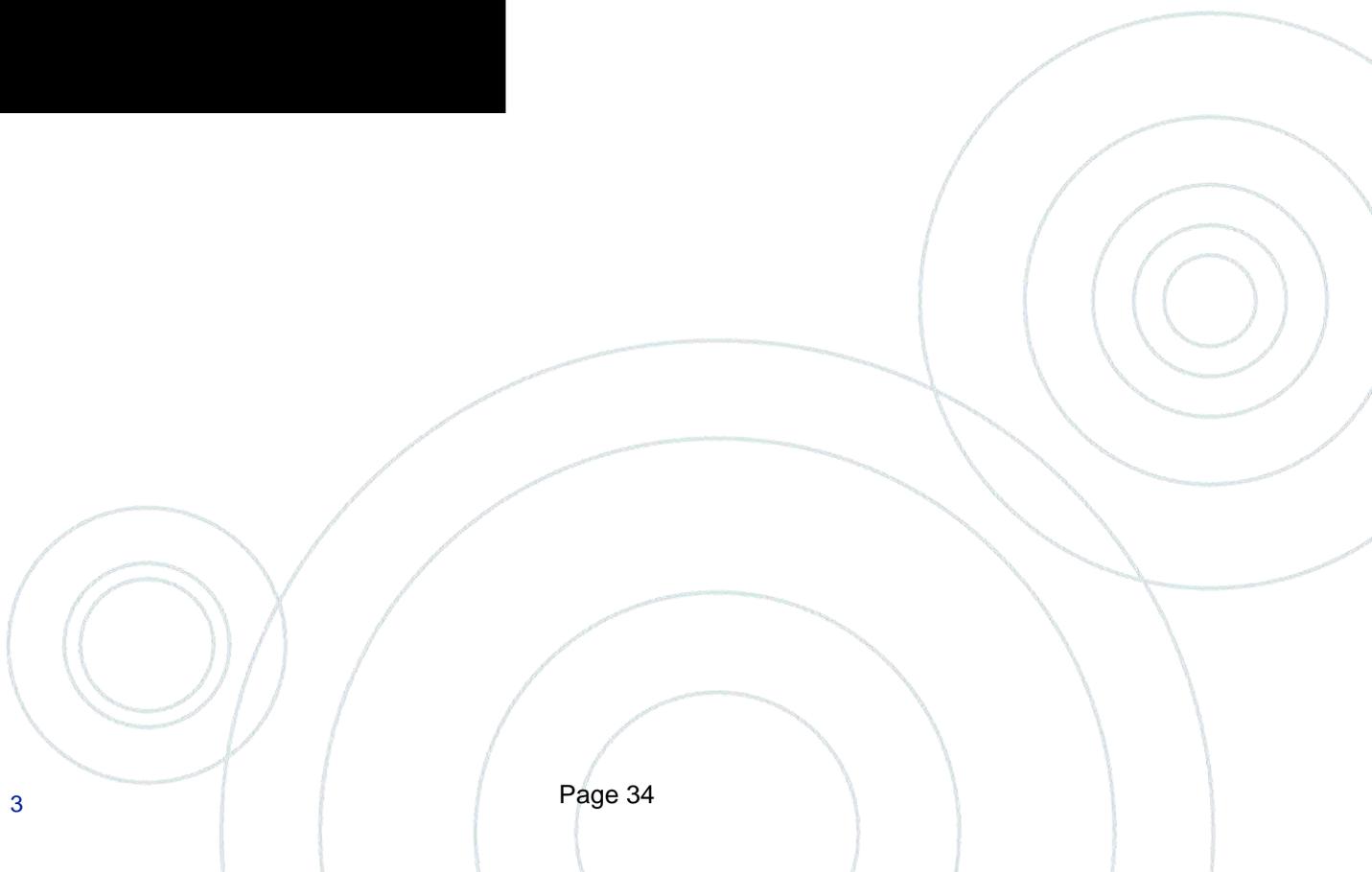
To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely





Mr Alex Yendole
Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ



25 November 2019

Dear Mr Yendole

HIGH OFFLEY NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION.

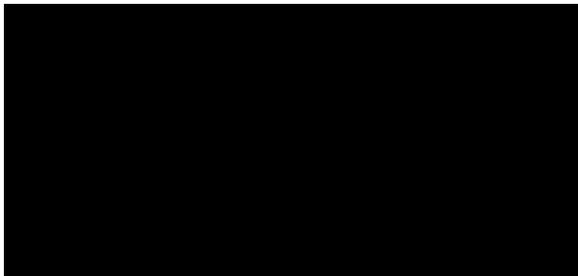
Thank you for the invitation to comment on the High Offley Submission Neighbourhood Plan. Our previous comments on the Regulation 14 Plan remain entirely relevant, that is:

“Historic England has no adverse comments to make upon the draft plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to High Offley and Woodseaves.

We commend the commitment in the Plans Vision and Policies to support development that is sensitive and sympathetic to the character of the area including its rural landscape character and green spaces”.

Beyond those observations we have no further substantive comments to make.

I hope this advice is helpful.



CC:



<p>Office use only Date received: Response id:</p>

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Thank you for completing this response form.

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and History	<i>No comments</i>	
Page 6 - The Neighbourhood Plan Vision	<p><i>Your Comments</i></p> <p><i>I am pleased to see that the plan meets the desires of the parish questionnaire.</i></p>	<i>What improvements or modifications would you suggest?</i>
Page 6 - The Neighbourhood Plan Strategy	<p><i>Your Comments</i></p> <p><i>No comments</i></p>	<i>What improvements or modifications would you suggest?</i>
Pages 6 – Consultation and Key Issues	<p><i>Your Comments</i> <i>Page Number</i></p> <p><i>No comments</i></p>	<i>What improvements or modifications would you suggest?</i>
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Pages 7 to 10 - Housing including Policies 1 to 3	<p><i>Your Comments</i></p> <p><i>No comments</i></p>	<i>What improvements or modifications would you suggest?</i>
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<p>Page 12 – Local Green Space including Policy 5</p>	<p><i>Your Comments</i></p> <p>No comments</p>	<p><i>What improvements or modifications would you suggest?</i></p>
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<p>Page 14 & 15 – Telecommunications including Policy 8</p>	<p><i>Your Comments</i></p> <p>No comments</p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Page 15 - Aspirations</p>	<p><i>Your Comments</i></p> <p>No comments</p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Page 16 – Woodseaves Settlement Boundary & New Housing Sites</p>	<p><i>Your Comments</i> <i>Page Number</i></p> <p>I agree with the new proposed settlement boundary and the sites put forward for housing development, both in Woodseaves and elsewhere in the parish.</p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Page 17 – Local Green Spaces at Woodseaves</p>	<p><i>Your Comments</i> <i>Page Number</i></p> <p>No comments</p>	<p><i>What improvements or modifications would you suggest?</i></p>

Pages 18 to 20 – Development Sites in High Offley Parish	Your Comments <i>No comments</i>	What improvements or modifications would you suggest?
Additional Comments:	Your Comments <i>I consider that the proposed Neighbourhood Plan reflects the results of the questionnaire and allows for some small and sympathetic growth within Woodseaves and the parish. I have lived in Woodseaves all my life. It is a great place to live and it would be nice if others could enjoy the same benefits of living here too without it becoming too large a settlement.</i>	What improvements or modifications would you suggest?

Do you support or object to the High Offley Parish Neighbourhood Plan

2011 - 2031? 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)
Regulations 2012 (amended) to make (adopt) the submitted High Offley

Parish Neighbourhood Plan 2011 - 2031? Yes No

Please provide your personal details below:

Personal Details			
Name		Organisation (if relevant)	
Address		Tel No:	
Postcode		Email address:	
Interest in area: (E.g. resident, business owner, or community		Resident.	

organisation).	
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How we will use your details

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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.

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Pages 18 to 20 – Development Sites in High Offley Parish	<i>Your Comments</i> No comment	<i>What improvements or modifications would you suggest?</i>
Additional Comments:	<i>Your Comments</i> I fully support the plan which has been designed on the results of a detailed questionnaire sent to all householders and businesses within the parish. <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div> I consider that the proposed Neighbourhood Plan reflects the results of the questionnaire and that it will allow for some small and sympathetic development and growth. I would also like to see a speedier process when it comes to planning and not hindered for long periods by unfounded objections.	<i>What improvements or modifications would you suggest?</i>

Do you support or object to the High Offley Parish Neighbourhood Plan

2011 - 2031? Please tick a box.

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Parish Neighbourhood Plan 2011 - 2031? Yes No

Please provide your personal details below:

Personal Details			
Name			Organisation (if relevant)
Address			Tel No:
Postcode			Email address:
Interest in area: (E.g. resident, business owner, or community organisation).			

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and History	<i>No comment</i>	
Page 6 - The Neighbourhood Plan Vision	<p><i>Your Comments</i></p> <p><i>Pleasing to see that the produced plan deals with the aspirations of the parishioners taken from the questionnaire delivered to every household.</i></p>	<i>What improvements or modifications would you suggest?</i>
Page 6 - The Neighbourhood Plan Strategy	<p><i>Your Comments</i></p> <p><i>Pleased to see that the plan allows for consideration for some small rural development.</i></p>	<i>What improvements or modifications would you suggest?</i>
Pages 6 – Consultation and Key Issues	<p><i>Your Comments</i> <i>Page Number</i></p> <p><i>I question the need for an additional children’s play area when the school field provides that facility outside school hours and we have beautiful countryside on our doorstep. Also who would maintain it and look after it?</i></p>	<i>What improvements or modifications would you suggest?</i>
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Page 12 – Local Green Space including Policy 5	<p>Your Comments</p> <p>Pleased to see these areas protected.</p>	<p>What improvements or modifications would you suggest?</p>
Page 13 – Tourism and Leisure including Policy 6	<p>Your Comments Page Number</p> <p>No comment</p>	<p>What improvements or modifications would you suggest?</p>
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Page 15 - Aspirations	<p>Your Comments</p> <p>Agree with the need for school parking.</p>	<p>What improvements or modifications would you suggest?</p>
Page 16 – Woodseaves Settlement Boundary & New Housing Sites	<p>Your Comments Page Number</p> <p>The proposed sites are sympathetic to the existing boundary and will provide a number of small developments in line with the results of the questionnaire. I am also very pleased to see a number of sites designated to bungalow development.</p>	<p>What improvements or modifications would you suggest?</p>
Page 17 – Local Green Spaces at Woodseaves	<p>Your Comments Page Number</p> <p>I agree with the protection of these</p>	<p>What improvements or modifications would you suggest?</p>

	<i>areas, one of which being the school playing field.</i>	
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Parish Neighbourhood Plan 2011 - 2031? Yes No

Please provide your personal details below:

Personal Details			
Name	[REDACTED]	Organisation (if relevant)	[REDACTED]
Address	[REDACTED]	Tel No:	[REDACTED]
Postcode	[REDACTED]	Email address:	[REDACTED]

Interest in area: (E.g. resident, business owner, or community organisation).	Resident.
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High Offley Parish Neighbourhood Plan Publication Consultation **Response Form**

Consultation period ends: **Friday 29 November 2019**

Stafford Borough Council is inviting representations on the submission version of the High Offley Parish Neighbourhood Plan 2011 - 2031, prepared by High Offley Parish Council. The consultation will run for a period of 6 weeks, starting on Wednesday 16 October 2019 until **12 noon on Friday 29 November 2019.**

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Thank you for completing this response form.

Page 2 - Foreword	<p><i>Your Comments</i> 5 very clear summary topics. In particular, point 4 which covers the community wide comments, observations and concerns derived from a wide range of consultation including questionnaires and public meetings.</p> <p><i>An indication of how much effort High Offley Parish Council has expended in order to develop a plan that meets the requirements of parish residents</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
Page 5 – Background	<p><i>Your Comments</i> It is excellent that the Neighbourhood Plan process will enable our community to shape the environment where we live and inform how development takes place and will help to influence the type, quality and location of that development.</p>	<p><i>What improvements or modifications would you suggest?</i></p>

Page 5 - Location and History	<i>Your Comments</i> <i>Nothing to add</i>	<i>What improvements or modifications would you suggest?</i>
Page 6 - The Neighbourhood Plan Vision	<i>Your Comments</i> <i>Nothing to add</i>	<i>What improvements or modifications would you suggest?</i>
Page 6 - The Neighbourhood Plan Strategy	<i>Your Comments</i> <i>Nothing to add</i>	<i>What improvements or modifications would you suggest?</i>
Pages 6 – Consultation and Key Issues	<i>Your Comments</i> <i>A very concise and accurate summary of points tabled during the consultancy process. In particular, the Parish Council have taken on board items discussed at the public meeting in Woodseaves Village Hall</i>	<i>What improvements or modifications would you suggest?</i>
Page 7 - Policies Introduction	<i>Your Comments</i> <i>Nothing to add</i>	<i>What improvements or modifications would you suggest?</i>
Pages 7 to 10 - Housing including Policies 1 to 3	<i>Your Comments</i> <i>Makes very good use of land made available from owners to be used as infill development which was one the strongest messages to come out of the consultation.</i> <i>It is good to see the points on housing types and building design. This will help prevent unsuitable and inappropriate development</i>	<i>What improvements or modifications would you suggest?</i>
Page 11 – Traffic and Parking	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>

including Policy 4	<i>Nothing to add</i>	
Page 12 – Local Green Space including Policy 5	<i>Your Comments</i> <i>Nothing to add</i>	<i>What improvements or modifications would you suggest?</i>
Page 13 – Tourism and Leisure including Policy 6	<i>Your Comments</i> <i>Nothing to add</i>	<i>What improvements or modifications would you suggest?</i>
Page 14 – Employment including Policy 7	<i>Your Comments</i> <i>Nothing to add</i>	<i>What improvements or modifications would you suggest?</i>
Page 14 & 15 – Telecommunications including Policy 8	<i>Your Comments</i> <i>Support the need for good telecommunications and if this means additional masts, we will need to ensure they are not intrusive.</i>	<i>What improvements or modifications would you suggest?</i>
Page 15 - Aspirations	<i>Your Comments</i> <i>Nothing to add</i>	<i>What improvements or modifications would you suggest?</i>
Page 16 – Woodseaves Settlement Boundary & New Housing Sites	<i>Your Comments</i> <i>Good use of existing land within the village boundary</i>	<i>What improvements or modifications would you suggest?</i>

<p>Page 17 – Local Green Spaces at Woodseaves</p>	<p><i>Your Comments</i></p> <p><i>Good to see these green spaces being retained</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Pages 18 to 20 – Development Sites in High Offley Parish</p>	<p><i>Your Comments</i></p> <p><i>A good balance of using available land within the boundaries of Woodseaves village and selected plots within High Offley Parish.</i></p> <p><i>The numbers of houses proposed for each plot of land supports the feedback from residents as indicated during the consultancy process</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Additional Comments:</p>	<p><i>Your Comments</i></p> <p><i>The High Offley Parish Neighbourhood Plan is a very good reflection on the feelings, aspirations and resident comments tabled during the consultation process. It also reflects less formal discussions/comments picked up during social get togethers as part of village life.</i></p> <p><i>The Parish Council have struck a very good balance between the need for our parish to contribute to housing within Staffordshire, the need for our rural area to grow and flourish and the aspirations and wishes of our residents.</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>

Do you support or object to the High Offley Parish Neighbourhood Plan 2011 - 2031? Please tick a box.

Object

Support

Would you like to be notified of Stafford Borough Council's decision under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (amended) to make (adopt) the submitted High Offley Parish Neighbourhood Plan 2011 - 2031? Yes No

Please provide your personal details below:

Personal Details			
Name	[REDACTED]	Organisation (if relevant)	
Address		Tel No:	[REDACTED]
		Email address:	
Postcode			
Interest in area: (E.g. resident, business owner, or community organisation).		Resident	

How we will use your details

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- Have regard to national policy and guidance from the Secretary of State
- Contribute to sustainable development
- Have general conformity with the strategic policies of the development plan for the area or any part of that area

- Doesn't breach or is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC
- In order to consider the requirements to be compatible with EU obligations, two further basic conditions are set out in regulations. They are that a plan or order must not have a significant adverse effect on a European site or a European offshore marine site and where a Neighbourhood Development Order proposes certain types of development, an assessment of the effects of the order on the environment must be undertaken and its findings taken into account.
- In addition, Neighbourhood Plans must be compatible with human rights law

Thank you for completing this representation for the High Offley Parish
Neighbourhood Plan



26th November 2019

Forward Plans,
Stafford Borough Council,
Civic Centre,
Riverside,
Stafford,
ST16 3AQ.

Dear Sir,

High Offley Parish Neighbourhood Plan Publication Consultation

I wish to submit the following objections concerning the High Offley Parish Neighbourhood Plan (2011 – 2031).

The two dwellings proposed for Site 16 result in an average plot size of 0.08 acres. This fails to comply with the housing density guidelines of 10 properties per acre, giving an average plot size 0.1 acres, specified in Paragraph 7.12 of the above.

The four dwellings proposed for Site 7 result in an average plot size of 0.11 acres. This does not satisfy the requirement to reflect a lower housing density in rural areas, as in the case of the 5 additional properties occupying 1.5 acres, giving an average plot size of 0.3 acres, detailed in Paragraph 7.13 of the above.

The likely access to Site 7 would be via Moscow Lane, which is unadopted and does not benefit from council maintenance. The surface of Moscow Lane is already in considerable disrepair, and the increase in usage by heavy vehicles, during the construction phase, and the subsequent growth in private traffic would further exacerbate this situation.

I consider that insufficient regard has been given to the additional demand that these properties would impose on local infrastructure. The sewerage plant in Moscow Lane is already overloaded to the extent that Severn Trent tankers have to remove effluent on a weekly basis.

In summary, I wish to register my objection to the suggested developments for Site 7 and Site 16 on the grounds that the proposed housing density is inconsistent with that of the surrounding rural environment. I enclose a completed response form to this effect.

Yours faithfully,



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Thank you for completing this response form.

Page 2 - Foreword	Your Comments	What recommendations would you make?
Page 5 – Background	Your Comments	If any of your comments or suggestions would you support?
Page 5 - Location	Your Comments	If any of your comments or suggestions would you support?

Pages 18 to 20 – Development Sites in High Offley Parish	SITE 16 DOES NOT COMPLY WITH THE HOUSING DENSITY GUIDELINES SPECIFIED IN PARA. 7.12 OF THE NEIGHBOURHOOD PLAN.	What improvements or modifications would you suggest? FEWER PROPERTIES ON SITES 7 AND 16.
Additional Comments:	↑ THE PROPOSED HOUSING DENSITY FOR SITE 7 FAILS TO COMPLY WITH THE HOUSING DENSITY GUIDELINES SPECIFIED IN PARA. 7.13 OF THE NEIGHBOURHOOD PLAN.	What improvements or modifications would you suggest?

Do you support or object to the High Offley Parish Neighbourhood Plan 2011 - 2031? Please tick a box. Support
Object

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Please provide your personal details below:

Personal Details			
Name		Organisation (if relevant)	
Address		Tel No:	
Postcode		Email address:	
Interest in area: (E.g. resident, business owner, or community organisation).		RESIDENT.	

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and History		
Page 6 - The Neighbourhood Plan Vision	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 6 - The Neighbourhood Plan Strategy	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Pages 6 – Consultation and Key Issues	During the consultation local residents were asked to vote on a fait accompli which ensured the inclusion of land outside the existing red-line owned by Parish Councillors or their relatives in preference to available sites within the existing boundary which could meet the housing supply requirements for the period of the proposed Neighbourhood Plan.	Undertake an independent process of consultation and review.
Page 7 - Policies Introduction	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Pages 7 to 10 - Housing including Policies 1 to 3	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 11 – Traffic and Parking including Policy 4	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>

Page 12 – Local Green Space including Policy 5	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 13 – Tourism and Leisure including Policy 6	<i>Your Comments</i> <i>Page Number</i>	<i>What improvements or modifications would you suggest?</i>
Page 14 – Employment including Policy 7	<i>Your Comments</i> <i>Page Number</i>	<i>What improvements or modifications would you suggest?</i>
Page 14 & 15 – Telecommunications including Policy 8	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 15 - Aspirations	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 16 – Woodseaves Settlement Boundary & New Housing Sites	When residents were consulted and voted on the proposed plan 70% of respondents expressed a preference for infill development and for views to be protected not for extension of the Woodseaves settlement boundary therefore it is disappointing to see a significant amount of proposed development outside the existing boundary which neither represents infill nor protects views. It was not explained to residents that voting for	Give preference to sites within the existing red-line that have been proposed by their owners for inclusion as development sites within the Neighbourhood Plan but which have been rejected by Parish Councillors in-preference to revising the red-line to include sites owned by members of the Parish Councillors or their relatives.

	smaller sites would see the current boundary moved when there is actually sufficient provision within the existing boundary.	
Page 17 – Local Green Spaces at Woodseaves	<i>Your Comments</i> <i>Page Number</i>	<i>What improvements or modifications would you suggest?</i>
Pages 18 to 20 – Development Sites in High Offley Parish	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Additional Comments:	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>

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Thank you for completing this representation for the High Offley Parish
Neighbourhood Plan

28th Nov 2019.

Dear Alex Yerrde,

Further to my conversation earlier today, may I thank you for giving me the opportunity to email you my comments. Unfortunately, I have been in a ^{and an shell in} major trauma unit at Queens Medical Centre, Nottingham after being brought in unconscious on Sunday 17th November 2019, following a horrific riding accident where a cyclist spooked horses on the road, ^{coming behind us or speed} despite being asked to wait, travelling past at at speed. I am currently awaiting being re-patented to Staffed Hospital, once a bed becomes available, for rehabilitation.

Further to our conversation a few weeks ago, I when I notified you that Section 15 (11m from my house windows) was not on the Neighbourhood plan originally, I then received another letter from you, with a deadline for Friday 29th Nov @ 12 Noon, so I would be grateful if my comments could be documented.

28/11/19.

I am a new resident in Woodseaves,
completion date 15/7/19.

I had felt and I was attracted to this
house by its fabulous views at the back
of the property, the front is on the
extremely busy A519, Newport Rd, so
the view / outlook at the back was
paramount to me.

Full searches were done on the property
before purchase, at no stage was there
an alert about any possibility of any
building at the rear of the property, as
I only have 1 metre to the boundary to
the main light resource / windows at the
back, the whole of the rear of the property
covers approx 85%, so this is my main
light source.

It was clearly stated this property lies
within an area of visual enhancement.
As I am in hospital, I am unable to
produce the report, unfortunately. The
questions about the land which you have
marked as Section 15, was a main
question for my Conveyancing Solicitor, all

come back negative. To double check, I personally phoned your own Planning Department and spoke to a very helpful lady, who deduced and confirmed, no building / planning applications would go ahead behind this property, due to the area of visual enhancement. She clearly told me planning permission was difficult to obtain in this area and told me I may even have difficulty, as I explained I would like to add a front porch at some stage in the future, due to the very wet area at the front!

On this advice, I decided it was safe for me to make an offer permanently and go through with the sale.

To my dismay, I received your letter about the Neighbourhood Neighbourhood Plan, but as there was nothing behind my property on the original info, I was not alarmed, until neighbours alerted me that the internet information had been changed.

28/11/19

I would like the following points to be taken into consideration:-

- Issued incorrect information with regard to this property prior to purchase
- Total lack of light and privacy in the whole of the back of the property, 85% of the main light source, to the property.
- Section 15 is in an area of visual enhancement, as quoted by yourselves.
- Access to Section 15 is too narrow and dangerous, as so close to the junction, I struggle to gain access to my own property, as I am a single occupant,

According to Section 15 plan, 3 bungalows would have far more vehicles and how would emergency vehicles get safe / accessible access.

- The area of Section 15, right behind my property, with the same sloping land down the hill, I was told there could be a flood risk and had to obtain a further survey.
- Section 15 land goes downhill, to where there are natural 'springs', which would be affected if building was to take place.
- Native reserves have been allocated in Section 15, to encourage wildlife, which is abundant, this was told to me by a local resident.
- The dangerous nature of the busy A519, proximity to the road junction with the main Stafford Road, HGV route 24/7 to the M6, any vehicles trying to turn into this area, would have great difficulty.

Aware from Highways department, major issues of traffic, hence speed camera right opposite my house, only a few yards from entrance to Section 15.

I apologise for this being handwritten,
but this is the best I can do, with
my current medical state and no
computer.

Kind regards,

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Page 6 - The Neighbourhood Plan Vision	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 6 - The Neighbourhood Plan Strategy	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Pages 6 – Consultation and Key Issues	The opportunity of the creation of a Neighbourhood Plan has been used to include Parish Councillor’s land within a re-defined red-line in-preference to available sites within the existing boundary which could meet the housing supply requirements for the period of the proposed Plan.	Undertake an independent process of consultation and review.
Page 7 - Policies Introduction	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
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Pages 7 to 10 - Housing including Policies 1 to 3	<p><i>Your Comments</i></p> <p>Page 8 para 7.7: The potential new developments for Moscow Lane will overwhelm the entrance and left-hand side of the Lane so I disagree with the statement that any potential new developments will not overwhelm the existing Village.</p> <p>Para 7.12 this is an average calculation which is misleading as it does not accurately reflect the proposed density of the new development sites in Moscow Lane that will destroy its rural character.</p>	<p><i>What improvements or modifications would you suggest?</i></p> <p>The number and density of the proposed developments in the Moscow Lane area must be reduced to provide sympathetic development.</p>

<p>Page 11 – Traffic and Parking including Policy 4</p>	<p><i>Your Comments</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Page 12 – Local Green Space including Policy 5</p>	<p><i>Your Comments</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Page 13 – Tourism and Leisure including Policy 6</p>	<p><i>Your Comments</i> <i>Page Number</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Page 14 – Employment including Policy 7</p>	<p><i>Your Comments</i> <i>Page Number</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Page 14 & 15 – Telecommunications including Policy 8</p>	<p><i>Your Comments</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Page 15 - Aspirations</p>	<p><i>Your Comments</i> Page 15 para 13.1-13.2 Aspirations to build a car park should not be at the expense of ruining other parts of the Village with high density developments as has been demonstrated in recent years.</p>	<p><i>What improvements or modifications would you suggest?</i> This section of the Plan should include a commitment to retain the character of the Village by ensuring future housing developments are desirable, aspirational, and sympathetic to existing properties.</p>

<p>Page 16 – Woodseaves Settlement Boundary & New Housing Sites</p>	<p><i>Your Comments</i> Page 16 We have not been consulted on the movement of the settlement boundary and I request that the boundary settlement change to include site 7 is rejected. This land is designated for agricultural use.</p>	<p><i>What improvements or modifications would you suggest?</i> The existing settlement boundary should remain along Moscow Lane and Site 7 should be excluded.</p>
<p>Page 17 – Local Green Spaces at Woodseaves</p>	<p><i>Your Comments</i> Page 17 The Plan seeks to protect local green space in some parts of the Village whilst removing the agricultural land use from the left-hand side of Moscow Lane thereby creating a built-up environment which is unacceptable.</p>	<p><i>What improvements or modifications would you suggest?</i> Reduce the density of potential new developments in the Moscow Lane area.</p>
<p>Pages 18 to 20 – Development Sites in High Offley Parish</p>	<p><i>Your Comments</i></p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Additional Comments:</p>	<p><i>Your Comments</i> Out of the 19 new dwellings proposed by the Plan, 6 of them are in Moscow Lane so this is a proposal to build a third of the new dwellings in a very small area. This will destroy the rural character of Moscow Lane. Out of the 7 two-storey houses proposed in the Plan, 6 of these would be in Moscow Lane. If this Plan is adopted it will double the number of properties in Moscow Lane and “overwhelm” the entrance and left-hand side of Moscow Lane. It is evident that an adequate assessment of the environmental effects of the proposed developments in the immediate vicinity of Moscow Lane has <u>not</u> been undertaken. Concerns expressed during the consultation process have been ignored, and left unanswered.</p>	<p><i>What improvements or modifications would you suggest?</i> There are several options that should be considered to protect the rural environment of Moscow Lane. These are: 1.Remove site 7 from the New Settlement Boundary and develop site 16 (Brownfield site) only. 2.Lower the density of the potential development of Site 7 and Site 16 in line with the size of existing properties in Moscow Lane. 3.Build dwellings to complement existing properties in Moscow Lane e.g bungalows rather than two-storey houses. .</p>

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Do you support or object to the High Offley Parish Neighbourhood Plan 2011 - 2031? Please tick a box.
 Object Support

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Please provide your personal details below:

Personal Details			
Name		Organisation (if relevant)	
Address		Tel No:	
Postcode		Email address:	
Interest in area: (E.g. resident, business owner, or community organisation).		Family Home	

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 and if you have any queries or would like to unsubscribe from receiving information then please contact 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 High Offley Parish Neighbourhood Plan 2011 - 2031 meets the tests of the basic conditions. The Basic Conditions are:

- Have regard to national policy and guidance from the Secretary of State
- Contribute to sustainable development
- Have general conformity with the strategic policies of the development plan for the area or any part of that area
- Doesn't breach or is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC
- In order to consider the requirements to be compatible with EU obligations, two further basic conditions are set out in regulations. They are that a plan or order must not have a significant adverse effect on a European site or a European offshore marine site and where a Neighbourhood Development Order proposes certain types of development, an assessment of the effects of the order on the environment must be undertaken and its findings taken into account.
- In addition, Neighbourhood Plans must be compatible with human rights law

Thank you for completing this representation for the High Offley Parish
Neighbourhood Plan

High Offley Parish Neighbourhood Plan Publication Consultation Response Form

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Thank you for completing this response form.

Page 2 - Foreword	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>
Page 5 – Background	THERE WAS NO REAL CHOICE WHEN OPTIONS WERE PRESENTED AS ALL OPTIONS INCLUDED OPTION ONE. THEREFORE I DON'T FEEL THAT THIS WAS AT ALL DEMOCRATIC. NO CHOICE BUT TO VOTE OPTION ONE OR NOT AT ALL.	<i>What improvements or modifications would you suggest?</i>
Page 5 - Location	<i>Your Comments</i>	<i>What improvements or modifications would you suggest?</i>

and History		
Page 6 - The Neighbourhood Plan Vision	CANNOT SEE HOW OPTION ONE (SITE 06, 06A & 15) IS SYMPATHETIC OR SENSITIVE TO THE CHARACTER OF THE AREA	What improvements or modifications would you suggest?
Page 6 - The Neighbourhood Plan Strategy	IMPORTANT COUNTRYSIDE VIEWS AND GREEN SPACES WILL BE AFFECTED, AND LANDSCAPE SIGNIFICANTLY ALTERED IN AN AREA DESIGNATED AN <u>"AREA OF VISUAL ENHANCEMENT"</u>	What improvements or modifications would you suggest?
Pages 6 – Consultation and Key Issues	Your Comments Page Number	What improvements or modifications would you suggest?
Page 7 - Policies Introduction	Your Comments	What improvements or modifications would you suggest?
Pages 7 to 10 - Housing including Policies 1 to 3	Your Comments ONCE GREENFIELD SITES ARE USED THEY ARE GONE FOREVER. <u>Policy 1</u> SITE 15 IS NOT MENTIONED! <u>Policy 3</u> SITE 15 WILL DISRUPT HABITAT NATURAL SPRING FED POOLS ADJACENT.	What improvements or modifications would you suggest?
Page 11 – Traffic and Parking including Policy 4	I FEEL SITE 15 UNSUITABLE BECAUSE THE APPROACH ROAD WOULD BE VERY NARROW AND THE PROXIMITY TO THE BS405 WOULD MAKE AN ALREADY DIFFICULT JUNCTION MORE SO.	What improvements or modifications would you suggest?

<p>Page 12 – Local Green Space including Policy 5</p>	<p>IF 70% OF PEOPLE WANT TO SEE RURAL VIEWS AND LANDSCAPE PROTECTED, WHY IS ARE SITES IS & OB IN PARTICULAR EVEN BEING CONSIDERED?</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 13 – Tourism and Leisure including Policy 6</p>	<p>Your Comments Page Number</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 14 – Employment including Policy 7</p>	<p>Your Comments Page Number</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 14 & 15 – Telecommunications including Policy 8</p>	<p>Your Comments</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 15 - Aspirations</p>	<p>Your Comments</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 16 – Woodseaves Settlement Boundary & New Housing Sites</p>	<p>Your Comments Page Number</p>	<p>What improvements or modifications would you suggest?</p>
<p>Page 17 – Local Green Spaces at Woodseaves</p>	<p>Your Comments Page Number</p>	<p>What improvements or modifications would you suggest?</p>

Pages 18 to 20 – Development Sites in High Offley Parish	Your Comments	What improvements or modifications would you suggest?
Additional Comments:	<p>SITE 15 DEVELOPMENT WOULD CAUSE SEVERE LIGHT RESTRICTION AND PRIVACY ISSUES TO LILLINGSIDE HOUSE WHICH IS ONLY ONE METRE FROM THE BOUNDARY</p> <p>SITE 15 IS WITHIN AN "AREA OF VISUAL ENHANCEMENT" AND AS SUCH MAY BE DIFFICULT TO OBTAIN BUILDING PERMISSION FOR.</p> <p>IN VIEW OF THE NON- DEMOCRATIC OPTION CHOICES I WOULD LIKE TO KNOW HOW OPTIONS WERE FORMULATED, AND WHAT WAS THE GOVERNANCE THAT DROVE THE DECISION MAKING PROCESS</p>	What improvements or modifications would you suggest?

Do you support or object to the High Offley Parish Neighbourhood Plan 2011 - 2031? 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) Regulations 2012 (amended) to make (adopt) the submitted High Offley Parish Neighbourhood Plan 2011 - 2031? Yes No

Please provide your personal details below:

Personal Details			
Name	[REDACTED]	Organisation (if relevant)	
Address		Tel No:	[REDACTED]
Postcode		Email address:	[REDACTED]
Interest in area: (E.g. resident, business owner, or community organisation).		RESIDENT	

High Offley Parish Neighbourhood Plan Publication Consultation Response Form

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Thank you for completing this response form.

Page 2 - Foreword	<i>Your Comments</i> AGREE	<i>What improvements or modifications would you suggest?</i>
Page 5 – Background	<i>Your Comments</i> AGREE	<i>What improvements or modifications would you suggest?</i>
Page 5 - Location	<i>Your Comments</i> AGREE	<i>What improvements or modifications would you suggest?</i>

and History	AGREE	
Page 6 - The Neighbourhood Plan Vision	<i>Your Comments</i> AGREE	<i>What improvements or modifications would you suggest?</i>
Page 6 - The Neighbourhood Plan Strategy	<i>Your Comments</i> AGREE	<i>What improvements or modifications would you suggest?</i>
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<p>Page 14 & 15 – Telecommunications including Policy 8</p>	<p><i>Your Comments</i></p> <p>PLEASE SEE 'ADDITIONAL COMMENTS'.</p>	<p><i>What improvements or modifications would you suggest?</i></p>
<p>Page 15 - Aspirations</p>	<p><i>Your Comments</i></p> <p>AGREE</p>	<p><i>What improvements or modifications would you suggest?</i></p>
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High Offley Parish Neighbourhood Plan Publication Consultation **Response Form**

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and History	<i>No Comment</i>	
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Pages 18 to 20 – Development Sites in High Offley Parish	Your Comments <i>No Comment</i>	What improvements or modifications would you suggest?
Additional Comments:	Your Comments <i>We feel that the neighbourhood plan is a true reflection of the questionnaires completed by residents of the parish.</i>	What improvements or modifications would you suggest?

Do you support or object to the High Offley Parish Neighbourhood Plan 2011 - 2031? Please tick a box.

Object Support

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Personal Details			
Name	[REDACTED]	Organisation (if relevant)	
Address		Tel No:	[REDACTED]
Postcode		Email address:	[REDACTED]
Interest in area: (E.g. resident, business owner, or community organisation).		Residents	

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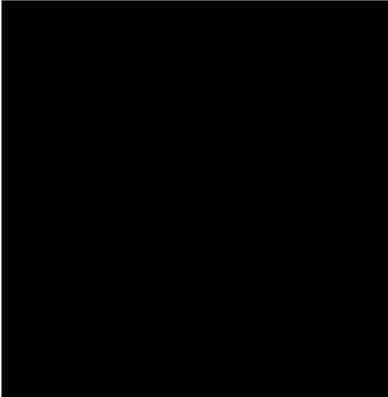
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- Have general conformity with the strategic policies of the development plan for the area or any part of that area
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Thank you for completing this representation for the High Offley Parish Neighbourhood Plan

Our ref:
Your ref: High Offley NDP

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

Via Email:
forwardplanning@staffordbc.gov.uk



27 November 2019

Dear Alex,

HIGH OFFLEY PARISH NEIGHBOURHOOD PLAN CONSULTATION

Thank you for forwarding me details of the above Neighbourhood Development Plan (NDP) received on 14 October 2019.

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 nearest section of the strategic road network in the vicinity of the neighbourhood plan area is the M6, although it routes a considerable distance from the neighbourhood plan area.

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.

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

Yours sincerely,



**INVESTORS
IN PEOPLE**