

The Parish of Sandon and Burston in the Borough of Stafford

Neighbourhood Plan 2031

Consultation Statement

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1.0 – The purpose of our Consultation Statement

As required under the Neighbourhood Planning (General) Regulations 2012, Sandon and Burston Parish Council, being the qualifying body, has involved those residents, businesses and other stakeholders who chose to be involved and/or those with an interest in our Parish in the preparatory stages of our Neighbourhood Plan.

Part 5, Section 15.(2) of the Neighbourhood Planning (General) Regulations 2012 states that a Consultation Statement should include the following;

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This Statement sets out the chronological order of events and contacts. It lists the activities in which the local community has been involved and the ongoing work of the Working Party. The aim of the consultation has been to ensure that there is as widespread as possible understanding of the reasons for and content of our Neighbourhood Plan.

2.0 - Background

Following the presentation given by Stafford Borough Council of the 3rd March 2011 on the subject of Neighbourhood planning, and their subsequent invitation to all Parish Councils to go away and consider the question of preparation of Parish Neighbourhood Plans, Our Parish Council, at its subsequent meeting of the 9th March 2011, commenced a discussion on Neighbourhood Planning in respect of Sandon and Burston.

At our Parish Council meeting of the 13th April 2011, we resolved to move forward and consider the formulation of a Neighbourhood Plan for our Parish, commencing our 'Parish Conversation', which effectively ran and remained open until the end of 2013.

At this point we set up a Neighbourhood Plan Working Party made up of Council members to provide a clear focus, coordination and management of this process.

3.0 – Our Consultation Process

3.1 – 13th July 2011

Parish Maps were distributed to all Working Party members for wider distribution and discussion in our Parish, asking the question 'what would Parishioners like to see in terms of the future of our Parish, including development, facilities, conservation etc'.

3.2 – 9th November 2011

Following initial discussions and consultation with our Parishioners, a number of possible Proposals were tabled upon the Parish Maps to our Council.

Our Parish Council proposed to place advertisements in the Compass magazine and to hold a public display and discussion with the entire Parish early in 2012.

Working Party members to meet and consult with the Sandon Estate, being the single majority

land and property owner in our Parish, and as such, of overwhelming importance to this process in all regards.

3.3 – 12th January 2012

Meeting held with Stafford Borough Council Forward Planning Department, proving useful in both discussing and progressing our Neighbourhood Plan further.

3.4 – 13th January 2012

Meeting held with Lord Harrowby to discuss a Neighbourhood Plan for our Parish and the key role of the Sandon Estate within the same etc.

Lord Harrowby stated that he welcomed the opportunity to be involved with the creation of a Neighbourhood Plan for the Parish, stating further that this is an opportunity that is of benefit to both the long term sustainability of the Estate and Parish alike.

Lord Harrowby discussed how the Estate could be involved and assist further, and also a number of potential Estate areas and buildings that could be integrated into such a Plan for the Parish.

It was resolved that henceforth, Mr Duncan, the Sandon Estate Manager would act on Lord Harrowby's behalf in respect of this process.

3.5 – 14th March 2012

Having now consulted with the single majority land and property owner in the Parish, and conducted an initial degree of consultation with our Parishioners, we were now in a position to produce an initial framework to be used as a consultation tool to enable and commence a comprehensive and inclusive consultation with the Parish in its entirety.

We therefore resolved to organise an open Public Meeting to both publicise, discuss and move forward with the concept of and proposal to create a Neighbourhood Plan for this Parish, and to present all of the information and ideas to date, using the framework we had produced, to enable more meaningful discussion, debate, ideas and concerns from all residents and stakeholders attending on what they would like to see and how they saw our Parish evolving going forward etc.

We provisionally set a date of the 5th April 2012.

Notices were posted in the Village Notice Boards to advertise the Public Meeting, flyers left at Sandon Village Stores, the Post Office and also distributed by hand to every property within the Parish to ensure all our Parishioners were included, giving them the opportunity to both attend and participate if they so desired.

3.6 – 5th April 2012

Our first Public Meeting held at Sandon Parish Room, seeing a good turnout from Parishioners and Stakeholders alike, being some 49 Parishioners, 3 Parish Councillors, 2 Local Authority Councillors and the Sandon Estate Manager.

Presentations were made and a very positive and healthy conversation and debate followed looking at all aspects of a Neighbourhood Plan for our Parish, including, areas of concern, what it may include, how they could be more involved and how we could together take our Neighbourhood Plan for our Parish further etc.

A number of parties expressed that they would go away and come back to us with their thoughts and ideas at the next Parish Council Meeting.

Whilst some Parishioners raised a number of concerns, quite a number of attendees were supportive of a Neighbourhood Plan for our Parish and endorsing the work done to date, wishing to be actively involved in the next stages.

At the end of this Meeting, having heard and discussed all matters raised, and with all attendees still present, our Parish Council took a Vote and resolved to continue with our Neighbourhood Plan.

Following what was overall, a very positive response to the idea of a Neighbourhood Plan for our Parish, and also to all the work done to date, with a whole host of ideas and recommendations resulting from the recent meetings, we resolved to continue and progress this Plan.

We resolved that all the available Plans and Documents would be made freely available throughout the Parish, along with questionnaires and response forms to invite any and all comments and suggestions at any time, in any regard from everybody, and that all such information would be regularly updated as progress was made and further guidance issued from the Local Authority, Central Government etc.

We resolved that these would be made available at all the community hubs, being Sandon Village Room, Post Office and Sandon Stores.

In addition, the Village Notice Boards in both Sandon and Burston would be utilised, further flyers would be distributed by hand, and of course, all our member Councillors would be available to Parishioners at all times, and in any event, all Parishioners who wished to participate could attend our monthly Parish Council Meetings.

3.7 – 9th May 2012

At our Parish Council Meeting of the 9th May, following the first Public Meeting of the 5th April, and subsequent Parish Council Meeting of the 11th April, attended by a significant number of Parishioners and the Sandon Estate Manager, further presentations and discussions took place on the make up and future of our Neighbourhood Plan.

A second Public Meeting was arranged for the 23rd May 2012 to present and discuss the progress made thus far, invite any further comments and representations, and look at the next steps for our Parish in this, our exciting journey toward our own Neighbourhood Plan. Notices were posted in the Village Notice Boards to advertise the Public Meeting, flyers left at Sandon Village Stores, the Post Office and also distributed by hand to every property within the Parish to ensure all our Parishioners were included, giving them the opportunity to both attend and participate if they so desired.

3.8 – 23rd May 2012

Our second Public Meeting held at Sandon Parish Room, seeing a good turnout from Parishioners and Stakeholders alike, being some 35 Parishioners, all Parish Councillors, and the Sandon Estate Manager.

Following on from previous meetings and discussions, further presentations were made and a very positive and healthy conversation and debate followed looking at all aspects of a Neighbourhood Plan for our Parish, including, areas of concern, what it may include, how they could be more involved and how we could together take our Neighbourhood Plan for our Parish further etc.

At the end of this Meeting, having heard and discussed all matters raised, and with all attendees still present, our Parish Council took a Vote and resolved to continue with our Neighbourhood Plan.

Our Parish Council stated that we would all meet once again in circa one month's time.

3.9 – 13th June 2012

At our Parish Council meeting of the 13th June, following the second Public Meeting of the 23rd May, once again a significant number of our Parishioners attended, along with the Sandon

Estate Manager, Parish Councillors and further discussions and representations took place on the progressing Neighbourhood Plan.

A further Public Meeting was proposed for the 18th June.

Given that all those both in attendance at the Public Meeting of the 23rd May and at this Parish Council Meeting of the 13th June had advance notice of this third Public Meeting, we resolved that all those with an interest and/or had expressed a desire to participate were already aware of the same, so on this occasion, no further flyers were produced.

Our Neighbourhood Plan was now, thanks to all the input and help from all those Parishioners and Stakeholders who had chosen to be actively involved, really taking shape into a formal document setting out the vision and aspirations for our Parish over the proposed Plan period. At this time, we felt we were sufficiently advanced and in such a position, so it was resolved to submit a formal Application to Stafford Borough Council for the designation of the Neighbourhood Area in accordance with the Neighbourhood Planning (General) Regulations 2012, with this Area being the Parish Boundary.

3.10 – 15th June 2012

In accordance with the Neighbourhood Planning (General) Regulations 2012, Part 2, Section 5, Our Application for the designation of a Neighbourhood Area was formally submitted to Stafford Borough Council on the 15th June 2012.

3.11 – 18th June 2012

The Third Public Meeting was held on the 18th June at Sandon Parish Room, and saw a good turnout from Parishioners and Stakeholders alike, being some 25 Parishioners, all Parish Councillors and the Sandon Estate Manager.

Following on from previous meetings and discussions, and our recent Application to Stafford Borough Council for the designation of our Neighbourhood Area, further presentations were made and a very positive and healthy conversation and debate followed looking at all aspects of our Neighbourhood Plan to date for our Parish, including, areas of concern, what it may include, how they could be more involved and how we could together take our Neighbourhood Plan for our Parish further etc.

Our Plan was now well progressed by this time in many aspects, yet we were very aware to keep up our commitment and momentum to ensure that it was a success for all concerned.

At the end of this Meeting, having heard and discussed all matters raised, and with all attendees still present, our Parish Council took a Vote and resolved to continue with our Neighbourhood Plan.

Throughout the remainder of 2012 and into 2013, we continued tirelessly to work with all parties concerned in further formulating and refining our Neighbourhood Plan into a formal document, setting out our vision, aims and objectives for the future of our Parish.

3.12 – 7th February 2013

Our Application for the designation of a Neighbourhood Area was formally approved by the Cabinet of Stafford Borough Council on the 7th February 2013.

Since this Approval, and endorsement, we continued to work effortlessly, engaging with all concerned and progress the formulation of our Neighbourhood Plan.

We looked closely at all of the consultation responses received during the Application process, all of the representations, comments and proposals received throughout this entire process from Parishioners and Stakeholders alike who chose to be involved, using all of the same to enable the formulation of our draft submission version Neighbourhood Plan.

This represented a further key stage for us, in that we were now very close to having a complete document, and also, not resting on our laurels for a moment, knew that this version would still require some fine tuning and final minor amendments before being completely fit for purpose.

With this in mind, we did now look toward conducting our Pre-Submission Consultations.

3.13 – 1st April to 31st May 2013

During this period, and in accordance with the Neighbourhood Planning (General) Regulations 2012, Part 5, Section 14, and in conjunction with Schedule 1, Paragraph 1, and also having regard to the LPAs own adopted Statement of Community Involvement, its framework, vision and aims, we did now, from the 1st April to the 31st May 2013 conduct our Pre-Submission Consultations.

Details of this consultation, where our pre-submission NP and its proposals could be inspected, and details of how to make representations were conveyed via posted notices and delivered leaflets, and conveyed orally to parishioners and the public alike at every opportunity, and at the PC meetings of March, April and May 2013 by all PC members. Our pre-submission NP continued to be on display and publicly available, along with comment and response forms, at both Sandon Village Rooms and Sandon Village Stores, being the 2 optimum community hub locations. These were also formally notified and available at all PC meetings during this period.

Shortly thereafter, on the 20th August 2013, Stafford Borough Council submitted to the Secretary of State, their Core Strategy Publication for the emerging new Local Plan for the Borough of Stafford, with this submission leading to an Examination in Public of this document by a Planning Inspector, which took place between the 23rd October and the 1st November 2013.

Being aware of the importance of this document and examination process, and the wider potential implications to us as a Parish and our Plan, we elected to 'pause' during this period and observe proceedings with interest.

Following this, through the remainder of 2013 and into 2014, we continued to finalise our Neighbourhood Plan accordingly, and it was at this point, that we effectively wound up our Parish Conversation, having run its course and served its purpose extremely well....thank you to all those persons and parties who chose to be involved and contribute to the future sustainability of our Parish.

3.14 – 24th January 2014

After nearly three years of hard work and effort by all of our member Councillors, Parishioners and Stakeholders, who chose to be involved, we now finally had our Neighbourhood Plan, ready for submissionThank You and Well done Sandon and Burston.

3.15 – January 2014 to the present day

Since this time, extensive consultations have taken place with Stafford Borough Council and the Environment Agency to both refine our NP and ensure it is fit for purpose in all regards.

3.16 – February 2016

Notwithstanding the forthcoming Publicity Consultation period, to take place in lieu of submission of our NP to the Examiner for formal Examination, where all of our Parishioners, Stakeholders and Interested Parties have the simultaneous opportunity to comment, a small group of our Parishioners elected to make representations to us in February 2016, which, we have included within this document in the interests of transparency.

These representations are enclosed at our Appendix 6.13.

4.0 – Parties Consulted

There have been three key components to our consultations process;

- Our Parish Conversation, effectively covering the period from April 2011 until December 2013. This was our core consultation with our Parishioners, Stakeholders and any other interested party who elected to participate in this process, encompassing Parish wide publicity, individual and group discussions, public meetings and presentations, and attendances and question and answer sessions at our Parish Council meetings.
- Parish, wider and external consultations undertaken as part of our Application for Designation of a Neighbourhood Area in June 2012.
- Parish, wider and external consultations including the Local Planning Authority and Schedule 1 Consultation Bodies undertaken as part of our Pre-Submission consultation in April/May 2013.

Our Parish Conversation returned some 71 formal responses from our Parish over its lifespan, made up of the following broad categories;

Agree with all proposals	= 14
Overall agree with all proposals	= 18
Disagree with all proposals	= 3
Overall disagree with all proposals	= 16
Neither agree/disagree	= 4
More information required	= 16

Some response forms were signed and dated, whereas, some were not.

It is important to note that the Sandon Estate, on behalf of itself, whilst not formally returning any forms, did, repeatedly verbally express their support and backing for our Plan and its proposals throughout this consultation process.

These responses raised a number of matters and issues; a summary of these comments is below;

- A number of respondents welcomed more market and affordable housing
- Concerns were raised over parking provision
- A number of respondents highlighted potential flooding issues
- Burston Pond was the responsibility of Stafford Borough Council
- A number of respondents suggested that Sandon should take all the development, and Burston be excluded
- More Bungalows are welcome
- Sandon Cricket Ground needs a car park
- Sandon and Burston are two separate villages
- A number of respondents didn't want to see any change anywhere and objected to everything
- Speeding traffic
- More employment and rural jobs welcomed

A total of 29 comments were received on our Sandon and Burston Neighbourhood Area Application, consisting of the following respondents;

18 Parishioners
1 Councillor
Western Power Distribution
SCC School Organisation
Natural England

Environment Agency
Colwich Parish Council
English Heritage
Network Rail
Staffordshire Wildlife Trust
Coal Authority
Inland Waterways Association

A summary of the comments is below:

- Natural England had no comments but forwarded guidance applicable to plan making
- Several comments welcomed further working with the Parish Council on the detail of the plan including Staffordshire County Council Education and the Staffordshire Wildlife Trust
- The Neighbourhood Plan should have regard to the delivery of the Water Framework Directive
- The historic parkland at Sandon Hall should be protected
- The plan should have regard to the flood plain and all watercourses
- The Neighbouring Parish Council, Colwich Parish Council, have no objection to the designation as a Neighbourhood Area
- Network Rail have no objections but wished to be consulted on the draft Neighbourhood Plan
- English Heritage had no comments
- 8 objections to the designation of a Neighbourhood Area were associated with Sandon and Burston being two separate villages with separate character, flood issues, existing road infrastructure being inadequate for development and impact on open countryside
- Several comments wished to see Burston excluded from the boundary with no neighbourhood plan for the village
- Several comments referred to individual sites that had been presented to the community prior to the application to designate the neighbourhood area
- The Draft Neighbourhood Plan will need to take into account the size of Burston, road infrastructure and environmental impact of future development
- 3 comments supported the boundary
- Staffordshire Wildlife Trust commented that there are several local wildlife sites within the boundary and several other sites with potential for biodiversity importance. The Parish Council should base the plan on up to date environmental evidence, with information provided regarding where data is available.
- Inland Waterways Association are content with the boundary and wish to be consulted on the draft Neighbourhood Plan
- Western Power Distribution may have a number of strategic electricity distribution circuits within the boundary and offer information for consideration in identifying sites for development

A total of 14 comments were received on our Neighbourhood Plan Pre-Submission Consultation.

Those consulted included;

Parishioners who elected to participate
Stafford Borough Council
Schedule 1 Consultation Bodies, being;
Staffordshire County Council
Coal Authority

Homes and Communities Agency
Natural England
Environment Agency
English Heritage
Network Rail
Highways Agency
Marine Management Organisation
Staffordshire Police
Staffordshire Fire Brigade
West Midlands Ambulance Service
Ministry of Defence
Mobile Operators Association
National Health Service
Western Power Distribution
National Grid
Severn Trent Water
SCC School Organisation
Staffordshire Wildlife Trust
Department for Communities and Local Government

A summary of the comments is below;

- Several respondents had no further comments including the Coal Authority, Highways Agency, Marine Management Organisation and Ministry of Defence.
- Several comments welcomed further working with our Parish Council on the detail of the Plan including Network Rail, Staffordshire County Council Education and the Staffordshire Wildlife Trust.
- The Home and Communities Agency applauds the recognition of need for affordable housing through the proposed selection of potential sites.
- The Environment Agency supports the intention to preserve the fabric, character and setting of this area whilst enabling limited expansion, and highlighted the existing floodzones within the same.
- Trentham Tower at Sandon Park is on the Heritage at Risk Register.
- The National Health Service supports the Plan, stating the proposals will make a positive contribution to the health and wellbeing of the local population, and that medical services have the capacity to accommodate additional residents into the area.
- Staffordshire Wildlife Trust support the Plan, stating that the aim of enabling some growth and change whilst preventing adverse effects on the environment would be a positive step towards sustainability.
- Stafford Borough Council fully supports our initiative to produce our Neighbourhood Plan. They expressed in their view, the need for further clarification on a number of aspects of this draft before final submission.

Site specific consultations have taken place with the Environment Agency between January and October 2015 in respect of our proposed NP allocations listed below to review and determine the matter and potential implication of flood risk at these locations;

Project 8 – Land adjacent to Burston Hall

Projects 9/10 – Land at Burston Lane

Project 11 – The Green Bungalow.

A detailed assessment and evidence is provided at Section 6.2 of our NP Basic Conditions Statement and Sections 5.0 to 8.4 of our NP Evidence Base Document respectively.

5.0 - Amendments to our Plan and its Proposals following Consultation

Our Parish Council / Working Party, not only being the Qualifying Body but also the Party created to both lead and manage this process, has, over the course of these consultations, considered carefully all those presentations, representations, ideas and respondent comments, resulting in those 13 projects being put forward.

There have been a number of changes made along the way as this process has evolved, for instance, those community projects originally proposed for Sandon Village Room and Sandon War Memorial have been removed for instance due to successfully and independently reaching funding targets and those works necessary being conducted respectively etc.

The original proposal for expansion at The Greyhound Inn at Burston has been removed at the request of the owner.

An alternative proposal has been added at Burston lane in Burston following comments received. Additional projects at the Green Bungalow, Castle View and Butterhill Cottage have all been added following requests from the owners, and, some of the more unrealistic proposals for instance, such as, using the culvert under the A51 as a pedestrian subway, and replacing the right turn filter lane off the A51 onto Burston Lane with a Traffic Island, have of course been removed.

In summary,

All the ideas, proposals and comments received have been duly considered in a realistic context, and one that takes account of the most up to date and current wider aims and objectives of the Local Authority, as laid out within its own adopted PSB Part 1 Local Plan.

There have been numerous changes along the way, with some easy, and not so easy decisions made, all in a democratic manner, with the overriding context throughout being that of considering each proposal against its own individual and collective merit and wider contribution toward the future sustainability and well being of our Parish, which, on balance, we consider those included do achieve.

6.0 - Appendices

Included within the Appendix items are relevant extract agendas and minutes from all Parish Council meetings from March 2011 through to February 2013.

Whilst this is not exhaustive, we consider that these represent the critical mass in this context, being the key period in terms of consultations etc, hence their inclusion.

The enclosed Public Meeting flyer for the 23rd May 2012 mistakenly states through typing error that this was the 'third' public meeting when it was indeed the second.

This was not identified until after printing, so was left unamended in order to reduce printing costs and our carbon footprint.

Consultation Statement - Appendices

6.1 – Stafford Borough Council/Staffordshire Parish Councils Association Neighbourhood Planning Presentation

Neighbourhood Planning



**Staffordshire Parish Councils' Association
Stafford Area presentation
3 March 2011**

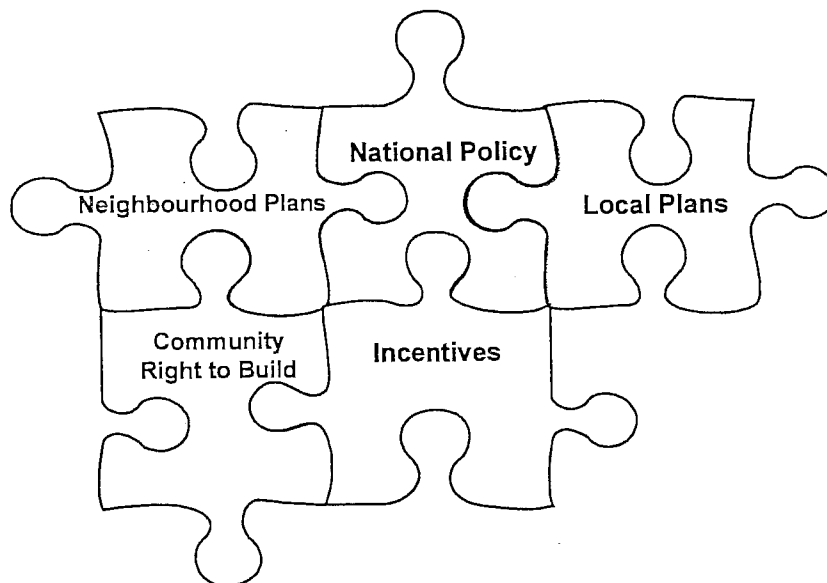


LOCALISM – GOVERNMENT'S APPROACH

- Government has set the foundations for the Big Society by radically transforming the relationships between central government, local government, communities and individuals.
- Decisions should be taken as closely as possible to the people they affect.
- Localism can also mean allowing local people to set priorities and become involved in decisions about the future of their area.
- Devolve greater powers to councils and neighbourhoods and give local communities control over housing and planning decisions.
- Giving communities direct incentives to promote and support sustainable growth

NEW ERA OF PLANNING - LOCALISM

- May 2010 – new coalition Government launches 'The Big Society' initiative and a new Localism agenda
- July 2010 – Regional Strategies scrapped together with development requirements for Stafford Borough to 2026
- October 2010 – Budget announcements & CSR settlement
- December 2010 – Government publishes Localism Bill
- April 2011 - National Planning Framework to replace PPG / PPS
- During 2011 – Government to provide more process details



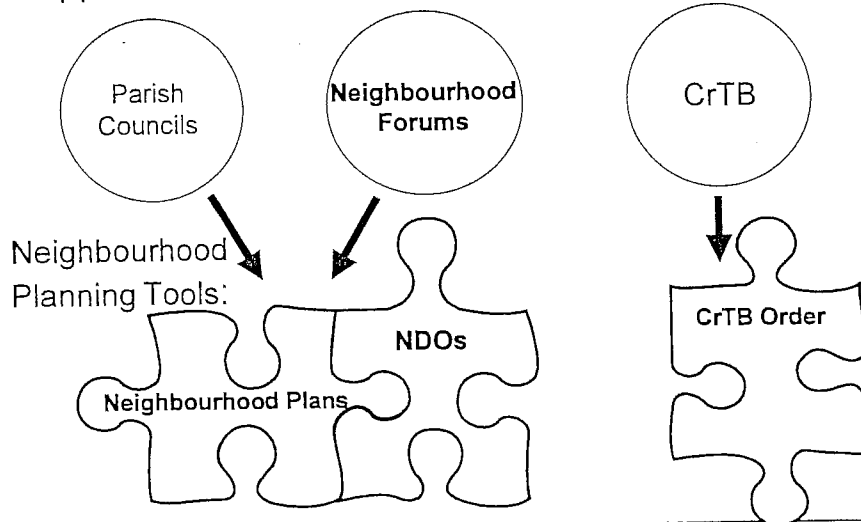
NEIGHBOURHOOD PLANNING – KEY MESSAGES

- The Government is giving neighbourhoods far more ability to determine the shape of the places in which people live through 'neighbourhood plans'.
 - Empower communities to take control
 - Neighbourhood not local planning authority led.
 - Light-touch process
 - Inspire innovation and creativity
 - Exploring ways of enabling small scale community development.
 - Permissive regime

NEIGHBOURHOOD PLANNING – KEY MESSAGES

- Part of the Development Plan system
- Within the framework of strategic plans and national policy
- Neighbourhood plans **can go beyond local authority policies** on development
- Promote more but not less development
- Regard to national policy (e.g. NPPF) and guidance
- Regard to rest of development plan but..
- **General conformity** with 'strategic policies and proposals' in local plan
- Consistency with adopted neighbourhood plans
- Compatible with EU and ECHR obligations

Applicants:



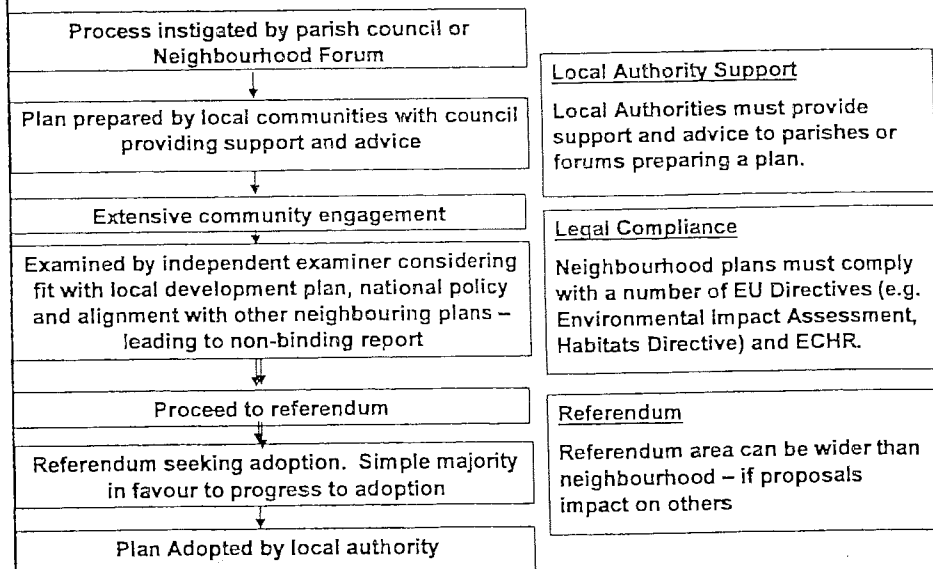
“When people know that they will get proper support to cope with the demands of new development; when they have a **proper say** over what new homes will look like; and when they can influence where those homes go, **they have reasons to say “yes” to growth.**”

Greg Clark MP, 18/11/10



THE PROCESS

1. Defining the Neighbourhood
2. Applying to be a Neighbourhood Forum (not necessary for Parish Councils)
3. Undertaking pre-application consultation / assessment
4. Local Authority Duty to Support
5. Submit draft plan / order for independent examination
6. Local Authority Validation Check
7. Independent examination – written representations the norm
8. Examiner's Report
9. Referendum on (modified) plan / order
10. Adoption by Local Authority – part of development plan

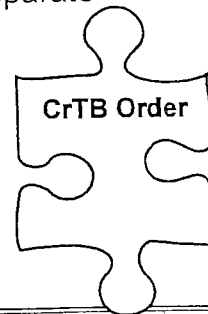


NEIGHBOURHOOD PLANNING LOCAL AUTHORITY ROLE

- Local Planning Authority has a key role in designating 'neighbourhood areas'
- Confined decision-making – in compliance with National Planning Framework & Borough's Development Plan / LDF
- Fund Examination
- Fund and undertake referendum
- Duty to Support – Ensure compliance with EU Directives
- Duty to Adopt

NEIGHBOURHOOD PLANNING COMMUNITY RIGHT TO BUILD

- **Community-Right-to-Build** will be delivered through the neighbourhood planning system.
- It will enable communities to deliver small-scale, site-specific development without the need for a separate planning application.
- The benefits of development remain within the community



PROGRESS TO DATE

- Delivering the Plan for Stafford Borough – issues & options (2009)
- Delivering the Plan for Stafford Borough – draft core policies consultation in February & March 2010
- July 2010 – Preferred Core Policies agreed including for rural affordable housing, transport and economy
- November 2010 to January 2011 – Delivering the Plan for Stafford Borough Local Choices consultation

LOCAL CHOICES CONSULTATION – KEY MESSAGES

- Delivering the Plan for Stafford Borough – Local Choices consultation (November 2010 to January 2011) with the following key policy questions / statements:
 - * Majority of new development at Stafford town with infrastructure
 - * Current rate of housing development continued at 500 per year
 - * Plan period from 2006 to 2031 (previously 2026)
 - * Limited new development in rural areas with affordable housing
 - * Provision for new employment land at 8 hectares per year and 20,000 sq metres of non-food stores at Stafford town centre
 - * Protect the countryside & Green Belt boundaries
 - * Providing new development for the future of local communities



PARISH COUNCIL INVOLVEMENT

- Thanks to all the Parish Councils for their continued commitment to the Development Plan – your advice and responses are essential

- Between now & Summer 2011 Parish Councils to give views on:
 - Local attitudes to affordable housing in rural areas and production of Parish Local Needs Assessment
 - Preparation of Parish / Neighbourhood Plans
 - Local demand to change Residential Development Boundaries
 - Community Right to Build initiatives

- Summer 2011: Delivering the Plan for Stafford Borough – preferred approach published



LDF CONTACT

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6.2 – Sandon and Burston Parish Council Meeting Agendas and Minutes 2011

1. Sandon and Burston Parish Council Meeting – 9th March 2011 (minutes)
10/165.1 – Councillor Shaw raised the item of Neighbourhood Planning in respect of the Parish of Sandon and Burston.
10/166.3.3 – A report to the Parish Council by the Clerk on presentations given by Stafford Borough Council Forward Planning on Neighbourhood Plans.
2. Sandon and Burston Parish Council Meeting – 13th April 2011 (minutes)
11/011.1 – Councillor Shaw raised issues regarding the proposed changes to the Planning System, the Localism Bill and specifically Neighbourhood Plans.
11/011.1.1 – RESOLVED to move forward and consider formulation of a Neighbourhood Plan for the Parish. Councillor Shaw to present information at a future meeting.
11/012.2.2 – Parish Forum to be held at the Civic Centre on 29th September 7.00pm.
3. Sandon and Burston Parish Council Meeting – 13th July 2011 (agenda)
14. – Outstanding Matters – Reports and Updates
14.4 – Councillor Shaw. Localism Bill and Neighbourhood Plans.
4. Sandon and Burston Parish Council Meeting – 13th July 2011 (minutes)
11/029.4 – Councillor Shaw. Localism Bill and Neighbourhood Plans.
Presentation and update by Councillor Shaw including the distribution of Parish Maps to Member Councillors. The basic question being, what would parishioners like to see in terms of development locations and more particularly which locations should be identified as areas where no development should take place. An example of the latter being the Trent Valley between Aston by Stone and Sandon, and maybe lower down the valley.
Possible Neighbourhood Plan involving adjacent parish areas, like Aston which is within the Parish of Stone Rural.
5. Sandon and Burston Parish Council Meeting – 10th August 2011 (agenda)
7. - Outstanding Matters – Reports and Updates
7.8 – Neighbourhood Plans
13. - Correspondence
13.2.3 – Stafford Neighbourhood Plans. Website information.
13.3 – Staffordshire Parish Councils’ Association
13.3.1 – Weekly email updates for information, particularly the Localism Bill.
6. Sandon and Burston Parish Council Meeting – 10th August 2011 (minutes)
11/045.8 – Neighbourhood Plans
11/045.8.1 – Presentation by Councillor Shaw on outline considerations for future development/restriction on development, in principle, with Member Councillors to consider how they wish to see future development by identifying areas on Parish Maps provided. For future discussions with parishioners and eventual embodiment within the Borough Future Planning Departments LDF document. This Neighbourhood Plan could include, with co-operation, areas within neighbouring parishes.
11/051.2.3 – Stafford Neighbourhood Plans. Direction to website information.
11/051.3 – Staffordshire Parish Councils’ Association
Information passed onto Council Members by email as appropriate, particularly related to the Localism Bill.

7. Sandon and Burston Parish Council Meeting – 14th September 2011 (agenda)
 7. – Outstanding Matters – Reports and Updates
 - 7.6 – Neighbourhood Plans
 13. – Correspondence
 - 13.2.3 – Parish Forum Thursday 29th September Civic Centre Stafford 7.00pm
 - 13.2.4 – LDF The Plan for Stafford Borough. Consultation September and October.

8. Sandon and Burston Parish Council Meeting – 14th September 2011 (minutes)
 - 11/061.6 – Neighbourhood Plans
 - 11/061.6.1 – Continuation of the discussion on outline considerations for future development within the Parish. Proposals from Member Councillors to be collated by Councillor Shaw.
 - 11/066 – Correspondence
 - 11/066.2.3 – Parish Forum. Thursday 29th September 7.00pm. For information.
 - 11/066.2.4 – LDF The Plan for Stafford Borough Council. Response required after October meeting date. Agenda item for October.

9. Sandon and Burston Parish Council Meeting – 12th October 2011 (agenda)
 7. – Outstanding Matters – Reports and Updates
 - 7.5 – Neighbourhood Plans
 13. – Correspondence
 - 13.2.1 – Parish Forum Report from 29th September meeting
 - 13.2.2 – LDF Consultation Response

10. Sandon and Burston Parish Council Meeting – 12th October 2011 (minutes)
 - 11/076.5 – Neighbourhood Plans
 - 11/076.5.1 – Councillor Shaw’s report on progress. The composite map including the observations of Member Councillors was now coming together.
 - Councillor Shaw to attend the Borough Council Planning Forum on 17th October.

11. Sandon and Burston Parish Council Meeting – 9th November 2011 (agenda)
 6. Outstanding Matters – Reports and Updates
 - 6.2 – Neighbourhood Plan

12. Sandon and Burston Parish Council Meeting – 9th November 2011 (minutes)
 - 11/091.2 – Neighbourhood Plan
 - 11/091.2.1 – Councillor Shaw’s report on progress.
 - A Draft Plan was presented to Council Member for comment.
 - 11/091.2.2 – The way forward. Once agreed by Council the next step would be to submit the document to Stafford Borough Council (Forward Planning – Alex Yendole) for comments in principle, not detail, thereafter it would be submitted to an Independent Examiner.
 - Following that process the Borough Council would organise a Parish Referendum.
 - 11/091.2.3 – It was proposed to display the documents and maps in Sandon Parish Room sometime in January or February. To be advertised in the Compass Magazine.
 - Also it was proposed to hold discussions with the Sandon Estate as the major land and property owner of the Parish.
 - 11/097.2 – Stafford Borough Council
 - 11/097.2.1 – Parish Planning Forum – attended by Councillor Shaw.
 - Minutes received from the Borough relating to Neighbourhood Plans, Affordable Housing and Enforcement were circulated. For Information.

13. Sandon and Burston Parish Council Meeting – 14th December 2011 (agenda)
 6. – Outstanding Matters. Reports and Updates.
 - 6.2 – Neighbourhood Plan
 12. – Correspondence
 - 12.3 – Staffordshire Parish Councils’ Association
 - 12.3.1 – Weekly email updates for information. Localism Bill, Neighbourhood Plans.
14. Sandon and Burston Parish Council Meeting – 14th December 2011 (minutes)
 - 11/106.2 – Neighbourhood Plan
 - 11/106.2.1 – Councillor Shaw’s report on progress.
A meeting had been arranged with Stafford Borough Forward Planning – Alex Yendole, set for 12th January 2012.
 - 11/106.2.2 – RESOLVED to arrange a meeting with the Sandon Estate Manager as soon as possible.
The meeting was adjourned to explain the Neighbourhood Plan process to Mrs Sheppard (a parishioner in attendance).
The meeting was reconvened thereafter

6.3 – Sandon and Burston Parish Council Meeting Agenda and Minutes 2012

1. Sandon and Burston Parish Council Meeting 11th January 2012 (agenda)
 6. Outstanding Matters. Reports and Updates
 - 6.2 – Neighbourhood Plan
2. Sandon and Burston Parish Council Meeting 11th January 2012 (minutes)
 - 11/121.2 – Neighbourhood Plan
 - 11/121.2.1 – Councillor Shaw’s report on progress.
The meeting with Stafford Borough Forward Planning – Alex Yendole confirmed for 12th January 2012.
 - 11/121.2.2 – Councillor C A Jackson report. Meeting arranged with Sandon Estate Manager on Friday 13th January 2012. Councillor Millington and Councillor Shaw to attend.
3. Sandon and Burston Parish Council Meeting – 8th February 2012 (agenda)
 6. Outstanding Matters. Reports and Updates
 - 6.2 – Neighbourhood Plan
 12. – Correspondence
 - 12.3.2 – NALC/CPRE Publication “A Guide to Neighbourhood Planning”
 - 12.3.3 – Planning Seminar 7th March 2012.
4. Sandon and Burston Parish Council Meeting – 8th February 2012 (minutes)
 - 11/136.2 – Neighbourhood Plan
 - 11/136.2.1 – The Chairman reported that a meeting had taken place with Mr Duncan, Sandon Estate Manager, and three Parish Councillors, Councillors C A Jackson, Millington, and Shaw.
Mr Duncan had come along to the meeting tonight to present ideas on the development of the Neighbourhood Plan, outlining the areas in which the Estate may be involved.
 - 11/136.2.2 – Councillor Shaw reported on the useful meeting that had taken place with Stafford Borough Council Forward Planning, Mr Yendole. Conclusion was that we were on the right track.

The meeting was adjourned to receive Mr Duncan's presentation and reconvened thereafter.

11/136.2.3 – Sandon Estate very much welcomes the opportunity to be involved. Lord Harrowby has been given a copy of the draft plan, takes a positive view and would welcome the opportunity to meet with Council Members at Sandon Hall. It was considered an opportunity to integrate ideas and produce a Neighbourhood Plan that was of benefit to the long term sustainability of the estate and the Parish. If there was a need to involve a Planning Consultant then the Estate may contribute to the cost. Specific Estate sites and building were then mentioned and there was an underlining theme on the need to provide employment as well as housing by bringing into use mainly existing Estate buildings. Trying to get economic activity going. Dog Farm already had an approved plan to provide eight workshop units that could provide employment opportunities. Stonebench Farm. Possible Retail/Workshop use, rather than residential. Dog and Doublet had recently been restored by the Lewis Partnership. Coutts House was a problem. Plans for a Play School had been rejected by the Borough. Cannon Lodge a site for possible Residential, Small Hotel, Nursing home development. Sandon Parish Room and the Club House in need of an upgrade. Possible residential sites; between Gerrad Cottage and Chapel House, land adjacent to Grove Farm and rear of Dog Farm.

11/136.2.4 – RESOLVED that Member Councillors should take the opportunity to meet Lord Harrowby and Mr Duncan to progress the Neighbourhood Plan. Meeting to be arranged between the Chairman and Mr Duncan.
11/142.3 – Staffordshire Parish Councils' Association
11/142.3.2 – Councillor Jackson to attend the Planning Seminar on 7th March with Councillor Shaw.

5. Sandon and Bursaton Parish Council Meeting – 14th March 2012 (agenda)
 6. Outstanding Matters. Reports and Updates
 - 6.2 – Neighbourhood Plan
 12. Correspondence
 - 12.3.2 – Planning Seminar 7th March 2012. Report
6. Sandon and Burston Parish Council Meeting – 14th March 2012 (minutes)
 - 11/152.2 – Neighbourhood Plan
 - 11/152.2.1 – Report of the meeting involving Lord Harrowby, the Estate Manager (Mr Duncan) and Parish Councillors Jackson, Shaw and Millington. Positive meeting discussing the integration of Estate Buildings and Land into the Neighbourhood Plan.
 - 11/152.2.2 – RESOLVED to organise an Open Public Meeting to publicise the Plan. Displaying the mapped proposals, presenting information and requesting comments from those attending. Date provisionally set for Thursday 5th April.
 - 11/158.3.2 – Planning Seminar 7th March 2012. Report. No report, problems attending.
7. Sandon and Burston Parish Council Meeting 11th April 2012 (agenda)
 6. Neighbourhood Plan
 - 6.2 – Neighbourhood Plan

8. Sandon and Burston Parish Council Meeting 11th April 2012 (minutes)

12/006 – Public Participation

The Parish Council meeting was adjourned for Parishioners to discuss the Neighbourhood Plan proposals.

12/006.1 – The Chairman invited Mr Duncan, the Sandon Estate Manager, to address the meeting to outline the Estates view of Neighbourhood Planning. 7.40pm until 8.00pm.

The land area of the Estate was some 4700 Acres with approximately two thirds of the land in Sandon and Burston Parish. Sandon Park accounted for 800 Acres.

There were twenty eight long-term tenancy farms of which five were smallholdings. Thirteen were dairy farms the remainder beef and sheep – not all were sufficiently viable to support a family.

There were eighty properties on the Estate of which approximately eighteen were permanently occupied associated with working farms, twenty seven were occupied at concessionary rents, others were let. The remainder were short term rented properties.

The policy was to upgrade properties not to sell.

There were five relatively new bungalows the remainder were old and twenty one of them were listed.

There were twenty employees of which four were office based.

The weakness of the initial Neighbourhood Plan was the need to address issue such as Local Business, Employment and Wellbeing.

The Sandon Estate maintained in part at their expense enterprises that were based at Estate properties :- Sandon Hall, Stores, Dog and Doublet, Oak Tree Farm Rural Project, Pheasant Raising, Sandon Parish Room, Saw Mills, Village Club (the base for Day Nursery and other clubs and societies).

The properties that the Estate would like to see developed :-

Dog Farm – Four Rural Office Units

Coutts House but it is a problem

Stonebench Farm Retail Outlets (small individual craft type shops)

The land that the Estate would provide for development :-

Land between Sandon Lodge and Dog Farm

Other various plots for residential development

Need for bungalows for the ageing population.

War Memorial No Plans. It's existence is safe. Estate owned and maintained.

HS2 Concerns. Possibility that it will run through the Parish adjacent to other lines.

Mr Duncan than summarised the Estate views. To realise plans money would have to come from outside the existing Estate Model.

12/006.2 – Short question and answer session involving Mr Duncan and Mr Beales.

12/006.3 – Statement from Mr Clifford – Sandon had been consulted but not Burston.

12/006.4 – The Chairman invited Councillor Shaw to make a statement.

12/006.4.1 – Councillor Shaw outlined his interest in the Plan, namely the provision of two dwellings for family members in the Paddock of the family home.

12/006.5 – Statement from Mr Wildblood. Outlining the intentions to arrange a meeting of all Burston residents inviting their input and ideas into formulating a Plan for Burston as a

sensible and democratic way to proceed. Denying the suggestion of trying to put a wedge between Sandon and Burston.

12/006.6 – The discussions continued on the differences between Sandon and Burston and the need to stay united.

12/006.1 – Councillor Ken Jackson statement imploring unity, “together we should go forward for everyone in the village”

12/006.7 – Questions and comments raised about Rural Exception Sites and Affordable Housing, in particular the location identified in Burston.

12/006.8 – Questions and comments raised regarding Burston Pool, ownership and responsibilities.

12/006.8.1 – Statement from Mr Spragg, Simon Hartley Fishing Club, they had arranged a meeting with Stafford Borough Council regarding the future and the continuation of fishing.

12/006.9 – The Chairman asked Mr Wildblood if he could come back in a months time with the result of Burston deliberations. The response was that we will do our best.

12/006.10 – Question regarding the future access opportunities to view the Plans.

12/006.10.1 – Response from the Chairman. That it would look at making the Plans available in The Parish Room on Tuesdays when the Post Office was using the room, subject to the cooperation of others. Copies of the present Plans would also be available at Sandon Stores.

The Public Participation on the Neighbourhood Plan concluded at 9.30pm.

All Parishioners, Councillor Harp and Mr Spragg left the meeting.

The meeting was then reconvened.

12/007.2 – Neighbourhood Plan

At the Parish Meeting to discuss the proposals, 49 Parishioners were present plus 3 Parish Councillors and the District Councillors Frances Beatty and Andrew Harp

12/007.2.1 – RESOLVED to arrange a public meeting after the Annual Parish Assembly.

9. Sandon and Burston Parish Council Meeting 9th May 2012 (agenda)

12. Outstanding Matters. Reports and Updates

12.2 – Neighbourhood Plan

10. Sandon and Burston Parish Council Meeting 9th May 2012 (minutes)

12/025 – Public Participation

The Parish Council meeting was adjourned for the involvement of Parishioners in the discussion on Outstanding Matters issues. 8.35pm until 9.30pm.

12/025.2 – Neighbourhood Plan

12/025.2.1 – Report presented by the Chairman

12/025.2.2 – Open Meeting on the Plan arranged for Wednesday 23rd May.

12/025.2.3 – Comment from Parishioners on the lack of opportunity to view the present Plans.

12/025.2.4 – Presentation by Councillor Shaw including reference to a reply received from Central Government regarding a question raised regarding Stafford Borough Council’s approach to lack of support and enactment of the Localism Bill with respect to Neighbourhood Plans.

11. Sandon and Burston Parish Council Meeting 13th June 2012 (agenda)

5. Outstanding Matters. Reports and Updates

5.2 – Neighbourhood Plan

5.2.1 – Letter from Stafford Borough Council Mr Manders

5.2.2 – Request from Mr Keenan for information

11. Correspondence

11.2 – Stafford Borough Council

11.2.2 – Neighbourhood Plan – Help Sheet

11.3 – Staffordshire Parish Councils' Association

11.3.2 – Stafford Area Meeting Thursday 14th June at Gnosall. Including presentations by the Borough Council and Community Council of Staffordshire on Neighbourhood Planning.

12. Sandon and Burston Parish Council Meeting 13th June 2012 (minutes)

12/036 – Public Participation

The Parish Council meeting was adjourned for the involvement of Parishioners and open discussion on Burston pool and the Neighbourhood Plan until 8.55pm.

12/036.5 – Neighbourhood Plan

12/036.5.1 – Open meeting on the 23rd May at which 35 parishioners attended. The date of 8th June was set as a deadline to receive submissions and a plan to be prepared for the next open meeting on 18th June.

12/036.5.2 – A discussion followed mainly dealing with options and whether or not the referendum would give the opportunity for parishioners to vote on each aspect of the Plan with suggestions that there was a risk that the referendum would fail due to the inclusion of unpopular aspects of the Plan.

The Chairman stated that the Plan as a whole would be subject to the referendum, “all or nothing”

The Public Participation concluded at 8.50pm.

12/037.2 – Neighbourhood Plan

12/037.2.1 – Letter from Mr Manders Head of Planning and Regeneration – Stafford Borough.

Clarification of the Borough Council's role and the requirements placed on the Parish Council including the decision to produce a Neighbourhood Plan and apply to the Local Planning Authority for designation of a Neighbourhood Area.

12/037.2.1.1 – RESOLVED that the Parish Council produces a Neighbourhood Plan and applies to Stafford Borough Council for designation of the Neighbourhood Area as the Parish of Sandon and Burston.

12/037.2.2 – RESOLVED to submit an application to Stafford Borough Council –

“Application to designate a Neighbourhood Area Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012”

Involving a statement that the Parish Council is a relevant body, specifying the extent of the Neighbourhood Area with a Parish Boundary Plan.

At this time the County and District Councillors and half the parishioners left, 9.00pm.

12/043.2.2 – Neighbourhood Plan – Help Sheet. Circulated to member Councillors and Parishioners. For Information.

13. Sandon and Burston Parish Council Meeting 11th July 2012 (agenda)

6. – Outstanding Matters. Reports and Updates

6.2 – Neighbourhood Plan

14. Sandon and Burston Parish Council Meeting 11th July 2012 (minutes)

12/051.2 – Neighbourhood Plan

12/051.2.1 – email received from Mr E Manders, Stafford Borough Council, Head of Planning and Regeneration. Acknowledgement of the Parish Councils application for Designation of a Neighbourhood Area. Dated 10th July 2012.

12/057.3.2 – Report for the Chairman and Councillor Shaw on their attendance at the Stafford Area Meeting 14th June at Gnosall. Presentations on Neighbourhood Planning.

15. Sandon and Burston Parish Council Meeting 8th August 2012 (agenda)
 6. – Outstanding Matters
 - 6.2 – Neighbourhood Plan

16. Sandon and Burston Parish Council
Correspondence from the Parish Council (Chairman, Councillor Jackson) to Mr Manders with regard to the Application for Designation of a Neighbourhood Area, and in response to his email of the 10th July 2012. Dated 8th August 2012.

17. Sandon and Burston Parish Council Meeting 8th August 2012 (minutes)
 - 12/064.2 – Neighbourhood Plan
 - 12/064.2.1 – No information on progress regarding the application for Designation of a Neighbourhood Area, dated 10th July 2012, received.
 - 12/064.2.2 – RESOLVED to write to Mr E Manders, Stafford Borough Council, Head of Planning and Regeneration requesting a progress report.

18. Sandon and Burston Parish Council Meeting 12th September 2012 (agenda)
 6. – Outstanding Matters. Reports and Updates.
 - 6.2 – Neighbourhood Plan

19. Sandon and Burston Parish Council Meeting 12th September 2012 (minutes)
 - 12/076 – Public Participation
 - 12/076.1 – Mrs Selby asked a question relating to the current consultation process regarding the Neighbourhood Plan. The consultation being on the Neighbourhood Plan Area and not on contents of the Plan itself.
 - 12/077.2 – Neighbourhood Plan
 - A consultation was in progress with regard to the Plan designated Area being the Parish Boundary. The consultation period ends on 10th October 2012.

20. Sandon and Burston Parish Council Meeting 10th October 2012 (agenda)
 5. – Outstanding Matters. Reports and Updates
 - 5.2 – Neighbourhood Plan

21. Sandon and Burston Parish Council Meeting 10th October 2012 (minutes)
 - 12/088 – Public Participation
 - 12/076.1 – Mrs Selby asked a question relating to the current consultation process regarding the Neighbourhood Plan. The consultation being on the Neighbourhood Plan Area and not on the contents itself.
 - 12/076.1.1 – Councillor Shaw outlined the process. Expressing the view that it would be a further 3 to 4 months before parishioners would be consulted on the Plan itself, assuming that the Neighbourhood Plan Area was approved.
 - 12/089.2 – Neighbourhood Plan
 - The consultation period on the Plan Designated Area being the Parish Boundary ended today.
 - 12/089.2.1 – In response to a Parish Council request to Parishioners to confirm that their original proposals for development on their land were still applicable.

The following confirmations to proceed were received from:-
N & C Ash, J & E Donnelly, P & L Shaw, S Thomas, J Pedley, Sandon Estate (verbal).
Those not wishing to proceed:-
A & J Jordan.

22. Sandon and Burston Parish Council Meeting 14th November 2012 (agenda)
 5. – Outstanding Matters. Reports and Updates
 - 5.2 – Neighbourhood Plan
23. Sandon and Burston Parish Council Meeting 14th November 2012 (minutes)
 - 12/101.2 – Neighbourhood PlanFollowing consultation it was expected that Stafford Borough Council (Cabinet) would make a decision in January 2013 on the proposed Plan Designated Area being the Parish Boundary.
24. Sandon and Burston Parish Council Meeting 12th December 2012 (agenda)
 5. – Outstanding Matters. Reports and Updates
 - 5.2 – Neighbourhood Plan
25. Sandon and Burston Parish Council Meeting 12th December 2012 (minutes)
 - 12/109. – Apologies
 - 12/109.3 – Council QuorumAs only two Member Councillors were present the Parish Council did not proceed.

6.4 – Sandon and Burston Parish Council Meeting Agenda and Minutes 2013

1. Sandon and Burston Parish Council Meeting 9th January 2013 (agenda)
 5. – Outstanding Matters. Reports and Updates
 - 5.2 – Neighbourhood Plan
2. Sandon and Burston Parish Council Meeting 9th January 2013 (minutes)
 - 12/121.2 – Neighbourhood PlanWaiting for the Borough Council meeting which will consider the Plan Area proposals.
3. Sandon and Burston Parish Council Meeting 13th February 2013 (agenda)
 5. – Outstanding Matters. Reports and Updates
 - 5.2 – Neighbourhood Plan
4. Sandon and Burston Parish Council Meeting 13th February 2013 (minutes)
 - 12/132.2 – Neighbourhood Plan
 - 12/132.2.1 – Clerk's Report. It is believed that the Borough Council have approved the designated area but no official notice has been received.
 - 12/138.3 – Staffordshire Parish Councils' Association
 - 12/138.3.3 – Stafford Area Meeting. Notice of meeting and proposal for a Neighbourhood Plan Group for mutual benefit for Parish Councils producing a Plan.

6.5 – Neighbourhood Plan Response Forms

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
Land adjacent to Grove Farm	Affordable Housing Sandon Estate		✓		
Sandon Parish Rooms	Extension and Improvements				ONGOING. ALMOST THERE WITH FUNDING
Stonebench Farm	Housing/ Hotel Retail/Farm shop/Craft shop	✓			
Land adjacent to Dog Farm	Housing/Offices	✓			
Sandon War Memorial	Renovation	✓			
Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses			✓	
Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate		✓		
Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate		✓		
Land adjacent to Burston Hall	Village Green/ Residents Parking/Housing		✓		
Burston Village Pond	Renovations/ Improvements		✓		FUNDING SHOULD COME FROM S. B. C.
Land adjacent to Woodcock Lane	Housing 2 Plots		✓		
Land at the Greyhound Inn	Extensions	✓		✓	
Land at Burston Lane	Affordable Housing		✓		

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

6 Affordable homes on Burston Lane is a ridiculous proposal. That particular plot of land is a flood area. It is home to a lot of wildlife and the trees have a preservation order on them. Also consideration needs to be given to all the extra vehicles, as this is the narrowest part of Burston Lane.

One or two houses somewhere in the village would have been acceptable but the impact of twelve dwellings in a small place like Burston and the feeling that these proposals are being pushed forward has, unfortunately made me feel quite negative towards the whole plan.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name ANNE BROOKES

Address BUTTERFIELD BURSTON NR STAFFORD
ST 18 ODR.

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature				
2	Junction of B5066 and Jolpool Lane	Highway Improvements				
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate				
4	Sandon Parish Rooms	Extension and Improvements				
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop				
6	Land adjacent to Dog Farm	Housing/Offices				
7	Sandon War Memorial	Renovation				
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses				
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate				
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate				
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate				
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing				
13	Burston Village Pond	Renovations/Improvements				
14	Land adjacent to Woodcock Lane	Housing 2 Plots				
15	Land at the Greyhound Inn	Extensions				
16	Land at Burston Lane	Affordable Housing				

SEE OVER

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

I feel it would be more appropriate for further consultation and for the committee to outline where the proposals came from. Also, the Estate should make their intentions known before any informed decision can be made.

Additionally, as a resident of Sandon, I feel unable to comment on what should happen in Burston

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name JULIE CHARLTON

Address STEWARDS LODGE, HILDERSTONE RD, SANDON

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature				
2	Junction of B5066 and Jolpool Lane	Highway Improvements				
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate				
4	Sandon Parish Rooms	Extension and Improvements				
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop				
6	Land adjacent to Dog Farm	Housing/Offices				
7	Sandon War Memorial	Renovation				
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses				
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate				
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate				
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate				
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing				
13	Burston Village Pond	Renovations/Improvements				
14	Land adjacent to Woodcock Lane	Housing 2 Plots				
15	Land at the Greyhound Inn	Extensions				
16	Land at Burston Lane	Affordable Housing				

ALREADY DONE

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name I. CLIFFORD

Address 11 POOL SIDE, BURSTON, STAFFORD ST18 0DR

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature		✓		BACK OF PAPER
2	Junction of B5066 and Jolpool Lane	Highway Improvements		✓		
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate		✓		
4	Sandon Parish Rooms	Extension and Improvements		✓		
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop		✓		
6	Land adjacent to Dog Farm	Housing/Offices		✓		
7	Sandon War Memorial	Renovation		✓		
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses		✓		
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate		✓		
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate		✓		
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate		✓		
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing		✓		
13	Burston Village Pond	Renovations/Improvements		✓		
14	Land adjacent to Woodcock Lane	Housing 2 Plots		✓		
15	Land at the Greyhound Inn	Extensions		✓		
16	Land at Burston Lane	Affordable Housing		✓		

PLEASE SEE OVERLEAF

Any further comments please use other side

V A S E

FURTHER COMMENTS

I AM FUNDAMENTALLY NOT AVERSE TO SOME DEVELOPMENT PROPOSALS. BUT AT THIS STAGE FEEL THERE NEEDS TO BE MUCH MORE CONSULTATION IN DEPTH. AND I THINK THE FOLLOWING PROCEDURES SHOULD BE ADOPTED:- (1) A SIMPLE DOCUMENT SHOWING WHERE AND WHAT IS BEING PROPOSED (2) A CONSULTATION ~~COMMITTEE~~ COMMITTEE FORMED TO REPRESENT VILLAGERS OF BOTH SANDON AND BURSTON INDEPENDENT OF THE COUNCIL. ALLOWING TIME FOR PEOPLE TO VISIT SITES AND MAKE COMMENTS. (3) A FULL CONSULTATION MEETING AT WHICH A REPRESENTATIVE OF THE COUNTY COUNCIL PLANNING DEPT SHOULD ATTEMPT TO ANSWER ANY QUESTIONS ABOUT THE WHOLE PROPOSALS AND THE LONG TERM PLANNING EFFECTS THIS COULD HAVE ON THE VILLAGES. FROM MY POINT OF VIEW UNTILL SOMETHING ALONG THESE LINES TAKES PLACE I'M AFRAID I WILL HAVE TO REJECT ALL PROPOSALS.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name..... ROGER HARRIS

Address..... PEAR TREE HOUSE, BURSTON

MOB 07768-180056.

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature		<input checked="" type="checkbox"/>		
2	Junction of B5066 and Jolpool Lane	Highway Improvements		<input checked="" type="checkbox"/>		
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate		<input checked="" type="checkbox"/>		
4	Sandon Parish Rooms	Extension and Improvements		<input checked="" type="checkbox"/>		
5	Stonebench Farm	Housing/Hotel/ Retail/Farm shop/Craft shop		<input checked="" type="checkbox"/>		
6	Land adjacent to Dog Farm	Housing/Offices		<input checked="" type="checkbox"/>		
7	Sandon War Memorial	Renovation		<input checked="" type="checkbox"/>		
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses		<input checked="" type="checkbox"/>		
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate		<input checked="" type="checkbox"/>		
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate		<input checked="" type="checkbox"/>		
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate		<input checked="" type="checkbox"/>		
12	Land adjacent to Burston Hall	VillageGreen/ Residents Parking/Housing		<input checked="" type="checkbox"/>		
13	Burston Village Pond	Renovations/ Improvements		<input checked="" type="checkbox"/>		
14	Land adjacent to Woodcock Lane	Housing 2 Plots		<input checked="" type="checkbox"/>		
15	Land at the Greyhound Inn	Extensions		<input checked="" type="checkbox"/>		
16	Land at Burston Lane	Affordable Housing		<input checked="" type="checkbox"/>		

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

We need a vision + strategy
first - + create a set of
agreed plans -

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

NO

Name.....

W. CAPLOW

Address.....

BURTON HOUSE -

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
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5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop				
6	Land adjacent to Dog Farm	Housing/Offices				
7	Sandon War Memorial	Renovation				
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses				
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate				
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate				
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13	Burston Village Pond	Renovations/Improvements				
14	Land adjacent to Woodcock Lane	Housing 2 Plots				
15	Land at the Greyhound Inn	Extensions				
16	Land at Burston Lane	Affordable Housing				

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

NO

Name Stella Lloyd

Address 1, Pool Cottage, BURSTON

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

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3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate				
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9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate				
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate				
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate				
12	Land adjacent to Burston Hall	VillageGreen/ Residents Parking/Housing				
13	Burston Village Pond	Renovations/ Improvements				
14	Land adjacent to Woodcock Lane	Housing 2 Plots				
15	Land at the Greyhound Inn	Extensions				
16	Land at Burston Lane	Affordable Housing				

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

NO

Name Marquerite Clifford

Address 11 POOL SIDE BURSTON NR STAFFORD ST18 0J

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
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13	Burston Village Pond	Renovations/Improvements				
14	Land adjacent to Woodcock Lane	Housing 2 Plots				
15	Land at the Greyhound Inn	Extensions				
16	Land at Burston Lane	Affordable Housing				

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

Start again in a few weeks/months time
when everyone has had a chance to
give their thoughts.

I served my time on the P.C. &
resigned because of feeling somewhat
intimidated, so don't say people
are not involved in the villages -
they are

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

NO

Name... Ann Jones

Address... Laurel Lane

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
Land adjacent to Grove Farm	Affordable Housing Sandon Estate		✓		
Sandon Parish Rooms	Extension and Improvements				ONGOING. ALMOST THERE WITH FUNDING
Stonebench Farm	Housing/ Hotel Retail/Farm shop/Craft shop	✓			
Land adjacent to Dog Farm	Housing/Offices	✓			
Sandon War Memorial	Renovation	✓			
Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses			✓	
Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate		✓		
Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate		✓		
Land adjacent to Burston Hall	Village Green/ Residents Parking/Housing		✓		
Burston Village Pond	Renovations/ Improvements		✓		FUNDING SHOULD COME FROM. S.B.C
Land adjacent to Woodcock Lane	Housing 2 Plots		✓		
Land at the Greyhound Inn	Extensions	✓		✓	
Land at Burston Lane	Affordable Housing		✓		

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

6 Affordable homes on Burston Lane is a ridiculous proposal. That particular plot of land is a flood area. It is home to a lot of wildlife and the trees have a preservation order on them. Also consideration needs to be given to all the extra vehicles, as this is the narrowest part of Burston Lane.

One or two houses somewhere in the village would have been acceptable but the impact of twelve dwellings in a small place like Burston and the feeling that these proposals are being pushed forward has, unfortunately made me feel quite negative towards the whole plan.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name GEORGE BROOKER

Address BUTTERFIELD BURSTON NR STAFFORD
ST. 18. ODR.

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Ref</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature			✓	
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate		✓		
4	Sandon Parish Rooms	Extension and Improvements			✓	THE PLAN TO SECURE FULL FUNDING FOR THIS MODERNISATION IS ALREADY IN PLACE, AND SO THIS ITEM IS NOT RELEVANT TO AN AGENDA ITEM.
5	Stonebench Farm	Housing/ Hotel /Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	Disagree		✓	I WOULD LIKE TO KNOW MORE ABOUT THIS. AGREE ON THE BASIS THAT THIS IS THE RENOVATION OF DILAPIDATE BUILDINGS RATHER THAN NEW BUILDINGS.
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/Improvements/other uses			✓	I WOULD LIKE TO SEE A DETAILED PLAN OF WHAT THIS ENTAILS.
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate		✓		
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate		✓		
12	Land adjacent to Burston Hall	Village Green/Residents Parking/Housing		✓		
13	Burston Village Pond	Renovations/Improvements		✓		THIS ITEM SHOULD BE REMOVED FROM THE AGENDA. 'NO FUNDS' IS UNABLE I WILL TRY THAT NEXT TIME MY CAR TAX IS DUE AND SEE HOW FAR IT GETS ME.
14	Land adjacent to Woodcock Lane	Housing 2 Plots		✓		
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing		✓		

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

I AM SORRY FOR ALL THE EFFORT THAT THE PARISH COUNCIL HAVE PUT INTO THIS, BUT THE PLAN IS FOR THE MOST PART 'WIDE OF THE MARK'. THIS IS NOT HOW I SEE MY PARISH LOOKING.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name MATTHEW JOHN BROOKES

Address MOAT HOUSE, CHURCH LANE, SANDON,
STAFFORDSHIRE, ST18 0DB

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
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PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

We did not have adequate time to view the proposals before the meeting. Viewing times the previous weekend would have been ideal and then the meeting could have started at 7pm as advertised. The cost of proposals 1 to 16 will be considerable, but people may say they want them, until the Bill arrives!

Obviously the Burston Pool needs instant renovation, the War Memorial needs more work. I am disgusted by the state of the lay by and area in front of Sander Stores. Not easy as much litter is dropped but leaves & twigs etc could be cleared regularly.

Could not finish minutes be E-mailed to us. Few people are going to get out of their cars to look.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
I am against all developments except, possibly, the
THE OVERALL PROPOSALS?
land by the Greyhound which would provide employment

YES

NO

Name C. J. PHILLIPS

Address THE STABLES BURSTON ST18 0XS

E Mail Chris.Phillips 34 @googlemail.com

I never here out there, from Wind Farm ^{protest} - Can they

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
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5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop				
6	Land adjacent to Dog Farm	Housing/Offices				
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate				
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate				
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate				
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing		✓		<i>the invasive nature of these homes.</i>
13	Burston Village Pond	Renovations/Improvements				
14	Land adjacent to Woodcock Lane	Housing 2 Plots				
15	Land at the Greyhound Inn	Extensions				
16	Land at Burston Lane	Affordable Housing				

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

evidence based

↳ REAL & GENUINE NEED

- there is no genuine need for the plans of article 12.

Please start again

council members have been pointedly rude. if you are the face of the people of Burston & Sardon for the people of Burston & Sardon being combative rather than collaborative with the people you represent. calling Parish ~~members~~ lazy and being rather insulting is the NOT a manner to address members of your OWN community!

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name... Charlotte Wildblood.....

Address... Burston Lodge, ST18 0DR.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
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11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate				
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing		✓		
13	Burston Village Pond	Renovations/Improvements				
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6	Land at Burston Lane	Affordable Housing				

VOID

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

CAN WE START AGAIN?

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

NO

Name..... FREDDIE WILDBLOOD.....

Address..... Burston Lodge, Burston.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
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2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate				
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop				
6	Land adjacent to Dog Farm	Housing/Offices				
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate				
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate				
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate				
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing		✓		
13	Burston Village Pond	Renovations/Improvements		✓		
14	Land adjacent to Woodcock Lane	Housing 2 Plots				
5	Land at the Greyhound Inn	Extensions		✓		
6	Land at Burston Lane	Affordable Housing		✓		

PLEASE SEE OVERLEAF

Any further comments please use other side

(N) M

FURTHER COMMENTS

No genuine need for additional ~~for~~ housing in the centre of Burston.

~~The plans proposed for the Chapel Church~~
~~will create a change~~

Please start again

I suggest:

A meeting to explain the process

A further meeting to discuss the Vision for the village.

A presentation of all suggestions

Then a move forward to consider all proposals.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name..... Hugo Wildblood.....

Address..... Burston Lodge.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

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14	Land adjacent to Woodcock Lane	Housing 2 Plots				
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16	Land at Burston Lane	Affordable Housing				

PLEASE SEE OVERLEAF

Any further comments please use other side



FURTHER COMMENTS

THE PROPOSALS OVERLEAF ARE TOO SPECIFIC
AT THIS STAGE OF CONSULTATION, MORE TIME
IS NEEDED TO ASSIMILATE AN OVERALL PERSPECTIVE
AND IT WOULD NOT BE APPROPRIATE TO COMMIT
TO THE SPECIFICS AT THIS STAGE.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

NO

Name..... Phil Howarth

Address..... CHAPEL HOUSE, SANDHAY

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Further Consultation
2	Junction of B5066 and Jolpool Lane	Highway Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Desperately Needed
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4	Sandon Parish Rooms	Extension and Improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Further detail needed
6	Land adjacent to Dog Farm	Housing/Offices	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7	Sandon War Memorial	Renovation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Bungalows
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		1
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13	Burston Village Pond	Renovations/Improvements	<input type="checkbox"/>	<input type="checkbox"/>		
14	Land adjacent to Woodcock Lane	Housing 2 Plots	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
15	Land at the Greyhound Inn	Extensions	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
16	Land at Burston Lane	Affordable Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

These are my opinions in principle need more info to vote for real. Will be at next meeting

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name..... Kate Butte

Address.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

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16	Land at Burston Lane	Affordable Housing				

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

Collect Comments over next 3 mths
& start process A FIRST. WITH
Regular open mtg's FOR THE NEIGHBOURHOOD
plans & NOT just work
PC mtg's -

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

NO

Name..... K. WASHINGTOWN

Address..... OLD MILL COTTAGE BURSTON

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature				
2	Junction of B5066 and Jolpool Lane	Highway Improvements				
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate				
4	Sandon Parish Rooms	Extension and Improvements				
5	Stonebench Farm	Housing/Hotel/ Retail/Farm shop/Craft shop				
6	Land adjacent to Dog Farm	Housing/Offices				
7	Sandon War Memorial	Renovation				
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses				
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate				
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate				
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate				
12	Land adjacent to Burston Hall	VillageGreen/ Residents Parking/Housing				
13	Burston Village Pond	Renovations/ Improvements				
14	Land adjacent to Woodcock Lane	Housing 2 Plots				
15	Land at the Greyhound Inn	Extensions				
16	Land at Burston Lane	Affordable Housing				

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

LETS START THE WHOLE PROCESS
AGAIN AND ALLOW THE RESIDENTS TO
OUTLINE THE PROPOSALS PRIOR TO
THE THE PARISH COUNCILS PROPOSALS
BEING MADE.

I WOULD DISAGREE WITH THE PROPOSALS
CURRENTLY UNTIL ALL VILLAGES OF
BUSTON + SAWDON ARE CAUVASSED.

IT IS ALSO VERY IMPORTANT TO THANK
THE COMMITTEE FOR OUTLING THEIR WORTHY
IDEAS, BUT WE AS A COMMUNITY NEED
TO RETHINK AND START AGAIN.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

NO

Name EMALYN

Address

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature				
2	Junction of B5066 and Jolpool Lane	Highway Improvements				
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements				
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop				
6	Land adjacent to Dog Farm	Housing/Offices				
7	Sandon War Memorial	Renovation				
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses				
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing				
13	Burston Village Pool Pool	Renovations/Improvements				
14	Land adjacent to Woodcock Lane	Housing 2 Plots				
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

Burston residents should vote on what they want - Sandon residents may not know Burston sufficiently well.

Low cost housing Yes = not large villas
Yes to Grayhound extension.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name.....

Address.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2	Junction of B5066 and Jolpool Lane	Highway Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4	Sandon Parish Rooms	Extension and Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6	Land adjacent to Dog Farm	Housing/Offices	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7	Sandon War Memorial	Renovation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13	Burston Village Pond	Renovations/Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14	Land adjacent to Woodcock Lane	Housing 2 Plots	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15	Land at the Greyhound Inn	Extensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16	Land at Burston Lane	Affordable Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

NO

Name..... *Clare Donnelly*

Address..... *Burton Hall*

Burton

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2	Junction of B5066 and Jolpool Lane	Highway Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4	Sandon Parish Rooms	Extension and Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6	Land adjacent to Dog Farm	Housing/Offices	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7	Sandon War Memorial	Renovation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13	Burston Village Pond	Renovations/Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14	Land adjacent to Woodcock Lane	Housing 2 Plots	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15	Land at the Greyhound Inn	Extensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16	Land at Burston Lane	Affordable Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name

PAUL SHAW

Address

BURSTON VILLA FARM

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	✓			
13	Burston Village Pond	Renovations/Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name ^{Zoe} ~~Fred~~ JORDAN Jordan

Address THE GREYHOUND COTTAGE

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	✓			
13	Burston Village Pond	Renovations/Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing		✓		NOT ENOUGH PARKING & ACCESS

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name... JOYCE JORDAN.....

Address... BECK HOUSE.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Junction of B5066 and Jolpool Lane	Highway Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Sandon Parish Rooms	Extension and Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Land adjacent to Dog Farm	Housing/Offices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	Sandon War Memorial	Renovation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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13	Burston Village Pond	Renovations/Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14	Land adjacent to Woodcock Lane	Housing 2 Plots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15	Land at the Greyhound Inn	Extensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16	Land at Burston Lane	Affordable Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PLEASE SEE OVERLEAF

Any further comments please use other side

23. (Y)

FURTHER COMMENTS

Lined area for writing further comments.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name... LILIAN SHAW

Address... BURSTON VILLA FARM

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	✓			
13	Burston Village Pond	Renovations/Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name... F. P. Jubb ... F. P. JUBB

Address... 8 Poolside, Burston, Stafford, ST18 0DR

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
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3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4	Sandon Parish Rooms	Extension and Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6	Land adjacent to Dog Farm	Housing/Offices	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7	Sandon War Memorial	Renovation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13	Burston Village Pond	Renovations/Improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14	Land adjacent to Woodcock Lane	Housing 2 Plots	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15	Land at the Greyhound Inn	Extensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16	Land at Burston Lane	Affordable Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

PLEASE SEE OVERLEAF

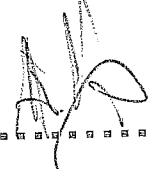
Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name... ALAN JOAZAN 

Address... BECK HOUSE

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
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3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	✓			
13	Burston Village Pond	Renovations/Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name... Wick Ash

Address... LAND AT BURSTON LANE & GREEN
BUNGAROW SITE

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
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2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	✓			
13	Burston Village Pond	Renovations/Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name Carol Ash.....

Address Land at Burslem Lane & the Green Bungalow site.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/ Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/ Residents Parking/Housing	✓			
13	Burston Village Pond	Renovations/ Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

Lined area for writing further comments.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name. PETER JORDAN

Address. THE GREYHOUND COTTAGE

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
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3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/ Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/ Residents Parking/Housing	✓			
13	Burston Village Pond	Renovations/ Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name.....

John Darnelly

Address.....

BURSTON HALL, BURSTON, STAFFORDSHIRE ST18 0DL

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	✓			
13	Burston Village Pond	Renovations/Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

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ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name..... *Alison (Sally) Jackson*

Address..... *Paddock Cottage,
The Coach House
Buxton.*

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop		✓		Concern re traffic problems - also competition for D + Doublet which is getting re-established.
6	Land adjacent to Dog Farm	Housing/Offices		✓		Concern re traffic.
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	✓			
13	Burston Village Pond	Renovations/Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			
15	Land at the Greyhound Inn	Extensions		✓		Accommodation etc not now being considered.
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name..... M. SHELLEY.....

Address..... WILLOW BROOK, SANDON. ST18 0DN.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	/			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate			/	So long as it is affordable
4	Sandon Parish Rooms	Extension and Improvements	/			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop			✓	No to a hotel
6	Land adjacent to Dog Farm	Housing/Offices			✓	But need to know more about Housing
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			Car park long as above
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate			✓	So long as it's affordable and people living next to it agree
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate			✓	Same as above
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate			✓	Same as above
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing			✓	
13	Burston Village Pond	Renovations/Improvements			✓	
14	Land adjacent to Woodcock Lane	Housing 2 Plots			✓	
15	Land at the Greyhound Inn	Extensions			✓	
16	Land at Burston Lane	Affordable Housing			✓	

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

• Any thoughts about slowing traffic on B5066 around the Canal bridge both going out of and into the village?

• The issues in burston are more for them to comment on as they are mostly affected.

• If there are thoughts of a hotel in the village could Sunden lodge or Coats house be an option

• There needs to be a clear understanding of what people class as affordable housing, so that younger people are not priced out of their own villages.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name..... Steve Beales.....

Address..... The old Railway Station, Sunden.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			IF FOR VILLAGERS AND OR RELATIVES
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/ Retail/Farm shop/Craft shop	✓	NOT FOR HOTEL		AFFORDABLE HOUSING
6	Land adjacent to Dog Farm	Housing/Offices	✓			AGAIN AFFORDABLE HOUSING
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			AGAIN IF FOR VILLAGERS AND OR RELATIVES
12	Land adjacent to Burston Hall	VillageGreen/ Residents Parking/Housing	✓			IF AFFORDABLE HOUSING
13	Burston Village Pond	Renovations/ Improvements	✓			LAST 5 PROPOSALS
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			YES IF VILLAGERS IN BURSTON AGREE
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

Agree with general proposals as long as
Affordable Housing is for people on
lower incomes

My son and his partner are renovating
Lock Cottage in Sandon and as I walk
down there quite frequently I am
concerned at the speed the cars come
over the canal bridge. I can see there
are signs up as to which cars have
priority but no one seems to take any
notice and they literally race to get across
the bridge first, dangerous for anyone on foot
There are a lot of pedestrians who use this bridge

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH

THE OVERALL PROPOSALS?

YES

NO

Name..... MARGARET BEALES

Address..... OLD RAILWAY STATION SANDON

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓			<i>Wait of more Commission to keep up Renovations</i>
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			<i>Some more for young ones to play</i>
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	✓			
13	Burston Village Pond	Renovations/Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓			
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	✓			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

Sandons should come in to the 21st Centenary
Other villages, Haslemere, Woking, Wokingham, Molesey
have more going on in one week than Sandons
have in one year,
If the Populations increase more social out lets
for Residents in the Village are needed.

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

NO

Name M. MARSDEN

Address 43 KILPERSTONE Road Sandons

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	YES		YES	
2	Junction of B5066 and Jolpool Lane	Highway Improvements	YES			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate		YES		
4	Sandon Parish Rooms	Extension and Improvements	YES			
5	Stonebench Farm	Housing/Hotel/ Retail/Farm shop/Craft shop		YES		
6	Land adjacent to Dog Farm	Housing/Offices	YES			
7	Sandon War Memorial	Renovation	YES			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses	YES		YES	
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate		YES		
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate		YES		
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate		YES		
12	Land adjacent to Burston Hall	VillageGreen/ Residents Parking/Housing	YES			
13	Burston Village Pond	Renovations/ Improvements			YES	
14	Land adjacent to Woodcock Lane	Housing 2 Plots		YES	YES	
15	Land at the Greyhound Inn	Extensions		YES	YES	
16	Land at Burston Lane	Affordable Housing	YES			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

I would like the village to remain as it is

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

 YES

NO

Name D. Bentley

Address Grove Cottage SANDON ST 180DY

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements				
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓			
5	Stonebench Farm	Housing/Hotel/ Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			<i>Bungalows</i>
12	Land adjacent to Burston Hall	VillageGreen/ Residents Parking/Housing		✓		
13	Burston Village Pond	Renovations/ Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots		✓		
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing		✓		

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name..... *Olga Tieggs*

Address..... *Farrer Cottage, Hilderstone Rd. Sanden*

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

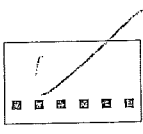
<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓			<i>Needs Traffic Calming B5066 To SAND</i>
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements				
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop		✓		
6	Land adjacent to Dog Farm	Housing/Offices		✓		
7	Sandon War Memorial	Renovation	✓			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	✓			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	✓			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing				
13	Burston Village Pond	Renovations/Improvements		✓		
14	Land adjacent to Woodcock Lane	Housing 2 Plots		✓		
15	Land at the Greyhound Inn	Extensions		✓		
16	Land at Burston Lane	Affordable Housing		✓		


PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES 

NO 

Name.....

Address.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	✓			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	✓	over →		
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	✓			
4	Sandon Parish Rooms	Extension and Improvements	✓	over →		
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	✓			
6	Land adjacent to Dog Farm	Housing/Offices	✓			
7	Sandon War Memorial	Renovation	✓?			By whom? RBL is responsible??
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	✓			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	?			? Where is Needwood Cottage??
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	?	over →		
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	✓	over →		
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	?			
13	Burston Village Pond	Renovations/Improvements	✓			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	✓	✓		Woodcock Lane floods — Presumably to be at the pub? B+B accom
15	Land at the Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing	?	over →		

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

- 1) This junction is so very dangerous - also the entrance of exit to Smallrise
- 2) Parish Room improvements - after endless years (at least 20 years) fund raising - it's time for more should surely be looked into -
- 3) This land is the only sizable piece of land used as a garden - also, ACCESS to ASI?
- 4) ~~Is this not agricultural land??~~ Access to ASI.
From my understanding this is a small triangular plot with access across a stream which floods the land at times
- 5) ~~SORRY - WRONG NUMBER!~~
This land is opposite to the Bungalows!

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name..... S. JERRITT.....

Address..... CRUSO COTTAGE..... SANDON.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	/			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	/			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	/			
4	Sandon Parish Rooms	Extension and Improvements	/			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	/			
6	Land adjacent to Dog Farm	Housing/Offices	/			
7	Sandon War Memorial	Renovation	/			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/improvements/other uses	/			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	/			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	/			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	/			
12	Land adjacent to Burston Hall	VillageGreen/Residents Parking/Housing	/			
13	Burston Village Pond	Renovations/Improvements	/			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	/			
15	Land at the Greyhound Inn	Extensions	/			
16	Land at Burston Lane	Affordable Housing	/			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH
THE OVERALL PROPOSALS?

YES

.....

NO

.....

Name..... Simon John Shelley.....

Address..... Sandon Wood Farm Sandon ST18 0DW.....

SANDON AND BURSTON PARISH COUNCIL

NEIGHBOURHOOD PLAN COMMENTS FORM

PLEASE TICK THE APPROPRIATE BOX

<u>Site No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Agree</u>	<u>Disagree</u>	<u>Agree with Comments or Amendments</u>	<u>Comments</u>
1	Jol Pool, Bore Hole and Spring	Protection of historical Water Feature	/			
2	Junction of B5066 and Jolpool Lane	Highway Improvements	/			
3	Land adjacent to Grove Farm	Affordable Housing Sandon Estate	/			
4	Sandon Parish Rooms	Extension and Improvements	/			
5	Stonebench Farm	Housing/Hotel/Retail/Farm shop/Craft shop	/			
6	Land adjacent to Dog Farm	Housing/Offices	/			
7	Sandon War Memorial	Renovation	/			
8	Sandon Cricket Ground, Village Club and adjacent land	Protection/ improvements/ other uses	/			
9	Land adjacent to Needwood Cottage	Affordable Housing Sandon Estate	/			
10	Land adjacent to Gerrard Cottage	Affordable Housing Sandon Estate	/			
11	Land adjacent to Yew Tree Farm, Hilderstone Road	Affordable Housing Sandon Estate	/			
12	Land adjacent to Burston Hall	VillageGreen/ Residents Parking/Housing	/			
13	Burston Village Pond	Renovations/ Improvements	/			
14	Land adjacent to Woodcock Lane	Housing 2 Plots	/			
15	Land at the Greyhound Inn	Extensions	/			
16	Land at Burston Lane	Affordable Housing	/			

PLEASE SEE OVERLEAF

Any further comments please use other side

FURTHER COMMENTS

ASSUMING YOUR COMMENTS WERE ACCEPTED, DO YOU GENERALLY AGREE WITH THE OVERALL PROPOSALS?

YES

NO

Name..... Tom Jackson.....

Address..... Parooen Corral.....

BRITON

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	/			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	/			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			/	
4	Sandon Parish Rooms	Extension & Improvement			/	
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop		/		Commercial uses would affect existing businesses in village
6	Land adjacent. to Dog Farm.	Housing/ Offices	/			
7	War Memorial	Renovation			/	
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			/	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			/	
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			/	
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			/	
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		/		
13	Burston Village Pond	Renovation Improvement			/	SBC is owner and has responsibility for asset.
14	Land Adj. Woodcock Lane.	2 houses			/	No suitable access up narrow lane - increase in traffic
15	Greyhound Inn	Extensions			/	Have the owners of the Greyhound proposed this?
16	Land at Burston Lane	Affordable Housing			/	Not suitable for building.

Other Comments/Signature *HAPPY TO SUPPORT THE VILLAGERS OF SANDON IN THE PROPOSALS THEY WISH TO PROCEED. SANDON PARISH ROOM EXTENSION HAS BEEN A WORK IN PROGRESS FOR MANY YEARS.*

[Signature] 22nd May 2012

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	I need to know numbers, and neighbours comments
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop			✓	I need to know numbers, and neighbours comments
6	Land adjacent. to Dog Farm.	Housing/ Offices			✓	I need to know numbers, and neighbours comments
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	I need to know numbers, and neighbours comments
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	I need to know numbers, and neighbours comments
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	I need to know numbers, and neighbours comments
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking			✓ ✓ ✓	The Village Green is a sop and unnecessary and Housing will fundamentally change the character of the village, add to traffic pressure, require reduction to the existing green areas for access. Potentially disturb an Environmental Pathway between the Pond and the canal.
13	Burston Village Pond	Renovation Improvement			✓	This needs to be carefully assessed, I suggest that a village committee including the Fishing Club and BC is formed to discuss this. Please canvas the villagers on potential solutions.
14	Land Adj. Woodcock Lane.	2 houses			✓	I need to know numbers, and neighbours comments
15	Greyhound Inn	Extensions			✓	I need to know numbers, and neighbours comments
16	Land at Burston Ln	Affordable Housing			✓	I need to know numbers, and neighbours comments

Other Comments/ Signature

I object to any further development at Burston Villa as there is no need for this from a housing provision point of

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature			✓	
2	Jn. B5066 & Jolpool Lane.	Highway improvement			✓	
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	
4	Sandon Parish Rooms	Extension & Improvement	✓		✓	
5	Stonebench Farm.	Housing/Hotel Retail/Farm/craft shop		✓	✓	
6	Land adjacent. to Dog Farm.	Housing/ Offices				
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓		✓	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.		✓	✓	
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking			✓	
13	Burston Village Pond	Renovation Improvement	✓		✓	
14	Land Adj. Woodcock Lane.	2 houses			✓	
15	Greyhound Inn	Extensions			✓	
16	Land at Burston Lane	Affordable Housing			✓	

Other Comments/ Signature



ANNA HOUSE.

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature			✓	
2	Jn. B5066 & Jolpool Lane.	Highway improvement			✓	
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.		✓		
4	Sandon Parish Rooms	Extension & Improvement			✓	
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop		✓		
6	Land adjacent. to Dog Farm.	Housing/ Offices			✓	
7	War Memorial	Renovation			✓	
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			✓	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.		✓		
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.		✓		
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.		✓		
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		
13	Burston Village Pond	Renovation Improvement			✓	
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions		✓		
16	Land at Burston Lane	Affordable Housing		✓		

Other Comments/ Signature

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.	✓			BUT WILL THE LANE TAKE EXTRA TRAFFIC
4	Sandon Parish Rooms	Extension & Improvement	✓			(MAIN ITEM) NEW TOILETS AS SOON AS POSSIBLE
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop		✓		
6	Land adjacent. to Dog Farm.	Housing/ Offices	✓			
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.	✓			
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.		✓		
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.		✓		
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		NO VILLAGE GREEN OR HOUSES BUT RESIDENT PARKING NEEDED
13	Burston Village Pond	Renovation Improvement	✓			
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing		✓		

Other Comments/ Signature

A SMALL VILLAGE LIKE BURSTON DOES NOT NEED ANY MORE HOUSES OR VILLAGE GREEN

H. Matthews

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.	✓		✓	Retention of ownership to go to Land owner? SANDON ESTATE
4	Sandon Parish Rooms	Extension & Improvement	✓		✓	
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop	✓		✓	Retail Farm Shop, crafts etc HOUSING, "NO HOTEL"
6	Land adjacent to Dog Farm.	Housing/ Offices			✓	
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			CAL PARK ASSOCIATION. at this point
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.	✓		✓	Retention of ownership held by Sandon Estate for Locals.
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.	✓		✓	" "
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.	✓		✓	" "
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking			✓	
13	Burston Village Pond	Renovation Improvement	✓		✓	
14	Land Adj. Woodcock Lane.	2 houses			✓	
15	Greyhound Inn	Extensions	✓		✓	
16	Land at Burston Lane	Affordable Housing	✓		✓	

Other Comments/ Signature

St Beale

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature			✓	<p>With regard to all the "plan proposals" on this form, I deeply suggest to those involved, when putting this form together, should have taken the time personally to address the proposals to the 'home owners' "on the doorstep" of the suggested building plots, "instead of throwing some voting form to all us villagers with far too many damaging suggestions on it."</p>
2	Jn. B5066 & Jolpool Lane.	Highway improvement			✓	
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	
4	Sandon Parish Rooms	Extension & Improvement	✓		✓	
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop			✓	
6	Land adjacent. to Dog Farm.	Housing/ Offices			✓	
7	War Memorial	Renovation	✓		✓	
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			✓	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.		✓		
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		
13	Burston Village Pond	Renovation Improvement			✓	
14	Land Adj. Woodcock Lane.	2 houses			✓	
15	Greyhound Inn	Extensions			✓	
16	Land at Burston Lane	Affordable Housing		✓		

Other Comments/ Signature

Burston is a beautiful picturesque village as it is
 Jaye Jordan
 Alan Jordan

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓		✓	T.P. 0 on tree at junction?
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	
4	Sandon Parish Rooms	Extension & Improvement	✓			Believe funding already available
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop			✓	
6	Land adjacent to Dog Farm.	Housing/ Offices			✓	
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			✓	more information required
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	more information required
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	more information required
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	more information required
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		Inappropriate green field unevicenced development
13	Burston Village Pond	Renovation Improvement	✓			owned by Staffs BC. They have responsibility for repair/management.
14	Land Adj. Woodcock Lane.	2 houses		✓		Inappropriate green field unevicenced development facing Grade II listed property
15	Greyhound Inn	Extensions			✓	more information needed
16	Land at Burston Lane	Affordable Housing			✓	why? Evidence. more information needed.

Other Comments/ Signature

I object to further development at this time, whilst not evidenced and consider that "brown field" site is more appropriate than green field and more fitting with the unique environment of Sandon and Burs I would like the Parish Council to acknowledge that no member should sit in any meetings, where they may have personal gain or associated gain either directly or indirectly. I want a proper consultation that is inclusive. This is after all for the benefit of the whole commu

NRW 23/5/12

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.	✓			
4	Sandon Parish Rooms	Extension & Improvement				ONGOING.
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop	✓			
6	Land adjacent. to Dog Farm.	Housing/ Offices			✓	
7	War Memorial	Renovation			✓	
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			✓	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		
13	Burston Village Pond	Renovation Improvement		✓		MORE INFORMATION FROM OWNERS OF THE POND. S.B.C
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions		✓		
16	Land at Burston Lane	Affordable Housing		✓		NARROW LANE NOT SUITABLE FOR ENTRANCE TO 4 HOUSES OR EMERGENCY VEHICLES

Other Comments/ Signature

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement				Not familiar with this area.
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.	✓			
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop				
6	Land adjacent. to Dog Farm.	Housing/ Offices	✓			
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.	✓			
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.	✓			
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.	✓			Bungalows
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking				Not familiar with this area.
13	Burston Village Pond	Renovation Improvement	✓			
14	Land Adj. Woodcock Lane.	2 houses				Not familiar with this area.
15	Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing				Not familiar with this area.

Other Comments/ Signature

O.P. Higgs

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.	✓			
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop				
6	Land adjacent. to Dog Farm.	Housing/ Offices				
7	War Memorial	Renovation		✓		
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.	✓			
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.	✓			
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.	✓			
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		
13	Burston Village Pond	Renovation Improvement	✓			
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions		✓		
16	Land at Burston Lane	Affordable Housing		✓		

Other Comments/ Signature

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	W		✓	
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			Definitely: proposed 10 yrs ago
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.	✓			Why not...
4	Sandon Parish Rooms	Extension & Improvement	✓			Surely in the hands of the PR Committee
5	Stonebench Farm.	Housing/Hotel No Retail/ Farm/craft shop	✓			Lowest housing. Proposed 25 yrs ago
6	Land adjacent. to Dog Farm.	Housing/ Offices	✓			To be combined with the above.
7	War Memorial	Renovation			✓	Belongs to Sandon estate.
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses		W	✓	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.	✓		✓	A wet field: Not Purl Lane means Pool Lane.
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	Their garden?
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	Where exactly?
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		→ No demand. → Low cost, if anything.
13	Burston Village Pond	Renovation Improvement	✓			Semi urgent.
14	Land Adj. Woodcock Lane.	2 houses			✓	This end of wedge: lane and bridge quite unsuited for extra traffic. Drains
15	Greyhound Inn	Extensions			✓	Have owners asked for this? Is it needed?
16	Land at Burston Lane	Affordable Housing			✓	6 is too many. Difficult access

Other Comments/ Signature

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature				
2	Jn. B5066 & Jolpool Lane.	Highway improvement				
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.				
4	Sandon Parish Rooms	Extension & Improvement				
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop				
6	Land adjacent. to Dog Farm.	Housing/ Offices				
7	War Memorial	Renovation				
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses				
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.				
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.				
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.				
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓ ✓ ✓		
13	Burston Village Pond	Renovation Improvement		•	✓	
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions			✓	would the owners of the Greyhound be prepared to discuss with us their views
16	Land at Burston Lane	Affordable Housing			✓	what is the time scale + how many houses Plans/Hr

Other Comments/ Signature

The proposed plans would effect the residents in Sandon and as a resident of Burston, I would support them + their wishes as I hope they would support us in Burston.

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓		✓	
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓		✓	What are your proposal
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.		✓		
4	Sandon Parish Rooms	Extension & Improvement		✓		Existing project of 15 years standing
5	Stonebench Farm.	Housing/Hotel Retail/Farm/craft shop		✓		Would affect existing village businesses -
6	Land adjacent to Dog Farm.	Housing/Offices		✓		Planning in existence for last 8 years - No progress.
7	War Memorial	Renovation			✓	
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			✓	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	Where is this - have not seen plans.
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		
13	Burston Village Pond	Renovation Improvement		✓		Owner responsible.
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions		✓		
16	Land at Burston Lane	Affordable Housing		✓		Not a suitable place for housing.

Other Comments/ Signature

Lack of information and consultation is flawed.
K.R. Dewberry, 22nd May 2012.

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			Visibility to improve!!!
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.	✓			
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop			✓	
6	Land adjacent. to Dog Farm.	Housing/ Offices			✓	
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing & Bengelton Sandon Est.	✓			
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.		✗	✓	
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.	✓			
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking	✓		✓	
13	Burston Village Pond	Renovation Improvement			✓	
14	Land Adj. Woodcock Lane.	2 houses			✓	
15	Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing			✓	Access from Burston lane is DANGEROUS Plot too small

Other Comments/ Signature

H. Masser

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop	✓			
6	Land adjacent. to Dog Farm.	Housing/ Offices	✓			
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.	✓			1 - 2 bungalows
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.		✓		
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.	✓			
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		would be better to allow permission for turning old buildings at the hall into a dwelling.
13	Burston Village Pond	Renovation Improvement	✓			
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions		✓		
16	Land at Burston Lane	Affordable Housing		✓		problems with access + visibility to traffic.

Other Comments/ Signature

Domina

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop	✓			
6	Land adjacent. to Dog Farm.	Housing/ Offices	✓			
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.	✓			1-2 bungalows only
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.		✓		
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.	✓			
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		
13	Burston Village Pond	Renovation Improvement	✓			
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions		✓		
16	Land at Burston Lane	Affordable Housing		✓		lane too narrow and dangerous entry

Other Comments/ Signature

Clive Wilson

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement			✓	
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.	✓			
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop	✓ ✓			
6	Land adjacent. to Dog Farm.	Housing/ Offices	✓			
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.	✓			
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking	✓ ✓ ✓			
13	Burston Village Pond	Renovation Improvement	✓			
14	Land Adj. Woodcock Lane.	2 houses	✓			
15	Greyhound Inn	Extensions	✓			
16	Land at Burston Lane	Affordable Housing			✓	

Other Comments/ Signature

J.P. Juntata

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	I need to know numbers, and neighbours comments
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop			✓	I need to know numbers, and neighbours comments
6	Land adjacent. to Dog Farm.	Housing/ Offices			✓	I need to know numbers, and neighbours comments
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	I need to know numbers, and neighbours comments
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	I need to know numbers, and neighbours comments
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	I need to know numbers, and neighbours comments
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓ ✓ ✓		The Village Green is a sop and unnecessary and Housing will fundamentally change the character of the village, add to traffic pressure, require reduction to the existing green areas for access. Potentially disturb an Environmental Pathway between the Pond and the canal.
13	Burston Village Pond	Renovation Improvement			✓	This needs to be carefully assessed, I suggest that a village committee including the Fishing Club and BC is formed to discuss this. Please canvas the villagers on potential solutions.
14	Land Adj. Woodcock Lane.	2 houses			✓	I need to know numbers, and neighbours comments
15	Greyhound Inn	Extensions			✓	I need to know numbers, and neighbours comments
16	Land at Burston Ln	Affordable Housing			✓	I need to know numbers, and neighbours comments

Other Comments/ Signature

I object to any further development at Burston Villa as there is no need for this from a housing provision point of

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	I need to know numbers, and neighbours comments
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop			✓	I need to know numbers, and neighbours comments
6	Land adjacent. to Dog Farm.	Housing/ Offices			✓	I need to know numbers, and neighbours comments
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	I need to know numbers, and neighbours comments
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	I need to know numbers, and neighbours comments
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	I need to know numbers, and neighbours comments
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓ ✓ ✓		The Village Green is a sop and unnecessary and Housing will fundamentally change the character of the village, add to traffic pressure, require reduction to the existing green areas for access. Potentially disturb an Environmental Pathway between the Pond and the canal.
13	Burston Village Pond	Renovation Improvement			✓	This needs to be carefully assessed, I suggest that a village committee including the Fishing Club and BC is formed to discuss this. Please canvas the villagers on potential solutions.
14	Land Adj. Woodcock Lane.	2 houses			✓	I need to know numbers, and neighbours comments
15	Greyhound Inn	Extensions			✓	I need to know numbers, and neighbours comments
16	Land at Burston Ln	Affordable Housing			✓	I need to know numbers, and neighbours comments

Other Comments/ Signature

I object to any further development at Burston Villa as there is no need for this from a housing provision point of

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓		✓	
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓		✓	
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.		✓	✓	
4	Sandon Parish Rooms	Extension & Improvement	✓	✓		
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop		✓		
6	Land adjacent. to Dog Farm.	Housing/ Offices	✓			
7	War Memorial	Renovation		✓		
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			✓	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		
13	Burston Village Pond	Renovation Improvement		✓		village not responsible.
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions		✓		
16	Land at Burston Lane	Affordable Housing		✓		

Other Comments/ Signature

Burston is a small village.
Not suitable for extra traffic

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop			✓	
6	Land adjacent. to Dog Farm.	Housing/ Offices			✓	
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			✓	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		
13	Burston Village Pond	Renovation Improvement	✓			
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions			✓	
16	Land at Burston Lane	Affordable Housing			✓	

Other Comments/ Signature



To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	✓			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/Farm/craft shop			✓	CAR PARKING - EXTRA TRAFFIC?
6	Land adjacent. to Dog Farm.	Housing/Offices			✓	
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			✓	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking			✓	
13	Burston Village Pond	Renovation Improvement	✓			
14	Land Adj. Woodcock Lane.	2 houses			✓	
15	Greyhound Inn	Extensions			✓	
16	Land at Burston Lane	Affordable Housing			✓	

Other Comments/ Signature

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature				
2	Jn. B5066 & Jolpool Lane.	Highway improvement				
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.				
4	Sandon Parish Rooms	Extension & Improvement				
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop				
6	Land adjacent. to Dog Farm.	Housing/ Offices				
7	War Memorial	Renovation				
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses				
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.				
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.				
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.				
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓ ✓ ✓		
13	Burston Village Pond	Renovation Improvement			✓	
14	Land Adj. Woodcock Lane.	2 houses		✓		
15	Greyhound Inn	Extensions			✓	Could we be hear the news of the owner of the Greyhound
16	Land at Burston Lane	Affordable Housing			✓	How is this to be allocated both in short & long term? By whom?

Other Comments/ Signature

It seems to me that the proposals for Sandon, both on and off the estate will affect Sandon residents, & as a show of solidarity with my fellow parkers from Sandon, I would support their wishes

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	✓			
2	Jn. B5066 & Jolpool Lane.	Highway improvement			✓	What sort of improvements
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	would like to know what is affordable
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop			✓	I agree on retail / craft shop would like to know more about hotels
6	Land adjacent to Dog Farm.	Housing/ Offices			✓	agree about offices, Not sure about houses
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			a car park is long over due here.
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.	✓		✓	would like to know what is affordable. would like
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.	✓		✓	to know what sorts of houses, bungalows or other wise, are they
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.	✓		✓	to be in keeping with the rest of the village
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking			✓	So long as neighbours are in agreement then so am I
13	Burston Village Pond	Renovation Improvement			✓	If borough Council own it, let them sort it
14	Land Adj. Woodcock Lane.	2 houses			✓	if burston village agree then I do
15	Greyhound Inn	Extensions			✓	as above.
16	Land at Burston Lane	Affordable Housing			✓	what is affordable.

Other Comments/ Signature

road improvements at Central bridge is Sandon



To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	Y			
2	Jn. B5066 & Jolpool Lane.	Highway improvement	Y			
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			Y	AFFORDABLE TO WHOM
4	Sandon Parish Rooms	Extension & Improvement	Y			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop			Y	
6	Land adjacent. to Dog Farm.	Housing/ Offices			Y	
7	War Memorial	Renovation	Y			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	Y			AS LONG AS THERE IS NO DAMAGE TO EXISTING LANE
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			Y	AGAIN AFFORDABLE TO WHO TO ME IT SUGGESTS PEOPLE ON LOWER INCOMES, SHOULD BE
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			Y	MAINLY FOR YOUNG PEOPLE IN THE VILLAGE, RELATIVES WHO
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			Y	WORK FOR FARMERS ON THE ESTATE AND SURROUNDING FARMS
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking			Y	DOESNT IMPLY AFFORDABLE HOUSING!
13	Burston Village Pond	Renovation Improvement	Y			AS LONG AS BOROUGH COUNCIL PAYS
14	Land Adj. Woodcock Lane.	2 houses			Y	
15	Greyhound Inn	Extensions			Y	WOULD BRING MORE EMPLOYMENT FOR VILLAGE
16	Land at Burston Lane	Affordable Housing			Y	AS ABOVE

Other Comments/ Signature

M. Bealer

IF BURSTON VILLAGERS AGREE TO DEVELOPMENTS IN THEIR VILLAGE

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature			✓	
2	Jn. B5066 & Jolpool Lane.	Highway improvement			✓	
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.			✓	
4	Sandon Parish Rooms	Extension & Improvement	✓			
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop			✓	
6	Land adjacent. to Dog Farm.	Housing/ Offices			✓	
7	War Memorial	Renovation	✓			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses	✓			
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.			✓	
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.			✓	
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.			✓	
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		
13	Burston Village Pond	Renovation Improvement	✓			
14	Land Adj. Woodcock Lane.	2 houses			✓	
15	Greyhound Inn	Extensions			✓	
16	Land at Burston Lane	Affordable Housing			✓	

Other Comments/ Signature



To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature			✓	
2	Jn. B5066 & Jolpool Lane.	Highway improvement			✓	
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.		✓		
4	Sandon Parish Rooms	Extension & Improvement			✓	THIS IS MOSTLY ALREADY IN HANDS.
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop		✓		
6	Land adjacent. to Dog Farm.	Housing/ Offices		✓		
7	War Memorial	Renovation			✓	WHAT NEEDS TO BE DONE
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			✓	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.		✓		
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.		✓		
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.		✓		
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		✓		7 OR 8 HOUSES BE FOR SALE IN BURSTON 22/5/2012. SOME
13	Burston Village Pond	Renovation Improvement		✓		FOR AT LEAST 8 MONTHS.
14	Land Adj. Woodcock Lane.	2 houses		✓		WHY DO WE NEED 10 MORE
15	Greyhound Inn	Extensions		✓		
16	Land at Burston Lane	Affordable Housing		✓		

Other Comments/ Signature

To assist the PC in its planning I have given my thoughts on some of the proposals made to date.

Site No.	Address	Proposal	Agree		More info Req'd	Other Comment
			Y	N		
1	Jolpool, bore hole & spring	Protection of historical feature	Y			
2	Jn. B5066 & Jolpool Lane.	Highway improvement			Yes	
3	Land adj. to Grove Fm	Affordable Housing, Sandon Est.		N		
4	Sandon Parish Rooms	Extension & Improvement			Yes	
5	Stonebench Farm.	Housing/Hotel Retail/ Farm/craft shop		N		
6	Land adjacent. to Dog Farm.	Housing/ Offices		N		
7	War Memorial	Renovation	Y			
8	Cricket Grd, village club & adj. land	Protection Improvement Other uses			Yes	
9	Land Adj. to Needwood Cottage	Affordable Housing Sandon Est.		N		
10	Land adj. to Gerrard Cottage	Affordable Housing Sandon Est.		N		
11	Land Adjacent to Yew Tree Fm	Affordable Housing Sandon Est.		N		
12	Land Adjacent to Burston Hall.	Village Green Housing Resident Parking		N		
13	Burston Village Pond	Renovation Improvement	Y			
14	Land Adj. Woodcock Lane.	2 houses		N		
15	Greyhound Inn	Extensions		N		
16	Land at Burston Lane	Affordable Housing		N		

Other Comments/ Signature

6.6 – Public Meeting Flyer – April 2012

SANDON & BURSTON
PARISH COUNCIL

NEW LOCAL NEIGHBOURHOOD PLAN

OPEN MEETING

THURSDAY 5th APRIL 7.00pm
at
SANDON PARISH ROOMS

YOUR PARISH COUNCIL HAS PREPARED PLANS FOR YOUR PARISH AND NEEDS YOU TO COME ALONG AND VIEW THE VARIOUS PLANS AND GIVE US YOUR VIEWS.

THE LOCALISM BILL OFFERS YOU THIS SINGLE CHANCE TO SHAPE THE FUTURE PLAN FOR YOUR VILLAGES UNTIL 2031

WE VALUE YOUR VIEWS

THE MEETING WILL BE AN OPEN FORUM AT WHICH YOU WILL BE ABLE TO ASK ANY QUESTIONS

**PLEASE TAKE TIME TO CONSIDER
THE FUTURE OF YOUR VILLAGE**

6.7 – Public Meeting Flyer – May 2012

SANDON & BURSTON
PARISH COUNCIL

NEW LOCAL NEIGHBOURHOOD PLAN

THIRD OPEN MEETING

WEDNESDAY 23rd MAY 7.00pm

at

SANDON PARISH ROOMS

YOUR PARISH COUNCIL HAS PREPARED PLANS FOR YOUR PARISH AND NEEDS YOU TO COME ALONG AND VIEW THE VARIOUS PLANS AND GIVE US YOUR VIEWS.

THE LOCALISM BILL OFFERS YOU THIS SINGLE CHANCE TO SHAPE THE FUTURE PLAN FOR YOUR VILLAGES UNTIL 2031

WE VALUE YOUR VIEWS

THE MEETING WILL BE AN OPEN FORUM AT WHICH YOU WILL BE ABLE TO ASK ANY QUESTIONS

**PLEASE TAKE TIME TO CONSIDER
THE FUTURE OF YOUR VILLAGE**

SANDON and BURSTON PARISH COUNCIL

Chairman
Councillor C A Jackson
Paddock Cottage
The Coach House
BURSTON
Stafford
ST18 0DS

Telephone 01889 508077

Clerk
B A Boughey
Bents Cottage
The Bents
LEIGH
Stoke on Trent
ST10 4DD

Telephone 01889 502757
email clerk@sandonburston.staffs.gov.uk

Our Ref

Your Ref

Date

15 June 2012


Application to designate a Neighbourhood Area Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012

A Statement by Sandon and Burston Parish Council under Part 2, Section 3 (1)(b) of the Neighbourhood Planning (General) Regulations 2012

We, being the Parish Council of Sandon and Burston, within the Borough of Stafford, do declare that it is our intent on that the extent of the proposed Neighbourhood Area shall follow the Parish Boundaries and therefore be the whole Parish boundary area.
This proposed area is displayed upon the accompanying plan, being all that edged red.

We consider this area, being the extent of the whole Parish, to be appropriate for designation as a Neighbourhood Area.

The Parish of Sandon and Burston is made up of a large number of important and historic buildings, areas of conservation and preservation, and significant landscape character.
It is our firm intention to both preserve this fabric, character and setting, whilst enabling a small degree of growth and change without adverse and harmful effect.
It is our firm intention to embrace the opportunity given to us to have more influence on how this very special place and environment in which we both live and work will change over time.
Given this, it is our intention to include Policies within our forthcoming Neighbourhood Plan that will have implications across the entire Parish Boundary Area, and therefore, it is fundamental for such Policies to be effective, that all of the Parish Boundary is designated as the Neighbourhood Area.


Signed (Chairman)


Date

Comments

Sandon and Burston Neighbourhood Area Application (28/08/12 to 10/10/12)

Comment by	Western Power Distribution ()
Comment ID	SBNA29
Response Date	22/10/12 14:07
Consultation Point	Area Boundary (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Western Power Distribution late response.pdf

Comment by	School Organisation ()
Comment ID	SBNA27
Response Date	10/10/12 12:30
Consultation Point	Area Boundary (View)
Status	Processed
Submission Type	Email
Version	0.4

What should comments relate to?

Comments should relate to the proposed Neighbourhood Area. You should consider whether this is a suitable area for a Neighbourhood Plan. There may be, for example, buildings or streets that should be included or excluded from the Neighbourhood Area. The designation of a neighbourhood area is the first formal stage in preparing a neighbourhood plan and Stafford Borough Council are only looking for responses on the area to be covered by neighbourhood planning at this time, not on the emerging neighbourhood plan.

There are some comments, which we will not be able to take into account as they are not planning matters; these include things like disputes about encroachment, access to boundaries or impact on property values. Please also note that this consultation will not consider responses relating to the possible content of the Neighbourhood Plan. It is only concerned with the Neighbourhood Area.

Do you support or object to this proposal? Is the proposed boundary appropriate? Is it drawn too tight or too wide? Is the area identified suitable for the basis of a Neighbourhood Plan? Please attach a map to show any areas that you think need to change. Please ensure that you tell us why in your comments.

Thank you for sending us the consultation in relation to the application for Sandon and Burston Parish Council. The parish boundary covers part of the catchment areas of the following schools:



Civic Centre, Riverside, Stafford
Contact James Dean
Direct Dial 01785 619209
Email idean@staffordbc.gov.uk

Please note change of venue

Dear Members

Cabinet

A meeting of the Cabinet will be held in the **Mountbatten Suite, Gatehouse Theatre, Eastgate Street, Stafford on Thursday 7 February 2013 at 6.30pm** to deal with the business as set out on the agenda.

Members are reminded that contact officers are shown at the top of each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

A handwritten signature in black ink that reads "A. R. Well".

Head of Law and Administration

CABINET - 7 FEBRUARY 2013

Councillor M R Heenan (Chairman)

Present (for all or part of the meeting):-

Councillors:

R M Smith - Deputy Leader and Leisure Portfolio
P M M Farrington - Community Portfolio
F A Finlay - Environment and Health Portfolio
Mrs F Beatty - Planning and Regeneration Portfolio
K S Williamson - Resources Portfolio

CAB74 MINUTES

Minutes of the meeting held on 22 January 2013 submitted and signed.

**CAB75 COLWICH PARISH, AND SANDON AND BURSTON PARISH
NEIGHBOURHOOD AREA BOUNDARIES**

Considered a report seeking approval to the designations of Sandon and Burston Parish and Colwich Parish as Neighbourhood Areas, as set out in Section 2 of Digest No 180 of 8 February 2013.

RESOLVED:- that the proposal of the Cabinet Member - Planning and Regeneration Portfolio be approved as follows:-

the designation of Sandon and Burston Parish, and Colwich Parish as Neighbourhood Areas be approved.

CAB76 LAND AT PRIORY ROAD/ABBAY STREET, STONE

Considered a report seeking approval to transfer Council owned land to Stafford and Rural Homes, as set out in Section 2 of Digest No 180 of 8 February 2013.

RESOLVED:- that the joint proposal of the Cabinet Member - Resources Portfolio and the Cabinet Member - Community Portfolio be approved as follows:-

the land at Priory Road/Abbey Street, Stone as detailed in the report be transferred to Stafford and Rural Homes at nil cost.

THIS ITEM IS NOT SUBJECT TO CALL IN AND WILL BE REFERRED TO THE RESOURCES AND CORPORATE SERVICES SCRUTINY COMMITTEE ON 12 FEBRUARY 2013.

CHAIRMAN

6.12 – Pre – Submission Consultation Responses



**Cannock Chase Clinical Commissioning Group
Stafford & Surrounds Clinical Commissioning Group**

Greyfriars Therapy Centre
Unit 12 Greyfriars Business Park
Greyfriars
Stafford
ST16 2ST

11 April 2013

Mr Kev Ryder
(Sent via email)

Dear Mr Ryder

RE: Parish of Sandon and Burston Neighbourhood Plan

Thank you for sharing the Parish of Sandon and Burston Neighbourhood Plan as part of the consultation.

We have noted that the intention of the plans is to provide opportunities to develop employment, provide affordable housing and enhance the village environments. The Stafford and Surrounds Clinical Commissioning Group supports the plans, as we believe, that they will make a positive contribution to the health and wellbeing of the local population.

The CCG has anticipated housing expansion to the north of Stafford and believe that local medical services have the capacity to accommodate the additional householders likely to be brought into the area. However, we will watch the progress of the plans with interest and continue to recognise the developments within our plans.

Yours sincerely

Andrew Donald
Chief Officer
Cannock Chase CCG and Stafford & Surrounds CCG

Kev Ryder

From: DIO Ops North-PTS3e (McCabe, Jodie C1) [DIOOpsNorth-PTS3e@mod.uk]
Sent: 18 April 2013 12:30
To: kev.ryder@btinternet.com
Subject: Sandon & Burston Neighbourhood Development Plan

Dear Mr Ryder.

Thank you for your email below which you sent to my colleague Mark Limbrick. Having reviewed the proposed Neighbourhood Plan area I can confirm that the Ministry of Defence has no land interests within this area and therefore we have no comments to make.

Kind regards,

Jodie McCabe | Senior Town Planner (Professional & Technical Services)
|Defence Infrastructure Organisation, Kingston Road, Sutton Coldfield, West Midlands B75 7RL
|Civ: 0121 311 2229 | Mil: 94421 2229 | Mob: 07747 461944 | Fax: 0121 311 3636
|Email: DIOOpsNorth-PTS3e@mod.uk | Website: www.mod.uk/dio/



Defence Infrastructure Organisation

From: Kev Ryder [<mailto:kev.ryder@btinternet.com>]
Sent: 09 April 2013 16:31
To: DIO Ops North-PTS3 (Limbrick, Mark Mr)
Subject: Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation

FAO – Mr M. Linbrick

Dear Mr Linbrick,

Please find enclosed a copy of the Draft Submission Version Neighbourhood Development Plan for the Parish of Sandon and Burston in the Borough of Stafford for your kind attention and relevant comments, if any.

Given that this electronic version does not include a copy of the Appendix 1 – Plan, please find enclosed a copy of the Parish Boundary Plan, being the area to which this Neighbourhood plan relates.

I would be grateful where, even if you have no comments to make, if you would please respond to me to confirm the same, then I will at least have the benefit of a formal response from you.

I am requesting of all Consultees that, if possible, could I receive such responses within 21 days please.

Many thanks.

Kind Regards,

Kev Ryder
07885 693832

For and On Behalf of Councillor PW Shaw
Sandon and Burston Parish Council

Kev Ryder

From: Parkinson, Mark (Place) [mark.parkinson@staffordshire.gov.uk]
Sent: 03 May 2013 11:13
To: Kev Ryder
Cc: Chadwick, James (Place)
Subject: RE: Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation

Dear Mr Ryder

Do you have a table to summarise the quantum of proposed or potential development? In addition, you reference that these sites are in addition to other committed sites. Can these be listed also?

With regards to the proposal that you have put forward at junction at Jolpool Lane, please can you provide me with some further background information on this?

Regards

Mark Parkinson
Economic Development and Planning Policy Manager
Staffordshire County Council
Economic Planning & Prosperity
Wedgwood Building, Block A
Tipping Street
Stafford
ST16 2DH

Tel: 01785 27 6807
Mobile: 07855 336 930
Email: mark.parkinson@staffordshire.gov.uk

From: Kev Ryder [<mailto:kev.ryder@btinternet.com>]
Sent: 23 April 2013 12:27
To: Parkinson, Mark (Place)
Subject: Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation

Dear Mr Parkinson,

Please find enclosed a copy of the Draft Submission Version Neighbourhood Development Plan for the Parish of Sandon and Burston in the Borough of Stafford for your kind attention and relevant comments, if any.

Given that this electronic version does not include a copy of the Appendix 1 – Plan, please find enclosed a copy of the Parish Boundary Plan, being the area to which this Neighbourhood plan relates.

I would be grateful where, even if you have no comments to make, if you would please respond to me to confirm the same, then I will at least have the benefit of a formal response from you.

I am requesting of all Consultees that, if possible, could I receive such responses within 21 days please.

Many thanks.

Kind Regards,

Kev Ryder
07885 693832

For and On Behalf of Councillor PW Shaw

Kev Ryder

From: Vicky Bodman [Vicky.Bodman@hca.gsi.gov.uk]
Sent: 01 May 2013 14:06
To: kev.ryder@btinternet.com
Subject: RE: Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation

Hi Kev

I have now had a chance to look through your neighbourhood plan.

I think it is good that you have agreed that there is a need for affordable housing within the parish.

I know that Stafford Borough Council did a housing needs survey in 2010 which found a need for 4 affordable homes, 2 social rent and 2 shared ownership. This is where Burston Lane has been proposed I believe and is being treated as a committed site for affordable. Is there a developer on board to deliver this site? Also, you have suggested that some other sites may have affordable units on them. Have you discussed these with any providers?

Many thanks

Vicky

From: Kev Ryder [mailto:kev.ryder@btinternet.com]
Sent: 09 April 2013 15:01
To: Margaret Allen
Subject: Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation

Dear Mrs Allen,

Please find enclosed a copy of the Draft Submission Version Neighbourhood Development Plan for the Parish of Sandon and Burston in the Borough of Stafford for your kind attention and relevant comments, if any.

Given that this electronic version does not include a copy of the Appendix 1 – Plan, please find enclosed a copy of the Parish Boundary Plan, being the area to which this Neighbourhood plan relates.

I would be grateful where, even if you have no comments to make, if you would please respond to me to confirm the same, then I will at least have the benefit of a formal response from you.

I am requesting of all Consultees that, if possible, could I receive such responses within 21 days please.

Many thanks.

Kind Regards,

Kev Ryder
07885 693832

For and On Behalf of Councillor PW Shaw
Sandon and Burston Parish Council

HELP SAVE NATURAL RESOURCES. THINK BEFORE PRINTING THIS EMAIL
Homes and Communities Agency; Central Business Exchange II, 404 - 412 Midsummer Boulevard, Central
Milton Keynes, MK9 2EA (reg.address for legal documents) 0300 1234 500
mail@homesandcommunities.co.uk VAT no: 941 6200 50



**The Coal
Authority**



INVESTOR IN PEOPLE

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG
DX: 716177 Legal Mansfield 5

Telephone: 01623 637 119 (Planning Enq)

Email: planningconsultation@coal.gov.uk

Web: www.coal.decc.gov.uk/services/planning

FAO. Mr K. Ryder
Sandon and Burston Parish Council
within Stafford Borough

[BY EMAIL ONLY: kev.ryder@btinternet.com]

23 April 2013

Dear Councillor Shaw

Sandon and Burston Neighbourhood Plan – Pre-Submission Consultation

Thank you for your email of the 09 April 2013 consulting The Coal Authority on the above.

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 to ensure that it is built safely and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware the Sandon and Burston parish area is outside the defined coalfield and therefore The Coal Authority has no specific comments to make on the Neighbourhood Plan.

In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for the Sandon and Burston Parish Council to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.

The Coal Authority wishes the Parish Council every success with the preparation of the Neighbourhood Plan.

Yours sincerely

R. A. Bust

Miss Rachael A. Bust *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI*
Chief Planner / Principal Manager
Planning and Local Authority Liaison

Protecting the public and the environment in coal mining areas

FAO: Kevin Ryder
Sandon & Burston Parish Council
Stafford

Our ref: UT/2006/000313/OT-
08/SB1-L01
Your ref: S&B_NP_PreSub
Date: 07 May 2013

Dear Sir

SANDON & BURSTON NEIGHBOURHOOD PLAN: PRE-SUBMISSION CONSULTATION

Thank you for referring the pre-submission version of the Sandon & Burston Neighbourhood Plan to the Environment Agency for comment.

Having considered the proposals the Agency notes and supports the intention to preserve the fabric, character and setting of this area whilst enabling limited expansion.

Within the plan a number of sites have been identified as suitable to accommodate housing growth. However, the following are shown on our indicative flood map to be located within Flood Zones 2/3 (areas at medium/high risk of flooding):

- Land adjacent to Burston Hall
- Land at Burston Lane
- Land at Butterhill Cottage

In line with national policy we would wish to see any new development directed away from those areas at the highest flood risk i.e. towards Flood Zone 1. Where development is necessary within Flood Zones 2 and 3 it should be made safe without increasing flood risk elsewhere.

The proposals for 'Land at Burston Lane' also appear to include development (an access road) very close to the top of bank of a watercourse. Wherever possible, the river habitat corridor should be maintained and improved with the aim of restoring natural features alongside and within the watercourse.

Any plan prepared for this area should also give due consideration to the delivery of the aims and objectives of the Water Framework Directive. The Water Framework Directive requires all waterbodies to achieve 'Good Ecological Status or Potential' by 2015 and allows for no deterioration in water quality. Further information can be found within the Humber River Basin Management Plan. This document can be downloaded from our website: www.environment-agency.gov.uk. The de-culverting

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

Cont/d..

of watercourses and removal of barriers to fish passage should be considered with any development that has the potential to impact upon a water body.

The Agency has no further comment to make at this stage in regard to any other site allocations. We look forward to receiving the final version of the neighbourhood plan which is compatible and compliant with the strategic policies of the local plan, national and European legislation.

The Agency trusts that you find these comments useful. Please do not hesitate to get in touch should you wish to discuss the content of this letter with us further.

Yours faithfully

Mr Paul Gethins
Sustainable Places Team Leader

Please ask for John Dingley
Direct dial 01543 404941
Direct fax 01543 444161
Direct e-mail john.dingley@environment-agency.gov.uk

Kev Ryder

From: TAYLOR, Michael [Michael.Taylor@english-heritage.org.uk]
Sent: 30 April 2013 15:58
To: 'kev.ryder@btinternet.com'
Cc: WALKER, Victoria
Subject: Sandon and Burston Neighbourhood Plan

Dear Mr Ryder

Neighbourhood Plan for Sandon and Burston

Thank you for consulting English Heritage about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan includes a number of designated heritage assets. One of these, namely the Trentham Tower, Sandon Park is included in the Heritage at Risk Register. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations in the area.

We consider that the planning and conservation team at [name of Council] are best placed to assist you in the development of your Neighbourhood Plan and, in particular, how the strategy might address the area's heritage assets. Consequently, we do not consider that there is a need for English Heritage to be involved in the development of your plan.

If you have not already done so, we would recommend that you speak to the staff at Staffordshire County Council who look after the Historic Environment Record. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

English Heritage has produced a number of documents which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

www.helm.org.uk or www.helm.org.uk/communityplanning

You may also find the advice in "*Planning for the Environment at the Neighbourhood Level*" useful. This has been produced by English Heritage, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:

<http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Michael Taylor | Historic Places Adviser | West Midlands

The Axis
10 Holliday Street

Kev Ryder

From: TownPlanning LNW [TownPlanningLNW@networkrail.co.uk]
Sent: 10 April 2013 08:23
To: 'Kev Ryder'
Subject: Stafford - Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation

Mr Ryder

As you aware, Network Rail responded to the original council consultation in the autumn of 2012.

The current pre-submission consultation document includes one area, Sandon Cricket Ground, Village Club and adjacent land, which is next to the operational railway. The other areas in the submission are smaller in scale and also not adjacent to the railway.

Could I request that when you have more definitive proposals for the cricket grounds and adjacent land that you inform Network Rail and we can review the plans to ensure that our infrastructure is not impacted – please send to the following address:

TownPlanningLNW@networkrail.co.uk



Regards

Diane Clarke
Town Planning Technician LNW
Network Rail
Town Planning Team LNW
Desk 122 - Floor 1
Square One
4 Travis Street
Manchester, M1 2NY
Tel: 0161 880 3598
Int Tel: 085 50598
TownPlanningLNW@networkrail.co.uk

www.networkrail.co.uk/property

From: Kev Ryder [<mailto:kev.ryder@btinternet.com>]
Sent: 09 April 2013 15:25
To: TownPlanning LNW
Subject: Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation

Dear Sir / Madam,

Please find enclosed a copy of the Draft Submission Version Neighbourhood Development Plan for the Parish of Sandon and Burston in the Borough of Stafford for your kind attention and relevant comments, if any.

Given that this electronic version does not include a copy of the Appendix 1 – Plan, please find enclosed a copy of the Parish Boundary Plan, being the area to which this Neighbourhood plan relates.

I would be grateful where, even if you have no comments to make, if you would please respond to me to confirm the same, then I will at least have the benefit of a formal response from you.

I am requesting of all Consultees that, if possible, could I receive such responses within 21 days please.

Kev Ryder

From: Maric, Lisa [lisa.maric@highways.gsi.gov.uk]
Sent: 15 April 2013 17:44
To: 'kev.ryder@btinternet.com'
Cc: Pinnock, Samantha
Subject: Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation

Mr Ryder

Thank you for advance notice of this document, as you may know the Highways Agency is a statutory consultee and will be consulted by Stafford Borough Council.

I have reviewed the document and at this stage the Highways Agency has no comments based on the location and the scale of development outlined in the Plan.

Kind regards

Lisa

Lisa Maric, Asset Manager

Highways Agency | The Cube | 199 Wharfside Street | Birmingham | B1 1RN

Tel: +44 (0) 121 6788019 | **Mobile:** + 44 (0) 7795 224 599

Web: <http://www.highways.gov.uk>

GTN: 6189 8019

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Marine
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Organisation

Lancaster House
Hampshire Court
Newcastle upon Tyne
NE4 7YH
Tel: 0191 376 2589
Fax: 0191 376 2681

25 April 2013

Our Ref: 176

By email: kev.ryder@btinternet.com

Dear Mr Ryder,

**Re: Sandon and Burston Neighbourhood Development Plan Pre-Submission
Consultation**

Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation.

I can confirm that the MMO has no comments on this document as the geographical area it covers does not include any area of the sea or tidal river and is therefore not within our remit.

If you have any questions or need any further information please just let me know. More information on the role of the MMO can be found on our website
www.marinemanagement.org.uk

Yours sincerely

Angela Atkinson
Stakeholder and Networks Officer

Kev Ryder

From: School Organisation [school.organisation@staffordshire.gov.uk]
Sent: 23 April 2013 09:54
To: kev.ryder@btinternet.com
Subject: Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation

Dear Mr Ryder,

Thank you for forwarding us the Draft Submission Version Neighbourhood Development Plan for the Parish of Sandon and Burston in the Borough of Stafford. Our comments remain the same and for ease of reference are copied below:

It is proposed that the Neighbourhood Area will consist of the whole parish boundary of Sandon and Burston Parish Council. The parish boundary covers part of the catchment areas of the following schools:

- St. Andrew's CE(VC) Primary School, Weston
- Green Lea First School, Stone
- St. Michael's CE(VC) First School, Stone
- Christ Church Academy, Stone
- Alleyne's High School, Stone
- The Weston Road Academy

Residential development can increase the number of school-aged children living in an area and additional school places may be required to accommodate these children. Where this is the case, developers may be asked to provide education contributions towards these additional school places.

We would welcome working with the parish council to provide more information and identify the education requirements for proposed developments in the Neighbourhood Plan.

Kind Regards,

Ian Vickers

School Organisation Officer
School Organisation Team
Staffordshire County Council
Tipping Street, Stafford. ST16 2DH
Telephone: 01785 854257
Fax: 01785 278656
school.organisation@staffordshire.gov.uk
www.staffordshire.gov.uk

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Disclaimer

Kev Ryder

From: Kate Dewey [k.dewey@staffs-wildlife.org.uk]
Sent: 19 April 2013 17:05
To: Kev Ryder
Subject: Re: Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation
Attachments: Sandon and Burston Neighbourhood Area app comments 4 Sep 12.docx

Many thanks Kev, its on our list!

We did send very brief comments on the area itself just to raise a couple of issues, attached. We have several neighbourhood plans to comment on and are tending to send fairly brief comments but raising the need/ desire to include biodiversity in terms of the evidence base available for the area, and some aims or ideas to enhance this in key locations where appropriate.

Regards,

Kate Dewey BSc (Hons) MCIEEM

Planning and Conservation Officer
Staffordshire Wildlife Trust
Direct dial 01889 880122
k.dewey@staffs-wildlife.org.uk

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----- Original Message -----

From: "Kev Ryder" <kev.ryder@btinternet.com>

To: "k dewey" <k.dewey@staffs-wildlife.org.uk>

Sent: Tuesday, 9 April, 2013 5:08:21 PM

Subject: Parish of Sandon and Burston Neighbourhood Development Plan - Pre Submission Consultation

Dear Kate,

Sandon and Burston Neighbourhood Area Notes

Do you support or object to this proposal? Is the proposed boundary appropriate? Is it drawn too tight or too wide? Is the area identified suitable for the basis of a Neighbourhood Plan? Please attach a the map to show any areas that you think need to change. Please ensure that you tell us why in your comments.

Staffordshire Wildlife Trust (SWT) is the leading nature conservation charity in Staffordshire concerned with all aspects of nature conservation. Through our planning work we seek to protect and restore important wildlife and habitats, encourage public enjoyment of nature and promote sustainable development and land use.

SWT support the proposal. We feel the aim of enabling some growth and change while preventing adverse effects on the environment would be a positive step towards sustainability, and the plan area could be useful in achieving new green infrastructure to benefit wildlife and local people. The proposed boundary seems appropriate.

We would like to make the parish council aware that the area contains several Local Wildlife Sites, although most have not been surveyed since the 1980's, and there are many other sites that are potentially of biodiversity importance. There are also many records of protected and priority species that will be important to consider.

The parish council can obtain data on wildlife sites, habitats and important species in the area from Staffordshire Ecological Record (www.staffs-ecology.org.uk), to ensure plans are based on up to date environmental information, as required by the NPPF. The council could also consider having wildlife sites re-surveyed, and a general habitat survey of the application area to inform policies, possible development constraints and ideas for enhancement.

The Staffordshire Biodiversity Action Plan (www.sbap.org.uk) is also a useful reference for priorities in each part of the county for restoring habitats and declining species.

SWT would appreciate further consultation on the formulation of the Neighbourhood plan.



Mr K Ryder
Neighbourhood Plan Representative
Sandon and Burston Parish Council

CONTACT	Mr A Yendole
DIRECT DIAL	01785 619 536
FAX	01785 619 473
EMAIL	ayendole@staffordbc.gov.uk
OUR REF	AY/LC
YOUR REF	
DATE	15 May 2013

Dear Mr Ryder

Many thanks for consulting Stafford Borough Council under Part 5, Section 14, of the Neighbourhood Plan regulations 2012 on the '*Neighbourhood Plan Draft Submission Version*' received on 23 April 2013.

The Council fully supports the community's initiative to produce a Neighbourhood Plan. We recognise that the intention of the Neighbourhood Planning system is to allow a community led approach to produce policies that add detail to policies produced by Stafford Borough Council, and that Stafford Borough Council has a duty to support their production to set out the location of new developments.

Our duty at this stage is to help Sandon and Burston Parish Council make sure the draft plan submitted is in a form that will allow the Inspector at the forthcoming Sandon and Burston Neighbourhood Plan examination to recommend that it goes ahead to a referendum. To assist you in this task we have looked at the draft submission version and outlined areas where there may be some degree of conflict with national planning policy, uncertainty over the processes carried out to date and concern over the content of the neighbourhood plan.

We have also identified policies in the National Planning Policy Framework (NPPF) and emerging Plan for Stafford Borough, which the Parish Council may want to consider in producing policies for the Neighbourhood Plan.

Stafford Borough Council have several concerns about the current draft of the Neighbourhood Plan, which will require significant redrafting before it can be submitted to the Council under the next stage, set out in the legislation. In our view there are five main areas where the Inspector may require reassurance that the draft neighbourhood plan is in line with national policy and meets the relevant legislation:

1. Process
2. Content and presentation
3. Justification
4. Consistency with National Planning Policy Framework (NPPF) and the emerging Plan for Stafford Borough

Stafford Borough Council

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WEB www.staffordbc.gov.uk



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5. European Directives

1. Process

Appendix 2 lists the relevant Parish Council meetings, and in some cases provides a summary of the issues relevant to the draft Neighbourhood Plan. Whilst a consultation statement is not required until the Parish Council submits the Neighbourhood Plan to Stafford Borough Council, it is not clear what issues have been consulted when, and how comments have been taken into consideration in the draft document. This should be addressed in the consultation statement and should be a separate document, rather than contained in an appendix of the Neighbourhood Plan. A summary of the key issues raised should form part of the 'local character' section of plan. It is not evident what proposals have been subject to public consultation, what form this engagement took, and the length of time consultees had to comment.

2. Content and presentation

Whilst the Council acknowledge that there are no regulations on what a Neighbourhood Plan should contain, we feel there would be merit in including the following:

- A description and analysis of the character of the parish and settlements now - in terms of built character, level of facilities and services, population change, housing need
- List of issues identified from the evidence base, and local views and options for how the plan can address these through different policy approaches
- A vision for the Parish over the next 10-15 years
- Key Objectives for what the Plan aims to achieve to deliver solutions to the key issues
- Overall development strategy - what is the quantum of new development?
- Consultation and Neighbourhood Plan process carried out to date and next steps

The document would benefit from a clear structure, including section and paragraph numbering. In addition, as the plan is relevant for the future of Sandon and Burston it is advised to remove reference to previous planning applications which were not determined or refused. The sections relating to planning proposals would benefit from greater clarity over the current use. For example there are several references to uncertainty over current uses, which could be rectified through consultation with the landowner.

The maps, as currently shown, infringe ordnance survey (OS) copyright. To address this, a scale and os copyright license number will need to be added to each map. Ordnance Survey make some mapped data available - please see <http://www.ordnancesurvey.co.uk/oswebsite/products/os-opendata.html> for more information. In addition, the neighbourhood plan makes reference to several listed buildings. It is advised that these are highlighted on a separate map for the Parish area.

The proposals, as currently worded, are vague. The neighbourhood plan would benefit from clearly labelling what the policy approach is for each piece of land. Are there other general policies that would apply to the whole Parish? These should be clearly identified. It is not considered that the policy in Appendix 3 is appropriate, or indeed a specific Neighbourhood Plan policy. Should the Sandon and Burston Neighbourhood Plan be adopted, it would be used to determine future planning applications. Therefore it is not necessary to make reference to suggested changes to existing and emerging Local Plan policies. Neighbourhood Plan Policies should also be in the main body of the document rather than in an appendix.

3. Justification

One of the Government's intentions in introducing the Neighbourhood Planning system is that it allows local communities to bring forward additional housing over and above that which may be planned by the Local Authority. You may need to make sure that evidence is available to reassure the Inspector that this will be the case for the Sandon and Burston Neighbourhood Plan area.

It is not evident in the document what information has been used to assess or justify the need for the proposals. For example, is there a housing need in the Parish? What is the average house price? Is there a need for affordable or specialist housing? These types of questions will need answering in order to justify the proposals in the plan. We understand that a Parish Housing Needs Survey has been carried out. The results of this should be reflected in the plan. The plan, in appendix 4, makes reference to the evidence base but does not go into any analysis of the issues relevant for Sandon and Burston Parish. It is not clear to the reader what the issues are or how the plan aims to address them.

The 2011 census data has now been published. It is advised that *this is analysed and reflected in the neighbourhood plan to support the Parish's development strategy*. This information can be found at:

<http://www.neighbourhood.statistics.gov.uk/dissemination/>

In addition Stafford Borough Council has a lot of evidence which may be useful to reference, including:

- Land for New Homes – showing housing permissions and completions
- Housing Market Areas Assessment (2008) and Housing Market Area Assessment (2012)
- Affordable Housing Viability Study
- Local Transport Plan 2011
- Draft Stafford Borough Transport Strategy 2011
- The Strategic flood-risk assessment (SFRA) Prepared jointly alongside Lichfield District Council, Staffordshire Moorlands District Council and Tamworth Borough Council
- Water Cycle Study and Surface Water Management Plan
- Renewable Energy Study
- Planning Policy Guidance Note 17 (PPG17) 'Planning for Open Space, Sport and Recreation' Assessment

- Green Infrastructure Strategy
- Landscape and Countryside Character Assessment
- Stafford Borough Infrastructure Strategy: Stage 1 Final Report (July 2009)
- Stafford Borough Infrastructure Strategy: Stage 2 Infrastructure Delivery Plan (July 2012)

4. Consistency with the National Planning Policy Framework (NPPF) and emerging Local Plan (The Plan for Stafford Borough)?

Much of the NPPF applies to plans prepared by Local Authorities but some direction is given to what neighbourhood plans should contain. Neighbourhood Plans will be required to set out the justification for departing from National Planning Policy. Of particular relevance for Sandon and Burston is *Paragraph 55* which states:

“Local Planning Authorities should avoid isolated homes in rural areas unless there are special circumstances, such as they are essential for rural worker, make optimal use of or enable a heritage asset, would reuse redundant buildings, or be of an exceptional design”

The paragraph on page 3 of the draft neighbourhood plan states *“The limited expansion and other benefits proposed will serve to ensure the sustainability and future of the Parish as the thriving community it is throughout the Plan period”* and this is followed up by identifying areas with development proposals.

The proposals make reference to affordable housing and market houses. It is considered that the document, as currently drafted, does not set out the special circumstances which explain why the proposals involve isolated homes in rural areas, and can therefore be seen as a departure to the NPPF.

Whilst not yet adopted, the emerging new Local Plan (The Plan for Stafford Borough), in the development strategy section contains policies SPATIAL PRINCIPLE 3 (SP3) - STAFFORD BOROUGH SUSTAINABLE SETTLEMENT HIERARCHY and SPATIAL PRINCIPLE 4 (SP4) - STAFFORD and BOROUGH HOUSING GROWTH DISTRIBUTION, which aim to restrict development in the countryside and concentrate development in the larger settlements of Stafford and Stone and the Key Service Villages. The development strategy makes some allowance for development in smaller settlements, but limits this through the criteria in policies set out at the end of the letter.

Paragraph 157 of the NPPF states

“planning should be genuinely plan-led. Local Planning Authorities should indicate land use designations on a Proposals Map and allocate sites to promote development. Local Planning authorities should allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and providing detail on form, access and quantum of new development where appropriate”

The draft neighbourhood plan has allocated sites but does not set out a quantum of housing or other development to be delivered in each location, or set an overall

quantum of development for the whole Neighbourhood Area over the plan period. The document does not set out the methodology used for setting the quantum of development. This would stem from the evidence base and related issues.

The neighbourhood plan makes reference to development in the curtilage of listed buildings or development adjacent to listed buildings. Section 12 of the NPPF sets out the approach to the historic environment and it is advised that the Parish Council refer to this section in developing the strategy, particularly taking into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Finally, the Plan does not address the following issues:

- Whether and how small scale development would be able to help support local services and address local need
- Whether the infrastructure demands of such development (particularly cumulatively) can be addressed at the planning application stage
- Whether and how single site development outside of settlements can be proved to support the requirement of sustainable development.

In addition to the above, we point the Parish Councils attention to the following paragraphs in the NPPF:

- 14
- 16 and 17
- 21
- 28
- 47 - 51
- 54
- 58
- 73 and 74
- 111
- 156
- 158
- 183
- 185

Relevant policies from emerging Local Plan:

- SPATIAL PRINCIPLE 1 (SP1) - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- SPATIAL PRINCIPLE 4 (SP4) – STAFFORD BOROUGH HOUSING GROWTH DISTRIBUTION
- SPATIAL PRINCIPLE 6 (SP6) – ACHIEVING RURAL SUSTAINABILITY
- SPATIAL PRINCIPLE 7 (SP7) – SUPPORTING THE LOCATION OF NEW DEVELOPMENT
- Policy E1 Local Economy
- Policy E2 Sustainable Rural Development
- Policy E8 Town, Local and Other Centres
- Policy C1 Dwelling Types and Sizes
- Policy C2 Affordable Housing
- Policy C4 Housing Conversions and Subdivisions
- Policy C5 Residential Proposals outside the Settlement Hierarchy
- Policy C7 Open Space, Sport and Recreation
- Policy N1 Design
- Policy N8 Landscape Character
- Policy N9 Historic Environment

Whilst the Council appreciates that it is open to Sandon and Burston to pursue this approach, and that the numbers of dwellings outside of Stafford and Stone may be small and may not risk the delivery of The Plan for Stafford Borough. Our concerns mainly relate to the justification for the proposals in the neighbourhood plan which is not currently evident. We would expect these issues to be addressed before the plan is submitted for examination.

5. European Obligations

Two particular European Directives must be adhered to for development plans to be adopted, and the Council is the responsible authority for making sure these are complied with, as it is responsible for eventually adopting the Neighbourhood Plan. These are:

1) The Strategic Environmental Assessment (SEA) Directive, brought into legislative force through the Environmental Assessment of Plans and Programmes Regulation 2004. An SEA is mandatory for plans/programmes which set the framework for future development consent of projects listed in the EIA Directive 85/337/EEC (Article 3 of the SEA Directive and Section 5 of the 2004 Regulations), except where no significant impacts can be demonstrated. This potentially includes Neighbourhood Plans. Information on whether an SEA may be required can be found at: <http://www.pas.gov.uk/pas/core/page.do?pageId=2997607>

2) Regulation 2 of the Neighbourhood Planning Regulations requires that a qualifying body must submit sufficient information to allow the local authority to make an assessment under the Conservation of Habitats and Species Regulations 2010 that the plan will not have any Significant effect on site protected under European law (for Stafford Borough this includes Special Areas of Conservation (SACs) and Ramsar sites). The most relevant sites for Sandon and Burston is Cannock Chase Special Area of Conservation (SAC). Most recent work shows that Cannock Chase SAC is under pressure from visitors and that an increase in housing could lead to an increase in visitors. The neighbourhood plan should indicate whether the proposals

will lead to an increase in residents to the parish and also include a summary of local recreation sites used by residents.

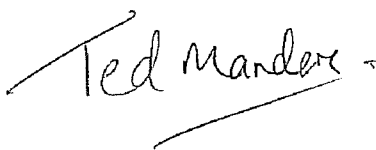
The relevant piece of European Law is the EU Habitats Directive. Article 6(3) of this Directive states that: *"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives"*.

Under this requirement all plans must be screened for potential significant effects, and if this screening demonstrates a potential risk a full appropriate assessment must be made of those effects, with mitigating actions set out. Stafford Borough Council will continue to advise on this issue, in communication with Natural England.

Stafford Borough Council will continue to offer support to Sandon and Burston Parish Council in producing the Neighbourhood Plan. A dedicated webpage has been set up and we will be able to publish any relevant information on here <http://www.staffordbc.gov.uk/sandon-and-burston-neighbourhood-plan>. A useful guide has been produced by Locality and can be viewed at <http://locality.org.uk/wp-content/uploads/The-Roadmap.pdf>. The Parish Council may also want to consider bidding for funding, which is now available, to assist with any element of the process. Further information can be found at <http://mycommunityrights.org.uk/neighbourhood-planning/>.

If you have any queries regarding this letter or would like to meet to discuss any points in further detail please do not hesitate to contact Alex Yendole on 01785 619536.

Yours sincerely

A handwritten signature in black ink that reads "Ted Manders". The signature is written in a cursive style with a long horizontal line underneath the name.

Ted Manders
Head of Planning and Regeneration

6.13 – February 2016 Representations

Mr B A Boughey
Sandon and Burston Parish Council
Bents Cottage
The Bents
Leigh
Stoke on Trent
ST10 4QD

01 February 2016

Sir

Sandon and Burston Neighbourhood Plan

I write with regard to the Neighbourhood Plan which I understand is at an advanced stage. We only moved to Burston village recently and therefore have had limited time to gather our thoughts. We have been very fortunate to have been welcomed by so many of the residents and it has become clear that there is some disquiet about the current proposals.

Prior to writing this letter, I have read through the various documents in the public domain including the Plan, the Basic Conditions Statement and the Supplemental document in respect of the Environmental Agency and the minutes and questionnaires. Also, my comments relate to Burston and the development proposals rather than Sandon. I appreciate that there can only be one Plan for the Parish.

I am not a qualified planning professional and am making my observations as a layman as follows:

The Basic Conditions Statement

This document seems to be continually trying to justify development in Burston. Burston is a tiny hamlet within the Borough and it seems strange that the PC have taken the view that development is necessary. In terms of the Borough, there would seem to be much more appropriate and developable villages that have services, better communications and amenity.

The Statement refers to "excellent transport links" and the provision of "rural employment" and "local facilities and amenity". It also states that the Parish should "embrace the opportunity for growth" and it has the "objective of greater sustainability for our Parish"

I would suggest that very little of this applies to Burston. The village is not sustainable, it is a tiny hamlet. It has no services, amenity, or commerce. Road communications are in fact very poor in to the village and it is surrounded by open fields and flood plain therefore has no need to grow. I understand that the Borough has already identified its housing "need" so I do not believe there is a "need" for what is a very small number of dwellings in this village.

The Statement goes on to consider the impact on listed buildings. The heart and soul of Burston is its history and environment dating from the 7th century. Two of the projects in the Plan are immediately adjacent to listed buildings. One of the projects is in very close proximity to three listed buildings. I do not understand why these projects have been put forward when there must be other sites in the Parish which are not compromised in this way.

The Statement goes in to great detail as to why these sites should be included in spite of being in very close proximity to listed buildings. In fact it takes a completely partisan view that development has to happen on these sites. The Statement does not consider the option of no development or alternative sites in the Parish.

The Statement also describes the consultation process. With statements such as, "involvement of the local community and stakeholders" and "the Plan has been prepared with extensive input from our community" and "the Parish has been "continually assessed".

My initial discussions with the villagers of Burston seem to indicate that there has been insufficient consultation. Others will know much more on this subject, but from a meeting of villagers that I attended there seems to be almost blanket opposition

to the projects in Burston. I would question why there has not been more project specific consultation and again why the option of no development has been considered.

The Evidence Base Document (Supplemental)

This document considers the flooding aspect of the identified projects in Burston. It goes in to great technical detail as to why the EA is wrong and provides reports and documentation stating that development might not flood in these locations. As with the listed building issue, this document takes the stance that there is an absolute "need" for development and then tries to justify it. I do not understand why the clear alternatives of other sites within the sequential test or no development at all have not been pursued. The PC seems to be taking the view that there "has" to be development in Burston. Whereas the villagers seem to be taking the opposing view.

Questionnaires

Having reviewed these, it is fascinating to see that almost every questionnaire from a Burston resident is against the NP and projects identified within Burston, indeed some of the Sandon residents state that they have insufficient information and knowledge to comment on the sites in Burston. There are however a number of clear positive responses in favour of the NP from Burston residents, but these are all from interested parties with landholdings with projects in the plan, so not really surprising or representative.

I would have thought that such strong opposition from a majority of residents would result in further consultation, but the Projects remained in the Plan.

Development vs Conservation Area

The magnitude of development within the village of Burston, ie below the railway bridge, is tiny, 4 dwellings. They are all in very close proximity to listed buildings and currently in the flood zone according to the EA. A developer could seek to overcome these hurdles with reports and more reports but as a Parish and a Parish Council, should we not consider the alternative of declaring the village a conservation area.

One of the reasons we moved to the village and many people visit the village is for the wide open spaces, the historic nature and the links between the watercourses of the stream, the pond, the canal and the river. In my view, the Parish and its council should be endeavouring to protect this.

Indeed part of the village already feels some impact from the Canal conservation area as the vistas towards the pond, Yew Tree Farm and Burston Hall are all identified as having merit. The Authors of the Trent & Mersey Canal Conservation Area appraisal attach great import to our village dating back to the 7th Century and I wonder whether more investigation is required in to this option.

Summary

A great deal of work and effort has gone in to preparing impressive documentation supporting the NP and the projects contained therein and the Parish should be very grateful to the PC. However, there seems to have been a disconnect particularly with the villagers of Burston in pursuit of a Parish wide Plan. Burston should be protected from large scale development and part of adopting the NP is to achieve this but pursuing the Conservation Area status would also achieve this.

I would therefore ask the Parish Council to consider whether they consider the NP as currently drafted to be fit for purpose in representing a large proportion of Parishioners, those being the residents in Burston. I would question whether it is.

Personally, I am very keen to become involved with the village and the Parish and will be attending Parish Council meetings as often as my diary permits. If an opportunity presents itself to input to the Plan, I am very happy to help.

I have cc'd the Borough Council as the Plan is at such an advanced stage. I would of course be very happy to discuss any of the matters raised within this document.

Yours faithfully

A. HUDSON

BURSTON HALL

Butterfield
Burston
NR. Stafford.
ST. 18. 0DR.
08/02/16.

Dear Mr. Boughy

I am writing to object to the planning proposal for Burston. One or two houses somewhere in Burston would have been acceptable, but the impact of twelve dwellings on a small place like this would be dreadful! My fear is that once the flood gates were open would it even stop at twelve dwellings. These are green field sites and the consultations have been really poor.

In my opinion six affordable homes in Burston Lane behind Beck House is a ridiculous proposal. That particular plot of land is a flood area. It is home to a lot of wildlife and the trees have a preservation order on them. If you look on the environmental website you will see it is a flood plain. We have already been refused by one insurance company. So I feel rather worried about the implications of this proposal. Also consideration needs to be given to all the extra vehicles (probably two cars per household) as there is no bus service in Burston at all and this is the narrowest part of Burston Lane.

Burston is not a village it is a hamlet and once it is gone it is gone forever!

Yours faithfully
Anne Brookes

Copy sent to Stafford Borough Council

Butterfield
Burston
NR. Stafford.
ST. 18. 0DR.
08/02/16.

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Burston is not a village it is a hamlet and once it is gone it is gone forever!

Yours faithfully

G. H. Brookes

Copy sent to Stafford Borough Council

David Barrett
2 Pool Cottage
Burston, Stafford
ST18 0DR

Mr A Boughey
Sandon & Burston Parish Council
Bents Cottage
The Bents
Leigh
Stoke On Trent
ST10 4QD

Dear Mr Boughey

I am writing to you with regard to the SANDON & BURSTON NEIGHBOURHOOD PLAN.

Firstly I would like to state that only recently I have seen this document and surely such an important plan should have been more widely available.

I would also like to state that the document in my opinion bears no resemblance at all to what actually happened at those meetings. The plan does NOT express the true feelings of the villagers and our objections to the sites selected and developments.

Burston is not even a village- there is no transport, facilities or rural employment – we struggle with our road system now and cannot accommodate more traffic- unless there are major changes to the whole road structure.

It is one of a handful of unique historical Staffordshire villages which needs protecting. Popular with walkers, painters and many locals who visit the village and pond. Burston should form part of a conservation area protecting the site for future generations- Staffordshire Wildlife I know are keen to protect the area and the lovely walks and recreation opportunities in the area.

I feel the feelings and wishes of all Burston residents have been completely ignored- further consultation is most definitely required.

David Barrett

MR A.W.PERRY
BROOKSIDE
BURSTON
STAFFORD
ST18 0DR

04/02/2016

REF SANDON & BURSTON NEIGHBOURHOOD PLAN

Dear SIR,

I WISH TO OBJECT TO THE ABOVE FOR THE FOLLOWING REASONS,

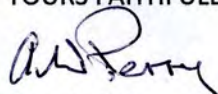
1. ALL THE NEW BUILDINGS ARE ON GREENFIELD SITES IN BURSTON.
2. BURSTON IS A HAMLET NOT A VILLAGE UNLIKE SANDON.
3. NO MAIN SEWAGE ONLY SEPTIC TANKS.
4. POOR ROAD ACCESS ONLY 6/7 FEET IN PLACES.
5. MOST BURSTON RESIDENTS ARE AGAINST THE PLAN FOR BURSTON.
6. APART FROM THE SITES CHOSEN, THE PEOPLE OF BURSTON WILL ~~NOT~~ HAVE NO GAIN TO THE PLAN
7. NO DISCUSSION HAS BEEN HELD TO MAKE BURSTON A CONSERVATION[✓] AREA.

I CAN ONLY OBJECT TO THE PLAN FOR THE VILLAGE OF BURSTON, THE PEOPLE IN SANDON MUST MAKE THEIR OWN OBJECTIONS.

THERE HAS BEEN VERY POOR CONSULTATION FROM THE START, THE PEOPLE OF THE PARISH WAS ONLY CONSULTED AFTER THE PLAN HAD BEEN DRAWN UP, AND AFTER 2 OR 3 VERY HEATED MEETINGS, NOTHING FOR THE LAST 2 YEARS. APART FROM THE SAME DRAWINGS DISPLAYED IN THE PARISH ROOM, AND THAT WAS CLOSED MOST OF THE TIME. NO NEW HOUSES ARE REQUIRED, SOME HAVE BEEN ON THE MARKET FOR OVER 2 YEARS BEFORE SELLING.

A COPY OF THIS LETTER IS BEING SENT TO STAFFORD BOURGH COUNCIL.

YOURS FAITHFULLY



MR. A.W.PERRY

MR BRIAN BOUGHY
CLERK TO THE SANDON & BURSTON PARISH COUNCIL
BENTS COTTAGE
THE BENTS
LEIGH
STOKE ON TRENT
ST10 4QS

Mithol College,
Burslem,
Stafford,

5718 08A

3 Feb 16.

Mr B. Boughey,
Bents Cottage,
The Bents,
Leigh.

Dear Mr Boughey

Re Sandra and Burslem Place.

Re the proposed developments in
Burslem, we, hardly consulted, locals do
strongly question the need for growth.

On the positive side, we are a quiet,
close-knit community, & have no need or
capacity for growth; we are a recreation
area for outsiders, who seek tranquility,
landscape, nature, walks and child enter-

Tainment.

Negatively, the lanes are only one vehicle wide; there are no drains or mains gas. There is no need for "executive residences" - let alone sites: they would not fit in.

Starter homes might be welcome but there are not sites which are accessible or not subject to flooding (eg Roger Hamie's garden was 80% flooded two years ago; Burdon lane by Yew Tree Farm was awash with water from the overflowing stream in 1997 (I have a photo); the canal side meadows are often saturated.

We ask you fervently to consider our situation - we are not nimbies - there are good sites in Sandon and we much appreciate that housing is needed.

Yrs. sincerely
Robert Selby.

3.2.16

Mullpool Cottage
Burston
Stafford.
ST18 0DR.

Mr B. Boughey
Bents Cottage
Leigh.

Dear Mr Boughey,

Would it be possible for a member of the planning committee to visit Burston? We are concerned re the proposed development in lower Burston. We adjoin the canal conservation area - could this not be enlarged to include the village - where many come for relaxation and quiet? The access road is narrow, and even now there is congestion. There are no main drains here, or piped gas: also being ~~very~~ low lying, there is always the possibility of flooding

We would be most grateful if you could investigate this:

We are not opposed to low cost housing in the right place.

Yours Sincerely
Frank Selby

[Faint, illegible handwritten text, possibly bleed-through from the reverse side of the page.]

BRIAN BOUGHEY

From: "Angela Tams" <Angela_tams@btinternet.com>
To: "BRIAN BOUGHEY" <brian.boughey@btopenworld.com>
Cc: <ayendale@staffordbc.gov.uk>
Sent: 03 February 2016 09:37
Subject: Sandon and burston proposed neighbourhood plan

Dear sir

Having had recent view of the documents comprising the Consultation Document for the proposed Sandon and Burston neighbourhood plan, I am writing to place on record my objections, both to the plan itself, and claims of consultation.

The consultation process, as documented, in no way reflects the deep concerns which have always been voiced by the majority of residents here in the heart of Burston. Whilst I understand considerable discussions have taken place with Sandon Estate, no effort has been made by the Parish Council to engage with the Burston inhabitants who would be greatly affected by the proposed development in their hamlet.

Regarding the proposed plan itself: various statements and assumptions in the plan are without foundation. There is no need, or desire, for development in the heart of Burston, There are not excellent transport links, in fact Burston Lane and Woodcock lane barely cope with the present traffic levels; Burston has minimal services, amenity and commerce, it is a hamlet much valued, not only by the residents, but by visitors who come from far and wide to enjoy the beauty and tranquility of such a special place.

No alternatives to development have been considered, and surely it would be of value to consider extending the existing conservation area, to embrace the village.

In conclusion, from the Document, it appears that the strongly held views of a great number of Burston residents have gone unacknowledged and ignored.

Yours sincerely
Angela Tams
Laurel Farm
Burston
3.2.2016

Sent from my iPad

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7357 / Virus Database: 4522/11547 - Release Date: 02/03/16

V.S.J.CLIFFORD
11 POOLSIDE
BURSTON
STAFFORD
ST18 0DR

03/02/2016

RE SANDON AND BURSTON NEIGHBOURHOOD PLAN.

DEAR SIR,

I am writing to you re the above, I object to it for the following reasons,

1. THERE IS NO MAINS SEWAGE
2. POOR ROAD ACCESS ONLY 7 FOOT WIDE IN PLACES
3. BURSTON IS ONLY A HAMLET, WITH A HISTORY OF 1000 YEARS
4. NO BUS LINKS
5. ALL NEW BUILDING TO TAKE PLACE ON OPEN FIELDS
6. VAST MAJORITY OF BURSTON RESIDENTS AGAINST IT

There has been a lack of consultation with local parishioners from the ~~start~~ start apart from 2 or 3 meetings at the beginning there has been no communication for the last 2 years, you did have the plans on display in the village hall but each time I called the hall it was closed, the only time it is open is when the mobile post office office is in attendance for a few hours on a Tuesday. Also there has been no discussion on making BURSTON a conversation area like the next village of HILDERSTONE has.

I feel I can only speak for BURSTON as the people in SANDON must speak for themselves.

I understand STAFFORD has fulfilled its requirement for houses so why build more houses in BURSTON, we have had houses for sale for over 2 years that has still not been sold.

I am sending a copy of this letter to THE STAFFORD BOURGH COUNCIL.

YOURS FAITHFULLY,



V.S.J.CLIFFORD

COPY TO STAFFORD BOURGH COUNCIL

MR BRIAN BOUGHEY
CLERK TO SANDON AND BURSTON PARISH COUNCIL
BENTS COTTAGE
THE BENTS
LEIGH
STOKE ON TRENT
ST10 4QS

MRS M.R. CLIFFORD
11 POOLSIDE
BURSTON
STAFFORD
ST18 0DR

03/02/2016

RE SANDON AND BURSTON NEIGHBOURHOOD PLAN.

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4. NO BUS
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6. VAST MAJORITY OF BURSTON RESIDENTS AGAINST IT
7. ONLY 2 NEW HOUSES IN LAST 20 YEARS WHY BUILD MORE

There has been a lack of consultation with local parishioners from the start apart from 2 or 3 meetings at the beginning there has been no communication for the last 2 years, you did have the plans on display in the village hall but each time I called the hall it was closed, the only time it is open is when the mobile post office is in attendance for a few hours on a Tuesday. Also there has been no discussion on making BURSTON a conservation area like the next village of HILDERSTONE has.

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YOURS FAITHFULLY,

M R. Clifford

MRS M.R. CLIFFORD

COPY TO STAFFORD BOURGH COUNCIL

MR BRIAN BOUGHEY
CLERK TO SANDON AND BURSTON PARISH COUNCIL
BENTS COTTAGE
THE BENTS
LEIGH
STOKE ON TRENT
ST10 4QS

Mr B.A. Boughey
Sandon and Burston Parish Council
Bents Cottage
The Bents
Leigh
Stoke-on-Trent
ST10 4QD

Clive Wilson
Berys Wilson
Pool Cottage
Burston
Stafford
ST18 0DR

3rd February 16

Sir

Sandon and Burston Neighbourhood Plan

I am writing with regard to the Neighbourhood Plan. I have lived in Burston for over 30 years and found the village a very friendly and community based place but in recent years feel that the community has not been consulted or involved in the above plan.

I have recently read through the various documents including the Plan, the Basic Conditions statement and the Supplemental Documents in respect of the Environmental Agency and the minutes and questionnaires.

2

My comments relate to Burston and the development proposals rather than Soudon, but I appreciate that there can only be one plan for the Parish.

With regard to the Basic Conditions Statement the Parish Council seem to take the view that development is necessary without consulting the people of Burston. The document seems to try to justify that development is needed in our tiny beautiful hamlet but I am unaware of any of the villagers having needs for further housing.

In terms of the Borough, there would seem to be much more appropriate and developable villages that have services, better roads and bridges and communication

The statement in the document refers to "excellent transport links" and the provision of "rural employment" and "local facilities and amenities"

3 It goes on to state that the Parish should "embrace the opportunity for growth" and it has the "objective of greater sustainability for our Parish."

How does this apply to the tiny hamlet of Burston? The village is not sustainable. It has no drainage, no gas, no fast broadband and a poor bus service. Road communications are in fact very poor and the bridge over the stream very weak. There are no raised footpaths so increased traffic on the single track roads would be a real danger. The village is surrounded by open fields and floodplains. I understand that the Borough has already identified its housing "need" so do not believe there is a need for further dwellings in the village.

The statement goes on to consider the impact on listed buildings. The heart and soul of Burston is its history and environment dating from the

4th century. Two of the projects in the Plan are immediately adjacent to listed buildings when there must be plenty of sites in the Parish which have not been given any consideration.

The statement also describes the consultation process. Stating there was "involvement of the local community and stakeholders" and "the Plan has been prepared with extensive input from our Community" and "the Parish has been continually assessed."

There has been very little consultation and the views of the majority of villagers has not been listened to but ignored. The option of no development has not been considered

The Evidence Base Document (Supplemental) considers the flooding aspect of the identified projects in Burston. It goes in to great technical detail as to why the EA is wrong and provides reports and documentation stating that development might not flood

⁵
in these locations. Burston has flooded twice in the years I have lived here and it is stupid to build more houses on the flood plain when other sites away from the canal and river may be available.

The residents of the parish were given the opportunity to complete questionnaires but the responses do not appear to have been taken account of, consulted but ignored.

We moved to this village over 30 years ago because it was a beautiful hamlet, away from the main roads. It has a wide open flood plain with a Staffordshire Wildlife Trust nature reserve, a mill pond, canal, river and stream. It is now on the Two Saints Way walk from Chester to Lichfield a popular pilgrimage. I believe consideration should be given to Burston being made a conservation Area rather than be developed and Stafford Borough lose one of its last undeveloped villages.

6

I therefore ask the Parish Council to consider whether they consider the Neighbourhood Plan as currently drafted to be fit for purpose in representing a large proportion of the residents living in Burston.

I have sent a copy of this letter to the Borough Council as the Plan is at such an advanced stage

Yours faithfully

Clive Wilson

BDMin.

C.C. Alex Yendole
Stafford Borough Council.

BY POST

Brackenwood House

Burston STAFFORD ST18 0DS

Email ann.dewberry@icloud.com Tel 01889 508436 Fax 01889 508852

1st February 2016.

Mr Brian Boughey
Clerk to Sandon and Burston Parish Council.
Sandon and Burston Parish Council
Bents Cottage
The Bents
Leigh
Stoke on Trent
ST10 4QD

Dear Sir

Sandon and Burston Parish Council Neighbourhood plan.

I have very recently obtained sight of the Consultation statement submitted to Stafford Borough Council in respect of the above proposal. I understand the document has been in existence for some time, although to my knowledge this has not been widely known to me or amongst Parishioners.

I object to the process used by the Parish Council, who have in my opinion failed to properly consult about my own, and other Parishioners concerns and objections in respect of Development in the Hamlet of Burston.

The process of Consultation was limited and rushed, and despite objections on the Burston proposal by myself and many others the Parish Council failed to respond in any meaningful way.

The Key points of my objections are as follows:

It is clear that much preliminary work had taken place in the twelve or so months with consultations with Sandon Estate as the largest landowner and a selective choice of interested parties in Burston. I have no knowledge of the "consultations" claimed to have taken place in the village prior to the initial public meeting, and cannot find anyone else who was consulted (save the owners of the sites selected for "Development".)

At the very well attended meeting on 5th April 2012 we were shown professionally produced plans of possible development sites in the Parish including 3 sites in Burston.

The emphasis was very much on Development as a result of having a Neighborhood plan, rather than looking at all the options that such a plan would make available to Parishioners.

The majority of attendees from Burston objected to the sites selected at this first meeting, but Parish Councilors choose not to consult with us about our concerns, and refused the removal of the selected sites within our village. Their proposals for Sandon village were generally supported, so we

As a result of the strength of opinion within the Burston community a Public meeting was arranged on Monday 16th April in Burston Church. Around 35 or 40 people were present. The meeting was attended by a Parish Councilor who was appraised of the strength of feeling against the proposals for the Village.

The majority of the people present were against the proposals and much heated discussion took place. Despite the weight of objection by Parishioners a refusal to modify or even discuss the removal of the selected sites at the next Parish council meeting remained. It is unclear how one Councilor can speak for the other members without reporting our position to them and consulting with them.

There is no reference to such an important Meeting in the documentation listing Consultation meetings in the Parish Councils submission to the Borough, and other minutes which are in the consultation document choose to be non specific about Numbers present, and do not adequately reflect peoples dissent to the specific proposals for Burston. A number of votes were taken at various meetings but no results appear in the minutes.

Despite representations from large numbers of villagers at the Public meeting and subsequent "consultation meetings", the Parish Council continued to refuse to consult on the removal of the disputed sites.

By reference to the questionnaires filled in by Parishioners (part of the Submission to Stafford BC) almost everyone in Burston objects to all of the Burston projects, and unnecessary and without need. Those in favour are mainly interested parties promoting a development site within the proposal or Members of the Parish Council.

My understanding is that a Neighborhood Plan should be much more than a proposal for development, although the documentation in its present form is clearly a proposal for development and provides no balance to the situation.

The option to declare Burston a Conservation area has been completely ignored by the Parish Council, and should have been considered as part of the

consultation, as it has been by other villages of a similar size, and the conclusions have been widely available.

The inhabitants of Burston and their wishes have sadly been ignored.

I have copied this letter to Stafford Borough Council for their information.

Yours sincerely

a. Dewberry

A R Dewberry. (Mrs)

cc. Alex Yendole - Stafford B.C.

Burston House

Burston

Stafford

ST18 0DS

1/2/16

caroline.capjon@gmail.com

Dear Sir,

Re : Sandon & Burston Neighbourhood Plan

I write with regard to the Neighbourhood Plan for Sandon & Burston. My comments below are for the proposed developments within Burston and not for the plans proposed in Sandon, although I am fully aware that there can only be one plan for the parish.

- The purpose of the points below is to object to the process and lack of consultation from the Parish Council with the residents of Burston in creating this Neighbourhood Plan.
 - Within the various documents - included in the plan, it fails to mention a meeting called on Monday 16th April 2012 at an open meeting held at Burston Church a Parish Councillor did attend - where the villagers of Burston discussed the proposed plan and raised questions on the proposed sites - these objections were not answered and not documented - which we requested. Other 'consultations' claimed to have taken place in the village of Burston prior to the initial public meeting in April 2012, shown in the Neighbourhood Plan we have no knowledge of.
 - The proposed plan was shown in Sandon Parish Rooms - but as a village we were not informed of this. Residents only knew of the plan when visiting the mobile Post Office which is held in the room on a Tuesday, for limited hours. People in full time work would have been unable to see / view.
 - Burston is a hamlet within the Borough which is surrounded by open fields. The villagers initial letters /spoken concerns over the proposed plan of development within the village were raised with the Parish Council in 2012. We questioned that nobody apart from the 3 landowners who were proposing the new dwellings to be built on their land (one of which is a Parish Councillor) had been consulted over this plan - no other sites had been considered. On the proposed Sandon & Burston Neighbourhood Plan - none of the objections to sites raised have been changed or altered by our Parish Council. The proposed Neighbourhood Plan does not represent what the villagers envisage for the protection of this tranquil village setting.
 - Burston is a special village with a canal, river, pond, stream, open fields, listed buildings and a small church, it is also part of the 'All Saints Way' pilgrimage from Chester - Lichfield. People visiting comment on its uniqueness, its tranquillity and step back in time feel... surely the Parish Council should have had as part of its consultation process with us the option of making Burston a " Conservation Area " rather than an area to be " Development ".

- The two dwellings proposed in Chapel Field - are within close proximity to 3 Listed Buildings and the field is part of the Canal Conservation Vista area.

This Neighbourhood Plan document, which I have viewed, presents itself as a proposal to 'Develop' and not as a document to preserve Burstons uniqueness in a sympathetic manner.. We are after all only custodians for this present time, generations before us have enabled us and visitors to enjoy this tranquil hamlet - please allow us to protect the "heart" of this village for our future inhabitants by refusing the Neighbourhood Plan in its present form.

Yours Sincerely

Caroline Capjon

Caroline Capjon

CC Alex Yendole

Stafford Borough Council

Civic Centre

Riverside, STAFFORD

ST16 3AQ

1 Pool Cottage
Burston
Stafford
ST18 0DR.
1/2/16.

Dear Sir,

RE: SANDON + BURSTON NEIGHBOURHOOD PLAN

The purpose of this letter is to object to the above plan. The reasons being

- Lack of consultation from the ~~Borough~~^{Parish} Council
- Incorrect information contained in the Plan.
- Residents of Burston would prefer to keep the village as it was in 1958 when I moved here and a "Conservation" plan would of been more appropriate to apply for.

Yours Sincerely

S. Lloyd.

BY POST

Brackenwood House

Burston STAFFORD ST18 0DS

Email bob.dewberry@mac.com Tel 01889 508436 Fax 01889 508852

31st January 2016.

Mr Brian Boughey
Clerk to Sandon and Burston Parish Council.
Sandon and Burston Parish Council
Bents Cottage
The Bents
Leigh
Stoke on Trent
ST10 4QD

Dear Sir

Sandon and Burston Parish Council Neighbourhood plan.

The purpose of this letter is to object to the process for creating the Neighbourhood Plan for Sandon and Burston. I have very recently obtained sight of the Consultation statement submitted to Stafford Borough Council.

To my knowledge access to the document has not been widely available, although I understand it has been in existence for some time.

I object to a number of the statements contained in the document which fails to high light the objections and concerns raised by myself and others at various meetings with the Parish Council and with individual Councillors during the limited Consultation process.

The Key points of my objections are as follows:

By reference to the Document it is clear that the Parish Council had knowledge of the possibility of a Neighbourhood plan in March 2011. It consulted with Sandon Estate as the largest landowner (correctly), and a highly selective choice of interested parties in Burston, before inviting Parishioners to a hastily convened meeting with around 10 days notice, in April 2012.

I have no knowledge of the "consultations" claimed to have taken place in the village of Burston prior to the initial public meeting, and cannot find anyone else who was consulted (save the owners of the sites selected for "Development".)

At the very well attended meeting on 5th April 2012 we were shown very professionally produced plans of possible development sites in the Parish including 3 sites in Burston. The emphasis was very much on Development as a result of having a Neighbourhood plan, rather than looking at all the options that such a plan would make available to Parishioners.

The majority of attendees from Burston objected to the sites selected at this meeting, but Parish Councillors choose not to consult with us about our concerns;

As a result of the strength of opinion within the Burston community a Public meeting was arranged on Monday 16th April in Burston Church. The meeting was attended by a Parish Councillor who was appraised of the strength of feeling against the proposals for the Village, and heated discussions took place following his refusal to modify or even discuss the removal of the selected sites at the next Parish council meeting.

I can find no reference to this Meeting in the documentation listing Consultation meetings in the Parish Councils submission to the Borough, and other minutes which are in the consultation document do not reveal the results of votes taken at meetings.

Despite representations from large numbers of villagers at the Public meeting and subsequent consultation meetings, the Parish Council continued to refuse the removal of the disputed sites from the proposal.

By reference to the questionnaires filled in by Parishioners (part of the Submission to Stafford BC) almost everyone in Burston objects to all of the Burston projects.

Those in favour are mainly interested parties promoting a development site within the proposal or Members of the Parish Council.

My understanding is that a Neighbourhood Plan should be much more than a proposal for development; This document can be read as a proposal for development and provides no balance to the situation. The option to declare Burston a Conservation area has been completely ignored by the Parish Council, and should have been considered as part of the consultation, as it has been by other villages of a similar size.

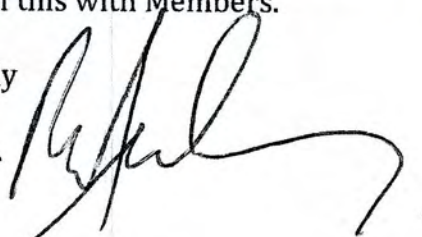
Other sites in Burston have not been considered; A Neighbourhood plan is not simply an opportunity to build, but needs to reflect and continue the Heritage of a Village which has been in existence for over a 1100 Years in a sympathetic manner whilst respecting the wishes of the Majority of its inhabitants.

The inhabitants of Burston and their wishes have been ignored.

I have copied this letter to Stafford Borough Council for their information, and will be attending future Parish Council meetings where I am happy to discuss the contents of this with Members.

Yours sincerely

R E Dewberry.



cc Alex Yendole - Stafford BC.

Mr B A Boughey
Sandon and Burston Parish Council
Bents Cottage
The Bents
Leigh
Stoke on Trent
ST10 4QD

Burston Lodge,
Burston,
Nr Stafford.
STAFFS.
ST18 0DR
Tel: 01889 508266

2nd February 2016

Dear Sir,

Sandon and Burston Neighbourhood Plan

I am writing regarding the Neighbourhood Plan which we are informed is at an advanced stage.

As you are aware both my family and I have shown interest in the proposed plan. Please accept this letter as a formal reflection of my observations of the proposed plan and process adopted in its formulation to date.

For your information I have read through the documents in the public domain including the Proposed Plan, the Basic Conditions Statement and the Supplemental Document in respect of the Environmental Agency, as well as the minutes and questionnaires. Whilst there can only be one Plan for the whole Parish, my comments relate to Burston rather than Sandon.

The Basic Conditions Statement includes an attempt to justify development in Burston. Burston is a tiny hamlet within the Borough and it seems strange that the Parish Council have taken the view that development is necessary. In terms of the Borough, there would seem to be many more appropriate and developable villages that have services, better communications and amenity.

Writing as a resident of some 25 years I do not feel that any of the following statements that are included in the proposal apply to Burston:

- excellent transport links
- the provision of "rural employment"
- local facilities and amenity

The Proposed Plan also states that the Parish should "embrace the opportunity for growth" and it has the "objective of greater sustainability for our Parish".

The "village" of Burston is not sustainable, it is a hamlet.

Burston has minimal services, amenity, and commerce. Road communications are very poor into the hamlet and as it is surrounded by open fields and flood plain it really is not an appropriate area for growth. My understanding is that the Borough has already identified its housing "need" and I do not believe that there is a "need" for a very small number of additional dwellings in this hamlet.

The Statement discusses the impact on listed buildings. Burston is one of the most historic and unchanged hamlets in the area and dates from the 7th century. Two of the projects in the Proposed Plan are immediately adjacent to listed buildings. Why there is a proposal to develop one of them which lies very close to three listed buildings seems totally against the amenity of the hamlet and its historic appearance. It seems contrary to logic, in fact the only benefit would appear to be the opportunity of developer's profit to the detriment of the community at large. Again, why either of the projects on the Chapel Field or at Villa Farm have been put forward when there must be other sites in the Parish that are not compromised in this way is surprising. The Proposed Plan for this part of the Parish appears to be more of a landowner's Development Brief than a Neighbourhood Planning Brief.

There is no discussion or consideration in the Proposed Plan of a "No Development" Brief at all.

The Statement describes the consultation process. My family and I have been active in the process and find the statements, "involvement of the local community and stakeholders"; "the Plan has been prepared with extensive input from our community" and "the Parish has been continually assessed" somewhat strange as I do not believe that this reflects the reality of the history of the proposal to date at all. Another viewpoint is that the Council has sought to prepare and submit its own plan relating to a pre-ordained set of sites with the minimum of encouragement for the residents as a group to be involved. The first truly public meeting involved a questionnaire prepared by the Council and distributed at the meeting. The meeting was advised that the responses were to be returned within a minimal timescale, no further consultation and with no additional sites added - more a fait accompli than a consultation. Since 2012 the Council has had ample time to encourage consultation, urge local involvement, go out to the residents and absorb the feedback as should be the case. However, rather than being proactive and inclusive it has posted the dates of Parish Council meetings on a notice board.

There has been insufficient consultation, the approach has been one of dictation of what the Council feels that Burston "needs" and any suggestion from parishioners that this is not the case has simply been overlooked and at best ignored. There is little doubt that the majority of local sentiment is diametrically the opposite to the content of the proposal where the sites in the heart of the village are concerned.

The Evidence Base Document (Supplemental)

I fail to understand why there has an opinion that there "has" to be development in Burston when almost all the residents seem to be taking the opposing view.

Questionnaires

If one actually reviews these carefully it is very clear that nearly every questionnaire returned by a Burston resident is opposed to the Neighbourhood Plan as it relates to the hamlet and the proposals that the Parish Council, almost in isolation, support. The only local support seems to come from those with a material interest in the development proposals on their own land, which is a somewhat "Judge and Jury" approach.

Where Sandon residents have commented the majority state that they do not have the information or qualification to comment on the "other" hamlet's proposals.

It does appear somewhat undemocratic that such a wall of resistance to the proposals should be met without any further consideration or recognition of what is not wanted.

Development or Conservation Area

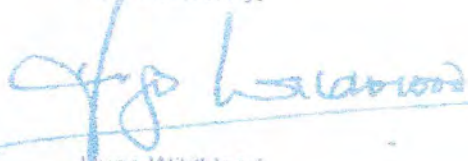
My understanding and view is that we would be better served by considering the alternative to development and declaring the hamlet a Conservation Area. I would see as a "feather in the cap" of the Parish Council. It would be seen as a very positive and progressive organisation, reflecting the wishes of the residents rather than operating in direct opposition to the majority of the local population that they purport to represent.

In conclusion there is no doubt of the effort put into the plan to date, which should be greatly appreciated by the local population. It would be, I am sure, if it went anywhere close towards reflecting the majority of those living in Burston who feel aggrieved that the Parish Council seem wholeheartedly set to propose a plan that takes so few resident's opinion into account. Instead the Proposed Plan actually appears to be more of a Development Brief than a consultation document. The general sentiment and wishes are to protect the future of the hamlet with a sympathetic plan rather than to adopt a plan that so few, if any without a material interest, want. I would rather see the hamlet's future in a Conservation Area.

I would ask that the Parish Council reflects on the current plan and really deliberates as to whether it is a reflection of the majority view of the local residents. I would suggest that in its current draft it is not fit for purpose and does not reflect the wishes of the majority of Parishioners in Burston.

This has been copied to the Borough Council.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Hugo Wildblood', written over a horizontal line.

Hugo Wildblood.

The Stables, Burston House, Burston, Stafford ST18 0DS
Tel: 01889 508030 e-mail: chris.phillips34@googlemail.com

2nd February 2016

To MR Brian Boughey
Clerk to Sandon & Burston Parish Council
Bents Cottage
The Bents
Leigh
Stoke on Trent
ST10 4QB

Dear Sir,

Sandon & Burston Parish Council
Neighbourhood plan.

I understand that this plan
is now at an advanced stage.
I have recently seen the
Consultation Statement submitted
to Stafford Borough Council.

The Consultation Statement
has statements given by

people such as myself, but do not appear to have been given any weight.

There was a meeting in Bourston Church in April 2012 which was very well attended and a Parish Councillor was present. Strong objections to the plan were raised by many of those present, but I cannot see any reference to this important meeting in the documents, now submitted.

Since the Consultation appeared recently, there have been meetings amongst people in Bourston and strong views expressed about the way the many views against the plan from this village, have been ignored.

One of the problems seems

2

To be the totally different character of the two villages, even though they are geographically so close. Sandon houses are mainly tenanted from Sandon Estate, Rowston is almost wholly owner occupied. Many of us have lived all or most of our lives in this village. Apart from owning our houses, we feel strongly about the long history of the village and the beautiful setting. One outlook of which, over Chapel Field would be spoilt for ever if built on. Also this field is almost surrounded by Grade 2 listed buildings.

Rowston is now part of the Two Saints Way, between the Cathedral Cities of Chester and Lichfield. A few months ago

a guide book for this walk
Came out to tell people about
the area they are travelling
through. Pages 84 & 85 have
photographs and a map of the
village and the area around.
It is described as 'a delightful
village with an attractive row
of cottages beside a mill pond'.
For much of the year the
Church is open with a visitor
book available for comments.
People are coming from the
far ends of this world and
Rousson seems to be many
people's idea of a small English
village. Two substantial houses
in the Centre would hardly be
appropriate.

I can see that Sandon
may have a need for development
but surely the answer would

3

be for Burston to be a Conservation
Area? I understand that
this has been raised before
but ignored, as with so much
else, by the Parish Council.

Since the plan was raised
and meetings held in 2012,
I have met a number of
Parish Councillors from Parishes
of our size and a little larger,
from outside Stafford Borough.
They were amazed that we
felt the need for a plan. They
considered that the whole
Scheme was intended for
larger villages, which in our
Borough would be like Eccleshall
& Grosall. I understand a
number of Parishes in our Borough

have opted out of the plan.
Why has our Parish Council
pushed for this plan going
forward despite very strong
feelings against in Bowston?

I am sending a copy of
this letter to Stafford Borough
Council for their information.

Yours Sincerely
Christopher Phillips

C. J. Phillips

9th February 2016

Mr A Jackson
Chairman
Sandon and Burston Parish Council

Signed by Parishioners below and hand delivered to the Parish Council Meeting on 10th February.

Dear Sir

You will be aware of the concern of the large number of Parishioners who have recently written to The Parish Council advising that we feel the consultation process is flawed; The Parish Council has consistently failed to consult and address these issues.

We do not seek verbal confrontation with Members, and merely ask that our concerns and objections are addressed in a meaningful manner, and for this reason we are submitting our Questions in writing;

For the purpose of Record the undersigned Parishioners request that the Parish Council respond to our list of questions below, and that your answers are recorded in full in the Minutes of this meeting.

A number of Parishioners attended the PC meeting in January 2016 and asked who currently had ownership of the Neighbourhood Plan. We were lead to believe that it was with the Borough who were awaiting the Parish Council to provide it with technical information in order that the Borough could determine it;

We were advised that it was too late for the NH plan to be Amended.

We now understand that this information was incorrect and that the plan was in the Parish Councils ownership at this time. We are advised that the Neighbourhood plan can be amended by the Parish Council at any time, prior to adoption by the Borough.

Our Questions

1. Why were given incorrect and misleading information in respect of the Ownership of the plan at the January meeting?
2. Why were Parishioners advised that the plan could not be amended in response to our legitimate concerns?
3. What date did the Parish Council receive the plan from the Borough in order to amend it?

4. What date did the Parish Council return the amended plan to the Borough?
5. In the light of our further and most recent objections the timing of the return could be considered a cynical attempt to again make the claim that the Parishioners are once again "todate".

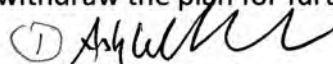
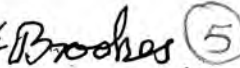


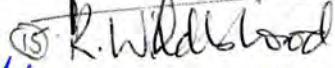

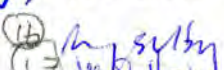


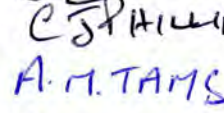
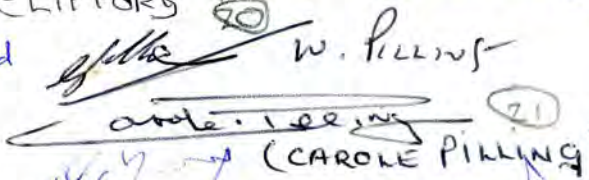
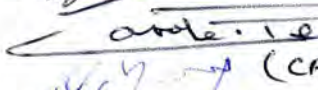
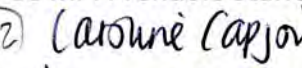


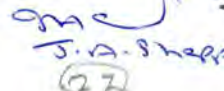
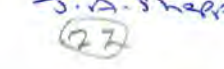


Is this another attempt to avoid the validity of our concerns and representations?

6. Does the Parish Council recognise that there is a significant objection from a large number of Parishioners within the Hamlet of Burston to sites being included within Burston, and if so, why does it seemingly refuse to consult?
7. The option of "no development" has not been considered. Why are the 3 sites in the Hamlet being shoehorned into the Plan, despite their close proximity to Listed Buildings, location in a Flood Zone, adjacent to a Conservation area, and the subject of much local objection?
8. Why has the option to declare Burston a Conservation zone not been considered? The Hamlet is an Historic Village, and should be protected not developed. It is not designated a Key Service village in the Borough local plan.
9. How does the Parish Council intend to respond to the Letters of concern it has recently received from a large number of Parishioners?

The Plan has not yet been accepted by the Borough, and we know that it is possible for us as Parishioners to ask for it to be returned to the Parish Council for amendment, on the grounds that we don't believe that there has been sufficient and meaningful consultation on a number of sites.

10. We therefore formally ask the Parish Council to withdraw the plan for further consultation, specifically on the sites in Burston.

Signed by the following Parishioners.

- | | | | |
|---|----------------------|---|---|
| | | ①  | |
| | | A. HUDSON | |
| | ② AM BROOKES | AM BROOKES | ⑤  |
| | R.E. DEWBERRY | A. DEWBERRY | A. DEWBERRY |
| ③  | S. HUDSON | H. W. F. Wildblood | H. W. F. Wildblood |
| ④  | BERYLS WILSON | ⑬  | R. Wildblood |
| ⑥  | V. CLIFFORD | ⑭  | R.W. SELBY |
| ⑧  | MRS. M. E. COPESTICK | ⑮  | A.M. TAMS |
| ⑨ M. R. CLIFFORD | MRS M. R. CLIFFORD | ⑯  | W. PILLING |
| ⑩ S. Lloyd | Mrs S. Lloyd | ⑰  | (CAROLE PILLING) |
| CC Mr A Yendole Stafford BC. | | ⑱  | MRS C. CAPTON |
| ⑫  | MRS C. CAPTON | ⑲  | MR. W. CAPTON |
| ⑬  | MR. W. CAPTON | ⑳  | J.A. SHEPPARD |
| | | ㉑  | J.A. SHEPPARD |
| | | ㉒  | J.A. SHEPPARD |
| | | ㉓  | J.A. SHEPPARD |