



## Mavesyn Ridware neighbourhood plan

### Summary of regulation 16 representations

Person or organisation	Section/paragraph/policy	Summary
Network Rail	Whole plan	<p>Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order).</p> <p>Network Rail is also a statutory undertaker responsible for maintaining and operating the railway infrastructure and associated estate. It owns, operates, and develops the main rail network. Network Rail aims to protect and enhance the railway infrastructure, therefore any proposed development which is near the railway line or could potentially affect Network Rail’s specific land interests will need to be carefully considered.</p>
National Forest Company	Whole plan	<p>Thank you for consulting the National Forest Company on the above. As the site is outside the National Forest boundary, we have no comment to make.</p>
Environment Agency	Whole plan	<p>See that points raised by the Environment Agency to the Regulation 14 draft have been noted by the Parish Council as set out in the Consultation Statement.</p>

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		<p>Note that the draft neighbourhood plan includes allocation of site for residential development and a cemetery extension. Policies MR-01 and MR-02 support residential development within the settlement boundary and the site East of Hill Ridware. Based upon the Flood Map for Planning Hill Ridware and the southern section of the allocated site would appear to be within Flood Zone 1, the northern section of the site within flood zones 2 &amp; 3. Welcome the proposed use of the north part of the allocated site for green infrastructure. Advise that a Flood Risk Assessment (FRA) would be required as part of a planning application for such a development but are satisfied that no further information is required at this stage.</p> <p>Allocations for cemeteries brought forward within Neighbourhood Plans must consider their location in relation to Flood Zones, Source Protection Zones (Any Borehole, including private boreholes, for potable supply should be considered) and Type of Aquifer. We would offer comments primarily in relation to the protection of controlled waters (i.e. groundwater and surface water). Matters relating to human health should be directed to the Local Authority. If steps are not taken to reduce the risks, burials can present a risk to the water environment. The proposed burial ground will need to meet our minimum groundwater protection requirements.</p> <p>As a statutory consultee we would expect to be consulted on all cemetery applications in relation to relevant material environmental issues including groundwater risk, water quality/pollution prevention and flood risk matters.</p>
Canal and River Trust	Whole plan	<p>The Trent &amp; Mersey Canal is located just south of the railway line that lies within the parish's southern boundary. The canal is not directly accessible from the village because of this arrangement. As such the Trust have no waterways, assets or land interests within the area covered by the document and as such we have no comment to make.</p>
National Gas Transmission	Whole plan	<p>National Gas Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.</p>
National Grid Electricity Transmission	Whole plan	<p>National Grid Electricity Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.</p>

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Historic England	Whole plan	Historic England is supportive of both the content of the document and the vision and objectives set out in it and consider that an admirably comprehensive approach is taken to the environment including the historic environment. The design parameters set out in the Mavesyn Ridware Design Guide (AECOM 2023) will no doubt prove invaluable as a context and guide for future development. This approach and those plan policies designed to conserve and enhance both the distinctive character of the settlements of the neighbourhood area and the surrounding countryside is highly commendable
Natural England	Whole plan	No specific comments on the draft neighbourhood plan.
Lichfield District Council	Whole plan	General comments: It is pleasing to see that comments raised to the pre-submission consultation have been taken account of within the submitted plan.  The District Council has commenced work on its new local plan; however, this plan is in its early stages of preparation and as such no draft policies have been prepared. Given this the relevant plan for the purposes of this neighbourhood plan is the adopted Local Plan Strategy and Local Plan allocations documents.
Lichfield District Council	Vision & Objectives	Supportive of the vision and objectives which provide a clear view on the development of the neighbourhood area across the plan period.
Lichfield District Council	Page 20, paragraph 4	Minor wording change suggested for clarity relating to the strategic policies for the rural areas within the adopted local plan.
Lichfield District Council	Page 20, paragraph 6	Change 'Annual Monitoring Report' to 'Authority Monitoring Report' to reflect title of document.
Lichfield District Council	Page 21, paragraph 2	Minor suggested addition to make clear the supported dwelling mix is consistent with the adopted local plan.

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Lichfield District Council	Policy MR01 and Fig 3.1	Supportive of the proposal to extend the village settlement boundary to include the proposed allocation (subject of Policy MR02). Minor suggested wording change to remove ‘proposed’ from the wording should the plan be adopted.  Proposed additional wording in respect of the protection of heritage assets to strengthen the policy.  Proposed wording change to make clear the ‘infilling’ element of the policy relates to development within the village settlement boundary.
Lichfield District Council	Page 24, final paragraph	Minor suggested wording change to refer to the Lichfield District Design Code which it is anticipated will be adopted in late 2024/early 2025.
Lichfield District Council	Policy MR02	Support for the approach taken to allocate land within the neighbourhood plan for a residential led (including retail) development. Suggest minor wording addition to make clear the rural context of the area.
Lichfield District Council	Page 27, last paragraph	Minor suggested wording change to refer to the Lichfield District Design Code which it is anticipated will be adopted in late 2024/early 2025.
Lichfield District Council	Page 29, last paragraph	Minor suggested wording change to refer to the Lichfield District Design Code which it is anticipated will be adopted in late 2024/early 2025.
Lichfield District Council	Policy MR04	The council notes that planning permission for the redevelopment of the site to which the policy relates has been granted to provide a residential care home for young persons which appears to be consistent with the aims of the policy.
Lichfield District Council	National policy section	Delete repetition of “NPPF – Conserving & Enhancing the Natural Environment”.
Lichfield District Council	MR06	Suggest the addition of “ <b>Key views in and out of the Conservation Area</b> ” be added as an additional criterion to paragraph 1 within the policy.

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		Suggested minor wording change to paragraph 2 in the policy for consistency with listed buildings act: "...avoid harm to listed buildings and <b>the significance of</b> their settings, including..."
Lichfield District Council	Policy MR08	Support the identification of the Local Green Spaces within the plan.
Lichfield District Council	Policy MR10	Minor suggested wording change to refer to impacts on long range views.
Staffordshire County Council	Section 6 Infrastructure	Previous concerns regarding on street parking have not been covered within the neighbourhood plan although it is acknowledged that it is in 'Mavesyn Ridware Design Codes' document. Previously raised concern that there is no specific reference to parking requirements in the plan. Incorporation of adequate parking within new development will be essential to ensuring design aspirations are met as without its indiscriminate parking it can negatively impact upon the street scene and place making. On-street parking was a key community issue through the Lichfield District Integrated Transport Strategy
Staffordshire County Council	Policy MR09: Local facilities	The plan is clear and concise in its delivery. The policies within the plan are well writing and east to understand with supporting text, justification and interpretation text provided for each policy. Please to see previous concerns regarding terminology used within the plan relating to broadband have been addressed.
Staffordshire County Council (Flood risk management team)	Section 2.3	Should be noted in addition to areas of fluvial flood risk (Flood Zone 2 and 3) in the parish there are also extensive areas of Surface Water Flooding which are indicated on the Environment Updated Flood Risk Mapping for Surface Water. Continuous flow paths should be preserved where possible. No recent records of instances of reported property flooding in the parish.
Staffordshire County Council (Flood risk management team)	Design guidance and codes	Current guidance and best practice are for innovative SuDs to be maximally fully incorporated in development schemes possible.
National Highways	Whole document	Principal interest is in safeguarding the operation of the Strategic Road Network (SRN), the nearest routes to the neighbourhood area are the A5 and M6 located 10.5km to the south and the A30 located 11km east of the plan area. The scale of development proposed is modest and

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		will not have significant impact on the operation of the SRN. Therefore, have no further comments to make.
Hawksmoor Property Services Ltd.	Whole document	<p>Representations on behalf of its client who have a land interest in land to the east of Hill Ridware. Hawksmoor have undertaken an active role in support of the neighbourhood plan. Representations have been made to the call for sites and regulation 14 consultation.</p> <p>Robust support is given. Consider the parish council have undertaken a vast amount of work and followed a commendable process with residents having a meaningful say in the growth and shape of the neighbourhood area. Consider the neighbourhood plan process has been properly followed and is robust in informing the allocation of client's land.</p>
Hawksmoor Property Services Ltd.	Policy MR01	<p>Policy is supported and accords with the NPPF by planning positively and supporting small and medium sites within the neighbourhood area. Client's site has direct frontage to two of three primary routes into the village allowing for the site to deliver a new, carefully designed, entry into the village. Land within the ownership affords the opportunity for supporting infrastructure including SuDS and off-site biodiversity net gain.</p> <p>Hill Ridware is the largest and most sustainable settlement in the neighbourhood area.</p>
Hawksmoor Property Services Ltd.	Policy MR02	<p>Policy is supported and reflects the requirements of the NPPF by identifying land for development to meet housing needs. A convenience store located within the site would reduce travel for essential provisions thereby supporting social and economic aspects of sustainable development.</p> <p>Subject to design work the site could have capacity to deliver more than 33 dwellings. On-site affordable housing provision will bring additional benefits.</p>
Hawksmoor Property Services Ltd.	Figure 3.2	<p>Support the allocation of land to the east of Hill Ridware. The landowner is committed to the neighbourhood plan process and remains in support of the plan. Desire to deliver a sympathetic, sustainable development with community benefit remains. Site provides a sustainable opportunity immediately adjoining the settlement and provides opportunity to deliver new pedestrian links to the village playing fields.</p>

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Hawksmoor Property Services Ltd.	Policy MR05	<p>Policy is supported. Proposed green infrastructure is accommodated in line with the design code. Consider the convenience retail element would typically require approx. 3.2 to 3.5m eave height which would be a matter for consideration at the planning application stage. Request the policy is not made to constraint this requirement and potential restricting delivery.</p> <p>Sustainable drainage systems and potential storm water balancing pond will need to be in flood zone 1 therefore request for this and the biodiversity measures to be allowed to be delivered off site. By virtue of the wider ownership of the site owner land to the south of Bentley Brook creates an opportunity for floor risk mitigation to be considered as part of future planning application.</p>
Hawksmoor Property Services Ltd.	Policy MR06	Policy is supported. Unlike other potential sites the client’s site is some distance from the existing listed buildings. Therefore, the immediate environment of those buildings would remain unaffected by development of the proposed allocation.
Hawksmoor Property Services Ltd.	MR07	Policy is supported.
Hawksmoor Property Services Ltd.	MR08	Policy is supported. Development of the proposed allocation would improve pedestrian and cycleway connections to the playing field proposed to be designated as a Local Green Space.
Hawksmoor Property Services Ltd.	MR09	Whilst the policy is supportive seek to ensure that broadband infrastructure must be subject to existing infrastructure being readily available to make local connections to or risk making the development unviable due to excessive off-site infrastructure requirements.
Hawksmoor Property Services Ltd.	MR11	Policy is supported. Public footpath 15 falls within the site and could be enhanced and protected without diversion. Opportunities to provide further footpath connections are available on the proposed allocation thereby further enhancing sustainable walking and cycling routes.
Hawksmoor Property Services Ltd.	Appendix A	Note the contents of Appendix A which set out the site selection process. Hawksmoor and their client consider the proposed allocation is suitable and reaffirm the neighbourhood plan is robust

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		in terms of the work undertaken and that the neighbourhood plan process has been properly followed.